



PLANNING COMMISSION MEETING OCTOBER 3, 2019

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

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MEETING MINUTES
 - a. September 5, 2019
- IV. ITEMS FROM BOARD MEMBERS
- V. ITEMS FROM STAFF
- VI. PUBLIC HEARING
 - a. MP-19-06 Windward Lake Club/Windward Pod 67
This item has been Withdrawn by the Applicant. It will not be considered.
Consideration of a master plan amendment to add 'Recreation Facilities, Indoor' as a permitted use in Pod 67 of the Windward Master Plan to allow for tennis courts to be enclosed within a structure. The property is located at 2001 Lake Windward Drive and is legally described as being located in Land Lots 1182 & 1239, 2nd District, 1st Section, Fulton County, Georgia.
 - b. CU-19-06 Glam My I/Spa Services
Consideration of a conditional use to allow 'Spa Services' for Glam My I in the C-1 (Neighborhood Commercial) district. The property is located at 4305 State Bridge Road, Suite 103 and is legally described as being located in Land Lot 120, 1st District, 1st Section, Fulton County, Georgia.
 - c. PH-19-09 Unified Development Code Text Amendments – Signs
This item as been deferred by Staff until November 7, 2019. It will not be considered tonight.
Consideration of text amendments to the Unified Development Code related to Sign regulations.
 - d. CU-19-05 Dunkin Donuts/Stonewood Village
Consideration of a conditional use to allow 'Restaurant w/Drive-Thru Window' for Dunkin Donuts in the C-1 (Neighborhood Commercial) district. The property is located at 670 North Main Street and is legally described as being located in Land Lot 1110, 2nd District, 2nd Section, Fulton County, Georgia.
- VII. ADJOURNMENT



PLANNING COMMISSION MEETING SEPTEMBER 5, 2019

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

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

I. CALL TO ORDER

II. ROLL CALL

Members Present

- Francis Kung'u (Chair)
- Fergal Brady (Vice-Chair)
- Larry Attig
- John Goss
- William Perkins
- Candy Waylock
- Martine Zurinskas

Members Absent

- Jamie Bendall (Alternate)

Staff Present

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

III. APPROVAL OF MEETING MINUTES

a. August 1, 2019

- ❖ Vice – Chair Brady offered a motion to approve
 - Commissioner Attig seconded the motion.
 - The motion was approved (7-0)

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

a. CU-19-04 DUI Lady/Colony Park

Michael Woodman, Senior Planner presented consideration of a conditional use permit to allow a 'School, Commercial' for the DUI Lady. The property is located at 308 Maxwell Road, Suite 500 and is legally described as being located in Land Lot 693, 1st District, 2nd Section, Fulton County, Georgia.

The Applicant presented and agreed to Staff Conditions with one request to change Condition # 3 to allow the Applicant to hold one class during day time hours Monday – Friday.

After discussion:

- ❖ Commissioner Attig offered a motion to approve with conditions presented by Staff and addition of "Business may have 1 additional class during daytime hours (8:00 AM -5:00PM) Monday through Friday."
 - Vice-Chair Brady seconded the motion.
 - The motion was approved (7-0)

1. 'School, Commercial' shall be added as a conditional use at 308 Maxwell Road Suite 500, limited to no more than 1,106 square feet.
2. Conditional use approval shall be limited to the DUI Lady; no additional 'School, Commercial' businesses or subleasing shall be permitted within the approved space.
3. Hours of operation shall be Tuesday & Thursday 2:00 PM – 7:00 PM (office hours), Friday 5:00 PM – 9:30 PM (classes) and Saturday & Sunday 8:00 AM – 5:00 PM (classes). Business may have 1 additional class during day time hours (8:00 AM – 5:00 PM) Monday through Friday.
4. Signage shall be limited to a wall sign no larger than three (3) square feet and located beside the front door. No additional signage shall be permitted. No lighting window trim.

b. MP-19-06 Windward Lake Club/Windward Pod 67

This item was deferred by the Applicant until October 3, 2019. *It was not be considered on September 5, 2019.*

c. **PH-19-21 Unified Development Code Text Amendments - Wireless Telecommunications Facilities**

Sam Thomas, City Attorney, presented consideration of text amendments to Unified Development Code to amend Section 2.8 Wireless Telecommunications Facilities.

- Explained background and State Law on amendments

There was no Public Comment

After discussion:

- We are adopting the State Requirements
- When will legislation take effect
- Will unintended consequences be considered at a later date
- There will need to be history to amend the code

There was no public comment.

❖ **Commissioner Perkins offered a motion to approve as stated**

- **Commissioner Goss seconded the motion.**
- **The motion was approved (7-0)**

d. **PH-19-22 Unified Development Code Text Amendments – Bed & Breakfast Definition**
Sponsor: Staff

Kathi Cook, Director of Community Development, presented consideration of text amendments to the Unified Development Code related to the definition of 'Bed & Breakfast'.

Text amendments are proposed to the definition of 'Bed and Breakfast'. The current definition limits the use to no more than 15 guests. However, it is more appropriate and easier to regulate the number of guest rooms. In addition, the City's parking regulations are based on the number of guest rooms, not the number of guests

Staff stated the changes give clarity to the definition:

Bed and Breakfast. A building in which lodging and meals are provided for no more than ~~15~~ seven (7) guest rooms and one (1) owner's suite and meals are served in a common dining room. Lodging facilities and services are provided for transient guests for an average stay of less than 7 days and offered to the public for compensation. Bed and Breakfast does not include retail uses, public bar, conference center or special event facilities. Guest rooms within the building shall contain no equipment for food preparation other than a coffee maker, mini-fridge and/or microwave. There shall be no self-serve laundry facilities (for guests use) within the building. Access to each guest room shall be through the interior of the building.

❖ **Commissioner Goss offered a motion to approve as written by Staff**

- **Commissioner Zurinkas seconded the motion.**
- **The motion was approved (7-0)**

e. **PH-19-07 Unified Development Code Text Amendments – Smoke Shop and Tobacco Store**
Sponsor: Burnett

Michael Woodman, Senior Planner, presented consideration of text amendments to the Unified Development Code related to 'Smoke Shop and Tobacco Store' regulations

Staff proposed an amendment to the definition of 'Smoke Shop and Tobacco Store' to address vape products, as well as distance requirements from certain uses. 'Smoke Shop and Tobacco Store' is permitted by right in the LI (Light Industrial) zoning district and as a conditional use in the C-1 (Neighborhood Commercial) and C-2 (General Commercial) zoning districts.

There was no Public Comment.

After discussion:

❖ **Vice-Chair Brady offered a motion to approve as stated by Staff**

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

VII. ADJOURNMENT



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: CU-19-06 GLAM MY I SPA SERVICES

PLANNING COMMISSION: OCTOBER 3, 2019

CITY COUNCIL: OCTOBER 21, 2019

II. RECOMMENDATION:

Approve CU-19-06 Glam My i Spa Services, subject to the following conditions:

1. 'Spa Services' shall be added as a conditional use at 4305 State Bridge Road Suite 103, limited to no more than 1,200 square feet.
2. Conditional use approval shall be limited to Glam My i Salon; no additional spa services businesses or subleasing shall be permitted within the approved space.
3. Hours of operation shall be Monday – Saturday 10:00 AM – 7:00 PM and Sunday 12:00 PM – 6:00 PM.
4. Window signage and window lighting trim shall be prohibited.

III. REPORT IN BRIEF:

The applicant, Glam My i Salon, is requesting a conditional use permit to allow 'Spa Services' for a business providing eyebrow threading and waxing. The applicant's business is opening as a beauty salon, but would like to add some spa services, such as full body waxing, facials and laser hair removal. The subject property is located at 4305 State Bridge Road, Suite 103, in the Alpharetta Commons (Publix) shopping center on the south side of State Bridge Road and west of Kimball Bridge Road.

DISCUSSION

The submitted request, if approved, would permit the applicant to provide facial, full body waxing and laser hair removal services in a 1,200 square foot suite in the Alpharetta Commons shopping center. Glam My i Salon is in the process of opening as a beauty salon but would like to add some spa services to enhance their offerings. The subject property is located at 4305 State Bridge Road, Suite 103, in the Alpharetta Commons (Publix) shopping center on the south side of State Bridge Road and west of Kimball Bridge Road.

The property is zoned C-1 (Neighborhood Commercial), which allows 'Spa Services' with approval of a conditional use permit. Surrounding properties are zoned C-1 to the east and CUP (Community Unit Plan) to the north, west and south. Businesses in the vicinity of the applicant's request include, Publix to the west, Taco Mac to the east and Wendy's to the north. The Alpharetta Commons shopping center backs up to the Park Brooke Subdivision.

Alpharetta Commons is a 94,220 square foot shopping center with Publix as the anchor, as well as in-line space for retail, restaurant and office uses. The applicant's business is proposed in Suite 103, which is a 1,200 square foot suite facing State Bridge Road and to the left of Publix. Other

businesses within the Alpharetta Commons shopping center include Taco Mac, Wendy's, Royal Liquor Store, 21st Century Cleaners and Chick-fil-A, to name a few.

Full body waxing, laser hair removal and facial services are categorized as 'Spa Services' use. Unified Development Code (UDC) Section 1.4.2 defines 'Spa Services' as follows:

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

The applicant's 1,200 square foot suite complies with the maximum size in the definition of 'Spa Services' and there are no comparable businesses within 2,000' of the applicant's proposed location.

The City's Code of Ordinances, Section 12-172 establishes a minimum distance requirement of 300' for spa establishments from State Route 9, State Route 120, churches, schools, public parks, day care facilities and residences. Alpharetta Commons shopping center is located on State Route 120 (Old Milton Parkway/State Bridge Road). However, the applicant's business is approximately 400' from SR 120 and approximately 350' from a residence.

Glam My i Salon is a new business currently in the process of opening as a beauty salon. If the conditional use to allow Spa Services is approved, the business would provide a variety of services, including eyebrow threading, eyelash extensions, facials, full body waxing, laser hair removal, and microblading (eyebrow tattooing). Hours of operation are Monday – Saturday 10:00 AM – 7:00 PM and Sunday 12:00 PM – 6:00 PM. The applicant anticipates up to three (3) employees at the proposed location.

CONDITIONAL USE REVIEW CRITERIA

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

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

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

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

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

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

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

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

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

Response: Not applicable.

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

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

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

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

CONCURRENCES

Staff's analysis finds that the requested conditional use is not in conflict with the established conditional use standards and should have little impact on the area. The proposed retail service use would complement surrounding commercial uses and sufficient parking exists to support the proposed use. If approved, conditions should be established that regulate and limit an expansion of services.

CITIZEN PARTICIPATION PLAN

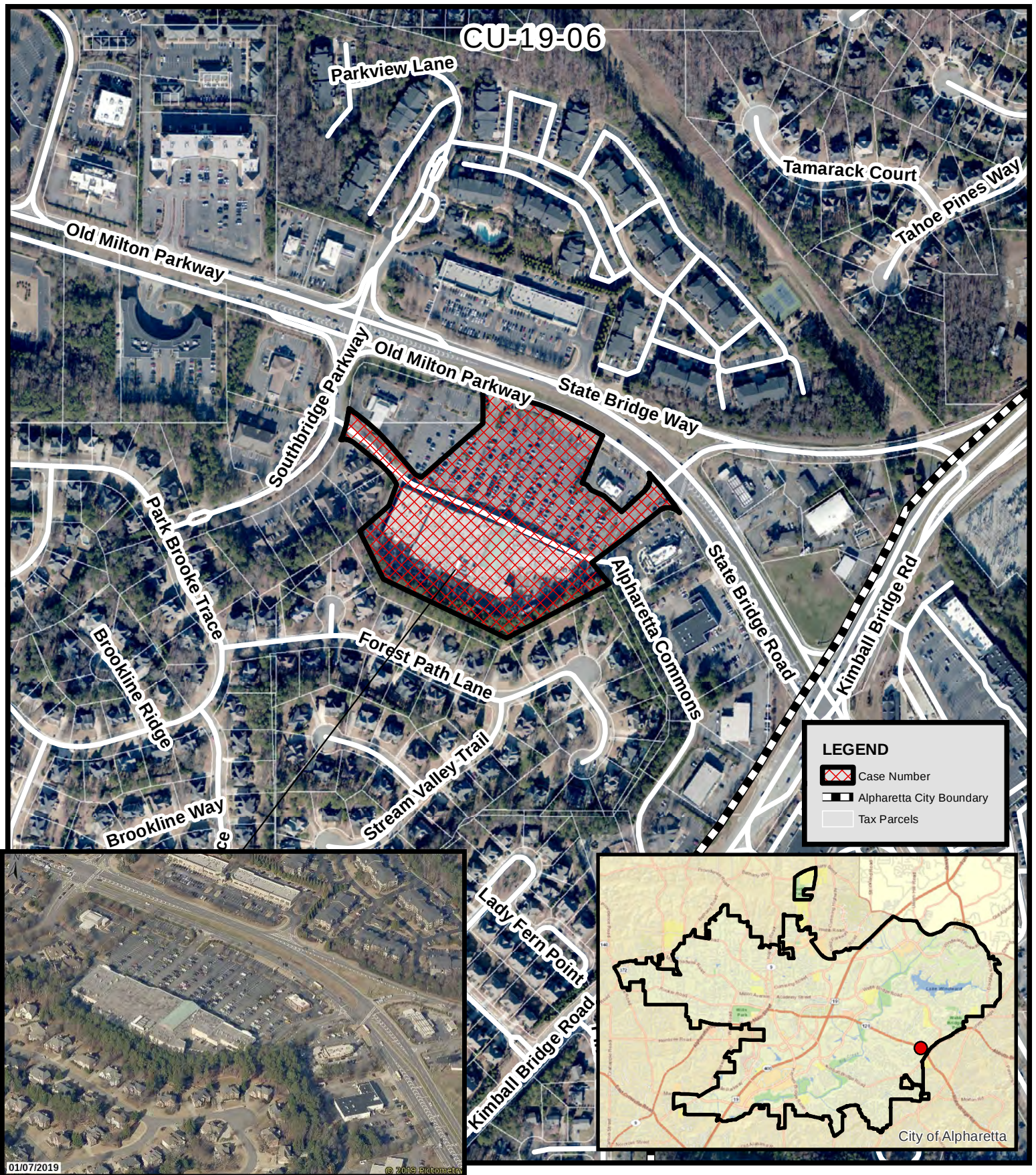
The report submitted by the applicant states that property owners were contacted regarding the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on September 11, 2019. There were no public comments on the signed-in sheet.

IV. ATTACHMENTS:

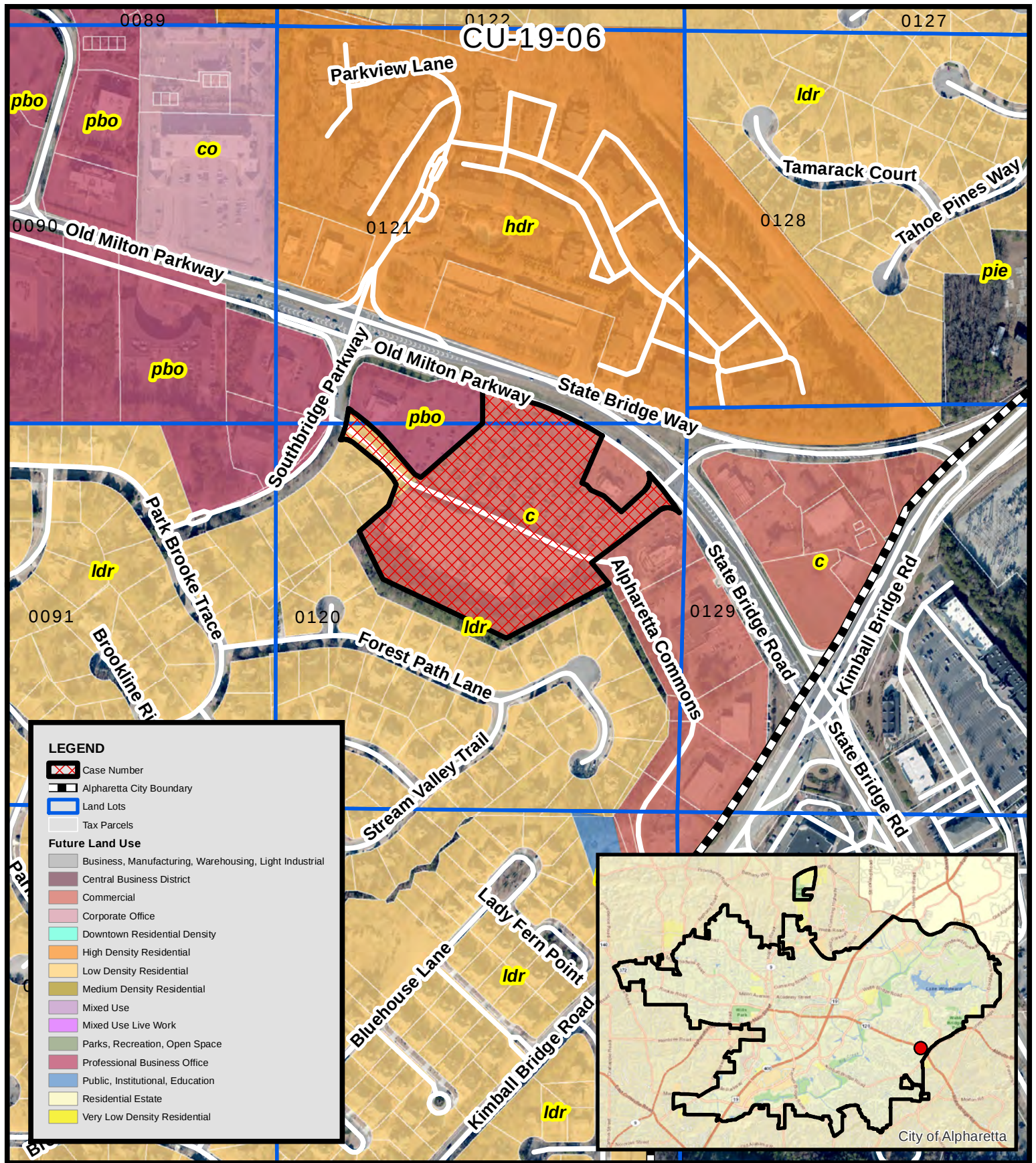
- Site Plan
- Floor Plan



Aerial Map
Glam My I Spa Services
4305 State Bridge Road

CU-19-06
D/LL: 1/1/120,121
PC: 10/03/19
CC: 10/28/19

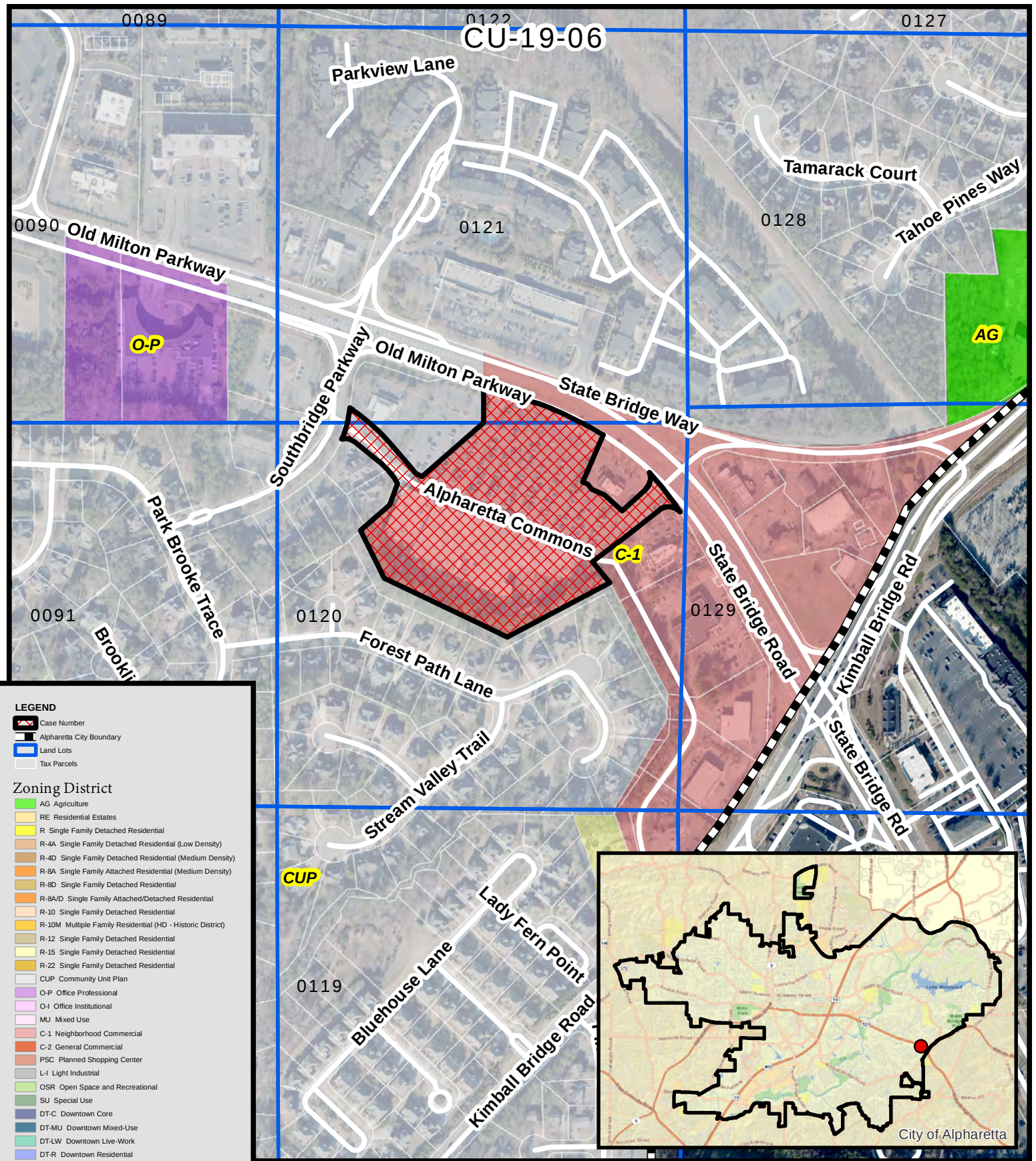
Location Map Provided by:
Community Development - GIS



Future Land Use
 Glam My I Spa Services
 4305 State Bridge Road

CU-19-06
 D/LL: 1/1/120,121
 PC: 10/03/19
 CC: 10/28/19

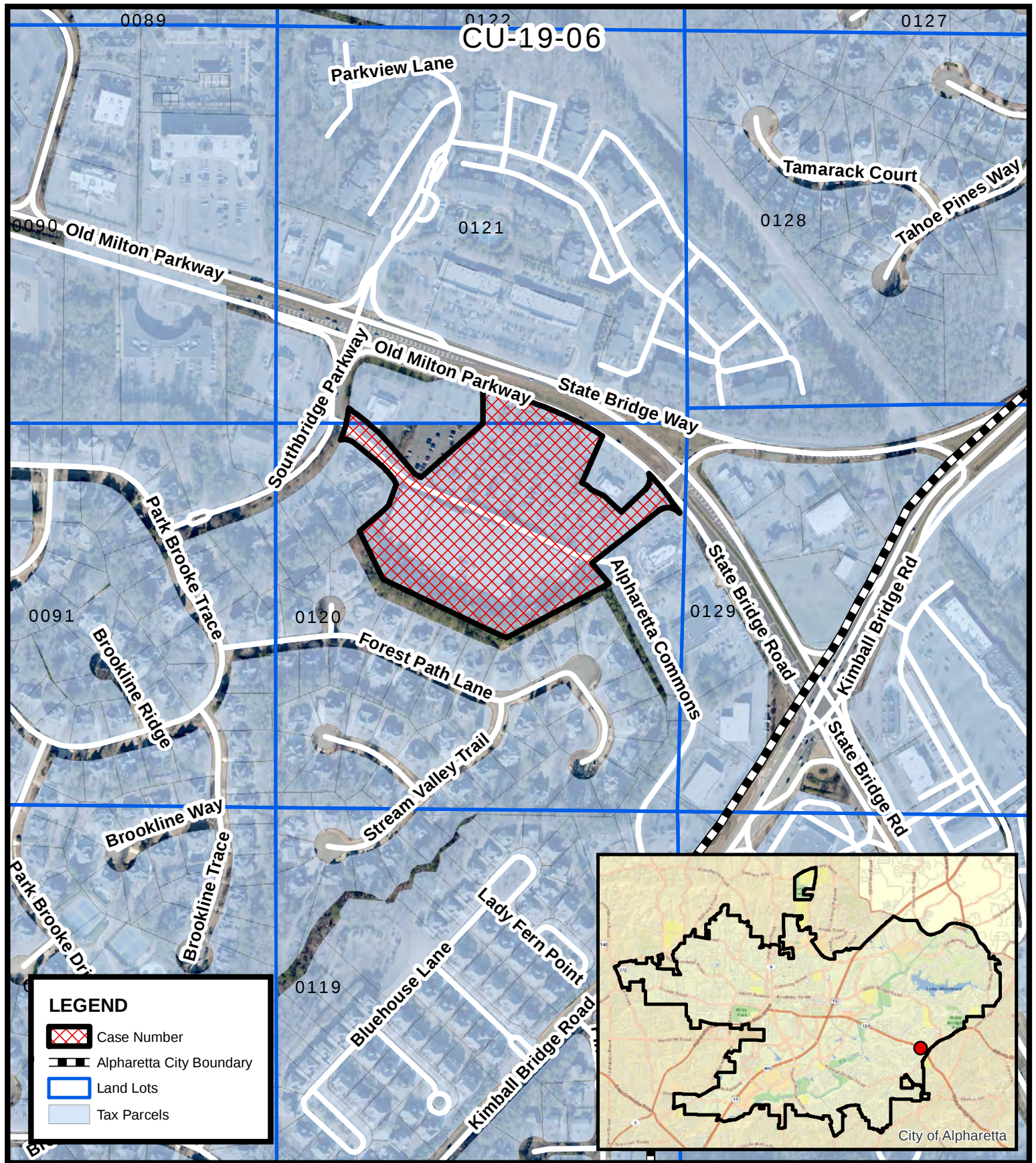
Location Map Provided by:
 Community Development - GIS



Zoning Map Glam My I Spa Services 4305 State Bridge Road

CU-19-06
D/LL: 1/1/120,121
PC: 10/03/19
CC: 10/28/19

Location Map Provided by:
Community Development - GIS



Location Map
Glam My I Spa Services
4305 State Bridge Road

CU-19-06
D/LL: 1/1/20,121
PC: 10/03/19
CC: 10/28/19

Location Map Provided by:
Community Development - GIS

Please Sign-In If you wish to Speak on Public Hearing Item

Glam My I/SPA Services

9.11.19

[illegible]

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: GLAM MY i SPA SERVICES
Contact Name: SIRAT DAYANI Telephone: 470-208-0261

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.

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: 09/13/19

Print Form

AL MAMUN SHAH M A & RAHMAN ZAHIRIN
800 FOREST PATH LANE
ALPHARETTA GA 30022

AMREIT ALPHARETTA COMMONS LP
P O BOX 528
COLUMBIA SC 29202-0528

ARORA SARGAM & SURESH DAVE
817 FOREST PATH LN
ALPHARETTA GA 30022

B M T INVESTMENTS LLC
115 VILLAGE CENTRE W
WOODSTOCK GA 30188

BAILEY STEPHEN & ANISE M
808 FOREST PATH LN
ALPHARETTA GA 30022

BATES MATTHEW J & KELLY H
903 STREAM VALLEY TRI.
ALPHARETTA GA 30022

BENDECK BRADLEY BENDECK LINDSAY
833 FOREST PATH LANE
ALPHARETTA GA 30022

BHIKHA SUNIL
834 FOREST PATH LN
ALPHARETTA GA 30022

BROWN RUEL A & DEBORAH W
701 FOREST PATH CIR
ALPHARETTA GA 30022

CARLING PAUL & LORI
819 FOREST PATH LN
ALPHARETTA GA 30022

CHICK FIL A INC
5200 BUFFINGTON RD
ATLANTA GA 30349

CHUGH VIVEK & SONIA
1003 STREAM VALLEY CT
ALPHARETTA GA 30022

CLOCK TOWER INVESTMENTS LLC
2830 CAHABA RD
BIRMINGHAM AL 35223

COLE KENT S & MELISSA R
807 FOREST PATH LN
ALPHARETTA GA 30022

CORBIN JENNIFER B TRE
4625 PARK BROOKE TRCE
ALPHARETTA GA 30022

D & T REALTY ASSOCIATES LLLP
4030 JOHNS CREEK PKWY
SUWANEE GA 30024

DAVIS JON K & DAVIS STACEY A
820 FOREST PATH LANE
ALPHARETTA GA 30022

DELK JOHN R & JOAN E
830 FOREST PATH LN
ALPHARETTA GA 30022

DHANESHWAR GIRISH N & GOKHALE
MEGHANA
809 FOREST PATH LN
ALPHARETTA GA 30022

DICIOCCIO PAULA A & SMITH STEPHEN G
1007 STREAM VALLEY CT
ALPHARETTA GA 30022

DIEHL LEON A & GLENDA S
822 FOREST PATH LN
ALPHARETTA GA 30022-6468

DINNERSTEIN ELLYN W
803 FOREST PATH LN
ALPHARETTA GA 30022

DITMORE VINCENT G & PEGGY S
824 FOREST PATH LN
ALPHARETTA GA 30022-6468

DOAN MIRA INC & HDP INVESTMENTS LLC
3695 GREY ABBEY DR
ALPHARETTA GA 30022

DRP COMPANY
4308 CAYUGA ST
TAMPA FL 33614

EXECUTIVE OFFICE SOLUTIONS LLC
11373 SOUTHBRIDGE PKWY
ALPHARETTA GA 30022

FRIESELL FAMILY REVOCABLE TR
20655 PLACER HILLS RD
COLFAX CA 95713

GILLMAN PROPERTIES I. L. C
9565 STONEY RIDGE LN
ALPHARETTA GA 30022

GLENN ERNEST H & HASKETT GLENN ANDREA L
816 FOREST PATH LN
ALPHARETTA GA 30022

H&N KIMBALL LLC
4400 KIMBALL BRIDGE RD
ALPHARETTA GA 30005

HARVEY ANGELA B & HUBERT D
1009 STREAM VALLEY CT
ALPHARETTA GA 30022-6472

HAWKINS WILLIAM
702 FOREST PATH CIR
ALPHARETTA GA 30022

HMB FOOD INC
4239 BLUEHOUSE LN
ALPHARETTA GA 30022

JEAN ROSE LYS D
1005 STREAM VALLEY CT
ALPHARETTA GA 30022

JPMORGAN CHASE BANK
131 S DEARBORN ST FLOOR 3
CHICAGO IL 60603

KATES RANDY L & RHONDA K
826 FOREST PATH LN
ALPHARETTA GA 30022-6468

KER CAR LLC
5430 NEW NORTHSIDE DR STE 200
ATLANTA GA 30339

KNOLL MICHAEL C & CYNTHIA A
828 FOREST PATH LN
ALPHARETTA GA 30022-6468

LEE & PARK REAL ESTATE LLC
3719 NASHVILLE AVE
NEW ORLEANS LA 70125

LEMOND GEORGE F JR & LEMOND AMY M
4645 PARK BROOKE TRCE
ALPHARETTA GA 30022

NEEL LLC
2056 SHAUDI LANE
ATLANTA GA 30345

NEUBERGER NELSON INGRID J
902 STREAM VALLEY TRL
ALPHARETTA GA 30022

NEUSE INC
P. O. BOX 27131
RALEIGH NC 27611-7131

PARIKH & PARIKH LLC
9210 PRESTWICK CLUB DR
DULUTH GA 30097

PARK BROOKE COMMUNITY ASSOC INC
P.O. BOX 2458
ALPHARETTA GA 30023-2458

PATIL DHARMARAJ H
11379 SOUTHBRIDGE PKWY
ALPHARETTA GA 30022

PETER MACGREGOR REVOCABLE TRUST THE
904 STREAM VALLEY TRL
ALPHARETTA GA 30022

PIEDMONT CAPITAL HOLDINGS LLC
1380 W PACES FERRY RD STE 2275
ATLANTA GA 30327

PINION BYRON R & CHERYL L
906 STREAM VALLEY TRL
ALPHARETTA GA 30022

POZIN MARJORIE
814 FOREST PATH LANE
ALPHARETTA GA 30022

SAMPLES ROBERTA H & ADRIAN L
703 FOREST PATH CIR
ALPHARETTA GA 30022

SANUTTI MICHAEL & CAROLYN
812 FOREST PATH LANE
ALPHARETTA GA 30022

SCHROEDER SCOTT A & CHRISTINE M
815 FOREST PATH LN
ALPHARETTA GA 30022

SHARMA SANJAY & SHARMA SONU
818 FOREST PATH LANE
ALPHARETTA GA 30022

SIGG CHRISTOPHER K & ANNE M
1001 STREAM VALLEY CT
ALPHARETTA GA 30022

SINGH AMIT K & DAS LAHARI B
813 FOREST PATH LANE
ALPHARETTA GA 30022

SOUTHTRUST BANK
P.O. BOX 2609
CARLSBAD CA 92018-2609

SPOHRER DANIEL T & CALI
829 FOREST PATH LN
ALPHARETTA GA 30022

SWAUGER KENT A & LISA U
802 FOREST PATH LN
ALPHARETTA GA 30022

THEODOSI BARRY & LA TASHA B
810 FOREST PATH LN
ALPHARETTA GA 30022

TMT PARK BRIDGE INC
3520 PIEDMONT RD NE STE 410
ATLANTA GA 30305-1512

TRAN VENTURES LLC THE
3450 OLD MILTON PKWY #100
ALPHARETTA GA 30005

TUCCI KYLE T & JOY S
832 FOREST PATH LN
ALPHARETTA GA 30022-6468

U STORE L L C
4400 KIMBALL BRIDGE RD
ALPHARETTA GA 30005

URREA NICOLÁS & MICHELLE E
805 FOREST PATH LANE
ALPHARETTA GA 30022

WEALTH MIGRATE MEDICAL 3 HOLDINGS LLC
1760 PEACHTREE ST NW STE 100
ATLANTA GA 30309

WOLF ELEANOR
600 ATHLONE CT
ALPHARETTA GA 30004-2649

WOOD BARRY & FRAN
4655 PARK BROOKE TRCE
ALPHARETTA GA 30022

YOUNG SHEVAWN B
700 FOREST PATH CIR
ALPHARETTA GA 30022

ZHAO HUI ZHANG HONG
811 FOREST PATH LANE
ALPHARETTA GA 30022

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

Case #: _____

☐ Fee Paid Initial: _____

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:

SIRAJ DAYANI

Telephone:

470-208-0261

Address:

5965 Beaver Ridge Dr.

Suite: _____

City:

Cumming

State:

GA

Zip:

30040

Fax: _____

Mobile Tel: _____

Email:

sirajdayani@yahoo.com

Subject Property Information:

Address:

4305 State Bridge Rd. Ste. 103

Current Zoning: _____

District: _____

Section: _____

Land Lot: _____

Parcel ID: _____

Proposed Zoning: _____

Current Use: _____

This Application For (Check All That Apply):

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

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property? Glam My i Salon is a beauty salon in the Alpharetta area. It specializes in offering various beauty services facial threading and waxing, installing luxury eyelashes, etc. To better meet our clients' needs and to offer an enhanced customer experience, we would like to add some related services, which are listed as SPA services, to the list of existing services we currently offer.

Applicant's Request (Please itemize the proposal):

Following are the SPA services, which may require disrobing, are being requested to be added:

1. Full Body Waxing
2. Facials
3. Laser Hair Removal
4. Microblading

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

As mentioned above, we are a beauty salon. It would not be a good customer experience if we only offered partial salon services. For example - Most arm waxing services do not require disrobing. But if our clients ask for full legs or body waxing along with arms, in current situation/zoning, it would not be possible. The client may have to make another stop at some other location to get rest of the services done. This would not be a good customer experience. Our intent is to make sure all our clients' have a seamless experience as long as they are with us for any beauty services. Waxing, Laser Hair Removal and microblading are all hair removal services. Some clients prefer one to another. Therefore, as a beauty salon in Alpharetta, clients' 100% satisfaction is our number 1 priority. We kindly request for these services to be added to our inventory of services. Additional information continued on next page.

Size of the space/_{Suite} : ~1200 Square feet

Hours of operation : Monday - Saturday 10 AM - 7 PM
Sunday 12 PM - 6 PM

Number of Employees : 3

Current list of Services :

- * Facial Threading
- * ~~Luxury~~ Eyelashes
- * Eyebrow Tinting
- * Eyelash Tinting
- * Facial Waxing
- * Waxing that does not require disrobing
- * Temporary Henna Tattoos
- * Eyelash Lift

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Matt SchellTelephone: 678-859-2692Address: 3050 Peachtree Rd.Suite: 580City AtlantaState: GAZip: 30305

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 Public Hearing |

Identify Authorized Applicant:

Name of Authorized Applicant: Siraj Dayani / Zeenat GilaniTelephone: 470-208-0261Address: 5965 Beaver Ridge Drive

Suite:

City CummingState: GAZip: 30040

So Sworn and Attested:

Owner Signature: Date: July 23, 2019

Notary:

Notary Signature: Date: July 23, 2019

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent:

SIRAJ DAYANI / ZEENAT GILANI

Subject Public Hearing Case:

Glam My i SPA Services

Campaign Contribution Information:

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

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

Name of Official:

NA

Position:

NO

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

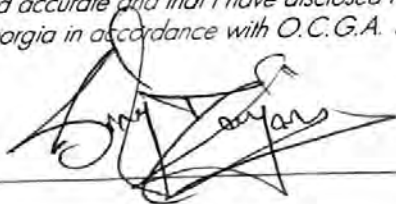
Description of Contribution:

Value:

Campaign Contribution Information:

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

Signature:



Date:

07/25/2019

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

It's just that customers would now have access to all related beauty services in one place.

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

N/A

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

Use is permitted in current zoning district with approval of a conditional use.

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

N/A

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

N/A

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

N/A

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

N/A

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:

Glam My i SPA Services

Contact Name:

SIRAJ DAYANI / ZEENAT YILANI

Telephone:

470-208-0261

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

See attached

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



Letter



Personal Visits



Telephone



Group Meeting

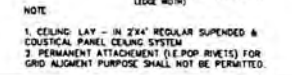
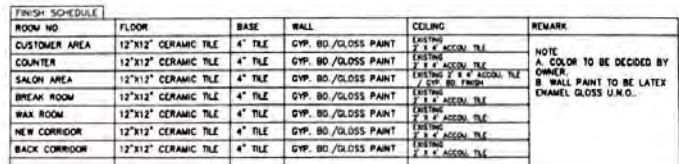


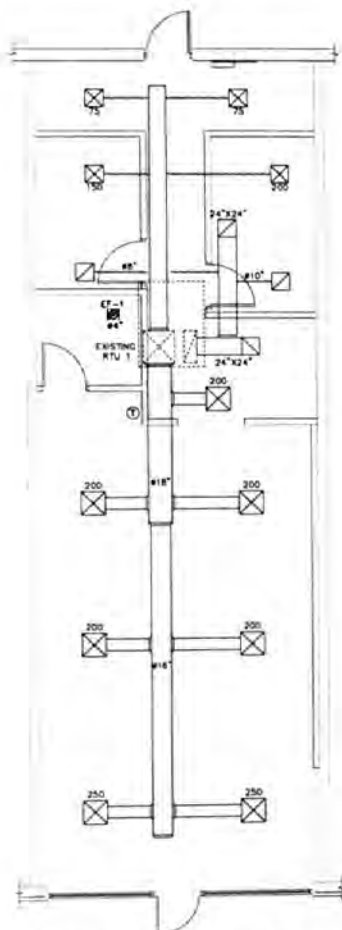
Email



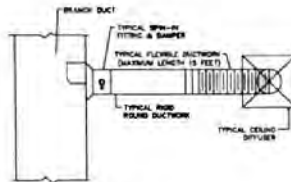
Other (Please Specify)

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

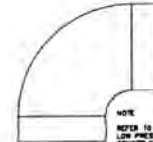




UNDERCUT DOORS 1" FOR EXHAUST MAKE-UP
① PROGRAMMABLE THERMOSTAT
HVAC PLAN
SCALE: 1/4"=1'-0"



TYPICAL RIGID ROUND DUCT TAKE - OFF
NOT TO SCALE



ROUND ELBOW - DETAIL
NOT TO SCALE

AIR CALCULATION

FRESH AIR PROVIDED BASED ON A/C TABLE 403.3 REQUIRES FRESH AIR CALCULATION AS FOLLOWS:

*** NON SMOKING**

1. RECEPTION AREA (1525SF)
(30/1000) x 1525 SF = 45.8
(4.58 x 50CFM) = (152 x 0.06CFM)
= 22.8 x 8.12 = 31.92 CFM

2. HAIR SALON AREA (5385SF)
(25/1000) x 5385 SF = 13.4
(13.4 x 20CFM) = (538 x 0.12CFM)
= 288 x 8.43 = 332.52 CFM

3. WALL & BREAK ROOM (1885SF)
(5/1000) x 1885 SF = 0.94
(0.94 x 50CFM) = (188 x 0.12CFM)
= 4.7 x 11.28 = 15.98 CFM

4. CORRIDOR (242 SF)
(242 x 0.08 CFM) = 14.52 CFM

31.92 + 332.52 + 15.98 + 14.52 = 394.94 (FRESH AIR REQUIRED)

NOTE: BALANCE EACH EXISTING EACH UNIT OUTSIDE AIR TO 395 CFM

NOTES:
1. ANY AIR, ALL ROOF PENETRATIONS ARE TO BE COORDINATE WITH THE LANDSCAPE CONTRACTOR SO AS NOT TO VOID ROOF WARRANTY.
2. NO PENETRATIONS ARE TO BE MADE THROUGH THE REAR WALL OF THE BUILDING. ALL PENETRATIONS, I.E., VENTS, PIPES, ETC ARE TO BE THROUGH ROOF.

MECHANICAL NOTES AND SPECIFICATIONS

- THE CONTRACTOR SHALL PROVIDE A COMPLETE HVAC SYSTEM TO INCLUDE ALL LABOR, MATERIALS, TOOLS, AND EQUIPMENT FOR A COMPLETE AND FUNCTIONAL SYSTEM INCLUDING ALL NECESSARY APPURTENANCES CUSTOMARILY INCLUDED IF NOT SPECIFICALLY CALLED OUT.
- DEVIATION FROM MATERIALS, METHODS AND PROCEDURES SET FORTH HEREIN MUST BE APPROVED IN WRITING. APPROVAL WILL NOT BE GIVEN UNLESS THE PROPOSED SYSTEM IS EQUAL IN PERFORMANCE, DURABILITY, LONGEVITY, AND RELIABILITY TO THAT SPECIFIED.
- ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL CODES, LAWS, AND ORDINANCES.
- THE CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL DETAILS WORK AND THE CONDITIONS AND SHALL VERIFY DIMENSIONS AND CLEARANCES AND BE ASSURED THAT THE EQUIPMENT PURCHASED WILL FIT INTO THE AVAILABLE SPACE.
- SUBMISSION OF A BID OR PROPOSAL SHALL BE CONSTRUED AS EVIDENCE THAT THE CONTRACTOR HAS FAMILIARIZED HIMSELF WITH THE PLANS, SPECIFICATIONS, AND BUILDING SITE. CLAIMS MADE SUBSEQUENT TO BIDS FOR MATERIALS AND/OR LABOR DUE TO DIFFICULTIES ENCOUNTERED WILL NOT BE RECOGNIZED, UNLESS DIFFICULTIES COULD NOT HAVE BEEN FORESEEN EVEN THOUGH PROPER EXAMINATION HAS BEEN MADE.
- THE CONTRACTOR SHALL REVIEW STRUCTURAL DRAWINGS BEFORE FABRICATING OR INSTALLING DUCTWORK OR EQUIPMENT TO AVOID ANY CONFLICT.
- ALL HARD DUCTWORK SHALL BE FABRICATED OF GALVANIZED STEEL OF THICKNESS AND GAUGE TO CONFORM TO SMACHA DUCT CONSTRUCTION STANDARDS.
- ALL DUCT SHALL BE AIR TIGHT, FREE OF LEAKS, AND SHALL BE INSPECTED FOR LEAKS PRIOR TO INSTALLATION OF FINISHED CEILING SYSTEM.
- DUCTWORK, DAMPERS, LOUVERS, DIFFUSERS, AND OTHER DISTRIBUTION EQUIPMENT AND MATERIALS SHALL CONFORM TO THE FOLLOWING:
A. ASHRAE/ANSI B. SMCO/ASME C. SMACHA D. NFPA E. ASMA STANDARD HANDBOOK BY F. AIR DIFFUSION COUNCIL TEST CODE 108.393 G. ANY LOCAL CODES NOT COVERED ABOVE
- ALL DUCT SIZES ARE CLEAR NET INSIDE DIMENSIONS.
- ALL LOW PRESSURE ROUND DUCT AND FLEXIBLE DUCT SHALL BE CONNECTED TO LOW PRESSURE DUCT WITH SPIR-IN FITTINGS AND MANUAL DAMPERS.
- LOW PRESSURE INSULATED FLEXIBLE DUCT SHALL BE SIZED AS SHOWN. USE R-8 IN CONDITIONED AREAS AND R-6 IN UNCONDITIONED AREAS.
- LOW PRESSURE INSULATED FLEXIBLE DUCT SHALL BE DESIGNED IN ACCORDANCE WITH ACCA (AIR CONDITIONING CONTRACTORS OF AMERICA) DUCT SIZING CALCULATION BASED ON A FRICTION LOSS OF 0.1 THE DEGREE AND AMOUNT OF RADIUS BENDS WILL ALSO AFFECT THE CALCULATED AIR FLOW. ROUTE DUCT TO PREVENT OVER FLEX AS RECOMMENDED BY THE MANUFACTURER. THE FOLLOWING CHART IS BASED ON STRAIGHT RUNS AND IS TAKEN FROM THE ACCA DUCT SIZING CALCULATIONS.

CFM	FLEXDUCT DIAMETER
0 - 80	8"
81-185	10"
186-300	12"
301-500	14"
501-850	16"

- ALL SUPPLY AND RETURN AIR DUCTWORK SHALL BE LINED WITH 1" 1-1/2" DENSITY FIBERGLASS 5'-0" DOWNSTREAM FROM UNIT.
- ALL SUPPLY AND RETURN DUCTWORK NOT LINED SHALL BE INSULATED WITH 1-1/2" 3/4" DENSITY FIBERGLASS EXTERIOR INSULATION.
- ALL THERMOSTATS SHALL BE INSTALLED 4'-0" AFT AND SHALL HAVE CLEAR LOOKING COVERS. REMOTE TEMPERATURE SENSORS LOCATED ABOVE RETURN AIR GRILLES.
- ALL MIXED SUPPLY DUCT ELBOWS SHALL BE PROVIDED WITH TURNING VANES.
- CEILING DIFFUSERS (CD) SHALL BE 24" x 24" TITUS MODEL TMSA OR APPROVED EQUAL SIZED AS PER DRAWINGS.
- SUPPLY REGISTER (SR) SHALL BE 24" x 24" TITUS MODEL 272R OR APPROVED EQUAL SIZED AS PER DRAWINGS.
- RETURN AIR GRILLES (RAG) SHALL BE TITUS SOF EGG-CRATE TYPE, 24" x 24" UNLESS OTHERWISE NOTED.
- CONDENSATE DRAIN MUST TERMINATE AT AN APPROVED POINT. VERIFY AT SITE.
- UNDERCUT RESTROOM DOORS 3/4" FOR EXHAUST MAKE-UP.
- ALL LOW VOLTAGE CONTROL WIRING SHALL BE UNDER THIS CONTRACTOR.
- ALL INSULATING MATERIALS SHALL HAVE A COMPOSITE FLAME SPREAD OF 25 AND SMOKE DEVELOPED OF 30 (ASTM E-84, NFPA 255 & UL 723).
- THERMOSTATS AND OTHER CONTROL ITEMS SHALL BE A PRODUCT OF THE EQUIPMENT MANUFACTURER.
- PROVIDE SMOKE DETECTORS IN ALL SUPPLY AIR DUCTS, OF UNITS SERVING GRESS CORRIDORS OR GREATER THAN 2,000 CFM. ARRANGED TO SHUT DOWN UNIT BLOWER.
- PROVIDE AIR EXTRACTORS AT DUCT TAKE-OFFS AS REQUIRED FOR AIR BALANCING.
- BALANCE ALL AIR SYSTEMS TO PRODUCE THE VOLUMES AND QUANTITIES SHOWN ON THE DRAWINGS OR SPECIFIED.
- THE CONTRACTOR SHALL VERIFY ALL ELECTRICAL CHARACTERISTICS WITH ELECTRICAL DRAWINGS BEFORE PURCHASING EQUIPMENT.

FAN SCHEDULE

MARK	LOCATION	TYPE	CFM	EXT BP IN REC	DRIVE	NOTES	REMARKS
EF-1	TOLLET	CEILING MOUNT	75	0.3	DIRECT	1/8 110/7/60	BACKDRIFT DAMPER, VENT TO ROOF, EXISTING

ROOF TOP UNIT SCHEDULE

SUITE	TAG	TYPE	SA CFM	OA CFM	ESP IN/OUT	SA FAN HP	TOTAL UNIT	COOLING SEER	EEH	UNIT	UNIT	AFUE	FLEC CHARGE	NOTES
EXISTING	RFU 1	CONST	2000	280	0.3	1	36	13.2	11	80	75	80	1.2.5.1/	

1. DOWNFLOW TYPE
2. FLEED VERIFY
A. CONSTANT SPEED FAN W/ CHANGEOVER BYPASS
B. LOW HEAT OPTION
C. SMOKE DETECTOR IN SUPPLY AIR DUCT PER NFPA 80A
D. UNIT MOUNTED DISCONNECT SWITCH

GLAM MY + SPA
4305 STATE BRIDGE ROAD
SUITE 1107
ALPHARETTA, GA 30022

HVAC PLAN

REVISION DATE

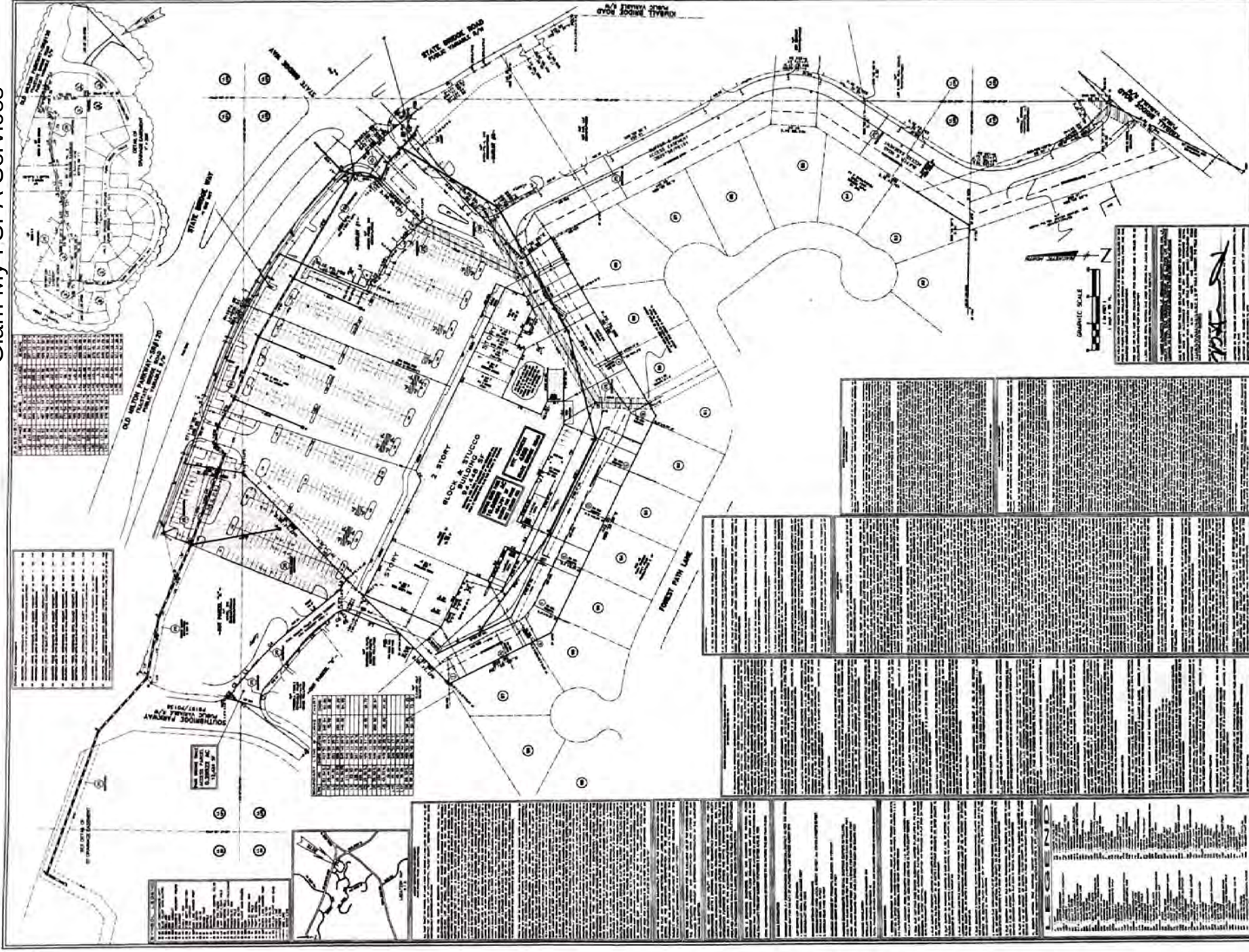
CD DESIGN

DESIGN INC.
Design Inc.
3000 WILSON AVENUE
SUITE 100
ALPHARETTA, GA 30022
TEL: 404-487-0000
FAX: 404-487-0000
WWW.DESIGNINC.COM

DESIGN
DESIGN INC.
DESIGN

DATE
2019-03-15
12:00 PM
M1.1
REV

RECEIVED FOR CONSTRUCTION



W&B
WATER & BARRIERS
1000 N. 10th St.
Tulsa, OK 74103
918.438.1234
www.wandb.com

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918.438.1234
www.wandb.com

AMREIT ALPHARETTA COMMONS, L.P.
GERMANIA PROPERTY INVESTORS XXIX, L.P.
FIDELITY NATIONAL TITLE INSURANCE COMPANY
AND ALLSTATE LIFE INSURANCE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR

Glam My I SPA Services

ARORA SARGAM & SURESH DAVE

817 FOREST PATH LN

ALPHARETTA GA 30022

AL MAMUN SHAH M A & RAHMAN ZAHIRIN

800 FOREST PATH LANE

ALPHARETTA GA 30022

AMREIT ALPHARETTA COMMONS LP

P O BOX 528

COLUMBIA SC 29202-0528

B M T INVESTMENTS LLC

115 VILLAGE CENTRE W

WOODSTOCK GA 30188

BAILEY STEPHEN & ANISE M

808 FOREST PATH LN

ALPHARETTA GA 30022

BATES MATTHEW J & KELLY H

903 STREAM VALLEY TRL

ALPHARETTA GA 30022

BENDECK BRADLEY BENDECK LINDSAY

833 FOREST PATH LANE

ALPHARETTA GA 30022

BHIKHA SUNIL

834 FOREST PATH LN

ALPHARETTA GA 30022

BROWN RUEL A & DEBORAH W

701 FOREST PATH CIR

ALPHARETTA GA 30022

CARLING PAUL & LORI

819 FOREST PATH LN

ALPHARETTA GA 30022

CHICK FILA INC

5200 BUFFINGTON RD

ATLANTA GA 30349

CHUGH VIVEK & SONIA

1003 STREAM VALLEY CT

ALPHARETTA GA 30022

CLOCK TOWER INVESTMENTS LLC

2830 CAHABA RD

BIRMINGHAM AL 35223

COLE KENT S & MELISSA R

807 FOREST PATH LN

ALPHARETTA GA 30022

CORBIN JENNIFER B TRE

4625 PARK BROOKE TRCE

ALPHARETTA GA 30022

D & T REALTY ASSOCIATIES LLLP

4030 JOHNS CREEK PKWY

SUWANEE GA 30024

DAVIS JON K & DAVIS STACEY A

820 FOREST PATH LANE

ALPHARETTA GA 30022

DELK JOHN R & JOAN E

830 FOREST PATH LN

ALPHARETTA GA 30022

DHANESHWAR GIRISH N & GOKHALE
MEGHANA

809 FOREST PATH LN

ALPHARETTA GA 30022

DICIOCIO PAULA A & SMITH STEPHEN G

1007 STREAM VALLEY CT

ALPHARETTA GA 30022

DIEHL LEON A & GLENDA S

822 FOREST PATH LN

ALPHARETTA GA 30022-6468

DINNERSTEIN ELLYN W

803 FOREST PATH LN

ALPHARETTA GA 30022

DITMORE VINCENT G & PEGGY S

824 FOREST PATH LN

ALPHARETTA GA 30022-6468

DOAN MIRA INC & HDP INVESTMENTS LLC

3695 GREY ABBEY DR

ALPHARETTA GA 30022

DRP COMPANY

4308 CAYUGA ST

TAMPA FL 33614

EXECUTIVE OFFICE SOLUTIONS LLC

11373 SOUTHBRIDGE PKWY

ALPHARETTA GA 30022

FRIESELL FAMILY REVOCABLE TR

20655 PLACER HILLS RD

COLFAX CA 95713

GILLMAN PROPERTIES L L C

9565 STONEY RIDGE LN

ALPHARETTA GA 30022

GLENN ERNEST H & HASKETT GLENN ANDREA L

816 FOREST PATH LN

ALPHARETTA GA 30022

H&N KIMBALL LLC

4400 KIMBALL BRIDGE RD

ALPHARETTA GA 30005

HARVEY ANGELA B & HUBERT D
1009 STREAM VALLEY CT
ALPHARETTA GA 30022-6472

HAWKINS WILLIAM
702 FOREST PATH CIR
ALPHARETTA GA 30022

HMB FOOD INC
4239 BLUEHOUSE LN
ALPHARETTA GA 30022

JEAN ROSE LYS D
1005 STREAM VALLEY CT
ALPHARETTA GA 30022

JPMORGAN CHASE BANK
131 S DEARBORN ST FLOOR 3
CHICAGO IL 60603

KATES RANDY L & RHONDA K
826 FOREST PATH LN
ALPHARETTA GA 30022-6468

KER CAR LLC
5430 NEW NORTHSIDE DR STE 200
ATLANTA GA 30339

KNOLL MICHAEL C & CYNTHIA A
828 FOREST PATH LN
ALPHARETTA GA 30022-6468

LEE & PARK REAL ESTATE LLC
3719 NASHVILLE AVE
NEW ORLEANS LA 70125

LEMOND GEORGE F JR & LEMOND AMY M
4645 PARK BROOKE TRCE
ALPHARETTA GA 30022

NEEL LLC
2056 SHAUDI LANE
ATLANTA GA 30345

NEUBERGER NELSON INGRID J
902 STREAM VALLEY TRL
ALPHARETTA GA 30022

NEUSE INC
P. O. BOX 27131
RALEIGH NC 27611-7131

PARIKH & PARIKH LLC
9210 PRESTWICK CLUB DR
DULUTH GA 30097

PARK BROOKE COMMUNITY ASSOC INC
P.O. BOX 2458
ALPHARETTA GA 30023-2458

PATIL DHARMARAJ H
11379 SOUTHBRIDGE PKWY
ALPHARETTA GA 30022

PETER MACGREGOR REVOCABLE TRUST THE
904 STREAM VALLEY TRL
ALPHARETTA GA 30022

PIEDMONT CAPITAL HOLDINGS LLC
1380 W PACES FERRY RD STE 2275
ATLANTA GA 30327

PINION BYRON R & CHERYL L
906 STREAM VALLEY TRL
ALPHARETTA GA 30022

POZIN MARJORIE
814 FOREST PATH LANE
ALPHARETTA GA 30022

SAMPLES ROBERTA H & ADRIAN L
703 FOREST PATH CIR
ALPHARETTA GA 30022

SANUTTI MICHAEL & CAROLYN
812 FOREST PATH LANE
ALPHARETTA GA 30022

SCHROEDER SCOTT A & CHRISTINE M
815 FOREST PATH LN
ALPHARETTA GA 30022

SHARMA SANJAY & SHARMA SONU
818 FOREST PATH LANE
ALPHARETTA GA 30022

SIGG CHRISTOPHER K & ANNE M
1001 STREAM VALLEY CT
ALPHARETTA GA 30022

SINGH AMIT K & DAS LAHARI B
813 FOREST PATH LANE
ALPHARETTA GA 30022

SOUTHTRUST BANK
P.O. BOX 2609
CARLSBAD CA 92018-2609

SPOHRER DANIEL T & CALI
829 FOREST PATH LN
ALPHARETTA GA 30022

SWAUGER KENT A & LISA U
802 FOREST PATH LN
ALPHARETTA GA 30022

THEODOSI BARRY & LA TASHIA B
810 FOREST PATH LN
ALPHARETTA GA 30022

CU-19-06
Glam My I SPA Services

TMT PARK BRIDGE INC
3520 PIEDMONT RD NE STE 410
ATLANTA GA 30305-1512

TRAN VENTURES LLC THE
3450 OLD MILTON PKWY #100
ALPHARETTA GA 30005

TUCCI KYLE T & JOY S
832 FOREST PATH LN
ALPHARETTA GA 30022-6468

U STORE L L C
4400 KIMBALL BRIDGE RD
ALPHARETTA GA 30005

URREA NICOLAS & MICHELLE E
805 FOREST PATH LANE
ALPHARETTA GA 30022

WEALTH MIGRATE MEDICAL 3 HOLDINGS LLC
1760 PEACHTREE ST NW STE 100
ATLANTA GA 30309

WOLF ELEANOR
600 ATHLONE CT
ALPHARETTA GA 30004-2649

WOOD BARRY & FRAN
4655 PARK BROOKE TRCE
ALPHARETTA GA 30022

YOUNG SHEVAWN B
700 FOREST PATH CIR
ALPHARETTA GA 30022

ZHAO HUI ZHANG HONG
811 FOREST PATH LANE
ALPHARETTA GA 30022



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: CU-19-05 DUNKIN DONUTS WITH DRIVE-THRU/STONEWOOD VILLAGE

PLANNING COMMISSION: OCTOBER 3, 2019

CITY COUNCIL: OCTOBER 28, 2019

II. RECOMMENDATION:

Approve CU-19-05 Dunkin Donuts with Drive-Thru/Stonewood Village, subject to the following conditions:

1. 'Restaurant w/Drive-Thru Window' shall be added as a conditional use at 670 North Main Street (outparcel at the corner of Cogburn Road and Highway 9) and limited to no more than 2,400 square feet.
2. Conditional use approval shall be limited to Dunkin Donuts/Baskin Robbins; no additional 'Restaurant w/Drive-Thru Window' use or subleasing shall be permitted on the approved outparcel. No other drive-thru shall be permitted on the property. CU-08-11 Stonewood Village conditional use approval shall be void.
3. Building shall be substantially similar to the submitted architecture and materials, with final approval by DRB. Windows and doors shall not have glass extending to the ground.
4. Outside speakers shall not be audible from off-site properties.
5. Hours of operation shall be Monday – Sunday 5:00 AM – 10:00 PM.
6. Parking lot screening, per the current UDC requirement, shall be provided along Highway 9 and Cogburn Road in the areas where currently not provided.
7. Developer shall assess existing landscaping and replace any missing, dead or dying material.
8. Developer shall provide a pedestrian connection from the sidewalk along Cogburn Road to the front door of the business, including adequate striping through the parking lot, as approved by Staff.
9. Developer shall make accommodations for the GDOT Highway 9 project, including permanent and temporary easements, as well as future right-of-way. The required 20' landscape strip along Highway 9 shall be accommodated with the GDOT project.

III. REPORT IN BRIEF:

The applicant, Ioan Donuts Holdings, LLC, is requesting a conditional use to allow Dunkin Donuts/Baskin Robbins to operate a 'Restaurant w/Drive-Thru Window' in a 2,400 square foot building on a pad-ready site within the Stonewood Village shopping center. The proposed use requires approval of a conditional use in the C-1 (Neighborhood Commercial) zoning district. The subject property is located at 670 North Main Street at the northwest corner of North Main Street and Cogburn Road.

DISCUSSION

The submitted request, if approved, would allow Dunkin Donuts/Baskin Robbins to operate a 'Restaurant w/Drive-Thru Window' in a 2,400 square foot building on a pad-ready site within the Stonewood Village shopping center. The subject property is located at 670 North Main Street at the northwest corner of North Main Street and Cogburn Road.

The property is a 0.32-acre pad-ready site within an existing shopping center with surrounding surface parking. The zoning of the property is C-1 (Neighborhood Commercial), which allows 'Restaurant w/Drive-Thru Window' with approval of a conditional use. Surrounding properties are zoned C-1 to the north, east, south and west. Stonewood Village shopping center is located to the north and west, Addington Place Assisted Living Facility is located to the east and an undeveloped parcel is located to the south. The Comprehensive Land Use Plan designation of the property is 'Commercial'.

Stonewood Village shopping center is approximately 13.75 acres and was developed in 1987 with a 110,282 square foot shopping center. Two (2) pad-ready sites were created in the parking lot for future outparcels, including the applicant's proposed location. Businesses occupying the shopping center include Queen of Hearts Antiques & Interiors, Dover Saddlery, and Anytime Fitness, to name a few. A conditional use (CU-08-11) was approved for a 'Restaurant w/Drive-Thru Window' at the shopping center in 2008. The conditional use was limited to Outparcel 'D', which is generally located along Highway 9 towards the middle of the property but was never developed (see below). Dunkin Donuts was the intended user of Outparcel 'D'; however, the approval was not conditioned to Dunkin Donuts.



The subject property is located within the Highway 9 LCI, which was adopted by the Cities of Alpharetta and Milton in 2012. The property is located in the southern portion of the 'Transitional Area' and includes a vision to improve walkability and overall character of the area. Because the property is already pad-graded with surface parking at the perimeter, the applicant does not intend to bring the building up to the street. However, the applicant has provided additional landscaping within the parking lot and conditions are recommended requiring increased landscaping along Highway 9 and Cogburn Road. In addition, building elevations were revised using traditional architecture with brick and stone exterior materials. The City's Downtown Consultant believes the revised elevations meet the intent for the area, with the comment that windows and doors should not have glass extending to the ground. Walkability will be addressed with GDOT's roadway project along Highway 9, which includes the installation of 12' sidewalks.

Dunkin Donuts/Baskin Robbins currently has one (1) location in the City at 3630 Old Milton Parkway, Suite 100. The applicant's proposal, if approved, would allow for a 2nd location in the City. Hours of operation are proposed to be Monday through Sunday 5:00 AM to 10:00 PM. The applicant anticipates up to 25 employees. According to the ITE trip generation report submitted by the applicant, the use would generate a total of 42 AM Peak Hour trips and 26 PM Peak Hour trips. There are sufficient parking spaces to serve the existing and proposed uses on the property, including 25 parking spaces for the proposed Dunkin Donuts/Baskin Robbins.

CONDITIONAL USE REVIEW CRITERIA

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

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

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

Response: The subject property has access from Highway 9 and Cogburn Road. The proposed use would not have significant impacts on vehicular and pedestrian access. If approved, a condition is recommended requiring a pedestrian connection from the sidewalk along Cogburn Road to the front door of the business, including striping through the parking lot.

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

Response: The above-mentioned improvements are sufficiently addressed on the applicant's site plan. If approved, a condition is recommended to clarify that parking lot screening, per the UDC requirement, must be provided along Highway 9 and Cogburn Road where not currently existing.

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 proposal should not have significant impacts on surrounding properties in the area. The site is a shopping center, which typically have restaurants with drive-through facilities on outparcels. In addition, a conditional use was previously approved for a 'Restaurant w/Drive-Thru Window' within the Stonewood Village shopping center on Outparcel D. If approved, a condition is recommended removing the restaurant with drive-thru window approval on Outparcel D.

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 proposal should not have significant impacts on development in the area. The site is a shopping center, which typically have restaurants with drive-through facilities on outparcels. In addition, a conditional use was previously approved for a 'Restaurant w/Drive-Thru Window' within the Stonewood Village shopping center on Outparcel D. If approved, a condition is recommended removing the restaurant with drive-thru window approval on Outparcel D.

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 site is a shopping center, which typically have restaurants with drive-through facilities on outparcels. In addition, a conditional use was previously approved for a 'Restaurant w/Drive-Thru Window' within the Stonewood Village shopping center on Outparcel D. If approved, a condition is recommended removing the restaurant with drive-thru window approval on Outparcel D.

CONCURRENCES

City Staff has reviewed the applicant's proposal and finds that it can generally support the request for conditional use. The request is not in conflict with the established review criteria for a conditional use and the property is a shopping center, which typically have restaurants with drive-through facilities on outparcels. *If approved, a condition is recommended removing the previous 'Restaurant with Drive-Thru Window' conditional use approval on Outparcel D.*

CITIZEN PARTICIPATION PLAN

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

The City received correspondence from a residential property owner within 500' with concerns over increased traffic.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on September 11, 2019. There were no public comments on the sign-in sheet.

IV. ATTACHMENTS:

- Site Plan
- Building Elevations

GENERAL NOTES

THE BOUNDARY LINE INFORMATION SHOWN HEREON IS BASED ON THE FOLLOWING REFERENCE:
- BOUNDARY AND TOPOGRAPHIC SURVEY FOR NG STONEWOOD VILLAGE, LLC. PREPARED BY BATES-LONG AND ASSOCIATES, DATED MAY 9, 2019.

TOTAL AREA - 0.3247 ACRES

BUILDING LINE SETBACKS
FRONT - 65 FEET
SIDE - 15 FEET
REAR - 15 FEET

PROPOSED BUILDING HEIGHT: 28'

ZONED: C-1

NO ADDITIONAL DRIVEWAY ENTRANCE FROM COGBURN RD. OR NORTH MAIN STREET ARE PROPOSED FOR THIS PHASE OF DEVELOPMENT. EXISTING ENTRANCES WILL SERVE THE PROPOSED DEVELOPMENT.

ENTRANCE MONUMENTS ARE TO BE LOCATED A MINIMUM OF 10 FEET OUTSIDE R/W.

PARKING CALCULATIONS:
RESTAURANT: 1 SPACE / 100 SF = 2,400 SF/100 = 24 PARKING SPACES REQUIRED

PARKING PROVIDED:
25 PARKING SPACES PROVIDED TO SERVE THIS DEVELOPMENT.

NOTE: NOTIFY CITY OF ALPHARETTA INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION.

NOTE: ALL STRUCTURES WILL BE REQUIRED TO CONFORM TO THE STANDARD BUILDING CODE'S HORIZONTAL SEPARATION STANDARDS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION IN HORIZONTAL SEPARATION STANDARDS AS ADOPTED AND AMENDED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS.

ALL STRUCTURES WILL COMPLY WITH THE FIRE SEPARATION DISTANCE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AS ADOPTED AND AMENDED BY THE GA DEPARTMENT OF COMMUNITY AFFAIRS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION FROM THE REQUIRED FIRE SEPARATION DISTANCES.

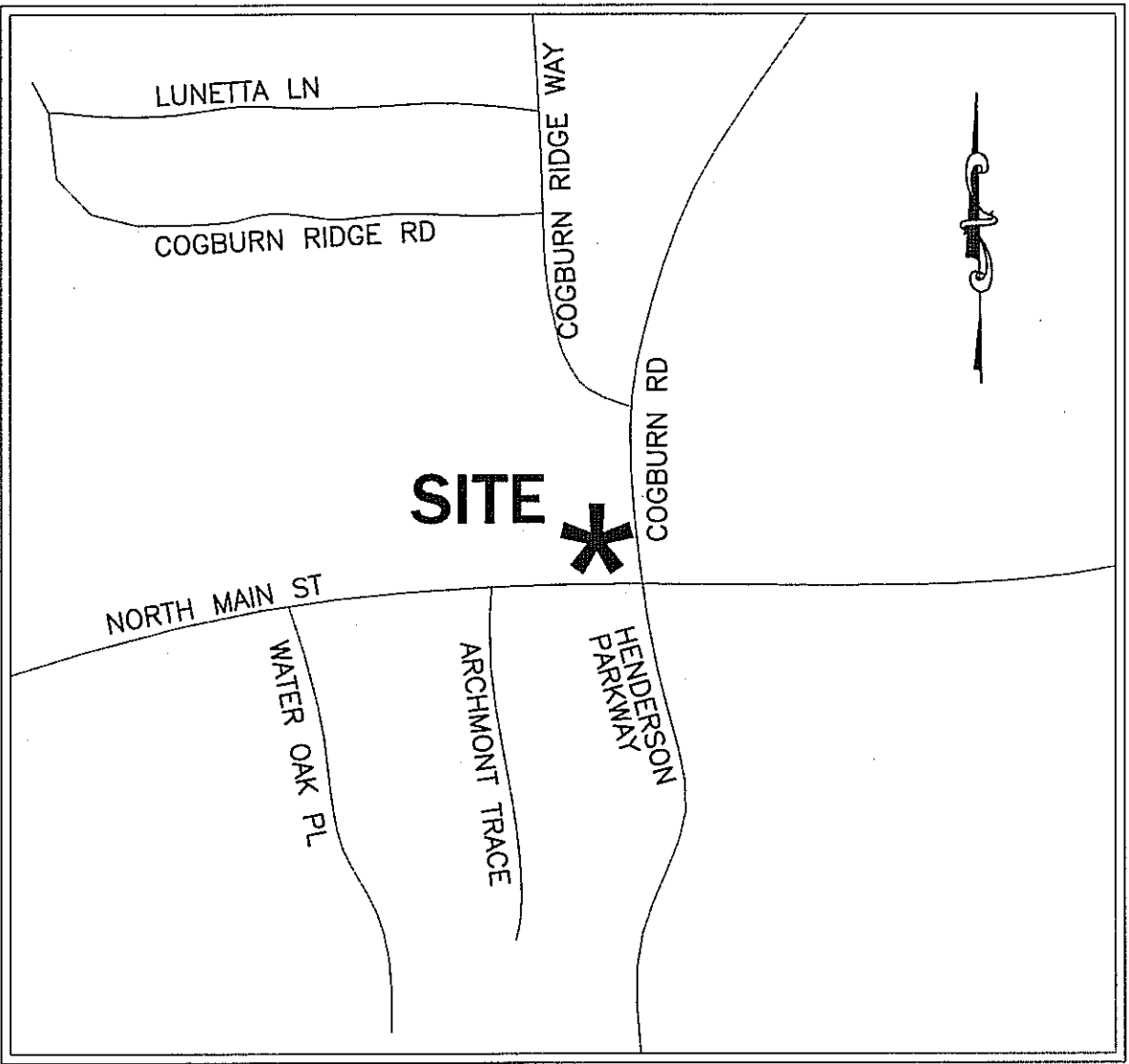
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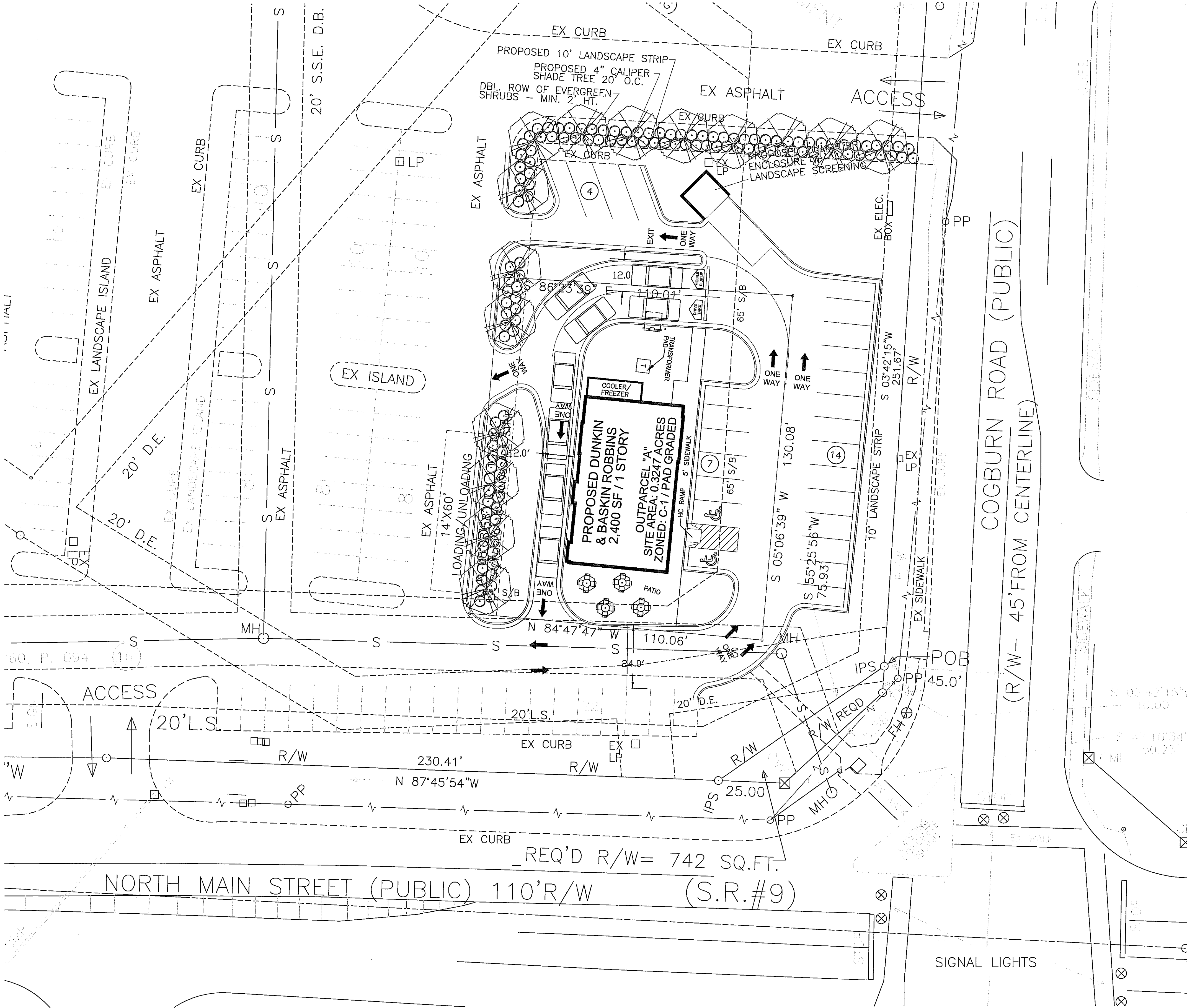


VICINITY MAP
NTS

STORMWATER DETENTION REQUIREMENTS FOR THE SUBJECT SITE WILL BE HANDLED BY THE REGIONAL DETENTION POND FOR STONEWOOD VILLAGE.

THERE ARE NO STATE WATERS LOCATED ON THE SUBJECT SITE THAT WOULD REQUIRE ANY ASSOCIATED BUFFERS.

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE PER F.I.R.M. MAP NO. 13121C0058F DATED 09/18/2013.

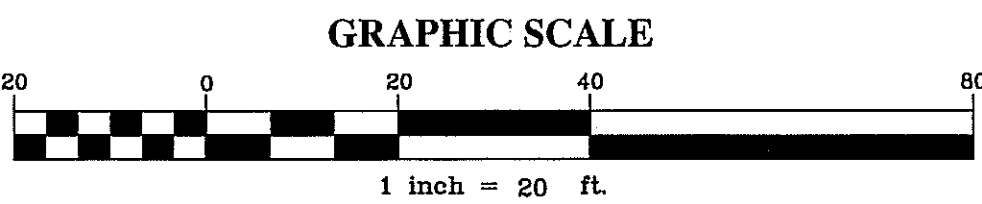


OWNER/DEVELOPER:

IOAN DONUTS HOLDINGS, LLC
1050 CAMBRIDGE SQUARE, SUITE A
ALPHARETTA, GA 30009
PHONE: 772-260-7055

0.3247 ACRES

ZONED: C-1



REVISIONS

NO.	DATE	REMARKS
1	9/17/19	ADD INTERIOR L.S. PLANTINGS

SEAL

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE ENGINEER.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF THE WORK.

CONCEPTUAL SITE PLAN FOR

DUNKIN - BASKIN ROBBINS
COGBURN ROAD SITE

LL-1110 / 2ND DISTRICT / 2ND SECTION
CITY OF ALPHARETTA * FULTON COUNTY, GEORGIA

SHEET NUMBER

1

SCALE

1" = 20'

DATE

7/18/19

PROJECT NO.

19-056

Civilscapes, Inc.

CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
P.O. BOX 2115 CUMMING, GEORGIA 30028
OFFICE: 678-313-8374

Received 9.20.19

Elevations



Received 9.20.19

Elevations



Received 9.20.19

Elevations

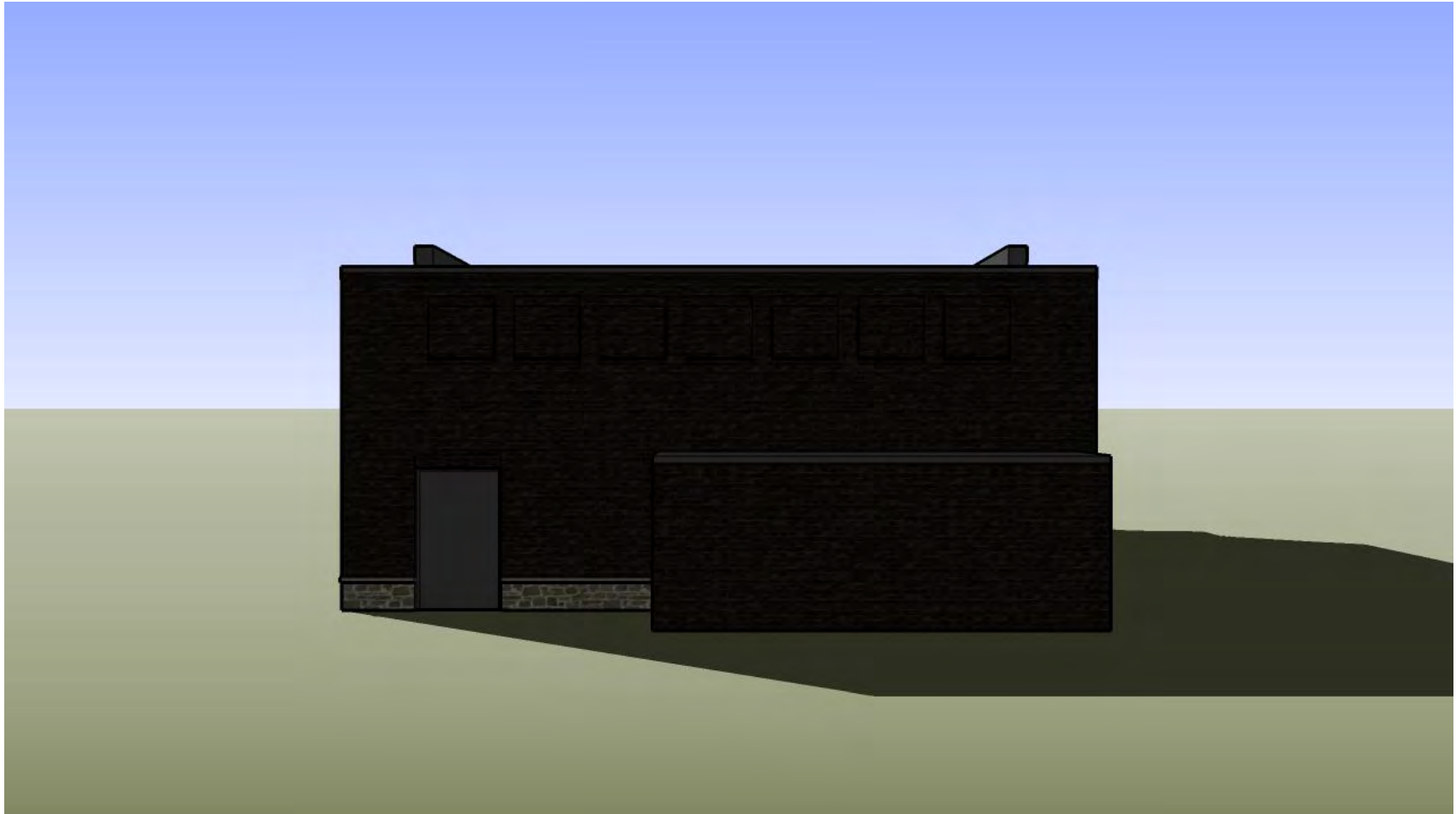






Received 9.20.19

Elevations





From: [Drinkard, James](#)
To: [Cook, Kathi](#); [Taylor, Elicia](#)
Cc: [O'Dwyer, Amber](#)
Subject: Fwd: CONCERNS ABOUT CU-19-05 Dunkin Donuts/Stonewood Village
Date: Sunday, September 29, 2019 8:11:33 PM

FYI below.

JAMES T. DRINKARD
ASSISTANT CITY ADMINISTRATOR
CITY OF ALPHARETTA, GEORGIA
WORK: 678.297.6014
CELL: 770.653.1738
FAX: 678.802.3293
EMAIL: jdrinkard@alpharetta.ga.us
2 Park Plaza
Alpharetta, GA 30009
Phone: 678.297.6000
www.alpharetta.ga.us

From: Gabriela Guerrero [REDACTED]
Sent: Sunday, September 29, 2019 7:02 PM
To: Drinkard, James; odwyer@alpharetta.ga.us
Subject: Fwd: CONCERNS ABOUT CU-19-05 Dunkin Donuts/Stonewood Village

----- Forwarded message -----

From: Gabriela Guerrero [REDACTED]
Date: Sun, Sep 29, 2019 at 6:50 PM
Subject: CONCERNS ABOUT CU-19-05 Dunkin Donuts/Stonewood Village
To: <jgilvin@alpharetta.ga.us>, <dmitchell@alpharetta.ga.us>

Dear Honorable Mayor Jim Gilvin and Councilor Donald Mitchell,

I am a resident of the Gatewood neighborhood behind Stonewood Village and the proposed site of a new Dunkin Donuts. I have the following concerns about this development:

1. The restaurant's speaker post faces the neighborhood and I do not wish to hear orders being taken day and night or be forced to repeatedly bother Alpharetta PD with noise complaints. The proposed buffer may be more than the City requires but is less than suitable for preventing sound from a restaurant speaker this close to a residential area. I request the restaurant re-orient their speaker to face the Stonewood Village parking lot (west facing) so it will not disturb residence. I understand that DD may not wish to make this change but they can and should as a good neighbor.
2. Egress to the east of the lot comes out just south of the Gatewood egress and there is little line of sight currently. There will be an increase in morning traffic as DD's peak hours are in the morning and Gatewood is a child friendly neighborhood with a bus stop and parents who regularly drive their children to the bus and then leave for work. An AT&T switch box and trees are the main opportunity. I ask the City require the switch box(es) be moved and trees cut back to improve line of sight and child safety.
3. The light at Hwy9 and Cogburn Rd will experience higher car counts once DD customers realize they can't easily make a left out of the plaza onto eastbound Hwy 9 and start using the east exit from the plaza to get to the traffic light on Cogburn. Breakfast traffic, DD's peak hours, will be heading to 400 and will want to get to it after coffee. I propose the City lay sensors to turn the left signal green at Hwy9/Cogburn several cars before car counts accumulate past the east egress, blocking that exit and encouraging drivers to pull out and block the other lane and backing up into the children's bus stop.

The McDonalds at 5025 Peachtree Pkwy, Norcross, GA 30092 and the Dunkin Donuts at 5075 Peachtree Pkwy Suite 201, Norcross, GA 30092 are excellent examples of the town protecting residents from speaker post noise in the past as these two locations are too close to residents.

Thank you for watching out for residents as our City continues to grow its tax base in a productive manner.

Respectfully,

Gabriela Guerrero (Gatewood Resident)

2405 Cogburn Ridge Road
Alpharetta, GA 30004

Please Sign-In If you wish to Speak on Public Hearing Item

Dunkin Donuts/Stonewood Village

9.11.19

[illegible]

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: Ioan Donuts Holdings, LLC - CU-19-05

Contact Name: Christopher D. Light

Telephone: 770-887-7761

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.

The Applicant's representatives have not received any response from their public participation efforts. Please find attached hereto as Exhibit "A" copy of the letter which was mailed on August 19, 2019 along with Certificates of Mailing showing who was notified.

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

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

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

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

Signature of Authorized Agent: _____



Date: _____

9/6/19

Print Form

Exhibit "A"

LAW OFFICES
LIPSCOMB, JOHNSON, SLEISTER, DAILEY & SMITH, LLP

112 NORTH MAIN STREET
CUMMING, GEORGIA 30040
TELEPHONE: 770-887-7761
FAX: 770-889-8123

EMORY LIPSCOMB
COY R. JOHNSON, P.C.
PUTNAM CLARK SMITH, P.C.
CHRISTOPHER D. LIGHT
SEAN COURTNEY
WILLIAM V. HANSARD

MICHAEL R. SLEISTER, P.C.
Of Counsel

RICHARD A. NEWTON, P.C.
Of Counsel

L. LEE DAILEY
(1939-2013)

August 19, 2019

Re: Applicant: Ioan Donuts Holdings, LLC
Dunkin Donuts/Baskin Robbins
Case Number: CU-19-05

Dear Neighbors:

You are receiving this notice because you own property within 500' of outparcel "A" located on the Northwest side of Cogburn Road and North Main Street in the Stonewood Village Shopping Center. The Applicant has submitted a Conditional Use Permit with the City of Alpharetta to facilitate the construction and use of the property as a Dunkin Donuts and Baskin Robbins with a drive-thru. The property is currently zoned C-1 (Neighborhood Commercial) and is approximately 0.3247 acres.

You are invited to participate in the Community Zoning Information Meeting which is scheduled for September 11, 2019 from 6:00 p.m. to 7:00 p.m. in the Multi-Purpose Room at City Hall which is located at 2 Park Plaza, Alpharetta, GA 30009. The Applicant encourages those that have questions and concerns about this application to attend.

Be advised that this proposal is expected/tentatively scheduled to be considered by the Planning Commission on October 3, 2019 @ 6:30 p.m. (subject to change) and the City Council on October 28, 2019 @ 6:30 p.m. (subject to change). Both of these meetings take place in the Council Chambers in the Alpharetta City Hall Building, located at 2 Park Plaza, Alpharetta, GA 30009.

For your reference, we have included a copy of the survey and site plan. Additional information will also be posted on the city website at:

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

If you are unable to attend and would like more information, feel free to contact Kimberly McBrayer (kimberly@lipscombjohnson.com) who is handling the public participation for this application, or me (christopher@lipscombjohnson.com).

We look forward to discussing with you.
Sincerely,


Christopher D. Light
Attorney for the Applicant

GENERAL NOTES

THE BOUNDARY LINE INFORMATION SHOWN HEREON IS BASED ON THE FOLLOWING REFERENCE:
- BOUNDARY AND TOPOGRAPHIC SURVEY FOR HG STONEWOOD VILLAGE, LLC. PREPARED BY BATES-LONG AND ASSOCIATES, DATED MAY 8, 2019.

TOTAL AREA - 0.3247 ACRES

BUILDING LINE SETBACKS

FRONT - 55 FEET

SIDE - 15 FEET

REAR - 15 FEET

PROPOSED BUILDING HEIGHT: 28'

ZONED: C-1

NO ADDITIONAL DRIVEWAY ENTRANCE FROM COGBURN RD. OR NORTH MAIN STREET ARE PROPOSED FOR THIS PHASE OF DEVELOPMENT. EXISTING ENTRANCES WILL SERVE THE PROPOSED DEVELOPMENT.

ENTRANCE MONUMENTS ARE TO BE LOCATED A MINIMUM OF 10 FEET OUTSIDE R/W.

PARKING CALCULATIONS: RESTAURANT: 1 SPACE / 100 SF = 2,400 SF/100 = 24 PARKING SPACES REQUIRED

PARKING PROVIDED:

25 PARKING SPACES PROVIDED TO SERVE THIS DEVELOPMENT.

NOTE: NOTIFY CITY OF ALPHARETTA INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION.

NOTE: ALL STRUCTURES WILL BE REQUIRED TO CONFORM TO THE STANDARD BUILDING CODE'S HORIZONTAL SEPARATION STANDARDS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION IN HORIZONTAL SEPARATION STANDARDS AS ADOPTED AND AMENDED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS.

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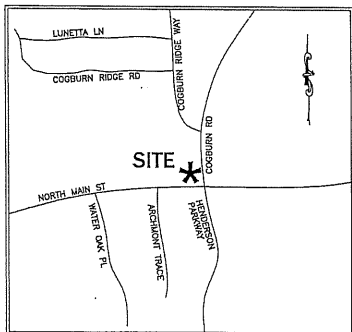
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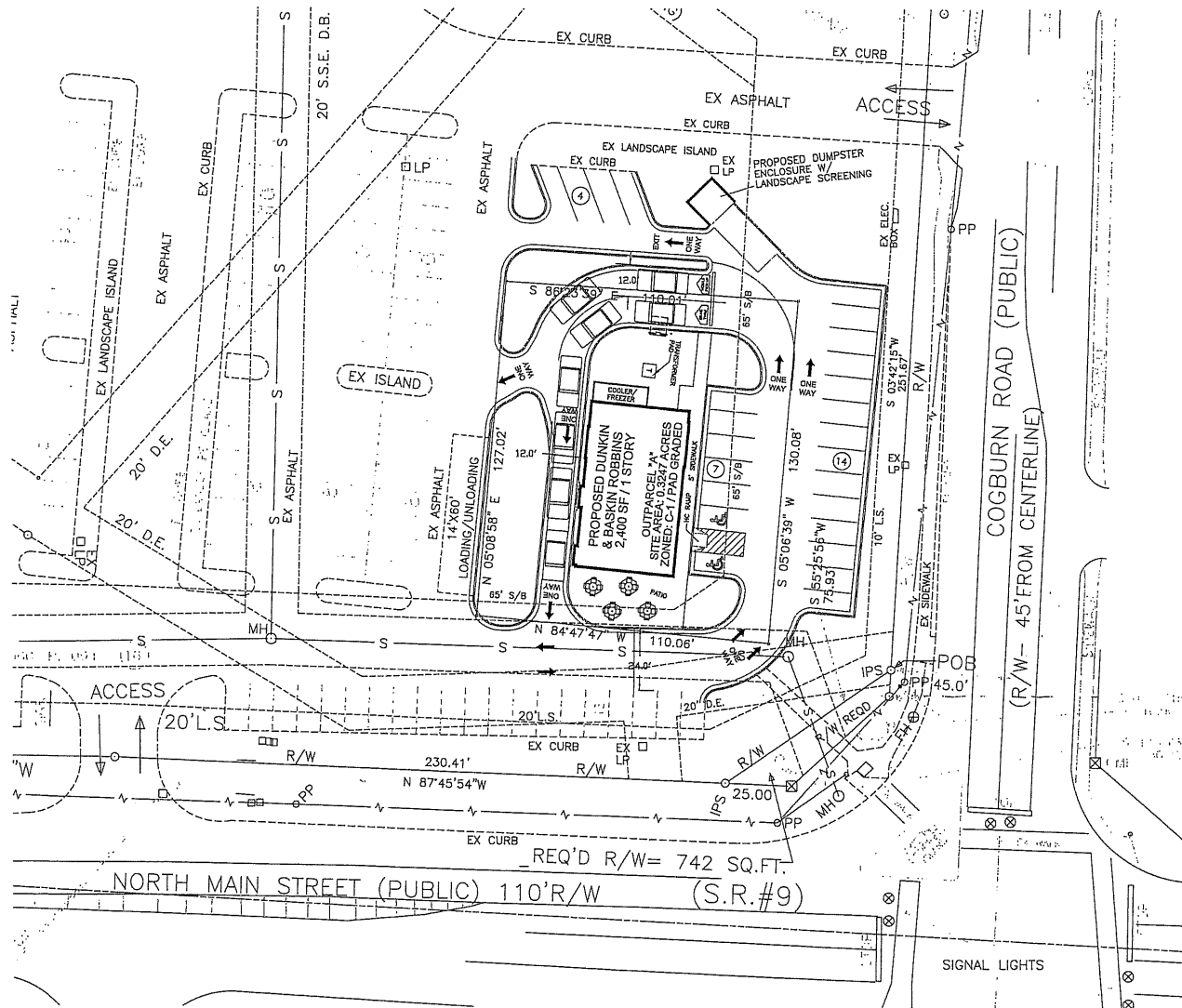


VICINITY MAP
NTS

STORMWATER DETENTION REQUIREMENTS FOR THE SUBJECT SITE WILL BE HANDLED BY THE REGIONAL DETENTION POND FOR STONEWOOD VILLAGE.

THERE ARE NO STATE WATERS LOCATED ON THE SUBJECT SITE THAT WOULD REQUIRE ANY ASSOCIATED BUFFERS.

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE PER F.I.R.M. MAP NO. 13121C0058F DATED 09/18/2013.

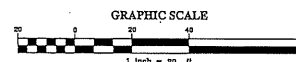


OWNER/DEVELOPER:

IGM DONUTS HOLDINGS, LLC
1050 CAMBRIDGE SQUARE, SUITE A
ALPHARETTA, GA 30009
PHONE: 772-280-7055

0.3247 ACRES

ZONED: C-1



REVISIONS

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Firm Mailing Book For Accountable Mail

Name and Address of Sender Lipscomb & Johnson 112 North Main Street Cumming, GA 30040		Check type of mail or service ☐ Adult Signature Required ☐ Priority Mail Express ☐ Adult Signature Restricted Delivery ☐ Registered Mail ☐ Certified Mail ☐ Return Receipt for Merchandise ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation ☐ Collect on Delivery (COD) ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail ☐ Priority Mail		Affi (If is cert add Pos		 0000		U.S. POSTAGE PAID CUMMING, GA 30040 AUG 19, 19 AMOUNT \$19.68 R2304E105728-07		SCRD Fee		SH Fee	
USPS Tracking/Article Number		Addressee (Name, Street, City, State, & ZIP Code™)		Postage		Fee		COD					
1.		FARD JOHN A 296 WATER OAK PL ALPHARETTA GA 30004											
2.		WATERCREST COMMUNITY ASSOCIATION I NC 1401 PEACHTREE ST STE 430 ATLANTA GA 30309											
3.		RAMZAN IMTIAZ M & ANBARSERRI SANAA 2504 HIGHGLEN CT ALPHARETTA GA 30009											
4.		UMAROV SAID 292 WATER OAK PL ALPHARETTA GA 30009											
5.		GUNTURI SUMANTH SHAH SONAL 2508 HIGHGLEN CT ALPHARETTA GA 30009											
6.		KUCUKTAS TUNCAY KUCUKTAS NILGUN 288 WATER OAK PL ALPHARETTA GA 30004											
7.		PHILLIPS ANDREA L 12743 ARCHMONT TRCE MILTON GA 30009											
8.		SANDERS VALMA K & SANDERS MICHAEL D 2512 HIGHGLEN CT ALPHARETTA GA 30004											
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee) <i>Juanita O Neal Lighty</i>		Handling Charge - if Registered and over \$50,000 in value		Adult Signature Required		Adult Signature Restricted Delivery		Restricted Delivery	
								Return Receipt		Signature Confirmation		Signature Confirmation Restricted Delivery	
								Special Handling					



Firm Mailing Book For Accountable Mail

Name and Address of Sender		Check type of mail or service		Affix Stamp Here (If issued as an international certificate of mailing or for additional copies of this receipt). Postmark with Date of Receipt.													
USPS Tracking/Article Number		Addressee (Name, Street, City, State, & ZIP Code™)		Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee	
1.		HPA BORROWER 2016 2 LLC 180 N STETSON SUITE 3650 CHICAGO IL 60601				Handling Charge - If Registered and over \$50,000 in value											
2.		ELIAS DAVID L 12739 ARCHMONT TRC ALPHARETTA GA 30009															
3.		CHAUBEY AMARENDRA KUMARI PRITI 2516 HIGHGLEN CT ALPHARETTA GA 30004															
4.		AHMED AMIR & MEGAHED MONA 279 WATER OAK PL ALPHARETTA GA 30009-8382															
5.		KOPPISETTY MURTHY VENKATA SURYA & VITTHANALA LAKSH 12735 ARCHMONT TRC ALPHARETTA GA 30009															
6.		HENDERSON LANDING HOMEOWNERS ASSN INC 5665 ATLANTA HWY ALPHARETTA GA 30004-3932															
7.		OHANU CATHERINE C 283 WATER OAK PL ALPHARETTA GA 30004															
8.		SOLLOGUB JACQUELINE 12731 ARCHMONT TRCE MILTON GA 30004															
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)													



Firm Mailing Book For Accountable Mail

Name and Address of Sender		Check type of mail or service		Affix Stamp Here (If issued as an international certificate of mailing or for additional copies of this receipt). Postmark with Date of Receipt.													
USPS Tracking/Article Number		Addressee (Name, Street, City, State, & ZIP Code™)		Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee	
1.		DAM TRANG THUY & NGUYEN HOAN VAN 940 KNOLL CREST CT ALPHARETTA GA 30004				Handling Charge - if Registered and over \$50,000 in value											
2.		JANNA LYNN WEBB NORDEN LIVING TRUS T THE 12727 ARCHMONT TRCE ALPHARETTA GA 30009															
3.		SOUFATAI BADRY 1270 CREST VALLEY DR ATLANTA GA 30327-4529															
4.		KASTURI SATYAVIKAS & DEVALARAZU DE EPHI 291 WATER OAK PL ALPHARETTA GA 30004															
5.		YU CHUNG G & YU SHERRYLYN 12719 ARCHMONT TRC ALPHARETTA GA 30009															
6.		LEATHERS JACK & JEANETTE 12890 COGBURN RD ALPHARETTA GA 30004-3601															
7.		BABARINDE OLANREWAJU A BABARINDA O LOLADE TOLULOPE 295 WATER OAK PL ALPHARETTA GA 30004															
8.		DAVIS SARA R 3525 MERGANSER LANE ALPHARETTA GA 30022															
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)													



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USPS Tracking/Article Number		Addressee (Name, Street, City, State, & ZIP Code™)		Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee	
1.		SARRIS GEORGE S & ANNE B 7665 S SPALDING LAKE DR SANDY SPRINGS GA 30350-1047				Handling Charge - if Registered and over \$50,000 in value											
2.		CHARLES CLAUDE D & LAFRANCE KERLINE 730 CREEK RD ALPHARETTA GA 30004															
3.		CHRISTENSEN EDWARD JAMES JR 2500 HIGHGLEN CT ALPHARETTA GA 30009															
4.		VIII FS ALPHARETTA LLC 591 W PUTNAM AVE GREENWICH CT 06830															
5.		BHATIA HOLDINGS ALPHARETTA LLC 315 HENDERSON VILLAGE PKWY ALPHARETTA GA 30004															
6.		REEVES KAY S 535 COGBURN RIDGE WAY ALPHARETTA GA 30004-3686															
7.		ARHC ALALPGA01 LLC 7621 LITTLE AVE SUITE 200 CHARLOTTE NC 28226															
8.		HENDERSON HEIGHTS LLC 4776 MYSTIC DR NE ATLANTA GA 30342															
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)													



Firm Mailing Book For Accountable Mail

Name and Address of Sender Lipscomb & Johnson 112 North Main Street Cumming, GA 30040		Check type of mail or service ☐ Adult Signature Required ☐ Adult Signature Restricted Delivery ☐ Certified Mail ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery (COD) ☐ Insured Mail ☐ Priority Mail ☐ Priority Mail Express ☐ Registered Mail ☐ Return Receipt for Merchandise ☐ Signature Confirmation ☐ Signature Confirmation Restricted Delivery		Affix Stamp Here (If issued as an international certificate of mailing or for additional copies of this receipt). Postmark with Date of Receipt.												
USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee		
1.	GALVEZ JOSE G 3745 HOMESTEAD RIDGE DR CUMMING GA 30041			Handling Charge - if Registered and over \$50,000 in value												
2.	MCWP LLC 11340 LAKEFIELD DR SUITE 250 DULUTH GA 30097															
3.	NG STONEWOOD VILLAGE LLC 1430 BROADWAY ST SUITE 1605 NEW YORK NY 10018															
4.	MOOR TAMARA 525 COGBURN RIDGE WAY ALPHARETTA GA 30004															
5.	SMOLTZ MICHAEL A & KAREN 2525 COGBURN RIDGE RD ALPHARETTA GA 30004															
6.	COOPER NORMAN T 2535 COGBURN RIDGE RD ALPHARETTA GA 30004															
7.	ABIOLA GARTH & CHUNG ABIOLA CATHY JOE P 2495 COGBURN RIDGE RD ALPHARETTA GA 30004															
8.	CHESIN KIMBERLY D & GRANT A 2505 COGBURN RIDGE RD ALPHARETTA GA 30004															
Total Number of Pieces Listed by Sender 8	Total Number of Pieces Received at Post Office 8	Postmaster, Per (Name of receiving employee) <i>Jeanita O'Neal - Lighty</i>														



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1.		TUDOR LAUREN S 505 COGBURN RIDGE WAY ALPHARETTA GA 30004				Handling Charge - if Registered and over \$50,000 in value											
2.		SHRESTHA RAGHU 2555 COGBURN RIDGE RD ALPHARETTA GA 30004															
3.		EL AYOUBY NADIA 2515 COGBURN RIDGE RD ALPHARETTA GA 30004															
4.		PEGJOON LLC P.O. BOX 76228 ATLANTA GA 30358-1228															
5.		ZUNIGA MARIA 2485 COGBURN RIDGE RD ALPHARETTA GA 30004															
6.		CITY OF ALPHARETTA 354 KAREN DR ALPHARETTA GA 30004															
7.		WATERS JERRY L & BOLIGAO ACUILINA 515 COGBURN RIDGE WAY ALPHARETTA GA 30004-3686															
8.		ARHC ALALPGA01 LLC 7621 LITTLE AVE SUITE 200 CHARLOTTE NC 28226															
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)													
8		8		Juanita O'Neal-Lighty													

7/26/19

CU-19-05
Dunkin Donuts/Baskin Robbins

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: Christopher D. Light/Lipscomb, Johnson, Sleister, Dailey & Smith, LLP

Telephone: 770-887-7761

Address: 112 North Main Street

Suite: _____

City Cumming

State: GA

Zip: 30040

Fax: 770-889-8123

Mobile Tel: 770-887-7761

Email: christopher@lipscombjohnson.com

Subject Property Information:

Address: 670 North Main Street, Alpharetta, GA 30009

Current Zoning: C-1

District: 2nd

Section: 2nd

Land Lot: 1110

Parcel ID: 22 496011100793

Proposed Zoning: N/A

Current Use: Vacant Outparcel

This Application For (Check All That Apply):

☒ Conditional Use

☐ Master Plan Amendment

☐ Exception

☐ Rezoning

☐ Master Plan Review

☐ Variance

☐ Public Hearing

☐ Comprehensive Plan Amendment

☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

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

Dunkin Donuts and Baskin Robbins

Applicant's Request (Please itemize the proposal):

The Applicant is seeking a Conditional Use Permit in order to utilized the subject property for a Dunkin Donuts and Baskin Robbins restaurant with a drive-thru.

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

The proposal would facilitate the use of a drive-thru.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: JOSHUA BARNES Telephone: 678-297-2700
Address: 12650 CRABAPPLE ROAD Suite: 200
City: MILTON State: GA Zip: 30004

Authorization:

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

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

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

Identify Authorized Applicant:

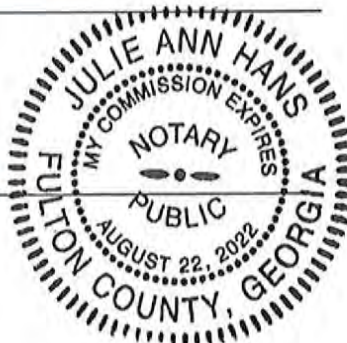
Name of Authorized Applicant: ICARDONUTS HOLDINGS, LLC Telephone: 770-260-7055
Address: 1050 CAMBRIDGE SQUARE Suite: A
City: ALPHARETTA State: GA Zip: 30009

So Sworn and Attested:

Owner Signature: [Signature] Date: 7/12/2019

Notary:

Notary Signature: [Signature] Date: 7/12/19



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: Ioan Donuts Holdings, LLC

Subject Public Hearing Case: Conditional Use Permit

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: _____

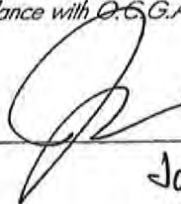
Description of Contribution: _____ Value: _____

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: _____



James Laskaris

Date: 7-19-19

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).

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Name of Applicant or Opponent: Ioan Donuts Holdings, LLC

Subject Public Hearing Case: Conditional Use Permit

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: _____

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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: 7/19/19

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Surrounding properties include retail, restaurant and other commercial uses.

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

The proposal will not have any adverse affect of the use and value of surrounding properties.

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

The subject property has been on the market for some time and has not had any interest lately except for the proposed Dunkin Donuts and Baskin Robbins. Therefore, we believe the property can't be developed economically without the Conditional Use Permit.

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

There would be no increase to the population or traffic as it is anticipated that the proposed use would utilize the existing traffic trips and population that live and/or commute in that area.

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

None

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

The proposal is consistent with the Comprehension Plan and Future Land Use Map because the property is already zoned.

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

No

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

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: Ioan Donuts Holdings, LLC

Contact Name: Christopher D. Light Telephone: 770-887-7761

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

Please See Attached Exhibit of property owners to be notified

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's representative will notify property owners within 500 feet of the subject property by letters which will be mailed via Certificate of Mailing. The Applicant's representative will provide contact information in which they can communicate about any questions or concerns they may have. The letter will also include the purpose of the purposed CUP application along with time, dates and locations of all pertinent meetings.

7/26/19

CU-19-05
Dunkin Donuts/Baskin Robbins

LAW OFFICES

LIPSCOMB, JOHNSON, SLEISTER, DAILEY & SMITH, LLP

112 NORTH MAIN STREET
CUMMING, GEORGIA 30040
TELEPHONE: 770-887-7761
FAX: 770-889-8123

EMORY LIPSCOMB
GOY R. JOHNSON, P.C.
PUTNAM CLARK SMITH, P.C.
CHRISTOPHER D. LIGHT
SEAN COURTNEY
WILLIAM V. HANSARD

MICHAEL R. SLEISTER, P.C.
Of Counsel

RICHARD A. NEWTON, P.C.
Of Counsel

L. LEE DAILEY
(1939-2013)

DATE

Re: Applicant: loan Donuts Holdings, LLC
Case Number: _____

Dear Neighbors:

You are receiving this notice because you own property within 500' of outparcel "A" located on the Northwest side of Cogburn Road and North Main Street in the Stonewood Village Shopping Center. The Applicant has submitted a Conditional Use Permit with the City of Alpharetta to facilitate the construction and use of the property as a Dunkin Donuts and Baskin Robbins with a drive-thru. The property is currently zoned C-1 (Neighborhood Commercial) and is approximately 0.3247.

You are invited to participate in the Community Zoning Information Meeting which is scheduled for September 11, 2019 at 6:00 p.m. in the Multi-Purpose Room at City Hall which is located at 2 Park Plaza, Alpharetta, GA 30009. The Applicant encourages those that have questions and concerns about this application to attend.

Be advised that this proposal is expected/tentatively scheduled to be considered by the Planning Commission on October 3, 2019 @ 6:30 p.m. (subject to change) and the City Council on October 28, 2019 @ 6:30 p.m. (subject to change). Both of these meetings take place in the Council Chambers in the Alpharetta City Hall Building, located at 2 Park Plaza, Alpharetta, GA 30009.

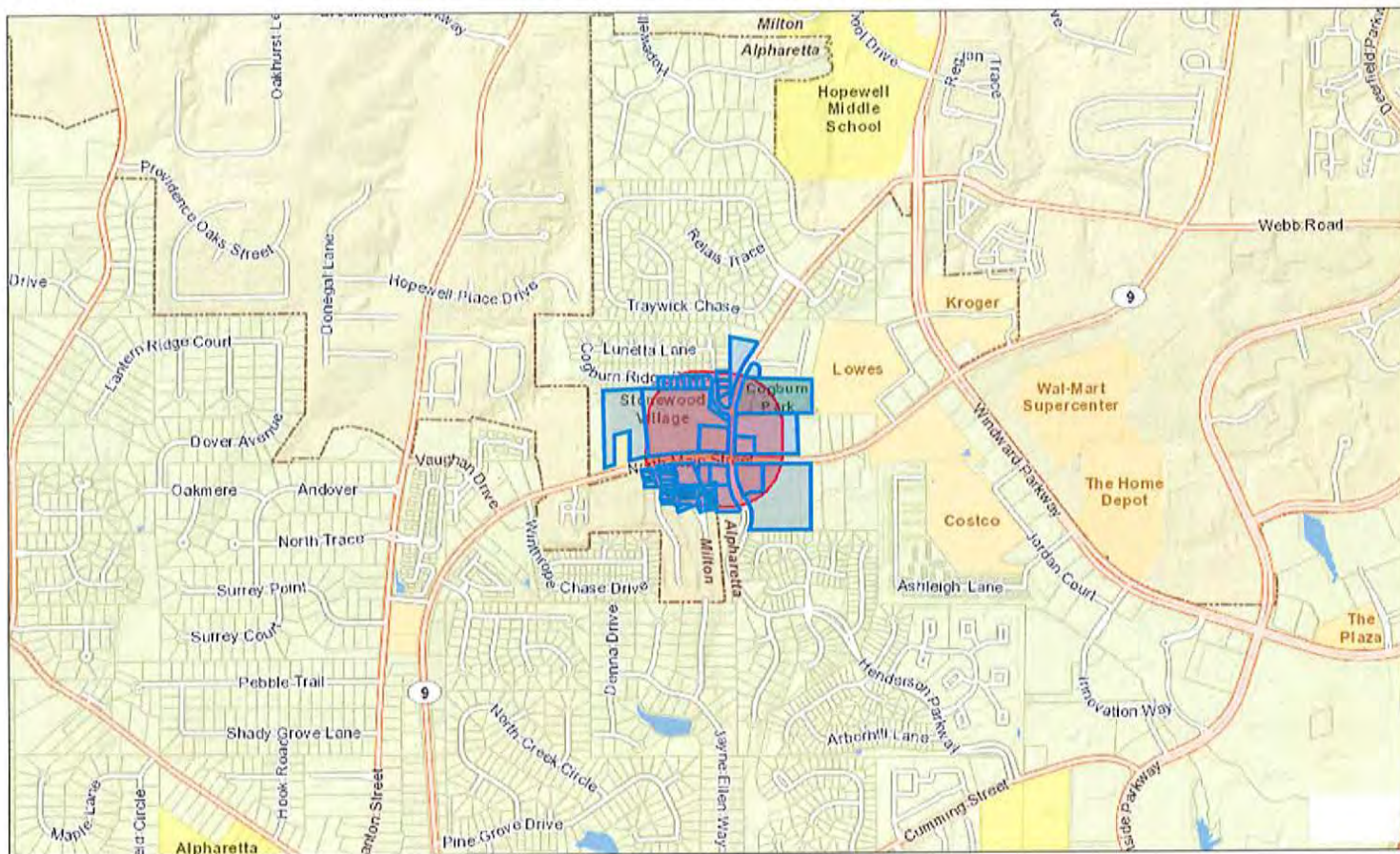
For your reference, we have included a copy of the survey and site plan. Additional information will also be posted on the city website at:

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

If you are unable to attend and would like more information, feel free to contact Kimberly McBrayer (kimberly@lipscombjohnson.com) who is handling the public participation for this application, or me (christopher@lipscombjohnson.com).

We look forward to discussing with you.
Sincerely,

Christopher D. Light
Attorney for the Applicant



22 4960111 00793

7/26/19

CU-19-05
Dunkin Donuts/Baskin Robbins

FARD JOHN A
296 WATER OAK PL
ALPHARETTA GA 30004

WATERCREST COMMUNITY ASSOCIATION I
NC
1401 PEACHTREE ST STE 430
ATLANTA GA 30309

RAMZAN IMTIAZ M & ANBARSERRI SANAA
2504 HIGHGLEN CT
ALPHARETTA GA 30009

UMAROV SAID
292 WATER OAK PL
ALPHARETTA GA 30009

WATERCREST COMMUNITY ASSOCIATION I
NC
1401 PEACHTREE ST STE 430
ATLANTA GA 30309

GUNTURI SUMANTH SHAH SONAL
2508 HIGHGLEN CT
ALPHARETTA GA 30009

KUCUKTAS TUNCAY KUCUKTAS NILGUN
288 WATER OAK PL
ALPHARETTA GA 30004

PHILLIPS ANDREA L
12743 ARCHMONT TRCE
MILTON GA 30009

SANDERS VALMA K & SANDERS MICHAEL D
2512 HIGHGLEN CT
ALPHARETTA GA 30004

HPA BORROWER 2016 2 LLC
180 N STETSON SUITE 3650
CHICAGO IL 60601

ELIAS DAVID L
12739 ARCHMONT TRC
ALPHARETTA GA 30009

CHAUBEY AMARENDRA KUMARI PRITI
2516 HIGHGLEN CT
ALPHARETTA GA 30004

AHMED AMIR & MEGAHEH MONA
279 WATER OAK PL
ALPHARETTA GA 30009-8382

KOPPISETTY MURTHY VENKATA SURYA &
VITTHANALA LAKSH
12735 ARCHMONT TRC
ALPHARETTA GA 30009

HENDERSON LANDING HOMEOWNERS ASSN
INC
5665 ATLANTA HWY
ALPHARETTA GA 30004-3932

OHANU CATHERINE C
283 WATER OAK PL
ALPHARETTA GA 30004

SOLLOGUB JACQUELINE
12731 ARCHMONT TRCE
MILTON GA 30004

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ALPHARETTA GA 30004

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T THE
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ALPHARETTA GA 30009

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1270 CREST VALLEY DR
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3525 MERGANSER LANE
ALPHARETTA GA 30022

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VIII FS ALPHARETTA L L C
591 W PUTNAM AVE
GREENWICH CT 06830

7/26/19

CU-19-05
Dunkin Donuts/Baskin Robbins

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ATLANTA GA 30342

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NEW YORK NY 10018

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CHESIN KIMBERLY D & GRANT A
2505 COGBURN RIDGE RD
ALPHARETTA GA 30004

NG STONEWOOD VILLAGE LLC
1430 BROADWAY ST SUITE 1605
NEW YORK NY 10018

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515 COGBURN RIDGE WAY
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ARHC ALALPGA01 LLC
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CHARLOTTE NC 28226

7/26/19

CU-19-05
Dunkin Donuts/Baskin Robbins

LAW OFFICES
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112 NORTH MAIN STREET
CUMMING, GEORGIA 30040
TELEPHONE: 770-887-7761
FAX: 770-889-8123

EMORY LIPSCOMB
COY R. JOHNSON, P.C.
PUTNAM CLARK SMITH, P.C.
CHRISTOPHER D. LIGHT
SEAN COURTNEY
WILLIAM V. HANSARD

MICHAEL R. SLEISTER, P.C.
Of Counsel

RICHARD A. NEWTON, P.C.
Of Counsel

L. LEE DAILEY
(1939-2013)

July 26, 2019

VIA HAND DELIVERY

City of Alpharetta Planning & Zoning
Attn: Mr. Michael Woodman
2 Park Plaza
Alpharetta, GA 30009

Re: Letter of Intent as required for a Conditional Use Permit Application in the City of Alpharetta, Georgia – Conditional Use Permit Application for loan Donuts Holdings, LLC

Dear Mr. Woodman:

This letter of intent is submitted pursuant to the requirements for an application for a Conditional Use Permit in the City of Alpharetta, Georgia and is submitted as part of loan Donuts Holdings, LLC (the "Applicant's") proposed Conditional Use Permit Application (the application and all supplemental documents filed contemporaneously therewith are collectively referred to herein as the "Application"). The Applicant is the agent/authorized representative for the current deed record property owners of the property subject to this application, commonly known as Outparcel "A" located in the Stonewood Village Shopping Center, also known as map and parcel 22 496011100793 (the "Subject Property"). The Applicant seeks the Conditional Use Permit in order to operate a drive-thru restaurant on property that is currently zoned C-1 (Neighborhood Commercial).

The Subject Property is currently a vacant out parcel consisting of approximately 0.3247 acres. The Applicant intends to develop a Dunkin Donuts/Baskin Robbins as depicted on the site plan submitted with this application. The proposed building will be approximately 2,400 square feet with 24 required parking spaces. Hours of operation for this facility are expected to be between 5:00 a.m. to 10:00 p.m. Monday thru Sunday. The number of employees proposed is 25.

The proposed drive-thru restaurant is suitable for the subject property as it is located at a signalized intersection (Cogburn Road and North Main Street/S.R. 9) which helps provide adequate ingress and egress to the Subject Property. Due to the subject property being located within an existing development with road improvements contemplated and installed with the expectation that the proposed outparcel will be developed, it is not anticipated that traffic will be a concern.

LAW OFFICES
LIPSCOMB, JOHNSON, SLEISTER, DAILEY & SMITH, LLP

Page 2 of 3
July 26, 2019

The outparcel will be developed with adequate refuse areas, loading and service areas, parking and screening as required by the City of Alpharetta Unified Development Code.

The proposed use will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity nor will it diminish and impair property values within the surrounding neighborhood as the subject property lies adjacent or in close proximity to like uses and is located in an area that supports commercial growth.

The proposed use will not increase local or state expenditures in relation to the cost of serving or maintaining neighboring property as the proposed use is expected to help in provided additional tax revenue for the City of Alpharetta, Georgia.

The proposed use will not impede the normal and orderly development of surrounding property for uses predominant in the area as the subject property lies in an area that is largely commercial and supportive of commercial growth.

The proposed use is consistent with the desirable pattern of development for the city.

The portions of the City of Alpharetta Unified Development Code 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, is, 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 Art. I, Sec. III, Para. I of the Constitution of the State of Georgia and the Fifth and Fourteenth Amendments to the Constitution of the United States.

The Subject Property is presently suitable for the Applicant's Proposal, as requested by the Applicant. A denial of this Applicant's Proposal, as requested by the Applicant, will constitute an arbitrary and capricious act by the City of Alpharetta City Council without any basis for such, and will constitute an abuse of discretion in violation of Art. I, Sec. I, Para. I of the Constitution of the State of Georgia 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 City Council to approve the Applicant's Proposal, as requested by the Applicant, will prohibit the only viable economic use of the property, will be unconstitutional, and will discriminate in an arbitrary, capricious, and unreasonable manner between the Applicant and owners, and the owners of similarly situated property, in violation of Art. I, Sec. I, Para. II of the Constitution of the State of Georgia and the Equal

LAW OFFICES
LIPSCOMB, JOHNSON, SLEISTER, DAILEY & SMITH, LLP

Page 3 of 3
July 26, 2019

Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

The Applicant submits that the City Council cannot lawfully impose more restrictive standards on the development of the Subject Property than presently exist. To do so not only will constitute a taking of the property as set forth above, but will also amount to an unlawful delegation of the Board's authority in response to neighborhood opposition, in violation of Art. IX, Sec. II, Para. IV of the Constitution of the State of Georgia.

The Applicant further asserts that the City of Alpharetta Unified Development Code was not adopted in compliance with the laws or constitutions of Georgia or of the United States, and a refusal to approve the Application based upon provisions illegally adopted would deprive the Applicant of due process of law.

By filing this Letter of Intent, 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.

Accordingly, the Applicant and owners respectfully request that the Applicant's Proposal be granted, as requested by the Applicant. This Letter of Intent along with the Reservation of Constitutional Rights referenced herein shall be included with the Application. The Applicant also reserves the right to amend this statement and the Application by supplementing further responses and documents.

This request is seemingly the ideal fit for this area of the community and contemplated in the City of Alpharetta ordinances. The relative gain to the public is also estimated to be significant as the proposed use will mesh well into the existing land uses in the area.



Christopher Light,
Attorney for the Applicant

7/26/19

Dunkin Donuts/Baskin Robbins

B.C. Engineering, Inc.*Civil Engineering**Construction Management*

116 North Main St., Cumming, Ga. 30040
 Phone: 770-205-6181 Fax: 770-205-6162
 Email: office@bcengineering-ga.com

July 25, 2019

Christopher Light
 Attorney at Law
 Lipscomb, Johnson, Sleister, Dailey, & Smith, LLP
 112 North Main Street
 Cumming, GA 30040

RE: Dunkin-Baskin Robins
 Cogburn Rd. Site

Dear Mr. Light,

After review of the ITE trip generation manual, B.C. Engineering, Inc. has calculated the following analysis:

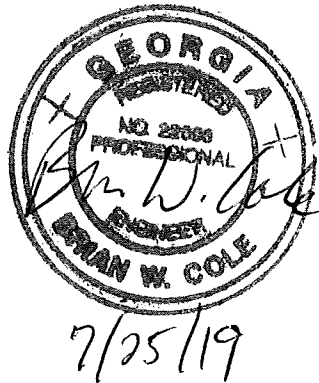
(ITE Code) Land Use	Intensity	Daily Total	A.M. Peak			P.M. Peak		
			In	Out	Total	In	Out	Total
(937) Coffee/ Donut Shop with Drive-Through Window	2,400 G.S.F	490	34	8	42	16	10	26

Note: All land uses in the 900 series entitles to a "passby" trip reduction of 60% if less than 50,000 SF or a reduction of 40% if equal to or greater than 50,000 SF.

We appreciate the opportunity to provide this report.

Respectfully,

Brian W. Cole, P.E.
 Georgia Reg. 22093



7/26/19

CU-19-05
Dunkin Donuts/Baskin Robbins

B.C. Engineering, Inc.

Civil Engineering

Construction Management

116 North Main St., Cumming, Ga. 30040
Phone: 770-205-6181 Fax: 770-205-6162
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July 25, 2019

Christopher Light
Attorney at Law
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112 North Main Street
Cumming, GA 30040

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We appreciate the opportunity to provide this report.

Respectfully,

Brian W. Cole, P.E.
Georgia Reg. 22093



7/26/19

Dunkin Donuts/Baskin Robbins

CU-19-05

dunkin' brands™

H



HAMBY ARCHITECTURE
& DESIGN, INC.
6370 CORN DRIVE
CUMMING GEORGIA 30028
770-887-9124

THESE PLANS ARE CONFIDENTIAL PROPERTY OF DUNKIN' BRANDS, INC., UNDER RESTRICTED ACCESS.

DATE	SCALE	DRAWN	CHKD	APPRO
DATE	SCALE	DRAWN	CHKD	APPRO
NO DESCRIPTION				
SHEET REVISIONS				
SET REVISIONS				

DUNKIN - 116 CANTON RD (HWY 20) CUMMING GA 30040	PC #359140 - ARCHITECT #19-001
EXTERIOR ELEVATIONS	

A-5.0

- 22'-10" A.F.F.
TOP OF SIGNOLITE
- 19'-7" A.F.F.
TOP OF PARAPET
- 12'-0" A.F.F.
TOP OF TRIM
- 10'-0" A.F.F.
BOTTOM OF ORANGE ACCENT BEAM
BT WINDOW CANOPY
- 10'-0" A.F.F.
TOP OF SIGNMOUNT
- 0'-0" A.F.F.
TOP OF SLAB



1 FRONT ELEVATION

1/8" = 1'-0" NOTE



2 LEFT ELEVATION

1/8" = 1'-0" NOTE

RELEASED FOR CONSTRUCTION

7/26/19

Dunkin Donuts/Baskin Robbins

CU-19-05



**HAMBY ARCHITECTURE
& DESIGN, INC.**
6330 CORN DRIVE
CUMMING GEORGIA 30028
770-887-9124

THESE PLANS ARE CONFIDENTIAL PROPERTY OF DUNKIN' BRANDS, INC. - UNDER RESTRICTED ACCESS.

DATE	SCALE	DRAWN	CVD	APPO
NO DESCRIPTION				
SET REVISIONS				
SHEET REVISIONS				

DUNKIN - 116 CANTON RD (HWY 20) CUMMING GA 30040	EXTERIOR ELEVATIONS (CONT.)	PC #359140 - ARCHITECT #19-001
---	--------------------------------	--------------------------------

A-5.1



1 REAR ELEVATION

1/8" = 1'-0" (NOTE)



2 RIGHT SIDE ELEVATION

1/8" = 1'-0" (NOTE)

RELEASED FOR CONSTRUCTION

7/26/19

Dunkin Donuts/Baskin Robbins

Deed Book 51546 Pg 413

EXHIBIT "A"
LEGAL DESCRIPTION

All that tract or parcel of land lying and being located in Land Lot 1110, 2nd District, 2nd Section, Fulton County, Georgia, City of Alpharetta and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING commence at a concrete right-of-way monument at the intersection of the northerly right-of-way of North Main Street (110' right-of-way), also known as S.R. #9, with the most southwest end of the miter line at the intersection with the westerly right-of-way of Cogburn Road (right-of-way 45' from centerline); thence, leaving said northerly right-of-way line of North Main Street (110' right-of-way) and running North 09°02'59" West a distance of 54.49 feet to a point and the TRUE POINT OF BEGINNING; thence, from the TRUE POINT OF BEGINNING thus established, North 84°47'47" West a distance of 110.06 feet to a point; thence, North 05°08'58" East a distance of 127.02 feet to a point; thence, South 86°23'39" East a distance of 110.01 feet to a point; thence, South 05°06'39" West a distance of 130.08 feet to a point and the TRUE POINT OF BEGINNING.

Said tract contains 14,142 sq. ft. (0.3247 acres) in area and is shown as OUTPARCEL "A" on that certain ALTA/ACSM Land Title Survey prepared by Bates-Long & Associates under seal and certification of Fred Wilson Long, Georgia Registered Land Surveyor Number 1685, dated March 5, 2007, last revised July 25, 2012, prepared for NG Stonewood Village LLC, NG Stonewood Village II LLC, Cantor Commercial Real Estate Lending L.P., and Chicago Title Insurance Company, which survey is incorporated herein by reference.

TOGETHER WITH:

All that tract or parcel of land lying and being located in Land Lot 1110, 2nd District, 2nd Section, Fulton County, Georgia, City of Alpharetta and being more particularly described as follows:

To find the TRUE POINT OF BEGINNING commence at a concrete right-of-way monument at the intersection of the northerly right-of-way of North Main Street (110' right-of-way), also known as S.R. #9, with the most southwest end of the miter line at the intersection with the westerly right-of-way of Cogburn Road (right-of-way 45' from centerline); thence westerly and along said northerly right-of-way of North Main Street (110' right-of-way) the following courses and distances: North 87°45'54" West a distance of 255.41 feet, North 89°23'51" West a distance of 124.39 feet, South 88°03'29" West a distance of 135.96 feet to a point; thence, leaving said northerly right-of-way line of North Main Street (110' right-of-way) and running North 14°09'06" East a distance of 57.56 feet to a point and the TRUE POINT OF BEGINNING; thence, from the TRUE POINT OF BEGINNING thus established, North 85°28'27" West a distance of 102.96 feet to a point; thence, North 05°24'23" East a distance of 108.84 feet to a point; thence, South 84°44'57" East a distance of 101.22 feet to a point; thence, South 04°29'00" West a distance of 107.54 feet to a point and the TRUE POINT OF BEGINNING.

Said tract contains 11,044 sq. ft. (0.2535 acres) in area and is shown as OUTPARCEL "B" on that certain ALTA/ACSM Land Title Survey prepared by Bates-Long & Associates under seal and certification of Fred Wilson Long, Georgia Registered Land Surveyor Number 1685, dated

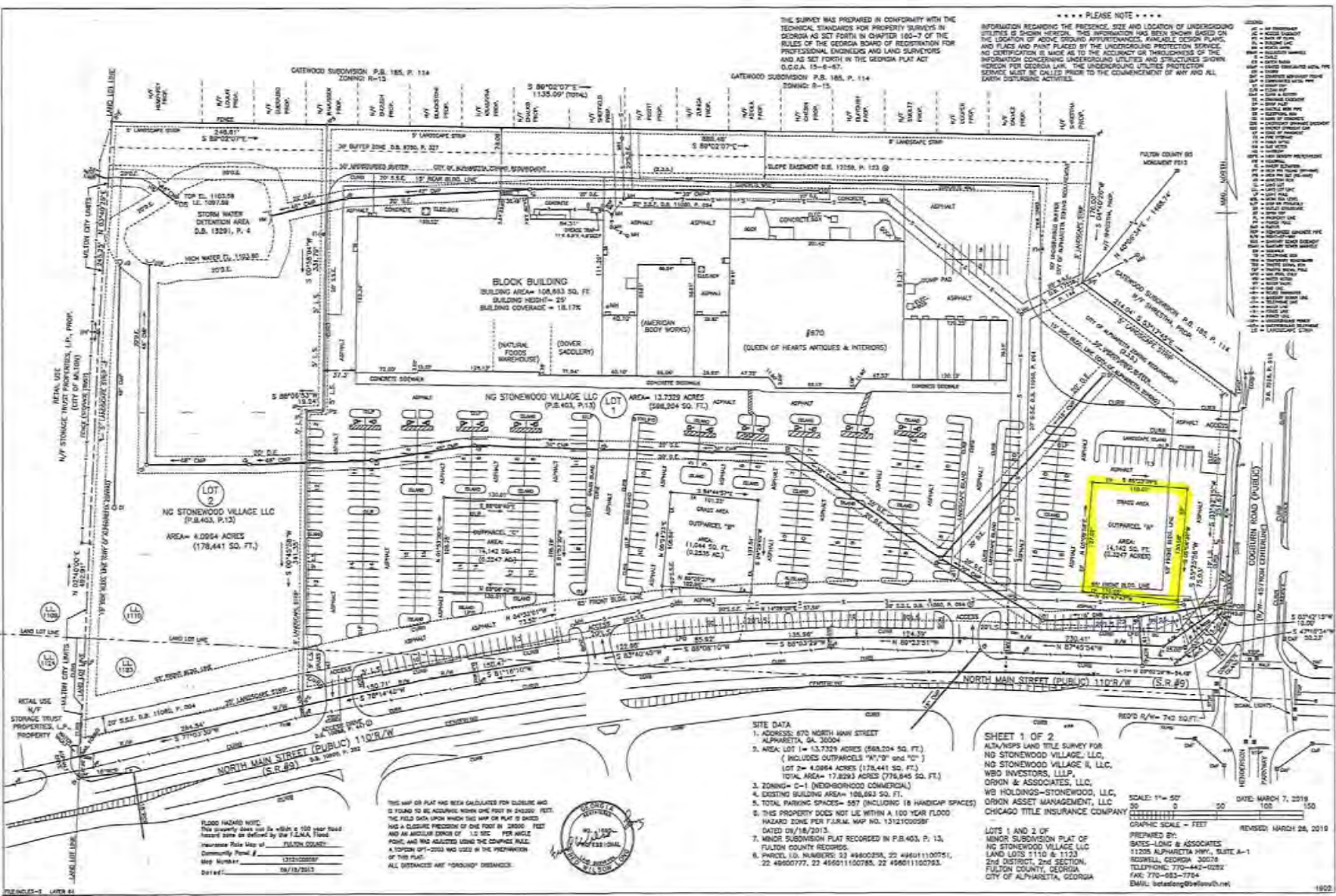
2431424-2 11031.000190

Deed Book 51625 Pg 344

7/26/19

Dunkin Donuts/Baskin Robbins

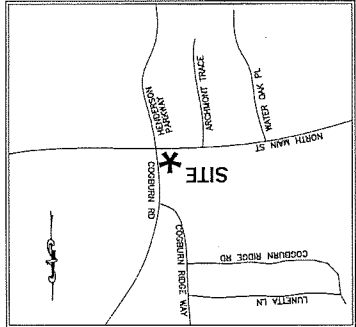
CU-19-05



THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE PER F.I.R.M. MAP NO. 13121C0058F DATED 09/18/2013.

STORMWATER DETENTION REQUIREMENTS FOR THE SUBJECT SITE THERE ARE NO STATE WATERS LOCATED ON THE SUBJECT SITE THAT WOULD REQUIRE ANY ASSOCIATED BUFFERS. WILL BE HANDLED BY THE REGIONAL DETENTION POND FOR STONEWOOD VILLAGE.

VICINITY MAP



ALL WATER TOWERS, COOLING TOWERS, STORAGE TANKS, AND OTHER STRUCTURES SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE PRINCIPAL BUILDING OR OF EQUIPMENT INCIDENTAL TO THE PRIMARY USE OF A BUILDING OR SITE EFFECTIVELY SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAYS. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM THE VIEW FROM THE PUBLIC RIGHT-OF-WAY AND ADJACENT STREETS BY MATERIAL COMPATIBLE WITH THE BUILDING ARCHITECTURE, BY THE USE OF A PARAPET WALL, OR BY SPECIALLY DESIGNED ROOFTOP PENHOUSE ENCLOSURES. OR LANDSCAPING, IF LANDSCAPING IS PROPOSED TO SCREEN THESE ELEMENTS. GROUNDS MOUNTED EQUIPMENT SUCH AS POWER TRANSFORMERS AND AIR-CONDITIONING UNITS SHALL BE SCREENED FROM VIEW FROM PUBLIC RIGHT-OF-WAY BY FENCING OR LANDSCAPING. INCORPORATE THE VEGETATION INTO THE LANDSCAPE PLAN. MICROBIOLOGICAL EQUIPMENT SHALL BE SCREENED FROM THE VIEW FROM THE PUBLIC RIGHT-OF-WAY AND ADJACENT STREETS BY MATERIAL COMPATIBLE WITH THE BUILDING ARCHITECTURE, BY THE USE OF A PARAPET WALL, OR BY SPECIALLY DESIGNED ROOFTOP PENHOUSE ENCLOSURES.

GENERAL NOTES
THE BOUNDARY LINE REPRESENTATION SHOWN HEREON IS BASED ON THE BOUNDARY AND TOPOGRAHY SURVEY FOR NO STONEWOOD VILLAGE, LLC. PREPARED BY BASKIN ROBBINS AND ASSOCIATES, DATED MAY 4, 2018.
TOTAL AREA - 0.3247 ACRES
BUILDING LINE SETBACKS
FRONT - 15 FEET
SIDE - 10 FEET
REAR - 15 FEET
ZONED C-1
MINIMUM BUILDING HEIGHT: 35'
NO ADDITIONAL OVERHANG DISTANCE FROM COGURN RD. OR NORTH MAIN STREET ARE PROPOSED FOR THIS PLACE OF DEVELOPMENT. EXISTING ENCLOSURES WILL REMAIN.
DISTANCE REQUIREMENTS ARE TO BE LOCATED A MINIMUM OF 10 FEET OUTSIDE R/W.
PARKING CALCULATIONS
RESTAURANT: 1 SPACE / 100 SF - 2,400 SF/100 = 24 PARKING SPACES REQUIRED
24 PARKING SPACES PROVIDED TO SERVE THIS DEVELOPMENT.
NOTE: NOTIFY CITY OF ALPHARETTA INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION.

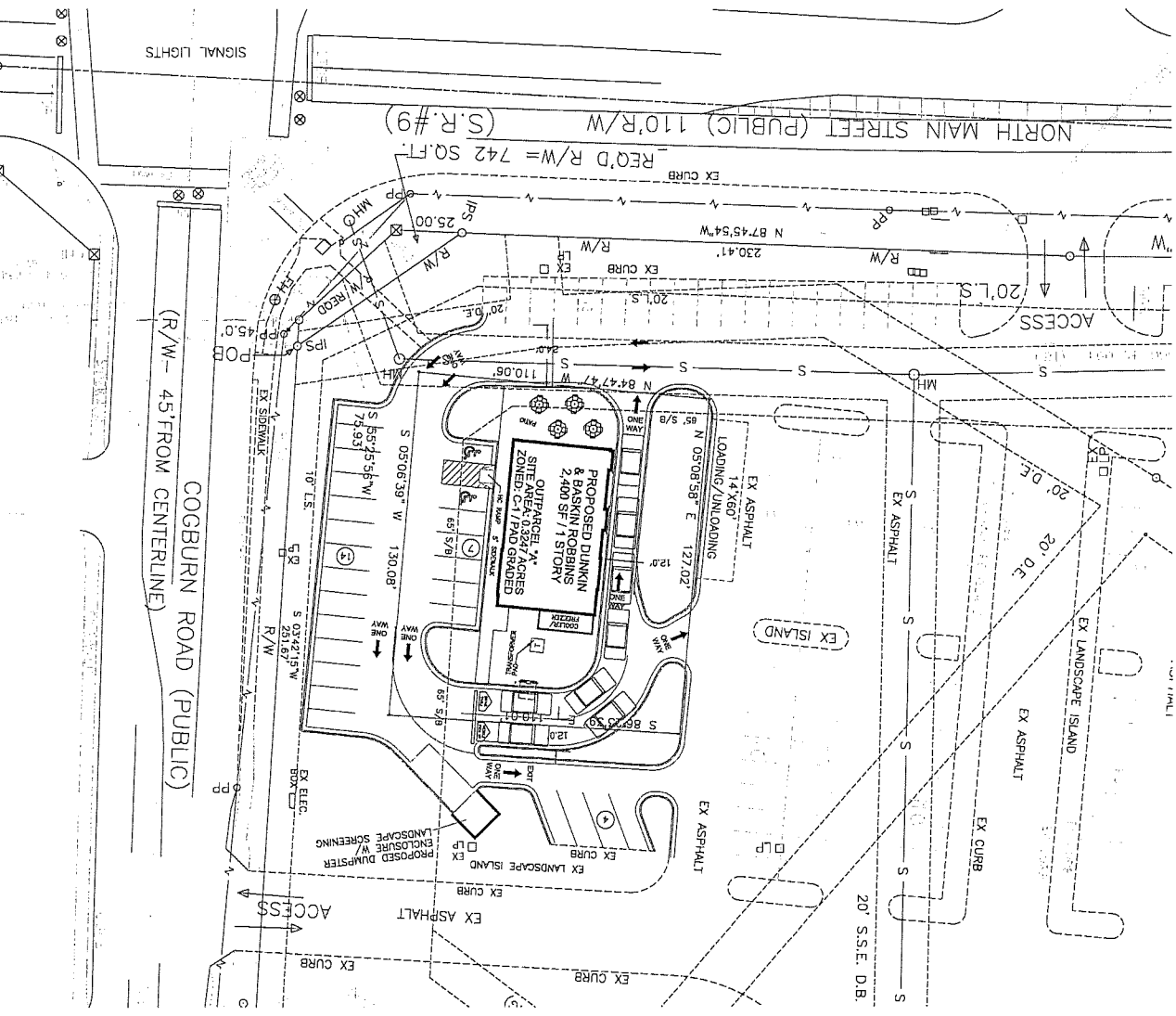
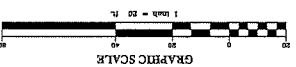
NOTE: ALL STRUCTURES WILL BE REQUIRED TO CONFORM TO THE MINIMUM BUILDING SEPARATION STANDARDS AS AMENDED BY THE GA DEPARTMENT OF COMMUNITY AFFAIRS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION IN HORIZONTAL SEPARATION STANDARDS AS ADOPTED AND REQUIRED BY THE GA DEPARTMENT OF COMMUNITY AFFAIRS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION FROM THE REQUIRED FIRE SEPARATION DISTANCES. CONSTRUCTION WASTE AND/OR VEGETATIVE MATERIAL MAY NOT BE BURIED AND MUST BE TAKEN TO A STATE APPROVED LANDFILL. REQUIRED LANDSCAPING MUST BE IN PLACE PRIOR TO THE APPROVAL OF AN ASBUILT.

OWNER/DEVELOPER:

0.3247 ACRES

ZONED: C-1

IRON DONUTS HOLDINGS, LLC
1050 CAMBRIDGE SQUARE, SUITE A
ALPHARETTA, GA 30008
PHONE: 770-260-7055



19-056
PROJECT NO.
7/18/19
DATE
1" = 20'
SCALE

1
SHEET NUMBER

CONCEPTUAL SITE PLAN
FOR
DUNKIN - BASKIN ROBBINS
COGURN ROAD SITE
LL 1110 AND DISTRICT
CITY OF ALPHARETTA - FULTON COUNTY, GEORGIA

Civilscapes, Inc.
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
200 BOX HITE COLUMBUS, GEORGIA 31906
OFFICE: 703.535.5435 CELL: 770.535.5435

SEAL
DATE
REVISIONS

GATEWOOD SUBDIVISION P.B. 185, P. 114
ZONING: R-15

SHEET 1 OF 2
ALTA/NSPS LAND TITLE SURVEY FOR
NG STONEWOOD VILLAGE, LLC,
NG STONEWOOD VILLAGE II, LLC,
WBO INVESTORS, LLLP,
ORKIN & ASSOCIATES, LLC,
WB HOLDINGS-STONEWOOD, LLC,
ORKIN ASSET MANAGEMENT, LLC
CHICAGO TITLE INSURANCE COMPANY

LEGEND:

- AC AS AIR CONDITIONER
- AE ACCESS/EASEMENT
- BC BACK OF CURB
- BL BUILDING LINE
- BM BENCH MARK
- BSB BUILT-UP SURFACE
- BSB1 BUILT-UP SURFACE MANHOLE
- C CATCH
- CB CATCH BASIN
- CC CORRUGATED METAL PIPE
- CH CHDRO
- CM CONCRETE MOUNTMENT FOUND
- CMP CORRUGATED METAL PIPE
- CS CS
- CS1 CSWAMP
- CO CO
- CAK CAK
- CG CURE & GUTTER
- CH CH
- DP DRIP INLET
- DU DUCTILE IRON PIPE
- ED ELECTRICAL BOX
- EC EGRESS OF CONCRETE
- EG EGRESS/URGENCY DRAINAGE EASEMENT
- EGG ENERGY EFFICIENT CAR
- EDG EDGE OF PARADE
- EP EP
- FH FIRE HYDRANT
- FO FORD
- GM GUM
- HQ HOB
- HW HEADWALL
- IE INLET ELEVATION
- IR IRON PIN FOUND (RE-BAR)
- IRPIN IRON PIN SET (RE-BAR)
- UNJ UNCLIP
- LL LAND LOT
- LL LAND LOT
- LL LAND LOT
- LLP LAND LOT
- LS LIGHT POLE
- MSL MEAN SEA LEVEL
- NY NY OR FORMERLY
- OL OUTLET STRUCTURE
- OT OPEN TOP
- PL PROPERTY LINE
- PP POWER POLE
- RMD RMD
- RCP REINFORCED CONCRETE PIPE
- RE RE
- SSE SANITARY SEWER
- SSM SANITARY SEWER MANHOLE
- TS TRAFFIC SIGNAL
- TSB TEMPORARY BENCHMARK
- TSP TRAFFIC SIGNAL BOX
- TSP TRAFFIC SIGNAL POLE
- UNJ UNCLIP
- WM WATER METER
- WM WATER METER
- G GAS LINE
- G GAS LINE
- G GAS LINE
- G GAS LINE
- G GAS LINE
- G GAS LINE
- T TELEPHONE LINE
- T TELEPHONE LINE
- X FENCE LINE
- X POWER LINE
- UP UNDERGROUND POWER
- UT UNDERGROUND TELEPHONE

SCALE: 1"= 50' DATE: MARCH 7, 2019
50 0 50 100 150
GRAPHIC SCALE - FEET
PREPARED BY: BATES-LONG & ASSOCIATES
11205 ALPHARETTA HWY., SUITE A-1
ROSSELL, GEORGIA 30076
TELEPHONE: 770-442-0282
FAX: 770-663-7764
EMAIL: bateslong@bellsouth.net

1902

GATEWOOD SUBDIVISION P.B. 185, P. 114
ZONING: R-15

GATEWOOD SUBDIVISION P.B. 185, P. 114
ZONING: R-15

BLOCK BUILDING
BUILDING AREA= 108,693 SQ. FT.
BUILDING HEIGHT= 25'
BUILDING COVERAGE = 18.17%

NG STONEWOOD VILLAGE LLC (P.B.403, P.13) **LOT 1** AREA= 13.7329 ACRES (598,204 SQ. FT.)

NG STONEWOOD VILLAGE LLC
(P.B.403, P.13)

AREA= 4.0964 ACRES
(178,441 SQ. FT.)

SITE DATA

1. ADDRESS: 670 NORTH MAIN STREET
ALPHARETTA, GA 30004
2. AREA: LOT 1= 13.7329 ACRES (598,204 SQ. FT.)
(INCLUDES OUTPARCELS "A","B" and "C")
LOT 2= 4.0964 ACRES (178,441 SQ. FT.)
TOTAL AREA= 17.8293 ACRES (776,645 SQ. FT.)
3. ZONING= C-1 (NEIGHBORHOOD COMMERCIAL)
4. EXISTING BUILDING AREA= 108,693 SQ. FT.
5. TOTAL PARKING SPACES= 557 (INCLUDING 18 HANDICAP SPACES)
6. THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD
HAZARD ZONE PER F.I.R.M. MAP NO. 13121C0058F
DATED 09/18/2013.
7. MINOR SUBDIVISION PLAT RECORDED IN P.B.403, P. 13,
FULTON COUNTY RECORDS.
8. PARCEL I.D. NUMBERS: 22 49600256, 22 49601100751,
22 49600777, 22 496011100785, 22 496011100793,

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 245200 FEET. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 26500 FEET AND AN ANGULAR ERROR OF 1.0 SEC PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. A TOPCON GPT-2003 WAS USED IN THE PREPARATION OF THIS PLAT.

ALL DISTANCES ARE "GROUND" DISTANCES.

FLOOD HAZARD NOTE:
This property does not lie within a 100 year flood hazard zone as defined by the F.E.M.A. Flood Insurance Rate Map of FULTON COUNTY
Community Panel # _____
Map Number 13121C0058F
Dated: 09/18/2013

FILE:INGLES-2 LAYER 64

GENERAL NOTES

THE BOUNDARY LINE INFORMATION SHOWN HEREON IS BASED ON THE FOLLOWING REFERENCE:
- BOUNDARY AND TOPOGRAPHIC SURVEY FOR NG STONEWOOD VILLAGE, LLC. PREPARED BY BATES-LONG AND ASSOCIATES, DATED MAY 9, 2019.

TOTAL AREA - 0.3247 ACRES

BUILDING LINE SETBACKS
FRONT - 65 FEET
SIDE - 15 FEET
REAR - 15 FEET

PROPOSED BUILDING HEIGHT: 28'

ZONED: C-1

NO ADDITIONAL DRIVEWAY ENTRANCE FROM COGBURN RD. OR NORTH MAIN STREET ARE PROPOSED FOR THIS PHASE OF DEVELOPMENT. EXISTING ENTRANCES WILL SERVE THE PROPOSED DEVELOPMENT.

ENTRANCE MONUMENTS ARE TO BE LOCATED A MINIMUM OF 10 FEET OUTSIDE R/W.

PARKING CALCULATIONS:
RESTAURANT: 1 SPACE / 100 SF = 2,400 SF/100 = 24 PARKING SPACES REQUIRED

PARKING PROVIDED:
25 PARKING SPACES PROVIDED TO SERVE THIS DEVELOPMENT.

NOTE: NOTIFY CITY OF ALPHARETTA INSPECTOR 24 HOURS BEFORE THE BEGINNING PHASE OF CONSTRUCTION.

NOTE: ALL STRUCTURES WILL BE REQUIRED TO CONFORM TO THE STANDARD BUILDING CODE'S HORIZONTAL SEPARATION STANDARDS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION IN HORIZONTAL SEPARATION STANDARDS AS ADOPTED AND AMENDED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS.

ALL STRUCTURES WILL COMPLY WITH THE FIRE SEPARATION DISTANCE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AS ADOPTED AND AMENDED BY THE GA DEPARTMENT OF COMMUNITY AFFAIRS. APPROVAL OF THIS PERMIT WILL NOT JUSTIFY ANY DEVIATION FROM THE REQUIRED FIRE SEPARATION DISTANCES.

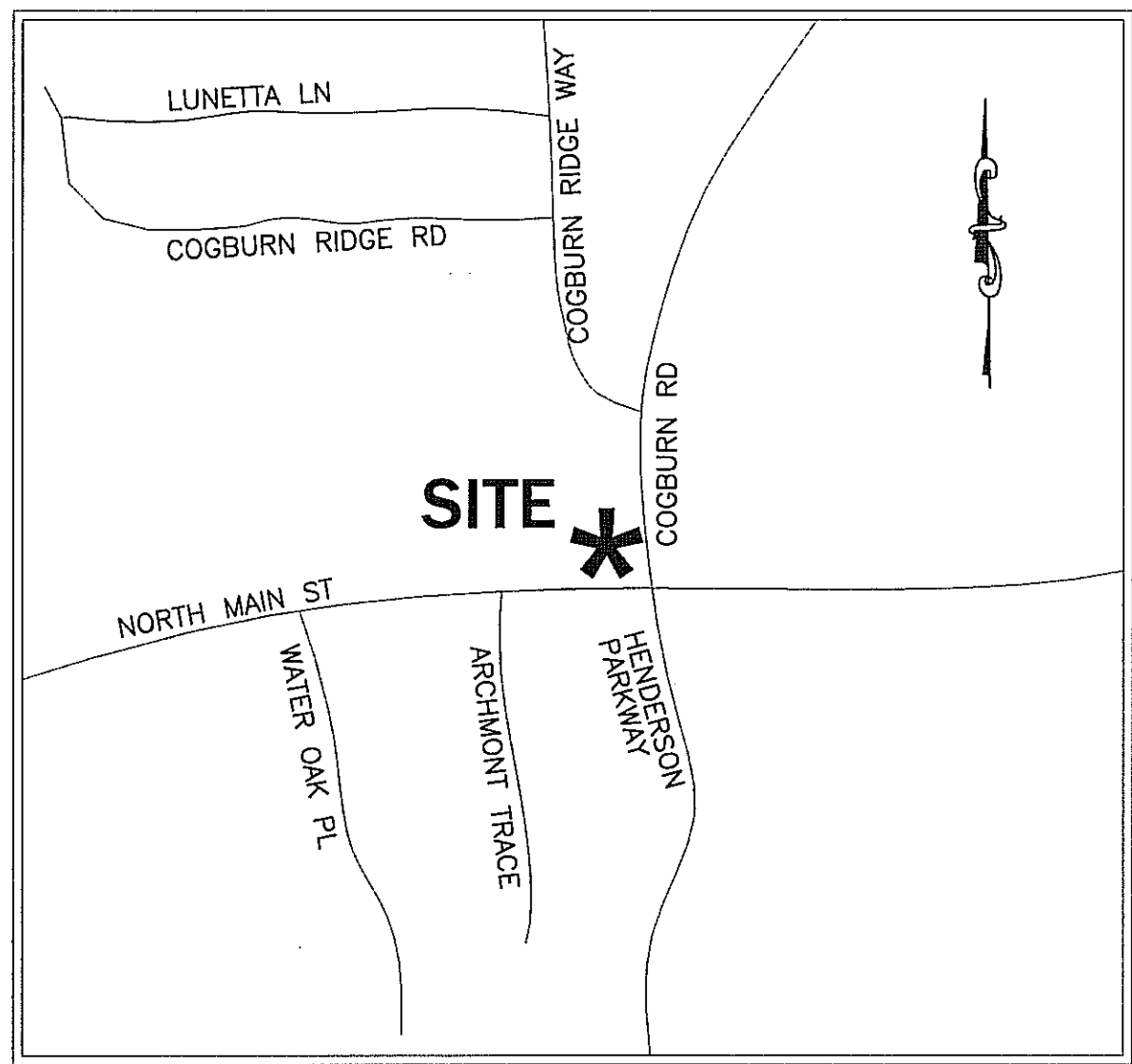
CONSTRUCTION WASTE AND/OR VEGETATIVE MATERIAL MAY NOT BE BURIED AND MUST BE TAKEN TO A STATE APPROVED LANDFILL.

REQUIRED LANDSCAPING MUST BE IN PLACE PRIOR TO THE APPROVAL OF AN ASBUILT.

GROUND MOUNTED EQUIPMENT SUCH AS POWER TRANSFORMERS AND AIR-CONDITIONING UNITS SHALL BE SCREENED FROM VIEW FROM PUBLIC RIGHT-OF-WAY BY FENCING OR LANDSCAPING; IF LANDSCAPING IS PROPOSED TO SCREEN THESE ELEMENTS INCORPORATE THE VEGETATION INTO THE LANDSCAPE PLAN.

ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM THE VIEW FROM THE PUBLIC RIGHT-OF-WAY AND ADJACENT STREETS BY MATERIAL COMPATIBLE WITH THE BUILDING ARCHITECTURE, BY THE USE OF A PARAPET WALL, OR BY SPECIALLY DESIGNED ROOFTOP PENTHOUSE ENCLOSURES.

ALL WATER TOWERS, COOLING TOWERS, STORAGE TANKS, AND OTHER STRUCTURES OR EQUIPMENT INCIDENTAL TO THE PRIMARY USE OF A BUILDING OR SITE SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE PRINCIPAL BUILDING OR EFFECTIVELY SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAYS.



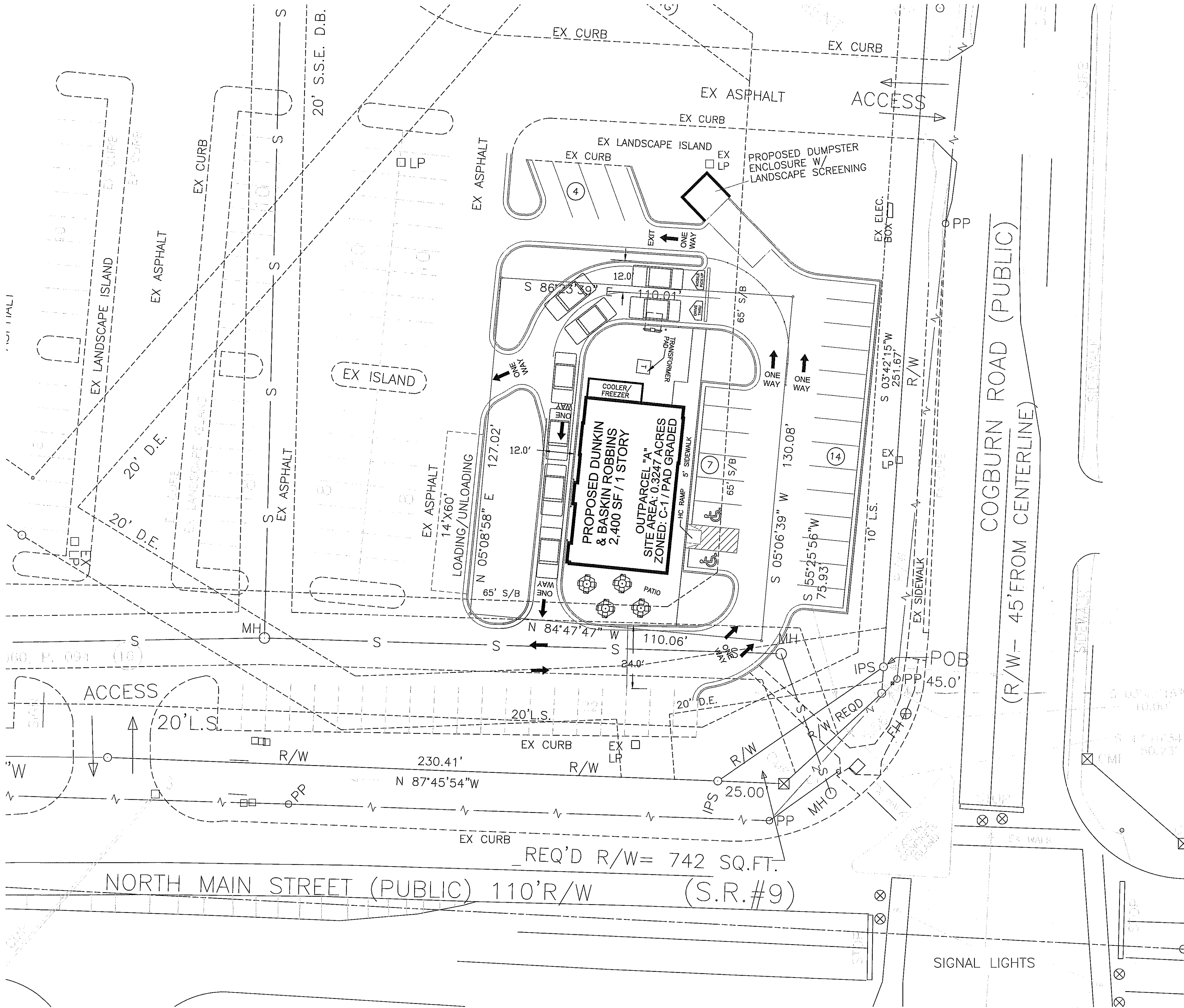
VICINITY MAP

NTS

STORMWATER DETENTION REQUIREMENTS FOR THE SUBJECT SITE WILL BE HANDLED BY THE REGIONAL DETENTION POND FOR STONEWOOD VILLAGE.

THERE ARE NO STATE WATERS LOCATED ON THE SUBJECT SITE THAT WOULD REQUIRE ANY ASSOCIATED BUFFERS.

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE PER F.I.R.M. MAP NO. 13121C0058F DATED 09/18/2013.

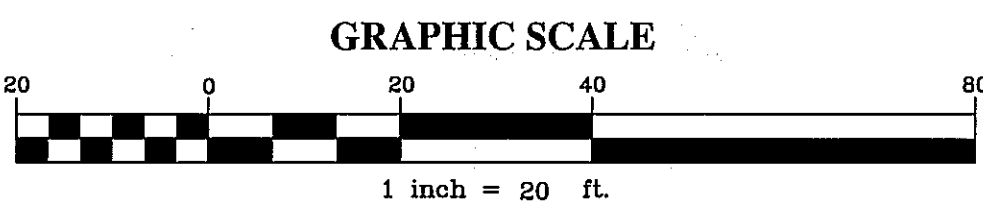


OWNER/DEVELOPER:

IOAN DONUTS HOLDINGS, LLC
1050 CAMBRIDGE SQUARE, SUITE A
ALPHARETTA, GA 30009
PHONE: 772-260-7055

0.3247 ACRES

ZONED: C-1



REVISIONS

NO. DATE

SEAL



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE ENGINEER.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF THE WORK.

Civilscapes, Inc.

CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
P.O. BOX 3115 CUMMING, GEORGIA 30028
OFFICE: 678-513-8836

CONCEPTUAL SITE PLAN

FOR

DUNKIN' - BASKIN ROBBINS
COGBURN ROAD SITE

L.L. 1110 / 2ND DISTRICT / 2ND SECTION
CITY OF ALPHARETTA * FULTON COUNTY, GEORGIA

SHEET

NUMBER

1

SCALE

1" = 20'

DATE

7/18/19

PROJECT NO.

19-056

DB:\working.dwg

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- 23'-10" A.F.F.
TOP OF MONOLITH
- 19'-3" A.F.F.
TOP OF PARAPET
- 12'-9" A.F.F.
TOP OF TRIM
- 10'-8" A.F.F.
BOTTOM OF ORANGE ACCENT BEAM/
DT WINDOW CANOPY
- 10'-2" A.F.F.
TOP OF STOREFRONT
- 0'-0" A.F.F.
TOP OF SLAB



1 FRONT ELEVATION

1/4" = 1'-0" NOTE:

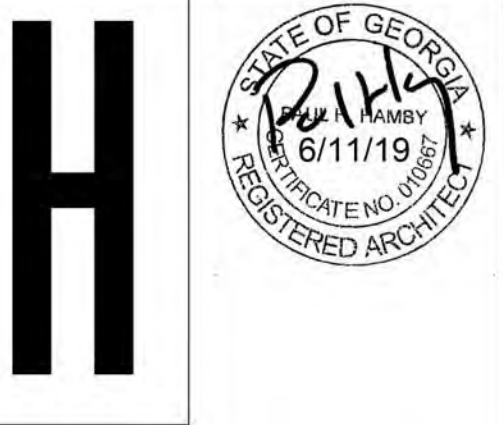
- 16'-9" A.F.F.
TOP OF PARAPET
- 12'-9" A.F.F.
TOP OF ACCENT PANEL



2 LEFT ELEVATION

1/4" = 1'-0" NOTE:

THESE PLANS ARE CONFIDENTIAL PROPERTY OF DUNKIN' BRANDS, INC., UNDER RESTRICTED ACCESS.



**HAMBY ARCHITECTURE
& DESIGN, INC.**

6370 CORN DRIVE
CUMMING GEORGIA 30028
770-887-9124

NO	DESCRIPTION	DATE	DATE	SCALE	DRAWN	CKD	APPD
			SET REVISIONS	SHEET REVISIONS			

DUNKIN' - 116 CANTON RD (HWY 20)
CUMMING GA 30040

EXTERIOR ELEVATIONS

PC #359140 - ARCHITECT #19-001

A-5.0



1	REAR ELEVATION
---	----------------

1/4" = 1'-0"	NOTE:
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2	RIGHT SIDE ELEVATION
---	----------------------

1/4" = 1'-0"	NOTE:
--------------	-------

THESE PLANS ARE CONFIDENTIAL PROPERTY OF DUNKIN' BRANDS, INC., UNDER RESTRICTED ACCESS.

H



HAMBY ARCHITECTURE
& DESIGN, INC.

6370 CORN DRIVE
CUMMING GEORGIA 30028
770-887-9124

[illegible]

DUNKIN - 116 CANTON RD (HWY 20)
CUMMING GA 30040

EXTERIOR ELEVATIONS
(CONT.)

PC #359140 - ARCHITECT #19-001

A-5.1

RELEASED FOR CONSTRUCTION