



City Council Meeting and Public Hearing JULY 25, 2016

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

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE TO THE FLAG

IV. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 07/18/2016)

V. PUBLIC HEARING

A. CU-16-03 Assisted Living/Hill

Consideration of a request for a conditional use to allow 'Congregate Housing, Assisted Living Facility' use. The property is located at 1080 Upper Hembree Road and is legally described as Land Lot 551, 1st District, 2nd Section, Fulton County, Georgia.

B. V-16-19 Liberty Hall/Main Street

Consideration of a variance from the Unified Development Code (UDC), Section 2.2.15(D) to increase the height of the building from 40' to 67'; variance from UDC Appendix A. Alpharetta Downtown Code Section 2.4.1(B) to reduce the parking requirement; and sign variances from UDC Section 2.6. This property is located at 33 South Main Street and is legally described as being located in Land Lot 1269, 2nd District, 2nd Section, Fulton County, Georgia.

C. MP-16-04/CU-16-04 Nail Seasons/Twin Oaks/Preston Ridge

Consideration of a request to amend the Preston Ridge Master Plan Pod B and for a conditional use to allow 'Nail Salon' use. The property is located at 3450 Old Milton Parkway, Suite 100 and is legally described as Land Lot 911, 1st District, 2nd Section, Fulton County, Georgia.

D. MP-16-10/CU-16-05 iNails/SPA Services

Consideration of a request to amend the Regency Park Master Plan Pod 6 and for a conditional use to allow 'Spa Services' use. The property is located at 7300 North Point Parkway (North Point Village I) and is legally described as Land Lots 686 & 687, 1st District, 2nd Section, Fulton County, Georgia.

E. V-16-15 Old Milton Pky/Office

Consideration of a variance from the Unified Development Code, Section 2.2.13(D) to reduce the front setback from 65' to 20', to reduce the side setbacks from 15' to 5', and to reduce the rear setback from 15' to 5'. This property is located at 2845 Old Milton Parkway and is legally described as being located in Land Lot 804, 1st District, 2nd Section, Fulton County, Georgia.

F. PH-16-08 Unified Development Code - Text Amendments

Consideration of text amendments to the Unified Development Code including Spa Services, as well as other amendments

This item has been deferred by Staff. it will not be heard on July 25, 2016.

VI. NEW BUSINESS

A. Roof Repair/Replacement and Wall Restoration at multiple City Facilities

B. Proposed Change To City Code: Board Attendance Policy

VII. PUBLIC COMMENT

VIII. REPORTS

IX. ADJOURNMENT TO EXECUTIVE SESSION



OFFICIAL MINUTES OF
COUNCIL MEETING ON
JULY, 18, 2016
CITY HALL – 2 PARK PLAZA
6:30 PM

Official Minutes

The public is advised that the following minutes are not a verbatim transcription of business presented at the Council Meeting of the date shown; but are a synopsis of pertinent information. The public is further advised that the tapes recorded at said meeting are a matter of public record and are available to be heard at the City of Alpharetta's Clerk's office during normal business hours and on line at the City web site.

I. CALL TO ORDER

❖ *Mayor Belle Isle called the meeting to order at 6:35 p.m.*

II. ROLL CALL

- Council Members Present
 - David Belle Isle (Mayor)
 - Chris Owens (Mayor Pro Tem)
 - Jason Binder
 - Jim Gilvin
 - Mike Kennedy
 - Dan Merkel (absent)
 - Donald Mitchell
- Staff
 - Bob Regus, City Administrator
 - Kathi Cook, Director of Community Development
 - James Drinkard, Asst. City Administrator
 - Gary George, Director of Public Safety
 - Eric Graves, Senior Traffic Engineer
 - Tom Harris, Director of Finance
 - Shawn Mitchell, Budget and Procurement Manager
 - Wes McCall, Deputy Director of Public Safety
 - Pete Sewczwicz, Director of Public Works
 - Mike Perry, Director of Recreation and Parks
 - Coty Thigpen, City Clerk

- Sam Thomas, City Attorney

III. PLEDGE TO THE FLAG

IV. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 07/11/2016)

B. Alcoholic Beverage License Applications

- PH-16-AB-22: Dave And Buster's Of Georgia, Inc. d/b/a Dave & Buster's
Consumption On Premises: Liquor / Beer / Wine / Sunday Sales
- PH-16-AB-23: Flatlands Group, Inc. d/b/a Flatlands Bourbon And Bayou
Consumption On Premises: Liquor / Beer / Wine / Sunday Sales

❖ Council Member Owens offered a motion to approve the Consent Agenda

- The motion received a second from Council Member Mitchell
- The motion was approved 6-0

V. OLD BUSINESS

A. Intergovernmental Agreement: Use And Distribution Of TSPLOST Proceeds

The City Attorney will present and discuss an intergovernmental agreement between Fulton County and the 13 municipalities within Fulton County that defines the use and distribution of proceeds generated by the 2016 TSPLOST, should such TSPLOST be approved by voters in November.

- City Attorney, Sam Thomas, read the Resolution aloud

Public Comment

None

❖ Council Member Owens offered a motion to adopt a Resolution as read into the record by City Attorney authorizing the Mayor to execute necessary documents associated with entering into an Intergovernmental Agreement for use and distribution of proceeds generated by a potential 2016 Transportation Special Purpose Local Option Sales Tax

- The motion received a second from Council Member Gilvin
- The motion was approved 6-0

B. Alpharetta Series 2016 Bonds – Resolution

A RESOLUTION PROVIDING FOR (1) THE APPROVAL OF THE SALE OF \$50,855,000 IN PRINCIPAL AMOUNT OF CITY OF ALPHARETTA, GEORGIA General Obligation Bonds, Series 2016; (2) THE APPROVAL OF THE FORM OF SUCH BONDS; (3) THE PREPARATION OF A TAX DIGEST AND THE LEVY OF

A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS; (4) THE NAMING OF A AUTHENTICATING AGENT, BOND REGISTRAR, PAYING AGENT and CONSTRUCTION FUND CUSTODIAN; (5) THE AUTHORIZATION OF THE EXECUTION AND DELIVERY OF An OFFICIAL STATEMENT AND CONTINUING DISCLOSURE AGREEMENT RELATING TO SUCH BONDS; (6) and For OTHER PURPOSES

- Director of Finance, Tom Harris, came forward to provide a brief overview of the item
- City Attorney, Sam Thomas, read the Resolution aloud

Public Comment
None

- ❖ Council Member Mitchell offered a motion to approve the Bond Resolution as read by the City Attorney
 - The motion received a second from Council Member Kennedy
 - The motion was approved 6-0

VI. NEW BUSINESS

A. On-call Storm Structure and Drainage Repairs

- Director of Public Works, Pete Sewczwicz, came forward to present this item
- Staff requests that Mayor and Council award Bid No. 16-109 to Georgia Earth and Pipe, LLC, for the On-Call Storm Structure and Drainage Repairs project in the amount of \$200,000 and authorize the Mayor to execute all necessary documents. On-call Storm Structure and Drainage Repairs
- The award of this bid is for on call storm structure and drainage repairs throughout the City. During routine inspections of the City's stormwater infrastructure, maintenance needed to any structure, ditch line, curbing, or any other stormwater management infrastructure maintained by the City is noted and entered into the Public Works Asset Management System for repairs. Over the past several years due to aging infrastructure and annexed areas of Fulton County a back log of work orders have accumulated. Repairs include but not limited to; regular grouting maintenance of manholes, invert installations, top and throat replacements, curb and gutter replacement, and sidewalk replacement due to settled panels located behind an improperly sealed catch basin.
- The Department of Public Works prepared a unit rate sheet and specifications which included 147 items pertaining to stormwater structure and drainage repairs and advertised for proposals on May 19, 2016. It is the intent to award this as a five year contract and assign work order tasks throughout the year to the awarded contractor as funding allows. Approximately 50 structures will be repaired through this first task order. These structure repairs include junction boxes, catch basins, grate inlets, and headwalls.
- The City received five proposals on June 16, 2016 from Butch Thompson Enterprises, Inc., Chatfield Contracting, Inc., Georgia Earth and Pipe, LLC, Metals and Materials Engineering and Tople Construction.

- The high scoring firm, Georgia Earth and Pipe, LLC, has previously completed storm structure and drainage repairs for the City. Georgia Earth and Pipe scored the highest in all evaluated categories and had the lowest overall price submitted for the sample project. Once the contract is signed Georgia Earth and Pipe, LLC. can mobilize within 10 days on the first task order. Therefore, Staff recommends award of RFP 16-109 On-Call Storm Structure and Drainage Repairs to Georgia Earth and Pipe, LLC.

Public Comment

None

- ❖ Council Member Owens offered a motion to award Bid No. 16-109 to Georgia Earth and Pipe, LLC, for the On-Call Storm Structure and Drainage Repairs project in an amount not to exceed \$200,000 and authorize the Mayor to execute all necessary documents.
 - The motion received a second from Council Member Gilvin
 - The motion was approved 6-0

B. On-Call Pipe Lining Services, RFP 16-111

- Director of Public Works, Pete Sewczwicz, came forward to present this item
- Staff recommends awarding RFP No. 16-111, on-call pipe lining services, to the following contractors at various locations throughout the City and authorize the Mayor to execute all necessary documents to:
 - IPR Southeast (IPR) for Cured-in-Place Pipe Lining; \$350,000.00
 - Utility Asset Management, Inc. (UAM) for Spincast Lining; \$75,000.00
 - Chase Plumbing & Mechanical, Inc. (Chase) for Sliplining; \$75,000.00
- The life expectancy for corrugated metal pipes (CMP) is approximately 25 years. Due to the age of much of the City's stormwater infrastructure, over ten miles of pipe has met or exceeded its life expectancy and is in need of repair. Through the City's stormwater inspections, various pipe systems throughout the City have been identified as needing repairs. While relatively new to Alpharetta, the trenchless system of lining pipes has been recognized as being the most efficient way of making repairs while minimizing the impacts on our citizens and prolonging the life expectancy of the pipe systems by another 50 years.
- These contracts will allow us to follow-up our inspections with making much needed repairs prior to pipes reaching a critical condition of collapsing. With an allocation of \$500,000.00 to these Pipe Lining Services Contracts, it is anticipated that we can repair approximately 2500-lf of pipe. Depending on the specific locations, it is anticipated we can repair approximately 30 work orders.
- These three contracts will be for a period of up to five (5) years. Work will be assigned in the form of work orders and will include the lining of pipes using one of the three methods:

- Cured-in-Place Pipe (CIPP) - This process involves the installation of a resin-impregnated flexible tube that is either inverted or pulled into the original pipeline/conduit and expanded to fit tightly against said pipeline by the use of water or air pressure. The resin system shall then be cured by elevating the temperature of the fluid (water/air) used for the inflation to a sufficient enough level for the initiators in the resin to effect a thermosetting reaction. This method is preferable and will be used in most applications up to a pipe size of 48" and when the pipes can be easily accessed.
- Spincasting Lining - This process involves a centrifugally spray applied cementitious mortar that is wet cured. This method is more cost effective on larger pipes that are 48" or greater.
- Sliplining - This process involves the insertion of a new pipe into an existing pipe. The new pipe with a smaller outside dimension is either pulled or pushed into the existing host pipe. After the new pipe has been installed, the annular space between the new and host pipe is grouted. This method will be used when the pipe condition is deteriorated to a point beyond being repaired using the CIPP or spincasting method.
- The project was advertised as a Request for Qualifications on April 7, 2016. Contractors were given the option to submit on any combination of each of three lining types. Five contractors submitted their Statement of Qualifications on May 5, 2016 and included:
 - IPR Southeast, Inc. submitted for CIPP, Spincasting and Sliplining.
 - Layne Inliner submitted for CIPP.
 - VacVision Environmental, Inc. submitted for CIPP and Spincasting.
 - Utility Asset Management, Inc. submitted for Spincasting.
 - Chase Plumbing & Mechanical, Inc. submitted for CIPP and Sliplining.
- The highest scoring contractor for Cured-in-Place Lining, IPR, is a nationally recognized contractor specializing in various types of pipelining including the CIPP method. They have worked throughout Metro Atlanta and currently hold on-call contracts with the City of Dunwoody and Gwinnett County.
- The highest scoring contractor, UAM, has a very good reputation among local municipalities for lining pipes using the spincasting method. They recently completed lining two pipes for the City of Alpharetta.
- The highest scoring contractor, Chase, has a very good reputation across the Southeast for rehabilitating pipes using the sliplining method. They have completed several sliplining projects for the City of Alpharetta.
- The Evaluation Committee recommends award of RFP 16-111 On-Call Pipe Lining Services to:
 - IPR Southeast, Inc.
 - Utility Asset Management, Inc.
 - Chase Mechanical & Plumbing, Inc.

Public Comment

None

- ❖ Council Member Owens offered a motion to award RFP No. 16-111, on-call pipe lining services to:

- IPR Southeast (IPR) for Cured-in-Place Pipe Lining in an amount not to exceed \$350,000.00
- Utility Asset Management, Inc. (UAM) for Spincast Lining in an amount not to exceed \$75,000.00
- Chase Plumbing & Mechanical, Inc. (Chase) for Sliplining not to exceed \$75,000.00

For a total of \$500,000 to be allocated toward pipe lining services throughout the City

- The motion received a second from Council Member Gilvin
- The motion was approved 6-0

C. Appointment To Planning Commission

- ❖ Council Member Gilvin offered a motion to nominate Ben Burnette to the PC as an alternate
 - The motion received a second from Council Member Binder
 - The motion was approved 6-0

VII. PUBLIC COMMENT - None

VIII. REPORTS

- Council Member Donald Mitchell appointed Catherine Fisher to the NRC
- Council Member Owens announced that the Recreation and Parks Department and the Public Works Department have been given an award by the American Water Resources Association for their Webb Bridge Park Water Quality Project. This award recognizes creative and unique ways to address stormwater and water quality.
- Council Member Owens also recognized a member from Boy scout troop 3143 who was in attendance to fill a requirement for his citizenship and community merit badge
- Council Member Binder commended the success of the recent Atlanta Braves Youth Baseball Classic held at Wills Park

IX. ADJOURNMENT TO EXECUTIVE SESSION

- ❖ Council Member Mitchell offered a motion to approve the Consent Agenda
 - The motion received a second from Council Member Kennedy
 - The motion was approved 6-0

Respectfully Submitted,


Coty Thigpen, City Clerk



COUNCIL AGENDA REPORT

FROM: Kathi Cook, Community Development Director
Prepared By: Michael Woodman, Senior Planner

SUBJECT: CU-16-03 Assisted Living Facility/Hill

CITY COUNCIL: July 25, 2016

PLANNING COMMISSION:

This item was heard at the July 13th Planning Commission meeting. After discussion, the Planning Commission voted unanimously to recommend approval of the request subject to staff conditions.

RECOMMENDATION:

Approve CU-16-03 Assisted Living Facility/Hill subject to the following conditions:

1. Parking area shall be screened and striped in compliance with Unified Development Code (UDC) regulations.
2. Required parking shall be met on-site and/or at 1130 Upper Hembree Road (Hembree Senior Care Center) as long as both locations are under common ownership.
3. Remove tree stump at site entrance (southeast corner) and replace with a minimum 4" caliper tree and 2' shrubs, as approved by Staff.
4. Install a 5' sidewalk along the frontage of the property.
5. Any additions and modifications to the existing structure shall be residential in character and approved by Staff.
6. Maintain a minimum 50' undisturbed buffer at the rear of the property.
7. Maintain and replant where sparse a 10' buffer along the west property line, as approved by Staff.
8. Signage shall be limited to one ground sign not to exceed 6 feet in height and 16 square feet in size (32 square feet if double faced) with landscaping at the base.
9. Structure must meet all Life Safety Code requirements.
10. Expansion to accommodate more than 16 beds shall require a public hearing and demonstration that the residential character of the property is maintained and all facility needs can be met on site.

REPORT-IN-BRIEF

The applicant, Mr. Robin Hill, is requesting a conditional use permit to allow an assisted living facility at 1080 Upper Hembree Road. The property is zoned O-I

(Office-Institutional) and was previously used as professional business office for All Clean Atlanta.

DISCUSSION

The subject property is located on the north side of Upper Hembree Road with its west boundary adjacent to the City of Roswell. Birch Hollow subdivision is adjacent to the north. The zoning of the property is O-I (Office-Institutional), which allows 'Congregate Housing, Assisted Living Facility' as a conditional use.

The north side of Upper Hembree Road is designated for 'Professional Business Office' as shown in the Comprehensive Land Use Plan. The applicant's intent is to operate a 10-16 bed assisted living facility.

The applicant will utilize the existing structure with no planned alterations to the exterior. The existing parking on the site will be utilized by the applicant, with no significant alterations to the site.

The applicant currently operates an assisted living facility, Hembree Senior Care Center, at 1130 Upper Hembree Road. The applicant has stated that its existing facility has reached maximum capacity and that the location at 1080 Upper Hembree Road will offer additional bed space in a state-licensed assisted living facility.

CONDITIONAL USE REQUIREMENTS

City staff has reviewed the applicant's request and compared it to the conditional use standards established in UDC Section 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 proposed use will not have a significant impact on vehicular and pedestrian access or on traffic flow.

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

Response: Staff recommends conditions to enhance the landscape strip and screening of the parking area along Upper Hembree Road and to maintain the existing 50' undisturbed buffer at the rear of the property adjacent to Birch Hollow.

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 conditional use to allow an assisted living facility will not be injurious to the use and enjoyment of other properties. The applicant is currently operating an assisted living facility at 1130 Upper Hembree Road. The neighboring property to the east, 1090 Hembree Road, is currently being used as a professional office for janitorial services and the property located at 1100 Upper Hembree Road received conditional use approval in 2008 for Peach State Pool Service (contractor's office with accessory retail area).

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

Response: Not applicable.

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

Response: The proposed use is an office-institutional use, which is consistent with the character of surrounding businesses and compatible with the adjacent residential neighborhoods.

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.

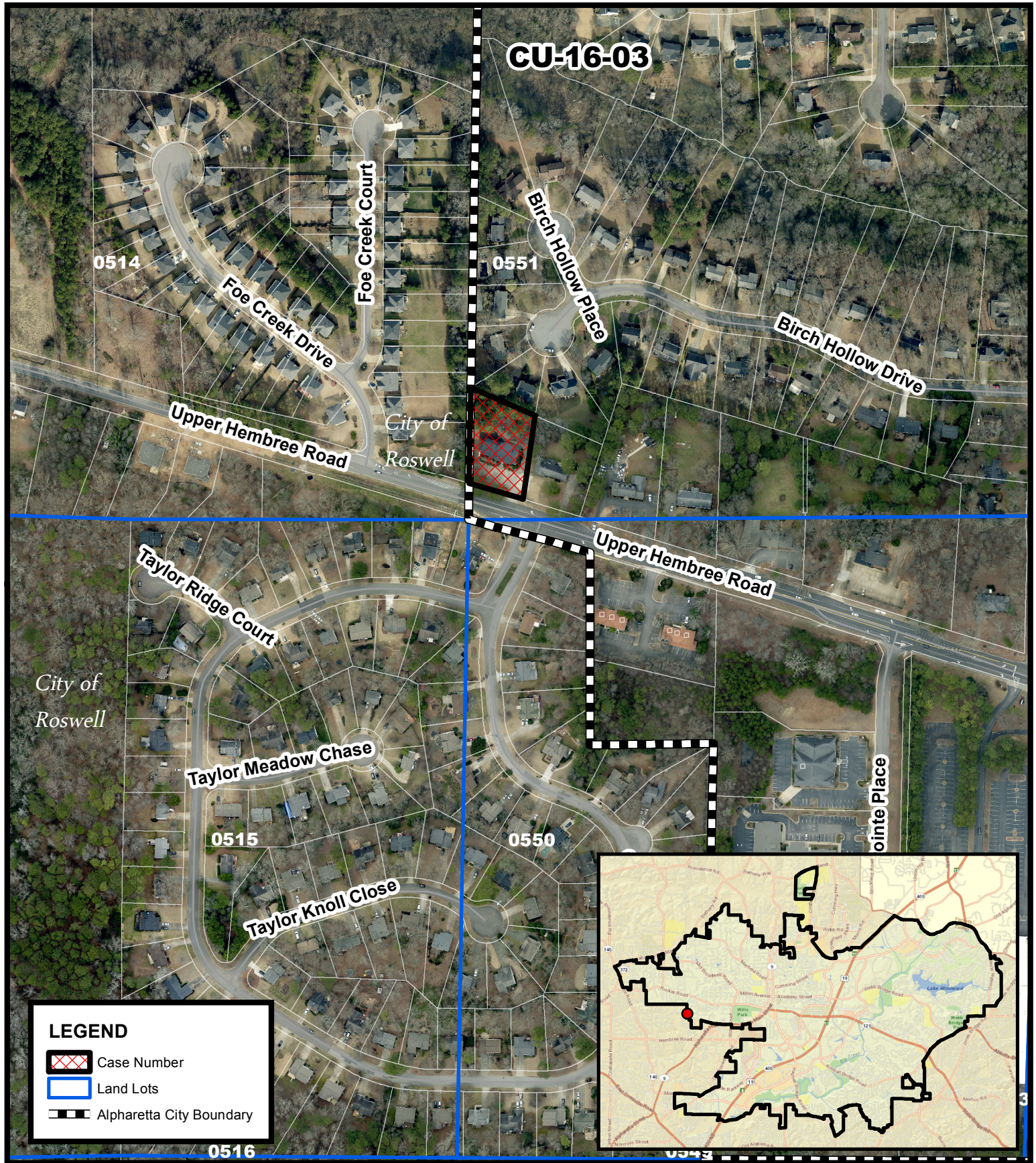
Response: The proposed use is an office-institutional use, which is consistent with the character of surrounding businesses and compatible with the adjacent residential neighborhoods.

CONCURRENCES

Staff has reviewed the application and is in general agreement with the applicant's request. The applicant does not propose significant alterations or additions to the building or site and therefore should not impact the quality of life for adjacent residential properties. However, conditions should be established as part of this application that regulate and limit expansion of the proposed use and require landscape buffers and screening.

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.

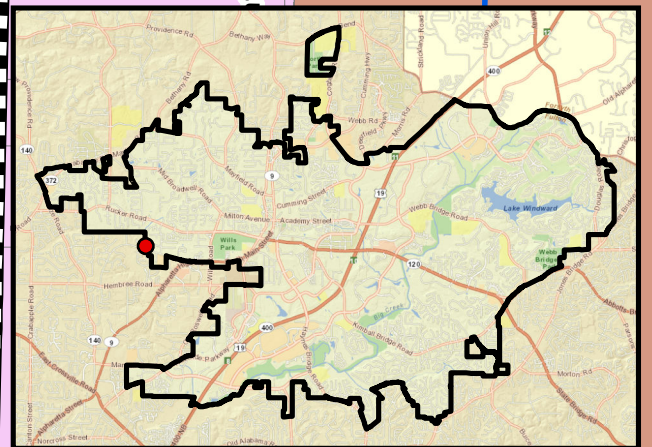
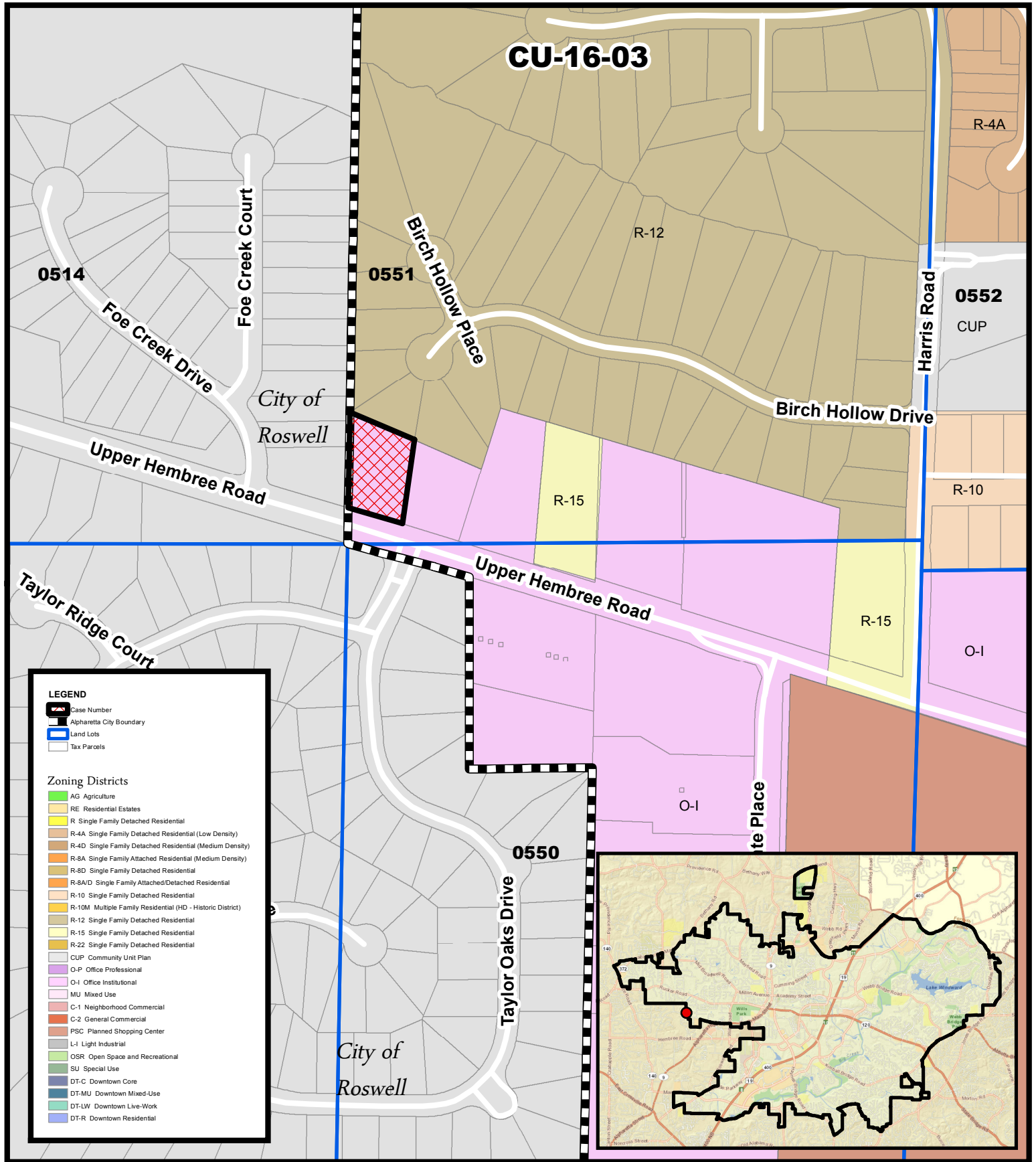


Aerial Map
Assisted Living/Hill
1080 Upper Hembree Road

CU-16-03
D/LL: 1/2/551
PC: 07/13/16
CC: 07/25/16



Location Map Provided by:
Community Development - GIS

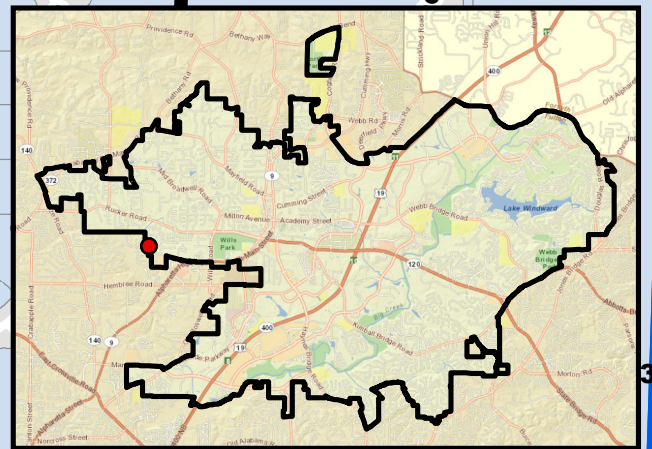
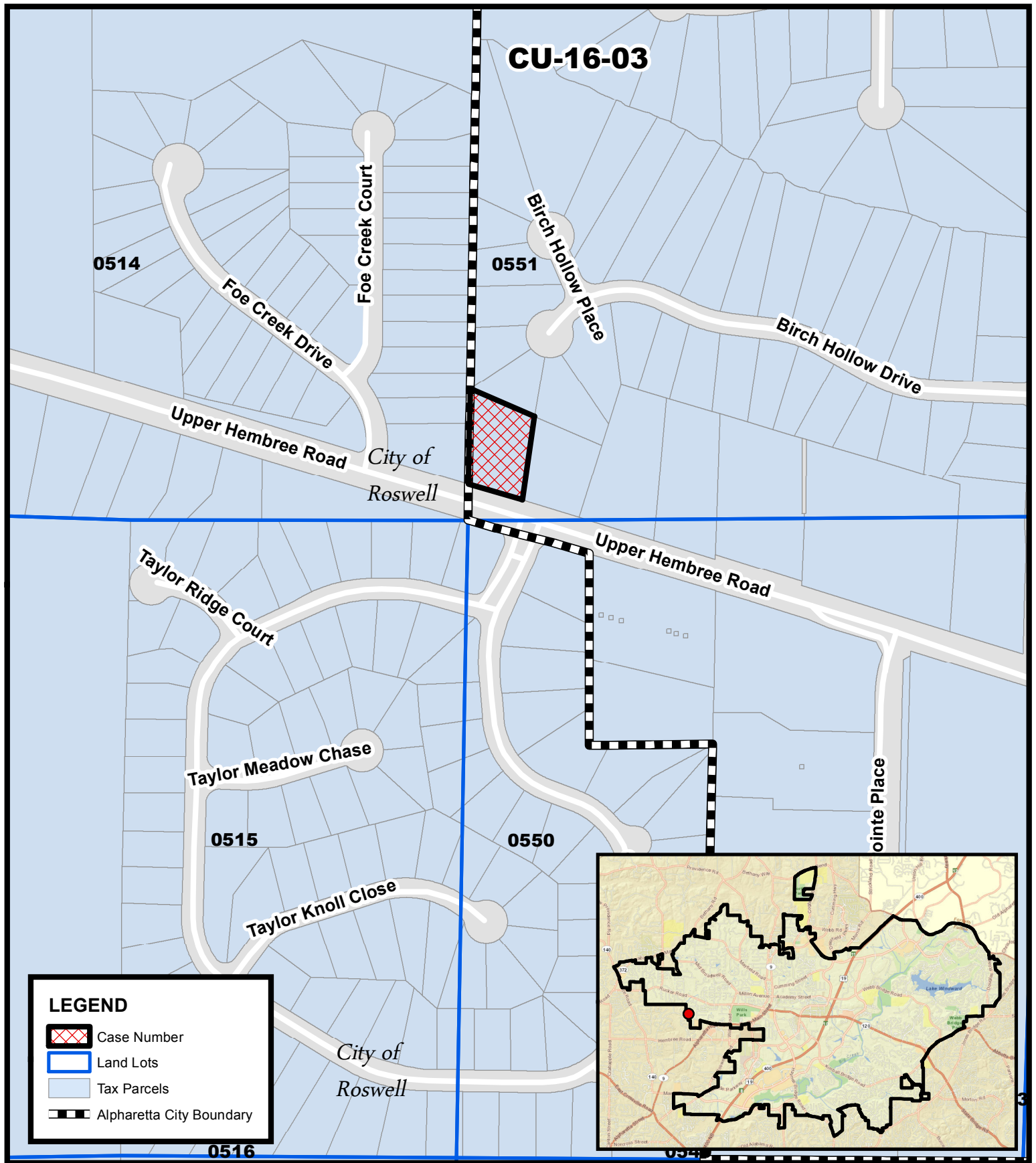


Zoning Map
Assisted Living/Hill
1080 Upper Hembree Road

CU-16-03
D/LL: 1/2/551
PC: 07/13/16
CC: 07/25/16



Location Map Provided by:
Community Development - GIS



Location Map
Assisted Living/Hill
1080 Upper Hembree Road

CU-16-03
D/LL: 1/2/551
PC: 07/13/16
CC: 07/25/16



Location Map Provided by:
Community Development - GIS

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: 1080 Upper Hembree Rd

Contact Name: Mr. Robin Hill Telephone: 661-333-5222

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

Letters were sent to all adjoining property
owners and as of June 28, 2016, no
one has called or emailed with any
questions or concerns.

Method by which these individuals were contacted. Please mark all that apply. Please provide samples of any and all written communications used to provide notification.



Letter



Personal Visits



Telephone



Group Meeting



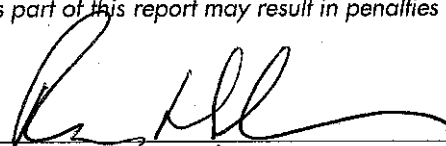
Email



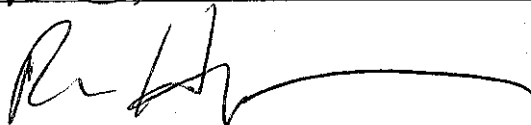
Other (Please Specify) _____

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

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

Signature of Authorized Agent: 

Date: 6-16-16



6-28-16

Print Form

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: MR. ROBIN (ROB) HILL

Telephone: 661-333-5222

Address: 2601 BLUE MOUNTAIN WAY

Suite: _____

City BAKERSFIELD

State: CA

Zip: 93304

Fax: 661-833-5702

Mobile Tel: 661-333-5222

Email: ROB.HILL@ALLSTATE.COM

Subject Property Information:

Address: 1080 UPPER HEMBREE RD

Current Zoning: O-I

District: 1

Section: 2

Land Lot: 551

Parcel ID: 12-2230-0551-074

Proposed Zoning: CUP

Current Use: OFFICE BUILDING

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

APPLICANT REQUEST AND INTENT

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

We propose to use the property as an assisted living facility. We currently operate the Hembree Senior Care Center, an assisted living facility, just a few doors down at 1130 Upper Hembree Road.

Applicant's Request (Please itemize the proposal):

Applicant is requesting a conditional use permit (CUP) to allow the operation of an assisted living facility at the designated property, 1080 Upper Hembree Road.

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

Applicant intends to operate a state-licensed assisted living facility at this location. Applicant currently operates Hembree Senior Care Center, also an assisted living facility, at 1130 Upper Hembree Road and that facility has reached its current capacity and has a waiting list for residents. The new location at 1080 Upper Hembree Road will help to fill the existing need of our aging population by offering more bed space in a state licensed facility.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: STARR MILLER Telephone: 404-252-9380
404 307 6812 CAR
Address: 102 BLUFFHAVEN WAY Suite: _____
City: ATLANTA, GA State: _____ Zip: 30315

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:

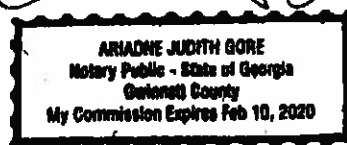
Name of Authorized Applicant: MR. ROBIN HILL Telephone: 661-333-5222
Address: 2801 BLUE MOUNTAIN WAY Suite: _____
City: BAKERSFIELD State: CA Zip: 93304

So Sworn and Attested:

Owner Signature: Darryl Starr Miller Date: 4/13/16

Notary:

Notary Signature: [Signature] Date: 4-13-16



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: Mr. Robin Hill

Subject Public Hearing Case: 1080 Upper Hembree Road

Campaign Contribution Information:

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

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

Name of Official: N/A

Position: _____

Description of Contribution: N/A

Value: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

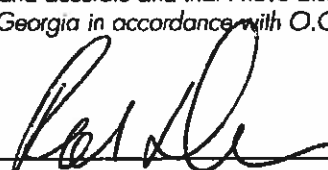
Value: _____

Description of Contribution: _____

Value: _____

Campaign Contribution Information:

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

Signature: 

Date: 4.20.16

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

This section of Upper Hembree Road has several buildings currently being used in the medical field and is very close to the hospital, which is very compatible with an assisted living facility. Also there is an existing assisted living facility just four properties away which has reached its capacity and is on a waiting list.

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

This use should have no impact on the use or value of the surrounding properties.

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

Property has been vacant for some time and would need to be reconfigured substantially for office or church use, as the property's layout is more conducive to home living use with several bedrooms already in place.

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

The proposed facility will house between 10-16 full time residents however should have little to no impact on traffic as the residents do not drive and will have only occasional daytime visitors.

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

There will be no impact.

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

The proposed use is very consistent with the ACP and the FLUM as it is in close proximity to the hospital and other medical facilities.

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

Many other buildings in the area are being used in a medical capacity, including applicant's existing assisted living facility located at 1130 Upper Hembree Road.

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.

N/A

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

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

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.

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.

SIGN VARIANCE REVIEW CRITERIA

Are there exceptional conditions pertaining to the property where the sign is to be located as a result of the property size, shape, or topography which are not applicable to other lands or structures in the area? If "yes," please explain.

☐ Yes

☐ No

N/A

Would the applicant be deprived of rights that are commonly enjoyed by others similarly situated? If "yes," please explain.

☐ Yes

☐ No

Would granting the variance confer on the applicant any significant privileges which are denied to others similarly situated? If "yes," please explain.

☐ Yes

☐ No

Are the exceptional circumstances the result of actions of the applicant or the applicant's representatives? If "yes," please explain.

☐ Yes

☐ No

Is the requested variance the minimum necessary to allow the applicant to enjoy rights commonly enjoyed by others similarly situated? If "no," please explain.

☐ Yes

☐ No

Would granting of the variance violate more than one standard of the Unified Development Code? If "yes," please explain.

☐ Yes

☐ No

Would granting the variance result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic? On a separate sheet or sheets, please defend your response.

☐ Yes

☐ No

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: 1080 Upper Hembree Road

Contact Name: Mr. Robin Hill

Telephone: 661-333-5222

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.

<u>Ramona Parker</u>	<u>305 Foe Creek</u>
<u>Dinkerrai Upadhyaya</u>	<u>315 Foe Creek</u>
<u>Irene O'Donnell</u>	<u>325 Foe Creek</u>
<u>David & Shirley Safstrom</u>	<u>8620 Birch Hollow</u>
<u>Joan Ellen Rowe</u>	<u>8630 Birch Hollow</u>
<u>Kenneth & Lisa Roberts</u>	<u>8635 Birch Hollow</u>
<u>Starr & Don Millen</u>	<u>1090 Upper Hembree</u>

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

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

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

Individuals will be given our address & phone number so that they may either call or write with any questions.

1080 Upper Hembree Road Alpharetta, GA 30076

LEGAL DESCRIPTION

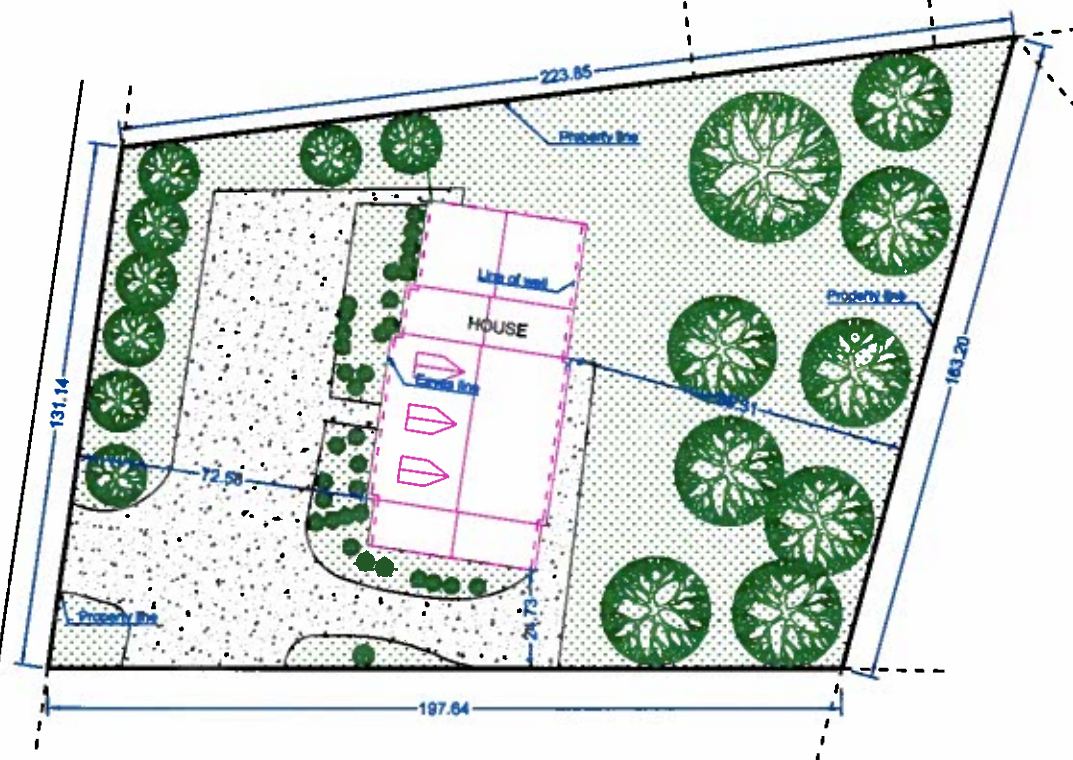
All that tract or parcel of land lying and being in the City of Alpharetta in Land Lot 551 of the 1st District, 2nd Section of Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, begin at an iron pin found at the point of intersection of the existing northeasterly right-of-way line of Upper Hembree Road (a 40-foot right-of-way) with the westerly line of Land Lot 551: running thence north 00 degrees 03 minutes 36 seconds east along the westerly line of Land Lot 551 a distance of 5.21 feet to a point located on the proposed northeasterly right-of-way line of Upper Hembree Road (based on an 80-foot right-of-way), which point marks the **TRUE POINT OF BEGINNING**:

FROM THE TRUE POINT OF BEGINNING **THUS ESTABLISHED**, continue thence north 00 degrees 03 minutes 36 seconds east along the westerly line of Land Lot 551, a distance of 191.99 feet to an iron pin found; running thence south 73 degrees 12 minutes 18 seconds east, a distance of 187.96 feet to a point; running thence south 14 degrees 58 minutes 53 seconds west, a distance of 183.00 feet to a point located on the proposed northeasterly right-of-way line of Upper Hembree Road; running thence north 73 degrees 35 minutes 53 seconds west along the proposed northeasterly right-of-way line of Upper Hembree Road, a distance of 138.47 feet to the point located on the westerly line of Land Lot 551, which point marks the **TRUE POINT OF BEGINNING**, and being a tract of land containing 0.687 acres according to a plat of survey prepared for Millen Properties, Inc. by Bates-Long & Associates, and certified to by Fred Wilson Long, Georgia Registered Land Surveyor No 1685, dated September 24, 1987.



Upper Hemlock Rd



VICINITY MAP (NOT TO SCALE)



1080 Upper Hemlock Rd
Roswell, GA 30076
scale 1"=30'

Hembree Senior Care Center

Welcome

Home

Services:

Activities

Menu

Contact Us

Our Beliefs

Resources

Offerings

Overview & Facts

compare

Call to schedule a tour today!(678) 485-7362

**Respite, hourly, daily or permanent placement options available
tailored to your needs.**

Welcome to Hembree Senior Care Center located in Roswell, GA. We are a Senior Day Care center and now licensed personal care home committed to helping families care for their loved ones when they can't be cared for at home. Come visit our center. You will feel the joy of friends socializing. Families are reassured knowing their aging parents are receiving excellent health care support from our nurse and caring staff. Come visit, it's the best way to get to know us and to explore the fit between your loved one and us.

Our clients live in Roswell, Alpharetta, Cumming and nearby surrounding areas. Families find the location convenient and easily accessed from Interstate 400, Hwy 92 and Alpharetta Highway.

We work hard to ensure that our clients are engaged with frequent activities and stimulating interaction. Our nurses consistently ensure that our participants stay as healthy as possible. Come meet our experienced team of professional RNs', CNAs' and dedicated activity staff.

We look forward to meeting you and showing you our beautiful center.



City Council Meeting and Public Hearing STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: July 25, 2016

I. AGENDA ITEM TITLE: V-16-19 LIBERTY HALL/MAIN STREET

CONSIDERATION OF A VARIANCE FROM THE UNIFIED DEVELOPMENT CODE (UDC), SECTION 2.2.15(D) TO INCREASE THE HEIGHT OF THE BUILDING FROM 40' TO 67'; VARIANCE FROM UDC APPENDIX A. ALPHARETTA DOWNTOWN CODE SECTION 2.4.1(B) TO REDUCE THE PARKING REQUIREMENT; AND SIGN VARIANCES FROM UDC SECTION 2.6. THIS PROPERTY IS LOCATED AT 33 SOUTH MAIN STREET AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOT 1269, 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Council Agenda Report, 2035 Land Use Map, Aerial Map, Zoning Map, Location Map, Council Packet



COUNCIL AGENDA REPORT

FROM: Kathi Cook, Community Development Director

SUBJECT: Liberty Hall

CITY COUNCIL: July 25, 2016

RECOMMENDATION

Approve V-16-19 parking, signage and height variances with the following conditions:

- 1. Building architecture and site plan shall be substantially as submitted by D. Tracy Ward, dated 6/28/16 with final approval by the Design Review Board.**
- 2. Applicant shall improve alleyway with brick pavers and brick/metal arch. Design to be approved by the Design Review Board.**
- 3. Applicant shall contribute \$350,000 to the Downtown Parking Fund as indicated within the application. Half of the payment shall be required prior to receiving a building permit, remainder prior to a Certificate of Occupancy.**
- 4. Restaurant use shall be limited to 9,000 square feet of seating area.**
- 5. First floor uses shall be limited to retail and/or restaurant.**
- 6. Prior to a building permit, the applicant shall be required to enter into an agreement approved by the City for temporary and permanent right of way encroachments.**
- 7. Temporary closure of the City-owned alley shall require Staff approval.**
- 8. Accessory retail sales of tobacco shall be limited to cigar and cigar accouterments.**
- 9. Signage shall require Design Review Board approval for scale as well as aesthetics.**

REPORT-IN-BRIEF

The applicant is requesting consideration of approval of a height variance in order to allow a building 67' in height and a parking variance in order to permit a mixed-use building with office, retail and restaurant within Historic Downtown. The applicant also seeks sign variances in order to allow a 12 sq. ft. sign instead of 8 sq. ft. permitted by code on the two sides and rear of the building.

DISCUSSION

The property is zoned C-2 and is currently occupied with an empty building and associated canopy previously used as a gas station. C-2 zoning permits heights up to 40 feet; however, the Downtown Masterplan recommends heights up to four (4) stories or 60 feet. The proposed building is four (4) stories with a height of 67 feet. There is also an elevator room at the top of the building in the center, which will not be visible from pedestrian level that is 9' in height. The building height includes a four (4) foot parapet, roof top structures in the northwest corner and a sky light structure with access to the rooftop terrace. Roof top structures are exempt from the height requirements. The setbacks comply with C-2 zoning and are 0' to the north along the public alley, 0' to the east along Main Street, 10' to the south and 15' to the west.

The applicant proposes to construct a mixed-use building, consisting of 9,500 square feet of restaurant and retail, 12,000 square feet of office and 7,000 square feet of space used for a private social club served by the restaurant.

The applicant will have temporary encroachments into the public alley as well as permanent encroachments underground for building footings. There will also be an above grade terrace/awning overhang 4' to the north and to the east and the applicant is requesting access from the alleyway to the basement.

A parking variance is requested for 46 spaces. 69 spaces are required for the proposed mix of uses based upon the Downtown Code parking requirements without accounting for a reduction of parking. The code requires the following:

Office –	3 spaces per 1,000 sq. ft.
Restaurant –	2 per 1,000 sq. ft.
Retail-	2 per 1,000 sq. ft.
Gather Place/club	2 per 1,000 sq. ft.

The 2015 Downtown Code requirements replaced the City's Historic Downtown Incentive Zoning, which was adopted in 2005 and permitted exemptions from the City's code required parking for uses other than office.

The applicant is proposing to satisfy parking requirements with existing parking and with a contribution to the Downtown Parking Fund. The applicant has access to 50% of the existing parking, 21 of the total 43 spaces to the south and west via the tri-party agreement between the City, 33 South Main and Jim Parsons. Two (2) parking spaces will be added as part of the construction; therefore, a variance for 46 spaces is requested. The adopted 2015 Downtown Code permits parking to be satisfied within 500 feet of a proposed site permitting the applicant to use the City-owned parking lot on Old Roswell Street to the west. However, Staff has determined the parking is not sufficient for the additional use and a variance request was required in order to limit the expansion and restaurant square footage, which generates the most vehicular trips and parking demand.

CONCURRENCES

Staff has reviewed the proposal and finds that the request can be supported by recommendations within the Downtown Master Plan. The Downtown Plan states the intent and purpose is for Downtown Alpharetta to be a focal point for high-quality mixed-use development. The parcel is within the area designated as the "Downtown Core", which permits a higher density and building height than other areas of the downtown. The adjacent building is approximately 24' in height at the top of the parapet; however, buildings of varying height within downtowns can create a more interesting street frontage as long as the pedestrian level has the highest level of ornamentation and building design standards and styles within a downtown tie the buildings together with a historic theme. Alpharetta Lofts and Teasley Place have been granted height variances to allow 60', but maintain the maximum of four (4) stories. For comparison, City Hall is 61' to the roof peak above the clock. To the top of the dome it is 86' and 90' to the top of the cupula cap. The City Center development will include a mix of 1- to 4-story buildings.

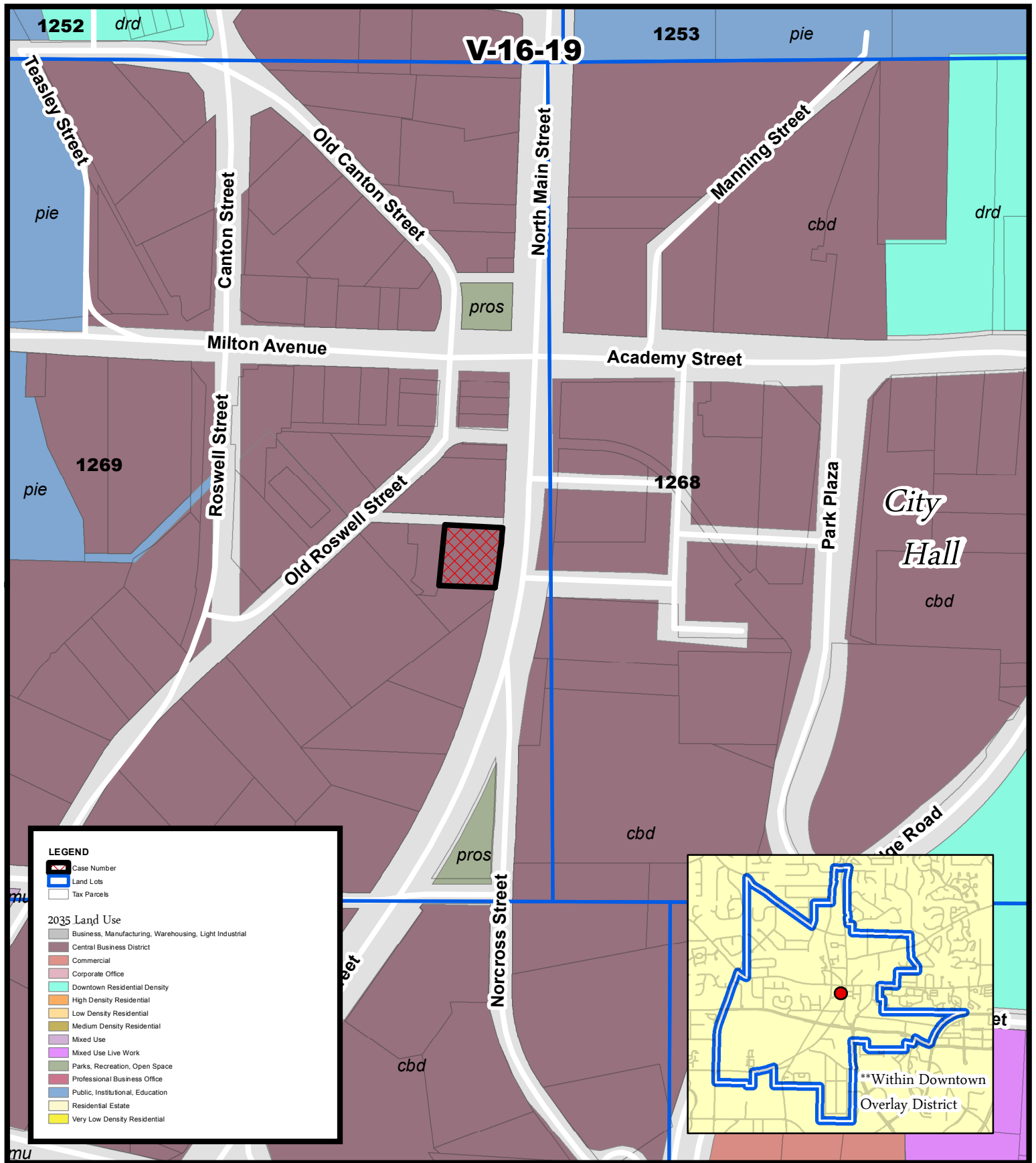
The proposed building façade complies with the Alpharetta Downtown Design Guidelines, which outlines specific building style, ornamentation, massing as well as requiring higher ornamentation at the pedestrian level.

The existing parking in downtown requires expansion in order to serve this use as well as additional growth in the downtown. It is difficult to provide onsite parking for small downtown parcels as it would limit density and in some areas, parcels would be purchased and developed solely for the purpose of surface parking. This could be a detriment to building connectivity and needed density along downtown streets.

The City has budgeted over 7 million to construct additional parking in the downtown. The previous Historic Downtown Incentive Zoning contemplated the parking issue by offering developers the option of contributing to a parking fund, which would be used to build communal parking deck spaces. That document required half of the parking be provided on-site and the applicant could pay \$4,500 per space needed into a parking fund. In 2007, the new building at 44 Milton Avenue paid \$157,500 into the Downtown Parking Fund and in 2013 Alpharetta Lofts was required to pay \$66,000 for their portion of required parking. In 2014, Coro paid \$36,000 for their variance approval. If the Incentive Zoning were in place today, the applicant would be required to pay \$207,000 into the parking fund. Although the requirement no longer exists, the applicant proposes to contribute \$350,000 into the parking fund. The old number of \$4,500 per space was low and based upon a surface parking space.

The applicant's request to increase the permitted eight (8) square foot for signage on the sides and rear of the building can be supported, due to the multi-access nature of the building. However, the applicant's final signage design will require review by the Design Review Board. Because the applicant is requesting larger signage, the Board should also be tasked with reviewing placement and scale.

Attachments

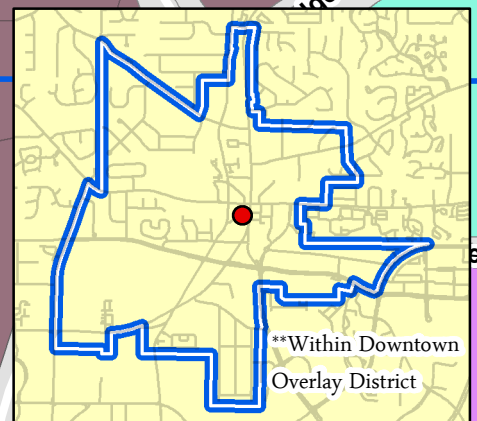


LEGEND

- Case Number
- Land Lots
- Tax Parcels

2035 Land Use

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

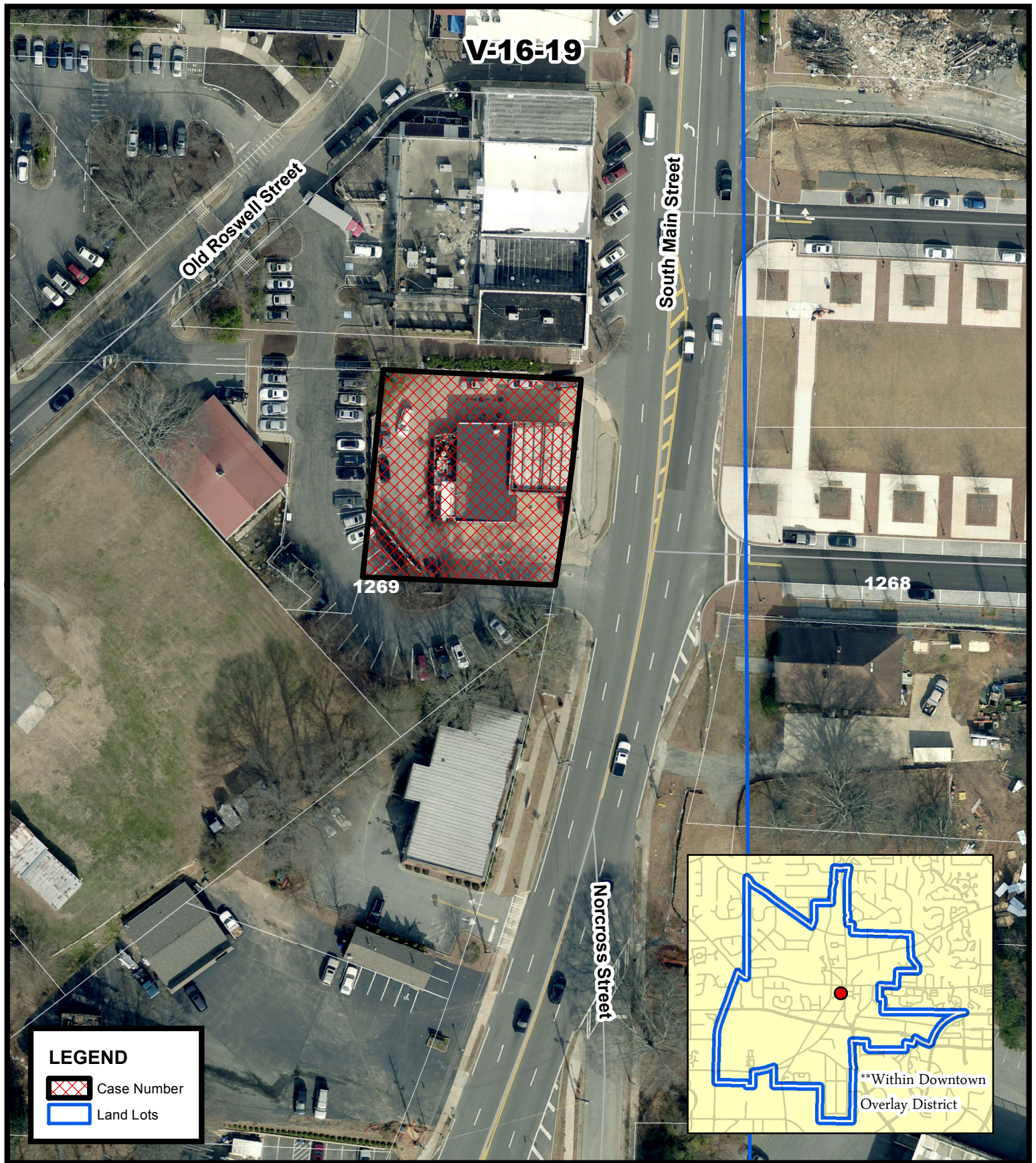


2035 Land Use
Liberty Hall
33 South Main Street

V-16-19
D/LL: 2/2/1269
CC Date: 07/25/16

Location Map Provided by:
Community Development - GIS

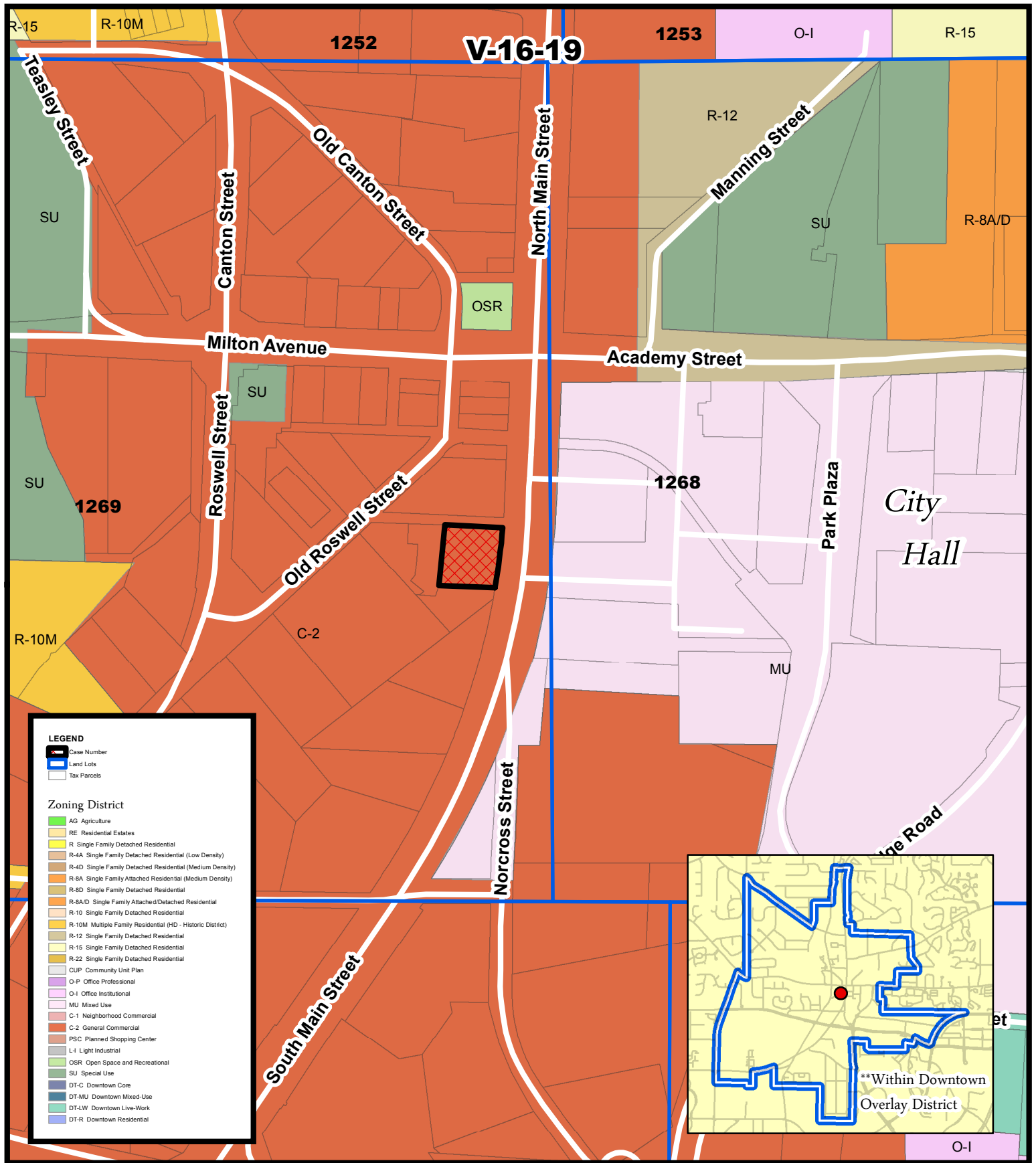




Aerial Map **Liberty Hall** **33 South Main Street**

V-16-19
D/LL: 2/2/1269
CC Date: 07/25/16

Location Map Provided by:
Community Development - GIS



LEGEND

- Case Number
- Land Lots
- Tax Parcels

Zoning District

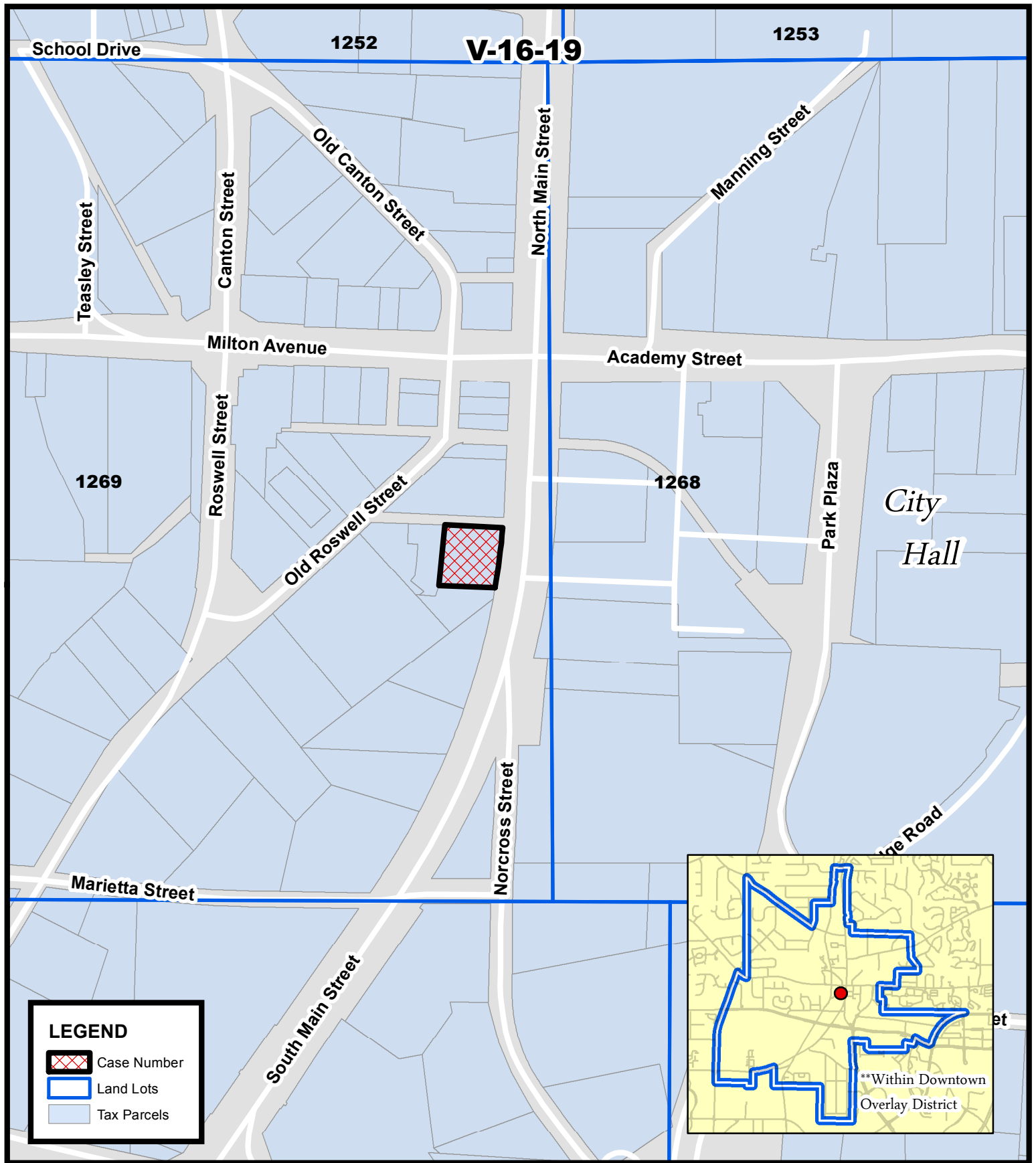
- AG Agriculture
- RE Residential Estates
- R Single Family Detached Residential
- R-4A Single Family Detached Residential (Low Density)
- R-4D Single Family Detached Residential (Medium Density)
- R-8A Single Family Attached Residential (Medium Density)
- R-8D Single Family Detached Residential
- R-8A/D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

Zoning Map Liberty Hall 33 South Main Street

V-16-19
D/LL: 2/2/1269
CC Date: 07/25/16

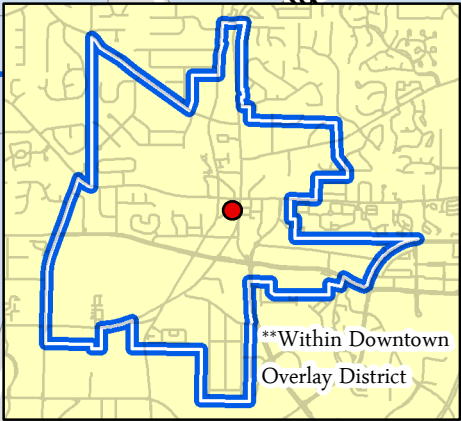
Location Map Provided by:
Community Development - GIS





LEGEND

- Case Number
- Land Lots
- Tax Parcels



Location Map
Liberty Hall
33 South Main Street

V-16-19
D/LL: 2/2/1269
CC Date: 07/25/16



Location Map Provided by:
Community Development - GIS



June 1, 2016

**Ms. Kathi Cook, Director
City of Alpharetta
Community Development Department
2 Park Plaza
Alpharetta, Georgia 30009**

RE: Letter of Intent
Variance Application for 33 South Main Street

Dear Ms. Cook:

On behalf of 33 South Main Street, LLC, I am making application to the City of Alpharetta through your Department for variances to the Unified Development Code Regulations that will facilitate the redevelopment of 33 South Main Street. The property is currently occupied by an abandoned gas station and canopy that we desire to demolish so that we can build Liberty Hall, a four-story building that will house a fine dining restaurant, complementary retail, offices and a private rooftop social club.

Specifically, the variances sought are:

1. A height variance of 16 feet, over and above the permitted 60 feet, composed of 4 feet of parapet height around the building perimeter and roof-top structures in the northwest corner (which shall provide for life-safety egress) on roof-top terrace and a sky-light structure equal and no more than 1400± SF of the roof terrace floor area.



Page 2.
Letter of Intent
June 1st 2016



2. The setbacks are in compliance with those required in the C2 district. Currently as contemplated, they will be 0' to the North (along the public alley), 0' to the East (along Main Street), 10' to the South and 15' to the West.
3. Temporary and permanent encroachments into the public alley and right of way are requested for construction of the building. Temporary encroachments for construction purposes would be 10' into both the public alley to the North and Main Street to the East. Permanent encroachments for below grade footings and above grade terrace/awning overhang would be 4' to the North and to the East.
4. A parking variance is requested for 36 spaces. 59 spaces are required based upon a conservative application of the Downtown Code. We have access to 50% of the parking, or 21 of the total 43 spaces, to the south and west via the tri-party agreement between the City, Mr. Parsons and 33 South Main. Two (2) net new parking stalls will be provided on site after construction. A summary of parking requirements is provided in an attached table.
5. Sign variances are requested to allow for: Frontage sign (along Main Street) in 2 parts, but within the allowable size/square footage; one additional 8 SF sign on the North/Alley side; 12 SF of signage on the South side of the building (4 SF over the allowed 8 SF) in 3 parts

Denial of these variance requests would impede the reasonable development of the property given its size, shape and location. The property is adjoined by two public rights-of-way: Main Street and a remnant of Jones Avenue. It also shares access to Main Street with property to the West, via a tri-party agreement between 33 South Main, LLC, the City and the property owner to the West. These restrictions prohibitively limit the available footprint for development on the 0.31 acre tract.



Page 3.
Letter of Intent
June 1st 2016



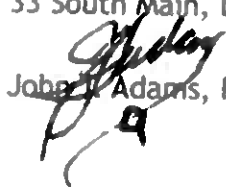
If granted, the variances will allow for the construction of a 4-story building situated on the property in such a way as to complement the existing buildings to the north as well as City Hall and the Town Green across Main Street. These variances will not harm existing properties and the redevelopment will improve property values in the Downtown Area. This proposed development supports the City's adopted 2030 Comprehensive Plan goals of Redevelopment and targeted Mixed Use areas in the Downtown Activity Center. The improvements will also enhance the Alpharetta Highway Corridor and also support the goals of the Alpharetta Downtown Master Plan.

Though it will be shorter and smaller in scale than City Hall, Liberty Hall will be a beautiful addition to downtown Alpharetta's vibrant rebirth. By eliminating a troublesome eyesore and replacing it with a dynamic and socially conscious development consisting of handmade bricks and authentic period architectural elements, the application will elaborate on the city's vision for a livelier downtown.

We have attached to this letter our completed Public Hearing Application, along with supporting materials. We will initiate the Citizen Participation Process upon your acceptance of our application.

If you have any questions, or require further information, please do not hesitate to contact me personally. We stand ready to assist your positive review of our Variance Request and look forward to helping make Alpharetta everyone's Hometown.

Sincerely,
33 South Main, LLC


John W. Adams, Partner



CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

V-16-19

Liberty Hall
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: John T. Adams

Telephone: (706) 360-1776

Address: 33 South Main Street

Suite: _____

City Alpharetta

State: Ga

Zip: 30009

Fax: _____

Mobile Tel: (706) 360-1776

Email: johnadams@theamericanhistoryguild.com

Subject Property Information:

Address: 33 South Main Street

Current Zoning: C-2

District: 2

Section: 2

Land Lot: 1269

Parcel ID: 22 4823 1269 0567

Proposed Zoning: C-2

Current Use: Abandoned Filling Station

This Application For (Check All That Apply):

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

APPLICANT REQUEST AND INTENT

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

The applicant proposes to construct a mixed-use, four-story building which shall consist of approximately 9,500± square feet of restaurant/retail, 12000± square feet of office, and 7000 ± square feet of private social club (part of the restaurant). Cigars, together with cigar accouterments, will be sold but cigarettes and other items expressly prohibited as proscribed by present zoning ordinances will not be for sale.

Applicant's Request (Please itemize the proposal):

1. A height variance of 16 feet composed of 4 feet of parapet height around the building perimeter and roof-top structures in the northwest corner (which shall provide for life-safety egress) on roof-top terrace and a sky-light structure equal and no more than 1400± SF of the roof terrace floor area.
2. The setbacks are in compliance with those required in the C2 district. Currently as contemplated, they will be 0' to the North (along the public alley), 0' to the East (along Main Street), 10' to the South and 15' to the West.
3. Temporary and permanent encroachments into the public alley and right of way are requested for construction of the building. Temporary encroachments for construction purposes would be 10' into both the public alley to the North and Main Street to the East. Permanent encroachments for below grade footings and above grade terrace/awning overhang would be 4' to the North and to the East.
4. A parking variance is requested for 46 paces. 69 spaces are required based upon a conservative application of the Downtown Code, which does not account for mixed use reductions. The applicant has access to 50% of the parking, or 21 of the total 43 spaces, to the south and west via the tri-party agreement between the City, Mr. Parsons and 33 South Main. Two (2) net new parking stalls will be provided on site after construction. Therefore, the applicant is willing to contribute \$350,000 to the Downtown Parking Fund. A summary of parking requirements is provided in an attached table.
5. Sign variances are requested to allow for: Frontage sign (along Main Street) in 2 parts, but within the allowable size/square footage; one additional 8 SF sign on the North/Alley side; 12 SF of signage on the South side of the building (4 SF over the allowed 8 SF) in 3 parts.

11

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

The applicant intends to demolish/remove the existing filling station canopy, underground storage tanks and retail store building. The proposal includes, and the variances requested support, the construction of a new building on the property that will contain a mix of restaurant and retail uses on the ground floor, office uses above and a rooftop patio. The building requires height and setback variances to allow construction to be in keeping with the size, scale and presence of existing buildings along South Main Street to the north. Above and below ground encroachment easements into the adjacent right-of-way and alley will allow for the construction (footings) and the final aesthetic (awnings). The property is very small (0.31 acres) and would not support redevelopment without the requested variances.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: John T. Adams

Telephone: (706) 360-1776

Address: 33 South Main Street

Suite:

City Alpharetta

State: GA

Zip: 30009

- 1965

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: John T. Adams

Telephone: (706) 360-1776

Address: 2514 Acorn Hill Ave

Suite:

City Beaufort

State: SC

Zip: 29902

So Sworn and Attested:

Owner Signature:

Date:

Notary:

Notary Signature:



June 1, 2016

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: John T Adams

Subject Public Hearing Case: 33 South Main Street

Campaign Contribution Information:

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

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

Name of Official: N/A

Position: _____

Description of Contribution: N/A

Value: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Campaign Contribution Information:

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

Signature: _____



Date: _____

2 June 2016

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.

Existing property conditions affecting the property include size, location and configuration - all of which contribute to the need for the variances requested. Alignment of the Main Street curb cut limits building siting options, and the desired "back of sidewalk" setting necessitates the request. The property is 0.31 acres in size, which severely limits development options.

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

Yes. Without the requested variances, it would not be possible to build a structure that matches and blends with the surrounding environment.

The proposed building will complement surrounding properties with materials and scale. The new building will be located along the back of the sidewalk, in keeping with typical "downtown merchant" style that exists immediately to the north and south. The building will also align with and complement City Hall and the Town Green.

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

The property is situated on Main Street adjacent to a public alley, aligning with the newly constructed Town Green and City Hall. The property is in a state of disrepair and has environmental contamination from the underground storage tanks left from the previous gas station use. The lot is 0.31 acres in size, and is further restricted by the existing median break along Main Street which reduces the effective footprint available to the applicant for a building structure.

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.

Removal of the abandoned and deteriorating filling station will improve the value of surrounding properties. Environmental cleanup will benefit the overall community. The new building will improve the aesthetic of Main Street, further improving surrounding property values. This proposal supports the City's adopted 2030 Comprehensive Plan goals of Redevelopment and targeted Mixed Use areas in the Downtown Activity Center. The improvements will enhance the Alpharetta Highway Corridor and also support the goals of the Alpharetta Downtown Master Plan.

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.

SIGN VARIANCE REVIEW CRITERIA

Are there exceptional conditions pertaining to the property where the sign is to be located as a result of the property size, shape, or topography which are not applicable to other lands or structures in the area? If "yes," please explain.

☒ Yes

The property has multiple "fronts" - Main Street, the public alley to the North, the public parking to the West, and the Southern porte cochere car drop off. A break in signage elements will allow the building architecture to be designed and build to proper scale. It will be essential for the building signage to welcome guests to the appropriate entry points while being scaled and tastefully applied.

☐ No

Would the applicant be deprived of rights that are commonly enjoyed by others similarly situated? If "yes," please explain.

☒ Yes

This lot fronts a public alley to the North, providing the applicant the ability to engage the public with an entrance which would benefit from signage. Lots facing public parking are also allowed signage for entry points facing the parking. This lot faces public parking to the West. Breaking signage up due to desirable architectural features would benefit the proposed application as well as the community.

☐ No

Would granting the variance confer on the applicant any significant privileges which are denied to others similarly situated? If "yes," please explain.

☐ Yes

☒ No

Are the exceptional circumstances the result of actions of the applicant or the applicant's representatives? If "yes," please explain.

☒ Yes

The building is intentionally being designed in a style and architectural aesthetic that does not lend itself to single, larger pieces of signage. The architecture will complement the Downtown Master Plan and the existing buildings along Main Street. Therefore, the variances will allow the signage to "fit" the building rather than the building being designed to "fit" the signage.

☐ No

Is the requested variance the minimum necessary to allow the applicant to enjoy rights commonly enjoyed by others similarly situated? If "no," please explain.

☒ Yes

☐ No

Would granting of the variance violate more than one standard of the Unified Development Code? If "yes," please explain.

☐ Yes

☒ No

Would granting the variance result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic? On a separate sheet or sheets, please defend your response.

☐ Yes

☒ No

Liberty Hall
33 South Main Street

Trip Generation Report
6/1/2016

Land Use (ITE Code)	Intensity	Daily Total	AM Peak			PM Peak		
			In	Out	Total	In	Out	Total
General Office (710)	12,000 SF	132	16	2	18	3	15	18
Quality Restaurant (931)	9,000 SF	810	0	0	0	25	12	37
Specialty Retail (826)	500 SF	22	2	2	4	1	1	2
Gathering Place / Club (925)	7,000 SF	79	0	0	0	52	27	79

Liberty Hall
33 South Main Street

Parking Summary
6/1/2016

Use	Area (SF)	Downtown Code	
		Parking Rate	Code Required Parking
General Office	12,000	3 per 1,000 SF	36
Restaurant	9,000	2 per 1,000 SF	18
Retail	500	2 per 1,000 SF	1
Gathering Place / Club	7,000	2 per 1,000 SF	14
TOTAL Parking Required by Code			69
Adjacent Available Parking (within 500 feet of property)			
Parking Spaces in Lot to South/West		43	
Parking Removed		-5	
Parking Added		7	
Net Parking		45	
Parking Spaces Availabe via Tri-Party Agreement			23
Parking Deficit			46
(Parking Required by Code minus Parking Available)			



V-16-19
Liberty Hall

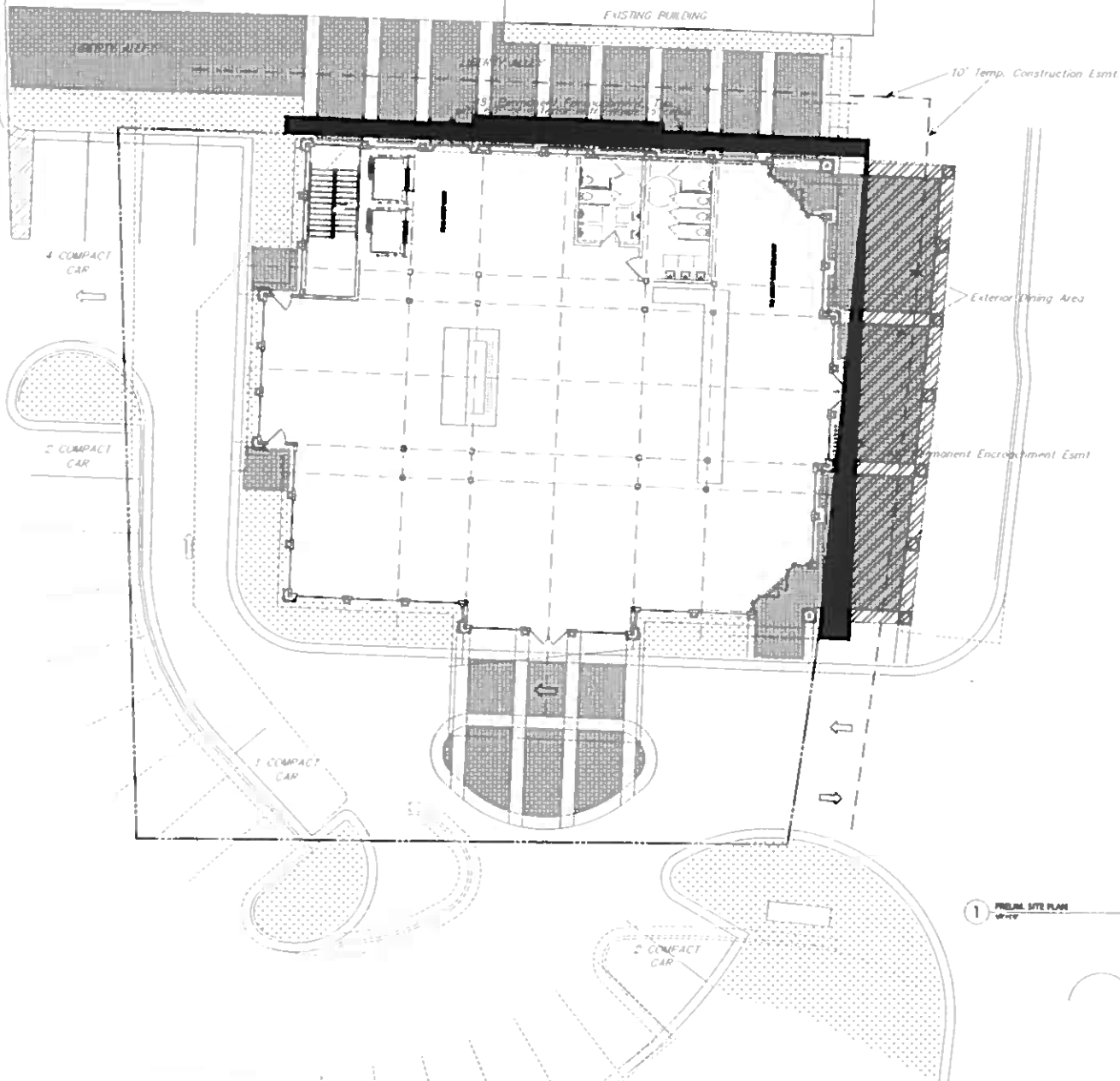


PARSONS ACE MARSHALL INC.
P.O. BOX 2055 ACE, FZO-202

PALMER FAMILY INVESTMENT
C/O 31200 PINE 6-7
CHICAGO, ILL
NON-EXERCISE AGREEMENT FOR
PURCHASE OF SHARES ISSUED BY
FOR C/O 31200 PINE 6-7-60
ENCLOSURE 31200 PINE 6-7-60

6/28/16

REVISED SITE PLAN 6.28.16



1 PRELIM SITE PLAN
WTF



33 South Main Street
Alpharetta, GA

ARCHITECT
D. TRACY WARD
LLC

Design Professional: D. Tracy Ward, CA #6230

Issue Date: 00/00/0000

Date	Description
05/16/2016	Review Set
06/01/2016	City Submission
06/26/2016	Show eligibility study

Project Name: LIBERTY HALL

Project Number: 15041

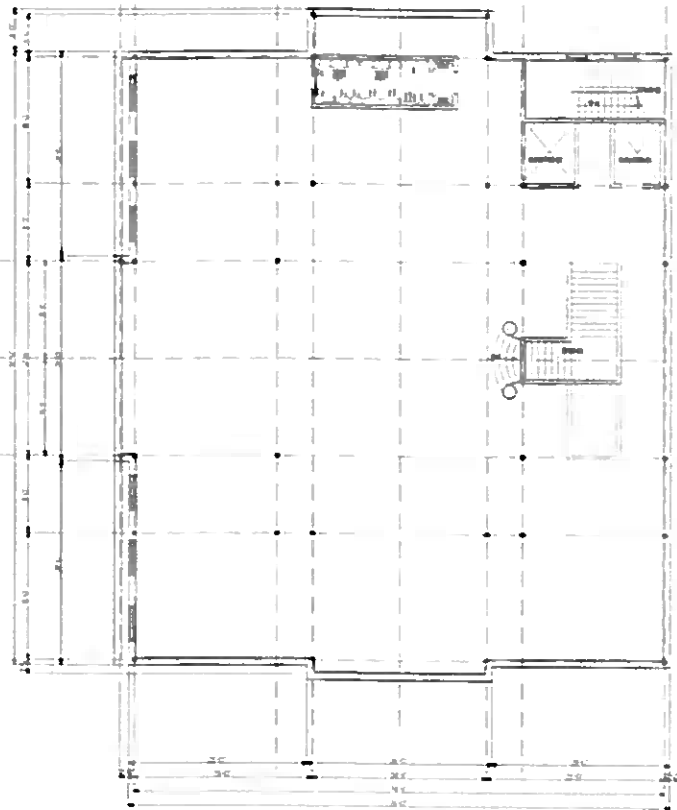
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Designed by: DTW

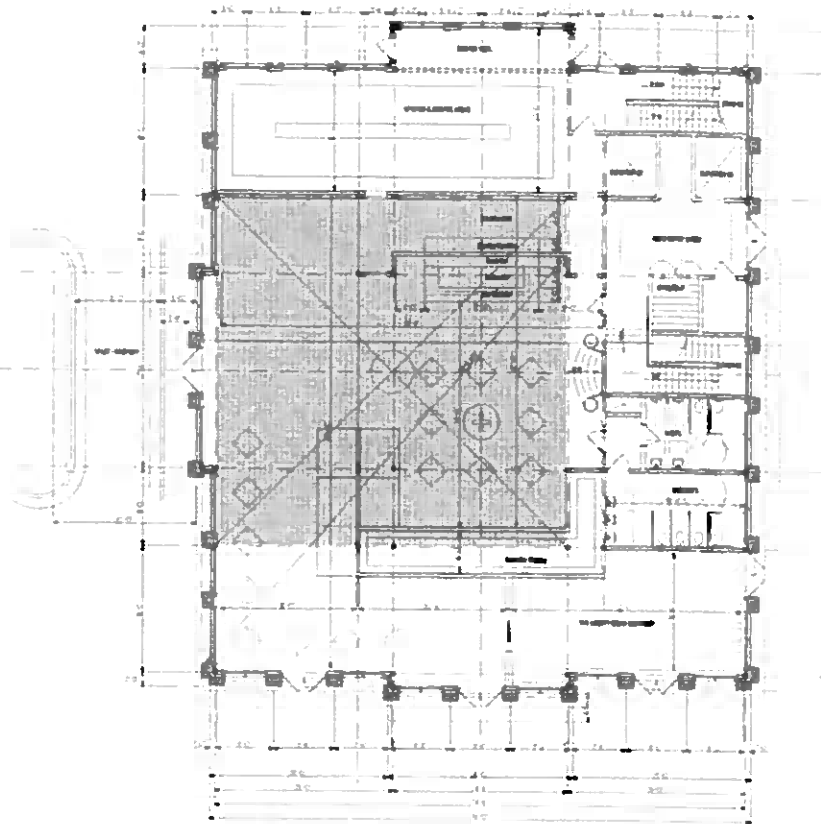
Checked by: OTW

Description: Preliminary Site Plan

Sheet Number: A0.1



1 LOWER LEVEL FLOOR PLAN
05/18/2018



1 MAIN LEVEL FLOOR PLAN
05/18/2018



33 South Main Street
Alpharetta, GA

ARCHITECT
D. TRACY WARD

Design Professional: D. Tracy Ward, GA #0230

Issue Date: 00/00/0000

Date	Description
05/18/2018	Revised Set
06/01/2018	City Submission

Project Name: Project Name

Project Number: 15041

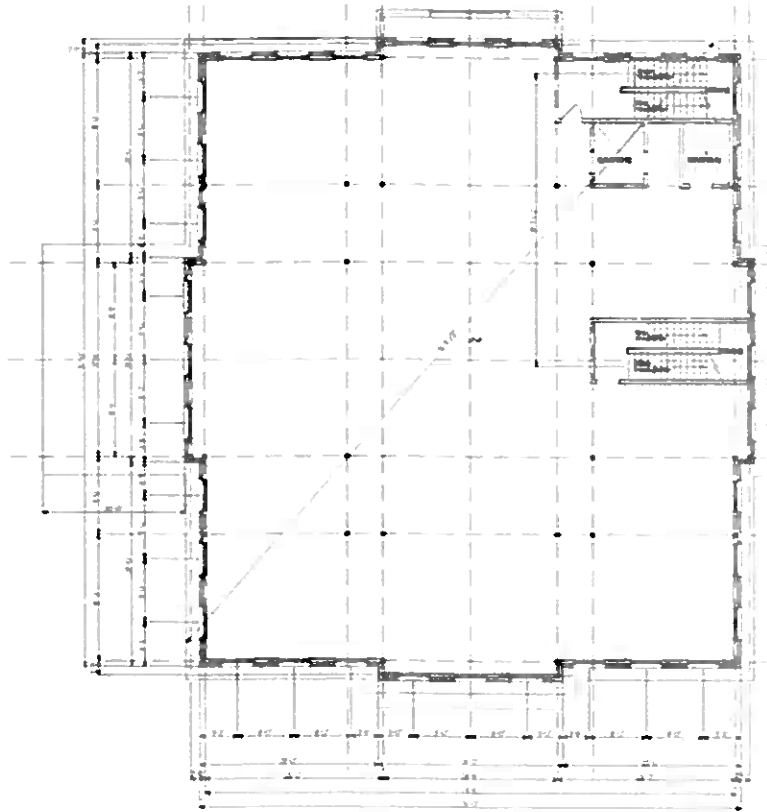
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Designed by: DTW

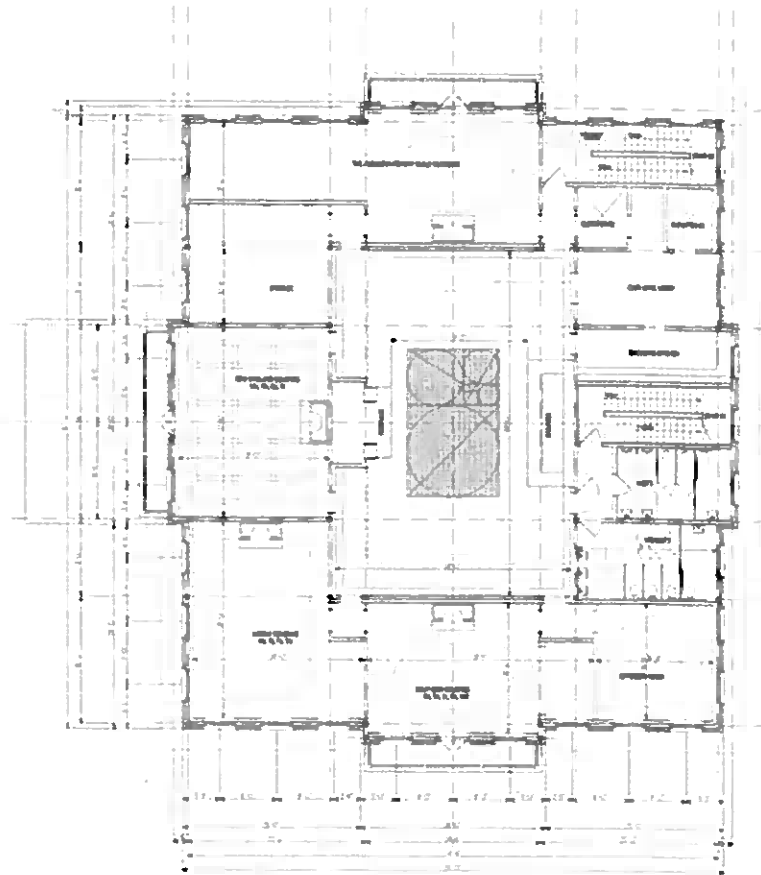
Checked by: DTW

Description: Main & Second Level Floor Plans

Sheet Number: A1.0



2 SECOND/THIRD LEVEL FLOOR
PLAN
07-16



4 FOURTH LEVEL FLOOR PLAN
07-16



33 South Main Street
Alpharetta, GA

ARCHITECT
D. TRACY WARD
00000000000000000000

DESIGN PROFESSIONAL D. TRACY WARD, GA #0230
Issue Date 00/00/0000

Date	Description
07/18/2016	Review Set
08/01/2016	City Submission

Project Name Project Name

Project Number 15041

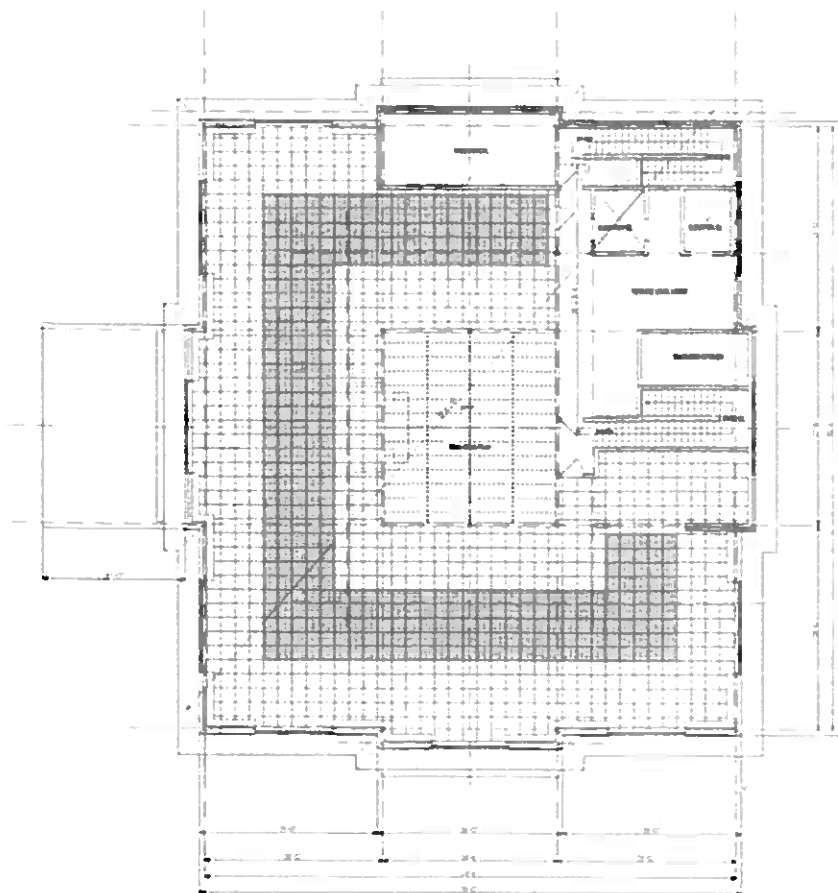
Drawn By J.B. D'NR

Designed By D'NR

Checked By D'NR

Description Third & Fourth Level Floor Plans

Sheet Number A1.1



5 TERRACE LEVEL FLOOR PLAN
10'-0"



33 South Main Street
Alpharetta, GA

ARCHITECT
D. TRACY WARD

Design Professional D. Tracy Ward, GA #6239

Issue Date 00/00/0000

Date	Description
05/18/2016	Revised Set
06/10/2016	City Submission

Project Name LIBERTY HALL

Project Number 15041

Drawn by J.R. D'YR

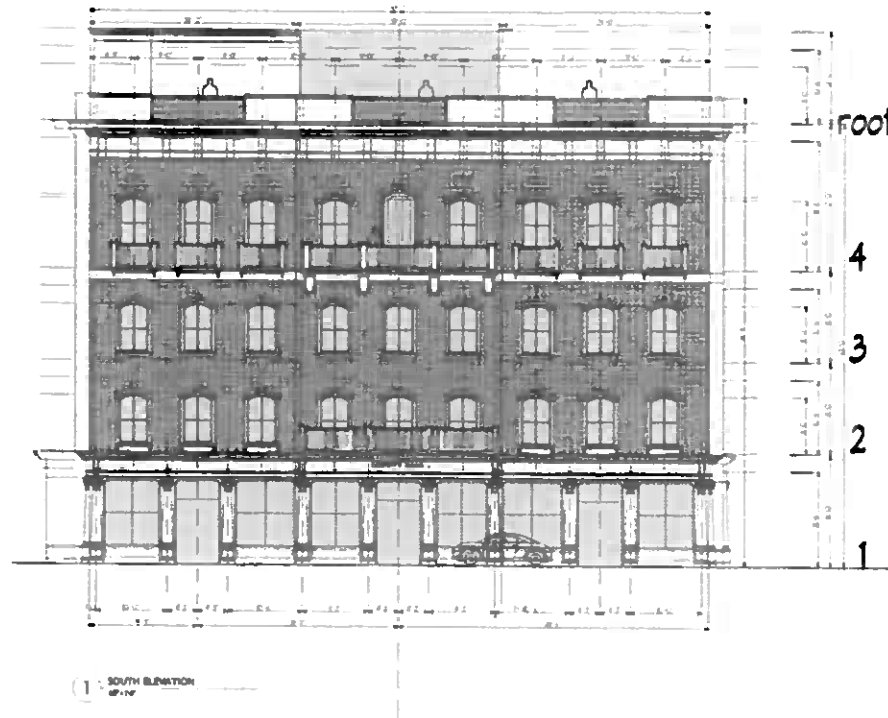
Designed by D'YR

Checked by D'YR

Description Walk Level Floor Plan & Roof Plan

Sheet Number

A1.2



33 South Main Street
Alpharetta, GA

ARCHITECT
D. TRACY WARD

Design Professional D. Tracy Ward, GA #6230

Issue Date 00/00/0000

Date	Description
05/16/2016	Review Set
06/01/2016	City Submission

Project Name Project Name

Project Number 15041

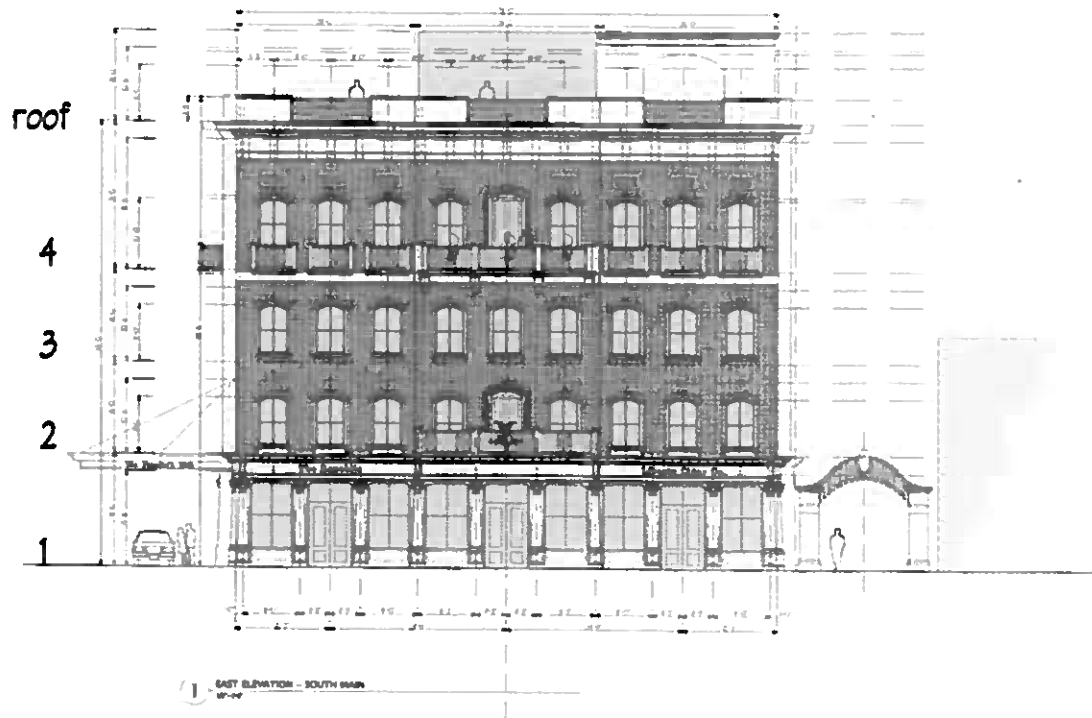
Drawn by J.W. DTW

Designed by DTW

Checked by DTW

Description South Elevation

Sheet Number A2.0



33 South Main Street
Alpharetta, GA

ARCHITECT
D. Tracy Ward

Design Professional D. Tracy Ward, GA #63399

Issue Date 00/00/0000

Date	Description
05/18/2016	Revised Set
06/01/2016	City Submission

Project Name LIBERTY HALL

Project Number 15041

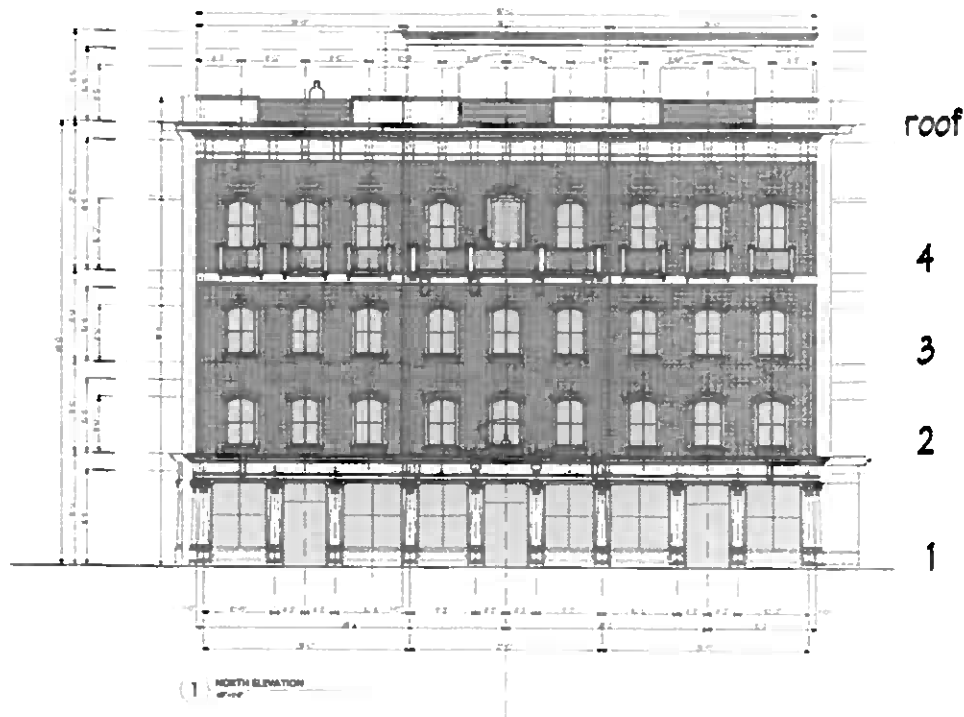
Drawn by J/OTW

Designed by OTW

Checked by OTW

Description Site Design

Sheet Number A2.1



33 South Main Street
Alpharetta, GA

ARCHITECT
D. TRACY WARD

Design Professional D. Tracy Ward, CA 06280

Issue Date 00/00/0000

Date	Description
05/18/2016	Review Set
08/01/2016	City Submission

Project Name Project Name

Project Number 15041

Drawn by JB/DTW

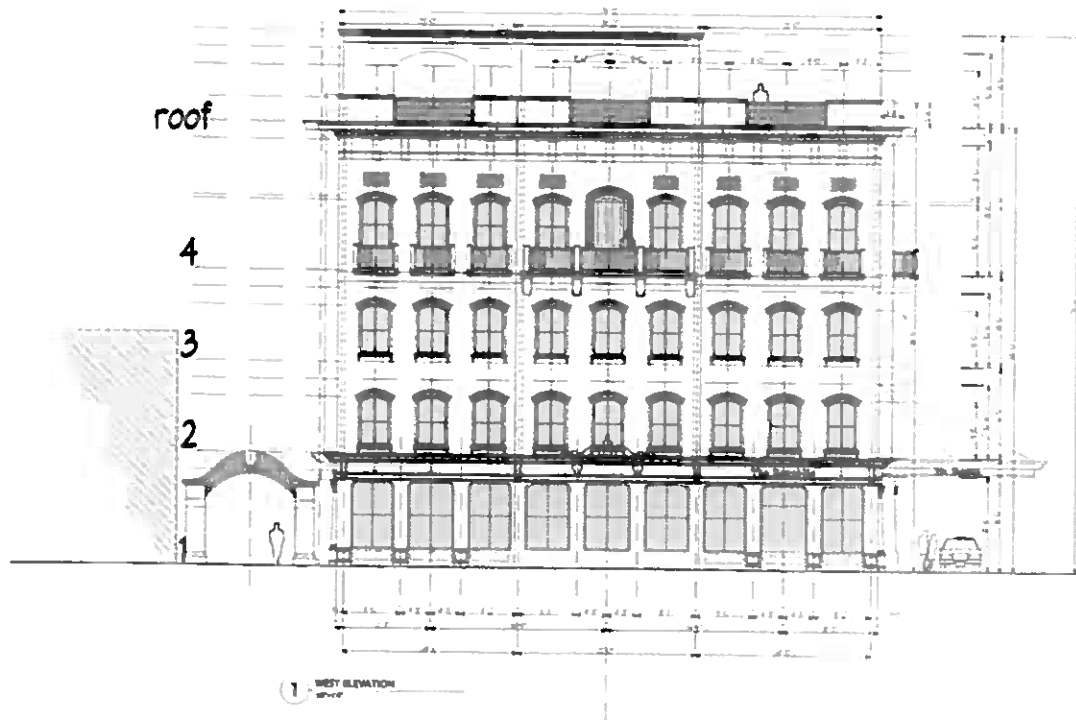
Designed by DTW

Checked by DTW

Description North Elevation

Sheet Number

A2.2



33 South Main Street
Alpharetta, GA

ARCHITECT
D. TRACY WARD

Design Professional D. Tracy Ward, GA #8230

Issue Date 00/00/0000

Date	Description
05/18/2016	Review Set
06/07/2018	City Submission

Project Name LIBERTY HALL

Project Number 15041

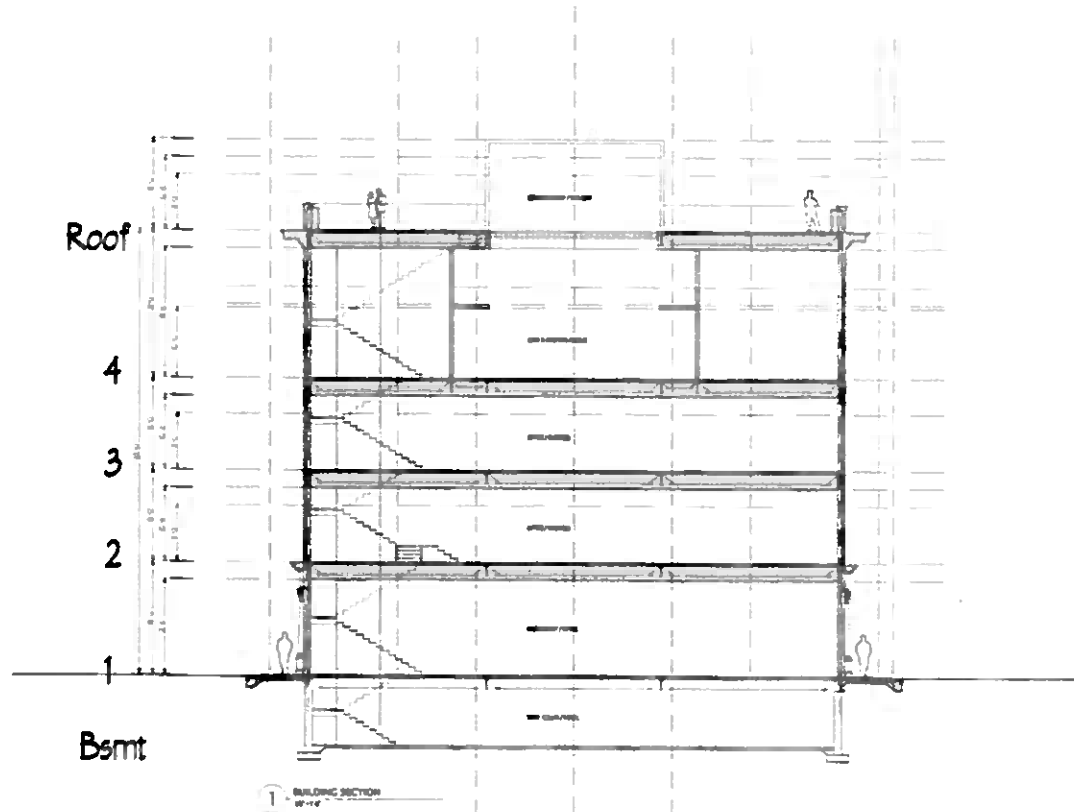
Drawn by JT/TW

Designed by JTW

Checked by JTW

Description West Elevation

Sheet Number A2.3



33 South Main Street
Alpharetta, GA

ARCHITECT
D. T. WARD

Design Professional D. Tracy Ward, CA #6230

Issue Date 00/00/0000

Date	Description
05/18/2016	Review Set
06/01/2016	City Submittal

Project Name LIBERTY HALL

Project Number 15041

Drawn by J.B.-DTW

Designed by DTW

Checked by DTW

Description Longitudinal Section

Sheet Number

A3.0

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: Liberty Hall 33 South Main Street

Contact Name: John Adams

Telephone: 706-360-1776

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.

Parsons Ace Hardware Inc. - Jim Parsons 770-490-6907

10465 Stonefield Landing Duluth, Ga 30097

Kell Building Partners, LLC - Grant Schmeelk 678-643-1250

131 Roswell Street Suite B201 Alpharetta, Ga 30009

26 Roswell Street LLC - Chuck Palmer

P.O. Box 550345

Carlos & Keith Bagwell - Keith Bagwell 770-652-0116

40 Old Roswell Street Alpharetta, Ga 30009

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



Letter



Personal Visits



Telephone



Group Meeting



Email



Other (Please Specify) _____

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

The above-mentioned adjacent property owners may contact the applicant by response email, by phone at 706-360-1776 or in person at the site location Monday - Friday 9:00 a.m. - 5:00 p.m.

June 24, 2016

Carlos L Bagwell Revocable Trust
40 Roswell Street
Alpharetta GA 30009

Re: Variance Application V-16-19
33 South Main Street
Alpharetta, GA 30009

Dear Property Owner,

This letter is to notify you that 33 South Main LLC has requested consideration of variances for property located at 33 South Main Street and legally described as being located in Land Lot 1269, 2nd District, 2nd Section, Fulton County, Georgia. The request includes variances to increase the height of the building from 40' to 67'; a reduction in the parking requirement and sign variances.

As you know, the property is currently occupied by an abandoned gas station and canopy that we desire to demolish so that we can build Liberty Hall, a four-story building that will house a fine dining restaurant, complementary retail, offices and a private rooftop social club. Though it will be shorter and smaller in scale than the new City Hall, Liberty Hall will be a beautiful addition to downtown Alpharetta. By eliminating a troublesome eyesore and replacing it with a dynamic and socially conscious development consisting of handmade bricks and authentic period architectural elements, the development will complement the character of downtown and add to the City's beauty.

This item will be considered by the City Council on Monday, July 25, 2016 at 6:30 p.m.

If you have any questions or need any further information regarding the application, please contact me by phone (706) 360-1776 or email johnadams@theamericanhistoryguild.com.

Sincerely,
33 South Main, LLC

John T. Adams, Partner



COUNCIL AGENDA REPORT

FROM: Kathi Cook, Community Development Director
Prepared By: Michael Woodman, Senior Planner

SUBJECT: MP-16-04/CU-16-04 Nail Seasons/Twin Oaks/Preston Ridge

CITY COUNCIL: July 25, 2016

PLANNING COMMISSION:

This item was heard at the July 13th Planning Commission meeting. After discussion, the Planning Commission voted unanimously to recommend approval of the request subject to staff conditions.

RECOMMENDATION:

Approve MP-16-04/CU-16-04 Nail Seasons/Twin Oaks/Preston Ridge subject to the following conditions:

- 1. 'Nail Salon' shall be added as a conditional use at 3450 Old Milton Pkwy, Suite 100.**
- 2. Conditional use approval shall be limited to Nail Seasons & Tan, Inc.; no additional nail salon businesses or subleasing shall be permitted within the approved space.**
- 3. No services, such as waxing and massage, shall be permitted.**
- 4. Hours of operation shall be limited to Monday through Sunday from 9:30 AM to 8:00 PM.**
- 5. Neon window signage within the permitted 20% shall be limited to one 'OPEN' sign.**

REPORT-IN-BRIEF

The applicant, Nail Seasons & Tan, Inc., is requesting a conditional use permit and master plan amendment to allow 'Nail Salon' at 3450 Old Milton Parkway, Suite 100. The property is zoned CUP (Community Unit Plan) and is part of the Preston Ridge Master Plan, Pod B.

DISCUSSION

The submitted request, if approved, will permit the applicant to provide nail salon services in a 2,101 square foot suite within an existing shopping center. Manicure and pedicure services are the only services proposed by the applicant.

The subject property is located at the northeast corner of Old Milton Parkway and North Point Parkway. The property is zoned CUP (Community Unit Plan) and is located in Pod B of the Preston Ridge Master Plan, which allows 'Nail Salon' as a conditional use.

There are no other 'Nail Salon' uses in the Twin Oaks shopping center. However, Amie Hair and Nails is located at 4000 North Point Parkway, a distance of approximately 410 feet from the subject property. In addition, Hollywood Manicure & Spa (3630 Old Milton Parkway) and SOAK Nail and Body Lounge (3710 Old Milton Parkway), a distance of approximately 2,100 feet and 2,750 feet, respectively, from the subject property.

The applicant states that they have been in business for 10 years and currently operate a Nail Seasons & Tan, Inc. location in the Alpharetta Commons shopping Center, located at 4305 State Bridge Road, Suite 106, Alpharetta, Georgia. The applicant intends to relocate the existing business to the Twin Oaks shopping center, pending approval of the conditional use permit and master plan amendment.

CONDITIONAL USE REQUIREMENTS

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: Twin Oaks was developed in compliance with the development standards of a retail shopping center. The proposed retail service use will not have a significant impact on vehicular and pedestrian access.

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

Response: Twin Oaks shopping center is in compliance with regard to refuse areas, loading and service areas, off-street parking, and buffers and screening.

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

Response: The proposed retail service use is compatible with the existing retail shopping center and surrounding commercial properties and will not be injurious or diminish the property values of surrounding properties.

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

Response: Not applicable.

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

Response: The proposed retail service use is compatible with the existing retail shopping center and will not impact the development of surrounding properties.

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

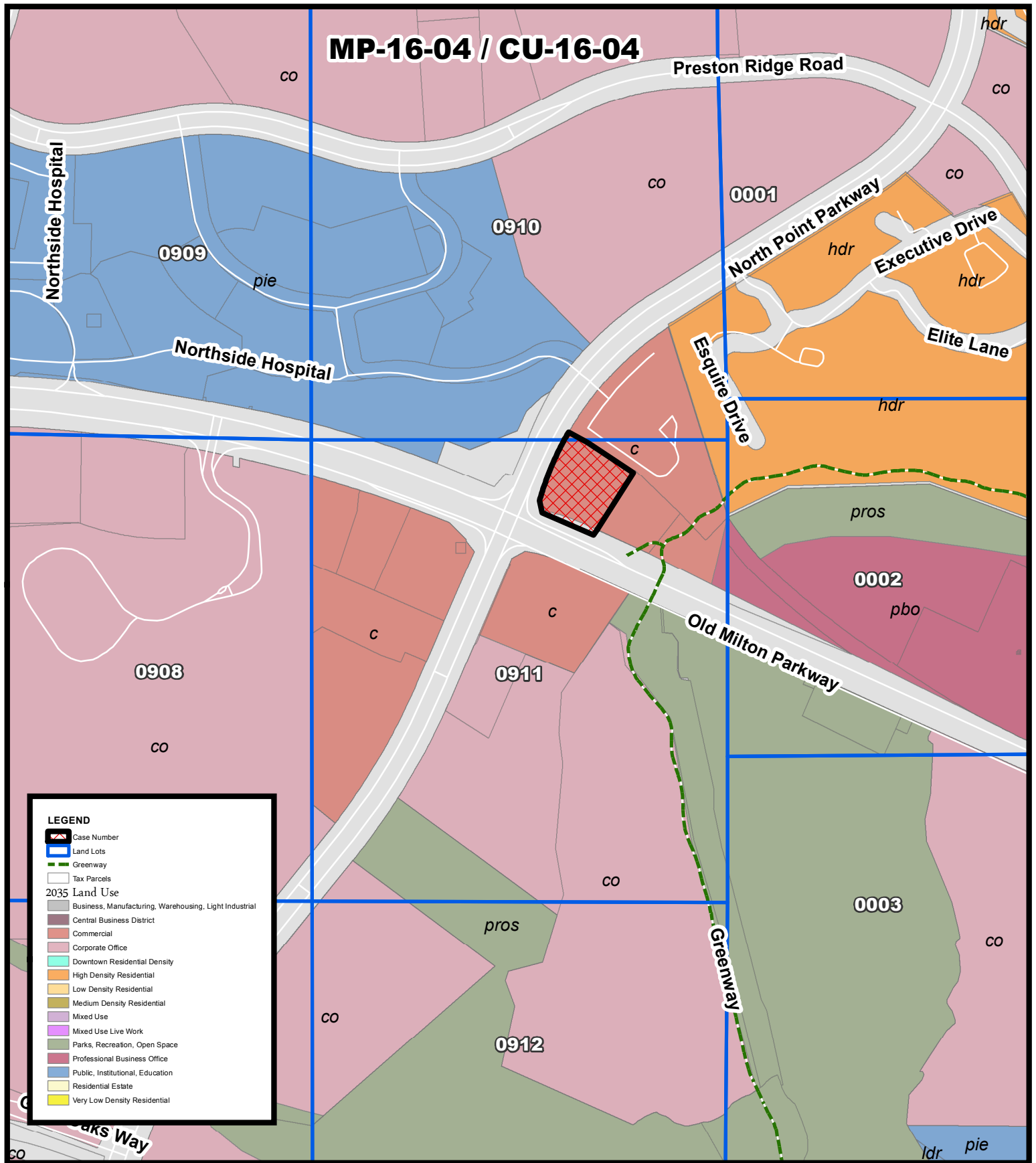
Response: The proposed retail service use is compatible with the character of the existing retail shopping center and the Old Milton Parkway commercial corridor.

CONCURRENCES

Staff's analysis finds that the requested conditional use and master plan amendment is not in conflict with the established standards and should have little impact on the area. The proposed use would be compatible with the surrounding retail uses and other locations for this business, which are similarly situated within retail shopping centers. However, conditions should be established as part of this application that regulate and limit an expansion of services.

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, as well as, notification of a public participation meeting. The report states that no comments were received.

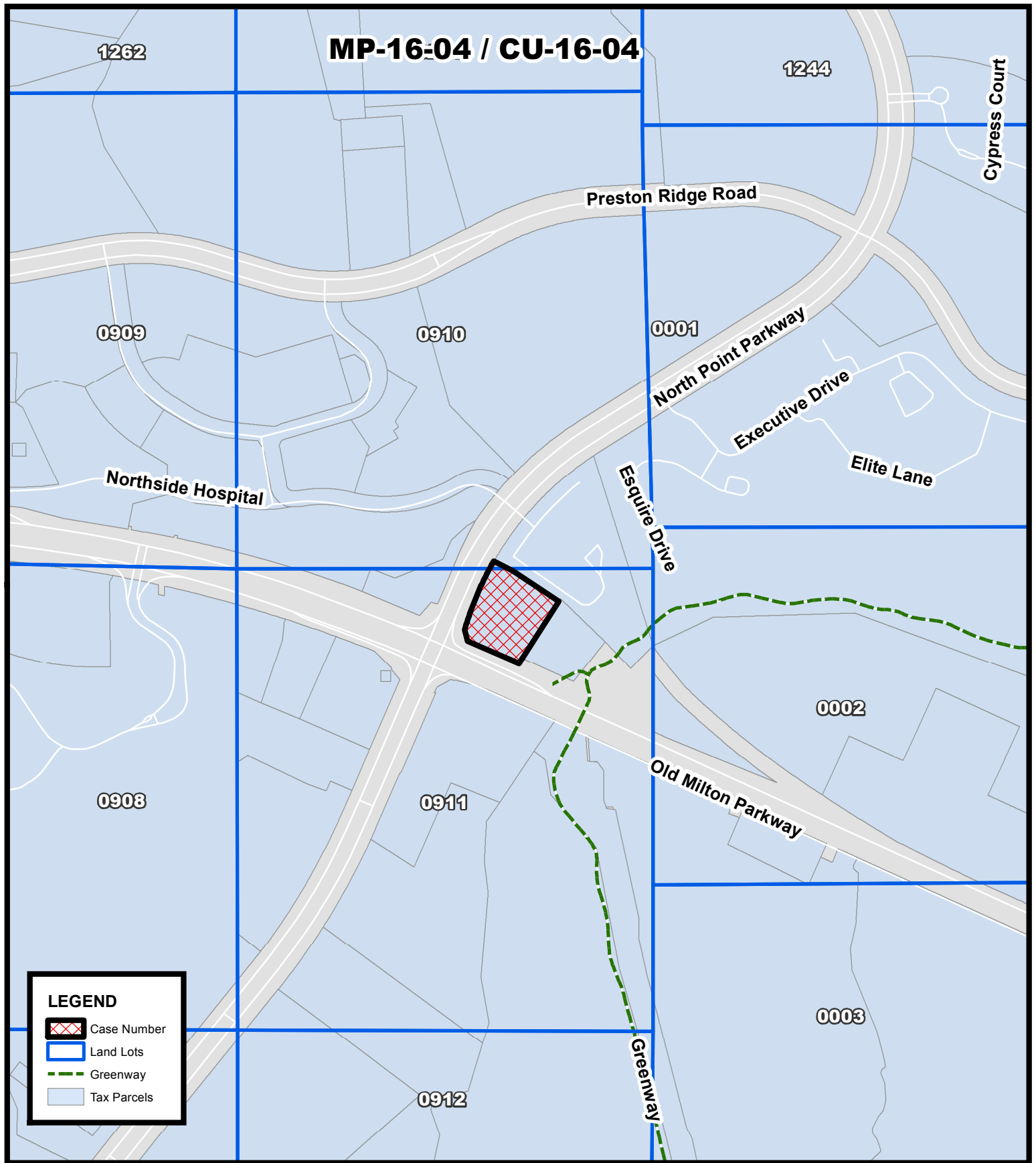


2035 Land Use **Nail Seasons** **Twin Oaks/Preston Ridge**

MP-16-04/ CU-16-04
D/LL: 1/2/910, 911
PC: 7/13/16
CC: 7/25/16



Location Map Provided by:
Community Development - GIS

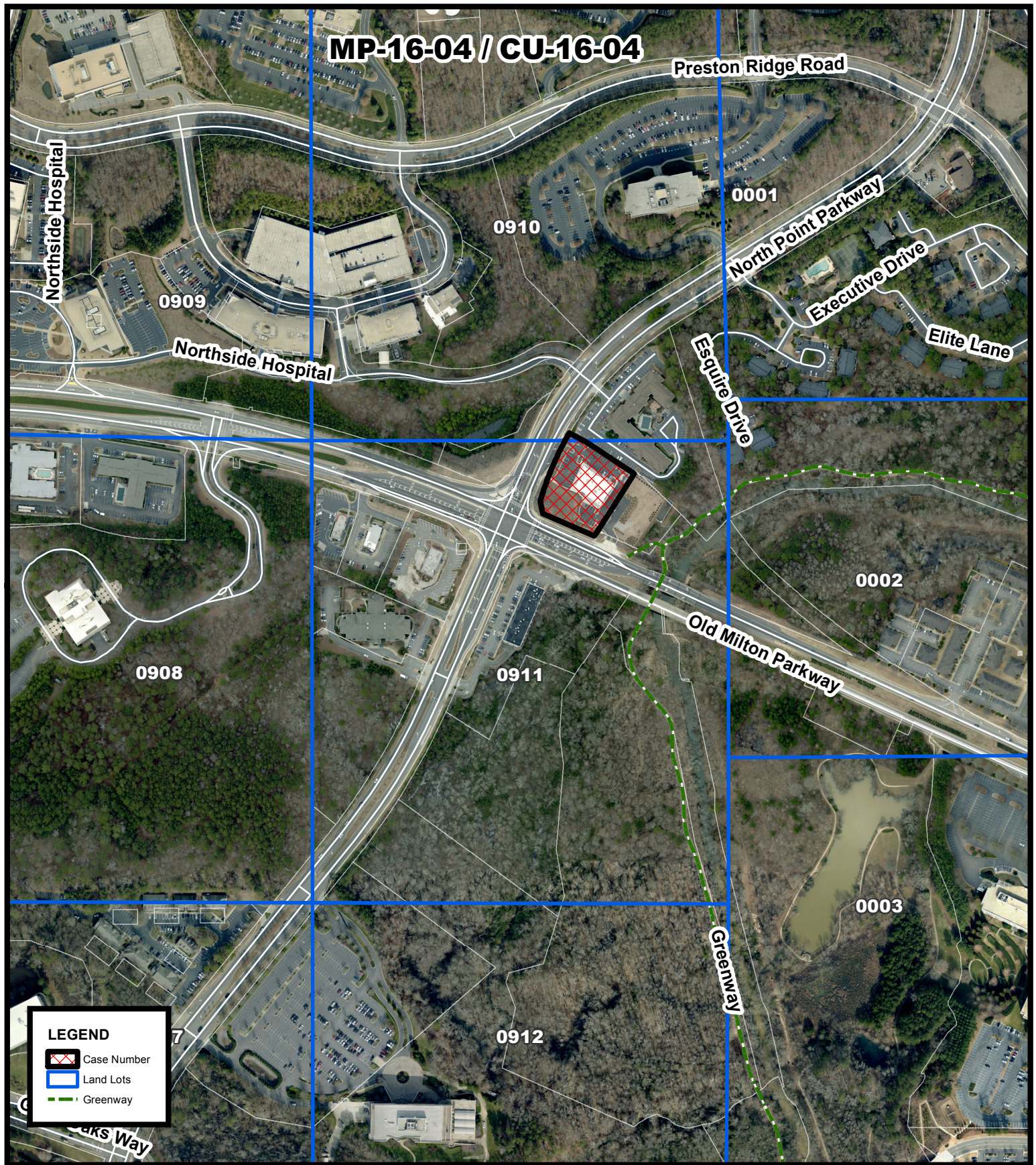


Location Map
Nail Seasons
Twin Oaks/Preston Ridge

MP-16-04/ CU-16-04
D/LL: 1/2/910, 911
PC: 7/13/16
CC: 7/25/16



Location Map Provided by:
Community Development - GIS



Aerial Map **Nail Seasons** **Twin Oaks/Preston Ridge**

MP-16-04/ CU-16-04
D/LL: 1/2/910, 911
PC: 7/13/16
CC: 7/25/16

Location Map Provided by:
Community Development - GIS

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: Nail Season and Tan, Inc.

Contact Name: Ethan Underwood

Telephone: 770-781-4100

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

Public Participation Letters were mailed via certificate of mailing on May 27, 2016, notifying adjacent and nearby property owners

of the proposed conditional use application. A copy of the public participation letter and a copy of the mailing receipts are

attached hereto as Exhibit "A". A public participation meeting was held on June 6, 2016 at 6:30 PM at the North Park Adult

Activity Center. A copy of the public participation sign-in sheet is attached hereto as Exhibit "B". A summary of the issues raised by

adjoining property owners and the Applicant's response is attached hereto as Exhibit "C".

Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*



Letter



Personal Visits



Telephone



Group Meeting



Email



Other (Please Specify) _____

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

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

Signature of Authorized Agent: 

Date: June 8, 2016

Print Form

Exhibit “A”

Copies of the Public Participation Letters and Mailing Receipts

Ethan Underwood
eunderwood@mhtlegal.com

May 27, 2016

Re: Nail Season and Tan, Inc.-MP-16-04/CU-16-04

Dear Neighbors:

In an effort to foster community accord, Nail Seasons and Tan, Inc. (the "Applicant") would like to inform interested property owners that it has submitted a conditional use permit application to the City of Alpharetta.

A copy of the proposed site plan is enclosed. To facilitate this project, the Applicant is requesting:

- 1) a conditional use permit to allow a Nail Salon at 3450 Old Milton Parkway, Suite 100, Alpharetta, GA 30005
- 2) to amend a Master Plan affecting the property

A public participation meeting will be held on June 6, 2016 at 6:30 P.M. at the North Park Adult Activity Center located at 13450 Cogburn Road, Alpharetta, Georgia 30004. This meeting is not the public hearing. Its purpose is to provide neighbors and interested parties the opportunity to meet with the Applicant, ask questions, and voice concerns regarding this application.

The Applicant is committed to keeping the public informed during the process of this application. If you have any questions, comments, or concerns, please contact us. When contacting our office, please reference Nail Seasons and Tan, Inc. – MP-16-04/CU-16-04 so that we may facilitate your request more efficiently.

Sincerely,



Ethan Underwood,
Attorney for the Applicant

Enclosure

Nail Seasons [14 Letters]

Name and Address of Sender

Check type of mail or service:

- | | |
|---|--|
| ☐ Adult Signature Required | ☐ Adult Signature Restricted Delivery |
| ☐ Certified Mail | ☐ Recorded Delivery (International) |
| ☐ COD | ☐ Registered |
| ☐ Delivery Confirmation | ☐ Return Receipt for Merchandise |
| ☐ Express Mail | ☐ Signature Confirmation |
| ☐ Insured | |

Affix Stamp
(If issued as
certificate of
or for additio
copies of this
Postmark &
Date of Re



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U.S. POSTAGE
PAID
CUMMING, GA
30040
MAY 27, 16
AMOUNT

\$5.04
R2304E106735-18



Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	Fee											
1.	CNL RETIREMENT EDEN2 A PACK LP Or Current Property Owner 2235 FARADAY AVE STE O CARLSBAD CA 92009	0.46 ⁵												
2.														
3.	CREF PR OFFICE LLC Or Current Property Owner 150 S WACKER DR STE 350 CHICAGO IL 60606	0.46 ⁵												
4.														
5.	DREW & CO Or Current Property Owner 3610 CHAMBLEE TUCKER RD ATLANTA GA 30341	0.46 ⁵												
6.														
7.	EMPYREAN LLC Or Current Property Owner 178 SOUTH MAIN ST STE 250 ALPHARETTA GA 30009	0.46 ⁵												
8.														
	FEDERAL INVESTMENT PROPERTY CORP Or Current Property Owner 2575 PEACHTREE RD # #24E ATLANTA GA 30305	0.46 ⁵												
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)												

5

Name and Address of Sender

Check type of mail or service:

- ☐ Adult Signature Required ☐ Adult Signature Restricted Delivery
☐ Certified Mail ☐ Recorded Delivery (International)
☐ COD ☐ Registered
☐ Delivery Confirmation ☐ Return Receipt for Merchandise
☐ Express Mail ☐ Signature Confirmation
☐ Insured

Affix Stamp Here
(If issued as a
certificate of mailing
or for additional
copies of this bill)

Postmark and
Date of Receipt

Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	GREENSTONE PRESTON RIDGE LP Or Current Property Owner 3330 CUMBERLAND BLVD # 475 ATLANTA GA 30339	0.46 ^s												
2.	HOSPITAL AUTH OF FULTON COUNTY Or Current Property Owner 960 JOHNSON FERRY RD NE STE 335 ATLANTA GA 30342	0.46 ^s												
3.	HPT IHG PROP TRUST Or Current Property Owner P.O. BOX 56607 ATLANTA GA 30343	0.46 ^s												
4.	MCDONALDS USA LLC Or Current Property Owner 9335 CHANDLER BLUFF ALPHARETTA GA 30022 6219	0.46 ^s												
5.	NORTH POINT OAKS LLC Or Current Property Owner 605 LINCOLN RD STE 320 MIAMI FL 33139	0.46 ^s												
6.	OLD MILTON INVESTMENT PROPERTY LLC Or Current Property Owner 4941 PIPPEN DR ACWORTH GA 30101	0.46 ^s												
7.														
8.														
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office												

Name and Address of Sender

Check type of mail or service:

- ☐ Adult Signature Required ☐ Adult Signature Restricted Delivery
☐ Certified Mail ☐ Recorded Delivery (International)
☐ COD ☐ Registered
☐ Delivery Confirmation ☐ Return Receipt for Merchandise
☐ Express Mail ☐ Signature Confirmation
☐ Insured

Affix Stamp Here
(If issued as a
certificate of mailing
or for additional
copies of this bill)

Postmark and
Date of Receipt

Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	PRESTON RIDGE ASSOCIATION INC Or Current Property Owner 3330 CUMBERLAND BLVD SE STE 475 ATLANTA GA 30339 5997	5 0.46												
2.	SCHLOTZSKYS STORES LLC Or Current Property Owner 3520 PIEDMONT RD NE STE 410 ATLANTA GA 30305 1512	5 0.46												
3.	VESTA MOORE LLC Or Current Property Owner 9850 ROD RD ALPHARETTA GA 30022	5 0.46												
4.														
5.														
6.														
7.														
8.														
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)												

Exhibit “B”

Public Participation Sign-In Sheet

Public Participation Meeting
Sign In Sheet for
Nail Seasons and Tan, Inc.
June 6, 2016 at 6:30 p.m.

[illegible]

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

None.

5/2/2016

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

MP-16-04

CU-16-04

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: Miles Hansford and Tallant, LLC - J. Ethan Underwood

Telephone: 770-781-4100

Address: 202 Tribble Gap Road

Suite: 200

City: Cumming

State: GA

Zip: 30040

Fax: 770-781-9191

Mobile Tel: _____

Email: eunderwood@mhtlegal.com

Subject Property Information:

Address: 3450 Old Milton Parkway, Suite 100, Alpharetta, GA 30005

Current Zoning: CUP

District: 1

Section: 2

Land Lot: 911

Parcel ID: 12 311009100807

Proposed Zoning: CUP

Current Use: Retail Center

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

☒ Conditional Use

☐ Master Plan Amendment

☐ Rezoning

☐ Master Plan Review

☐ Variance

☒ Public Hearing

☐ Comprehensive Plan Amendment

☐ Other *(Specify):* _____

5/2/2016

MP-16-04
CU 16 04

APPLICANT REQUEST AND INTENT

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

Nail Salon

Applicant's Request (Please itemize the proposal):

a) Conditional Use Permit to allow use of property as a Nail Salon.

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

The Applicant seeks to use Suite 100 of the Subject Property as a Nail Salon.

5/2/2016

MP-16-04
CU-16-04

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: VESTA MOORE LLC

Telephone: 770-740-1554

Address: 9580 ROD RD

Suite: _____

City ALPHARETTA

State: GA

Zip: 30022

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: Nail Seasons and Tan, Inc.

Telephone: 678-982-7153

Address: 4305 State Bridge Road #106

Suite: 106

City Alpharetta

State: GA

Zip: 30022

So Sworn and Attested:

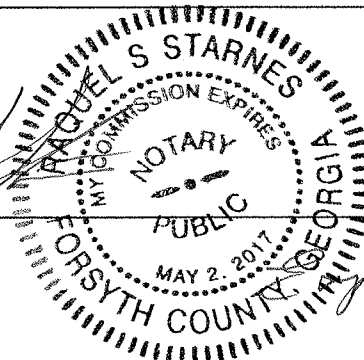
Owner Signature: _____

Date: 4/28/2016

Notary: _____

Notary Signature: _____

Date: 4/28/2016



May 2 2017

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: _____

N/A

Position: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Campaign Contribution Information:

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

Signature: _____

Brian

Date: _____

4/26/2016

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The Subject Property is located within a retail center, and will be a compatible use for surrounding retailers.

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

The proposed use will increase the usability and value of surrounding properties by increasing commercial traffic and potential consumers, creating a synergistic increase in commerce for area businesses.

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

Suite 100 of the Subject Property is vacant commercial space, implying that there is not another reasonable economic of this property without approval of the conditional use permit for the proposed nail salon.

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

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

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

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

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

The Subject Property is located in the Old Milton Corridor character area of the Alpharetta 2030 Comprehensive Plan. The subject property is depicted as Commercial on the Future Development Map. As such, the proposed use complies with both the letter and intent of the Comprehensive Plan.

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

With the introduction of the Avalon project, the commercial makeup of the North Point Mall area is adapting and strengthening with adjusted tenant mix and new uses occupying vacant commercial space. The Applicant's proposed conditional use permit is required to facilitate these changing conditions.

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: Nail Seasons and Tan, Inc.

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

Telephone: 770-781-4100

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

Owners of properties located w/i 500 ft of Subject Property

Affected government departments

City Officials

Interested parties noted on list provided by City

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

☒

Letter

☐

Personal Visits

☐

Telephone

☒

Group Meeting

☐

Email

☐

Other (Please Specify)

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

The Applicant will notify interest parties of and conduct a public participation meeting to discuss the application. The Applicant will contact any other persons of whom it becomes aware have an interest in the application. Interested parties are encouraged to contact the Applicant via telephone, email, letter, and personal meetings to discuss the application.

5/2/2016

MP-16-04
CU-16-04



202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040
770-781-4100 | www.mhtlegal.com

Ethan Underwood
eunderwood@mhtlegal.com

LETTER OF INTENT FOR LAND USE APPLICATION

Re: **Applicant:** **Nail Seasons and Tan, Inc.**
 Subject Property: **0.932 Acres Designated as Fulton County Tax Parcel(s):**
 12 311009100807

 Current Zoning: **CUP**
 Proposed Zoning: **CUP with Conditional Use Permit**
 Proposed Use: **Nail Salon**
 ROW Access: **Old Milton Parkway & North Point Parkway**

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

The Applicant asserts the statements contained in the application package submitted herewith, incorporated herein by reference, and as may be amended (the "Application") describing justification for the requested zoning and for any request of variances, in any, as if such were fully stated herein. The Applicant incorporates all statements made in the Public Hearing Application submitted concurrently herewith as its letter of intent required by the City of Alpharetta.

The Applicant seeks to develop a Nail Salon on the Subject Property. The Proposed Use and the requested conditional use permit will only be utilized for Suite 100 of the Subject Property.

The Subject Property is located in the Old Milton Corridor character area of the Alpharetta 2030 Comprehensive Plan. The subject property is depicted as Commercial on the Future Development Map. As such, the Proposed Use complies with both the letter and intent of the Comprehensive Plan.

Accordingly, the Applicant respectfully requests that the Application, as requested by the Applicant, be approved. The Applicant also reserves the right to amend this statement and the Application by supplementing further responses and documents.

Sincerely,

Ethan Underwood



202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040
770-781-4100 | www.mhtlegal.com

Ethan Underwood
eunderwood@mhtlegal.com

RESERVATION OF CONSTITUTIONAL AND LEGAL RIGHTS

Re: **Applicant:** **Nail Seasons and Tan, Inc.**
 Subject Property: **0.932 Acres Designated as Fulton County Tax Parcel(s):**
 12 311009100807

 Current Zoning: **CUP**
 Proposed Zoning: **CUP with Conditional Use Permit**
 Proposed Use: **Nail Salon**
 ROW Access: **Old Milton Parkway & North Point Parkway**

This Reservation of Constitutional and Other Legal Rights ("the Reservation") is intended to supplement and form a part of the land use application (including any request for zoning, conditional use permit and variances)(the "Application") of the Applicant and the owners of the Subject Property and to put the City of Alpharetta on notice of the Applicant's assertion of its constitutional and legal rights.

The Applicant has filed a timely application, has provided all required information and has submitted the appropriate application fees. The application meets all judicial and statutory requirements for approval.

The Current Zoning of the Subject Property is unconstitutional in that it affords no reasonable use of the Subject Property and no resulting benefit to the public from designation under this zoning classification. The Applicant and the owners of the Subject Property have filed the Application to remedy this unconstitutionality.

A refusal by the City of Alpharetta to approve the Application, as requested by the Applicant, will impose a disproportionate hardship on the Applicant and owners of the Subject Property without benefiting any surrounding property owners. There is no reasonable use of the Subject Property under any other zoning classification and no resulting benefit to the public from designation to any other classification.

Any provisions in the City of Alpharetta Unified Development Code (the “UDC”) that classify, or may classify, the Subject Property into any non-requested zoning classification or zoning classification that does not permit the Proposed Use as a matter of right, or at a density less than as requested by the Applicant, are, or will be, unconstitutional in that they will constitute a taking of the Applicant’s and owners’ property rights without first paying fair, adequate, and just compensation for such rights in violation of Article I, Section III, Paragraph I of the Georgia Constitution of 1983, as amended, and the Fifth and Fourteenth Amendments to the Constitution of the United States.

The Subject Property is suitable for development under the Proposed Zoning district requested by the Applicant and it is not suitable for development under any other zoning classification, including without limitation the Current Zoning category of the Subject Property, or at a density or use less than that requested by the Applicant. A denial of the Application, as requested by the Applicant, will constitute an arbitrary and capricious act by the City of Alpharetta without any basis for such, and will constitute an abuse of discretion

Page 2 of 2
May 2, 2016

in violation of Article I, Section I, Paragraph I of the Georgia Constitution of 1983, as amended and the Due Process Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States.

A refusal by the City of Alpharetta to approve the Application, as requested by the Applicant, will prohibit the only viable economic use of the Subject Property, will be unconstitutional and will discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owner and the owners of similarly situated properties in violation of Article I, Section I, Paragraph II of the Georgia Constitution of 1983, as amended and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

The City of Alpharetta cannot lawfully impose more restrictive standards on the Subject Property's development than are presently set forth in the UDC. To do so will constitute a taking of the Subject Property as set forth above, and also amount to an unlawful delegation of the Board's authority in response to neighborhood opposition, in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution of 1983, as amended. Any zoning conditions or other restrictions imposed on the Subject Property without the consent of the Applicant and property owners that do not serve to ameliorate the negative impacts of the development are invalid and void. As such, the Applicant and owners reserve the right to challenge any such zoning conditions and other restrictions. The Applicant and owners also reserve the right to challenge any unlawful exactions, whether they are in the form of illegal impact fees or otherwise.

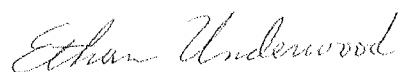
Furthermore, this Reservation also constitutes an Ante Litem Notice pursuant to O.C.G.A. § 36-11-1, which places the City of Alpharetta and all other agents of the City on notice of the Applicant's and owners' intent to seek monetary damages and attorney's fees against the City of Alpharetta for any rezoning action, zoning condition, illegal impact fee and any other unlawful restrictions and exactions that are imposed on the Subject Property, the Applicant and the owners.

Finally, the Applicant and owners assert that the UDC, Future Development Map and Comprehensive Plan were not adopted in compliance with the laws or constitutions of the State of Georgia or of the United States, and a denial of the Applicant's request based upon provisions illegally adopted will deprive the Applicant and owners of due process under the law.

By filing this Reservation, the Applicant reserves all rights and remedies available to it under the United States Constitution, the Georgia Constitution, all applicable federal, state, and local laws and ordinances, and in equity.

The Applicant and owners respectfully request that this Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. This Reservation forms an integral part of the Application, and we ask that the City of Alpharetta include this Reservation with the Applicant's other application documents. The Applicant and owners reserve the right to amend and supplement this Reservation at any time.

Sincerely,



Ethan Underwood,
Attorney for the Applicant

5/2/2016

MP-16-04
CU-16-04



202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040
770-781-4100 | www.mhtlegal.com

Ethan Underwood

May 2, 2016

Re:	Applicant:	Nail Seasons and Tan, Inc.
	Subject Property:	0.932 Acres Designated as Fulton County Tax Parcel(s):
		12 311009100807
	Current Zoning:	CUP
	Proposed Zoning:	CUP with Conditional Use Permit
	Proposed Use:	Nail Salon
	ROW Access:	Old Milton Parkway & North Point Parkway

To Whom It May Concern:

Pursuant to Section 36-67A-3 of the Official Code of Georgia Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, please be advised that Miles, Hansford & Tallant, LLC has given no campaign contributions to local officials of Alpharetta.

This letter constitutes the disclosure of campaign contributions with respect to the above-referenced application.

Sincerely,

Ethan Underwood

5/2/2016

MP-16-04
CU-16-04

Trip Generation Report

		A.M. Peak			P.M. Peak		
Land Use	Daily Total Vehicle Trips	In	Out	Total	In	Out	Total
Nail Salon	30	5	4	9	10	11	21

EXHIBIT "A"

LEGAL DESCRIPTION

All that tract or parcel of land lying and being located in Land Lot 911, District 1, Section 2, Fulton County, Georgia, within the City of Alpharetta, and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING, commence at an iron pin set at the southerly end of the mitered intersection of the easterly right of way of Northpoint Parkway (a 120' R/W) and the northerly right of way of Old Milton Parkway (A.K.A. GA Hwy. 120, R/W varies); thence North 13 degrees 40 minutes 02 seconds West for a distance of 20.93 feet along said intersection miter to an iron pin set (1/2" R/B) and the TRUE POINT OF BEGINNING;

THENCE continuing along said intersection miter, North 13 degrees 40 minutes 02 seconds West for a distance of 38.64 feet to an iron pin set (1/2" R/B) at the northerly end of the mitered intersection;

THENCE North 21 degrees 43 minutes 30 seconds East for a distance of 117.85 feet along the east right of way line of Northpoint Parkway (a 120' R/W) to a point;

THENCE along the east right of way line of Northpoint Parkway (a 120' R/W), a curve to the right having a radius of 1031.36 feet and an arc length of 123.83 feet, being subtended by a chord of North 25 degrees 50 minutes 14 seconds East for a distance of 123.76 feet to an iron pin set (1/2" R/B);

THENCE leaving said east right of way line of Northpoint Parkway (a 120' R/W), South 61 degrees 54 minutes 04 seconds East for a distance of 70.27 feet to an iron pin found (1/2" R/B);

THENCE South 56 degrees 33 minutes 55 seconds East for a distance of 178.49 feet to an iron pin set (1/2" R/B);

THENCE South 33 degrees 26 minutes 05 seconds West for a distance of 239.88 feet to an iron pin set (1/2" R/B);

THENCE North 66 degrees 21 minutes 08 seconds West for a distance of 182.52 feet to an iron pin set (1/2" R/B) and the point of beginning.

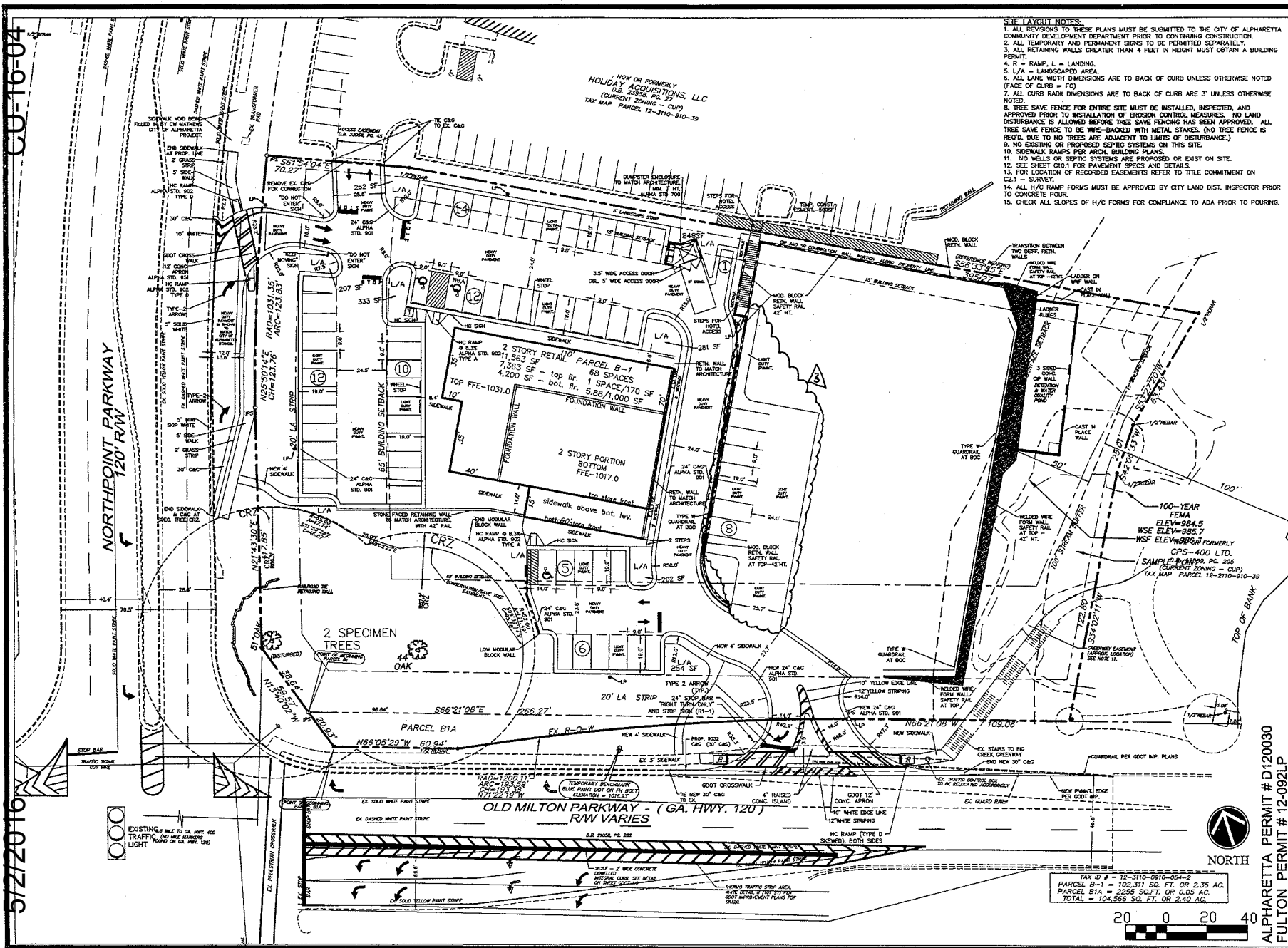
Said property contains 1.348 acres and is more fully shown as Tract 1 on an As-Built Survey for Twin Oaks, by Brumbelow-Reese and Associates, Inc., dated July 2, 2014, bearing their job number 2014-072, and being identified as drawing TO-AB1.

Together with and subject to covenants, easements, and restrictions of record, including those set forth in that certain Cross Access, Utility and Sign Easement Agreement by and between CPS-400, Ltd. and Holiday Acquisitions, LLC, dated February 20, 1998, recorded in the Office of the Clerk of Superior Court of Fulton County, Georgia at Deed Book 23957, Page 37, and that certain Declaration of Easements and Restrictions by North Point Oaks, LLC, dated September 18, 2014, recorded at Deed Book 54177, Page 676 aforesaid records.

MP-16-04

CU-16-04

5/21/2016



- SITE LAYOUT NOTES:**
1. ALL REVISIONS TO THESE PLANS MUST BE SUBMITTED TO THE CITY OF ALPHARETTA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONTINUING CONSTRUCTION.
 2. ALL TEMPORARY AND PERMANENT SIGNS TO BE PERMITTED SEPARATELY.
 3. ALL RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT MUST OBTAIN A BUILDING PERMIT.
 4. R = RAMP, L = LANDING.
 5. L/A = LANDSCAPED AREA.
 6. ALL LANE WIDTH DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED (FACE OF CURB = FC).
 7. ALL CURB RADI DIMENSIONS ARE TO BACK OF CURB ARE 3' UNLESS OTHERWISE NOTED.
 8. TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN APPROVED. ALL TREE SAVE FENCE TO BE WIRE-BACKED WITH METAL STAKES. (NO TREE FENCE IS REQUIRED DUE TO NO TREES ARE ADJACENT TO LIMITS OF DISTURBANCE).
 9. NO EXISTING OR PROPOSED SEPTIC SYSTEMS ON THIS SITE.
 10. SIDEWALK RAMP PER ARCH. BUILDING PLANS.
 11. NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR EXIST ON SITE.
 12. SEE SHEET C10.1 FOR PAVEMENT SPEEDS AND DETAILS.
 13. FOR LOCATION OF RECORDED EASEMENTS REFER TO TITLE COMMITMENT ON C2.1 - SURVEY.
 14. ALL H/C RAMP FORMS MUST BE APPROVED BY CITY LAND DIST. INSPECTOR PRIOR TO CONCRETE POUR.
 15. CHECK ALL SLOPES OF H/C FORMS FOR COMPLIANCE TO ADA PRIOR TO POURING.



AEC
Civil Engineering Water Resources
Land Planning Project Services
Landscape Architects Atlanta Service
30 Warm Springs Circle
Kennesaw, Georgia 30145
(770) 411-1942 www.aecatl.com

SITE LAYOUT PLAN

TWIN OAKS
Retail Center
ALPHARETTA, GEORGIA

ALPHARETTA PERMIT # D120030
FULTON PERMIT # 12-092LP

NO.	REVISIONS	DATE
1	COUNTY & CITY COMMENTS	01/19/12
2	REVIEW COMMENTS	2/14/12
3	ADDED 2 SPACES	3/14/12

PROJECT NO. - 12-3313
DRAWN - BDR
DESIGNED - BDR
CHECKED - (signature)
DATE - 7-31-12

C-3.0



COUNCIL AGENDA REPORT

FROM: Kathi Cook, Community Development Director
Prepared By: Michael Woodman, Senior Planner

SUBJECT: MP-16-10/CU-16-05 iNails/North Point Village/Nail Salon & Spa Services

CITY COUNCIL: July 25, 2016

PLANNING COMMISSION:

This item was heard at the July 13th Planning Commission meeting. After discussion, the Planning Commission voted unanimously to recommend approval of the request subject to staff conditions.

RECOMMENDATION:

Approve MP-16-10/CU-16-05 iNails/North Point Village/Nail Salon & Spa Services subject to the following conditions:

1. 'Nail Salon' and 'Spa Services' shall be added as a conditional use at 7300 North Point Pkwy, Suite 104A.
2. Conditional use approval shall be limited to the iNails Salon & Spa; no additional nail salon/spa businesses or subleasing shall be permitted within the approved space.
3. Hours of operation shall be limited to Monday through Saturday from 9:30 AM to 8:00 PM and Sunday 12:00 PM to 6:00 PM.
4. Neon window signage within the permitted 20% shall be limited to one 'OPEN' sign.

REPORT-IN-BRIEF

The applicant, iNails Salon & Spa, is requesting a conditional use permit and master plan amendment to allow 'Nail Salon' and 'Spa Services' for a business located at 7300 North Point Parkway, Suite 104A (North Point Village I).

DISCUSSION

The submitted request, if approved, will permit the applicant to provide nail salon services in a 3,295 square foot suite within an existing shopping center. In addition to a nail salon, the applicant's business also offers services such as facials, waxing, and massage.

The subject property is located on the south side of North Point Parkway, just west of Encore Parkway. The property is zoned PSC (Planned Shopping Center) and is located in Pod 6 of the Regency Park Master Plan, which allows 'Nail Salon' and 'Spa Services' as a conditional use.

Because the applicant provides massage and waxing services in addition to nail services, the use is also categorized as 'Spa Services'. Unified Development Code (UDC) Section 1.4.2 defines 'Spa Services' as follows:

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

There are no 'Nail Salon' uses in the North Point Village I shopping center and the nearest is located at 7391 North Point Parkway, which is approximately 1,150 feet away. Lucky Golden Touch provides massage services at 1000 North Point Circle (North Point Mall) and is located approximately 2,850 feet away from the subject property.

The applicant states that they have been in business for over 30 years and currently operate an iNails Salon & Spa location in the Perimeter Center area, located at 1165 Perimeter Center W, Suite 305, Sandy Springs, Georgia.

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: North Point Village I was developed in compliance with the development standards of a retail shopping center. The proposed retail service use will not have a significant impact on vehicular and pedestrian access.

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

Response: North Point Village I shopping center is in compliance with regard to refuse areas, loading and service areas, off-street parking, and buffers and screening.

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

Response: The proposed retail service use is compatible with the existing retail shopping center and surrounding commercial properties and will not be injurious or diminish the property values of surrounding properties.

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

Response: Not applicable.

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

Response: The proposed retail service use is compatible with the existing retail shopping center and will not impact the development of surrounding properties.

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

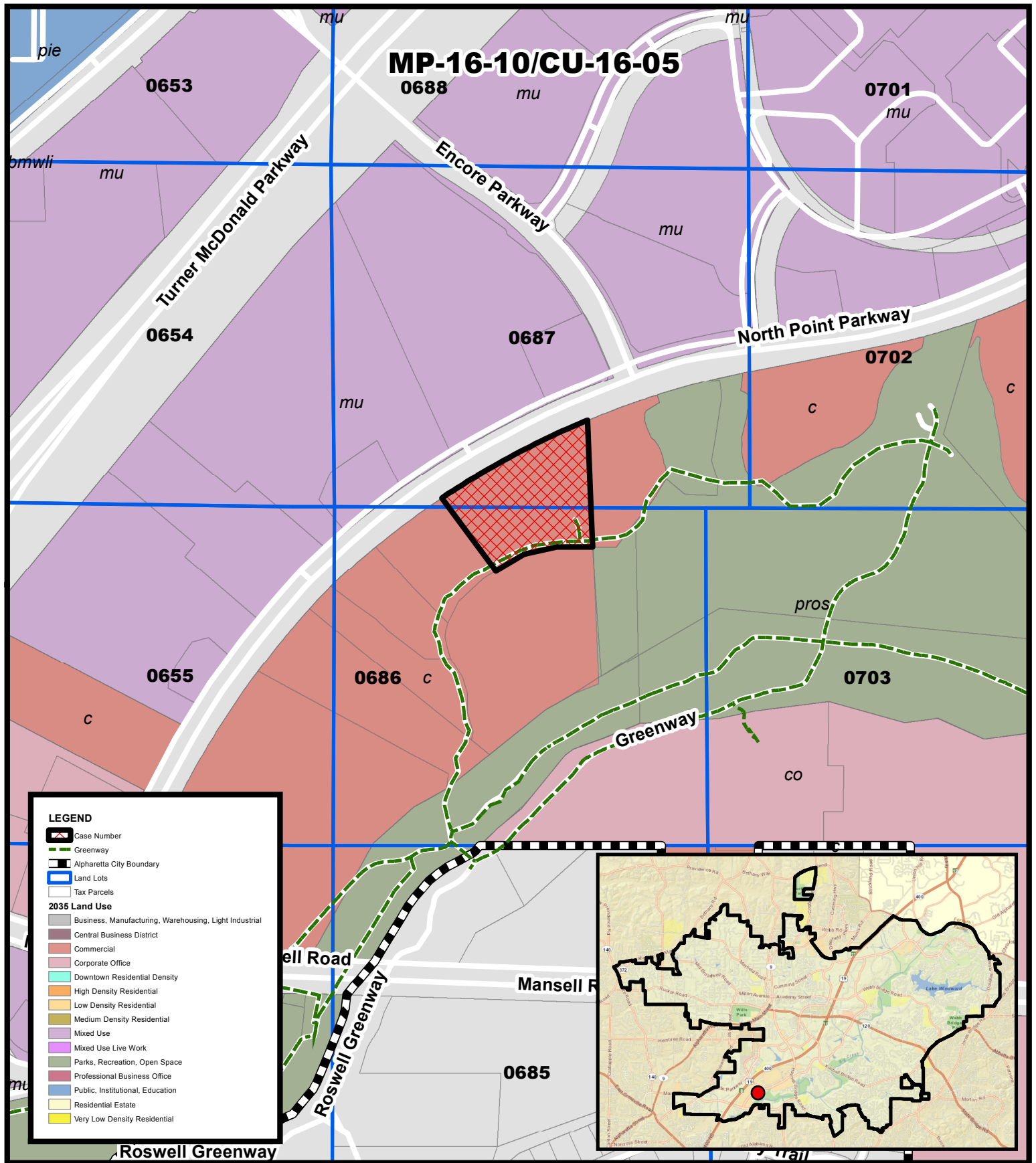
Response: The proposed retail service use is compatible with the character of the existing retail shopping center and is appropriately located within the North Point Parkway commercial corridor.

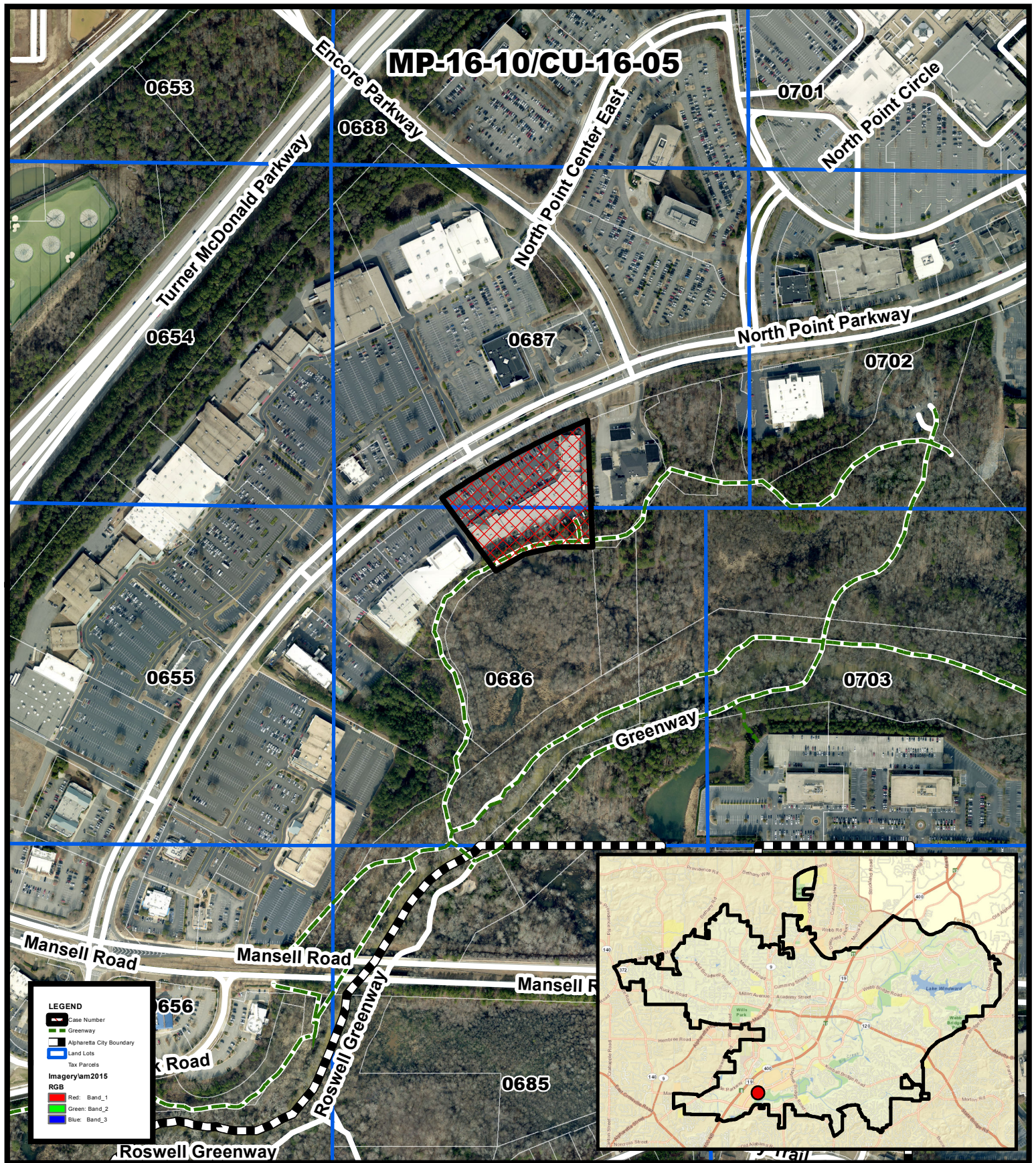
CONCURRENCES

Staff's analysis finds that the requested conditional use and master plan amendment is not in conflict with the established standards and should have little impact on the area. The proposed use would be compatible with the surrounding retail uses and other locations for this business, which are similarly situated within retail shopping centers. However, conditions should be established as part of this application that regulate and limit an expansion of services.

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.



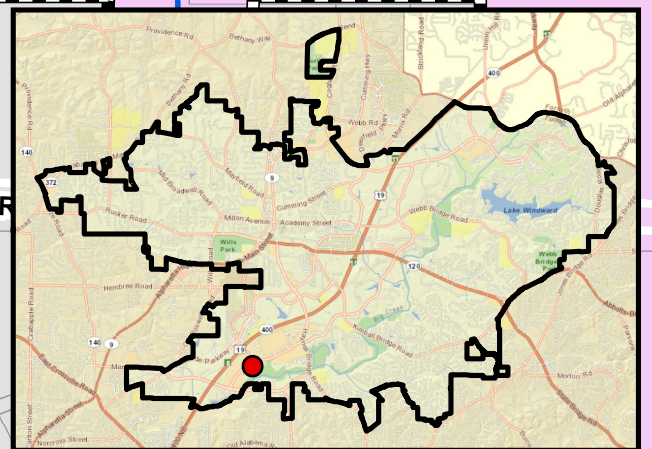
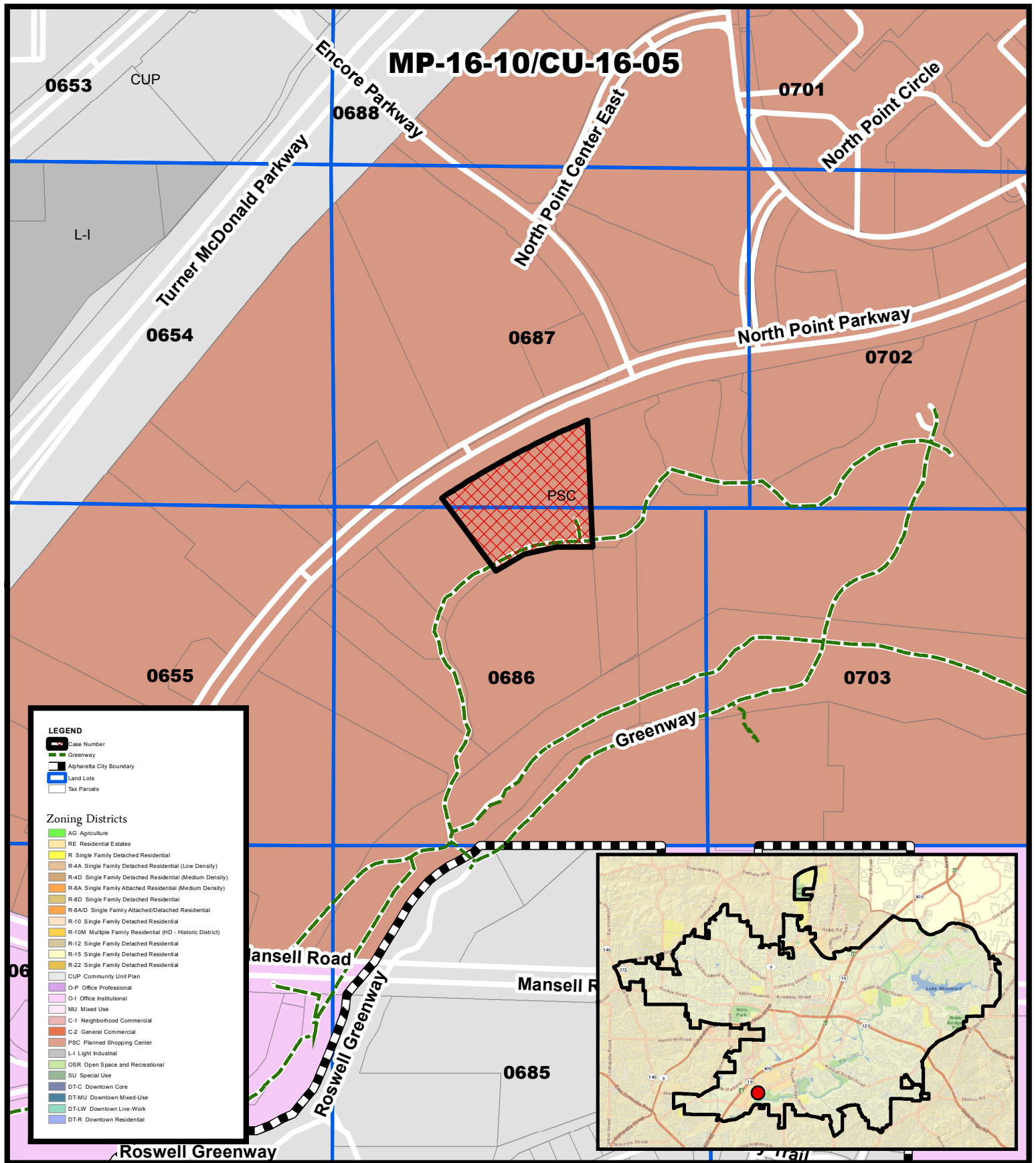


Aerial Map
INails/Spa Services
7300 North Point Parkway

MP-16-10/CU-16-05
D/LL: 1/2/686, 687
PC: 07/13/16
CC: 07/25/16



Location Map Provided by:
Community Development - GIS

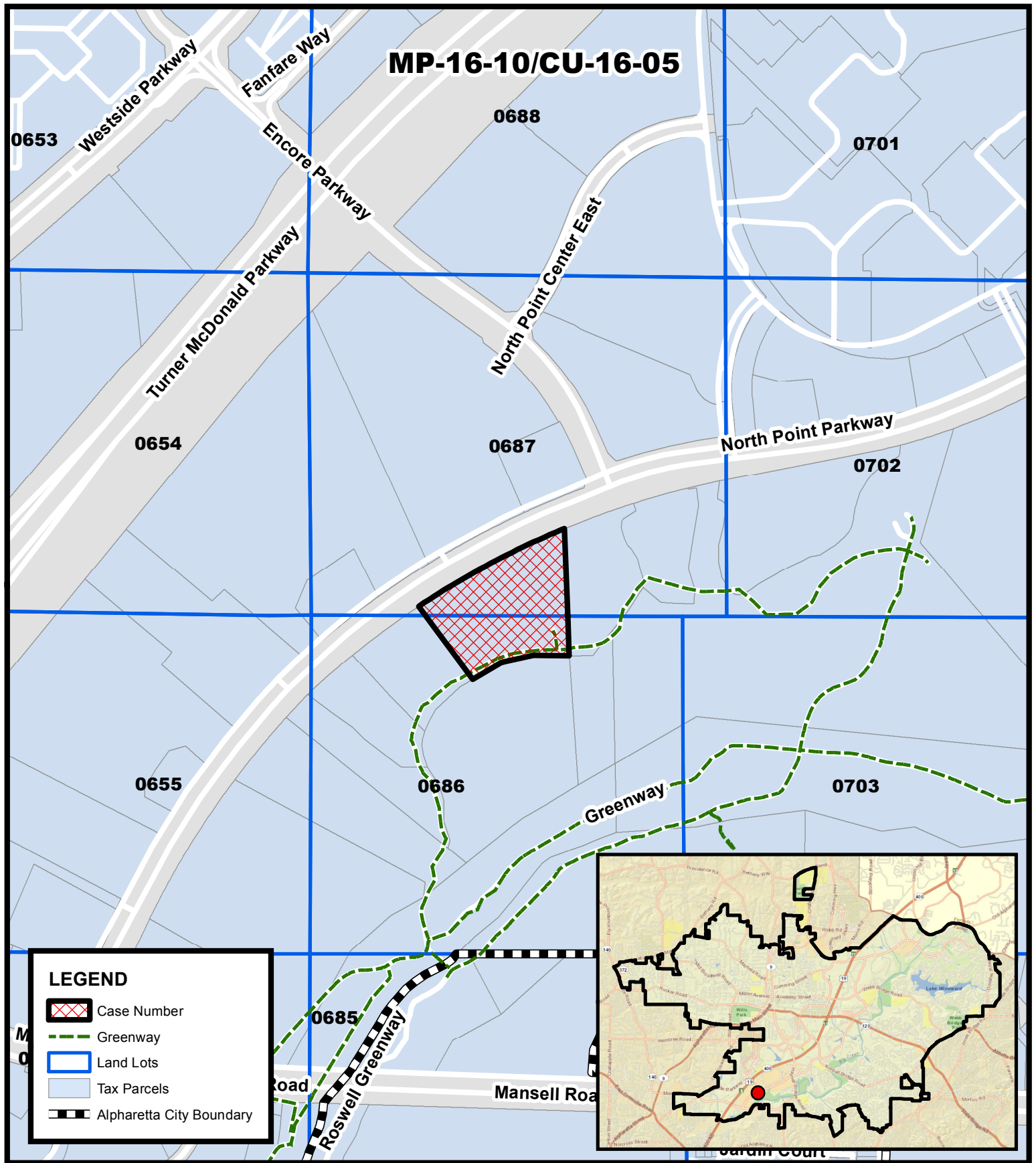


Zoning Districts
INails/Spa Services
7300 North Point Parkway

MP-16-10/CU-16-05
D/LL: 1/2/686, 687
PC: 07/13/16
CC: 07/25/16



Location Map Provided by:
Community Development - GIS



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7300 North Point Parkway

MP-16-10/CU-16-05
D/LL: 1/2/686, 687
PC: 07/13/16
CC: 07/25/16



Location Map Provided by:
Community Development - GIS

inails Salon & Spa

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Home Page

Welcome to I Nails Salon and Spa, where we offer Top of the line service at competitive prices conveniently located near Perimeter Mall. I Nails Salon and Spa offers a variety of services including Manicures, Pedicures, Facials, Massages, and Spa Treatment. Come experience our elegant and modern nail color choices, attention to detail and a clean, sanitary and our luxurious atmosphere and surroundings that will have you leaving like a new relaxed person. Our skilled and professional technician's will stop at nothing insuring that you are completely happy with the finished result. At I Nails Salon and Spa in Atlanta, we cater to our clients and we look forward to you experiencing our "Top of the line Service at competitive prices.

I Nails Salon and Spa also offers the latest all natural and organic SNS Nail also known as Signature Nail Systems. Call today and try the new all natural and organic nail system.

With over 200 of Gel Colors selection will fantasize your eyes; Shellac, OPI, Gelish and Perfect Match in addition to traditional nail polishes like Essie and OPI and Orly.

Experience the difference!

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inails Salon & Spa

Services

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Enhancements

	<u>Full Set</u>	<u>Fill-Ins</u>
Pink & White (with Gel)	\$45.95	\$35.95
Pink only (with Gel)		\$25.95
SNS (pink & white)	\$45.95	\$35.95
SNS (color)	\$35.95	\$25.95
Solar Nails (fullset)	\$35.95	\$25.95 up
Acrylic (clear)	\$25.95	\$17.95 up
Gel Nails (fullset)	\$30.95	\$20.95 up
Gel Manicure	\$25.95	
Shellac Brand (with Manicure)	\$26.95	
Spa Pedicure	\$22.95	(add \$5 for callus remover)
Spa Manicure	\$12.95	
Spa Manicure & Pedicure	\$32.95	
Nail Repair	\$3.49 up	
Nails Removal	\$10.95	
Polish Change Hands	\$6.49 up	
Polish Change Toe	\$8.49 up	
French	\$5.49	
Paraffin Treatment	\$5.49	
Princess Polish (under 12yrs old)	\$5.49	



wax.ppt
484.5 KB



*Discover your
Natural Beauty*

Waxing

Brows	\$8.49
Lip	\$5.49
Sides	\$15.95
Full Face	\$30.95 up
Half Arm	\$22.95 up
Full Arm	\$37.95 up
Half Leg	\$30.95 up
Full Leg	\$55.95 up
Bikini Line	\$30.95 up
Brazilian	\$45.95 up
Underarms	\$15.95 up
Back	\$40.95 up
Chest	\$25.95 up
Brow Tint	\$20.95
Lash Tint	\$25.95
Brow & Lash Tint (free eyebrow wax)	\$46.95





Therapy Pedicure

This deeply relaxing pedicure can give you the confidence you want. With the natural sugar crystal scrub (this helps to reduce callus/banish dry skin). These are gentle scrubs that stimulates circulation as well as exfoliating dead skin from your leg and ending with a separate special moisturizer. It includes cooling mask to ease minor aches and pains. You'll feel new!

\$35



Tropical Spa Pedicure

This pedicure is the perfect answer for dry, lackluster skin. Give yourself the healthy shine your skin deserves by picking your perfect scented sugar scrub (Lemon Dream, Grapefruit Surprise, Pomegranate Lime, Mandarin Honey, Exotic Mango, and Vanilla Wild Plum & Lime Zest). We also pamper you with massages, followed by sea salt and scrub that detoxifies skin cells, eliminate cellular debris and stimulates capillary circulation.

\$40



Hot Stone Spa Pedicure

Using hot stones, we help to direct energy flow to area of blockage. This helps to harmonize, restore, rejuvenate and relax the body and mind. It includes sea salt and cooling mask.

\$45





Green Tea Pedicure

This antioxidant-rich treatment focuses on skin renewal and protection from free radicals and premature aging. The pedicure includes a green tea soak, callus feet undergo gentle exfoliation, customized cuticle care, hydrating mud masque, moisture rich massage and finished with precision polishing.

\$45



OPI Deluxe Spa Pedicure

The same as the regular spa pedicure, but we pamper you with massages, followed by sea salt and sugar scrub that detoxifies skin cells, eliminate cellular debris and stimulates capillary circulation. Our Salt scrub is made with 100% pure essential oils, has an intoxicating scent, and leaves your skin with a rich, supple glow. Also, it includes the OPI cooling mask with hot towels to ease minor aches and pains followed with polish of your choice and ending with a separate OPI moisturizer. You'll feel new!

\$45



Cuccio Naturalé Pedicure

Milk & Honey

Cuccio Signature Spa Pedicure includes all the services of a regular pedicure also includes your choice of Cuccio Sea Salt Scrub (Milk and Honey/Soothing and Moisturizing), Pomegranate and Fig (Anti-Aging & Revitalizing), Papaya & Guava (Regenerating & Healing), Tuscan Citrus Herb & Clary Sage (Energizing & Balancing), Hot Lava Treatment, Menthol Eucalyptus Oil with Vitamins A, C, D, E, and Milk Protein Body Butter treatment with an extra deep tissue massage with hot stones included.

\$45

10 NAILS

Shower in

Excludes nail polish



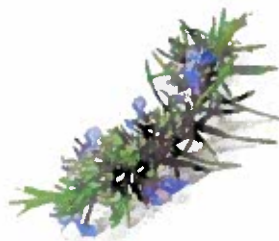
Herbal Spa

Signature Stress Relief Pedi

\$45



Our menu of herbal spa will help to harmonize, restore, rejuvenate, and relax the body and mind. With our 14 different kinds of herbs senses, you will experience the difference. Stress relief.



MAILS

Little to Go

Leaves and Tea

Herbs and



body massage

What is the number one problem that the majority of people suffer from on a daily basis? Stress! That's what we are here to relieve

You won't believe how you feel after a one-hour therapy stress reliever massage and you will feel confident knowing that all massage therapists are knowledgeable, certified professionals and clinically trained with great skills and caring spirits

Body massage is the working of superficial and deeper layers of muscle and connective tissue using various techniques, to enhance function, aid in the healing process and promote relaxation and well-being



\$60/hr

12nails

Salon & Spa
Enhance the difference



Foot Massage

30 minutes.....\$19

60 minutes.....\$35

Red Dragon Steamer Sauna Spa

\$40/1hr.



enhancements.ppt
62.5 KB
enhancements.jpg
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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: North Point Village I/Nails Salon & Spa

Contact Name: Trang (David) N. Truong

Telephone: 404.433.1999

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.

NONE RECEIVED.

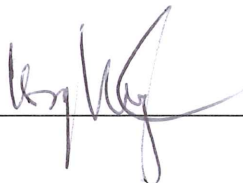
Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

- | | |
|--|---|
| ☒ Letter | ☐ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☐ Email | ☐ Other (Please Specify) <u>(Actual letters to property owners attached)</u> |

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

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

Signature of Authorized Agent: _____



Date: _____

6-9-2016

Print Form

CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com
ATLANTA, GA 30305

Postage	\$3.80	0077
Certified Fee	\$2.70	88
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Pk	\$6.50	

Wiggins Associates
2964 Peachtree Road
Suite 530
Atlanta, GA 30305
Attn: Mr. Barney Wiggins

PS Form 3800, August 2005 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com
SCOTTSDALE, AZ 85261

Postage	\$3.20	0077
Certified Fee	\$2.70	88
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Pk	\$5.90	

Centro Watt Operating
Partnership Two, LLC
PO Box 4900, Dept. 124
Scottsdale, AZ 85261-4900

PS Form 3800, August 2005 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
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For delivery information visit our website at www.usps.com
ALPHARETTA, GA 30004

Postage	\$3.80	0077
Certified Fee	\$2.70	88
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Pk	\$6.50	

Blue Ventures, LLC
12274 Crabapple Road
Alpharetta, GA 30004

PS Form 3800, August 2005 See Reverse for Instructions

CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com
ALPHARETTA, GA 30009

Postage	\$3.80	0077
Certified Fee	\$2.70	88
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Pk	\$6.50	

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009
Attn: Ms. Kathi Cook

PS Form 3800, August 2005 See Reverse for Instructions

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ALPHARETTA, GA 30005

Postage	\$3.80	0077
Certified Fee	\$2.70	88
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Pk	\$6.50	

Brixmor Property Group
3440 Preston Ridge Road, Suite 425
Attn: Legal Dept.
Alpharetta, GA 30005

PS Form 3800, August 2005 See Reverse for Instructions

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CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com
ALPHARETTA, GA 30022

Postage	\$3.80	0077
Certified Fee	\$2.70	88
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Pk	\$6.50	

Blue Ventures, LLC
7000 North Point Parkway
Alpharetta, GA 30022

PS Form 3800, August 2005 See Reverse for Instructions

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CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com
ATLANTA, GA 30326

Postage	\$3.80	0077
Certified Fee	\$2.70	88
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Pk	\$6.50	

Noble Investment Group, LLC
2000 Monarch Tower
3424 Peachtree Road, NE
Atlanta, GA 30326

PS Form 3800, August 2005 See Reverse for Instructions

Via Certified Mail, Return Receipt Requested

May 20, 2016

Brixmor Property Group
3440 Preston Ridge Road
Suite 425
Alpharetta, GA 30005
Attn.: Legal Dept.

Centro Watt Operating Partnership Two, LLC
P.O. Box 4900, Dept. 124
Scottsdale, AZ 85261-4900

RE: North Point Village I/7300 North Point Parkway/Alpharetta, GA

Dear Sir/Madam,

I am the owner of iNails Salon and Spa and wish to open a salon at North Point Village I, located at 7300 North Point Parkway (approximately 3,295 square feet). iNails offers as its primary use, manicures and pedicures, along with ancillary facial and waxing (both facial and body) services for its customers, and will blend harmoniously with the balance of tenants at North Point Village I. The zoning for North Point Village I is "PSC- planned shopping center", and therefore a nail salon, as a primary use is considered a "Conditional Principal Use" in this zoning classification, requiring approval by City Council; additionally, a portion of the waxing services which are not facial in nature but rather body waxing, fall under the April 4, 2016 Ordinance to massage and spa establishments, thereby requiring approval by City Council of all facial and waxing services under this Ordinance. There will be no massage services performed at this location. A Public Hearing before the Planning Commission will be held on Wednesday, July 13, 2016 at 6:30 p.m. at Alpharetta City Hall, 2 Park Plaza, Alpharetta, GA. Additionally, the Alpharetta City Council will meet on Monday, July 25, 2016 at 6:30 p.m. at Alpharetta City Hall, 2 Park Plaza, Alpharetta, GA, to review/discuss the Planning Commission's recommendation.

This will be my second iNails location, my first being located and currently in operation for over 5 years in the Central Perimeter (Dunwoody/Sandy Springs) area (1165 Perimeter Center W, Suite 305, Sandy Springs, GA). The iNails website is as follows: inailsalonandspa.com.

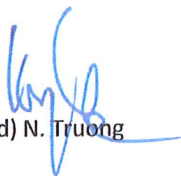
I have over 30 years' experience in the nail salon business, and will certainly be operating the North Point Village location in the same, first class manner, as my existing Central Perimeter location (except, as noted above, there will be no massage services offered at the North Point location).

Should you have any questions or comments, please contact me by e mail (davidtruong05@yahoo.com), or forward a letter to me at the following address: 722 Ridge Brook Trail, Duluth, GA 30096.

Thank you.

Sincerely,

Traing (David) N. Truong



Via Certified Mail, Return Receipt Requested

May 20, 2016

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009
Attn: Ms. Kathi Cook, Director of Community Development

RE: North Point Village I/7300 North Point Parkway/Alpharetta, GA

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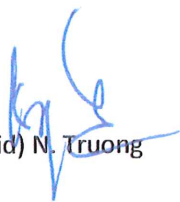
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Via Certified Mail, Return Receipt Requested

May 20, 2016

Noble Investment Group, LLC
2000 Monarch Tower
3424 P'tree Road, NE
Atlanta, GA 30326

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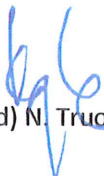
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Thank you.

Sincerely,

Traing (David) N. Truong



Via Certified Mail, Return Receipt Requested

May 20, 2016

North Point Village Two, LLC
North Point Village Two Shops, LLC
W.B. Wiggins, Jr.
c/o Wiggins Associates
2964 Peachtree Road, Suite 530
Atlanta, GA 30305
Attn.: Mr. Barney Wiggins, Jr.

RE: North Point Village I/7300 North Point Parkway/Alpharetta, GA

Dear Mr. Wiggins,

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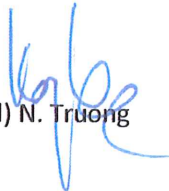
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Traing (David) N. Truong



Via Certified Mail, Return Receipt Requested

May 20, 2016

Blue Ventures, LLC
7000 North Point Parkway
Alpharetta, GA 30022

Blue Ventures, LLC
12274 Crabapple Road
Alpharetta, GA 30004

RE: North Point Village I/7300 North Point Parkway/Alpharetta, GA

Dear Sir/Madam,

I am the owner of iNails Salon and Spa and wish to open a salon at North Point Village I, located at 7300 North Point Parkway (approximately 3,295 square feet). iNails offers as its primary use, manicures and pedicures, along with ancillary facial and waxing (both facial and body) services for its customers, and will blend harmoniously with the balance of tenants at North Point Village I. The zoning for North Point Village I is "PSC- planned shopping center", and therefore a nail salon, as a primary use is considered a "Conditional Principal Use" in this zoning classification, requiring approval by City Council; additionally, a portion of the waxing services which are not facial in nature but rather body waxing, fall under the April 4, 2016 Ordinance to massage and spa establishments, thereby requiring approval by City Council of all facial and waxing services under this Ordinance. There will be no massage services performed at this location. A Public Hearing before the Planning Commission will be held on Wednesday, July 13, 2016 at 6:30 p.m. at Alpharetta City Hall, 2 Park Plaza, Alpharetta, GA. Additionally, the Alpharetta City Council will meet on Monday, July 25, 2016 at 6:30 p.m. at Alpharetta City Hall, 2 Park Plaza, Alpharetta, GA, to review/discuss the Planning Commission's recommendation.

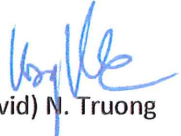
This will be my second iNails location, my first being located and currently in operation for over 5 years in the Central Perimeter (Dunwoody/Sandy Springs) area (1165 Perimeter Center W, Suite 305, Sandy Springs, GA). The iNails website is as follows: inailsalonandspa.com.

I have over 30 years' experience in the nail salon business, and will certainly be operating the North Point Village location in the same, first class manner, as my existing Central Perimeter location (except, as noted above, there will be no massage services offered at the North Point location).

Should you have any questions or comments, please contact me by e mail (davidtruong05@yahoo.com), or forward a letter to me at the following address: 722 Ridge Brook Trail, Duluth, GA 30096.

Thank you.

Sincerely,


Traing (David) N. Truong

Via Certified Mail, Return Receipt Requested

May 20, 2016

Blue Ventures, LLC
7000 North Point Parkway
Alpharetta, GA 30022

Blue Ventures, LLC
12274 Crabapple Road
Alpharetta, GA 30004

RE: North Point Village I/7300 North Point Parkway/Alpharetta, GA

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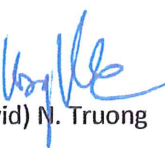
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Via Certified Mail, Return Receipt Requested

May 20, 2016

Brixmor Property Group
3440 Preston Ridge Road
Suite 425
Alpharetta, GA 30005
Attn.: Legal Dept.

Centro Watt Operating Partnership Two, LLC
P.O. Box 4900, Dept. 124
Scottsdale, AZ 85261-4900

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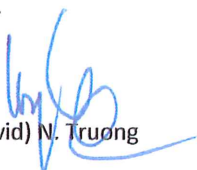
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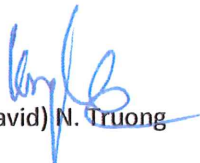
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Traing (David) N. Truong



CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

MP-16-10
CU-16-05

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: Trang (David) N. Truong

Telephone: 404.433.1999

Address: 722 Ridge Brook Trail

Suite: _____

City: Duluth

State: GA

Zip: 30096

Fax: _____

Mobile Tel: 404.433.1999

Email: davidtruong05@yahoo.com

Subject Property Information:

Address: North Point Village I, 7300 North Point Parkway, Alpharetta, GA 30022

Current Zoning: PSC

District: 1

Section: 2

Land Lot: 686/687

Parcel ID: 12-2620-0655-018-1

Proposed Zoning: PSC

Current Use: Retail Shopping Center

This Application For (Check All That Apply):

☒ Conditional Use

☐ Master Plan Amendment

☐ Rezoning

☐ Master Plan Review

☐ Variance

☐ Public Hearing

☐ Comprehensive Plan Amendment

☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

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

North Point Village I is an existing retail shopping center which has a current tenant mix of apparel (both men's & women's), food services (cafe/catering), children's educational items, gifts, and financial services.

Applicant's Request (Please itemize the proposal):

Requesting approval as a conditional use for the operation of a nail salon and spa (INails and Spa) which performs a) manicure and pedicure services, and b) ancillary facial and waxing services. Size of space at North Point Village is approximately 3,295 sf.

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

INails and Spa would offer the above services which would cater to those patrons who frequent not only North Point Village I, but other nearby retail and office properties. Current principal (Applicant) for INails and Spa has been in the nail salon business for approximately 30 years, and currently has another INails and Spa location in the Perimeter Center area (1165 Perimeter Center W. Suite 305, Sandy Springs, GA 30328). The website is as follows: inailsalonandspa.com.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Coro North Point, LLC c/o Coro Realty Advisors, LLC (Steve Cooper)

Telephone: 404.846.4009

Address: 3715 Northside Parkway, Bldg. 400

Suite: 100

City Atlanta

State: GA

Zip: 30327

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: Trang (David) N. Truong

Telephone: 404.433.1999

Address: 722 Ridge Brook Trail

Suite: _____

City Duluth

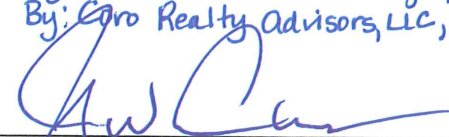
State: GA

Zip: 30096

So Sworn and Attested:

CORO NORTH Point, LLC, a Georgia limited liability company
By: Coro North Point Manager, LLC, its manager
By: Coro Realty Advisors, LLC, its Manager

Owner Signature:

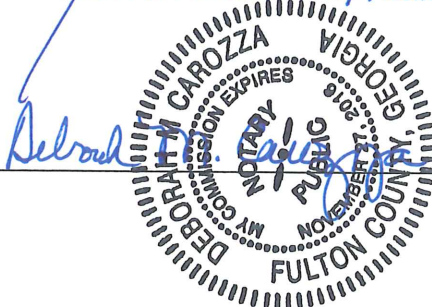

John W. Lundeen III, President

Date:

4/29/16

Notary:

Notary Signature:



Date:

4/29/16

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The use is a nail salon and spa offering manicures and pedicures, along with of facial and waxing services, which is a typical use in retail properties, and will be harmonious with other retail uses in the area. Also, there is a need for these services in the immediate area, as there is only ^{two} other nail salons ^{including} the Target/Dick's Sporting Goods center north of North Point Village I).

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

There should be no detrimental affect on the value of surrounding properties.

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

Already developed as a retail shopping center.

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

There should be no material increase in population or traffic to the area as a result of this nail salon as a tenant at North Point Village I.

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

There should be no impact to schools and certainly no material impact, if any, on utilities.

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

Consistent

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

The property is an existing retail shopping center which has good mix of retail uses, including several women's apparel boutiques.

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: North Point Village I/INails & Salon

Contact Name: Trang (David) N. Truong

Telephone: 404.433.1999

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.

W.B. Wiggins, Jr. (owner of adjacent North Point Village II)

City of Alpharetta (adjacent property owner)

2964 Peachtree Road, Suite 530, Atlanta GA 30305

2 Park Plaza, Alpharetta, GA 30009

Blue Ventures, LLC (adjacent Auto Indulgence Car Wash)

Noble Investment Group, LLC (owner of Hyatt Place)

7000 North Point Parkway, Alpharetta, GA 40022

2000 Monarch Tower,3424 P'tree Road, NE,Atl.,Ga30326

Brixmor Prop.Group, attn:Legal Dept.(owner,Mansell Crossing)

3440 Preston Ridge Road, Suite 425, Alpharetta, GA 30005

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

☒

Letter

☐

Personal Visits

☐

Telephone

☐

Group Meeting

☐

Email

☐

Other (Please Specify)

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

Letter or e mail



City Council Meeting and Public Hearing STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: July 25, 2016

I. AGENDA ITEM TITLE: V-16-15 OLD MILTON PKY/OFFICE

CONSIDERATION OF A VARIANCE FROM THE UNIFIED DEVELOPMENT CODE, SECTION 2.2.13(D) TO REDUCE THE FRONT SETBACK FROM 65' TO 20', TO REDUCE THE SIDE SETBACKS FROM 15' TO 5', AND TO REDUCE THE REAR SETBACK FROM 15' TO 5'. THIS PROPERTY IS LOCATED AT 2845 OLD MILTON PARKWAY AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOT 804, 1ST DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Council Agenda Report, 2030 Land use Map, Aerial Map, Zoning Map, Location Map, Elevations, Application



COUNCIL AGENDA REPORT

FROM: Kathi Cook, Community Development Director

SUBJECT: V-16-15 Office/Old Milton Parkway

CITY COUNCIL: July 25, 2016

RECOMMENDATION:

Approve V-16-15 Office/Old Milton Parkway variance subject to the following conditions:

- 1. Site plan shall be substantially as submitted by the Contineo Group dated 7/18/2016 with final approval by Staff.**
- 2. The required ten percent open space required for O-I may include the gazebo feature; sidewalks shall not be included within the calculation. Open space requirement shall be satisfied and approved by Staff prior to approval of tract subdivision.**
- 3. Every effort shall be made to save specimen Water Oak. If tree is removed than a minimum 18" Oak shall be incorporated within the required site open space prior to a Certificate of Occupancy for any building. Location and a required tree care plan shall require Staff approval.**
- 4. The 20' landscape strip shall be enhanced with landscape material above the Code requirement to provide a vertical screen adjacent to the parking area with final approval by the Design Review Board. Decorative pedestrian lights shall be required along frontage.**
- 5. Office building (Building Pad A) shall have an entrance (door, windows, etc.) facing Old Milton Pkwy and shall have a minimum height of 24'.**
- 6. Office buildings shall incorporate decorative foundation plantings with final approval by Design Review Board. Foundation plantings shall be in addition to the required landscape strip plantings.**
- 7. Building materials shall be primarily masonry. In an effort to break up the wall, all elevations shall include windows and other architectural elements, as approved by the Design Review Board.**
- 8. The southern portion of the property must include perimeter landscaping (trees and shrubs) and be sodded until such time that it is developed.**
- 9. The 5' landscape strip on the west side of the property shall be enhanced with shrubs, in addition to the required trees.**

July 20, 2016

- 10. The northwest corner of the site shall include enhanced landscaping to create an entry feature. A monument sign may be included in this area.**
- 11. Signage shall be limited to 1 wall sign at 1sqft to 1 linear and 1 six foot tall monument 32sqft max(non illuminated).**

REPORT-IN-BRIEF

The applicant, D&G Acquisition, LLC, is requesting approval of front setback variance in order to allow a 20' front landscape strip instead of the required 65' front setback. The applicant also seeks approval to subdivide the property.

DISCUSSION

The .82 acre subject property zoned O-I, is located on the south side of Old Milton Parkway west of Northwinds Parkway. The Reeder Law Firm currently occupies the property. The applicant is proposing to construct a 4,506 square foot office building on Building Pad A and a similar size building on Building Pad B. The applicant is requesting a front setback variance in order to locate the building 20' from Old Milton Parkway which limits visible parking along Old Milton Parkway.

The office uses are permitted by right however a 65' front setback is required along Old Milton Parkway. Variances to allow 15' setbacks along Old Milton Parkway have been previously approved for the buildings to the west of the site. Approval would be in keeping with the building line along Old Milton Parkway.

The applicant is also requesting approval to subdivide the property which requires the variance from the 5' landscape strip requirement and minimum lot O-I size. The request is order to avoid a ground lease and establish a separate ownership.

The property to the west and south is located within Parkway 400; property to the east is owned by North American Properties and is not included within this application.

The site plan does not depict a tree save area and the applicant has been working with Staff to determine feasibility of saving the 36" oak. The proposed grading would require an excess of fill over the critical root zone as well as the construction of walls. It should be noted that the grading on site isn't impacted with the variance request and approval of the variance is not a detriment to the tree. In fact approval allows more flexibility to move the building. If the tree cannot be saved, the applicant has indicated that a large 15" – 18" Oak will be planted within the required open space with benches and ornamental plantings added.

VARIANCE REQUIREMENTS

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

It will be more aesthetically pleasing to allow the building closer to Old Milton Parkway similar to the buildings to the west and limit parking along Old Milton Parkway.

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

The applicant could submit a compliant plan which was included in the application however the proposed configuration is more aesthetically pleasing.

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

Not applicable.

- (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,

The required 20' landscape strip will remain along Old Milton Parkway and the building setback is similar to approvals to the west therefore there would be no substantial detriment to the public good if approved.

CONCLUSION

Staff has reviewed the application and is in general agreement with the request. An office or bank use is permitted by right on the property without a public hearing. The applicant is proposing to bring the building forward in order to avoid a continuous line of parking along Old Milton Parkway. The applicant has worked diligently to review options to incorporate the large specimen tree onsite and if the grades cannot work to limit impacts on the tree then a large 18" tree should be required in order to provide an immediate shade benefit.

The applicant could revise the plan and submit for a land disturbance permit with the building meeting the 65' front setback. However, Staff preferred a plan that moved the building closer to Old Milton Parkway and limited parking visibility

along Old Milton Parkway. Variances have been given to the two buildings west of the site in order to allow 15' setbacks. The site is the only location along Old Milton Parkway with a reduced landscape strip which should be avoided in future approvals. Also the buildings to the west do not provide entrances from the street which should be required.

The Design Review Board provided a cursory review of the site and requested that awnings be added to the building and that the pedestrian seating area at the street include heavier landscaping. They also requested the applicant break up the elevations with more architectural off sets, elements or materials. The applicant will be required to return to the Design Review Board for approval.

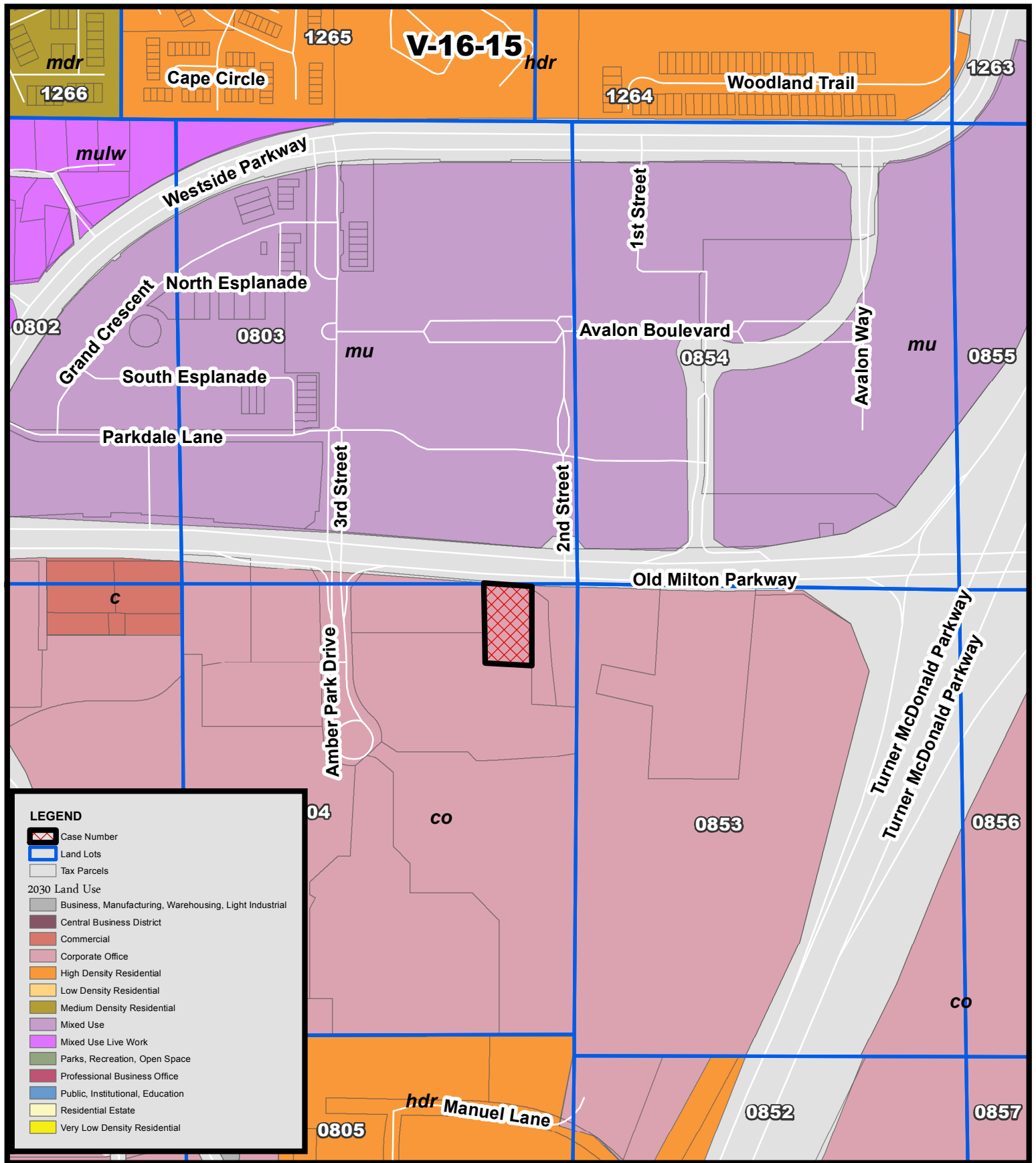
CITIZEN PARTICIPATION PLAN

The applicant notified surrounding property owners of their application and intent for the property. The report states that no comments were received.

ATTACHMENT

Site Plan

Architectural Drawings

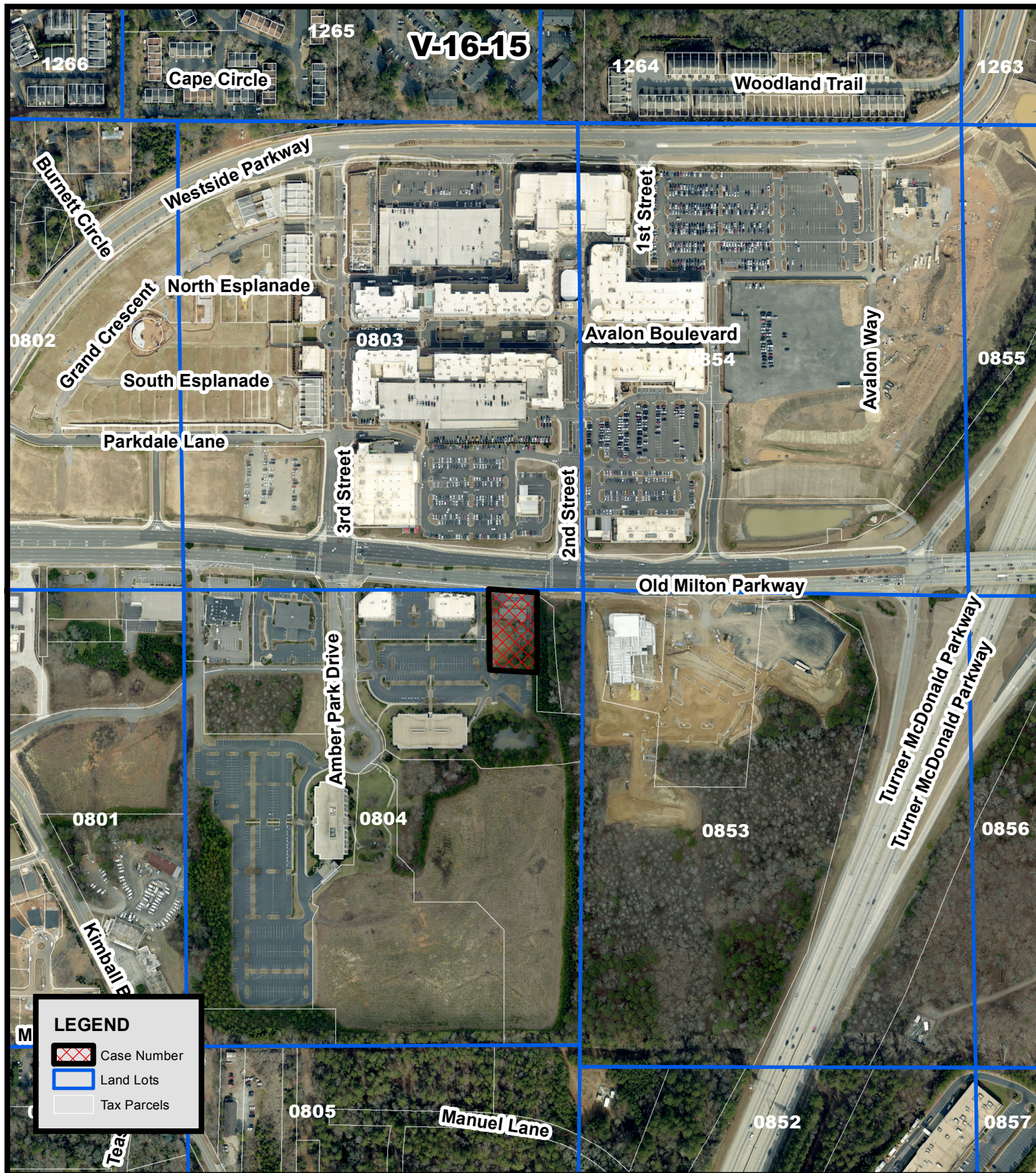


2030 Land Use
Office
2845 Old Milton Parkway

V-16-15
D/LL: 1/2/804
CC Date: 07/25/16



Location Map Provided by:
Community Development - GIS



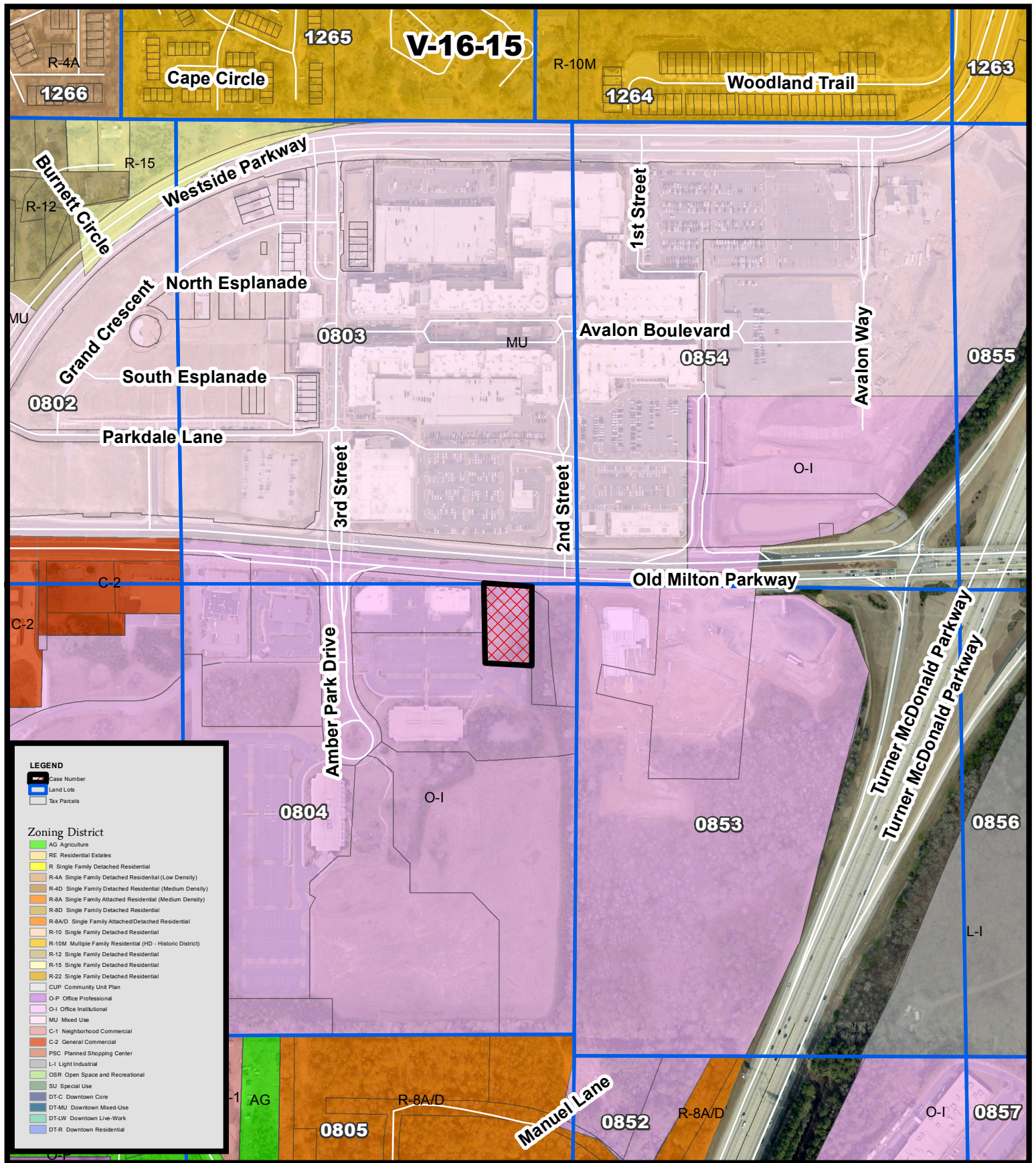
**Aerial Map
Office**

2845 Old Milton Parkway

**V-16-15
D/LL: 1/2/804
CC Date: 07/25/16**



**Location Map Provided by:
Community Development - GIS**



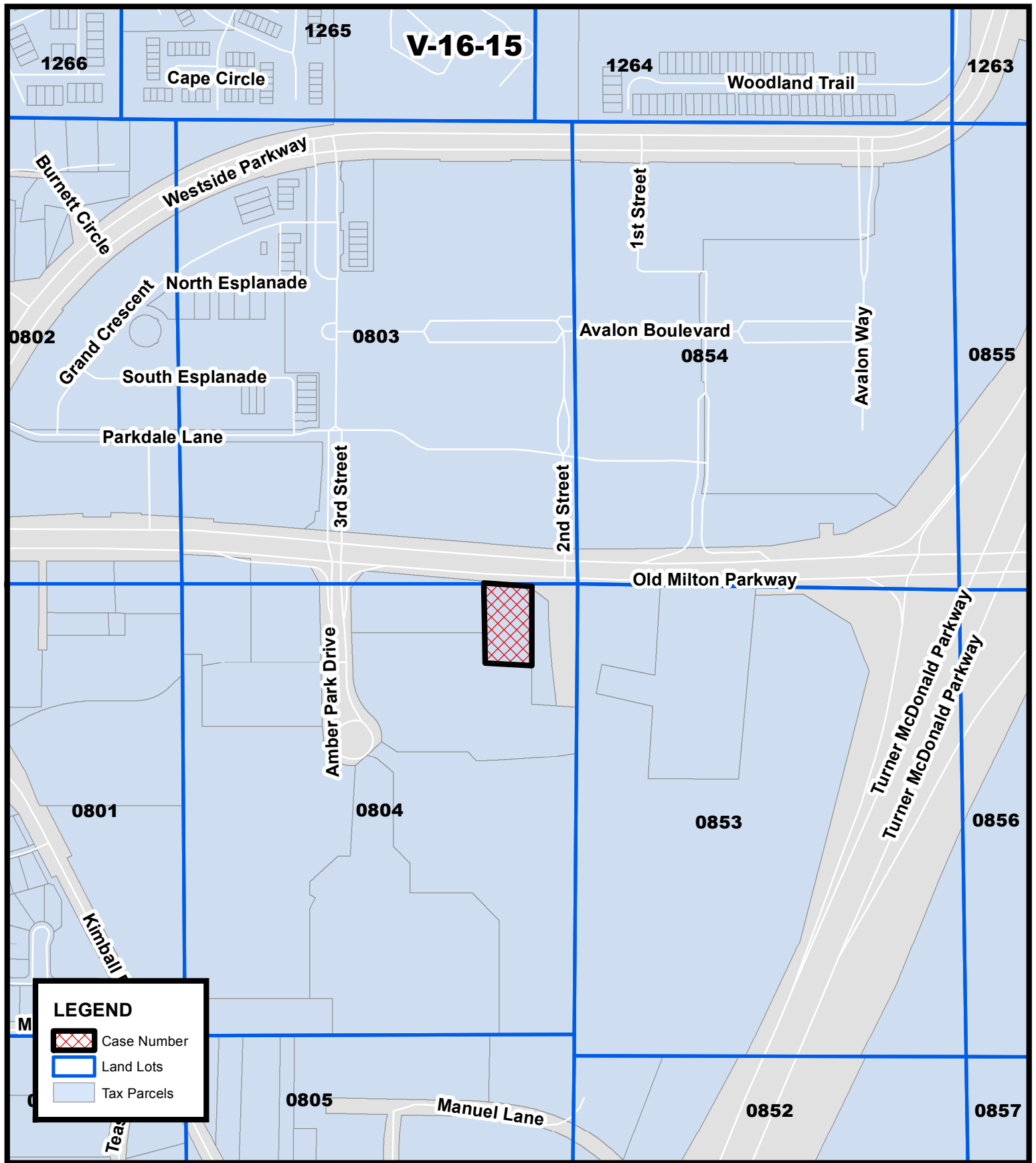
Zoning Map Office

2845 Old Milton Parkway

V-16-15
D/LL: 1/2/804
CC Date: 07/25/16



Location Map Provided by:
Community Development - GIS



**Location Map
Office**

2845 Old Milton Parkway

**V-16-15
D/LL: 1/2/804
CC Date: 07/25/16**



**Location Map Provided by:
Community Development - GIS**



OFFICE-OMP/NORTHWINDS
ALPHARETTA, GA



EAST ELEVATION

OFFICE-OMP/NORTHWINDS
ALPHARETTA, GA



SOUTH ELEVATION

OFFICE-OMP/NORTHWINDS
ALPHARETTA, GA



WEST ELEVATION

OFFICE-OMP/NORTHWINDS
ALPHARETTA, GA



25/04/2016

OFFICE-OMP/NORTHWINDS
ALPHARETTA, GA

6/27/16

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

Old Milton Office (Reeder Law Firm)

FOR OFFICE USE ONLY

Case #: V-16-15

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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Contact Information:

Contact Name: D & G Acquisition, LLC c/o Dennis J. Webb, Jr.

Telephone: 404-815-3620

Address: 1230 Peachtree St., NE

Suite: 3100

City: Atlanta

State: GA

Zip: 30309

Fax: 404-685-6920

Mobile Tel: _____

Email: djwebb@sgrlaw.com

Subject Property Information:

Address: 2845 Old Milton Parkway, Alpharetta, GA 30009

Current Zoning: O-I

District: 1

Section: 2

Land Lot: 0804

Parcel ID: 12 284008040169

Proposed Zoning: O-I

Current Use: Office Building

This Application For (Check All That Apply):

☐ Conditional Use

☐ Master Plan Amendment

☐ Rezoning

☐ Master Plan Review

☒ Variance

☐ Public Hearing

☐ Comprehensive Plan Amendment

☐ Other (Specify): _____

6/27/16

Old Milton Office (Reeder Law Firm)

APPLICANT REQUEST AND INTENT

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

See attached Statement of Intent

Applicant's Request (Please itemize the proposal):

See attached Statement of Intent

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

See attached Statement of Intent

6/27/16

Old Milton Office (Reeder Law Firm)

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name Kathryn Reeder

Telephone 770-475-2521

Address 2845 Old Milton Parkway

Suite: _____

City Alpharetta

State Ga

Zip 30004

2230

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 D & G Acquisition LLC, c/o Dennis J. Webb, Jr.

Telephone 404-815-3620

Address 1230 Peachtree St., NE

Suite: 3100

City Atlanta

State GA

Zip: 30309

So Sworn and Attested:

Owner Signature: Kathryn Reeder

Date: May 2, 2016

Notary:

Notary Signature: Marcy Ruben



Date: May 2, 2016

6/27/16

Old Milton Office (Reeder Law Firm)

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: Kathryn Reeder, Property Owner

Subject Public Hearing Case: 2845 Old Milton Parkway

Campaign Contribution Information:

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

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

Name of Official	Position
Description of Contribution	Value
Description of Contribution	Value
Description of Contribution	Value
Description of Contribution	Value
Description of Contribution	Value

Campaign Contribution Information:

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

Signature:

Kathryn Reeder

Date: July 2, 2016

6/27/16

Old Milton Office (Reeder Law Firm)

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. 36-62-11).

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 two (2) 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: H&C Acquisition LLC

Subject Public Hearing Case: 2845 Old Milton Parkway

Campaign Contribution Information:

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

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

Name of Official:

Position:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information presented in this form is true and accurate and that I have disclosed herein my and all campaign contributions made to any Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-62-11.

Signature:

Date:

6/27/16

6/27/16

Old Milton Office (Reeder Law Firm)

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. 36-62-41).

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: D&G Acquisition, LLC

Subject Public Hearing Case: 2845 Old Milton Parkway

Campaign Contribution Information:

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

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

Name of Official

Position

Description of Contribution

Value

Description of Contribution

Value

Description of Contribution

Value

Description of Contribution

Value

Description of Contribution

Value

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties, for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-62-41.

Signature:



Date: 04/27/16

6/27/16

Old Milton Office (Reeder Law Firm)

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.

See attached Statement of Intent

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

See attached Statement of Intent

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

See attached Statement of Intent

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.

See attached Statement of Intent

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.

6/27/16

Old Milton Office (Reeder Law Firm)

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: Old Milton Parkway / Reeder

Contact Name: Dennis J. Webb, Jr.

Telephone: 404-815-3620

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.

Prado Avalon, LLC

WBCMT 2007 C31 Amberpark Limited Partnership

Avalon North, LLC

Development Authority of Fulton County

State of Georgia

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



Letter



Personal Visits



Telephone



Group Meeting



Email



Other (Please Specify) Will offer to meet in letter

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.

Promenade, Suite 3100
1230 Peachtree Street, N.E.
Atlanta, Georgia 30309-3592
Main: 404 815-3500
Fax: 404 815-3509
www.sgrlaw.com

SMITH, GAMBRELL & RUSSELL, LLP
Attorneys at Law

Dennis J. Webb, Jr.
Direct Tel: (404) 815-3620
Direct Fax: (404) 685-6920
djwebb@sgrlaw.com

June 1, 2016

Dear Property Owners:

This letter is to inform you that a Variance application has been submitted to the City of Alpharetta Community Development Department for property located at 2845 Old Milton Parkway, which adjoins your property.

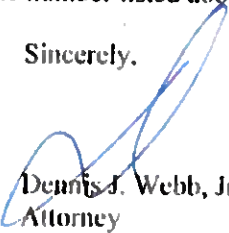
Please be advised of the following information pertaining to the applications and public hearings:

CASE NUMBERS: V-16-32	APPLICANT NAME: D&G Acquisition, LLC
VARIANCE REQUEST: Reduce setbacks and option to subdivide the property	PROPERTY SIZE: +/- 0.82 acres
STREET LOCATION: 2845 Old Milton Parkway	CONTACT PERSON: Dennis J. Webb, Jr. TELEPHONE NUMBER: (404) 815-3500
PROPOSED DEVELOPMENT: Office Buildings	

CITY COUNCIL HEARING June 20, 2016 at 6:30 P.M.	
PUBLIC HEARING LOCATION:	Alpharetta City Hall 2 Park Plaza, Council Chambers Alpharetta, Georgia

If you have any questions regarding this project or would like detailed information regarding this project, please feel free to contact me at the number listed above.

Sincerely,


Dennis J. Webb, Jr.
Attorney

Enclosure: Application file 5/2/16



Atlanta, Georgia | Frankfurt, Germany | Jacksonville, Florida | New York, New York | Washington, D.C.

SGR/13993652.1

STATEMENT OF INTENT

and

Other Material Required by
City of Alpharetta Unified Development Code
For the

Variance Application

of

D&G DEVELOPMENT GROUP

for

$\pm$ 0.82 Acres of Land Located in
Land Lots 803 and 804, 1st District, 2nd Section
Fulton County, Georgia

Submitted for Applicant by:

Dennis J. Webb, Jr.
Vickie B. Chung
Smith, Gambrell & Russell LLP
Promenade, Suite 3100
1230 Peachtree Street, NE
Atlanta, Georgia 30309
(404) 815-3500

I. INTRODUCTION

This Application seeks Variances related to ± 0.82 acres of land located in Land Lots 803 and 804 of the 1st District, 2nd Section of Fulton County, Georgia and located on the southwest corner of the intersection of Old Milton Parkway and Northwinds Parkway (the "Subject Property"). Zoned O-1 (Office-Institutional), the Subject Property now contains an older building used as a law office. The Applicant intends to revitalize the Subject Property by redeveloping it with two modern office facilities. The Applicant's proposal is in keeping with recent development along this portion of Old Milton Parkway. The Subject Property is designated "Corporate Campus Office" under the Future Land Use Development Map and located in the Old Milton Development Corridor character area and both designations fully encourage the Applicant's proposal.

The Applicant seeks the following variances in order to redevelop the Subject Property:

1. Setbacks: The Applicant seeks a variance to reduce the front yard setback (north) from 65' to 20' and the west side yard, east side yard and rear side yard from 15' to 5';
2. Subdivision Line: The Applicant would like the option to subdivide the property solely for the purpose of establishing ownership in the two different buildings in two different entities and seeks variances necessary to accomplish that purpose.

In support of these requests, the Applicant submits this document as a Statement of Intent, a preservation of the Applicant's Constitutional Rights and a Written Justification for the Application as required by the City of Alpharetta Unified Development Code. A Survey Plat of the Subject Property, Site Plan, Preliminary Landscape Plan and Conceptual Rendering are also submitted with the Application.

II. THE SUBJECT PROPERTY

The Subject Property, located at 2845 Old Milton Parkway Alpharetta, GA 30009, consists of $\pm$ 0.82 acres of land located in Land Lots 803 and 804 of the 1st District, 2nd Section of Fulton County, Georgia and is currently zoned O-I. The Subject Property is located on the south side of Old Milton Parkway at the intersection with Northwinds Parkway. On the site currently is a structure used as a law office. Directly to the west of the Subject Property is an office park zoned O-I with a dental office, Charles Schwab, and office building. Directly to the east of the Subject Property is a vacant, unbuildable strip of land. Further east, and across Northwinds Parkway, sits the Alpharetta campus of the Technical College System of Georgia ("TCSG"), also zoned O-I. Directly north of the Subject Property across Old Milton Parkway is the mixed-use development Avalon, which is zoned MU.

III. JUSTIFICATION FOR THE APPLICATION

This Application, which seeks a variance to reduce the required front yard setback from 65' to 20', variances to reduce the required west side yard setback, east side yard setback, and rear yard setback from 15' to 5' and variances that will allow subdivision of the property into two parcels, meets the City of Alpharetta's criteria for variances. First, the variances that the Applicant seeks are consistent with variances granted for other properties in the Old Milton Corridor. Second, the grant of the proposed variances would not be detrimental to the public good; to the contrary, the variances sought support the intent of the City's Comprehensive Plan and specifically, the Old Milton Corridor's intent of creating a more pedestrian-friendly environment. Third, conditions unique to the Subject Property justify the variances.

(A) Are there extraordinary and exceptional conditions pertaining to the Subject Property because of its size, shape, or topography?

Yes. The primary rationale for a setback requirement is to provide visual and spatial separation between streets and buildings. However, the Subject Property contains topographic conditions that render a 15' setback requirement for the east side yard and rear yard unnecessary. The east side yard of the Subject Property is flanked by a narrow strip of property that is unbuildable; the strip of land adjacent and to the east is a remnant from the construction of Northwinds Parkway and does not have sufficient width for development. As a result, the simple fact that this remnant exists means that any building on the Subject Property will be significantly separated from Northwinds Parkway. The Applicant notes, however, that it has been careful to preserve a 5' landscape buffer on the eastern property boundary.

A similar rationale applies for the 15' rear yard setback requirement, as the rear of the Subject Property abuts an existing landscape buffer and a parking lot for an office building directly southwest of the Subject Property. The area due south of the Subject Property currently contains a 7' landscape buffer. The Applicant is proposing a 5' landscaped buffer at its rear property line, meaning that 12' of separation will result between the rear of the proposed southernmost building and the parking lot to the south.

(B) Would the application of the Zoning Code standards as they relate to the Subject Property create an unnecessary hardship?

A refusal to grant the requested variances would impose a hardship because the requested reductions in setbacks are consistent with variances that have previously been granted to similarly-situated property owners, all of which have allowed the Old Milton Corridor to transition into a more walkable environment. As noted above, the Subject Property lies in the Old Milton Corridor. To facilitate the transition of the area into a more modern, urban and

walkable environment, the City has in the past recognized the need to grant developers variances to reduce parking and other development standards. For example, the buildings for the office park to the west of the Subject Property are 20' from the street and the TCSG building to the east of the Subject Property also has a reduced front yard setback, continuing the development trend in the area of bringing buildings closer to the street and encouraging walkability. Further, the City has allowed Avalon to subdivide parts of its development so that the subdivided parcels can be held in different ownership entities. The Applicant requests similar concessions to create a development that complements and enhances existing development and avoid being deprived of rights and privileged enjoyed by other property owners in the same district. Granting the requested variances would allow the Applicant to bring the building on the Subject Property closer to Old Milton Parkway and the internal roadway to the west, encouraging connectivity and visual continuity in the Old Milton Corridor.

(C) Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of Zoning Code?

The grant of the requested variances will not be materially detrimental to the public welfare or injurious to the property or improvements in the relevant zoning district; to the contrary, the variances sought support the intent of the City's Comprehensive Plan to encourage walkability and current development patterns in the area.

Encouraging walkability is a goal specified for the Old Milton Corridor in Alpharetta's 2030 Comprehensive Plan. The Comprehensive Plan provides that the intent of the Old Milton Corridor is to "enhance existing commercial and office character along the corridor with streetscape and property improvements, as well as vehicular, pedestrian, bicycle and public transportation connectivity to destinations along the corridor, activity centers and neighborhoods." The Comprehensive Plan further provides that future developments in the Old

Milton Corridor should enhance the pedestrian environment and make bicycling more convenient. The setback variances requested in this Application would all push future buildings closer to the street, making for an environment that engages pedestrians while providing for adequate site circulation, parking and landscape buffering. Although the parkway directly abutting the west yard setback is not technically a street, it does effectively operate as one and therefore, pushing the building closer to it will promote connectivity and visual continuity in the surrounding area.

IV. PRESERVATION OF CONSTITUTIONAL RIGHTS

As the owner of the property, the Applicant respectfully submits that a refusal to approve the proposed variances would be unlawful, arbitrary, capricious, irrational and a manifest abuse of discretion; all in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

Further, the Applicant respectfully submits that the City Council's failure to approve the requested variances would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the property owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

A refusal to approve the proposed variances would amount to a taking of property, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

A refusal to approve the proposed variances would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

The City's Unified Development Code lacks adequate standards for the City Council to exercise its power to review this Application. Specifically, the "standards" set out in Sections 4.5.3 and 4.5.4 are not sufficient to contain the discretion of the Council and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance, the Unified Development Code is unlawful and violates, among other things, the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraphs I and II of the Constitution of State of Georgia.

A refusal to approve the requested variances would be invalid inasmuch as they would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A. § 36-66-1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

V. CONCLUSION

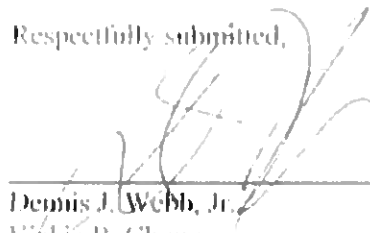
For the foregoing reasons, the Applicant respectfully requests that the requested variances be granted. The Applicant also invites and welcomes any comments from Staff or other officials of Alpharetta so that such recommendations or input might be incorporated as conditions of approval of this Application.

6/27/16

Old Milton Office (Reeder Law Firm)

This 2nd day of May, 2016,

Respectfully submitted,



Dennis J. Webb, Jr.
Vickie B. Chung
Attorneys For Applicant

Smith, Gambrell & Russell, LLP
Promenade, Suite 3100
1230 Peachtree Street, N.E.
Atlanta, Georgia 30309-3502

Tract 1

All that tract or parcel of land lying in and being in Land Lot 804 of the 1st District, 2nd Section of Fulton County, Georgia and being more particularly described as follows:

Commencing at 5/8 inch capped rebar set at the southerly corner of the mitered intersection of the westerly right of way of Northwinds Parkway (having a variable width, publicly dedicated right of way) and the southerly right of way of Old Milton Parkway (Georgia State Route 120)(having a variable width, publicly dedicated right of way), thence continuing along said mitered intersection North 53 degrees 05 minutes 28 seconds West a distance of 67.45 feet to a 5/8 inch capped rebar set on the northerly corner of said mitered intersection, said rebar being the TRUE POINT OF BEGINNING.

Thence leaving said mitered intersection South 00 degrees 11 minutes 41 seconds West a distance of 236.90 feet to a 1/2 inch rebar found; Thence North 85 degrees 43 minutes 06 seconds West a distance of 149.83 feet to a 5/8 inch capped rebar set; Thence North 00 degrees 04 minutes 30 seconds West a distance of 82.10 feet to a 1/2 inch rebar found; Thence North 00 degrees 22 minutes 13 seconds East a distance of 156.44 feet to a 5/8 inch capped rebar set on the southerly right of way of Old Milton Parkway; Thence continuing along said right of way of Old Milton parkway the following courses and distances: along a curve to the left, said curve having a radius of 7709.44 feet, with an arc length of 149.69 feet, with a chord bearing of South 85 degrees 59 minutes 15 seconds East and a chord length of 149.69 feet to a 5/8 inch capped rebar set; South 00 degrees 11 minutes 41 seconds West a distance of 2.35 feet to a 5/8 inch capped rebar set at the northerly corner of the mitered intersection of the westerly right of way of Northwinds Parkway and the southerly right of way of Old Milton Parkway, said rebar being the TRUE POINT OF BEGINNING.

Said tract of land containing 0.820 acres (35,706 square feet).

7/20/16

Proposed Site Plan

OLD MILL FORD PARKWAY
GEORGIA STATE ROUTE 100
PO BOX 21100
ATLANTA, GEORGIA 30321
404-525-1100



Page 10 of 10

[illegible]

D&G
DEVELOPMENT GROUP
6900 POWERS FERRY RD
SUITE 350
ATLANTA GA 30316

Address and Phone Number: 10000 10th Ave. N.E. # 101
 City and State: Seattle, WA 98120
 Date: 10/1/83
 Call made by: SA and SA REDACTED

CHECKED BY
BTC

DRAWN BY
JCL

JOB NO 16-115		SHEET C-02	
DATE 07/10/10		PAGE 1 OF 1	

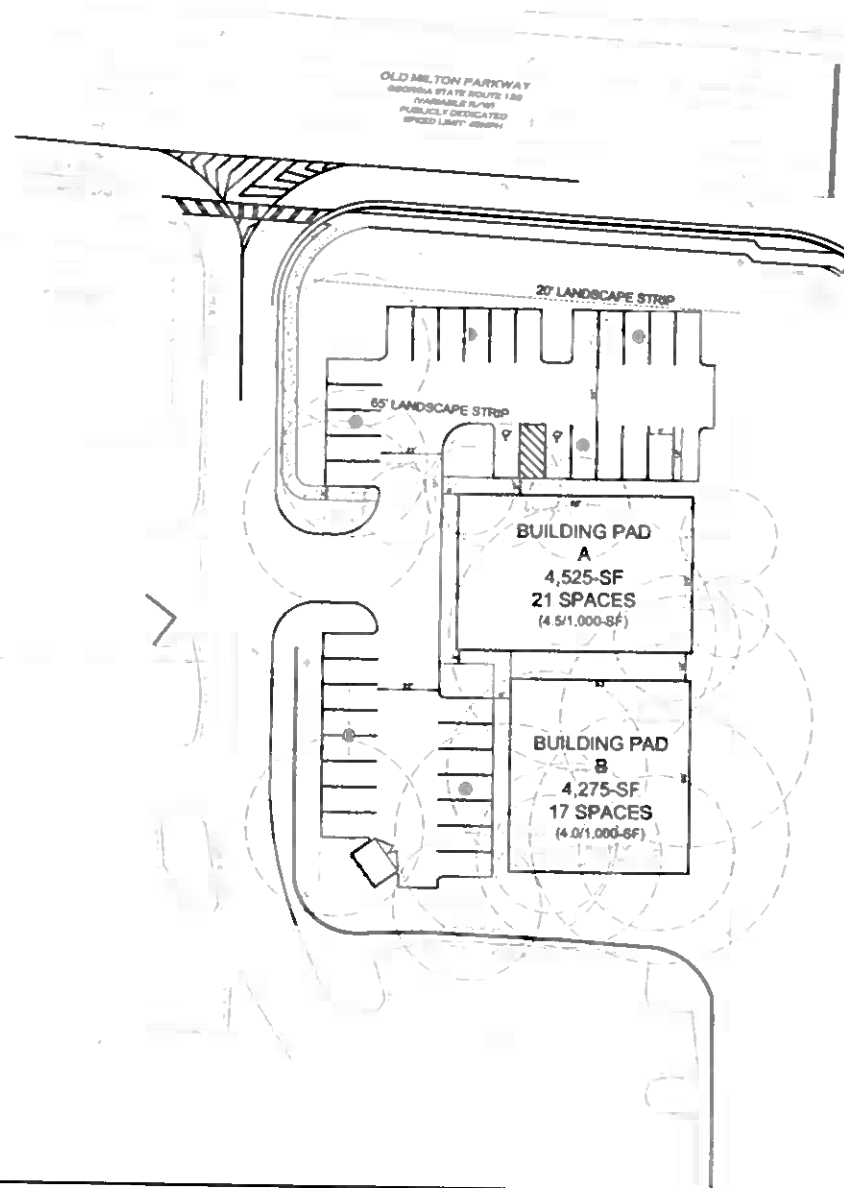
[illegible]

BUILDING PAD A
±4,506-SF
21 SPACES
(4 571,000-SF)
FFE 1050.00

**FUTURE
BUILDING PAD B
(PHASE II)**

NORTHWOODS PARKWAY
(Interchange 67/68)
Plymouth & Millis, 4 miles
downtown, 10 miles from I-95
Intersecting I-95 at I-67
Intersecting I-67 at I-67

"NO VARIANCE" SITE PLAN



DATE	REVISIONS	BY

D&G
DEVELOPMENT GROUP
6400 POWERS FERRY ROAD
SUITE 350
ATLANTA, GA 30331

OFF-LAMP/NORTHWINDS
AUTOMATIC CITY OF ALPHARETTA
LOCATION: 2645 S. ALPHARETTA AVENUE
ALPHARETTA, GA 30009

CHECKED BY
RTC

DRAWN BY
JOL

CSP 27

JOB NO
18-113

DATE
08/16/18

SHEET
PAGE
1 OF 1



City Council Meeting and Public Hearing STAFF REPORT

Submitting Department: Recreation and Parks

Submitted By:

Meeting Date: July 25, 2016

I. AGENDA ITEM TITLE: ROOF REPAIR/REPLACEMENT AND WALL RESTORATION AT MULTIPLE CITY FACILITIES

II. RECOMMENDATION:

Please award a contract for the repair/replacement of roofs and wall restorations at multiple city facilities to Garland/DBS, Inc. (under the competitively procured US Communities contract #14-5903) in the amount of \$281,139 and authorize the Mayor to execute all necessary documents.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: YES

INCLUDED IN CURRENT FY OPRT.
BUDGET: NO

TOTAL PROJECT COST: \$281,139 (\$275,000 ADOPTED
BUDGET + NET PROJECT REALLOCATIONS OF \$6,139).

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Parks and Recreation Roof Repair/Replacement (30161150-541300-C1229)	\$88,785.00
Public Safety Roof Repair/Replacement (30131150-541300-C1229)	\$206,000.00
Public Safety Roof Repair/Replacement (\$ reallocation; 30131150-541300-C1229)	(\$13,646.00)
Webb Bridge Park Erosion Control and Repaving (\$ reallocation; 30161150-541430-C1422)	(\$6,139.00)

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
-	\$0.00
-	\$0.00
-	\$0.00
-	\$0.00

IV. REPORT IN BRIEF:

The award of this contract is for roof repair/replacement and wall restoration at multiple city facilities and includes the following summarized scopes-of-work:

Recreation and Parks Facilities

- **Crabapple Government Center**

Masonry Walls Restoration (5,000 sq.ft.; 10-year warranty)

Windows at Brick Wall Sealing

- **Equestrian Center Lower Show Office**

Comprehensive Exterior Rehabilitation and Waterproofing (2,500 sq.ft.; 10-year warranty)

- **Cogburn Road Park**

Comprehensive Exterior Rehabilitation and Waterproofing (2,500 sq.ft.; 10-year warranty)

- **North Park Fields (1-4) Concessions**

Comprehensive Exterior Rehabilitation and Waterproofing (4,000 sq.ft.; 10-year warranty)

Tear-off and Replacement of Shingle Roof (2,000 sq.ft.; 30-year warranty)

- **North Park Fields (1-4) Pavilion**

Tear-off and Replacement of Shingle Roof (3,000 sq.ft.; 30-year warranty)

Public Safety Facilities

- **Jail Facility**

Roof replacement (15,000 sq.ft.; 30-year warranty)

A synopsis of the requested repairs/replacements as well as detailed scopes-of-work has been attached hereto.

While the age of the roofing sections vary by location, many have experienced leaking and moisture infiltration and need corrective measures. The goal is to address these moisture issues now while they are relatively minor and have not resulted in significant damage (e.g. large areas of wet insulation and interior damage) which increase repair costs dramatically and can result in unsafe playing conditions within our recreation facilities.

This project is being awarded to Garland/DBS Inc. under the U.S. Communities program (cooperative purchasing alliance). US Communities is a nonprofit instrumentality of government that assists local and state government agencies in reducing the cost of purchased goods/services through pooling the purchasing power of public agencies nationwide. This is accomplished by competitively solicited contracts for quality products/services through lead public agencies (e.g. city, county, or state agencies that issue the underlying formal solicitations). Cobb County GA, as lead public agency, competitively solicited the Garland contract and made it available under the terms of the U.S. Communities program.

Benefits of the Garland contract under U.S. Communities include: (a) pricing competitiveness; (b) turnkey single source accountability (Garland is both the manufacturer and managing contractor for roof product installations) that ensures warranty integrity; and (c) speedy implementation using pre-qualified contractors. The city contracts directly with Garland as the contractor on the project. Garland is the supplier of roofing materials (pricing established through US Communities competitively solicited contract pricing) and manages roofing subcontractors (local pricing through sealed quotes).

Garland has solicited quotes from the following pre-qualified subcontractors.

	<u>SafeShield Roofing Inc.</u>	<u>MOPAC Inc.</u>	<u>National Building Contractors Inc.</u>		
Recreation and Parks Facilities:	\$ 88,785	\$ 115,807	\$ 139,181		
	<u>Roof Options Inc.</u>	<u>MOPAC Inc.</u>	<u>SafeShield Roofing Inc.</u>	<u>National Building Contractors Inc.</u>	<u>South-East Building Maintenance</u>
Public Safety Facility:	\$ 192,354	\$ 231,971	\$ 269,478	\$ 389,076	\$ 501,679

Garland's low-quote subcontractor is SafeShield Roofing Inc. for the Recreation and Parks scope and

Roof Options Inc. for the Public Safety scope.

The FY 2017 Adopted budget includes funding totaling \$275,000 for this project. The submitted quotes total \$281,139 requiring additional funding totaling \$6,139 ($\$281,139 - \$275,000 = \$6,139$ in additional funding needed). As noted above, the project is being fully funded through a reallocation of appropriations between the Public Safety and Recreation and Parks roof repair/replacements accounts as well as a reallocation of available funding within the Webb Bridge Park Erosion Control and Repaving account. After this reallocation, the Department will have sufficient funds remaining in the Webb Bridge Park Erosion Control and Repaving project to meet its goals.

The City has used Garland for multiple roof repair/replacement projects including roof restoration, wall restoration, shingle, and metal edge roof section repairs at multiple Parks and Recreation facilities (Crabapple Government Center, Wills Park Pool Concession, Equestrian Center, Wills Park Recreation Center and Arts/Crafts Center, etc.), roof replacements for Fire Stations 1, 3, and 4, and has found their work, products and responsiveness to be exceptional. Once a contract with Garland has been finalized and executed, completion of all three projects will take no longer than 45 days from Notice-to-Proceed. This timeframe includes the ordering and delivery of all materials.

V. ALTERNATIVES:

Repair roof leaks as they occur which will increase costs due to wet insulation and interior building damage.

VI. ATTACHMENTS:

Parks Proposal, Parks Project Manual, Jail Proposal, Jail Project Manual, US Communities Garland Contract



GARLAND/DBS, INC
3800 E. 91st STREET
CLEVELAND, OH 44105



ROOFING MATERIAL AND SERVICES PROPOSAL

ALPHARETTA REC AND PARKS PROJECT

Date Submitted: 7/14/16
Proposal #: 25-GA-160629
MICPA # 14-5903

Please Note: The following budget/estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Cobb County, GA and U.S. Communities. This budget/estimate should be viewed as the maximum price an agency will be charged under the agreement. Garland/DBS, Inc. administered a competitive bid process for the project with the hopes of providing a lower market adjusted price whenever possible.

Scopes Of Work Here Are Stated In General Terms Only.

Please Review Official Specifications For More Detailed Scopes Of Work For Each Facility.

SCOPE OF WORK:

CRABBAPPLE GOVERNMENT CENTER:

- **MASONRY WALLS RESTORATION**
 1. Pressure Wash, Clean and Repair all Concrete wall areas.
 2. Install specified Joint Sealant to all wall joints, penetrations, and cracks.
 3. Apply Two Coats of Elastomeric Masonry Wall Coating to all wall areas.
- **WINDOWS AT BRICK WALL SEALING**
 1. Seal ALL windows from ground to roof using specified sealants and aluminum L-metal to match existing frame.

EQUESTRIAN CENTER LOWER SHOW OFFICE:

- **COMPREHENSIVE EXTERIOR REHABILITATION AND WATERPROOFING**
 1. Remove and Replace twelve damaged siding boards.
 2. Remove and Replace ALL green trim, skirt, corner and boards.
 3. On left side and rear side of building, cut wood siding 1" inch off grade.

4. Install slip-flashing metal behind the panels to protect structural wood from further damage. Flashing metal should turn 90 degrees out onto the ground level concrete and be fully attached or adhered to the concrete.
5. Base Trim wood should be installed over bottom of siding boards.
6. Pressure wash all wall surfaces to prepare for Elastomeric Coating.
7. Apply Two Coats of Elastomeric Wood Wall Coating to all wall areas.

COGBURN ROAD PARK:

- **COMPREHENSIVE EXTERIOR REHABILITATION AND WATERPROOFING**
 1. This Scope refers to ALL masonry and wood assets found at the restroom building and the concrete planter at the base of the sign.
 2. Pressure Wash, Clean and Repair all Concrete and wood wall areas
 3. Install specified Joint Sealant to all wall joints, penetrations, and cracks.
 4. Apply Two Coats of Elastomeric Wall Coating to all wall areas and

NORTH PARK FIELDS 1-4 CONCESSIONS:

- **COMPREHENSIVE EXTERIOR REHABILITATION AND WATERPROOFING**
 1. Pressure Wash, Clean and Repair all Concrete wall areas.
 2. Install specified Joint Sealant to all wall joints, penetrations, and cracks.
 3. Apply Two Coats of Elastomeric Masonry Wall Coating to all wall areas.
 4. Apply Rust inhibitive Primer and two Top-Coats of rust inhibitive paint to all metal
- **TEAR OFF AND REPLACEMENT OF SHINGLE ROOF**
 1. Remove and properly dispose of the old roof down to roof deck
 2. Install rubberized underlayment in accordance with product data sheet guidelines
 3. Install 30-year architectural shingles in accordance with manufacturer's specifications.
 4. Install new drip edge and rake edge metal 3" under shingle and 3" down façade.
 5. Replace all pipe boots.
 6. Remove and replace with new: ALL existing gutters, drip edges and downspouts with new color matching kynar coated 22ga metal.

NORTH PARK FIELDS 1-4 PAVILION:

- **TEAR OFF AND REPLACEMENT OF SHINGLE ROOF**
 1. Remove and properly dispose of the old roof down to roof deck
 2. Install rubberized underlayment in accordance with product data sheet guidelines
 3. Install 30-year architectural shingles in accordance with manufacturer's specifications.
 4. Install new drip edge and rake edge metal 3" under shingle and 3" down façade.

Comprehensive Option Price Based Upon Local Market Experience \$88,785

Competitive Bid Results for all Comprehensive Scopes:

Safeshield Inc.	\$88,785
MOPAC Inc.	\$115,807
NBC	\$139,181

Potential issues that could arise during the construction phase of the project will be addressed via unit pricing for additional work beyond the scope of the specifications. This could range anywhere from wet insulation, to the replacement of deteriorated wood nailers. Sales Tax on material is excluded.

If you have any questions regarding this proposal, please do not hesitate to call me at my number listed below.

Respectfully Submitted,

Ron Wenger

Ron Wenger
Garland/DBS, Inc.
(216) 430-3634

OFFICIAL PROJECT MANUAL:

2016 SUMMER PARKS AND REC PROJECT



Sub-Contractor Quote Due Date:

July 5, 2016 at 12:00 PM

TO: DBSBIDS@GARLANDIND.COM

PROJECT NOTE:

The City of Alpharetta is utilizing the US Communities Contract for this Turn-Key Project through Garland/DBS. This method provides the City a single point of contact for the contract, scheduling, project management, quality control, and overall liability. Garland/DBS, Inc. is administering a competitive bid process for this project with the hopes of providing a lower market adjusted price whenever possible

SUBCONTRACTOR REQUIREMENTS

PLEASE KEEP COPY OF PROJECT MANUAL INCLUDING SPECIFICATION AND ANY ADDENDUMS WITH ROOFING CREW ON SITE AT ALL TIMES!!!

- All OSHA guidelines to be followed at all times – NO EXCEPTIONS.
- Photos of posts, doorframes, and other sensitive areas should be taken by sub- contractor at pre-construction meeting for proof of pre-existing conditions.
- Sub-Contractors are expected to maintain a neat, uniform appearance with company designation.
- The City will be made aware of any changes to the scope or change orders before any notice to proceed will be given by Garland.
- Care will be taken to protect all electrical lines.
- Leading Edge markers consisting of caution tape and flags will be used to identify hazard of roofing work to the public and staff.
- There will be no smoking from any one on the job site at any time.
- There will be no vulgar language from any one on the job site at any time.

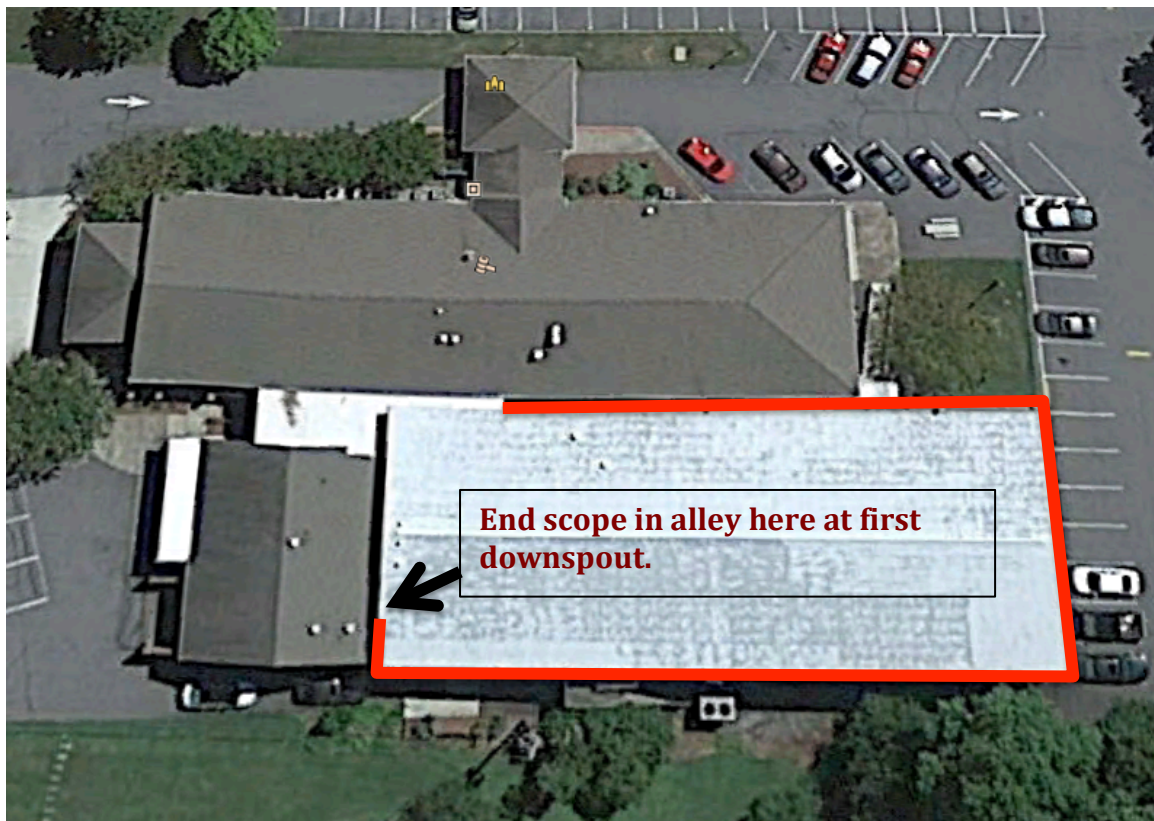


NOTES FOR BIDDING THIS DBS PROJECT

- ✓ Bidders are reminded that the General Contractor (Design-Build Solutions/DBS) is purchasing the Garland roof system materials for this project. Bidders should adjust profit and overhead accordingly as they are not incurring the expense of the materials, but will still need to handle the materials and load the roof once the materials arrive to the site.
- ✓ Bidders are reminded that the freight for the DBS supplied materials will be paid for by DBS will not be an expense to the Bidder.
- ✓ Bidders are reminded that sales or use tax on DBS supplied materials will be paid for by the DBS and will not be an expense to the Bidder.
- ✓ Bidders are responsible for all materials not supplied by the DBS, as well as, the costs, freight, and sales or use taxes, if applicable.
- ✓ Bid Bonds are not required for this project. Performance and Payment Bonds will not be required if awarded the project. Performance and payment bonds will be provided by Garland/DBS, Inc.
- ✓ Bidders should use best efforts to identify potential latent or concealed site conditions and provide unit costs for them in the appropriate section of the bid documents as to establish pricing for what may be unforeseen site conditions upfront.

Crabapple Government Center

CONCRETE WALLS RESTORATION SCOPE:



CONCRETE WALL AREA TO BE TREATED IS OUTLINED IN RED.

PREPARATION

1. Pressure wash 3500 PSI or greater all concrete walls to be treated using simple green cleaner solution. If necessary, Use Garland B-Clean Masonry Cleaner in accordance with product data sheet for removing any mold or mildew that is not removed by pressure washing with Simple Green Cleaner.
2. Ensure that all loose or delaminating concrete wall areas are removed down to a solid surface before patching.
3. Any wall openings founds greater than 1" diameter shall be resealed using appropriate concrete patching materials to close the opening and create a flush surface with surrounding wall.
4. **All cracks, voids, or other openings found in wall greater than 1/16th" inch and less than 1" inch shall be resealed with Greenlock XL.**

JOINT SEALANT INSTALLATION AND PENETRATIONS REPAIR

5. Cut out all existing joint sealants and previous repair materials before installing any new materials.
6. Use masking tape where required to prevent contact of sealant with adjoining surfaces that will not receive a final coating.

12624 Broadwell Road, Alpharetta GA 30004

Crabapple Government Center

7. As necessary, install cylindrical sealant backings, (closed-cell material with a surface skin), of size and density to control sealant depth and contribute to producing optimum sealant performance.
8. Install Greenlock Sealant XL so it directly contacts joint substrates and completely fill recesses in each joint configuration.
9. Provide concave joint profile and remove excess sealant from surfaces adjacent to joints.
10. All wall penetrations shall be resealed using Greenlock Sealant XL.
11. All open handrail penetrations into stairs shall be resealed using Greenlock Sealant XL.
12. All stairwells to wall joints shall be resealed using Greenlock Sealant XL.

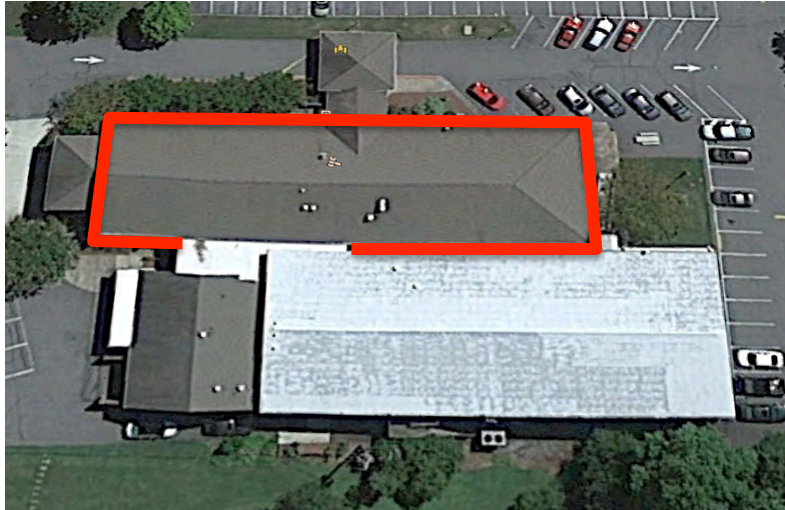
TUFF COAT SANDSTONE APPLICATION

13. Remove Downspouts as needed to ensure consistent application to all wall surfaces.
14. At all hairline wall cracks found less than 1/16" inch width, apply a minimum 4" width base coating of Tuff Coat Sandstone over the crack.
15. Apply Base Coat of Tuff Coat SandStone to all concrete wall locations at 150 sq ft per gallon.
16. Apply Top Coat of Tuff Coat SandStone to all concrete wall locations at 150 sq ft per gallon.
17. Replace any downspouts that were removed and ensure water-tightness of fasteners.

Crabapple Government Center

WINDOWS AT BRICK WALLS SCOPE OF WORK:

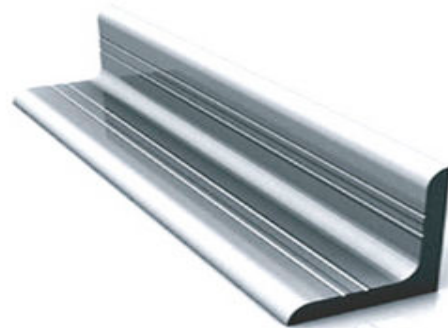
All windows found from ground to roof along the walls outlined in RED are to receive this scope of work.



At all Windows with Aluminum Frame Detail as pictured here:

1. At Vertical metal to brick joints, install non-perforated aluminum L-Metal, set in All-Sil Sealant. Use appropriate backer rod to control depth as necessary.
2. L-metal should be flush against aluminum and brick surfaces once installed, and have a uniform appearance.
3. Seal all horizontal joints at base of windows using All-Sil and backer rod to control depth as necessary – **NO L-metal at base of windows.**

L-metal image on right is for example purposes only.



At all Windows with tan colored, steel framing:

4. Seal vertical joints and joints at base of window with Tuff Stuff Aluminum Stone and backer rod to control depth as necessary. **No L-metal at these windows.**

12624 Broadwell Road, Alpharetta GA 30004

Equestrian Lower Show Office Rehabilitation

SCOPE OF WORK:

1. Remove and Replace a minimum of twelve rotten or damaged T-111 siding boards as agreed at pre-bid meeting.
2. Remove and Replace ALL green trim, skirt, corner and boards.
3. On left side and rear side of building, cut wood siding 1" inch off grade.
4. Install slip-flashing metal behind the panels to protect structural wood from further damage. Flashing metal should turn 90 degrees out onto the ground level concrete and be fully attached or adhered to the concrete.
5. Base Trim wood should be installed over bottom of siding boards.
6. Pressure wash all wall surfaces to prepare for Tuff Coat Gray coating application.
7. Apply Base Coat of Tuff Coat Gray to all Siding at 1 gallon per square
8. Apply Top Coat of Tuff Coat Gray to all Siding at 1 gallon per square
9. Apply a single Coat of Tuff Coat CUSTOM COLOR to all trim.

USE GREEN LOCK XL FOR ALL NECESSARY JOINT SEALANT APPLICATIONS



Equestrian Center at Wills Park: 11925 Wills Road, Alpharetta, GA 30009

Cogburn Road Park Masonry Restoration

RESTROOM BUILDING WALLS SCOPE OF WORK:

1. Hand tool clean all cracks and expansion joints.
2. Clean at 3500psi pressure wash and simple green cleaner solution.
3. Fill any cracks, holes or expansion joints with Garland sealant XL.
4. Apply one base coat of Tuff Coat SandStone at 200 square feet per gallon to all masonry.
5. Apply one top coat of Tuff Coat SandStone at 200 square feet per gallon to all masonry.
6. Remove any delaminating paint from wood columns, soffits and wood beams
7. Apply a water based stain blocker to all wood beams.
8. Apply a base coat of Tuff Coat SandStone at 100 square feet per gallon to all wood columns, soffits, and wood beams.
9. Apply a top coat of Tuff Coat SandStone at 100 square feet per gallon to all wood columns, soffits, and wood beams.
10. Do NOT apply any materials to main ceiling area.



BASE OF SIGN SCOPE OF WORK:

1. Protect all landscaping from damages using drop cloths and other necessary protection items.
2. Hand tool clean all cracks and expansion joints.
3. Clean at 3500psi pressure wash and simple green cleaner solution.
4. Fill any cracks, holes or expansion joints with All-Sil Sealant
5. Apply one coat of Seal-a-Pore at 200 square feet per gallon.

ADDRESS: 12825 COGBURN ROAD, ALPHARETTA, GA 30004

North Park Concessions at Fields 1-4

WALL REHABILITATION SCOPE OF WORK:

1. Pressure wash all wall surfaces to prepare for Tuff Coat Gray coating application.
2. Seal all Joints and wall penetrations with GreenLock Sealant XL.
3. Apply Base Coat of Tuff Coat Gray to all Siding at 1 gallon per square
4. Apply Top Coat of Tuff Coat Gray to all Siding at 1 gallon per square
5. Apply a two coats of Tuff Coat CUSTOM COLOR to all trim.
6. At Metal Man Doors and Metal Concession Windows, Apply Rust-Go Primer at ¼ gallon per square. Allow 4 hour cure.
7. At Metal Man Doors and Metal Concession Roll-up Windows, Apply two coats of Tuff Coat CUSTOM COLOR to match trim.

Concession Roll-up Window:



SHINGLE ROOF SCOPE OF WORK:

1. Remove and properly dispose of the old roof down to roof deck
2. Replace deteriorated, wet or rotten wood decking with like kind. Include a per unit cost on your bid forms.
3. Ensure deck surface is completely dry and free of dust and dirt before installation of HPR Aquashield.
4. Install HPR Aquashield in accordance with product data sheet guidelines
5. Install 30-year architectural shingles in accordance with manufacturer's specifications. Provide these shingle specifications to DBS with your bid.
6. Install new drip edge and rake edge metal 3" under shingle and 3" down façade.
7. Replace all pipe boots.
8. Remove and dispose of existing gutters, drip edges and downspouts.
9. Install new 6" inch k style gutters, drip edges, and 3" x 4" downspouts match existing.

North Park: 13450 Cogburn Road, Milton, GA 30004

North Park Pavilion Shingle Re-Roof at Fields 1-4

SHINGLE RE-ROOF SCOPE OF WORK:

1. Remove and properly dispose of the old roof down to roof deck
2. Replace deteriorated, wet or rotten wood decking with like kind. Include a per unit cost on your bid forms.
3. Ensure deck surface is completely dry and free of dust and dirt before installation of HPR Aquashield.
4. Install HPR Aquashield in accordance with product data sheet guidelines
5. Install 30-year architectural shingles in accordance with manufacturer's specifications. Provide these shingle specifications to DBS with your bid.
6. Install new drip edge and rake edge metal 3" under shingle and 3" down façade.



North Park: 13450 Cogburn Road, Milton, GA 30004



Garland/DBS, Inc.
3800 East 91st Street
Cleveland, OH 44105
Phone: (800) 762-8225
Fax: (216) 883-2055



ROOFING MATERIAL AND SERVICES PROPOSAL

Public Safety Jail Re-Roof Project
2565 Old Milton Pkwy
Alpharetta, GA 30009
Date Submitted: 7/14/16
Proposal #: 25-GA-160612
License #: GCCO003281

Please Note: The following budget/estimate is being provided according to the pricing established under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA) with Cobb County, GA and U.S. Communities. This budget/estimate should be viewed as the maximum price an agency will be charged under the agreement. Garland/DBS, Inc. administered a competitive bid process for the project with the hopes of providing a lower market adjusted price whenever possible.

Scope of Work:

1.1 EXAMINATION

- A. Inspect and approve the deck condition, slopes and fastener backing if applicable, parapet walls, expansion joints, roof drains, stack vents, vent outlets, nailers and surfaces and elements.

1.2 PREPARATION IN ROOF REMOVAL LOCATIONS OVER CONCRETE DECK

A. General:

1. Metal stairwell components in this area shall be moved for better roofing access; however, contractor must return it to original position after work is complete.
2. Remove ballast and concrete walkways and dispose of as directed by City Staff
3. Remove all existing materials down to the concrete deck.
4. Inspect concrete deck for damages or moisture and report findings and photos to Garland representative.
5. Fill concrete deck surface voids that may affect quality or evenness of roofing application with an acceptable concrete fill material such as Pyrofill.
6. Install 2" Polyisocyanurate insulation boards set in Insul-Lock HR adhesive using specified bead pattern.

7. Contractor is responsible for installing any necessary tapered insulation crickets and sumps to accommodate positive drainage.
8. Install staggered 1/2" HD recovery boards set in Insul-Lock HR adhesive using specified bead pattern.

1.3 PREPARATION IN ROOF RE-COVER AREAS OVER METAL DECK

A. General:

1. Remove ballast and concrete walkways and dispose of as directed by City Staff.
2. Slice EPDM membrane every 10 ft. of roof field, as well as at base of all flashings, penetrations and perimeters to allow for complete relaxation of rubber membrane. Remove any blistering or delaminated roofing membrane to create even surface for application of recovery board.
3. Contractor is responsible for installing any necessary tapered insulation crickets and sumps to accommodate positive drainage.
4. Fasten down a staggered 1/2" inch HD recovery board through existing roof into metal deck in accordance with fastening pattern provided.
5. Remove all blistered or delaminated roofing membrane to create even surface for application of new roof membranes.
6. Install new wood nailers as necessary to accommodate insulation/recovery board or new nailing patterns.

1.4 PREPARATION IN ROOF RE-COVER AREAS OVER METAL DECK

A. MODIFIED PLIES: Cut base sheet (Stressbase 80) and Cap Sheet (Stressply Plus FR Mineral) into 18 foot lengths and allow plies to relax before installing. Install in interply adhesive applied at the rate required by the manufacturer. Shingle sheets uniformly over the prepared substrate to achieve the number of plies specified. Shingle in proper direction to shed water on each large area of roofing.

1. Lap ply sheet ends 8 inches. Stagger end laps 12 inches minimum.
2. Solidly bond to the base layers with specified cold adhesive at the rate of 2 gallons per 100 square feet.
3. Roll must push a puddle of adhesive in front of it with adhesive slightly visible at all side laps. Care should be taken to eliminate air entrapment under the membrane.
4. Allow the base sheets to cure at least ten minutes before installing the cap sheet. However, the modified cap membrane must be installed within three days of the base sheet.

5. Install subsequent rolls of modified across the roof as above with a minimum of 4 inch side laps and 8 inch staggered end laps. Lay modified membrane in the same direction as the base sheet, but the laps shall not coincide with the laps of the base layers.
 6. Extend membrane 2 inches beyond top edge of all cants in full application of the cold adhesive as shown on the Drawings.
- B. Fibrous Cant Strips: Provide non-combustible perlite or glass fiber cant strips at all wall/curb detail treatments where angle changes are greater than 45 degrees. Cant may be set in approved cold adhesives or mechanically attached with approved plates and fasteners.
- C. MODIFIED PLIES: Cut base sheet (Stressbase 80) and Cap Sheet (Stressply)
1. Wood nailers should match the height of any insulation, providing a smooth and even transition between flashing and insulation areas.
 2. Nailer lengths should be spaced with a minimum 1/8 inch gap for expansion and contraction between each length or change of direction.
 3. Nailers and flashings should be fastened in accordance with Factory Mutual "Loss Prevention Data Sheet 1- 49, Perimeter Flashing" and be designed to be capable of resisting a minimum force of 200 lbs/lineal foot in any direction.
- D. Flashing Base Ply:
1. During Flashing Installation, do not permit conditions to exist that will allow moisture to enter behind, around or under the new roofing membranes.
 2. Leave existing EPDM Membrane in place.
 3. Nail Stressbase 80 through the underlying EPDM with appropriate fasteners into the wall behind it. Nail off at a minimum of 12 inches (203 mm) o.c. to ensure the sheet is tight to the substrate.
 4. Brush in any exposed nail heads with Tuff Flash.
 5. Secure the tops of all flashings that are not run up and over curb through termination bar fastened at 6 inches (152 mm) O.C. and sealed at top with Tuff Stuff MS Sealant.
- E. Flashing Cap Ply:
1. During Flashing Installation, do not permit conditions to exist that will allow moisture to enter behind, around or under the new roofing membranes.
 2. Adhere Cap Ply to the underlying base flashing ply with Flashing Bond. Nail off at a minimum of 8 inches (203 mm) o.c. from the finished roof at all vertical surfaces.
 3. Coordinate counter flashing, cap flashings, expansion joints and similar work with modified bitumen roofing work as specified.
 4. All stripping shall be installed prior to cap sheet flashing installation.

5. Heat and scrape granules when welding or adhering at cut areas and seams to granular surfaces at all flashings.
6. Secure the top edge of the flashing sheet using a termination bar only when the wall surface above is waterproofed, or nailed 4 inches on center and covered with an acceptable counter flashing.
7. All vertical flashing seams shall be reinforced with 8" inch width application of flashing bond and 6" width Gar-Mesh.
8. Install new 24ga color matching skirt metal under existing coping caps or counter flashings and fasten 12" inches on center. Skirt metal shall extend over new roofing plies no less than 2" inches and be fitted tightly to the flashing membranes.

F. Flashing Heights Greater than 36" inches: See Specification Section 3.5 - C

G. Liquid Flashing (Tuff Flash) For Irregular Roofing Details:

1. Mask target area on roof membrane with tape.
2. Clean all non-porous areas with isopropyl alcohol.
3. Apply 32 wet mil base coat of liquid flashing over masked area.
4. Embed polyester reinforcement fabric into the base coat of the liquid flashing.
5. Apply 48-64 wet mil top coat of the liquid flashing material over the fabric extending 2 inches (51 mm) past the scrim in all directions.
6. Apply minerals immediately or allow the liquid flashing material to cure 15-30 days and then install reflective coating.

H. Surface Coatings: Silver-Shield Coating Application

1. Wait 30 days after completion of roof field and flashings to allow complete cure.
2. Sweep off all dirt and debris from the surface to be coated.
3. Repair any splits, or surface irregularities with Flashing Bond mastic and Gar-Mesh.
4. Mix Silver-Shield with Jiffy Mixer attached to a low speed drill. Mix until material is consistent.
5. Apply Silver-Shield at 2 gallons per 100 square feet to entire roof field and flashings. This material is designed for squeegee, roller or brush application.

I. Painting of Metal Copings, Metal Vents, Equipment Supports.

1. Wire brush surfaces as necessary to remove any loose surface rust
2. Ensure metal surfaces are dry and free of any dirt or debris.
3. Apply 4" Unibond Tape over all metal coping seams, do not extend over exterior fascia metal.
4. Apply Rust-Go Primer at ¼ gal per square and allow 12 hour cure.
5. Apply a single coat of White Knight Plus Base Coat at 2 gallons per square to all primed metal.

6. Do not prime or coat any exterior metal that may be seen from the ground. Any accidental material drippage over the exterior fascia will have to be removed or painted over to match existing metal color.

Line Item Pricing

Item #	Item Description	Unit Price	Quantity	Unit	Extended Price
	All Roof Areas				
23.08	Miscellaneous Line Items: Remove & Dispose Ballast from Roof Surface	\$ 0.51	10000	SF	\$ 5,100
	Concrete Deck - Roof Areas				
2.04	Tear-off & Dispose of Debris: SYSTEM TYPE BUR W/ Insulation and Gravel Surfacing - Concrete Deck	\$ 1.91	3000	SF	\$ 5,730
6.20.01	Roof Deck and Insulation Option: CONCRETE ROOF DECK - COLD PROCESS APPLICATION - INSULATION OPTION: - Adhere Polyisocyanurate in Insulation Adhesive / Adhere High Density Asphalt Coated Wood Fiber with Insulation Adhesive to Provide an Average R-Value of 20 In Compliance FM 1-90 Requirements	\$ 4.16	3000	SF	\$ 12,480
12.12.01	2-PLY ROOF SYSTEMS - COMBINATIONS OF A BASE PLY & A CAP SHEET (TOP PLY) PLEASE NOTE: BASE PLY & CAP SHEET COMBINATIONS MUST BE APPROVED BY THE MANUFACTURER: ROOF CONFIGURATION 1 Ply Modified Base Sheet Adhered in Cold Process Modified Asphalt: BASE PLY OPTION: - ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type I - 70 lbf/in tensile	\$ 3.01	3000	SF	\$ 9,030
12.33.03	2-PLY ROOF SYSTEMS - COMBINATIONS OF A BASE PLY & A CAP SHEET (TOP PLY) PLEASE NOTE: BASE PLY & CAP SHEET COMBINATIONS MUST BE APPROVED BY THE MANUFACTURER: ROOF CONFIGURATION 1 Ply Cap Sheet, Set in Cold Process Asphalt, Flood Coat & Aggregate in Cold Applied Modified Coal Tar Pitch and Aggregate: ROOFING MEMBRANE & COATING OPTION: - ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 310 lbf/in tensile	\$ 7.26	3000	SF	\$ 21,780
	Metal Deck Roof Areas:				
4.13	Insulation Recovery Board & Insulations Options: RECOVERY BOARD TYPE 1/2" Wood Fiber or Perlite Board Installed Over an Existing Roof Mechanically Fastened to Roof Deck - Metal Deck	\$ 0.85	7000	SF	\$ 5,950

12.12.01	2-PLY ROOF SYSTEMS - COMBINATIONS OF A BASE PLY & A CAP SHEET (TOP PLY) PLEASE NOTE: BASE PLY & CAP SHEET COMBINATIONS MUST BE APPROVED BY THE MANUFACTURER: ROOF CONFIGURATION 1 Ply Modified Base Sheet Adhered in Cold Process Modified Asphalt: BASE PLY OPTION: - ASTM D 6163 SBS Fiberglass Reinforced Modified Bituminous Sheet Material Type I - 70 lbf/in tensile	\$ 3.01	7000	SF	\$ 21,070
12.33.03	2-PLY ROOF SYSTEMS - COMBINATIONS OF A BASE PLY & A CAP SHEET (TOP PLY) PLEASE NOTE: BASE PLY & CAP SHEET COMBINATIONS MUST BE APPROVED BY THE MANUFACTURER: ROOF CONFIGURATION 1 Ply Cap Sheet, Set in Cold Process Asphalt, Flood Coat & Aggregate in Cold Applied Modified Coal Tar Pitch and Aggregate: ROOFING MEMBRANE & COATING OPTION: - ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - Minimum of 310 lbf/in tensile	\$ 7.26	7000	SF	\$ 50,820
	Flashings				
20.11.03	NEW FLASHINGS FOR ROOFING SYSTEMS & RESTORATION OPTIONS: ROOF FLASHINGS FOR MODIFIED & COAL TAR PITCH ROOF SYSTEMS: Minimum 1 Ply of Base Flashing and Mineral Cap Sheet Installed in Hot ASTM D 312 Type III or IV Asphalt:FLASHING OPTION: - BASE PLY: SBS Modified Fiberglass Reinforced Base Flashing Ply w/ Tensile Strength of 215 lbf/in tensile (ASTM D 5147); TOP PLY: ASTM D 6162 SBS Fiberglass/Polyester Reinforced Modified Bituminous Sheet Material Type III - 310 lbf/in tensile	\$ 15.16	2000	SF	\$ 30,320
20.999	NEW FLASHINGS FOR ROOFING SYSTEMS & RESTORATION OPTIONS: ROOF FLASHINGS FOR MODIFIED & COAL TAR PITCH ROOF SYSTEMS: Minimum 1 Ply of Base Flashing and Mineral Cap Sheet Installed in Hot ASTM D 312 Type III or IV Asphalt: - PER SQUARE FOOT COSTS - INSTALLING IN COLD PROCESS FLASHING ADHESIVE Substitute Hot Asphalt Application for Cold Process Flashing Adhesive Application of Flashings	\$ 6.49	2000	SF	\$ 12,980
	Roof Coating				
5.32	Coat New Roofing With Elastomeric Coating: ROOF SYSTEM TYPE Apply an Aluminum Coating per Specifications (1 Gallon per Square per Coat - 2 Coats Required) - Pre-Primed Smooth or Mineral Surfaced Coal Tar	\$ 1.54	10000	SF	\$ 15,400
	Metal Coping Restoration				\$ -

15.21	RESTORATIONS - RECOATING OF EXISTING ROOF SYSTEMS : ELASTOMERIC RESTORATIVE COATING FOR METAL ROOF SYSTEMS Power Wash & Clean with TSP; Use Portable Blowers to Clear Roof of Moisture; Prime, then Install Base Coat / Top Coat as Specified Elastomeric Restorative Coating (2 Gallons per Sq.); Rust Inhibitive Primer (Primer 1/2" Gallon to 1 Gallon per Sq.)	\$ 5.38	2000	SF	\$ 10,760
15.24	RESTORATIONS - RECOATING OF EXISTING ROOF SYSTEMS : LINEAR FOOT COST - REINFORCE SEAMS OF UREATHANE RESTORATION SYSTEM Add/Deduct for Reinforcing the Seams when Using an Elastomeric Urethane Coating; Seams Need 2 1/2" Gallons per Sq. w/ Reinforcement.	\$ 2.72	200	LF	\$ 544
	Sub Total Prior to Multipliers				\$ 201,964
22.46	JOB SITE SPECIFIC MULTIPLIERS APPLIED TO EACH LINE ITEM ON ASSOCIATE JOB: MULTIPLIER - ROOF SIZE IS GREATER THAN 10,000 SF, BUT LESS THAN 20,000 SF Multiplier Applied when Roof Size is Less than 20,000 SF, but Greater than 10,000 SF Fixed Costs: Equipment, Mobilization, Demobilization, Disposal, & Set-Up Labor are Not Completely Absorbed Across Roof Area	15%		%	\$ 30,295.10

	Sub Total Prior to Multipliers				\$ 232,259
--	--------------------------------	--	--	--	------------

Base Bid Total Maximum Price of Line Items under the MICPA: \$ 232,259

Proposal Price Based Upon Market Experience: \$ 192,354

Competitive Bid Results:

Roof Options	\$	192,354
Mopac	\$	231,971
Safeshield Roofing	\$	269,478
National Building Contractors, Inc.	\$	389,076
South-East Building Maintenance	\$	501,679

Unit Pricing:

Deck Repair \$ 28.50 Sq. Ft.

If you have any questions regarding this proposal, please do not hesitate to call me at my number listed below.

Clarifications/Exclusions:

1. Bonds are included.
2. Plumbing, Mechanical, Electrical work is excluded.
3. Masonry work is excluded.
4. Temporary protection is excluded.
5. Prevailing Wages are excluded.
6. Any work not exclusively described in the above proposal scope of work is excluded.

Respectfully Submitted,

Bryan Taylor

Garland/DBS, Inc.
216-430-3689

OFFICIAL PROJECT MANUAL:
2016 SUMMER PROJECT



Sub-Contractor Quote Due Date:

July 5, 2016 at 12:00 PM

TO: DBSBIDS@GARLANDIND.COM

PROJECT NOTE:

The City of Alpharetta is utilizing the US Communities Contract for this Turn-Key Project through Garland/DBS. This method provides the City a single point of contact for the contract, scheduling, project management, quality control, and overall liability. Garland/DBS, Inc. is administering a competitive bid process for this project with the hopes of providing a lower market adjusted price whenever possible

SUBCONTRACTOR REQUIREMENTS

PLEASE KEEP COPY OF PROJECT MANUAL INCLUDING SPECIFICATION AND ANY ADDENDUMS WITH ROOFING CREW ON SITE AT ALL TIMES!!!

- All OSHA guidelines to be followed at all times – NO EXCEPTIONS.
- Photos of posts, doorframes, and other sensitive areas should be taken by sub- contractor at pre-construction meeting for proof of pre-existing conditions.
- Sub-Contractors are expected to maintain a neat, uniform appearance with company designation.
- The City will be made aware of any changes to the scope or change orders before any notice to proceed will be given by Garland.
- Care will be taken to protect all electrical lines.
- Leading Edge markers consisting of caution tape and flags will be used to identify hazard of roofing work to the public and staff.
- There will be no smoking from any one on the job site at any time.
- There will be no vulgar language from any one on the job site at any time.



NOTES FOR BIDDING THIS DBS PROJECT

- ✓ Bidders are reminded that the General Contractor (Design-Build Solutions/DBS) is purchasing the Garland roof system materials for this project. Bidders should adjust profit and overhead accordingly as they are not incurring the expense of the materials, but will still need to handle the materials and load the roof once the materials arrive to the site.
- ✓ Bidders are reminded that the freight for the DBS supplied materials will be paid for by DBS will not be an expense to the Bidder.
- ✓ Bidders are reminded that sales or use tax on DBS supplied materials will be paid for by the DBS and will not be an expense to the Bidder.
- ✓ Bidders are responsible for all materials not supplied by the DBS, as well as, the costs, freight, and sales or use taxes, if applicable.
- ✓ Bid Bonds are not required for this project. Performance and Payment Bonds will not be required if awarded the project. Performance and payment bonds will be provided by Garland/DBS, Inc.
- ✓ Bidders should use best efforts to identify potential latent or concealed site conditions and provide unit costs for them in the appropriate section of the bid documents as to establish pricing for what may be unforeseen site conditions upfront.

CITY OF ALPHARETTA: PUBLIC SAFETY JAIL ROOFING PROJECT
MODIFIED BITUMINOUS MEMBRANE ROOFING

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Cold Applied 2-Ply Asphalt Roofing (StressPly)

1.2 REFERENCES

- A. National Roofing Contractors Association (NRCA): Roofing and Waterproofing Manual.

1.3 DESIGN / PERFORMANCE REQUIREMENTS

- A. Perform work in accordance with all federal, state and local codes.
 - 1. Underwriters Laboratory Class A Rating.
 - 2. Warnock Hersey Class A Rating.
- B. Design Requirements:
 - 1. Uniform Wind Uplift Load Capacity
 - a. Installed roof system shall withstand negative (uplift) design wind loading pressures complying with the following criteria.
 - 1) Design Code: ASCE 7, Method 2 for Components and Cladding.
 - 2) Importance Category:
 - a) III.
 - b) 1.0
 - 3) Wind Speed: 120 mph
 - 4) Ultimate Pullout Value: 540 pounds per each of the fastener
 - 5) Exposure Category:
 - a) C.
 - 6) Design Roof Height: 25 feet.
 - 7) Minimum Building Width: 50 feet.
 - 8) Roof Pitch: 0.25 :12.
 - 9) Roof Area Design Uplift Pressure:
 - a) Zone 1 - Field of roof – 20 psf
 - b) Zone 2 - Eaves, ridges, hips and rakes - 33 psf
 - c) Zone 3 - Corners – 51 psf
 - 2. Dead Load:
 - a. Installation of new roofing materials shall not exceed the dead load capacity of the existing roof structure.

1.4 SUBMITTALS – GARLAND TO PROVIDE SUBMITTALS LISTED BELOW TO ALL PARTIES INCLUDING SUB-CONTRACTOR & OWNER

- A. Garland / DBS to Provide Manufacturer's data sheets on each product to be used, including:
 - 1. Preparation instructions and recommendations.
 - 2. Storage and handling requirements and recommendations.
 - 3. Installation instructions.
- B. Recycled or Bio-Based Materials: Provide third party certification through UL Environment of roof System membranes containing recycled or bio based materials
- C. Manufacturer's Certificates: Provide to certify products meet or exceed specified requirements.

- D. Test Reports: Submit test reports, prepared by an independent testing agency, for all modified bituminous sheet roofing, indicating compliance with ASTM D5147. Testing must be performed at 77 deg. F. Tests at 0 deg. F will not be considered.
- E. Closeout Submittals: Provide manufacturer's maintenance instructions that include recommendations for periodic inspection and maintenance of all completed roofing work. Provide product warranty executed by the manufacturer. Assist Owner in preparation and submittal of roof installation acceptance certification as may be necessary in connection with fire and extended coverage insurance on roofing and associated work.

1.5 QUALITY ASSURANCE

- A. Perform Work in accordance with NRCA Roofing and Waterproofing Manual.
- B. Manufacturer Qualifications: Company specializing in manufacturing products specified with documented ISO 9001 certification and minimum of twelve years of documented experience and must not have been in Chapter 11 bankruptcy during the last five years.
- C. Installer Qualifications: Company specializing in performing Work of this section with minimum five years documented experience and a certified Pre-Approved Garland Contractor.
- D. Installer's Field Supervision: Maintain a full-time Supervisor/Foreman on job site during all phases of roofing work while roofing work is in progress.
- E. Source Limitations: Obtain all components of roof system from a single manufacturer. Secondary products that are required shall be recommended and approved in writing by the Garland Representative.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Deliver and store products in manufacturer's unopened packaging with labels intact until ready for installation.
- B. Store all roofing materials in a dry place, on pallets or raised platforms, out of direct exposure to the elements until time of application. Store materials at least 4 inches above ground level and covered with "breathable" tarpaulins.
- C. Stored in accordance with the instructions of the manufacturer prior to their application or installation. No wet or damaged materials will be used in the application.
- D. Keep materials away from open flame or welding sparks.
- E. Avoid stockpiling of materials on roofs without first obtaining acceptance from the Owner.
- F. Adhesive storage shall be between the range of above 40 degree F (4 degree C) and below 80 degree F (27 degree C). Area of storage shall be constructed for flammable storage.
- G. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install any roofing materials when forecasted precipitation is 35% chance or greater.

1.7 INSTALLER WARRANTY

A. Installer is to guarantee all work against defects in materials and workmanship for a period indicated following final acceptance of the Work.

1. Warranty Period:

a. 3 years from date of acceptance.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Acceptable Manufacturer: Garland Company, Inc. (The), which is located at: 3800 E. 91st St.; Cleveland, OH 44105; Toll Free Tel: 800-321-9336; Tel: 216-641-7500; Fax: 216-641-0633; Email: [request info \(\)](mailto:request info ()); Web: www.garlandco.com

2.2 COLD APPLIED 2-PLY ROOF SYSTEM

- A. Base (Ply) Sheet: One ply bonded to the prepared substrate with Interply Adhesive:
 - 1. StressBase 80:
- B. Modified Cap (Ply) Sheet: One ply bonded to the prepared substrate with Interply Adhesive:
 - 1. StressPly Plus FR Mineral:
- C. Interply Adhesive: (1 and 2)
 - 1. Weatherking :
- D. Flashing Base Ply: One ply bonded to the prepared substrate with Interply Adhesive:
 - 1. StressBase 80:
- E. Flashing Cap (Ply) Sheet: One ply bonded to the prepared substrate with Interply Adhesive:
 - 1. StressPly Plus FR Mineral:
- F. Flashing Ply Adhesive:
 - 1. Flashing Bond:
- G. Surfacing: Requires 30 day wait before applying.
 - 1. Surface Coatings:
 - a. Silver-Shield:

2.3 ACCESSORIES:

- A. Insulation Adhesives: Insul-Lock HR
- B. Urethane Sealant Hybrid - Tuff-Stuff MS: One part, non-sag sealant as approved and furnished by the membrane manufacturer for moving joints.
- C. Drain Flashings should be 4lb (1.8kg) sheet lead formed and rolled.
- D. Plumbing stacks should be 4lb (1.8kg) sheet lead formed and rolled.
- E. Liquid Flashing - Tuff-Flash: An asphaltic-polyurethane, low odor, liquid flashing material designed for specialized details unable to be waterproofed with typical modified membrane flashings.
- F. Seam Sealer – For Use at Window to Roof Flashing Detail.

2.4 PROTECTION

- A. Provide traffic ways, erect barriers, fences, guards, rails, enclosures, chutes and the like to protect personnel, roofs and structures, vehicles and utilities.
- B. Protect exposed surfaces of finished walls with tarps to prevent damage.
- C. Plywood for traffic ways required for material movement over existing roofs shall be not less than 5/8 inch (16 mm) thick.
- D. In addition to the plywood listed above, an underlayment of minimum 1/2 inch (13 mm) recover board is required on new roofing.
- E. Special permission shall be obtained from the Manufacturer before any traffic shall be permitted over new roofing.

2.5 FIELD QUALITY CONTROL

- A. Inspection: Provide manufacturer's field observations at start-up and minimum two visits per every week of installation. Provide a final inspection upon completion of the Work.
 - 1. Warranty shall be issued upon manufacturer's acceptance of the installation.
 - 2. Field observations shall be performed by a Technical Representative employed full-time by the manufacturer and whose primary job description is to assist, inspect and approve membrane installations for the manufacturer.
 - 3. Provide observation reports from the Technical Representative indicating procedures followed, weather conditions and any discrepancies found during inspection.
 - 4. Provide a final report from the Technical Representative, certifying that the roofing system has been satisfactorily installed according to the project specifications, approved details and good general roofing practice.

2.6 PRE-INSTALLATION MEETING

- A. Convene meeting prior to commencing Work of this section.
- B. Review installation procedures and coordination required with related Work.
- C. Inspect and make notes of job conditions prior to installation:
 - 1. Record minutes of the conference and provide copies to all parties present.
 - 2. Identify all outstanding issues in writing designating the responsible party for follow-up action and the timetable for completion.
 - 3. Installation of roofing system shall not begin until all outstanding issues are resolved to the satisfaction of the Owner.

PART 3 EXECUTION

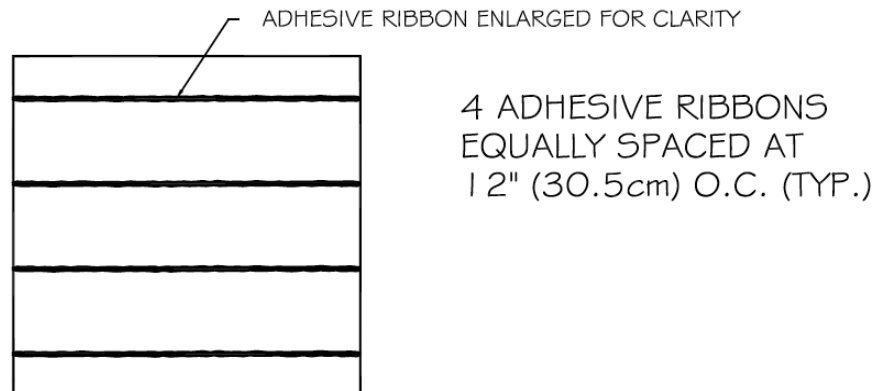
3.1 EXAMINATION

- A. Inspect and approve the deck condition, slopes and fastener backing if applicable, parapet walls, expansion joints, roof drains, stack vents, vent outlets, nailers and surfaces and elements.

3.2 PREPARATION IN ROOF REMOVAL LOCATIONS OVER CONCRETE DECK

- A. General:
1. Metal stairwell components in this area may be moved for better roofing access; however, contractor must return it to original position after work is complete.
 2. Remove ballast and concrete walkways and dispose of as directed by City Staff.
 3. Remove all existing materials down to the concrete deck.
 4. Inspect concrete deck for damages or moisture and report findings and photos to Garland representative.
 5. Fill concrete deck surface voids that may affect quality or evenness of roofing application with an acceptable concrete fill material such as Pyrofill. Bid forms will include per square foot cost item for necessary deck repairs.
 6. Install 2" Polyisocyanurate insulation boards set in Insul-Lock HR adhesive using specified bead pattern.
 7. Contractor is responsible for installing any necessary tapered insulation crickets and sumps to accommodate positive drainage.
 8. Install staggered 1/2" HD recovery boards set in Insul-Lock HR adhesive using specified bead pattern.

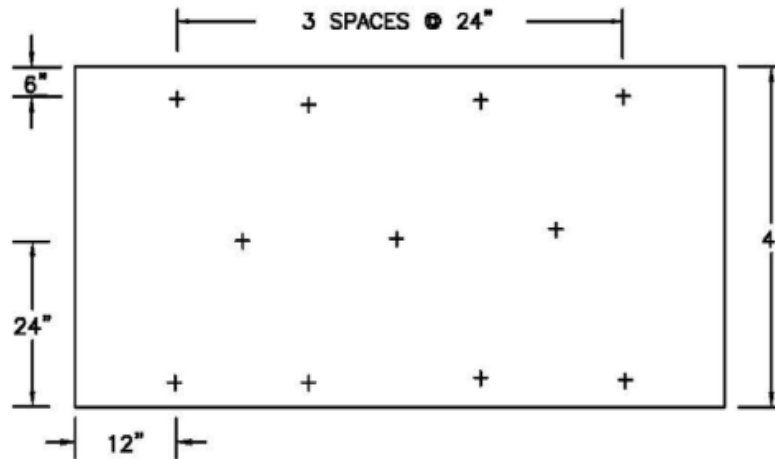
TYPICAL ZONE 1, 2 AND 3 INSULATION BOARD ADHESIVE PATTERN: 12" OC BEADS PER BOARD



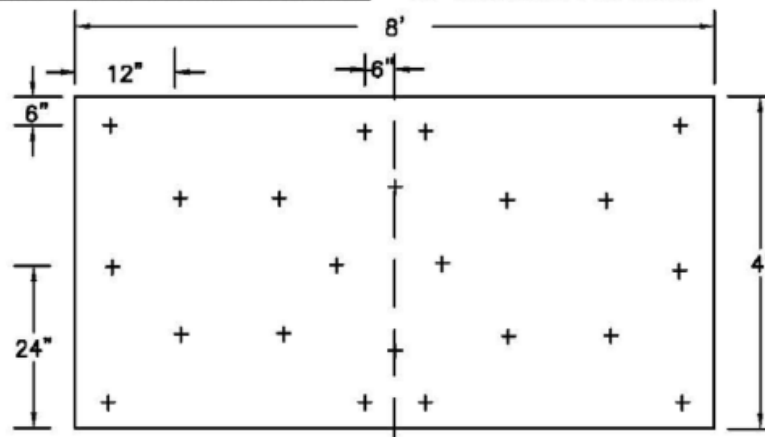
3.3 PREPARATION IN ROOF RE-COVER AREAS OVER METAL DECK

1. Remove ballast and concrete walkways and dispose of as directed by City Staff.
2. Slice EPDM membrane every 10 ft. of roof field, as well as at base of all flashings, penetrations and perimeters to allow for complete relaxation of rubber membrane. Remove any blistering or delaminated roofing membrane to create even surface for application of recovery board.
3. Contractor is responsible for installing any necessary tapered insulation crickets and sumps to accommodate positive drainage.
4. Fasten down a staggered 1/2" inch HD recovery board through existing roof into metal deck in accordance with fastening pattern provided.
5. Remove all blistered or delaminated roofing membrane to create even surface for application of new roof membranes.
6. Install new wood nailers as necessary to accommodate insulation/recovery board or new nailing patterns.

ZONE 1 & 2 INSULATION BOARD FASTENER PATTERN: 11 FASTENERS PER BOARD



ZONE 3 INSULATION BOARD FASTENER PATTERN: 22 FASTENERS PER BOARD



3.4 FIELD INSTALLATION: COLD APPLIED ROOF SYSTEM

- A. MODIFIED PLIES: Cut base sheet (Stressbase 80) and Cap Sheet (Stressply Plus FR Mineral) into 18 foot lengths and allow plies to relax before installing. Install in interply adhesive applied at the rate required by the manufacturer. Shingle sheets uniformly over the prepared substrate to achieve the number of plies specified. Shingle in proper direction to shed water on each large area of roofing.
1. Lap ply sheet ends 8 inches. Stagger end laps 12 inches minimum.
 2. Solidly bond to the base layers with specified cold adhesive at the rate of 2 gallons per 100 square feet.
 3. Roll must push a puddle of adhesive in front of it with adhesive slightly visible at all side laps. Care should be taken to eliminate air entrapment under the membrane.
 4. Allow the base sheets to cure at least ten minutes before installing the cap sheet. HOWEVER, THE MODIFIED CAP MEMBRANE MUST BE INSTALLED WITHIN THREE DAYS OF THE BASE SHEET.
 5. Install subsequent rolls of modified across the roof as above with a minimum of 4 inch side laps and 8 inch staggered end laps. Lay modified membrane in the same direction as the base sheet, but the laps shall not coincide with the laps of the base layers.
 6. Extend membrane 2 inches beyond top edge of all cants in full application of the cold adhesive as shown on the Drawings.
- B. Fibrous Cant Strips: Provide non-combustible perlite or glass fiber cant strips at all wall/curb detail treatments where angle changes are greater than 45 degrees. Cant may be set in approved cold adhesives or mechanically attached with approved plates and fasteners.
- C. Wood Blocking, Nailers and Cant Strips: Provide wood blocking, nailers and cant strips as necessary.
1. Wood nailers should match the height of any insulation, providing a smooth and even transition between flashing and insulation areas.
 2. Nailer lengths should be spaced with a minimum 1/8 inch gap for expansion and contraction between each length or change of direction.
 3. Nailers and flashings should be fastened in accordance with Factory Mutual "Loss Prevention Data Sheet 1- 49, Perimeter Flashing" and be designed to be capable of resisting a minimum force of 200 lbs/lineal foot in any direction.
- D. Flashing Base Ply:
1. During Flashing Installation, do not permit conditions to exist that will allow moisture to enter behind, around or under the new roofing membranes.
 2. Leave existing EPDM Membrane in place.
 3. Nail Stressbase 80 through the underlying EPDM with appropriate fasteners into the wall behind it. Nail off at a minimum of 12 inches (203 mm) o.c. to ensure the sheet is tight to the substrate.
 4. Brush in any exposed nail heads with Tuff Flash.
 5. Secure the tops of all flashings that are not run up and over curb through termination bar fastened at 6 inches (152 mm) O.C. and sealed at top with Tuff Stuff MS Sealant.
- E. Flashing Cap Ply:
1. During Flashing Installation, do not permit conditions to exist that will allow moisture to enter behind, around or under the new roofing membranes.
 2. Adhere Cap Ply to the underlying base flashing ply with Flashing Bond. Nail off at a minimum of 8 inches (203 mm) o.c. from the finished roof at all vertical surfaces.
 3. Coordinate counter flashing, cap flashings, expansion joints and similar work with modified bitumen roofing work as specified.
 4. All stripping shall be installed prior to cap sheet flashing installation.
 5. Heat and scrape granules when welding or adhering at cut areas and seams to granular surfaces at all flashings.

City of Alpharetta: Public Safety/Jail

Please See Detail Package provided along with this Specification for all standard Garland Details.

6. Secure the top edge of the flashing sheet using a termination bar only when the wall surface above is waterproofed, or nailed 4 inches on center and covered with an acceptable counter flashing.
7. All vertical flashing seams shall be reinforced with 8" inch width application of flashing bond and 6" width Gar-Mesh.
8. Install new 24ga color matching skirt metal under existing coping caps or counter flashings and fasten 12" inches on center. Skirt metal shall extend over new roofing plies no less than 2" inches and be fitted tightly to the flashing membranes.

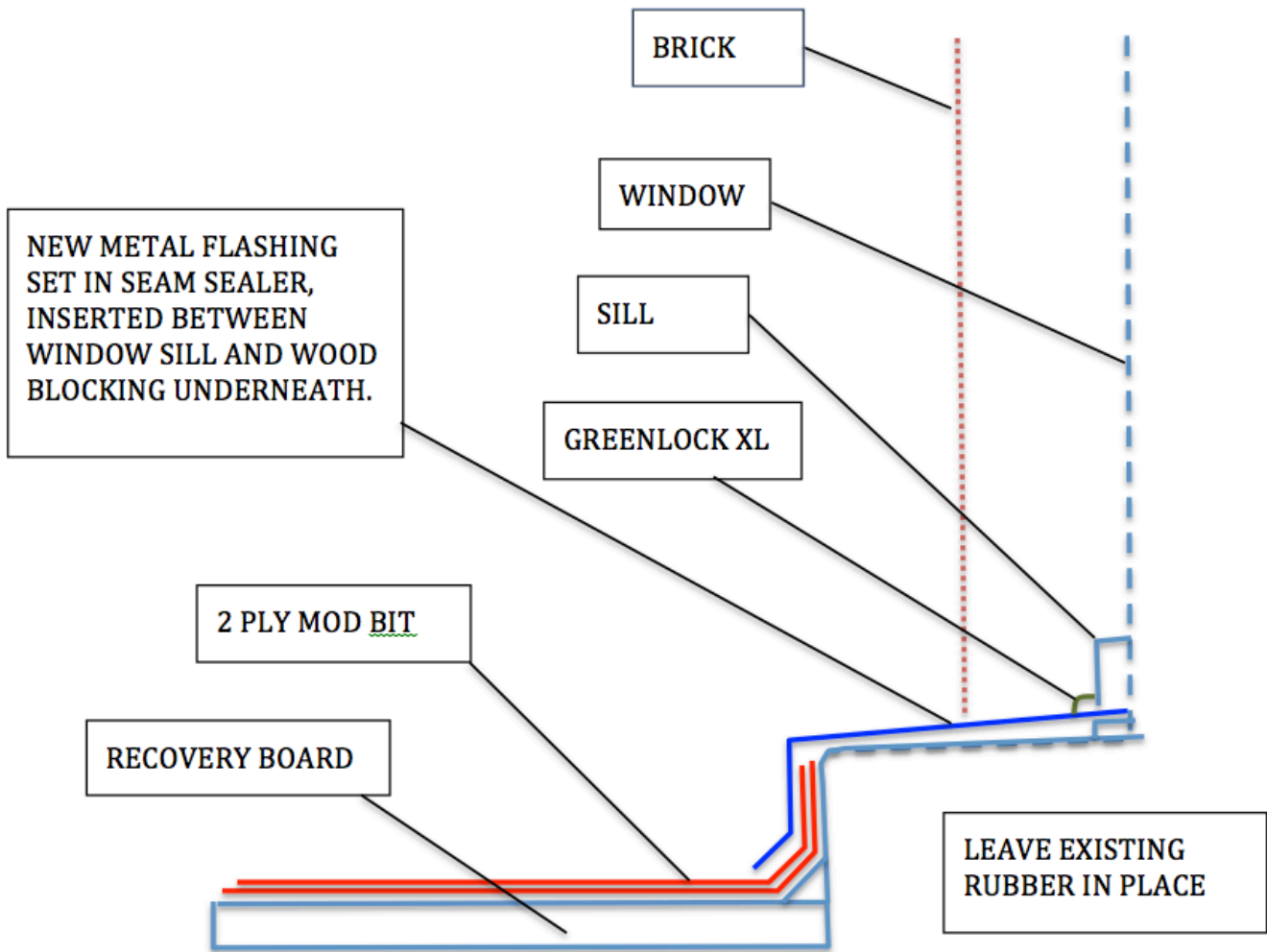
F. Flashing Heights Greater than 36" inches: See Section 3.5 - C

- G. Liquid Flashing (Tuff Flash) For Irregular Roofing Details:
1. Mask target area on roof membrane with tape.
 2. Clean all non-porous areas with isopropyl alcohol.
 3. Apply 32 wet mil base coat of liquid flashing over masked area.
 4. Embed polyester reinforcement fabric into the base coat of the liquid flashing.
 5. Apply 48-64 wet mil top coat of the liquid flashing material over the fabric extending 2 inches (51 mm) past the scrim in all directions.
 6. Apply minerals immediately or allow the liquid flashing material to cure 15-30 days and then install reflective coating.
- H. Surface Coatings: Silver-Shield Coating Application
1. Wait 30 days after completion of roof field and flashings to allow complete cure.
 2. Sweep off all dirt and debris from the surface to be coated.
 3. Repair any splits, or surface irregularities with Flashing Bond mastic and Gar-Mesh.
 4. Mix Silver-Shield with Jiffy Mixer attached to a low speed drill. Mix until material is consistent.
 5. Apply Silver-Shield at 2 gallons per 100 square feet to entire roof field and flashings. This material is designed for squeegee, roller or brush application.
- I. Painting of Metal Copings, Metal Vents, Equipment Supports.
1. Wire brush surfaces as necessary to remove any loose surface rust scale.
 2. Ensure metal surfaces are dry and free of any dirt or debris.
 3. Apply 4" Unibond Tape over all metal coping seams, do not extend over exterior fascia metal.
 4. Apply Rust-Go Primer at ¼ gal per square and allow 12 hour cure.
 5. Apply a single coat of White Knight Plus Base Coat at 2 gallons per square to all primed metal.
 6. Do not prime or coat any exterior metal that may be seen from the ground. Any accidental material drippage over the exterior fascia will have to be removed or painted over to match existing metal color.

3.5 SPECIAL DETAILS INSTRUCTIONS

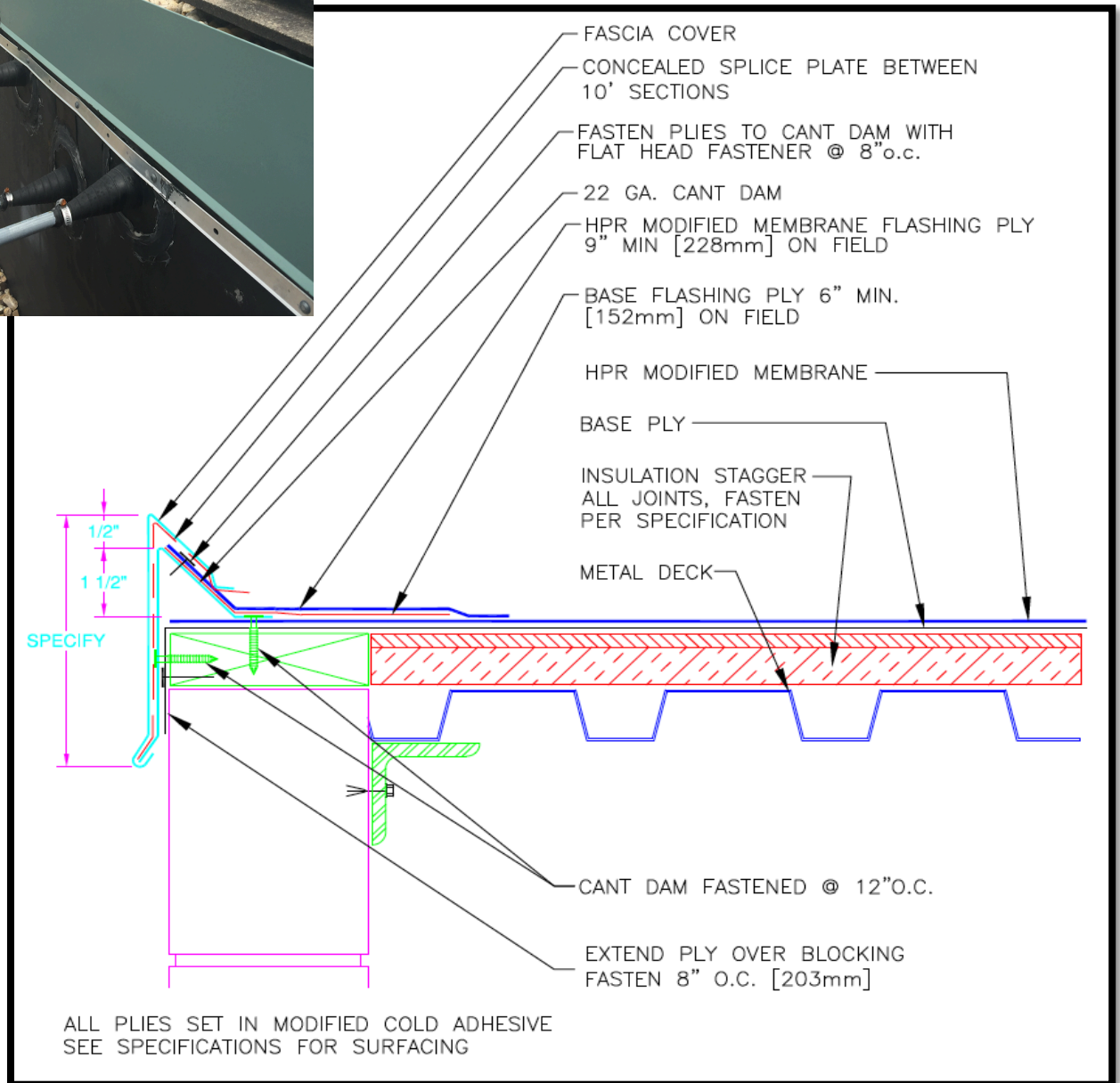
A. WINDOW FLASHING DETAIL

1. For Window To Roof Flashings Use Detail Provided Below
2. For Brick To Roof Flashings, Use Garland Surface Mounted Counter Flashing Detail



B. PERIMETER FLASHINGS WITH METAL DRIP EDGES

1. In all locations that include the pictured existing metal drip edge detail, provide the following scope:
 - 1) Remove and replace this metal drip edge in accordance with the metal edge detail (1.1) provided here, using color matched, kynar coated 24ga steel.



City of Alpharetta: Public SafetyJail

Please See Detail Package provided along with this Specification for all standard Garland Details.

C. FLASHINGS OVER 36" HEIGHT.

1. In all flashing locations greater than 36" height as pictured, provide the following:
 - a. Leave Existing EPDM membrane in place and properly clean to receive new materials.
 - b. Install surface mounted counter flashing detail as provided in your detail package.
 - c. At all EPDM membrane, cover any holes, tears or voids with 4" width Unibond cover tape
 - d. Coat all rubber membrane and flashings with base coat of White Knight Plus at 2 gallons per square.
 - e. Use Tuff Stuff MS for any necessary tube based sealants.

Example Photo of Wall Area Receiving this Detail.



MASTER AGREEMENT

(CONTRACT)

Reference No. 14905

Scanned Date: _____

PAGE 1 OF 1

DATE: _____

MASTER AGREEMENT**OWNER:** COBB COUNTY BOARD OF COMMISSIONERS

100 CHEROKEE STREET

MARIETTA, GA 30060

CONTRACTOR: GARLAND/DBS, INC.3800 EAST 91ST STREET, CLEVELAND

OHIO 44105

WORK: **ROOFING SUPPLIES AND SERVICES, WATERPROOFING AND RELATED PRODUCTS AND SERVICES:**
The undersigned parties understand and agree to comply with and be bound by the entire contents of Sealed Bid # 14-5903
: **ROOFING SUPPLIES AND SERVICES, WATERPROOFING AND RELATED PRODUCTS AND SERVICES**
PROJECT MANUAL (aka, the Contractor's Bid Proposal submitted March 27, 2014) which is incorporated here in by
reference. Contractor understands and agrees that the bonds and insurance required by the Project Manual are to be kept
current at all times through the length of each term and for 90 Days following completion of each term. Bonds and
insurance must be renewed and presented to the owner at the time of each renewal term if Owner chooses to renew. Bonds
and insurance shall be written by a firm acceptable to the Owner as specified in the Project Manual.

TERM: January 1, 2015 to December 31, 2017, with full renewal options per the Project Manual. Owner shall exercise renewal
options by issuance and delivery to Contractor of a written notice to renew this Agreement.

PROJECT: **ROOFING SUPPLIES AND SERVICES, WATERPROOFING AND RELATED PRODUCTS AND SERVICES** in
accordance with the Project Manual.

PRICE: Price as stated for all schedules included in the Project Manual.

BILLING: All original invoices shall be submitted directly to the Cobb County Finance Department. Invoices shall bill only for Work
completed during the period covered by the invoice and shall clearly identify such work in accordance with invoicing
guidelines in the Project Manual.

IN WITNESS WHEREOF, this Agreement has been executed by Owner and accepted by Contractor to be effective as of the date first above
written.



Cobb County Board of Commissioners

Cobb County... Expect the Best!

Garland /DBS, Inc.

100 Cherokee Street

East 91st Street

Marietta, GA 30060

Cleveland, Ohio 44195

Tim Lee, Chairman

DAVID SOKOL, PRESIDENT
Date: 08/28/2014Date: 9/22/2014

FEDERAL TAX ID NUMBER: 27-0288466

APPROVED AS TO FORM

COUNTY ATTORNEY'S OFFICE

APPROVED
PER MINUTES OF
COBB COUNTY
BOARD OF COMMISSIONERS
7/22/2014



City Council Meeting and Public Hearing STAFF REPORT

Submitting Department: Administration

Submitted By:

Meeting Date: July 25, 2016

I. AGENDA ITEM TITLE: PROPOSED CHANGE TO CITY CODE: BOARD ATTENDANCE POLICY

II. RECOMMENDATION:

Approve an amendment to Chapter 2, Article III of the City Code so as to define and stipulate attendance requirements for members of the City of Alpharetta's appointed boards and commissions.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT.
BUDGET: NO

TOTAL PROJECT COST: THERE ARE NO FISCAL IMPACTS
ASSOCIATED WITH THE REQUESTED ACTION.

APPROPRIATIONS:

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

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

The City of Alpharetta's citizen boards and commissions provide an invaluable service to our community. These bodies bring together citizen viewpoints which might otherwise not be heard, provide citizens of wide-ranging backgrounds an opportunity to be directly involved in local government, and sometimes serve as a training ground for citizens who have future interest in holding local elected office. The advice offered by our boards and commissions is invaluable during the decision-making process, and the careful study and recommendations provided by the citizens who comprise these bodies has been an important factor in the success of the Alpharetta community.

It is a generally held belief that participation requirements at meetings by appointed members of the City's boards and commissions is set forth in City Code. In fact, over the years there has often been reference made to a "three meeting rule" that stipulates that no member of a board or commission may miss more than three consecutive meetings. A review of the City Code will reveal, however, that no such rule exists and that there is no set guidance for meeting participation or attendance by board and commission members.

So that the expectations of appointing Council Members with respect to meeting attendance can be clearly defined and so that a uniform standard can be applied to all board and commission members, it is recommended that Chapter 2, Article III of the City Code be amended so as to stipulate attendance requirements. The recommended language would be as follows:

"A Board Member or Alternate who misses more than 25% of scheduled meetings, absent an excusable medical issue, within a twelve month period shall be considered inactive and the remainder of his/her term shall be filled by a new Board Member in the same manner as the original appointment."

V. ALTERNATIVES:

VI. ATTACHMENTS:

Ordinance

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA,
GEORGIA TO AMEND ARTICLE III (BOARDS AND COMMISSIONS) OF
CHAPTER 2 (ADMINISTRATION) OF THE CODE OF THE CITY OF
ALPHARETTA, GEORGIA TO ADD PROVISIONS ESTABLISHING MINIMUM
ATTENDANCE REQUIREMENTS FOR MEMBERS OF BOARDS AND COMMISSIONS;
TO UPDATE OTHER PROVISIONS; TO PROVIDE FOR AN EFFECTIVE DATE;
AND FOR OTHER PURPOSES**

WHEREAS, the Mayor and Council of the City of Alpharetta ("City Council") are charged with the protection of the public health, safety, and welfare of the citizens of the City of Alpharetta; and

WHEREAS, Article III (Boards and Commissions) of Chapter 2 of The Code of the City of Alpharetta, Georgia (the "Code") establishes the terms, qualifications and duties of members of City boards; and

WHEREAS, the City Council has determined that it is appropriate from time to time to amend the City Code to comport with current conditions; and

WHEREAS, the City Council desires to amend Article III (Boards and Commissions) of Chapter 2 of the Code in order to add provisions prescribing minimum attendance requirements for members of boards and commissions of the City;

NOW, THEREFORE, The Council of the City of Alpharetta hereby ordains, as follows:

Section 1: Section 2-88 of Chapter 2 of The Code of the City of Alpharetta, Georgia (the "Code") is hereby amended by deleting same in its entirety and inserting in lieu thereof a new Section 2-88 to read as set forth in Exhibit "A" attached hereto as if fully set forth herein.

Section 2: It is the intention of the City Council and it is hereby ordained by the authority of the City Council that the provisions of this Ordinance shall become and be made a part of The Code of the City of Alpharetta, Georgia, and the codifier is authorized to make the specified deletions, insertions, additions, and to insert headings, article numbers and section numbers as and where appropriate.

Section 3: All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 4: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional, or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 5: This Ordinance shall become effective immediately upon adoption.

SO ORDAINED this _____ day of _____, 2016.

CITY OF ALPHARETTA, GEORGIA

By: _____
David C. Belle Isle, Mayor

COUNCIL MEMBERS

(SEAL)
Attest: _____

City Clerk

ORDINANCE NO. _____

First Reading_____

Second Reading_____

Adopted_____

EXHIBIT "A"**2-88. Minimum Attendance Requirements.**

A board member shall attend three-fourths (3/4) of the scheduled meetings, including regularly scheduled meetings and any meeting called with at least two (2) weeks' notice, during a calendar year. A board member who fails to attend three-fourths (3/4) of the scheduled meetings during any calendar year, unless his/her absence is otherwise excused by the secretary of the board, shall cause such member's office to be declared vacant by operation of law. If a board member serves less than a calendar year, such minimum attendance requirements will be based on the scheduled meetings occurring from the date of his/her appointment until the end of the calendar year. A board member's absence shall only be excused in the following circumstances: (a) illness or injury of the board member, which is verified by a physician's statement; (b) serious illness in the board member's immediate family, which is verified by a physician's statement; (c) death in the board member's immediate family; (d) compliance with a court order or an order issued by a governmental agency; or (e) observance of a religious holiday. A written request for an excused absence shall be made to the secretary of the board within thirty (30) days prior to or after the missed meeting. The burden of seeking and establishing an excused absence shall be upon the board member.