



PLANNING COMMISSION MEETING NOVEMBER 7, 2019

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

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MEETING MINUTES October 3, 2019

a. Planning Commission Minutes October 3, 2019

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

a. CU-19-07 O Chi Reflexology/North Point Mall

This item has been withdrawn without prejudice by the Applicant. It will not be heard or considered.

Consideration of a conditional use to allow 'Massage Therapy' for O Chi Reflexology in the PSC (Planned Shopping Center) and MU (Mixed Use) zoning districts. The business is proposed to be located in North Point Mall in the common area and in an inline space. The property is located at 1000 North Point Circle, Suites 1158 and 5559 and is legally described as being located in Land Lot 701 & 742, 1st District, 2nd Section, Fulton County, Georgia.

b. MP-19-08/CU-19-08 Sugarcoat Beauty/North Point Commons Spa Services

Consideration of a request to amend the North Point Commons Master Plan and a conditional use to add 'Spa Services' as a permitted use in Pod B for Sugarcoat Beauty. The property is located at 970 North Point Drive, Suite 150 and is legally described as being located in Land Lots 754, 755, 796 & 797, 1st District, 2nd Section, Fulton County, Georgia.

c. Z-19-03/V-19-16 100 North Main Street

This item has been deferred by the Applicant until Thursday, December 5, 2019. It will not be considered on November 7, 2019.

Consideration of a request to rezone approximately 0.92 acres from C-1 (Neighborhood Commercial) to DT-MU (Downtown Mixed-Use) to allow for a three-story, 30,000 square foot office building with structured parking. A variance is requested to increase the maximum building footprint. The property is located at 100 North Main Street on the west side of North Main Street at the intersection with Cumming Street and is legally described as being located in Land Lot 1252, 2nd District, 2nd Section, Fulton County, Georgia.

VII. ADJOURNMENT



PLANNING COMMISSION MEETING SUMMARY OCTOBER 3, 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)
- John Goss
- William Perkins
- Candy Waylock
- Martine Zurinskas
- Jamie Bendall

Members Absent

- Larry Attig
- Fergal Brady
- William Perkins

Staff Present

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

III. **APPROVAL OF MEETING MINUTES**

a. September 5, 2019

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

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 was not considered.

b. CU-19-06 Glam My I/Spa Services

Michael Woodman, Senior Planner, presented 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.

Staff recommended approval with 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.

There was discussion from the Board:

- Disrobing
- Definition of SPA Services

After presentation from the Applicant:

- ❖ Commissioner Goss offered a motion to approve with Staff recommended conditions:
 - Commissioner Zurinkas seconded the motion
 - The motion was approved (5-0)

c. PH-19-09 Unified Development Code Text Amendments – Signs

This item was deferred by Staff. It was not considered.

d. CU-19-05 Dunkin Donuts/Stonewood Village

Michael Woodman, Senior Planner, presented 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.

Staff recommended approval with 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.

Applicant presented

There was no Public Comment

There was discussion from the Board:

- Condition #9 could be property owner or Applicant
- Parking
- Other businesses in the shopping center
- Site lines referenced in citizen email
- Condition # 4
 - o Additional Buffer exceeds requirements
 - o Speakers are adjustable, may be angled, relocated
 - o New Technology

- Exit line
- Franchise Operator lives locally

❖ Commissioner Zurinkas offered a motion to approve with Staff recommended conditions:

- Commissioner Goss seconded the motion
- The motion was approved (5-0)

VII. ADJOURNMENT

DRAFT



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: MP-19-08/CU-19-08 SUGARCOAT BEAUTY/NORTH POINT COMMONS SPA SERVICES

PLANNING COMMISSION: NOVEMBER 7, 2019

CITY COUNCIL: NOVEMBER 18, 2019

II. RECOMMENDATION:

Approve MP-19-08/CU-19-08 Sugarcoat Beauty/North Point Commons Spa Services, subject to the following conditions:

1. 'Spa Services' shall be added as a conditional use at 970 North Point Drive, Suite 150, in Pod B of the North Point Commons Master Plan and limited to no more than 1,905 square feet.
2. Conditional use approval shall be limited to Sugarcoat Beauty; no additional spa services businesses or subleasing shall be permitted within the approved space.
3. Hours of operation shall be Monday 12:00 PM – 7:00 PM; Tuesday – Saturday 10:00 AM – 7:00 PM; and Sunday 12:00 PM – 6:00 PM.
4. Services offered shall be limited to nail salon, full-body waxing, eyelash extensions and facials. No other services, including massage, shall be permitted.
5. Window signage and window lighting trim shall be prohibited.

III. REPORT IN BRIEF:

The applicant, Stream Realty, is requesting an amendment to North Point Commons Master Plan to add 'Spa Services' as a conditional use in Pod B. A conditional use is requested to allow Sugarcoat Beauty to operate in a 1,905 square foot suite within the Stone Walk at North Point shopping center. The business is essentially a nail salon with spa services, including full body waxing and facial services. The subject property is located at 970 North Point Drive, Suite 150, at the northwest corner of North Point Parkway and Georgia Lane.

DISCUSSION

The submitted request, if approved, will allow Sugarcoat Beauty to operate in a 1,905 square foot suite within the Stone Walk at North Point shopping center. A master plan amendment is requested to add 'Spa Services' as a conditional use in North Point Commons Master Plan Pod B. The business is essentially a nail salon with spa services, including full body waxing and facial services. The subject property is located at 970 North Point Drive, Suite 150, at the northwest corner of North Point Parkway and Georgia Lane.

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

The North Point Commons Master Plan was approved in 1998 (MP-97-07) for a 136-acre planned development allowing office, retail, restaurant and open space. Pod B was approved for Retail as the primary use; however, 'Spa Services' is not listed as a permitted or conditional use in Pod B. As shown in the table below, the North Point Commons Master Plan has been amended on several occasions.

File #	Project Name	Pod	Requested Change	Outcome	Date
MP-18-11	Tapout Fitness	B	Add 'Athletic Facilities/Fitness Studio'	Approved	1/14/2019
MP-14-03	Salon Lofts	B	Add 'nail salon' within the Salon Lofts space	Approved	6/16/2014
MP-13-03/CU-13-08	Bowling Alley	C	Allow Bowling Alley (Use reverted on 9/24/14)	Approved	9/23/2013
MP-12-02/Z-14-07/V-14-08	Rooms To Go	C	Allow retail use	Approved	6/16/2014
MP-07-04/CLUP-07-04/Z-07-06/V-07-09	Glenridge Northpoint	C	Allow office with restaurant and retail uses.	Approved	8/27/2007
MP-07-02	Commercial Redevelopment	B	Convert 2 restaurants to a 36,000 SF retail center	Approved	6/18/2007
MP-01-07	Palladian	A	Break up a 12,000 SF retail bldg	Approved	10/22/2001
MP-97-07	North Point Commons MP		Establish a 136-acre master plan w/4 pods allowing office, retail and restaurant uses	Approved	1/19/1998

A master plan amendment was approved on June 18, 2007 to allow for the redevelopment of two (2) restaurants into a 36,000 square foot retail strip center. The property was developed in 2008 as a 1-story, 36,000 square foot retail strip center. 198 parking spaces are provided on the 4.3-acre site, of which the Unified Development Code (UDC) requires 183 parking spaces for a Retail Shopping Center less than 50,000 square feet.

Full-body waxing and facial services are categorized as 'Spa Services' use. Unified Development Code (UDC) Section 1.4.2 defines 'Spa Services' as, "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 1,905 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. Salon Lofts, which is located within the same shopping center, received conditional use approval for a 'Nail Salon' in 2014. However, that approval was specific to a 'Nail Salon' and did not allow 'Spa Services'.

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. The Stone Walk at North Point shopping center is not located on a State Route and is not located within 300' of a church, school, public park, day care facility or residence.

Sugarcoat Beauty has been in business since 2005 with five (5) locations in the Atlanta metro area, including Buckhead, Chastain, Virginia Highlands, Vinings, and Midtown. The business provides the following services: manicures and pedicures, skincare/facial, full-body waxing, and eyelash extensions. According to the Sugarcoat website, the business provides massage services at other locations; however, massage services would not be provided at the proposed location. Hours of operation are proposed to be Monday 12:00 PM – 7:00 PM; Tuesday – Saturday 10:00 AM – 7:00 PM and Sunday 12:00 PM – 6:00 PM. The applicant anticipates up to ten (10) employees at the proposed location.

STANDARDS FOR MASTER PLAN AMENDMENTS

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

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

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

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

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

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

Response: Not applicable.

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

Response: Pod B is designated 'Retail' in the North Point Commons Master Plan.

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

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

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

Response: City Council has approved changes to the UDC that would allow residential uses in the North Point area. Therefore, retail service uses, such as 'Spa Services' are appropriate.

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

Response: The zoning proposal reflects a reasonable balance between the public welfare and private property rights. Pod B is designated 'Retail' in the North Point Commons Master Plan.

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

Response: Pod B is designated 'Retail' in the North Point Commons Master Plan.

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

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

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: Stone Walk at North Point shopping center 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 Stone Walk at North Point 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 other commercial uses in the Stone Walk at North Point 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 other commercial uses in the Stone Walk at North Point shopping center.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it can generally support the request for master plan amendment and conditional use. The request is compatible with properties in the vicinity, which are also designated 'Commercial' and developed with commercial uses. The applicant's proposal complies with the definition of 'Spa Services' and meets the minimum distance requirements in the Code of Ordinances related to Massage and Spa Establishments. The use would be compatible with the surrounding retail uses and other locations for this business, which are similarly situated in retail corridors and shopping centers.

CITIZEN PARTICIPATION PLAN

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

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on October 9, 2019. There were no comments on the sign-in sheet.

IV. ATTACHMENTS:

- Site Plan

MP-19-08/CU-19-08

Rock Mill Road

Rock Mill Road

North Point Park

North Point Court

North Point Drive

Haynes Bridge Road

North Point Parkway

Mill Creek Avenue

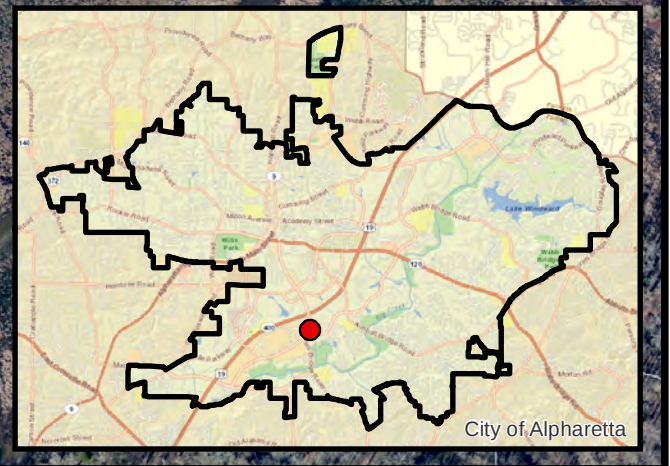
Wander Trail

Georgia Lane

LEGEND

Case Number

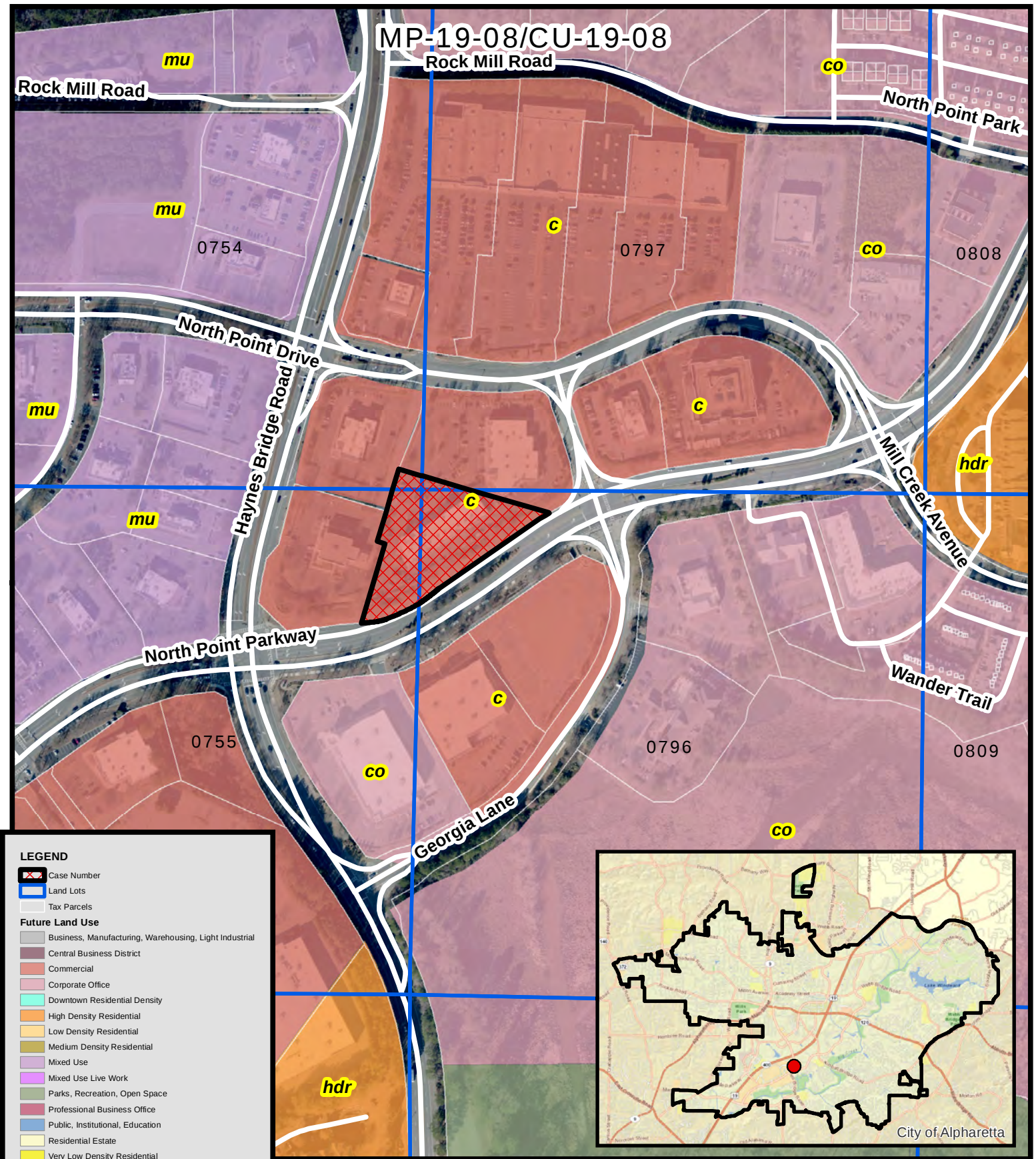
Tax Parcels



Aerial Map
North Point Commons
Spa Services

MP-19-08/CU-19-08
D/LL: 1/2/754, 755 796, 797
PC Date: 11/07/19
CC Date: 11/18/19

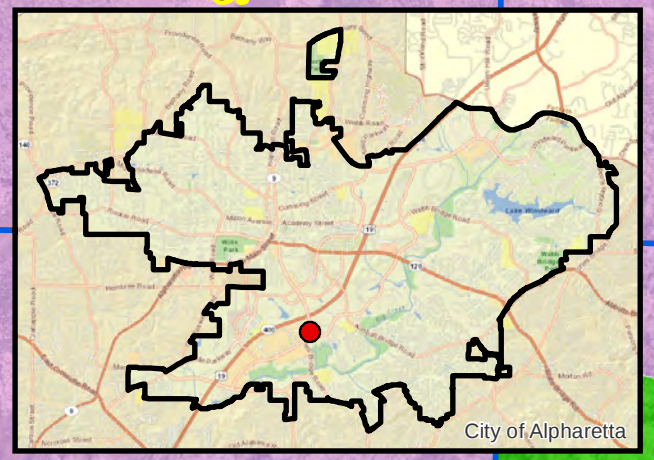
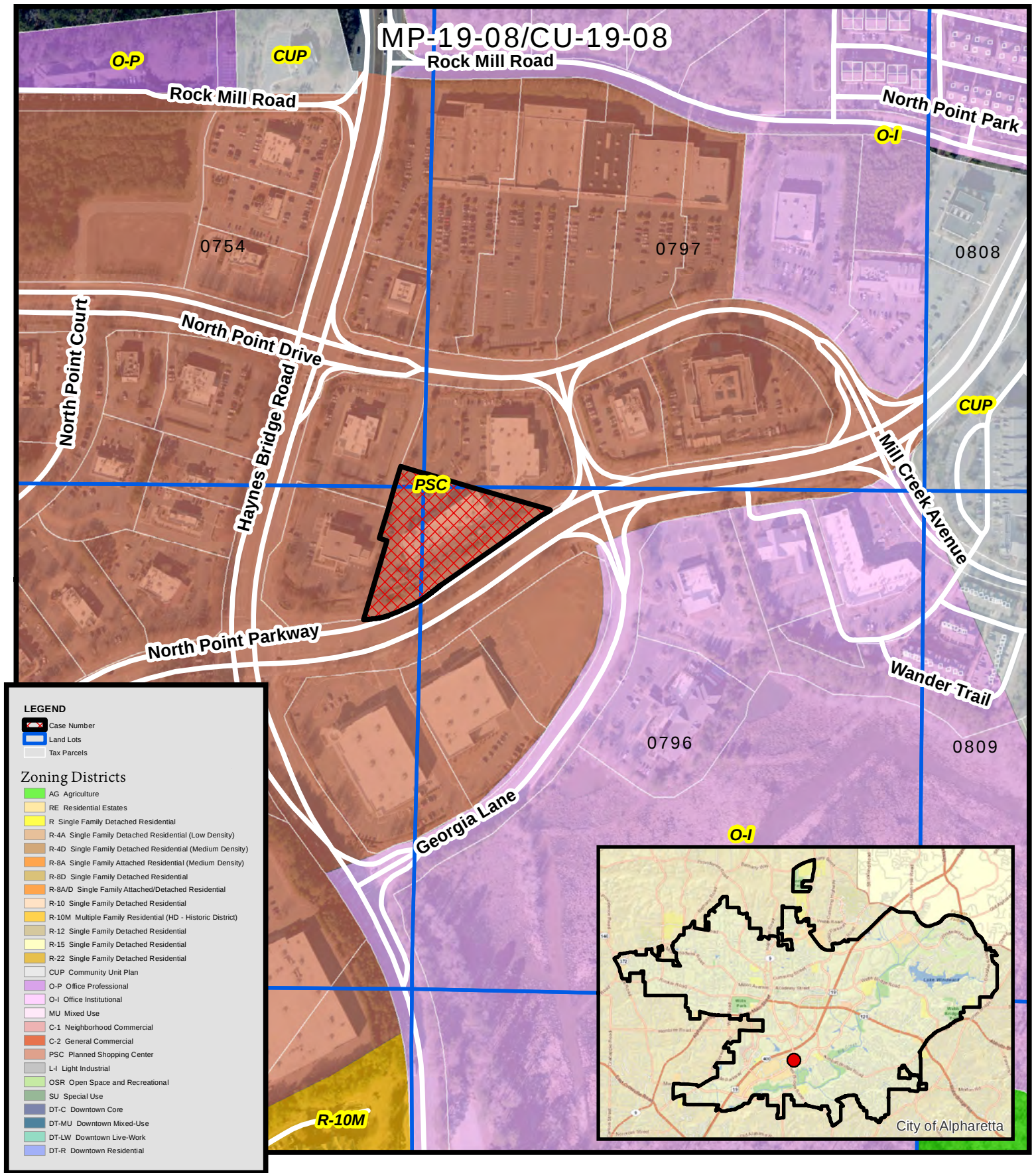
Location Map Provided by:
Community Development - GIS



MP-19-08/CU-19-08
 D/L/L: 1/2/754, 755 796, 797
 PC Date: 11/07/19
 CC Date: 11/18/19

Location Map Provided by:
 Community Development - GIS





Zoning Map North Point Commons Spa Services

MP-19-08/CU-19-08
D/LL: 1/2/754, 755 796, 797
PC Date: 11/07/19
CC Date: 11/18/19

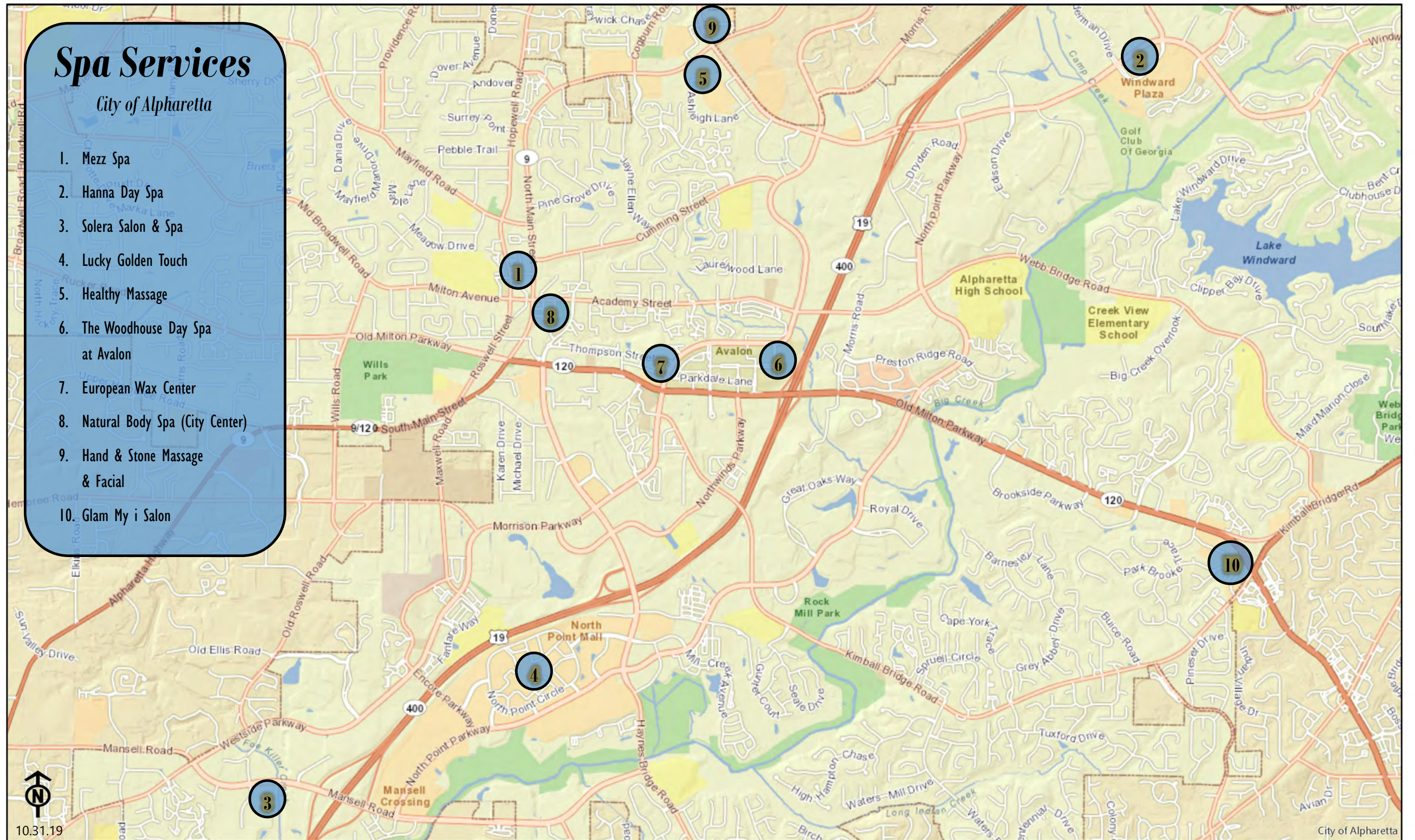
Location Map Provided by:
Community Development - GIS



Spa Services

City of Alpharetta

1. Mezz Spa
2. Hanna Day Spa
3. Solera Salon & Spa
4. Lucky Golden Touch
5. Healthy Massage
6. The Woodhouse Day Spa at Avalon
7. European Wax Center
8. Natural Body Spa (City Center)
9. Hand & Stone Massage & Facial
10. Glam My i Salon



10.31.19

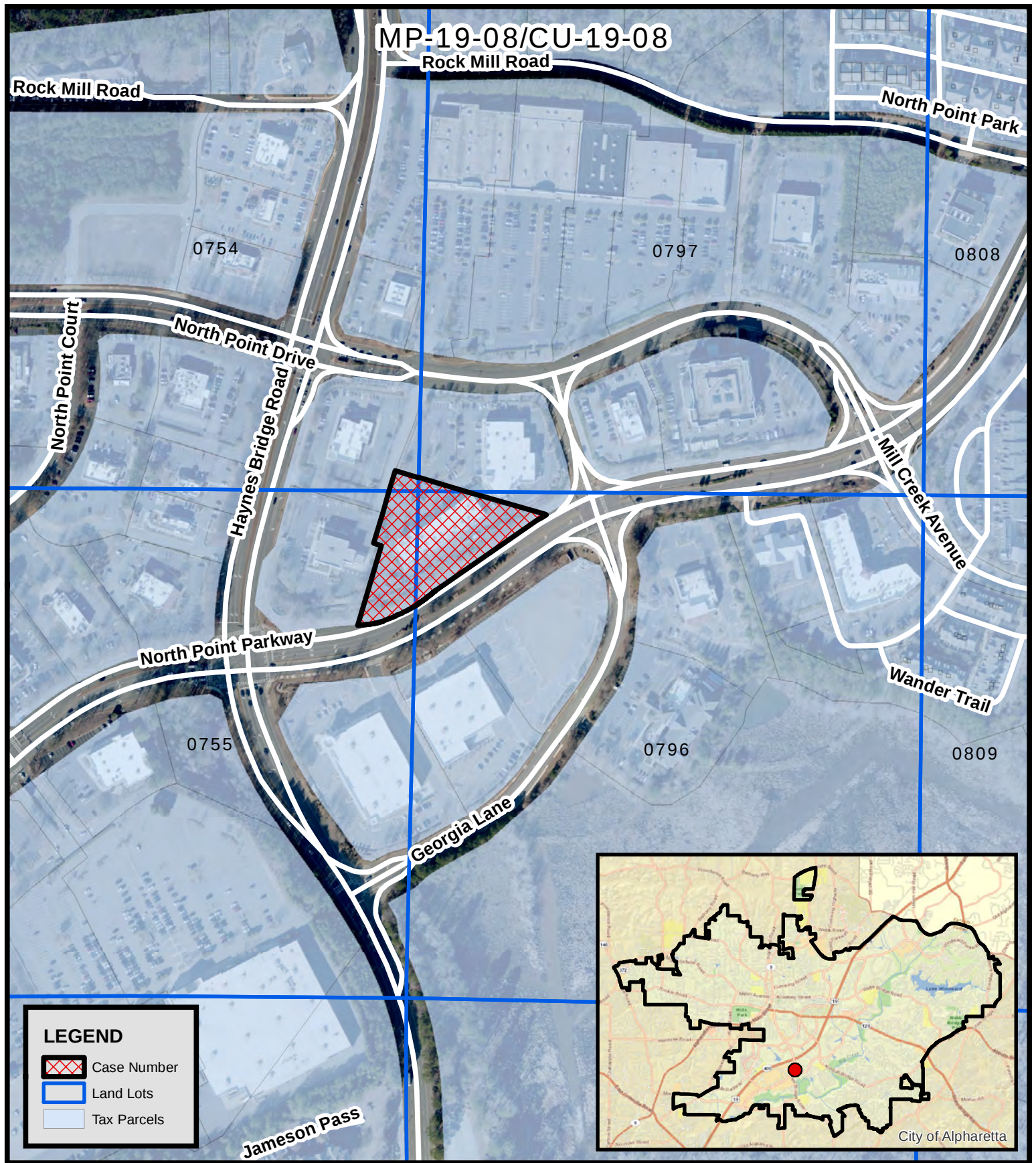
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1

1.5

2

Miles



Location Map North Point Commons Spa Services

MP-19-08/CU-19-08
D/LL: 1/2/754, 755 796, 797
PC Date: 11/07/19
CC Date: 11/18/19

Location Map Provided by:
Community Development - GIS

SugarCoat Beauty/North Point Commons

CZIM

10.08.19

[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: Stone Walk - Sugarcoat (www.sugarcoat.com)

Contact Name: Renee R. Varner Telephone: 404.962.8612

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

Letters were sent; no comments at this time.

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

- | | |
|--|---|
| ☒ Letter | ☐ 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: Renee R. Varner Digitally signed by Renee R. Varner
Date: 2019.10.02 10:25:30 -04'00'

Date: 10.02.19

Print Form



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

September 25, 2019

10855 Haynes Bridge Road LLC
P.O. Box 660066
Atlanta, Georgia 30366-6666

Dear Property Owner,

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

A Public Hearing for this item will be considered by the Planning Commission on November 7, 2019 at 6:30 p.m. The City Council meeting will be held on November 18, 2019 at 6:30 p.m. Prior to these hearings, our Application will be available at the Community Zoning Information meeting on October 9, 2019, in the rotunda of City Hall, 2 Park Plaza, from 6:00 to 7:00 p.m.

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

Sincerely,

STREAM

Renee R. Varner
Property Manager

Public Hearing Notices for Stone Walk – Sugarcoat

CP Venture Two LLC
8080 Park Lane
Suite 800
Dallas, Texas 75231

CH Retail Fund I Atlanta Stone Walk LLC
3520 Piedmont Road, Suite 410
Atlanta, Georgia 30305

Five Nine Six Northpoint Parkway LLC
780 Old Roswell Place
Suite 100
Roswell, Georgia 30076

Alan and Elaine Kolodkin
3530 Piedmont Road #PH2
Atlanta, Georgia 30305

Staples the Office Superstore East Inc.
500 Staples Drive
Framingham, MA 01701

Hummingbird Alph LLC
11540 US Highway 92 East
Seffner, Florida 33584

Orlando BK One Associates LP Ripo
N. Main Associate
940 Emmett Avenue, Suite 200
Belmont, California 94002.3864

Cole Jo Alpharetta GA LLC
5555 Darrow Road
Hudson, Ohio 44236

Larose LLC & Clinging Vine LLC
11911 San Vicente Boulevard, Suite 310
Los Angeles, California 90049

Village Creative Labs Partners, LP
940 Emmett Avenue, Suite 200
Belmont, California 94002

BFC Properties Inc Et Al
515 Lyell Drive, Suite 101
Modesto, California 95356

Greene Hogg NP I LLC
3425 Duluth Park Lane
Duluth, Georgia 30096

Twelve Thousand Eight Five Brandford
Street Project
15822 Bernardo Center Drive #A
San Diego, California 92127

DDL Northpoint LLC
5810 Laurel Oak Drive
Suwanee, Georgia 30024-3369

Branch Banking & Trust Co
P.O. Box 167
Winston Salem, NC 27102-0167

10885 Haynes Bridge Road LLC
P.O. Box 660066
Atlanta, Georgia 30366-6666

ML Northpoint Investments LLC
11777 San Vicente Boulevard, Suite 900
Los Angeles, California 90049

Alpharetta Hotel Ventures LP
2235 Faraday Avenue, Suite O
Carlsbad, California 92009

North Point Investments LLC
3055 River North Parkway
Atlanta, Georgia 30328

Palladian North Point Commons LLC
4920 Roswell Road, Suite 45B-104
Atlanta, Georgia 30342

Ashley Real Estate LLC
1 Ashley Way
Arcadia, WI 54612

Neuse Incorporated
P.O. Box 27131
Raleigh, NC 27611-7131

8/29/19

Sugarcoat/Stonewalk/North Point Master Plan

MP-19-08 CU-19-08

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: PHA 190037

☒ Fee Paid

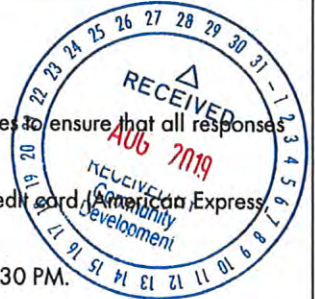
Initial: RC

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: Renee R. VarnerTelephone: 404.962.8612Address: 1180 W. Peachtree StreetSuite: 500City: AtlantaState: GAZip: 30309

Fax: _____

Mobile Tel: 404.432.9691Email: renee.varner@streamrealty.com

Subject Property Information:

Address: 970 North Point DriveCurrent Zoning: PSCDistrict: 1stSection: 2ndLand Lot: 797Parcel ID: 12-2860-0754-023-0Proposed Zoning: PSCCurrent Use: Retail Shopping Center, Suite 150

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?

Property use would remain the same as existing (retail shopping center) but would include Sugarcoat, a high end nail salon with spa services (www.sugarcoatbeauty.com). Nail salons and other spa services are a key component to all retail-centric properties, offering a gathering point and attracting other shoppers to the property.

Sugarcoat offers a variety of spa services which include nails, eyelash extensions, skin care/facial and waxing. Estimated 10 employees with of operation: Monday 12:00 p.m.-7:00 p.m.; Tuesday-Saturday 10:00 a.m.-7:00 p.m. and Sunday 12:00 p.m.-6:00 p.m.

Applicant's Request (Please itemize the proposal):

To amend the current Master Plan and add conditional use which restricts spa services use within this pod.

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

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

8/29/19

Sugarcoat/Stonewalk/North Point Master Plan

PROPERTY OWNER AUTHORIZATION

Property Owner Information:Contact Name: Renee R. VarnerTelephone: 404.962.8612Address: 1180 W. Peachtree StreetSuite: 500City AtlantaState: GAZip: 30309**Authorization:**

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

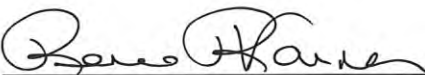
As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

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

Identify Authorized Applicant:Name of Authorized Applicant: Renee R. VarnerTelephone: 404.962.8612

Address:

Suite:

City Atlanta,State: GAZip: 30309**So Sworn and Attested:**Owner Signature: Date: 08.28.2019**Notary:**Notary Signature: Date: 08.28.2019

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: Renee R. Varner

Subject Public Hearing Case: Stone Walk - Master Plan Amendment and Conditional Use

Campaign Contribution Information:

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

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

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: Renee Varner

Date: 08-28-2019

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The proposed use is for first class spa services, Sugarcoat to occupy a space in the shopping center. Nail salons are a key component to all retail-centric properties offering a gathering point and attracting other shoppers to the property.

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

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

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

The space in question has been a vacant space. It is ideal space for this use due to its shape and size. Nearly 2 years worth of diligent leasing efforts have turned up no other viable users. It is a fair assessment to say that the spa services restriction within the current master plan is unreasonable given the evolution of the retail environment. In addition, there have emerged no other viable prospects for this space as currently zoned.

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

No increase to population, parking or traffic.

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

None.

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

It is a retail use in a retail property therefore consistent with all future land use maps.

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

The shape and layout of the vacancy is challenging so it requires a specific user that can adapt. A nail salon works within the space.

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

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

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

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

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

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

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

SIGN VARIANCE REVIEW CRITERIA

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

☐ Yes

☐ No

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

☐ Yes

☐ No

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

☐ Yes

☐ No

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

☐ Yes

☐ No

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

☐ Yes

☐ No

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

☐ Yes

☐ No

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

☐ Yes

☐ No

8/29/19

Sugarcoat/Stonewalk/North Point Master Plan

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: Stone Walk - Sugarcoat (www.sugarcoat.com)

Contact Name: Renee R. Varner Telephone: 404.962.8612

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

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

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

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

Please contact by phone.

8/29/19

Sugarcoat/Stonewalk/North Point Master Plan

CITIZEN PARTICIPATION FORM - PART B

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

Public Hearing or Project Name: Stone Walk - Sugarcoat (www.sugarcoat.com)

Contact Name: Renee R. Varner Telephone: 404.962.8612

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

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: Renee R. Varner Digitally signed by Renee R. Varner
Date: 2019.08.22 11:22:47 -04'00'

Date: _____

Print Form

8/29/19

Sugarcoat/Stonewalk/North Point Master Plan

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

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

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

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

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

HUMMINGBIRD ALPH LLC
11540 US HWY 92 EAST
SEFFNER FL 33584

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

COLE JO ALPHARETTA GA LLC
5555 DARROW RD
HUDSON OH 44236

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

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

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

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

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

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

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

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

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

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

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

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

NORTH POINT INVESTMENTS LLC
3055 RIVER NORTH PKWY
ATLANTA GA 30328

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

ASHLEY REAL ESTATE LLC
1 ASHLEY WAY
ARCADIA WI 54612

NEUSE INCORPORATED
P O BOX 27131
RALEIGH NC 27611-7131

ASHLEY REAL ESTATE LLC
1 ASHLEY WAY
ARCADIA WI 54612

LEASE AGREEMENT BETWEEN

CH RETAIL FUND I/ATLANTA STONE WALK, L.L.C,

AS LANDLORD, AND

_____, A _____,
D/B/A SUGARCOAT BEAUTY

AS TENANT

DATED _____, 2018

**STONE WALK SHOPPING CENTER
ALPHARETTA, GEORGIA**

THIS DOCUMENT IS A DRAFT DOCUMENT FOR DISCUSSION PURPOSES ONLY AND SHALL NOT BE DEEMED TO BE CONTRACTUALLY BINDING IN ANY WAY ON ANY PERSON (AN "APPLICABLE PERSON") UNTIL FULLY EXECUTED. THIS DOCUMENT DOES NOT OBLIGATE ANY APPLICABLE PERSON TO NEGOTIATE IN GOOD FAITH OR TO PROCEED TO COMPLETION AND EXECUTION OF A FINAL AGREEMENT. NO APPLICABLE PERSON HAS OR SHALL HAVE ANY CLAIM AGAINST ANY OTHER APPLICABLE PERSON IN CONNECTION WITH THIS DOCUMENT OR THE NEGOTIATION THEREOF.

BASIC LEASE INFORMATION

Lease Date: _____, 2019

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

Tenant _____, a _____ D/B/A SUGARCOAT
BEAUTY

Premises: The area known as suite number 150 containing 1,905 rentable square feet described on the plan attached as Exhibit A and located at 970 Northpoint Drive, Alpharetta, Georgia 30022, being part of the shopping center commonly known as Stone Walk (the "~~Shopping Center~~"), which is situated on the property described in Exhibit B. The term "Shopping Center" includes the property described in Exhibit B, together with the improvements thereon, including the building in which the Premises are located (the "~~Building~~"), and such additions and other changes as Landlord may, from time to time, designate as being included within the Shopping Center. Exhibit A is attached hereto solely for the purpose of locating the Premises within the Shopping Center and depicting the general layout of the Shopping Center and shall not be deemed to be a representation, warranty or agreement by Landlord as to any information shown thereon or that the Shopping Center or stores be exactly as indicated thereon.

Term: 123 full calendar months, plus any partial month from the Commencement Date to the end of the month in which the Commencement Date falls, starting on the Commencement Date and ending at 5:00 p.m. local time on the last day of the 123rd full calendar month following the Commencement Date, subject to adjustment and earlier termination as provided in the Lease. The "Commencement Date" means the earlier of the following dates:

- (a) the date upon which Tenant opens the Premises to the public for business, or
- (b) 90 days after the date on which Landlord tenders possession of the Premises to Tenant.

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

Lease Month	Annual Minimum Rent Rate Per Rentable Square Foot	Monthly Minimum Rent
1 – 15	\$32.00	\$5,080.00
16 – 24	\$32.96	\$5,232.40
25 – 36	\$33.95	\$5,389.37
37 – 48	\$34.97	\$5,551.05
49 – 60	\$36.92	\$5,717.58
61 – 72	\$37.10	\$5,889.11
73 – 84	\$38.21	\$6,065.79
85 – 96	\$39.36	\$6,247.76
97 – 108	\$40.54	\$6,435.19
109 – 123	\$41.75	\$6,628.25

* Subject to Exhibit L attached hereto.

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

8/29/19

Sugarcoat/Stonewalk/North Point Master Plan



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

August 22, 2019

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

Re: *Application to Amend the North Point Commons Master Plan to accommodate an upscale Health & Beauty/ Nail Salon use at the Stone Walk at North Point Shopping Center*

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

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

As you know, the incorporation of upscale service, amenity and health & beauty user like a high-end nail salon has become a vital component to successful retail properties. We own nearly one million square feet of retail property in the Greater Atlanta MSA, and we lease/manage another 2 million on behalf of third-party clients. We have high-end nail salon tenants at most those properties—and those for those properties that do not currently have such use, we are aggressively seeking it. The current restriction against nail salon facilities within this pod is, in our view, obsolete and overly burdensome. Strong health and beauty operators bring excellent and steady traffic to these properties, without burdening parking or disturbing their neighbors. The space in question has remained vacant for the past two years. Two years'-worth of diligent leasing efforts have turned up no other viable prospects.

The tenant with whom the Landlord has agreed to terms is an experienced, first-class operator, with several other locations around the Atlanta MS. Their salons feature high-end finishes and a luxury experience. They have a proven track record of outstanding service and an exemplary product. Any center would benefit greatly from such a strong operator.

We ask you to please consider this proposal favorably.

Sincerely,

STREAM REALTY PARTNERS, L.P.

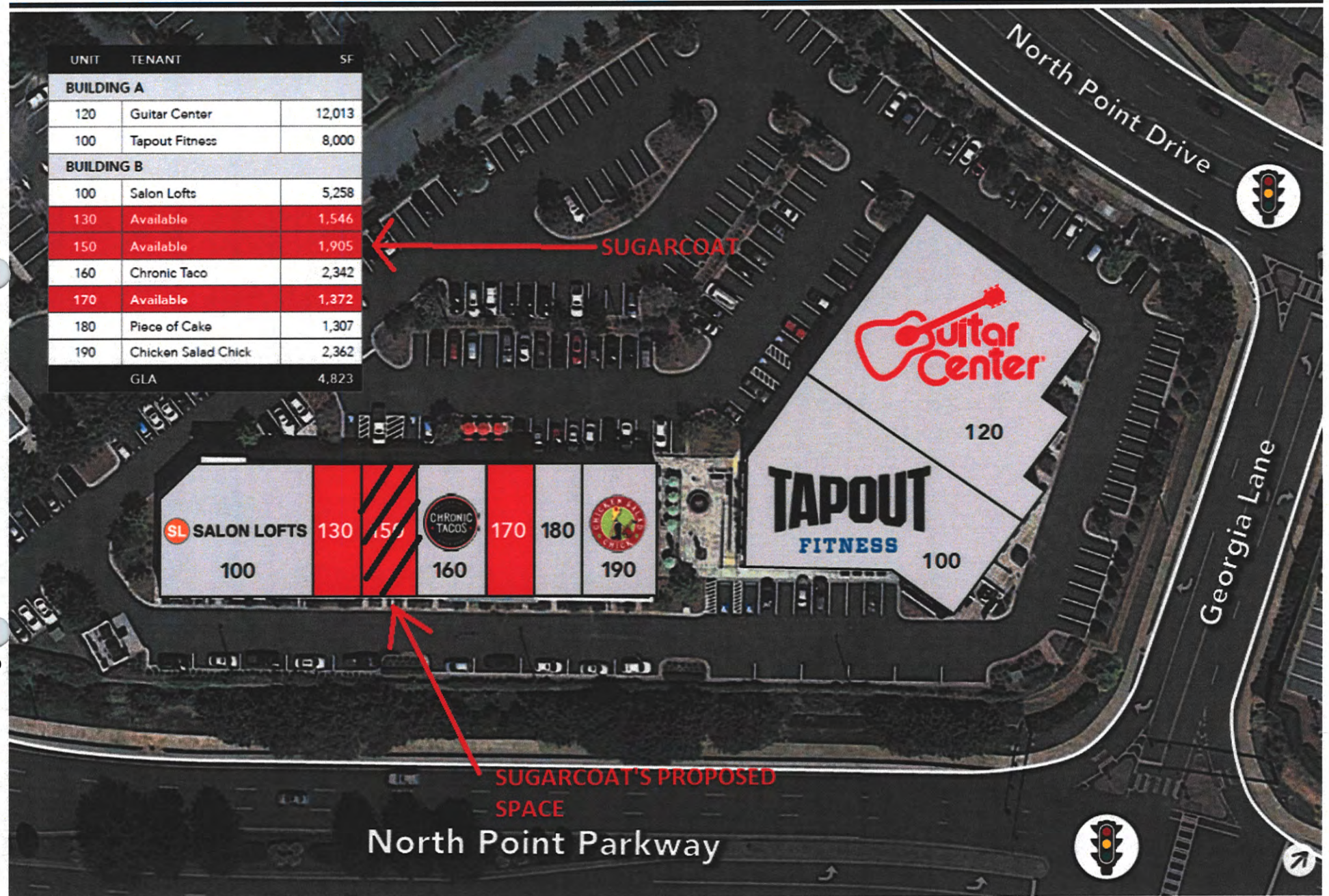
A handwritten signature in blue ink, appearing to read "Chris Hicks".

Chris Hicks
Vice President of Property Management

A handwritten signature in blue ink, appearing to read "Jack Arnold".

Jack Arnold
Managing Director - Retail

UNIT	TENANT	SF
BUILDING A		
120	Guitar Center	12,013
100	Tapout Fitness	8,000
BUILDING B		
100	Salon Lofts	5,258
130	Available	1,546
150	Available	1,905
160	Chronic Taco	2,342
170	Available	1,372
180	Piece of Cake	1,307
190	Chicken Salad Chick	2,362
GLA		4,823



Deed Book 56164 Pg 349

EXHIBIT ALand Description

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

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

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

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

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

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

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

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

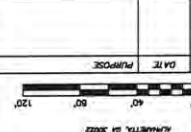
Thence, run South 84° 25' 37" East, along said right-of-way line of North Point Drive, a distance of 65.93 feet to a point;

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

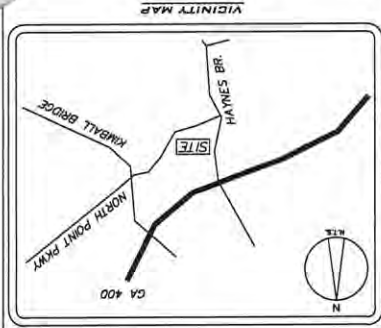
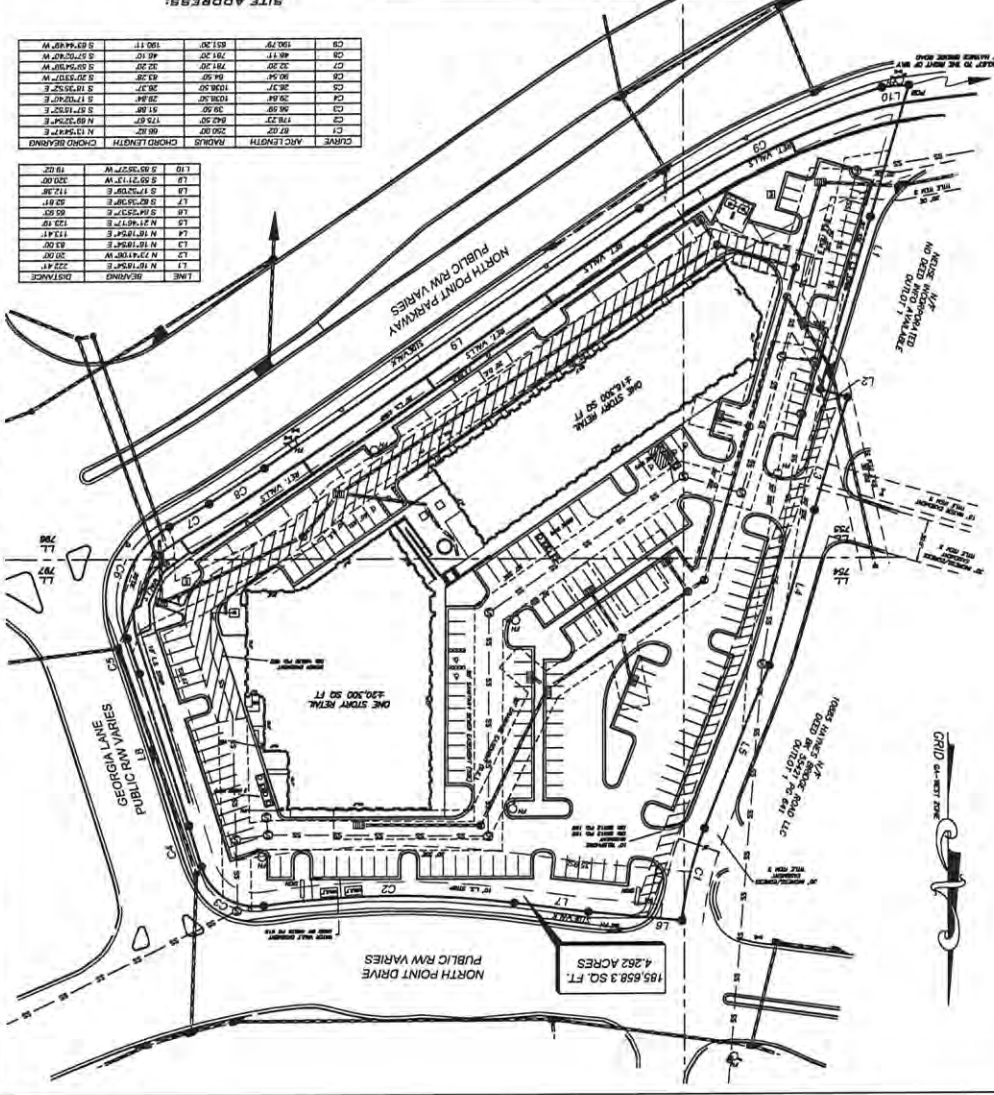
Thence, continuing along said right-of-way line of North Point Drive, along the arc of a curve to the left, run an arc distance of 176.23 feet (said arc having a radius of 642.50 feet), on a chord bearing of North 89° 32' 54" East, a chord distance of 175.67 feet to a point located at the intersection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

CH RETAIL/ACQUISITIONS, L.L.C.	LAND LOTS 754, 755, 756 & 757 DISTRICT 1 SECTION 2 CITY OF ALPHARETTA FULTON COUNTY, GA	SCALE DATE PROJECT NO. SHEET	1" = 40' 03/15/16 20160315 1 OF 1
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LAND PRO
SURVEYING AND MAPPING
305 GREEKSTONE RIDGE
WOODSTOCK, GA 30188
TEL: 404-386-2170
AUTHORIZATION NO. LSFO00838
WWW.LANDPROSURVEYING.COM
INFO@LANDPROSURVEYING.COM
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QNE337

[illegible]

THE FOLLOWING INFORMATION WAS OBTAINED FROM A SEARCH OF THE FBI RECORDS OF THE FBI BUREAU AND THE FBI OFFICES IN THE FOLLOWING STATES: ALABAMA, ARIZONA, ARKANSAS, CALIFORNIA, COLORADO, CONNECTICUT, DELAWARE, FLORIDA, GEORGIA, ILLINOIS, INDIANA, IOWA, KANSAS, KENTUCKY, LOUISIANA, MAINE, MARYLAND, MASSACHUSETTS, MICHIGAN, MINNESOTA, MISSISSIPPI, MISSOURI, MONTANA, NEBRASKA, NEVADA, NEW HAMPSHIRE, NEW JERSEY, NEW YORK, NORTH CAROLINA, NORTH DAKOTA, OHIO, OKLAHOMA, OREGON, PENNSYLVANIA, RHODE ISLAND, SOUTH CAROLINA, SOUTH DAKOTA, TENNESSEE, TEXAS, UTAH, VERMONT, VIRGINIA, WASHINGTON, WEST VIRGINIA, WISCONSIN, WYOMING.

THE RESULTS OF THE SEARCH ARE AS FOLLOWS:

ALABAMA: [REDACTED]

ARIZONA: [REDACTED]

ARKANSAS: [REDACTED]

CALIFORNIA: [REDACTED]

COLORADO: [REDACTED]

CONNECTICUT: [REDACTED]

DELAWARE: [REDACTED]

FLORIDA: [REDACTED]

GEORGIA: [REDACTED]

ILLINOIS: [REDACTED]

INDIANA: [REDACTED]

IOWA: [REDACTED]

KANSAS: [REDACTED]

KENTUCKY: [REDACTED]

LOUISIANA: [REDACTED]

MAINE: [REDACTED]

MARYLAND: [REDACTED]

MASSACHUSETTS: [REDACTED]

MICHIGAN: [REDACTED]

MINNESOTA: [REDACTED]

MISSISSIPPI: [REDACTED]

MISSOURI: [REDACTED]

MONTANA: [REDACTED]

NEBRASKA: [REDACTED]

NEVADA: [REDACTED]

NEW HAMPSHIRE: [REDACTED]

NEW JERSEY: [REDACTED]

NEW YORK: [REDACTED]

NORTH CAROLINA: [REDACTED]

NORTH DAKOTA: [REDACTED]

OHIO: [REDACTED]

OKLAHOMA: [REDACTED]

OREGON: [REDACTED]

PENNSYLVANIA: [REDACTED]

RHODE ISLAND: [REDACTED]

SOUTH CAROLINA: [REDACTED]

SOUTH DAKOTA: [REDACTED]

TENNESSEE: [REDACTED]

TEXAS: [REDACTED]

UTAH: [REDACTED]

VERMONT: [REDACTED]

VIRGINIA: [REDACTED]

WASHINGTON: [REDACTED]

WEST VIRGINIA: [REDACTED]

WISCONSIN: [REDACTED]

WYOMING: [REDACTED]

THE RESULTS OF THE SEARCH ARE AS FOLLOWS:

ALABAMA: [REDACTED]

ARIZONA: [REDACTED]

ARKANSAS: [REDACTED]

CALIFORNIA: [REDACTED]

COLORADO: [REDACTED]

CONNECTICUT: [REDACTED]

DELAWARE: [REDACTED]

FLORIDA: [REDACTED]

GEORGIA: [REDACTED]

ILLINOIS: [REDACTED]

INDIANA: [REDACTED]

IOWA: [REDACTED]

KANSAS: [REDACTED]

KENTUCKY: [REDACTED]

LOUISIANA: [REDACTED]

MAINE: [REDACTED]

MARYLAND: [REDACTED]

MASSACHUSETTS: [REDACTED]

MICHIGAN: [REDACTED]

MINNESOTA: [REDACTED]

MISSISSIPPI: [REDACTED]

MISSOURI: [REDACTED]

MONTANA: [REDACTED]

NEBRASKA: [REDACTED]

NEVADA: [REDACTED]

NEW HAMPSHIRE: [REDACTED]

NEW JERSEY: [REDACTED]

NEW YORK: [REDACTED]

NORTH CAROLINA: [REDACTED]

NORTH DAKOTA: [REDACTED]

OHIO: [REDACTED]

OKLAHOMA: [REDACTED]

OREGON: [REDACTED]

PENNSYLVANIA: [REDACTED]

RHODE ISLAND: [REDACTED]

SOUTH CAROLINA: [REDACTED]

SOUTH DAKOTA: [REDACTED]

TENNESSEE: [REDACTED]

TEXAS: [REDACTED]

UTAH: [REDACTED]

VERMONT: [REDACTED]

VIRGINIA: [REDACTED]

WASHINGTON: [REDACTED]

WEST VIRGINIA: [REDACTED]

WISCONSIN: [REDACTED]

WYOMING: [REDACTED]

THE RESULTS OF THE SEARCH ARE AS FOLLOWS:

ALABAMA: [REDACTED]

ARIZONA: [REDACTED]

ARKANSAS: [REDACTED]

CALIFORNIA: [REDACTED]

COLORADO: [REDACTED]

CONNECTICUT: [REDACTED]

DELAWARE: [REDACTED]

FLORIDA: [REDACTED]

GEORGIA: [REDACTED]

ILLINOIS: [REDACTED]

INDIANA: [REDACTED]

IOWA: [REDACTED]

KANSAS: [REDACTED]

KENTUCKY: [REDACTED]

LOUISIANA: [REDACTED]

MAINE: [REDACTED]

MARYLAND: [REDACTED]

MASSACHUSETTS: [REDACTED]

MICHIGAN: [REDACTED]

MINNESOTA: [REDACTED]

MISSISSIPPI: [REDACTED]

MISSOURI: [REDACTED]

MONTANA: [REDACTED]

NEBRASKA: [REDACTED]

NEVADA: [REDACTED]

NEW HAMPSHIRE: [REDACTED]

NEW JERSEY: [REDACTED]

NEW YORK: [REDACTED]

NORTH CAROLINA: [REDACTED]

NORTH DAKOTA: [REDACTED]

OHIO: [REDACTED]

OKLAHOMA: [REDACTED]

OREGON: [REDACTED]

PENNSYLVANIA: [REDACTED]

RHODE ISLAND: [REDACTED]

SOUTH CAROLINA: [REDACTED]

SOUTH DAKOTA: [REDACTED]

TENNESSEE: [REDACTED]

TEXAS: [REDACTED]

UTAH: [REDACTED]

VERMONT: [REDACTED]

VIRGINIA: [REDACTED]

WASHINGTON: [REDACTED]

WEST VIRGINIA: [REDACTED]

WISCONSIN: [REDACTED]

WYOMING: [REDACTED]

THE RESULTS OF THE SEARCH ARE AS FOLLOWS:

ALABAMA: [REDACTED]

ARIZONA: [REDACTED]

ARKANSAS: [REDACTED]

CALIFORNIA: [REDACTED]

COLORADO: [REDACTED]

CONNECTICUT: [REDACTED]

DELAWARE: [REDACTED]

FLORIDA: [REDACTED]

GEORGIA: [REDACTED]

ILLINOIS: [REDACTED]

INDIANA: [REDACTED]

IOWA: [REDACTED]

KANSAS: [REDACTED]

KENTUCKY: [REDACTED]

LOUISIANA: [REDACTED]

MAINE: [REDACTED]

MARYLAND: [REDACTED]

MASSACHUSETTS: [REDACTED]

MICHIGAN: [REDACTED]

MINNESOTA: [REDACTED]

MISSISSIPPI: [REDACTED]

MISSOURI: [REDACTED]

MONTANA: [REDACTED]

NEBRASKA: [REDACTED]

NEVADA: [REDACTED]

NEW HAMPSHIRE: [REDACTED]

NEW JERSEY: [REDACTED]

NEW YORK: [REDACTED]

NORTH CAROLINA: [REDACTED]

NORTH DAKOTA: [REDACTED]

OHIO: [REDACTED]

OKLAHOMA: [REDACTED]

OREGON: [REDACTED]

PENNSYLVANIA: [REDACTED]

RHODE ISLAND: [REDACTED]

SOUTH CAROLINA: [REDACTED]

SOUTH DAKOTA: [REDACTED]

TENNESSEE: [REDACTED]

TEXAS: [REDACTED]

UTAH: [REDACTED]

VERMONT: [REDACTED]

VIRGINIA: [REDACTED]

WASHINGTON: [REDACTED]

WEST VIRGINIA: [REDACTED]

WISCONSIN: [REDACTED]

WYOMING: [REDACTED]

THE RESULTS OF THE SEARCH ARE AS FOLLOWS:

ALABAMA: [REDACTED]

ARIZONA: [REDACTED]

ARKANSAS: [REDACTED]

CALIFORNIA: [REDACTED]

COLORADO: [REDACTED]

CONNECTICUT: [REDACTED]

DELAWARE: [REDACTED]

FLORIDA: [REDACTED]

GEORGIA: [REDACTED]

ILLINOIS: [REDACTED]

INDIANA: [REDACTED]

IOWA: [REDACTED]

KANSAS: [REDACTED]

KENTUCKY: [REDACTED]

LOUISIANA: [REDACTED]

MAINE: [REDACTED]

MARYLAND: [REDACTED]

MASSACHUSETTS: [REDACTED]

MICHIGAN: [REDACTED]

MINNESOTA: [REDACTED]

MISSISSIPPI: [REDACTED]

MISSOURI: [REDACTED]

MONTANA: [REDACTED]

NEBRASKA: [REDACTED]

NEVADA: [REDACTED]

NEW HAMPSHIRE: [REDACTED]

NEW JERSEY: [REDACTED]

NEW YORK: [REDACTED]

NORTH CAROLINA: [REDACTED]

NORTH DAKOTA: [REDACTED]

OHIO: [REDACTED]

OKLAHOMA: [REDACTED]

OREGON: [REDACTED]

PENNSYLVANIA: [REDACTED]

RHODE ISLAND: [REDACTED]

SOUTH CAROLINA: [REDACTED]

SOUTH DAKOTA: [REDACTED]

TENNESSEE: [REDACTED]

TEXAS: [REDACTED]

UTAH: [REDACTED]

VERMONT: [REDACTED]

VIRGINIA: [REDACTED]

WASHINGTON: [REDACTED]

WEST VIRGINIA: [REDACTED]

WISCONSIN: [REDACTED]

WYOMING: [REDACTED]

THE RESULTS OF THE SEARCH ARE AS FOLLOWS:

ALABAMA: [REDACTED]

ARIZONA: [REDACTED]

ARKANSAS: [REDACTED]

CALIFORNIA: [REDACTED]

COLORADO: [REDACTED]

CONNECTICUT: [REDACTED]

DELAWARE: [REDACTED]

FLORIDA: [REDACTED]

GEORGIA: [REDACTED]

ILLINOIS: [REDACTED]

INDIANA: [REDACTED]

IOWA: [REDACTED]

KANSAS: [REDACTED]

KENTUCKY: [REDACTED]

LOUISIANA: [REDACTED]

MAINE: [REDACTED]

MARYLAND: [REDACTED]

MASSACHUSETTS

[illegible]

TITLE EXCEPTIONS

Sugarcoat/Stonewalk/North Point Master Plan

Stonewalk/North 4

[illegible]