City Council Meeting & Public Hearing
DECEMBER 16, 2019

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

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE TO THE FLAG

IV. CONSENT AGENDA

A. Purchase of Real Estate & Resolution

B. Council Meeting Minutes (Meeting of 12/9/2019)

C. Alcoholic Beverage License Applications
PH-19-AB-30 Mikhail Mart, LLC.
d/b/a/ Shell Food Mart
6185 Windward Parkway
Alpharetta, GA 30005

Convenience Store
Retail Package Sales
Beer, Wine, Sunday Sales

Owner: Ramiz Mikhail
Registered Agent: Medhat Karout

V. PUBLIC HEARING

A. PH- 19-25 Good/380 Milton Ave
This item has been deferred by Staff and will be neither heard nor considered during this meeting. It has been moved to the January 6, 2020 Council Meeting Agenda.
Consideration of a request to change previous conditions of zoning to reduce the front setback along Milton Avenue, to increase the maximum size of a home and to allow residential driveway on Milton Avenue. The property is located at 380 Milton Avenue and is legally described as being located in Land Lot 1271, 2nd District, 2nd Section, Fulton County, Georgia.

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

C. **MP-19-07/Z-19-04/CU-19-09 TPA Group/360 Tech Village**
Consideration of a request to amend the 360 Tech Village Master Plan to allow 255 'For-Rent' units, 63 'For-Sale' Townhome units, 24,000 square feet of retail/restaurant use, 470,000 square feet of office use and open space. A rezoning is requested for approximately 7.7 acres from O-I (Office-Institutional) to MU (Mixed-Use) and a conditional use is requested to allow 'Dwelling, 'For-Rent' and 'For-Sale' uses. The property is located on the west side of Haynes Bridge Road south of Lakeview Parkway and is legally described as Land Lots 744, 745, 752, and 753, 1st District, 2nd Section, Fulton County, Georgia.

D. **V-19-17 Chick-Fil-A North Point**
Consideration of variances to increase maximum building setbacks on North Point Court, to allow parking and a drive-through between a building and the street, to reduce the sidewalk and planter on North Point Court, and to reduce the landscape strip along North Point Parkway. The property is located at 6085 North Point Parkway and is legally described as being located in Land Lot 755, 1st District, 2nd Section, Fulton County, Georgia.

E. **E-19-09 DXL Big & Tall Sign Exception**
Consideration of a sign exception to aggregate allowable wall sign area in order to increase the size of the rear wall sign. The property is located at 6110 North Point Parkway, Suite A and is legally described as being located in Land Lot 755, 1st District, 2nd Section, Fulton County, Georgia.

F. **PH-19-23 Tax Allocation District #2 North Point Overlay Economic Redevelopment Plan (Second Public Hearing)**
Consideration of a resolution proposing to adopt the City of Alpharetta, Fulton County, Georgia, Tax Allocation District #12North Point Overlay Redevelopment Plan and to create City of Alpharetta, Georgia, Tax Allocation District #1: North Point Overlay

VI. NEW BUSINESS

A. **FY 2020 Fire Station 82, 83, and 84 Generator Replacement**

B. **Big Creek Greenway Extension (RFP 19-108)**

C. **Flock Safe Communities Program MOU**

D. **McGinnis Ferry Road IGA**

E. **Refunding Bonds Series 2020**

VII. WORKSHOP

A. **Capital Project Funding**

VIII. PUBLIC COMMENT

IX. REPORTS

X. ADJOURNMENT

City Council Meeting & Public Hearing
STAFF REPORT

Submitting Department: Administration
Submitted By: Bob Regus
Sponsored By:
Meeting Date: December 16, 2019

I. AGENDA ITEM TITLE: PURCHASE OF REAL ESTATE & RESOLUTION

II. RECOMMENDATION:

III. REPORT IN BRIEF:

Please see attached memo from City Administrator, Bob Regus.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Purchase of Real Estate, RESOLUTION APPROVING PURCHASE OF REAL PROPERTY (GEORGIA POWER COMPANY)(3540847.1)

THE CITY OF
ALPHARETTA
GEORGIA

2 Park Plaza
Alpharetta, GA 30009
Phone: 678.297.6000
www.alpharetta.ga.us

To: Mayor and City Council
From: Bob Regus
Subject: Purchase of Real Estate

Mayor and Council,

On December 2nd in executive session you approved the purchase of approximately three acres of land from Georgia Power Company in the amount of $115,000. This land is to be used for the Greenway Expansion Project.

The request before you tonight is to confirm the request in a public meeting. The closing with Georgia Power should take place by December 20th.

Any questions please let me know.

Respectfully,

BR

Bob

MAYOR
Jim Gilvin

MAYOR Pro Tem
Donald F. Mitchell

COUNCIL MEMBERS
Jason Binder
Ben Burnett
John Hipes
Dan Merkel
Karen Richard

CITY ADMINISTRATOR
Robert J. Regus

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA (THE "CITY") APPROVING THE PURCHASE OF REAL PROPERTY BY AND BETWEEN THE CITY AND GEORGIA POWER COMPANY, A GEORGIA CORPORATION ("GEORGIA POWER"); TO AUTHORIZE THE MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY TO CARRY OUT SUCH PURCHASE; AND FOR OTHER PURPOSES

WHEREAS, Georgia Power is the owner of that certain tract or parcel of land located in Land Lots 1115 and 1116, 2nd District, 1st Section, Fulton County, Georgia, consisting of approximately three acres of land, which is more particularly described in the attached Exhibit "A" (the "Property"); and

WHEREAS, the City has plans for a Greenway Expansion Project that would require acquisition of the Property by the City; and

WHEREAS, Georgia Power is willing to sell the Property to the City for the sum of one hundred fifteen thousand dollars ($115,000.00);

WHEREAS, the City is willing to purchase the Property for the sum of one hundred fifteen thousand dollars ($115,000.00); and

WHEREAS, the City Council desires to authorize the Mayor, City Administrator, City Clerk, and City Attorney, and such other officials as may be necessary, to execute all agreements, legal instruments and other documents required to effect the purchase of the Property;

NOW, THEREFORE, BE IT RESOLVED by the City of Alpharetta, Georgia, and **IT IS HEREBY RESOLVED** by the authority of the Mayor and Council of the City of Alpharetta, Georgia, as follows:

1. The purchase of the Property by the City for one hundred fifteen thousand dollars ($115,000.00) is hereby approved; and

2. The Mayor, City Administrator, City Clerk, and City Attorney, and such other officials as may be necessary, are hereby authorized to execute all agreements, legal instruments and other documents required to effectuate the intent of this Resolution; and

3. All acts heretofore taken to effectuate the intent of this Resolution are hereby ratified and approved; and

4. This Resolution shall take effect immediately upon its adoption, and all resolutions or proceedings or parts in conflict with this Resolution be, and the same are, hereby repealed.

SO RESOLVED AND EFFECTIVE, this _____ day of December, 2019.

CITY OF ALPHARETTA, GEORGIA

By:_____
Jim Gilvin, Mayor

COUNCIL MEMBERS

_____
Jason Binder

_____
Ben Burnett

_____
John Hipes

_____
Dan Merkel

_____
Donald Mitchell

_____
Karen Richard

(SEAL)

Attest:

_____
Erin Cobb, City Clerk

3540847

Exhibit "A"

PROPERTY DESCRIPTION

Being all that tract or parcel of land lying and being in Land Lots 1115 & 1116, 2nd District, 1st Section of Fulton County, Georgia and being more particularly described as follows:

To find the Point of Beginning, commence at a point being on the Southerly Right of Way Line of Windward Plaza (a variable width right of way), said point being approximately 747.5 feet southeast from the intersection with the Southeasterly Right of Way Line of Windward Parkway (a variable width right of way), and said point being located at State Plane Coordinate (Georgia West Zone) of North: 1,488,472.44; East: 2,274,005.34; thence, leaving said Point of Beginning and the said line of Windward Plaza and running with the property now or formerly owned by Georgia Power Company, as described in a deed recorded among the Land Records of Fulton County, Georgia in Deed Book 49565, Page 632, South 13° 04' 13" East, 552.02 feet; thence, North 75° 00' 16" West, 57.00 feet; thence, North 75° 00' 16" West, 14.09 feet; thence, South 11° 47' 01" East, 68.75 feet to the True Point of Beginning of the herein described tract or parcel of land, said Point of Beginning being located at State Plane Coordinate (Georgia West Zone) of North: 1,487,885.82; East: 2,274,075.55; thence, leaving the said Point of Beginning and running with the property now or formerly owned by Windward Market Corp, as described in a deed recorded among the aforesaid Land Records in Deed Book 29694, Page 446

1. South 11° 47' 01" East, 567.26 feet to a ½ inch rebar found; thence, running with the property now or formerly owned by North Atlanta Golf Properties, LLC, as described in a deed recorded among the aforesaid Land Records in Deed Book 53948, Page 221
2. North 69° 43' 44" West, 646.25 feet; thence, running with the property now or formerly owned by Windward Fairways Owners, LLC, as described in a deed recorded among the aforesaid Land Records in Deed Book 55460, Page 544
3. North 35° 33' 40" East, 226.62 feet to a 5/8 inch capped rebar found (GA PLS 3109, typical); thence,
4. South 74° 33' 51" East, 348.50 feet to a 5/8 inch capped rebar found; thence,
5. 55.90 feet along the arc of a curve deflecting to the left, having a radius of 35.69 feet and a chord bearing and distance of North 51° 26' 22" East, 50.36 feet; thence,
6. North 00° 20' 01" East, 10.31 feet to a 5/8 inch capped rebar found; thence,
7. 112.87 feet along the arc of a curve deflecting to the left, having a radius of 375.00 feet and a chord bearing and distance of North 08° 17' 19" West, 112.44 feet to a 5/8 inch capped rebar found; thence,
8. North 00° 23' 04" West, 86.84 feet to the Point of Beginning, containing 132,917 square feet or 3.0513 acres of land, more or less.

Property is subject to all easements and rights of way recorded and unrecorded.

City Council Meeting & Public Hearing
STAFF REPORT

Submitting Department: City Clerk
Submitted By: Erin Cobb
Sponsored By:
Meeting Date: December 16, 2019

I. AGENDA ITEM TITLE: COUNCIL MEETING MINUTES (MEETING OF 12/9/2019)

II. RECOMMENDATION:

III. REPORT IN BRIEF:

IV. ALTERNATIVES:

V. ATTACHMENTS:

City Council Meeting Draft Minutes 12-9-2019

City Council Meeting
December 9, 2019
Office of the City Clerk

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

I. CALL TO ORDER

- *Mayor Gilvin called the meeting to order at 6:30 p.m.*

II. ROLL CALL

- **Council Members**
  - Mayor Jim Gilvin
  - Mayor Pro Tem Donald F. Mitchell
  - Jason Binder
  - Ben Burnett
  - John Hipes
  - Dan Merkel
  - Karen Richard
- **Staff**
  - Bob Regus, City Administrator
  - Sam Thomas, City Attorney
  - James Drinkard, Asst. City Administrator
  - Erin Cobb, City Clerk
  - Peter Sewczwicz, Director of Public Works
  - Morgan Rodgers, Director of Recreation, Parks & Cultural Services
  - Tom Harris, Director of Finance
  - Eric Graves, Senior Transportation Engineer
  - Amanda Musilli, Community Services Manager
  - Matthew Thomas, Economic Development Manager
  - John Robison, Director of Public Safety
  - Kathi Cook, Director of Community Development

III. PLEDGE TO THE FLAG

IV. PROCLAMATIONS & PRESENTATIONS

A. Atlanta Gas Light Donation to the Alpharetta Public Safety Foundation

B. Lionheart WORKS Appreciation Presentation

V. CONSENT AGENDA

A. Financial Management Report: Month Ending October 31, 2019

B. Council Meeting Minutes (Meeting of 12/2/2019)

C. Alcoholic Beverage License Applications:

PH-19-AB-28

Finley's Bar & Grill LLC
d/b/a/ Finley's Bar & Grill
10800 Davis Drive
Alpharetta, GA 30009

Restaurant
Consumption on Premises
Beer, Wine, Liquor, Sunday Sales

Owner: John Anthony Bardis
Registered Agent: Michael Sard

PH-19-AB-29

PRM Gas & Snacks Inc.
d/b/a Shell Food Mart
11370 State Bridge Road
Alpharetta, GA 30022

Convenient Store
Retail Packages Sales
Beer, Wine, Sunday Sales

Owner: Paul Manning
Registered Agent: Paul Manning

- Council Member Burnett offered a motion to approve the consent agenda
  - The motion received a second from Mayor Pro Tem Mitchell
  - The motion was approved (7-0)

VI. PUBLIC HEARING

A. E-19-06 Studio Movie Grill Sign Exception

NOTE: *This item was tabled on November 18, 2019. It must be removed from the table for consideration.*

- ❖ Mayor Gilvin moved this item up on the agenda.
- ❖ Council Member Richard offered a motion to remove E-19-06 Studio Movie Grill Sign Exception from the table
  - The motion received a second from Mayor Pro Tem Mitchell
  - The motion was approved unanimously (7-0)

- Director of Community Development, Kathi Cook, came forward to present this item.
- Staff is recommending that Mayor and Council approve E-19-06 Studio Movie Grill Sign Exception, subject to the following conditions:

1. Wall sign location, size, type, color, and illumination shall be limited to submitted plans, subject to elevation with final approval by Staff.
2. Wall sign on the rear of building shall be painted and shall not exceed 78 square feet in sign area. Illumination shall be approved by Staff.
3. No additional wall signs shall be permitted for the applicant's building.

- The applicant, NAI Sign Services on behalf of Studio Movie Grill, is requesting consideration of a sign exception to allow sign area to be aggregated and spread over the building. Three (3) wall signs are proposed on the front elevation facing North Point Parkway, one (1) blade sign on the elevation facing Mansell Road and one (1) wall sign on the rear elevation facing the Big Creek Greenway. The Unified Development Code (UDC) allows one (1) wall sign per road frontage for each building and a wall sign on the rear of the building facing open space. The subject property is located at 7660 North Point Parkway at the northeast corner of North Point Parkway and Mansell Road and in the building formerly occupied by AMC Theater.
- The submitted request, if approved, would allow three (3) wall signs on the front elevation of the Studio Movie Grill building facing North Point Parkway and a larger wall sign on the rear of the building facing the Big Creek Greenway. The Unified Development Code (UDC) allows one (1) wall sign per road frontage for each building and a wall sign on the rear of the building facing open space. The applicant is requesting to aggregate allowable wall sign area and distribute over five (5) proposed wall signs on the front, side and rear of the building. The subject property is located at 7660 North Point Parkway at the northeast corner of North Point Parkway and Mansell Road and in the building formerly occupied by AMC Theater.
- The subject property is zoned PSC (Planned Shopping Center) and is developed with a 51,130 square foot movie theater building. Surrounding properties are also

zoned PSC and located 2 within the North Point Overlay. Barnes and Noble/Starbucks are located to the north, Chili's Grill & Bar to the west, Buffalo Wind Wings to the south and the Big Creek Greenway to the east.

- UDC Section 2.6.12 (B)(9)(F) Signs Permitted for Cinema Complexes states that, "One (1) wall sign, which may include changeable copy board, or canopy sign shall be permitted for a cinema complex; provided, however, if theaters are contained within separate buildings then one such sign shall be permitted for each building. Signage for each building shall be treated as a separate sign. The aggregate area of wall signs or canopy signs for a cinema complex shall not exceed 1 sq. ft. for each linear foot of building frontage." In addition, the North Point Overlay allows one (1) wall sign, not to exceed 24 square feet, located on the rear of the building, since the property backs up to open space (Big Creek Greenway). Staff is currently proposing a UDC text amendment to this regulation to increase the allowable sign area of a rear facing wall sign to 50% of the allowable sign area of the wall sign on the front elevation. If the text amendment is approved, the applicant would be permitted a rear facing wall sign up to 78 square feet. It is recommended that the rear-facing sign be limited to no more than 78 square feet.

- The applicant proposes two (2) wall signs on the front elevation of the building facing North Point Parkway. The building has 340' of frontage facing North Point Parkway and 166' of frontage facing Mansell Road. Each elevation is permitted a 156 square foot wall sign, since the UDC restricts the maximum wall sign area to no larger than 156 square feet. Including the rear facing wall sign allowance, a total of 336 square feet of sign area is permitted for three (3) wall signs on the applicant's building.

- The applicant proposes two (2) wall signs on the front elevation with a total sign area of 137.65 square feet. One (1) sign is LED back-lit and the other is LED face-lit and back-lit. A 37.67 square foot blade (perpendicular) sign is proposed to face Mansell Road and includes halo-lit lettering. A 78 square foot painted wall sign is proposed on the rear of the building facing the Big Creek Greenway. As shown in the table below, the applicant is requesting a total of five (5) wall signs with a total sign area of 301.32 square feet, which is 63.03 square feet, or 19%, less in total sign area than what is permitted by the Sign Code.

Elevation	# Allowed	# Requested	Allowed Sign Area	Requested Sign Area
West (North Point Pkwy)	1	3	156 SF	97.65 SF (Studio Movie Grill) + 40 SF (Eat Drink Movies) + 48 SF = 185.65 SF
South (Mansell Rd)	1	1	156 SF	37.67 SF (Blade Sign)
East (Big Creek Greenway)	1	1	24 SF	78 SF
North	0	0	0	0
TOTAL	**3**	**5**	**336 SF**	**301.32 SF**

- The City of Alpharetta Unified Development Code Article II, Section 4.5.4. outlines the criteria set forth for granting an exception to the sign regulations. The ordinance specifically states…"an exception may be granted upon a finding that":
    1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of size, shape or topography; Response: The applicant's proposed wall sign area of 301.32 square feet for a total of four (4) wall signs is 19% less than the allowable sign area of 336 square feet for three (3) wall signs.

    2. The application of the Ordinance to this particular piece of property would create an unnecessary hardship; Response: The applicant is asking to aggregate allowable sign area and distribute over three (3) building elevations. The proposed overall sign area of the four (4) wall signs is 19% less than the total allowed sign area of the three (3) permitted wall signs.
    3. There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned; Response: Granting the applicant's sign exception would not grant the applicant significant privileges denied to others, since the proposed sign area is less than the maximum sign area allowed by the Sign Code.

    4. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Ordinance. Response: The sign exception would not cause substantial detriment to the public good as the proposed overall sign area is much less than the maximum allowed. Smaller wall signs on the front and side elevations would be more aesthetically pleasing than two (2), large 156 square foot wall signs on the front and side building elevations. If approved, a condition is recommended limiting the sign area of the rear wall sign to no greater than 78 square feet.

- Staff has reviewed the application and is in general agreement with the requested sign exception. The criteria have been met and the applicant's request should not impact surrounding properties. The applicant is permitted a total of three (3) wall signs with a sign area of 336 square feet, of which the applicant proposes 301.32 square feet of sign area over five (5) wall signs on the front, side and rear building elevations. Due to the size of the façade five (5) smaller wall signs on the front and side elevations would be more aesthetically pleasing than two (2), large 156 square foot wall signs on the same elevations. If approved, a condition is recommended limiting the size of the rear wall sign to no greater than 78 square feet.

- The applicant notified adjacent property owners of the sign variance request and intent for the property. The citizen participation report states that no comments were received.

- The CZIM was held on October 8, 2019. There were no public comments on the sign-in sheet.

- The owner of NAI Sign Services, Rebecca Talafous, came forward to speak on

behalf of the applicant.

Public Comment:

- No Public Comment

❖ Council Member Richard offered a motion to approve E-19-06 Studio Movie Grill Sign Exception, subject to the following conditions:

1. Wall sign location, size, type, color, and illumination shall be limited to submitted plans, subject to elevation with final approval by Staff.

2. Wall sign on the rear of building shall be painted and shall not exceed 78 square feet in sign area. Illumination shall be approved by Staff.

3. No additional wall signs shall be permitted for the applicant's building.

- The motion received a second from Council Member Merkel

- The motion was approved (6-1); Council Member Burnett voting in opposition

B. PH1908 Gardner House/133 Cumming Street

- Senior Planner, Michael Woodman, came forward to present this item.
- Staff is recommending that Mayor and Council deny PH-19-08 Gardner House/133 Cumming Street request for demolition permit.
- If approval is considered, recommend the following conditions:

1. Developer shall secure a Residential Individual Lot (ENG) permit or LDP and demolition permit.

2. Tree removal shall be limited to only those trees impacted by the removal of the structure.

3. Stream buffers associated with the perennial stream shall be maintained on the property and no variances shall be granted to reduce the stream buffers.

- The applicant, KBL Investments, LLC, is requesting a demolition permit for a contributing historic building on the City's Historic Resources Inventory. The City's Historic Preservation Incentive Zoning Ordinance requires Council approval to demolish a contributing historic building. The historic structure is the Gardner House, which was built around 1930. The property is located at 133 Cumming Street at the southeast corner of Cricket Lane and Cumming Street and in the Downtown Overlay.

- The submitted request, if approved, would allow for a contributing historic building on the City's Historic Resources Inventory to be demolished. Unified Development Code (UDC) Subsection 2.9.6 (D) requires Council approval to demolish, remove or substantially alter a contributing historic building. The structure in question is the Gardner House, which was built around 1930. The subject property is located at 133 Cumming Street at the southeast corner of Cumming Street and Cricket Lane and in the Downtown Overlay.

- The subject property is zoned to R-15 (Dwelling, 'For-Sale', Residential). Surrounding properties are zoned DT-R (Downtown Residential) to the north and west, R-15 to the east and south, and SU (Special Use) to the southeast. Weyhill Subdivision is located to the north, East of Main Phase 2 Subdivision to the west, two (2) unplatted, single-family detached lots to the east and south and Alpharetta Presbyterian Church to the southeast. The Comprehensive Land Use Plan designation of the property is 'Low Density Residential'.

- The Historic Preservation Incentive Zoning Ordinance was adopted in 2015 and the Gardner House was added as a contributing historic building on the City's Historic Resources Inventory in 2017. In order to help carry out the goals and policies of the City's Comprehensive Plan, the Downtown Master Plan and the Historic Preservation Incentive Zoning Ordinance, the Inventory was created to identify certain historic buildings that contribute to the City's historic, cultural, aesthetic, architectural, or other heritage, and are at least 75 years old.

- The Gardener House is a 1-story, 2,316 square foot residential structure on a 1.76-acre lot. A perennial stream runs through the southern portion of the property, which encumbers approximately 1 acre, or 57%, of the property. The structure was constructed of the New South Cottage type in the Folk Victorian architectural style. The applicant's Historic Survey Report, prepared by the Preservationist Guild, states that the structure is in poor condition and has no historical significance. According to the applicant, restoration of the structure is estimated to cost approximately $750,000.00. A site plan depicting redevelopment of the property was not provided; however, the applicant states that the intent is to sell the property for residential development with the possibility of subdividing the property into two (2) lots under the existing zoning.

- In 2016, Lehigh Homes rezoned the property to the north (Weyhill Subdivision) from R-15 to DT-R with minimum 7,000 square foot lots. The request represented a change to the future land use 3 designation of the property to allow the smaller lots. In conjunction with this request, the applicant agreed to save and restore 122 Cumming Street, which is the O.C. Shirley/Paris House. In 2017, The Providence Group restored the 1,890 square foot Ben Manning House at the corner of Academy Street and Cricket Lane and in the same general vicinity as the Gardner House. According to Jeff Kingsfield with The Providence Group, the restoration was completed for just over $300,000.00. As shown in the before and after photographs below, the Ben Manning House was in very poor condition at the time of its restoration and had been sitting vacant for approximately 10 – 12 years. Initially, the intended use of the Ben Manning House was a clubhouse for the East of Main Subdivision. However, the property was rezoned in 2017 allowing

the structure to be used for an office.

- The applicant submitted a Historic Survey Report, prepared by John Adams of The Preservationist Guild. According to the report, the surveyor followed the methodology outlined in the Georgia Historic Survey Manual provided by the Historic Preservation Division of the Georgia Department of Natural Resources and the National Register Criteria outlined in the National Register Bulletin. It is assumed in the report that the property would be eligible for historic preservation, if the following criteria have been met:

    1. The subject property should have a high quality of Historical Significance, meeting one or more of the following:
        a. Property is associated with events that have made a significant contribution to the broad patterns of our history; or
        b. Property is associated with the lives of significant persons in our past; or
        c. Property embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or
        d. Property has yielded, or may yield, information important in history or prehistory.
    2. The subject property should have retained the Historic Integrity of those features necessary to convey its historical significance. There are 7 aspects of Historical Integrity, including:
        a. Location
        b. Design
        c. Setting
        d. Materials
        e. Workmanship
        f. Feeling
        g. Association

- The Historic Survey Report states that the subject property was first owned by Isham Teasley, whom was a member of the prominent Teasley Family from early Alpharetta history. Mr. Teasley also owned the adjacent property to the west, which was the original site of the New Prospect Camp Ground. The Gardner Family acquired the property around 1915 and built the present structure in 1930, owning the property for nearly 50 years. The report concludes that the subject property does not have any Historical Significance, because the structure is not associated with the Teasley Family and the Surveyor was unable to determine if the Gardner Family made any significant contributions to the history of Alpharetta, Georgia or the Nation. However, local historians from the Alpharetta Historical Society and the City's Historic Preservation Commission (HPC) have provided the following information regarding the Gardner Family:

- From Historic Homes in Alpharetta: Our Shining Stars, prepared by the Alpharetta Historical Society:

"Gardner House. Emiline Gardner, widow of John Gardner who died prior to 1900, purchased this property in 1907 (MC Deed Bk I, Pg. 146) House was built by Emiline's son Sherman (OMHGG & ROTP). Exact date is unknown, possibly 1910 - 1915. Cost of construction was less than $500 (REVUE and News, date NA). US Census show Mrs. Gardner at this location in 1910. It's possible that the Gardner's lived in an older home on this property prior to the construction of the home described above."

- From Connie Mashburn, Alpharetta Historic Preservation Commissioner:

"Sherman Gardner was born in Alpharetta around 1880. When his father died at age 36, Sherman dropped out of school at age 13 to support his mother and younger siblings. Around 1915, he cut timber off the 133 Cumming Street property and hauled the logs to Marietta where the logs were cut into lumber. After the lumber was dried and cured, he brought it back to Alpharetta and built the house at 133 Cumming Street. Three of Sherman's sisters became school teachers. He owned and operated a cotton gin located on Milton Avenue just west of the Teasley Place Building. Later in life, Sherman became Alpharetta's police chief."

- From Alpharetta, Milton County: The Early Years, prepared by Connie Mashburn:

"W.J. Gardner was Alpharetta School's first Principal in the early 1900's. Sherman Gardner owned one of three Cotton Gins on the north side of Milton Avenue, just east of the Milton High School site. He also served as Police Chief in the 1940's. John Gardner was a volunteer for the Fire Department in the 1950's."

- With regard to Historical Integrity, the submitted report states that the building "exhibits sufficient architectural integrity depending on the elevation in question." The north and west building elevations are relatively unchanged from their original state. An addition was added to the rear of the structure, which impacts the south and east elevations. The report concludes that the building lacks four (4) aspects of Historical Integrity, including Location, Setting, Feeling and Association. However, the report does not discuss these criteria in any detail.

- City staff has reviewed the applicant's request and compared it to the standards established in UDC Sec. 2.9.6 (D), which are as follows:

- Requirements for Demolition, Removal or Substantial Alteration of a Contributing Historic Building. The demolition, removal (or relocation) or substantial alteration of a contributing historic building shall be prohibited without the prior approval of the City Council following a public hearing. A request to demolish, remove or substantially alter a contributing historic building shall be approved by City Council upon a finding that any such denial will result in a significant detriment to the property owner that is not justified by the benefit to the public resulting from the preservation, protection and perpetuation of such building. In considering a request to demolish, remove or substantially alter a contributing historic building,

the City Council shall consider the following criteria:

a. Any substantial changes in circumstances that have occurred since the contributing historic building was added to the Historic Resources Inventory; Response: There have not been substantial changes in circumstances since the contributing historic building was added to the City's Historic Resources Inventory.

b. The proposed building or redevelopment plans for the property on which the contributing historic building is located; Response: The applicant did not submit a redevelopment plan for the property. However, the letter of intent states that the applicant intends to sell the property for residential development, possibly including the subdivision of the property into two (2) lots under the existing R-15 zoning.

c. The impact of the proposed demolition on any remaining portion(s) of the building, if applicable; Response: The applicant proposes to completely demolish the existing structure.

d. The economic hardship which may be experienced by the present owner if the application is denied; 6 Response: According to the applicant, the preservation of the structure would cost approximately $750,000.00. However, The Providence Group restored the Ben Manning House in 2017 for a cost of just over $300,000.00. In addition, the adaptive reuse of historic buildings or structures has proven to be economically feasible and potentially a profitable alternative to demolition.

e. The present condition of surrounding buildings, and the current level of repair and maintenance of neighboring buildings; Response: Surrounding structures are generally in good repair. The properties to the north, west and southwest represent redevelopment projects where contributing historic structures have been saved and restored – Ben Manning House and O.C. Shirley/Paris House. According to the applicant, the restoration of the Gardner House will cost approximately $750,000.00. However, The Providence Group restored the Ben Manning House for just over $300,000.00. The Ben Manning House was in significant disrepair at the time of its restoration and had not been lived in for nearly 10 – 12 years.

f. The potential of the building for renovation and reuse and the cost and extent of possible renovation; Response: According to the applicant, the restoration of the Gardner House will cost approximately $750,000.00. However, The Providence Group restored the Ben Manning House for just over $300,000.00. The Ben Manning House was in significant disrepair at the time of its restoration and had not been lived in for nearly 10 – 12 years.

g. The degree to which the contributing historic building is out of scale or out of character with surrounding land uses; Response: The contributing historic building is in scale and character with the surrounding land uses, which are generally, single-family detached structures of similar size and located in the

City's Downtown Overlay. In addition, contributing historic structures have been saved and restored in the vicinity of the applicant's property, namely the Ben Manning House and the O.C. Shirley/Paris House.

h. Whether due to the location of the property and surrounding land uses, the restrictions placed on such property adversely affect its reasonable use or usability; and Response: The subject property is zoned R-15, which is consistent with the 'Low Density Residential' future land use designation of the property.

i. Whether there is a reasonable balance between the public benefit from the preservation, protection and perpetuation of the property and the detriment to the owner as a result of prohibiting the request. Response: There is not a reasonable balance between the public good and the detriment to the owner. The traditional character and heritage of the community cannot be maintained, and the health, prosperity, and general welfare of the people cannot be protected by allowing the unnecessary destruction, demolition, removal or defacement of these buildings and structures that are important or essential to defining the community's character. In addition, City Staff corresponded and met with representatives from KBL Investments, Inc. on March 15, 2018, 7 which was prior to their purchase of the subject property (Sale Date 4/11/2018). At that time, Staff informed KBL Investments that the property was on the City's Historic Resources Inventory and would require Council approval to demolish the historic structure.

- Staff has reviewed the applicant's proposal and finds that it cannot support the applicant's request to demolish a contributing historic building on the City's Historic Resources Inventory. The proposal is inconsistent with the established criteria and the restoration and protection of the structure would be a benefit to the Alpharetta community. In addition, the current property owner corresponded and met with City Staff on a few occasions prior to purchasing the subject property and was made aware that the property was on the City's Historic Resources Inventory. As shown with the restoration of the Ben Manning House and O.C. Shirley/Paris House, the adaptive reuse of historic buildings or structures has proven to be economically feasible and potentially a profitable alternative to demolition.

- The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that one (1) public comment was received requesting that the structure be saved.

- The CZIM was held on August 14, 2019. There were several public comments left on the sign-in sheet with concerns over demolition of the historic structure.

- Attorney, Don Rolader, came forward to speak on behalf of the applicant.

- Managing Member at KBL Investments, Steve Sherrill, 730 Owens Lake Road, Milton, GA, came forward to address questions from Mayor and Council.

Public Comment:

- Alpharetta & Old Milton County Historical Society representative, Pat Miller, 13040 King Road, Milton, GA, came forward in opposition of the demolition of The Gardner House.
- Sandy Hofmann, 58 Canton Street Suite U304, Alpharetta, GA, came forward in opposition of the demolition of The Gardner House.
- Charlie Reavis, 279 Cutty Sark Way, Alpharetta, GA, came forward in opposition of the demolition of The Garner House.
- Jill Bernard, 145 Cumming Street, Alpharetta, GA, came forward in support of the demolition of The Gardner House.
- Mark Reed, 140 Cumming Street, Alpharetta, GA, came forward in support of the demolition of The Gardner House.
- Claudia Lewis, 184 Canton Street, Alpharetta, GA, came forward in opposition of the demolition of The Gardner House.
- Randy Johnson, 120 Cumming Street, Alpharetta, GA, came forward in support of the demolition of The Gardner House.
- Roy Roberts, 126 North Main Street, Alpharetta, GA, came forward in support of the demolition of The Gardner House.
- Ruth Ann Tatum, 250 Pebble Trail, Alpharetta, GA, came forward in opposition of the demolition of The Gardner House.

❖ Council Member Richard offered a motion to deny PH-19-08 Gardner House/133 Cumming Street request for demolition permit

- The motion received a second from Council Member Binder
- The motion was approved (5-2); Council Member Burnett and Council Member Merkel voting in opposition

C. PH1923 Tax Allocation District #2 North Point Overlay Economic Redevelopment Plan (First Public Hearing)

- Director of Finance, Tom Harris, came forward to present this item.
- This item was presented as a workshop item on April 8, 2019 and September 16, 2019.
- Staff is recommending that Mayor and Council approve PH-19-23 Tax Allocation District #2: North Point Overlay Redevelopment Plan.
- Staff retained Bleakly Advisory Group to assist the City in evaluating opportunities that could result from creating a Tax Allocation District (TAD) for the North Point /

LCI Area. Preliminary findings were presented to the City Council on April 8, 2019.

- Bleakly Advisory Group has drafted a redevelopment plan outlining the justification, rationale, boundaries, fiscal data and proposed projects that could result from the establishment of the Tax Allocation District.

- Bleakly Advisory Group presented the update on the redevelopment plan on September 16, 2019.

- The submitted request, if approved, will allow for the establishment of a tax allocation district for the North Point Area. This district will help achieve the goals for the North Point Activity Center, as detailed in the 2018 LC Plan:

    1. Transportation improvements including sidewalks and crosswalks
    2. Reduce vehicular trips through an emphasis on walkability by construction of multi-use trail connections
    3. Provide public green space and gateway parks to the connect to the Greenway

- The TAD creation will allow the City the opportunity to make significant infrastructure investments to create the environment and attract private investment for the area.

- President of Bleakly Advisory Group, Geoff Koski, came forward to describe the TAD in more detail.

- Director of Community Development, Kathi Cook, came forward to discuss potential projects related to the TAD.

- City Attorney, Sam Thomas read the resolution aloud.

- The second public hearing on this item is scheduled for the City Council Meeting on Monday, December 16th.

Public Comment:

- No Public Comment

VII. NEW BUSINESS

A. Banking Services Contract

- Director of Finance, Tom Harris, came forward to present this item.
- Staff is recommending that Mayor and Council award Banking Services contract to SunTrust for a term of 5 years and authorize the Mayor to execute all necessary documents.
- On September 26, 2019 the City of Alpharetta issued RFP# 20-109 for Banking Services. Specifically, the RFP was seeking a financial institution with government experience to provide a full range of banking services, including at a minimum: remote deposit; positive pay services; lock box services; and collateralized deposits in accordance with State Law.
- Evaluation criteria included the following: experience with a similar entity 25%;

innovative products and services 20%; experience of assigned personnel 20%; customer service 15%; cost proposal 15%; location 5%

- RFP# 20-109 generated significant interest within the banking community and culminated in (7) responses: JPMorgan Chase Bank; SunTrust Bank; Synovus Bank; Wells Fargo Bank; Ameris Bank; Cadence Bank N.A.; and Fifth Third Bank.
- The evaluation committee for RFP# 20-109 included the following: Thomas Harris, Finance Director; Lavon Sills, Financial Services Manager; and Shanta Wilson, Cash Management Coordinator. Based on the evaluation process the top (3) firms with the highest scores out of 100 pts were: SunTrust Bank-83.2; JPMorgan Chase Bank-81.93; and Synovus Bank-66.2 points
- SunTrust is our current banking services provider and they have always provided the City of Alpharetta with professional customer service. They are headquartered in Atlanta, GA. They employ nearly 24,000 employees and growing with the potential merger with BB&T. SunTrust has 5 branches within 5 miles of City Hall.
- The following represent several highlights noted during the Evaluation Process: Bank was founded in 1891, over 100 years of banking experience; Government Banking Department formed in 1981-significant local government experience; procurement card program; strong internet based services-transfers, wires, and image viewing capabilities; free implementation of new products; low fees and increase of earnings credit; offer customized solutions; and flexibility of deposit locations and ways to deposit funds: electronically, ATM, armored guard.

Public Comment:

- No Public Comment

❖ Council Member Merkel offered a motion to award Banking Services contract to SunTrust for a term of 5 years and authorize the Mayor to execute all necessary documents

- The motion received a second from Mayor Pro Tem Mitchell
- The motion was approved unanimously (7-0)

B. Retirement Savings Plan-Required Minimum Distribution Date Amendment

- Director of Finance, Tom Harris, came forward to present this item.
- Staff is requesting that Mayor and Council approve a resolution and first amendment to the Retirement Savings Plan amending the required minimum distribution date.
- Language in the 401(a) Retirement Savings Plan requires active participants to make an election to defer required minimum distributions (RMD) until retirement. If no election is made, the RMD will begin at 70 ½ (even if still employed). This is very unusual language in these types of plans and adds to the administrative burden. The resolution and amendment modify the language such that the RMD begins at the "later of (1) the calendar year in which the Participant attains age 70 ½, or (2) the calendar year in which the Participant retires."

- The Pension Board approved this change.
- City Attorney, Sam Thomas, read the resolution aloud.

Public Comment:

- No Public Comment

❖ Council Member Merkel offered a motion to approve a resolution and first amendment to the Retirement Savings Plan amending the required minimum distribution date

- The motion received a second from Council Member Binder
- The motion was approved unanimously (7-0)

C. Economic Development Strategic Plan (RFP 20-112)

- Economic Development Manager, Matthew Thomas, came forward to present this item.
- Staff is recommending that Mayor and Council award RFP 20-112 to RKG Associates, Inc. for the Economic Development Strategic Plan and authorize the Mayor to execute all necessary documents.
- The purpose of the Economic Development Strategic Plan is to position the City and its public, private, and institutional partners on a path that continues to act upon opportunities to drive investment and economic growth.
- The previous Strategic Plan for Economic Development was completed in 2011. Given the amount of development we have had over the last several years, a new outside evaluation and strategic vision for development, current initiatives, and business inventory is needed.
- Working in partnership with the Alpharetta Development Authority, this project is intended to determine the best and most reasonable strategies, initiatives, methodologies, and techniques to help grow Alpharetta's tax base and wealth by establishing a new plan for the future.
- A completed version of the plan will include best practices for business retention and expansion, recommendations for maximizing the City's entrepreneurial and small business ecosystem, strategies for leveraging existing employment centers and commercial nodes, identification of incentive programs that will help attract and retain job growth in targeted industries, and identification of strategies that will guide key corridors to reach their maximum economic potential.
- To this end, RFP 20- 112 was advertised on September 12th. After receiving questions regarding the proposal, Addendum #1 was issued on October 4th.
- Phase 1 was the Technical Evaluation portion which totaled to 82 points. Company Profile, Overview, and Executive Summary (27 points), Qualifications of

Key Personnel (25 points), and Proposal; Method of Providing Services (30 points).

- Phase 1 evaluation scores were as follows:

    1. RKG Associates, Inc.- 85.72
    2. AngelouEconomics- 84.07
    3. The NatelsonDale Group- 58.68
    4. Fourth Economy Consulting- 54.36

- The top 2 firms were shortlisted for Phase 2, which was Presentation/Interview held on November 12th. Upon conclusion of this phase, the rankings for Phase 2 are as follows:

    1. KG Associates, Inc.- 72
    2. AngelouEconomics- 50

- Based upon the committee evaluation and completed reference checks, Staff recommends award of RFP 20- 112 to RKG Associates, Inc. for the Economic Development Strategic Plan. Cost proposals were structured around a $75,000.00 project budget with 50% of the funding being provided by the City and the balance provided by the Alpharetta Development Authority.

Public Comment:

- No Public Comment

❖ Council Member Burnett offered a motion to award RFP 20-112 to RKG Associates, Inc. for the Economic Development Strategic Plan in an amount not to exceed $81,390 (Economic Development Toolkit funding of $43,890 plus Development Authority funding of $37,500) and authorize the Mayor to execute all necessary documents

- The motion received a second from Council Member Merkel
- The motion was approved unanimously (7-0)

D. A Resolution Declaring the Results of the Non-Partisan General Election Held on November 5, 2019

- Staff is recommending that Mayor and Council adopt a Resolution declaring the results of the City of Alpharetta's non-partisan General Election held on November 5, 2019.

- The City of Alpharetta approved and adopted an ordinance on July 22, 2019 to hold a General Election on Tuesday, November 5, 2019 to elect a Mayor and three (3) members of City Council (Posts 4, 5 and 6) for a full four (4) year term each. The results are as follows:

MAYOR:	VOTES
JIM GILVIN (INCUMBENT)	3,242
WRITE-IN VOTES	114
COUNCIL – POST 4:	VOTES
JOHN HIPES (INCUMBENT)	3,152
WRITE-IN VOTES	62
COUNCIL – POST 5:	VOTES
JASON BINDER (INCUMBENT)	3,152
WRITE-IN VOTES	56
COUNCIL – POST 6:	VOTES
ABU JALLOH	553
CLIFFORD MARTIN	765
DAN MERKEL (INCUMBENT)	2,201
WRITE-IN VOTES	9

- City Attorney, Sam Thomas, read the resolution aloud.

Public Comment:

- No Public Comment

❖ Mayor Pro Tem Mitchell offered a motion to adopt a Resolution declaring the results of the City of Alpharetta's non-partisan General Election held on November 5, 2019.

- The motion received a second from Council Member Richard
- The motion was approved unanimously (7-0)

E. A Resolution Declaring the Results of the Special Homestead Exemption Election Held on November 5, 2019

- Staff is recommending Mayor and Council adopt a Resolution declaring the results of the City of Alpharetta special homestead exemption election held on November 5, 2019.
- The City of Alpharetta approved and adopted an ordinance on July 22, 2019 to hold a special election on Tuesday, November 5, 2019. A vote was taken on whether the City of Alpharetta shall provide an additional $5,000.00 homestead exemption from City of Alpharetta ad valorem taxes for municipal purposes.
- The results are as follows: Yes - 3,322 No – 308
- City Attorney, Sam Thomas, read the resolution aloud.

Public Comment:

- No Public Comment

❖ Council Member Merkel offered a motion to adopt a Resolution declaring the results of the City of Alpharetta special homestead exemption election held on November 5, 2019

- The motion received a second from Council Member Binder
- The motion was approved unanimously (7-0)

F. A Resolution Declaring the Results of the Special Senior Homestead Exemption Election Held on November 5, 2019

- Staff is recommending that Mayor and Council adopt a Resolution declaring the results of the City of Alpharetta special senior homestead exemption election held on November 5, 2019.
- The City of Alpharetta approved and adopted an ordinance on July 22, 2019 to hold a special election on Tuesday, November 5, 2019. A vote was taken on whether the City of Alpharetta shall eliminate the income restriction for the $10,000.00 homestead exemption from City of Alpharetta ad valorem taxes for residents 65 years and older.
- The results are as follows: Yes - 3,061 No – 551
- City Attorney, Sam Thomas, read the resolution aloud.

Public Comment:

- No Public Comment

❖ Mayor Pro Tem Mitchell offered a motion to adopt a Resolution declaring the results of the City of Alpharetta special senior homestead exemption election held on November 5, 2019

- The motion received a second from Council Member Binder
- The motion was approved unanimously (7-0)

G. Resolution Regarding Funding and Sponsorship of The Old Soldiers Day Parade

- City Attorney, Sam Thomas, came forward to present this item.
- Mayor and Council are being asked to adopt, as presented, a resolution regarding the funding and sponsorship of the Old Soldiers Day Parade.

- City Attorney, Sam Thomas, read the resolution aloud.

Public Comment:

- No Public Comment

❖ Council Member Binder offered a motion to adopt a resolution regarding the funding and sponsorship of the Old Soldiers Day Parade

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

VIII. WORKSHOP

A. FY 2020 Special Events

- Director of Recreation, Parks & Cultural Services, Morgan Rodgers, and Community Services Manager, Amanda Musilli, came forward to present this item.
- Staff lead a discussion of a variety of special events proposed to be held by the City of Alpharetta during the upcoming year. This discussion is not intended to be inclusive of events on which we partner with outside organizations.
- This item is being presented for information and discussion purposes only.

Public Comment:

- No Public Comment

B. Public Works: Capital Improvements

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- This item is presented for discussion purposes only. No other action is requested.
- The Public Works Department staff has prepared concept designs and preliminary cost estimates for various Transportation Projects. Below is a breakdown of projects, associated cost and where noted the priority within the tier.
- <u>Projects Under Design or with an Executed MOU (funds have been reserved)</u>

1. Haynes Bridge Road - $5M
    a. Executed MOU with Johns Creek to move forward with Design
        i. Formal design proposal has not been awarded by Mayor and Council
2. Webb Bridge Road - $18M
    a. Big Creek Greenway to Webb Bridge Way
        i. Change order to design to include connection to Park and KBR awarded, no construction cost estimates at this time for the additional work

3. Academy Street - $3M a. Sidewalk and lighting on the north side from Presbyterian Church to FS 81

4. Windward Parkway Eastbound - $4M

    a. Westside Parkway to GA 400

5. Windward Parkway Westbound - $4M

    a. North Point Parkway to GA 400 (also includes extending dual left turn lanes from WWP to NPP)

- Tier I Projects (Listed in Priority of Tier I)

1. Old Milton Parkway Widening (4 lanes to 6) - $28M

2. Webb Bridge/Kimball Bridge Road Bridges Over GA 400

    a. WBR Bridge widening (2 lanes to 4 lanes) $2-$3M

    b. KBR Bridge Widening (2 lanes to 4 lanes) $2-$3M

    c. Aesthetics - $2M per bridge 3. Kimball Bridge Road from NPP to Northwinds (2 lanes to 4 lanes) - $7M

4. Webb Bridge Road from Morris Road to Greenway

    a. Bridge over Big Creek - $3M

    b. Roadway and streetscape improvements - $11M

5. Alpha Loop – OMP Area to Northwinds

    a. OMP to Westside - $6M

    b. Westside Tunnel - $1M

    c. Westside to Northwinds - $2M

6. McGinnis Ferry Widening - $TBD

7. Marietta Street HAWK - $200k

8. Hopewell at Vaughan Roundabout - $1.5M

- Tier II Projects (Alphabetical Order)

9. Davis Drive Extension – (NFCID Funded)

10. Dryden Extension - $2.9M

11. Hembree Road Improvements - $4M

12. Lily Garden Extension - $785k

13. Marjean Way Extension - $3M (includes stormwater facility)

14. Windward Parkway Pedestrian Bridges – Varies depending on location

- Tier III Projects (Alphabetical Order)

15. Cumming Street at Henderson Parkway Roundabout - $1.75M

16. Mayfield at Canton Roundabout - $1.75M

17. Mayfield at Providence Roundabout -$2M

18. Southlake Traffic Calming – Varies depending on location

19. Waters Road Traffic Calming –Varies depending on location

20. Windward Parkway at Clubhouse Roundabout - $3M

Public Comment:

- Daniel McAlonan, 1995 Wilshire Glen, Alpharetta, GA, came forward in support of the workshop item and gave some suggestions for moving projects into different tiers.

IX. PUBLIC COMMENT

- No Public Comment

X. REPORTS

- Council Member Binder appointed Mike Perry to the Board of Zoning Appeals as of January 2020.
- Council Member Richard appointed Sara Harrison to the Board of Zoning Appeals.
- Mayor Gilvin appointed Richard Owens to the Design Review Board.

XI. ADJOURNMENT

- With no further business to discuss or items to be heard, Mayor Gilvin adjourned the meeting at 10:47 PM

Respectfully submitted,

Erin Cobb

Erin Cobb, City Clerk

City Council Meeting & Public Hearing
STAFF REPORT

Submitting Department: Administration
Submitted By:
Sponsored By:
Meeting Date: December 16, 2019

I. AGENDA ITEM TITLE: ALCOHOLIC BEVERAGE LICENSE APPLICATIONS
PH-19-AB-30 MIKHAIL MART, LLC.
D/B/A/ SHELL FOOD MART
6185 WINDWARD PARKWAY
ALPHARETTA, GA 30005

CONVENIENCE STORE
RETAIL PACKAGE SALES
BEER, WINE, SUNDAY SALES

OWNER: RAMIZ MIKHAIL
REGISTERED AGENT: MEDHAT KAROUT

II. RECOMMENDATION:

III. REPORT IN BRIEF:

IV. ALTERNATIVES:

V. ATTACHMENTS:

P.H. Liquor License Hearing 12-12-2019 Meeting Minutes

CITY OF ALPHARETTA
PUBLIC HEARING
LIQUOR LICENSE

DATE: December 12, 2019
TIME: 3:00 P.M.
LOCATION: City Hall, Council Chambers

Official Minutes
The public is advised the following minutes are not a verbatim transcription of business presented at the Public Hearing of the date shown but are a synopsis of pertinent information. The public is further advised the tapes recorded at said meeting are a matter of public record and are available to be heard at the City of Alpharetta Clerk's office during normal business hours.

I. CALL TO ORDER:

City Attorney, Sam Thomas, called the meeting to order at 3:00 P.M.

II. LICENSE APPLICATIONS:

1. PH-19-AB-30

Mikhail Mart
d/b/a Shell Food Mart
6185 Windward Pkwy
Alpharetta, GA 30005

Convenience Store
Retail Package Sales
Beer, Wine, Sunday Sales

Owner: Ramiz Mikhail
Registered Agent: Medhat Karout

City Attorney, Sam Thomas, asked the representative from Mikhail Mart (d/b/a Shell Food Mart) to come forward. The applicant Ramiz Mikhail, 2801 Royston Drive, Duluth, GA, and his attorney came forward. The attorney stated that this application if for a change of ownership. Mr. Thomas stated that the applicant passed the background check and met the requirements of the ordinance.

Mr. Thomas asked the applicant if he has had any prior experience selling alcohol. Mr. Mikhail stated that he has more than 15 years of experience and owns another convenience store in Hiwassee, GA.

City Clerk, Erin Cobb, asked the applicant if he will be hiring staff to assistant in running this location. Mr. Mikhail stated that he uses a training program through ADP that covers training in alcohol sales and every individual will be required to pass the online training.

Public Comment: No Public Comment

Mr. Thomas stated that staff is recommending approval of the alcohol license. The application will be on the consent agenda on the Monday, December 16th Council Meeting.

II. ADJOURNMENT: With no further business to discuss or items to be heard, City Attorney, Sam Thomas, adjourned the meeting at 3:35 P.M.

Respectfully submitted,

Erin Cobb

Erin Cobb, City Clerk

City Council Meeting & Public Hearing
STAFF REPORT

Submitting Department: Community Development
Submitted By:
Sponsored By:
Meeting Date: December 16, 2019

I. AGENDA ITEM TITLE: PH- 19-25 GOOD/380 MILTON AVE

THIS ITEM HAS BEEN DEFERRED BY STAFF AND WILL BE NEITHER HEARD NOR CONSIDERED DURING THIS MEETING. IT HAS BEEN MOVED TO THE JANUARY 6, 2020 COUNCIL MEETING AGENDA.

CONSIDERATION OF A REQUEST TO CHANGE PREVIOUS CONDITIONS OF ZONING TO REDUCE THE FRONT SETBACK ALONG MILTON AVENUE, TO INCREASE THE MAXIMUM SIZE OF A HOME AND TO ALLOW RESIDENTIAL DRIVEWAY ON MILTON AVENUE. THE PROPERTY IS LOCATED AT 380 MILTON AVENUE AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOT 1271, 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO
FISCAL IMPACT: NO
INCLUDED IN CURRENT FY CPTL BUDGET: NO
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST:
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

City Council Meeting & Public Hearing
STAFF REPORT

Submitting Department: Community Development
Submitted By:
Sponsored By:
Meeting Date: December 16, 2019

I. AGENDA ITEM TITLE: Z-19-03/V-19-16 100 NORTH MAIN STREET

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.

II. RECOMMENDATION:

III. REPORT IN BRIEF:

IV. ALTERNATIVES:

V. ATTACHMENTS:

100 North Main St CC Staff Report, 100 N Main PC Recommended Conditions ONLY in WORD applicant version in BLUE , Aerial Map, Future Land Use, Zoning Map, Location Map, Revised Site Plan 10.23.19, Parking Lot Landscape Details, Rear Deck Landscape Concept (10-2019), Elevations 9.3.19, Combined Tree Info 10.3.19, CZIM Sign in Sheet 10.9.19, Complete Citi Part B Report 11.25, 18-10-23-01 100 North Main Street Arborist Report Alpharetta COMBINED R.._, Application

CITY COUNCIL MEETING
STAFF REPORT

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

I. AGENDA ITEM TITLE: Z-19-03/V-19-16 100 NORTH MAIN STREET

CITY COUNCIL: DECEMBER 16, 2019

This item was heard at the 12/5/2019 Planning Commission meeting. Staff recommended approval of the item subject to 17 conditions. There were several public comments in favor of and in opposition to the project with concerns over traffic, the Cumming Street extension, access to lower level parking deck from Violet Garden Walk and Lily Garden Place, visual buffers, light pollution use of amenity rooftop, pedestrian safety, and tree removal. Staff recommended additional conditions to address the public concerns. After discussion, Planning Commission recommended approval subject to staff's recommended conditions and accepting some of the applicant's requested changes (Planning Commission changes shown in RED). Vote 7-0

II. RECOMMENDATION:

Approve Z-19-03/V-19-16 100 NORTH MAIN STREET, subject to the following conditions:

1. The site, consisting of approximately 0.92 acres, shall be zoned DT-MU and developed substantially similar to site plan submitted by AEC, revised 10/23/2019, except for modifications required to comply with the conditions below. Uses shall be limited to office, retail and restaurant.
2. Maximum building height shall be no greater than 3 stories and 46'.
3. Minimum building setback on North Main Street shall be ~~20'~~ 15' and shall include a minimum ~~10'~~ 5' landscape strip located outside of any easements. Minimum building setback on Violet Garden Walk shall be 20', as measured from the existing right-of-way.
4. Maximum building footprint shall not exceed 11,534 square feet.
5. Architecture and materials shall be developed similar to the submitted renderings, except for modifications required to comply with these conditions and in compliance with the Alpharetta Downtown Code, subject to approval by the DRB. Openings in parking deck walls shall be decorative screens similar to Teasley Place mixed-use development.
6. Parking deck shall be screened with a mix of landscape materials of varying heights, with final approval by DRB.
7. Decorative lighting and trees shall be placed on the upper level of the parking deck, as depicted on submitted renderings.
8. In conjunction with a Development Agreement, the developer shall set aside 5,141 square feet (0.118 acres) of land to accommodate future right-of-way for the Cumming Street extension, as depicted on the site plan prepared by AEC, revised 10/23/2019.
9. Access to the ~~upper level of the~~ parking deck from North Main Street shall be closed off to vehicular traffic at such time that the Cumming Street extension is completed. Additional useable space, as a result of closing off the North Main Street access, may only be added to the building if parking requirements have been met. Access shall be constructed from new roadway.
10. Final streetscape shall include decorative pedestrian lighting, as approved by Staff.
11. Street trees shall be required within the planter along North Main Street (as approved by GDOT) and Violet Garden Walk, as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown and outside of any utility easements, as approved by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.

12. Amenity space shall be developed on the building rooftop. Landscape improvements to the existing tree area ~~with~~ shall be a park-like setting with heavy decorative landscape, hardscape, walls and seating. The landscape shall include plant selections promoting the historic district. Developer shall remove exotic and invasive trees and shrubs within the area called out as amenity space at the rear of the property, as approved by Staff. Rooftop amenity shall be limited to use by office employees only.
13. Foundation plantings, consisting of shrubs, vines and/or grasses, shall be required in front of the building and along North Main Street, Cumming Street and Violet Garden Walk.
14. Developer shall save: Tree #339 (28" Pecan). The City Arborist may approve up to a 20% encroachment into the CRZ of trees with additional tree care to offset the encroachment, as approved by Staff.
15. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification to property owner.
16. Decorative paver aprons shall be required at permanent project driveways, as approved by Staff.
17. New ~~Overhead~~ utilities shall be placed underground.
18. 10' sidewalk on Violet Garden Walk shall be reduced to 5' with the remaining 5' added to the landscape area.
19. Lower level parking deck shall be limited by a gated system, no deliveries, restricted to employees only and no public parking.
20. Developer shall screen car head lights with sufficient parking deck wall height and landscaping.

III. REPORT IN BRIEF:

The applicant, 100 N. Main St Alpharetta, LLC, is requesting a rezoning of 0.92 acres from C-1 (Neighborhood Commercial) to DT-MU (Downtown Mixed Use) to allow for the construction of a 28,100 square foot office building and structured parking. A variance is requested to increase the maximum building footprint from 10,000 square feet to 11,534 square feet. The subject property is located at 100 North Main Street on the west side of North Main Street at the intersection with Cumming Street.

DISCUSSION

The submitted request, if approved, will allow for the construction of a 28,100 square foot office building and parking deck on 0.92 acres in the Downtown Overlay. The applicant proposes to rezone the property from C-1 to DT-MU, as well as a variance to increase the maximum building footprint from 10,000 square feet to 11,534 square feet. The subject property is located at 100 North Main Street on the west side of North Main Street at the intersection with Cumming Street.

The subject property represents two (2) parcels of land with frontage on North Main Street and Violet Garden Walk. The property fronting North Main Street is developed with a 2,132 square foot former home that has been converted to an office. The property fronting Violet Garden Walk is undeveloped. Surrounding properties are zoned C-1 to the north and south, C-2 (General Commercial) to the east, and R-10MHD (Dwelling, 'For-Sale', Residential) to the west. Alpharetta First United Methodist Church is located to the east, West of Main Subdivision is under construction and located to the west, a structure on the City's List of Contributing Historic Buildings at 116 North Main Street is located to the north and 88 North Main Street and 31 Church Street are located to the south. The proposed use is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Mixed Use'.

A variance is requested from Unified Development Code (UDC) Subsection 3.6.5, Bulk and Mass, to increase the maximum building footprint from 10,000 to 11,534 square feet. According to the applicant, the variance is necessary to keep the building at 3-stories in height. The DT-MU zoning

district allows building heights up to four (4) stories and 60'. However, Staff recommends building heights of no more than three (3) stories in this area of the Downtown Overlay.

As shown in the table below, the applicant's proposed non-residential density is consistent with other Downtown developments. The applicant proposes a 28,100 square feet office building on 0.92 acres, which represents a density of 30,543 square feet per acre. The applicant proposes structured parking, which helps off-set the higher density by providing more open space.

Development Name	Office (SF)	Retail (SF)	Acres	Density
Applicant's Proposal	28,100 SF		0.92 acres	30,543 SF/acre
Kairos Old Milton Office Bldg.	52,260 SF	3,000 SF	2.16 acres	25,583 SF/acre
Providence Group/Chelsea Walk	30,000 SF		1.0 acre	30,000 SF/acre
Wellstar	40,000 SF		2.34 acres	17,094 SF/acre
Teasley Place*	4,820 SF	16,609 SF	1.52 acres	14,098 SF/acre
55/61 Roswell Street	30,000 SF		0.72 acres	41,794 SF/acre

*Does not include 3 floors of residential above. Including residential, the overall density of Teasley Place increases to 69,361 square feet per acre.

The Downtown Master Plan promotes a system of connected streets, including the extension of Cumming Street from North Main Street to Canton Street along an alignment with Lily Garden Place. The extension of Cumming Street impacts the subject property along its northern boundary and would require future right-of-way for the extension, which is depicted on the site plan to be approximately 5,141 square feet (0.118 acres). The applicant reached out to the neighboring property owner to the north (116 North Main Street), since both properties would be impacted by the road extension. According to the applicant, the adjacent property owner to the north is not interested in a coordinated development effort at this time. If approved, the applicant should set aside future right-of-way to accommodate the Cumming Street extension.

SITE PLAN

The submitted site plan depicts a 3-story, 28,100 square foot office building fronting North Main Street with a 2-level parking deck to the rear. The DT-MU zoning district permits building heights up to 4-stories and 60'. However, Staff believes that building heights should be limited in this area of the Downtown to no more than 3-stories. The applicant designed the office building with a 11,534 square foot building footprint in order to maintain a 3-story building height. The proposed building footprint exceeds the maximum permitted of 10,000 square feet in the DT-MU district.

Project driveways are depicted on North Main Street, Cumming Street and Violet Garden Walk. The applicant proposes to remove the driveway on North Main Street once the Cumming Street extension and new project driveway off Cumming Street are constructed. 90 parking spaces are depicted in a 2-level parking deck (31 spaces in the upper level and 59 spaces in the lower level), of which the UDC would require a total of 84 spaces for the proposed use. The upper level of the parking deck is accessed from North Main Street, until such time that the Cumming Street extension is constructed. At which point, access will be moved to Cumming Street. The lower level of the parking deck is accessed from Violet Garden Walk.

GDOT's North Main Street project includes the installation of twelve-foot (12') multi-use sidewalks along the frontage of the subject property. The site plan depicts, as required by the UDC, a ten-foot (10') sidewalk on Violet Garden Walk. However, it is recommended that the sidewalk be reduced to eight-feet (8') in order to provide additional landscape area for the benefit of the

adjacent residential development. Sidewalk(s) along the Cumming Street extension will be reduced due to the limited available right-of-way and the need to limit impacts to the property to the north (116 North Main Street), which is on the City's Inventory of Contributing Historic Structures. As shown below, minimum building setbacks are generally consistent with the DT-MU development standards. However, a greater building setback is required along North Main Street to accommodate the 10' landscape strip outside of any easements.

- North Main Street – 20'
- Violet Garden Walk – 20' (from existing right-of-way/property line)
- Cumming Street Extension – 5'
- Side – 5'

The applicant's site plan depicts 11,534 square feet, or 28%, of amenity space on the site, which includes a rooftop amenity. The applicant's site plan exceeds the minimum 10% amenity space required in the DT-MU district. If approved, amenity areas should include improvements associated with gathering and seating areas.

There are several trees on the subject property, consisting primarily of Hardwoods. Two (2) specimen trees are located along North Main Street. Most of the trees identified on the property are listed in 'Poor' condition. GDOT will impact and remove a few trees in conjunction with the North Main Street roadway project. Staff initially had concerns with the applicant's site plan, which did not save any trees. However, the applicant revised the site plan to incorporate a tree save along North Main Street, Tree # 339 (28" Pecan), as well as limiting impacts to boundary trees along the southern property line. According to a note on the site plan, stormwater management will be handled underground under the structured parking deck at the rear of the property.

ELEVATIONS

The applicant's proposed renderings reflect a Neoclassical architectural style, which is an approved style in the Downtown Overlay. The building has classic storefronts on the ground floor and is primarily brick. The applicant's architect provided the following description of the building architecture, design and materials:

> *"The architecture is a blend of urban qualities of several styles approved within the guidelines. To simplify the description, I would characterize this design effort as "Neoclassical". The materials will be primarily brick veneer color (A), with a base of cast stone or an alternate brick veneer color (B). Many details such as window/door lintels may be precast stone. Other architectural features important to the design include window canopy/awnings, lights, porticoes, blade & applied letters signage, etc. each with attention to historical authenticity to meet the city's goals of a streetscape harking back to the late 1800's thru the early 1900's."*

The street-facing façade of the office building complies with the 200' maximum façade length for a 'General Building' in the Downtown. The three (3) story building has a 1st floor height of 18', 2nd floor of 14' and 3rd floor of 14' for a total building height of 46'. The building appears to be in compliance with the architectural, material and building design regulations in the Downtown Code. The table below provides approved building heights in the Downtown.

Project Name	Location	Building Height
Applicant's Proposal	Mixed Use	3 stories, 46'
City Center	Central Business District	4 stories, 60'
Teasley Place	Central Business District	4 stories, 60'
Liberty Hall	Central Business District	4 stories, 67'
55/61 Roswell Street Office Building	Central Business District	3 stories, 46'
Cotton House Hotel	Central Business District	4 stories, 56'
Wellstar Office Building	Mixed Use Live-Work	2 stories, 40'
Liberty Village	Mixed Use Live-Work	2 stories, 32' – 45'
Kairos Old Milton	Mixed Use Live-Work	3 stories, 44'
Northside Office Building	Mixed Use Live-Work	3 stories, 44'
Providence Group Office Building	Mixed Use Live-Work	2 stories, 40'
The Maxwell	Mixed Use	2 stories, 32'

TRAFFIC

The applicant provided a trip generation report, which shows that the proposed development would generate 47 AM Peak Hour trips and 27 PM Peak Hour trips.

TABLE 1 – TRIP GENERATION

Land Use	Size	AM Peak Hour			PM Peak Hour			24-Hour	
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
General Office Building	28,100 sf	40	7	47	4	23	27	121	121

STANDARDS FOR ZONING CHANGES

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 zoning proposal would be suitable as it relates to the use and development of adjacent or nearby properties. North Main Street in the vicinity of the subject property is primarily developed with office and retail uses.

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

Response: The zoning proposal would not adversely affect the existing use or usability of adjacent or nearby properties, which are primarily developed with office and retail uses. However, residential exists to the west, therefore there should be heavy landscape screening and decorative parking deck wall.

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

Response: The applicant's proposal should not have significant impacts on the natural environment. The site plan saves a 28" Pecan at the southeast corner of the site along North

Main Street. Most of the trees on the subject property are in Poor condition and GDOT's North Main Street project will impact several trees, of which the applicant has no control.

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

Response: The subject property could be developed with office use under the existing zoning. However, the C-1 district has building setbacks that are not conducive to the walkable vision of the Downtown, as well as the maximum building height of 35'. The applicant is requesting shallow building setbacks in order to pull the building up to the street and a 3-story building with an overall height of 46'. Therefore, the applicant is requesting a rezoning of the property to DT-MU and not a setback variance and height exception under the C-1 district.

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

Response: The zoning proposal does not represent a change of use, as office could be developed on the property under the current zoning district. However, 59 spaces will be accessed from Lily Garden Place until Cumming Street is extended. These spaces should be restricted to employees to avoid visitor trips.

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

Response: The subject property is located in the Downtown Overlay, which includes opportunities for properties to develop under the Downtown zoning districts.

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 applicant's zoning proposal reflects a reasonable balance. North Main Street in the vicinity of the subject property is primarily developed with office and retail uses. However, due to adjacent residential heavy decorative landscaping and decorative parking deck structure should be required. The same rear setback is shown adjacent to residential that would be required under the existing C-1 zoning district.

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

Response: The subject property could be developed with office use under the existing zoning. However, the C-1 district has building setbacks that are not conducive to the walkable vision of the Downtown, as well as the maximum building height of 35'. The applicant is requesting shallow building setbacks in order to pull the building up to the street and a 3-story building with an overall height of 46'. Therefore, the applicant is requesting a rezoning of the property to DT-MU and not a setback variance and height exception under the C-1 district.

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

Response: The zoning proposal is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Mixed Use'.

VARIANCE REVIEW CRITERIA

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted upon a finding that":

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

Response: Approval of the variance should not cause substantial detriment to the public good, if conditions are approved limiting the building height to three (3) stories and 46'. The applicant could meet the maximum building footprint of 10,000 square feet, if the building was 4-stories. However, City Staff believes that building heights should be limited to no more than 3-stories in this area of the Downtown.

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

Response: The applicant could meet the maximum building footprint of 10,000 square feet, if the building was permitted to be 4-stories. However, City Staff believes that building heights should be limited to no more than 3-stories in this area of the Downtown.

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

Response: The DT-MU zoning districts allows building heights of up to 4-stories and 60'. However, City Staff believes that building heights should be limited to no more than 3-stories in this area of the Downtown. In an effort to address the Staff recommendation, the applicant proposes a 3-story building with a slightly larger building footprint.

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

Response: Approval of the variance should not cause substantial detriment to the public good, if conditions are approved limiting the building height to three (3) stories and 46'. The applicant could meet the maximum building footprint of 10,000 square feet, if the building was 4-stories. However, City Staff believes that building heights should be limited to no more than 3-stories in this area of the Downtown.

CONCURRENCES

City Staff has reviewed the applicant's zoning proposal and finds that it can generally support the request for rezoning and variance. The zoning proposal is consistent with the vision of the Downtown Master Plan and the City's Comprehensive Plan. The property could be developed with office use under the existing zoning. However, the C-1 district regulations are not conducive to achieving the walkable vision of the Downtown Overlay. In addition, the applicant could meet the maximum building footprint, if the building were permitted to be 4-stories. Therefore,

the applicant's variance request is related to Staff's recommendation to limit building heights in this area of the Downtown to no more than 3-stories. Additionally, the applicant is maintaining a minimum 15' setback at the rear adjacent to residential, which is the minimum setback requirement under the existing zoning of C-1.

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 the applicant has been contacted by some of the adjacent property owners, two (2) in support and two (2) in objection with concerns over impacts from the Cumming Street extension.

City Staff has been contacted by adjacent property owners with concerns over the Cumming Street extension impacting properties in West of Main, increased traffic and building setbacks on Violet Garden Walk. Staff notified the applicant of this concern and the applicant revised the site plan to provide a 20' setback at the rear of the property adjacent to West of Main.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on October 9, 2019. There were a few public comments on the signed-in sheet, including the need to accommodate the Cumming Street extension and associated drainage.

IV. ATTACHMENTS:

- Site Plan
- Renderings

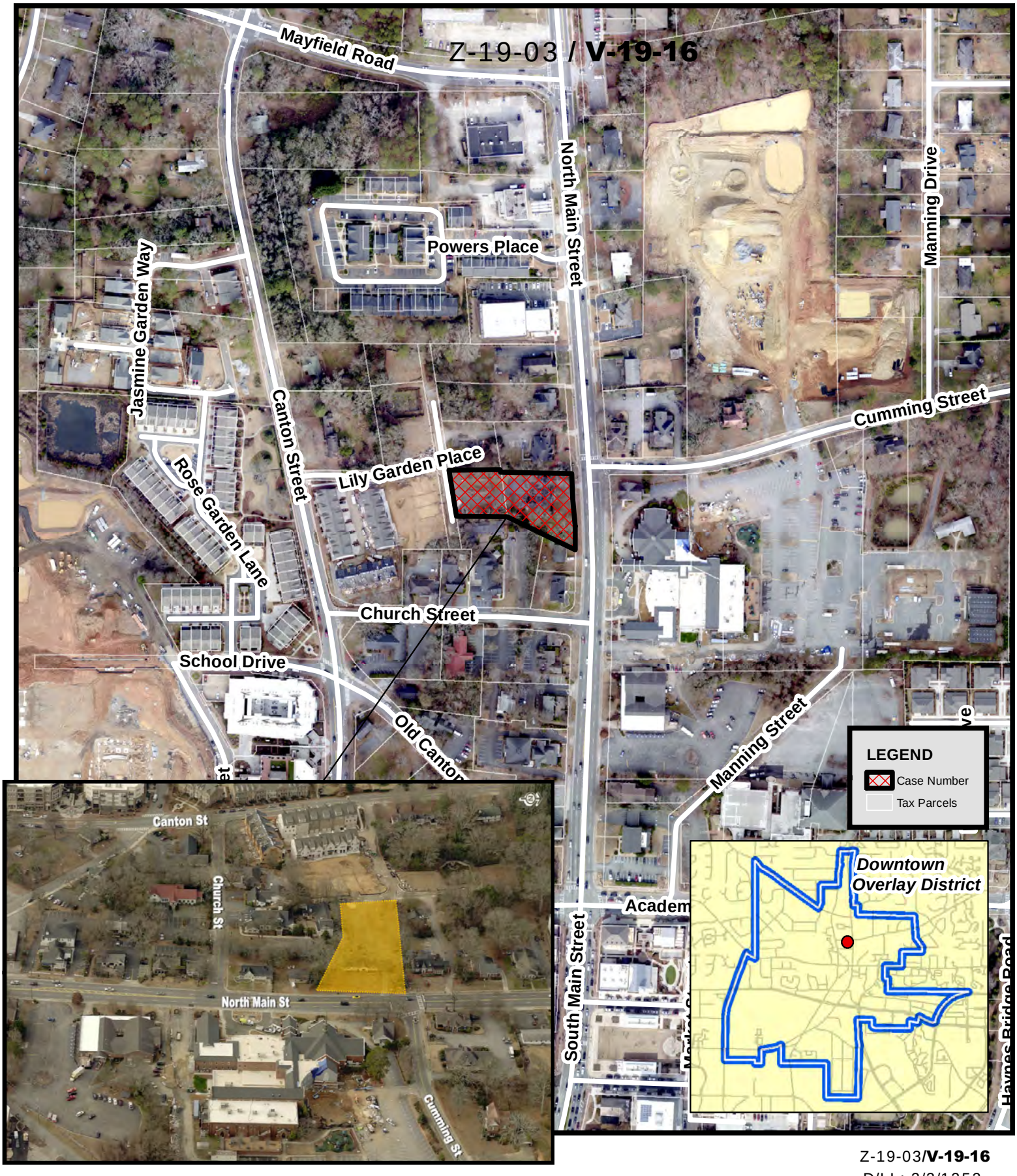
I. RECOMMENDATION:

APPLICANT VERSION APPLICANT CHANGES SHOWN IN BLUE BELOW

Approve Z-19-03/V-19-16 100 NORTH MAIN STREET, subject to the following conditions:

1. The site, consisting of approximately 0.92 acres, shall be zoned DT-MU and developed substantially similar to site plan submitted by AEC, revised 10/23/2019, except for modifications required to comply with the conditions below. Uses shall be limited to office, retail and restaurant.
2. Maximum building height shall be no greater than 3 stories and 46'.
3. Minimum building setback on North Main Street shall be ~~20'~~ 15' and shall include a minimum ~~10'~~ 5' landscape strip located outside of any easements. Minimum building setback on Violet Garden Walk shall be 20', as measured from the existing right-of-way.
4. Maximum building footprint shall not exceed 11,534 square feet.
5. Architecture and materials shall be developed similar to the submitted renderings, except for modifications required to comply with these conditions and in compliance with the Alpharetta Downtown Code, subject to approval by the DRB. Openings in parking deck walls shall be decorative screens similar to Teasley Place mixed-use development.
6. Parking deck shall be screened with a mix of landscape materials of varying heights, with final approval by DRB.
7. Decorative lighting and trees shall be placed on the upper level of the parking deck, as depicted on submitted renderings.
8. In conjunction with a Development Agreement, the developer shall set aside 5,141 square feet (0.118 acres) of land to accommodate future right-of-way for the Cumming Street extension, as depicted on the site plan prepared by AEC, revised 10/23/2019.
9. Access to the ~~upper level of the~~ parking deck from North Main Street shall be closed off to vehicular traffic at such time that the Cumming Street extension is completed. Additional useable space, as a result of closing off the North Main Street access, may only be added to the building if parking requirements have been met. Access shall be constructed from new roadway.
10. Final streetscape shall include decorative pedestrian lighting, as approved by Staff.
11. Street trees shall be required within the planter along North Main Street (as approved by GDOT) and Violet Garden Walk, as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown and outside of any utility easements, as approved by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
12. Amenity space shall be developed on the building rooftop. Landscape improvements to the existing tree area ~~with~~ shall be a park-like setting with heavy decorative landscape, hardscape, walls and seating. The landscape shall include plant selections promoting the historic district. Developer shall remove exotic and invasive trees and shrubs within the area called out as amenity space at the rear of the property, as approved by Staff**.** ~~**Rooftop amenity shall be limited to use by office employees only.**~~ ***
13. Foundation plantings, consisting of shrubs, vines and/or grasses, shall be required in front of the building and along North Main Street, Cumming Street and Violet Garden Walk.
14. Developer shall save: Tree #339 (28" Pecan). The City Arborist may approve up to a 20% encroachment into the CRZ of trees with additional tree care to offset the encroachment, as approved by Staff.
15. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification to property owner.
16. Decorative paver aprons shall be required at permanent project driveways, as approved by Staff.

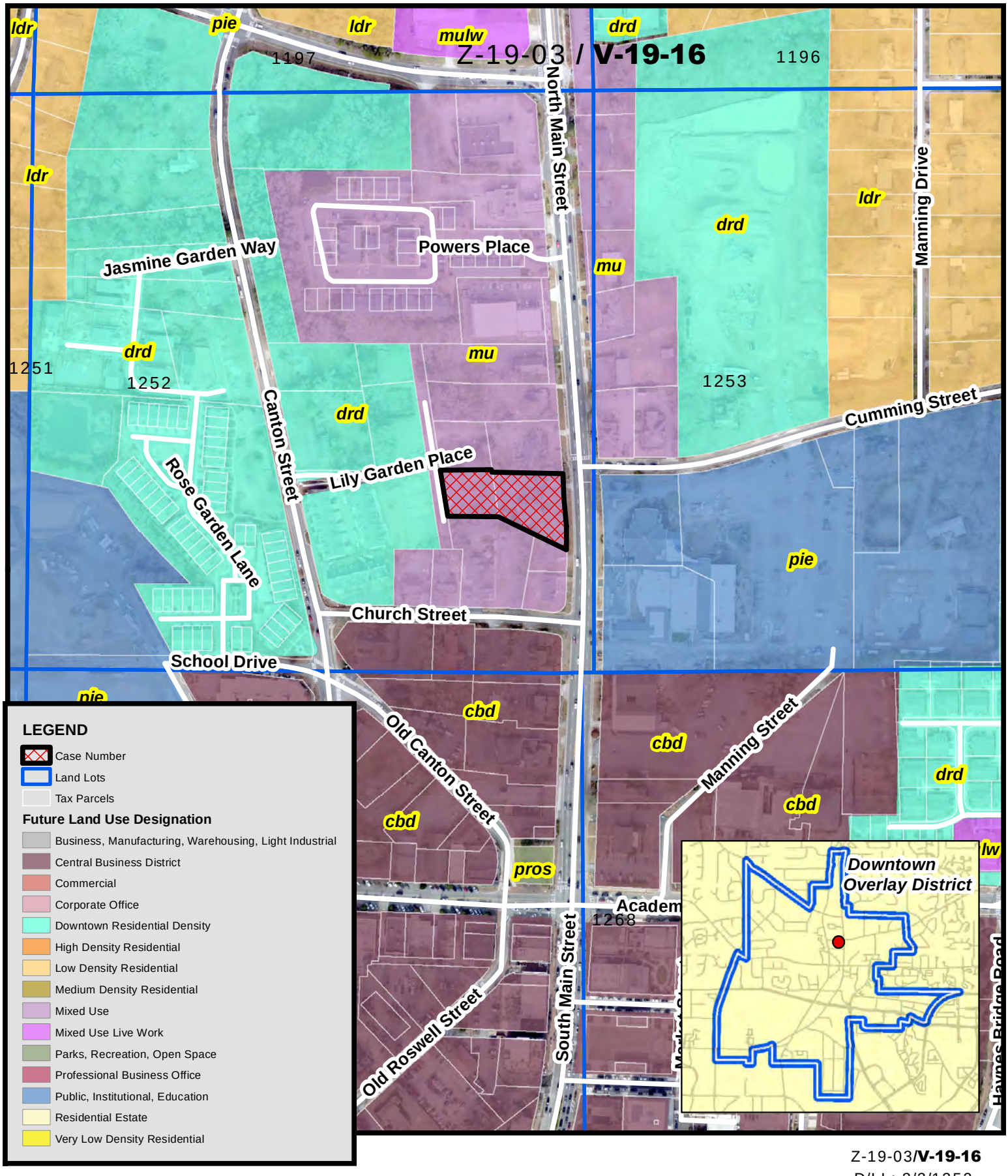
17. New ~~Overhead~~ utilities shall be placed underground.
18. 10' sidewalk on Violet Garden Walk shall be reduced to 5' with the remaining 5' added to the landscape area.
19. Lower level parking deck shall be limited by a gated system **controlled and regulated by Appilcant**, ~~**no deliveries, restricted to employees only**~~ and **signage posted** stating no public parking. ***
20. Developer shall screen car head lights with sufficient parking deck wall height and landscaping.



Aerial Map
100 North Main Street
Office Building

Z-19-03/**V-19-16**
D/LL: 2/2/1252
PC Date: 11/07/19
CC Date: 11/18/19

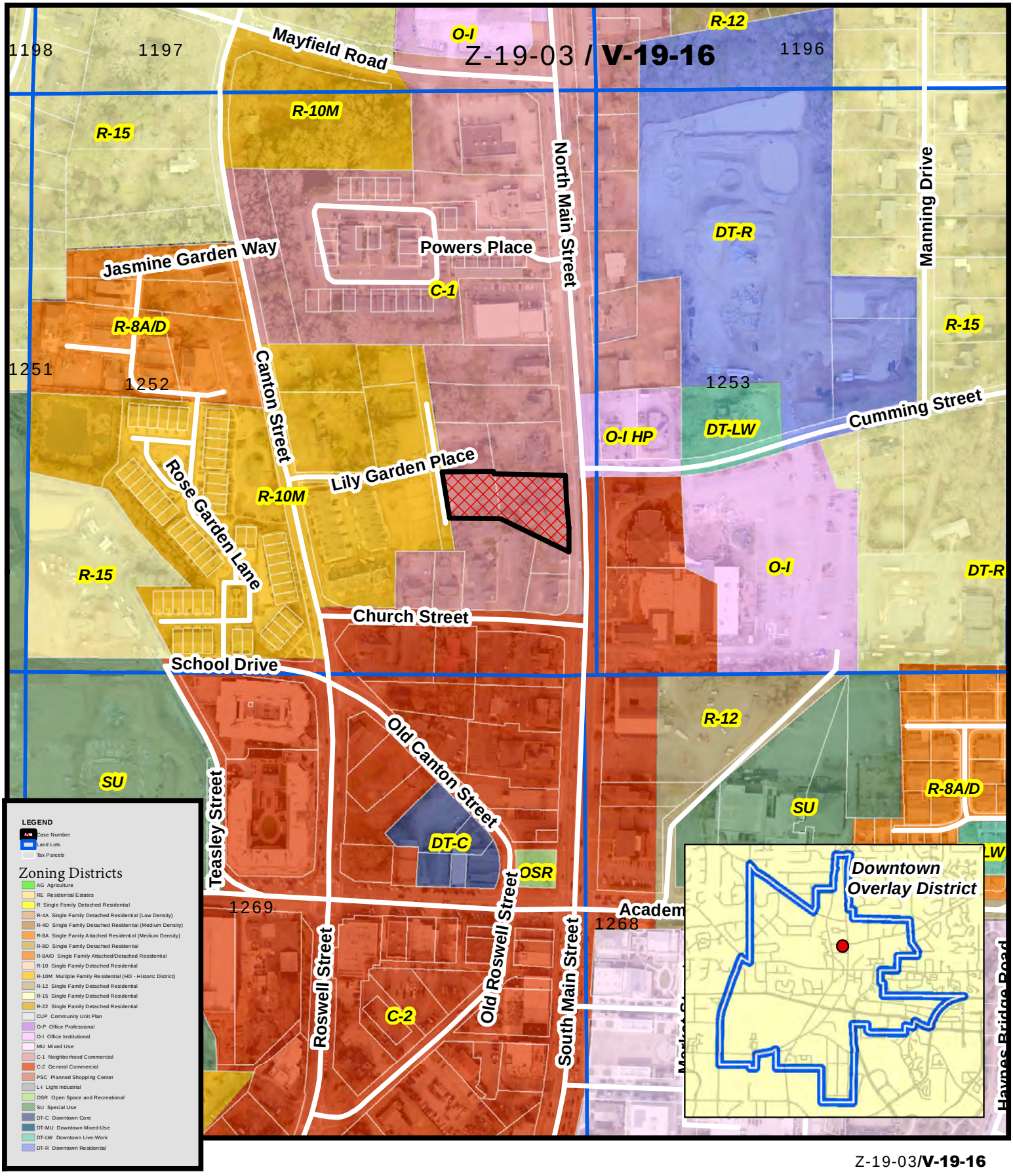
Location Map Provided by:
Community Development - GIS



Future Land Use
100 North Main Street
Office Building

Z-19-03/**V-19-16**
D/LL: 2/2/1252
PC Date: 11/07/19
CC Date: 11/18/19

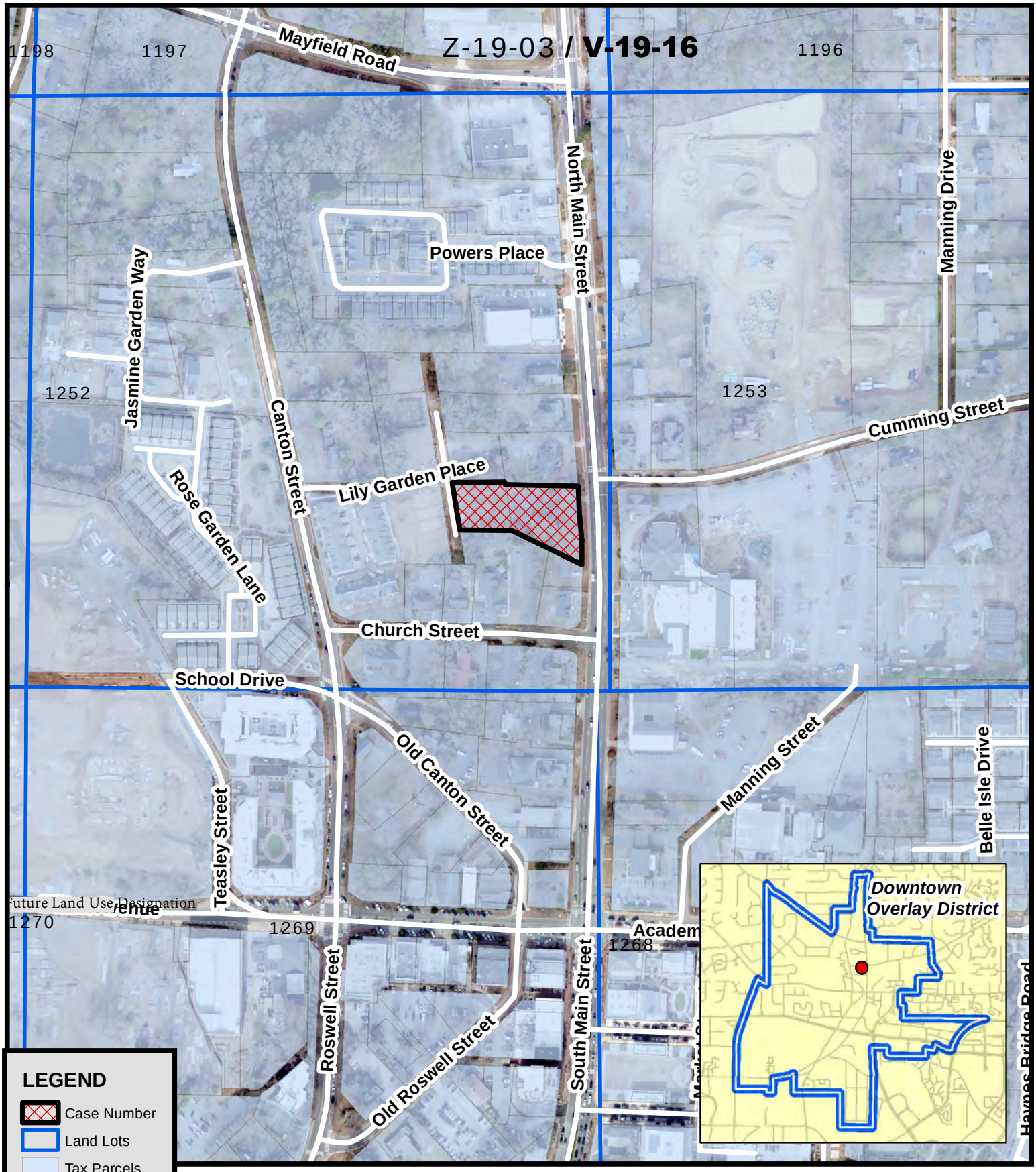
Location Map Provided by:
Community Development - GIS



Zoning Map
100 North Main Street
Office Building

Z-19-03/**V-19-16**
D/LL: 2/2/1252
PC Date: 11/07/19
CC Date: 11/18/19

Location Map Provided by:
Community Development - GIS

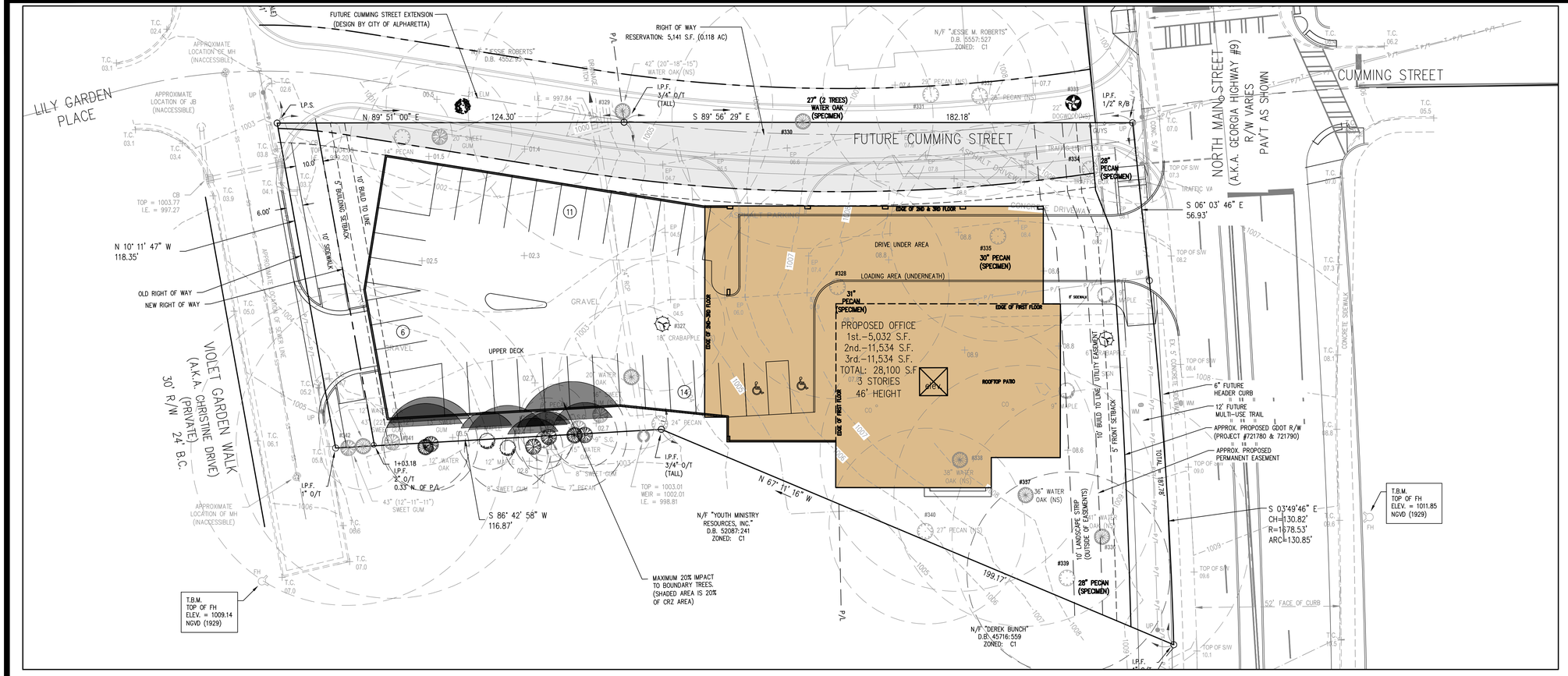


Future Land Use Designation

Location Map
100 North Main Street
Office Building

Z-19-03/**V-19-16**
D/LL: 2/2/1252
PC Date: 11/07/19
CC Date: 11/18/19

Location Map Provided by:
Community Development - GIS



SITE DATA:

100 NORTH MAIN STREET
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
LAND LOT 1252
2nd DISTRICT 2nd SECTION

TOTAL ACREAGE: 0.92

CURRENT ZONING: C-1
FUTURE LAND USE: MU
PROPOSED ZONING: DT-MU

PROPOSED USE:
- OFFICE: 28,100 s.f.

REQUIRED PARKING RATIO: 3.0 :1000 (85 REQUIRED SPACES)
TOTAL OFFICE PARKING:
59 LOWER DECK
31 UPPER DECK
0 ON STREET
90 SPACES PROVIDED

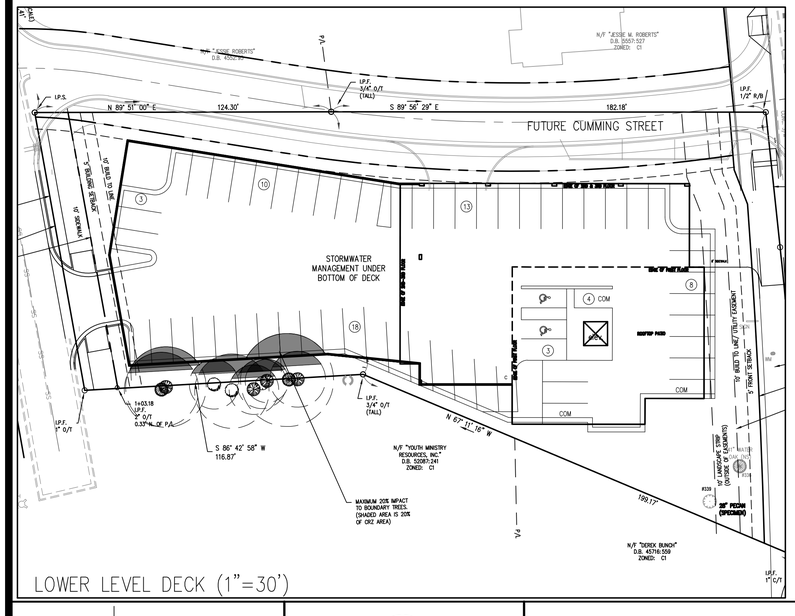
SITE STANDARDS:

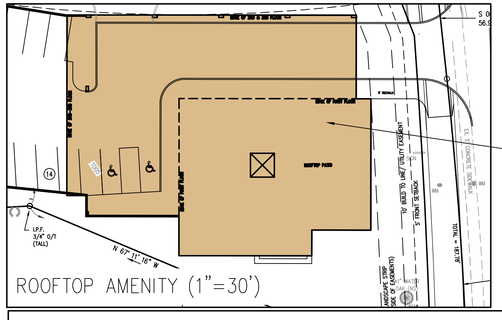
MIN AMENITY AREA	10% OF SITE (4007 SF)
PROP AMENITY AREA	28% (11,534 SF) ROOFTOP TERRACE
MAX LOT BUILDING COVERAGE	80%
PROP LOT BUILDING COVERAGE	30.5% (12,250 SF)
PROP LOT DECK COVERAGE	25.1% (10,072 SF)
TOTAL BUILDING/ DECK COVERAGE	55.6%

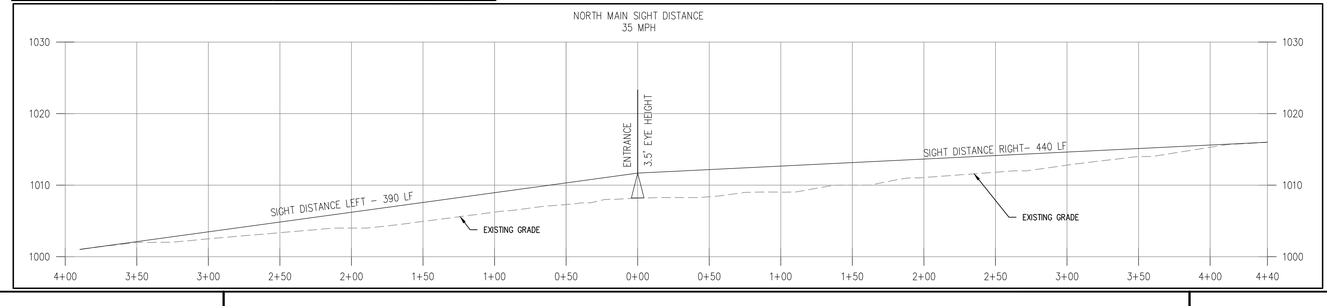
SETBACKS

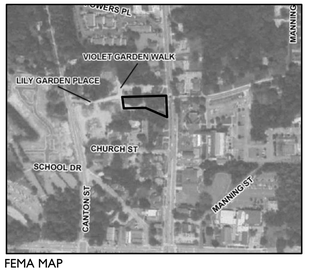
FRONT	5' MIN / 10' MAX
SIDE	0'
REAR	6' NO ALLEY
REAR	3' ALLEY

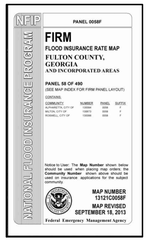
*STORMWATER MANAGEMENT WILL BE HANDLED UNDERGROUND UNDER THE DECK.











FEMA MAP
SCALE 1"=500'
THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE AS IDENTIFIED ON F.I.R.M. COMMUNITY PANEL NO. 1312C0058F. LAST REVISED SEPTEMBER 18. 2013.

☒	Element Description
N/A	Key and/or legend and site location map with North arrow
N/A	Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning.
N/A	Acreage of the subject property.
N/A	Location of land lot lines and identification of land lots.
N/A	Existing, proposed, new dedicated, and future reserved rights-of-way of all streets, roads, and rail lines adjacent to and on the subject property.
N/A	Proposed streets on the subject site.
N/A	Current zoning of the subject site and adjoining properties.
N/A	Existing buildings (with square footages, heights, and stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property.
N/A	Location of proposed buildings with square footages, heights, and stories.
N/A	Layout and minimum lot size of proposed single-family residential lots. N/A
N/A	Topography of subject site.
N/A	Required and proposed setbacks.
N/A	100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps.
N/A	Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed.
N/A	Tree lines, woodlands, significant trees with critical root zones (1.3 x trunk diameter), and open fields on subject site.
N/A	Required and proposed parking spaces, loading, and unloading facilities.
N/A	Lakes, streams, and other waters on the site and associated buffers. Wetlands shown on GIS maps or survey. N/A
N/A	Proposed stormwater management facilities.
N/A	Entrance distance profile assuming the driver's eye at a height of 3.5 feet.
N/A	Existing driveways located within 150 feet of the subject property on adjacent or nearby parcels (including those parcels on the opposite side of a public street).
N/A	Proposed access driveways and the available intersection sight distance (according to AASHTO Green Book).

AEC
CIVIL ENGINEERING ▫ PLANNING ▫ LANDSCAPE ARCHITECTURE
50 Warm Springs Circle
Roswell ▫ Georgia ▫ 30075
(770) 641-1942 ▫ www.aecatl.com

NORTH
20 0 20 40

PRELIMINARY SITE PLAN

100 NORTH MAIN STREET

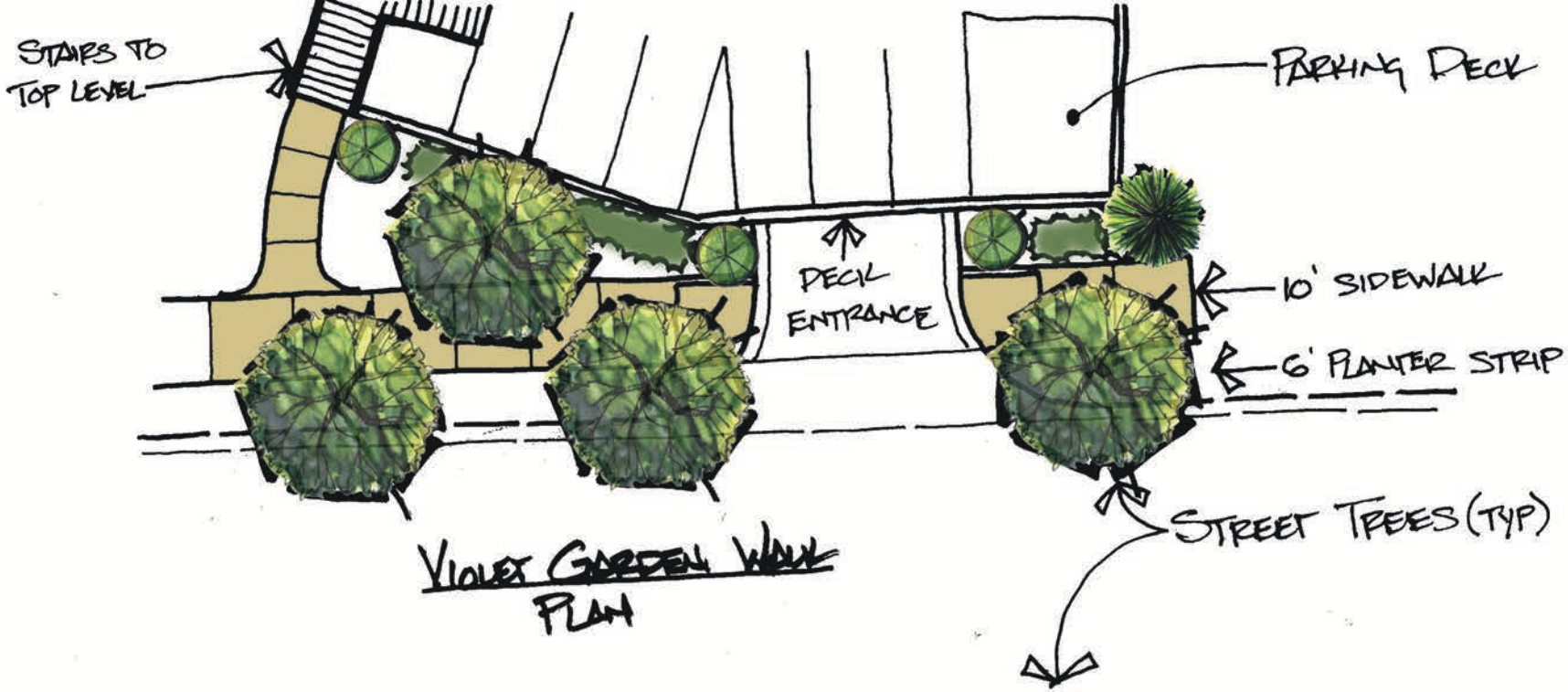
ALPHARETTA, GEORGIA

PROJECT INFORMATION
PROJECT NO.: 18-4233.10
DATE: 10-18-18, REV. 10-23-19
SCALE: 1" = 20'
FILE NAME: 18-4233 P10.dwg
DESIGN/DRAWN: slr/sch/tpb

ARCHITECT
D. Tracy Ward
Est. 1993

ARCHITECT
D. TRACY WARD
EST. 1993

ARCHITECT
D. Tracy Ward
Est. 1993



VIOLET GARDEN WALK
PLAN

VIOLET GARDEN WALK
ELEVATION

100 NORTH MAIN STREET

10.24.2019

AEC, INC.
(770) 641-1942

Elevations

ARCHITECT
D. Tracy Ward
Est. 1993

9/3/2019

Elevations

ARCHITECT
D. Tracy Ward
Est. 1993

9/3/2019

Elevations

ARCHITECT
D. TRACY WARD
EST. 1993

9/3/2019

Elevations

ARCHITECT
D. TRACY WARD
EST. 1993

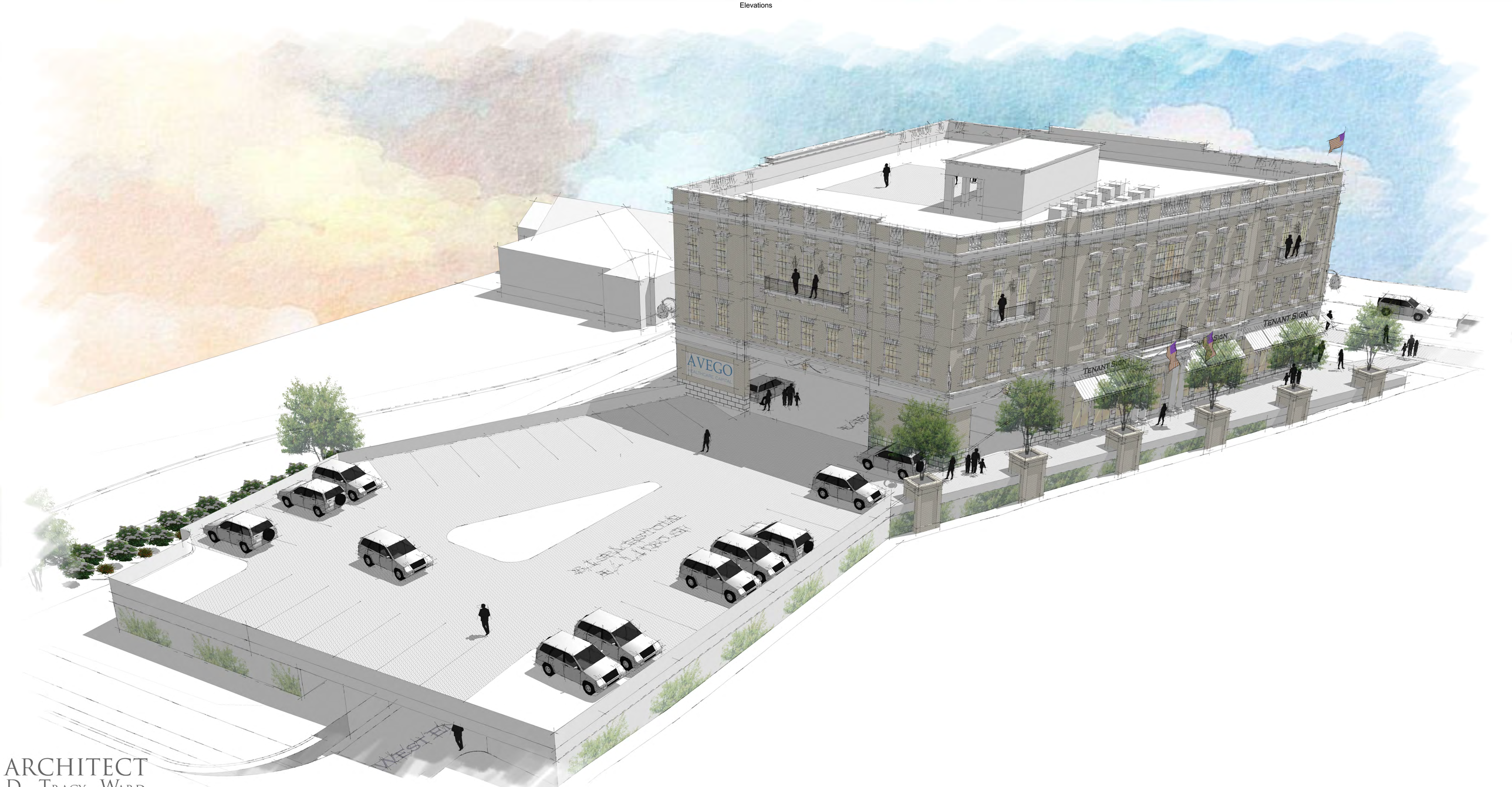
9/3/2019

Elevations

ARCHITECT
D. TRACY WARD
EST. 1993

9/3/2019

Elevations



ARCHITECT
D. Tracy Ward
Est. 1993

9/3/2019

Elevations

ARCHITECT
D. TRACY WARD
EST. 1993

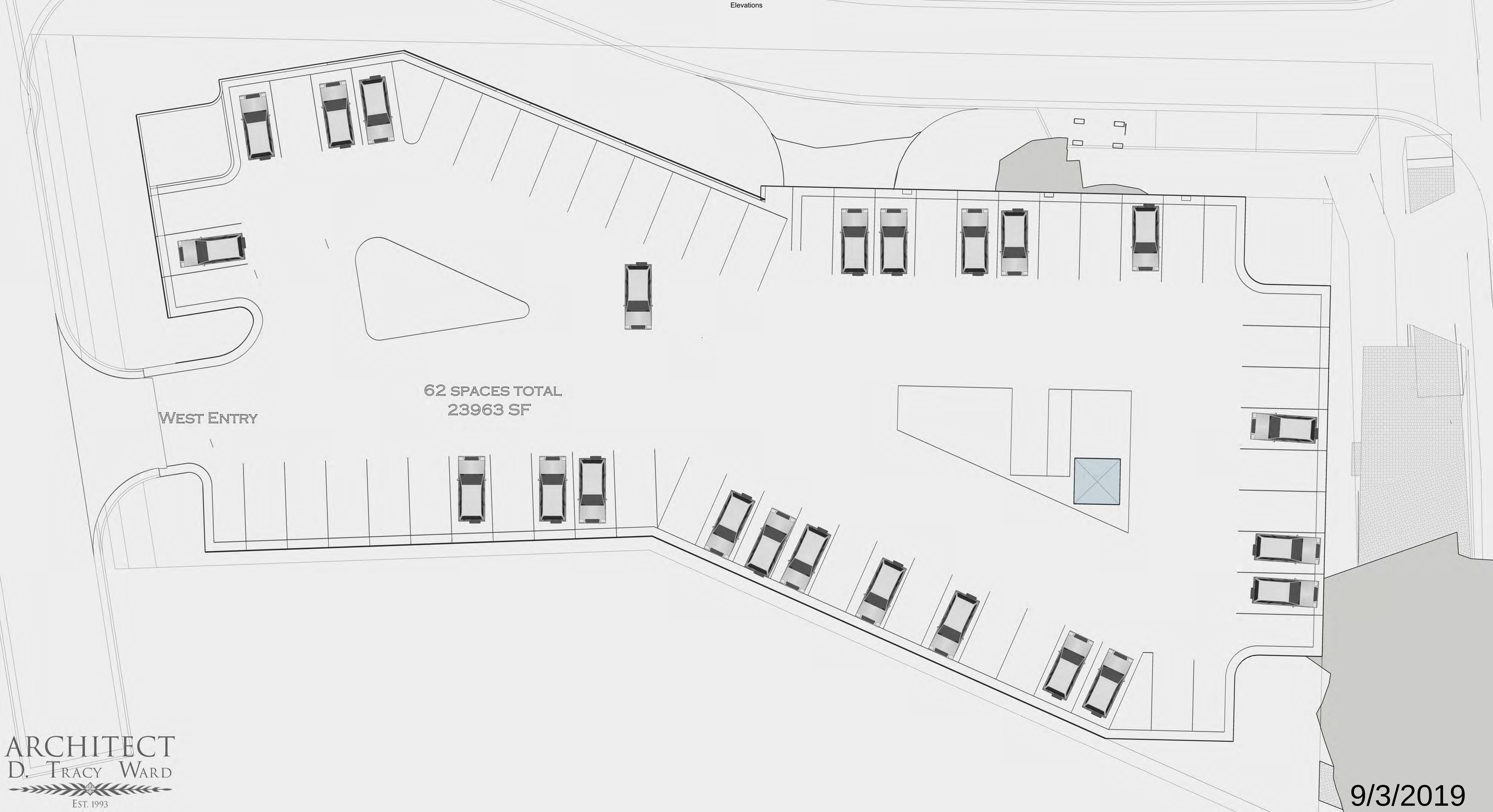
9/3/2019

Elevations

ARCHITECT
D. TRACY WARD
EST. 1993

9/3/2019

Elevations



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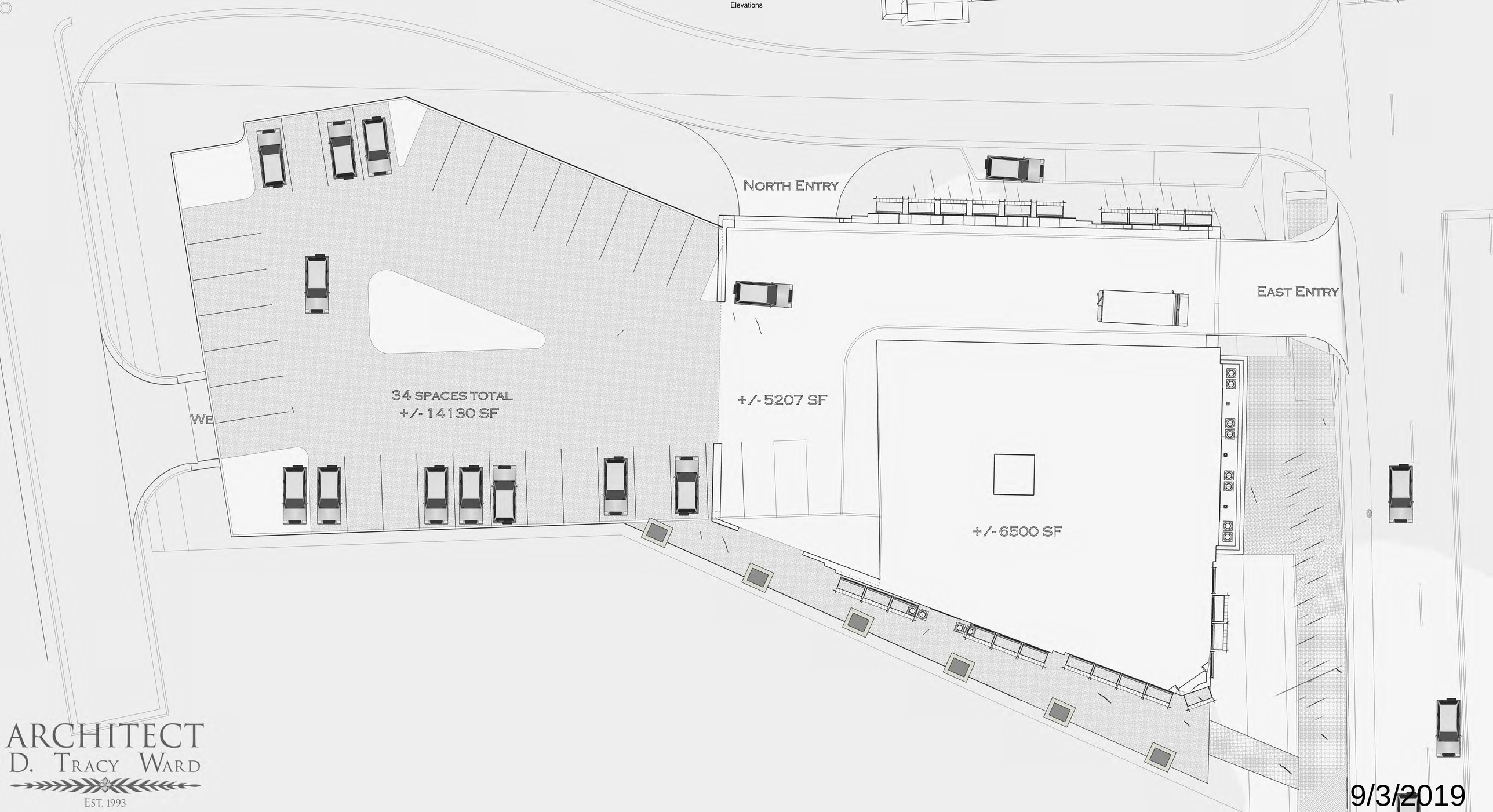
EST. 1993

9/3/2019

Elevations



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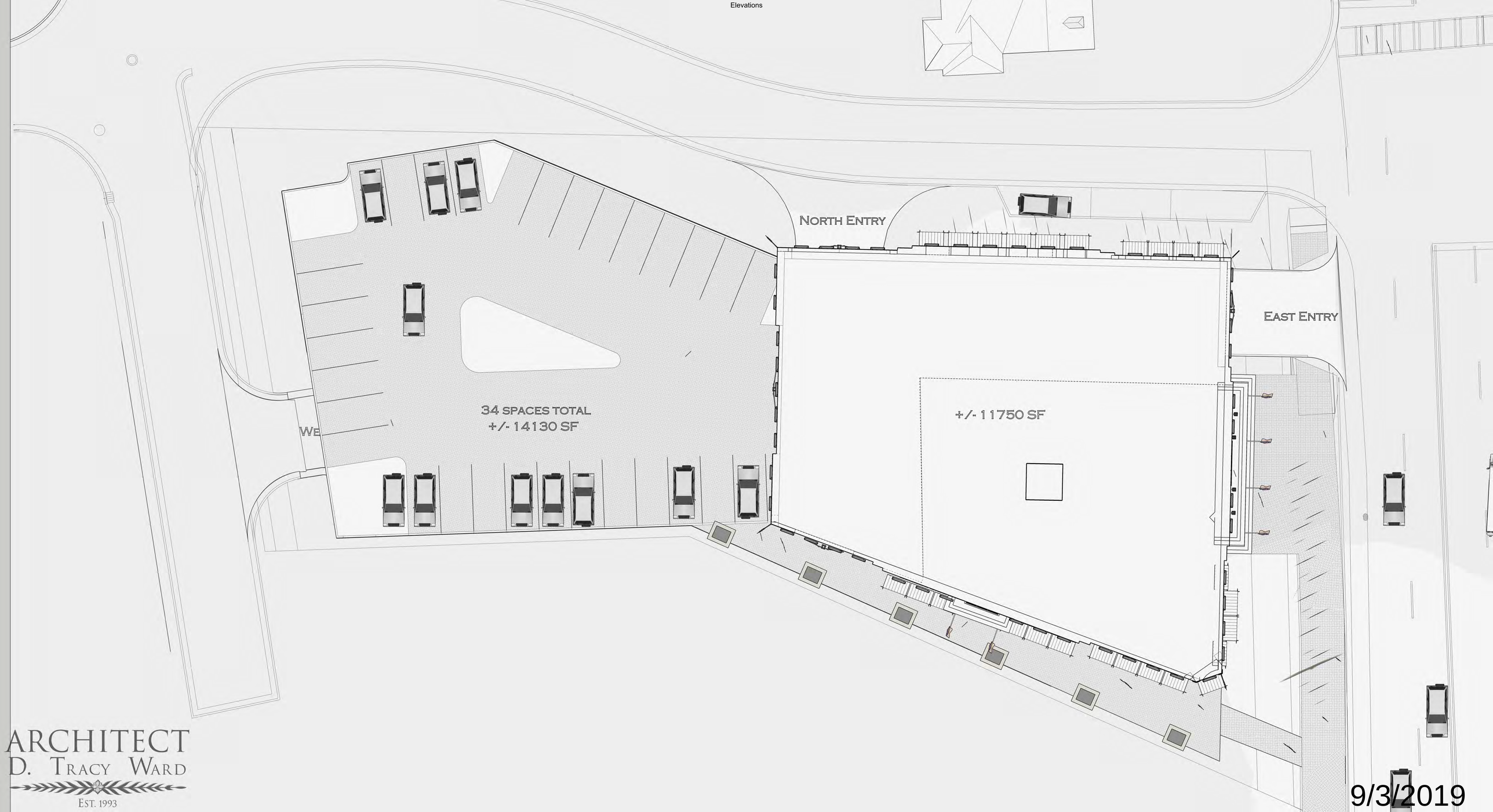
EST. 1993

9/3/2019

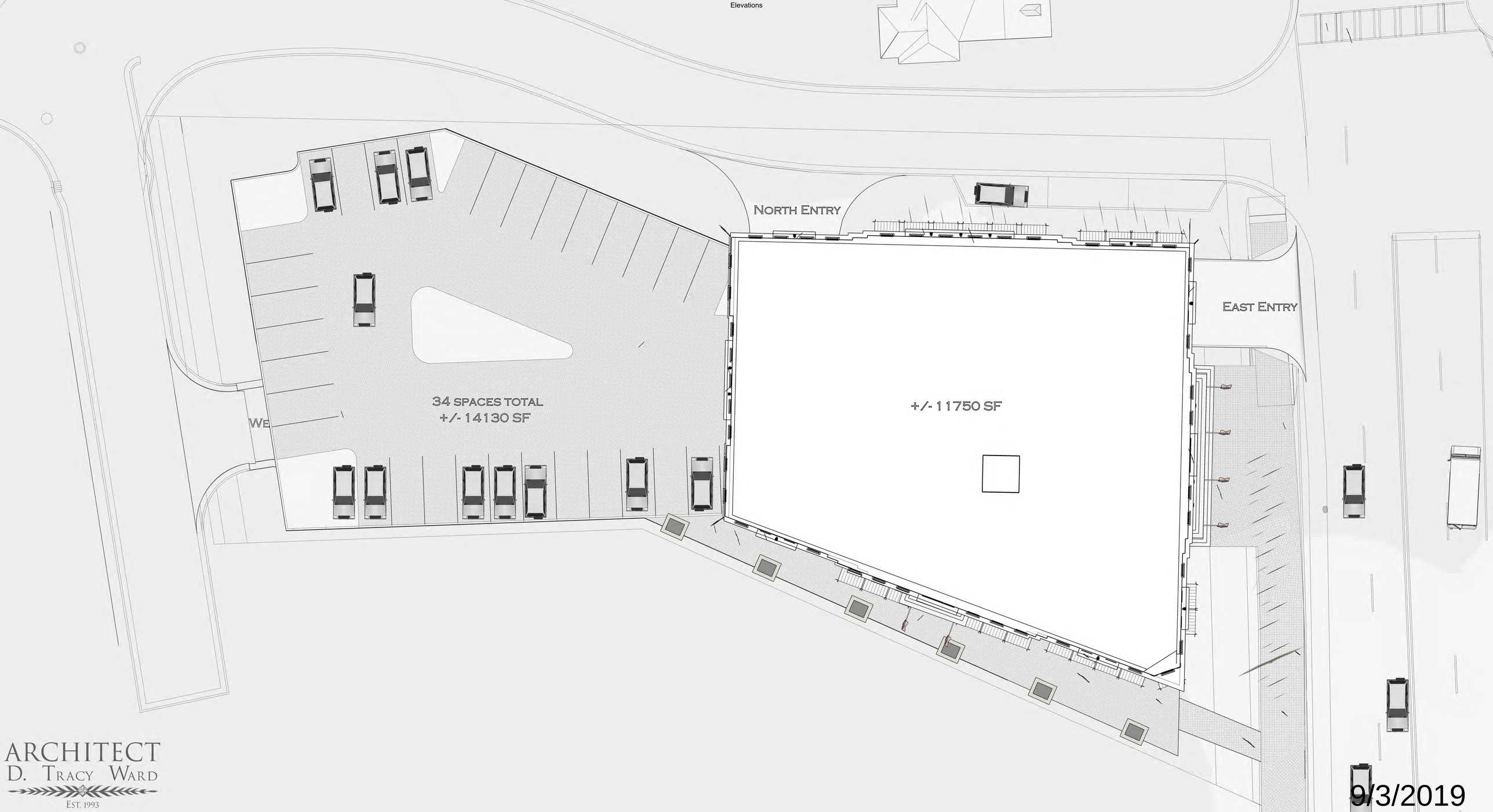
Elevations



ARCHITECT
D. TRACY WARD
EST. 1993

9/3/2019

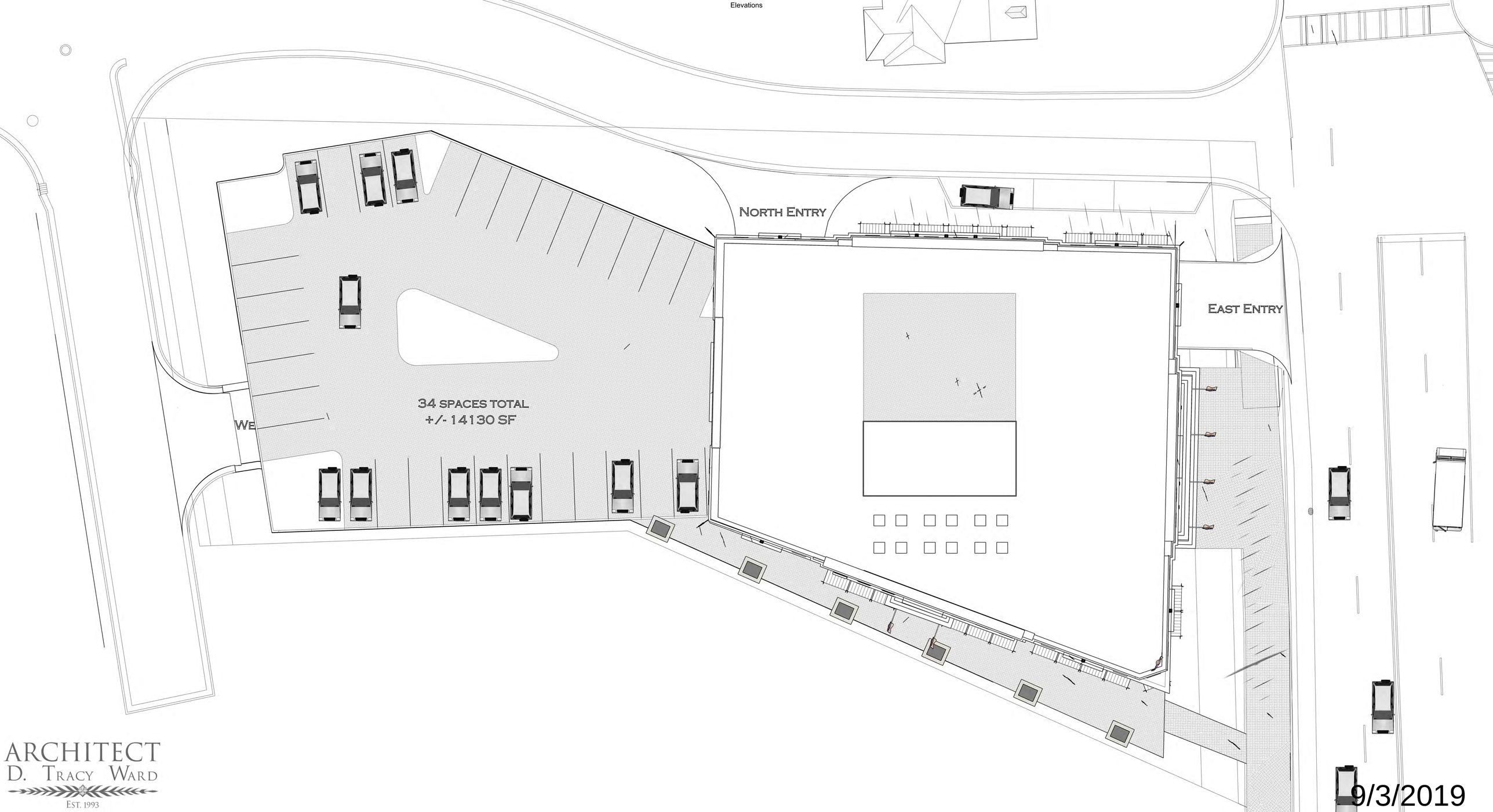
Elevations



ARCHITECT
D. TRACY WARD
EST. 1993

9/3/2019

Elevations



ARCHITECT
D. TRACY WARD
EST. 1993

9/3/2019

TREES TO BE REMOVED BY GDOT PROJECT

IMPACTS TO STRUCTURAL ROOT PLATE

#	333	22" DOGWOOD
#	334	28" PECAN
#	336	41" WATER OAK
#	339	28" PECAN
#		6" CRABAPPLE
#		9" MAPLE

TREES IMPACTED BY GDOT PROJECT

#	337	36" WATER OAK (16% CRZ IMPACT)
#	335	30" PECAN (7% CRZ IMPACT)

AEC
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50 Warm Springs Circle
Roswell ◦ Georgia ◦ 30075
(770) 641-1942 ◦ www.aecatl.com

NORTH

20 0 20 40

TREE EXHIBIT

100 NORTH MAIN STREET

ALPHARETTA, GEORGIA

PROJECT INFORMATION
PROJECT NO.: 18-4233.10
DATE: 10-18-18, REV. 9-4-19
SCALE: 1" = 20'
FILE NAME: 18-4233 P10.dwg
DESIGN/DRAWN: slr/sch/tpb

EXHIBIT “A”

Trees within the GDOT ROW & Easement Areas to be Removed

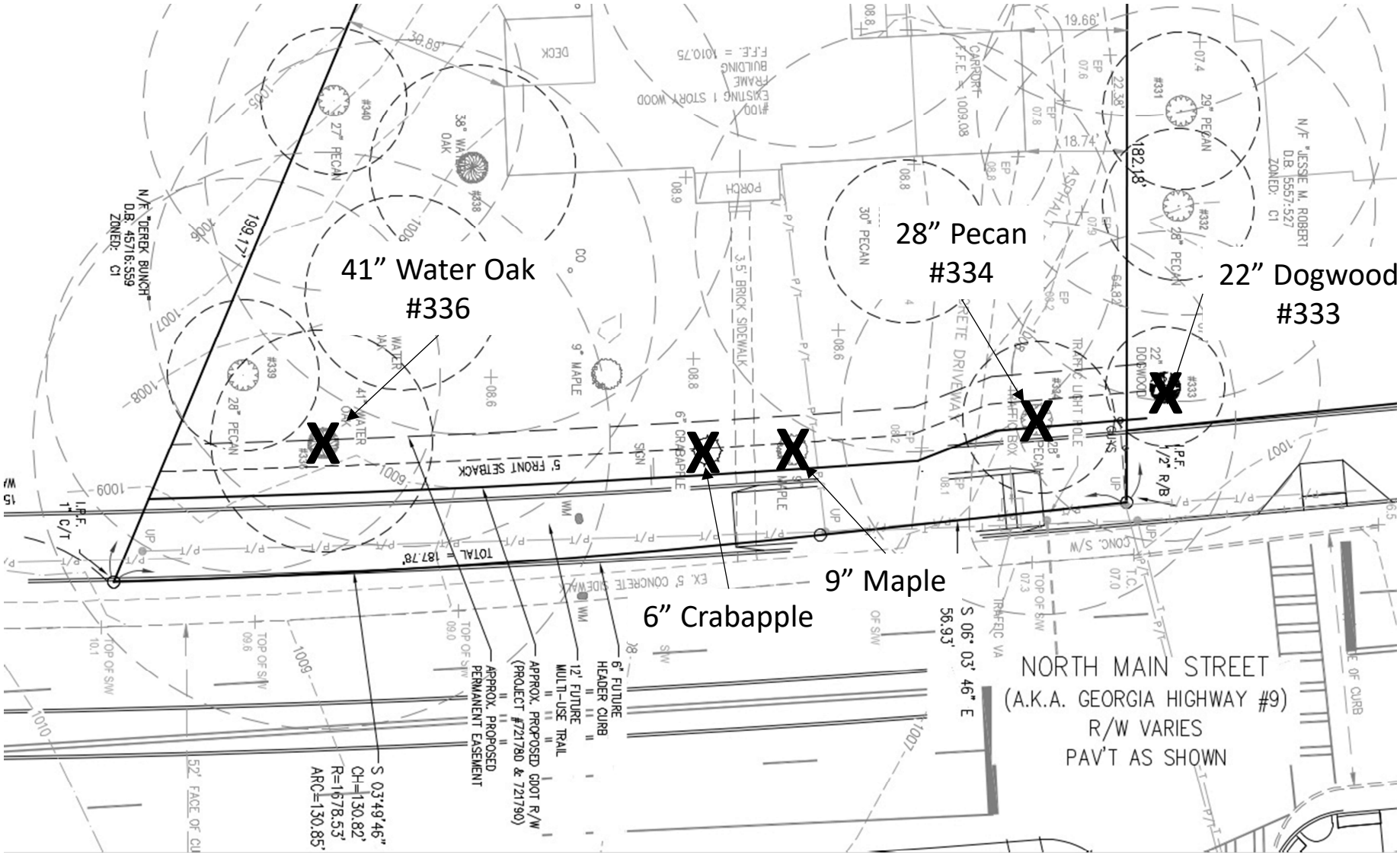
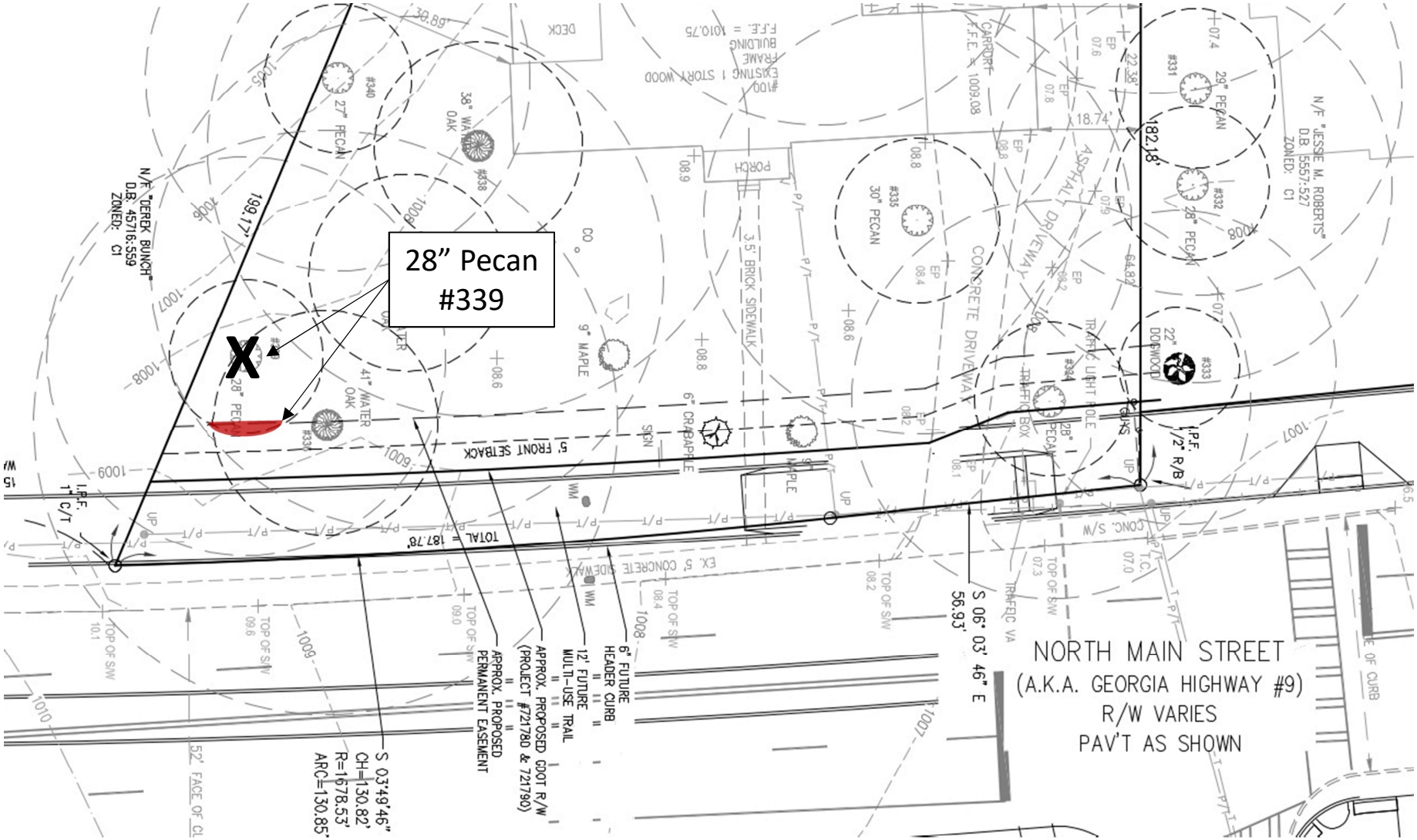


EXHIBIT “B”

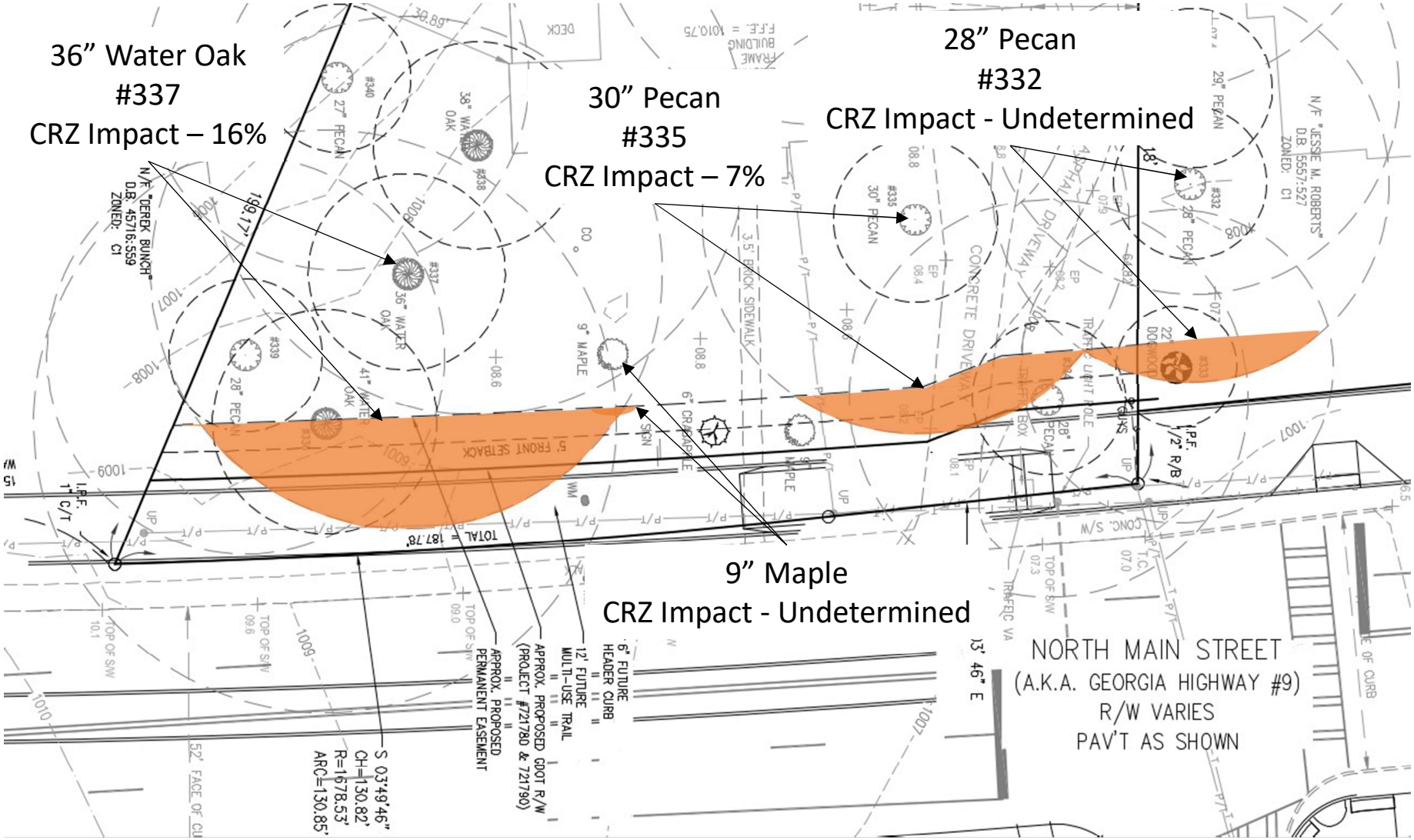
Trees with Structural Root Plates located within the GDOT Right of Way and Easements



Structural Root Plate

EXHIBIT “C”

Trees with Critical Root Zones located within the GDOT Right of Way and Easements



Critical Root Zone

Photo 5

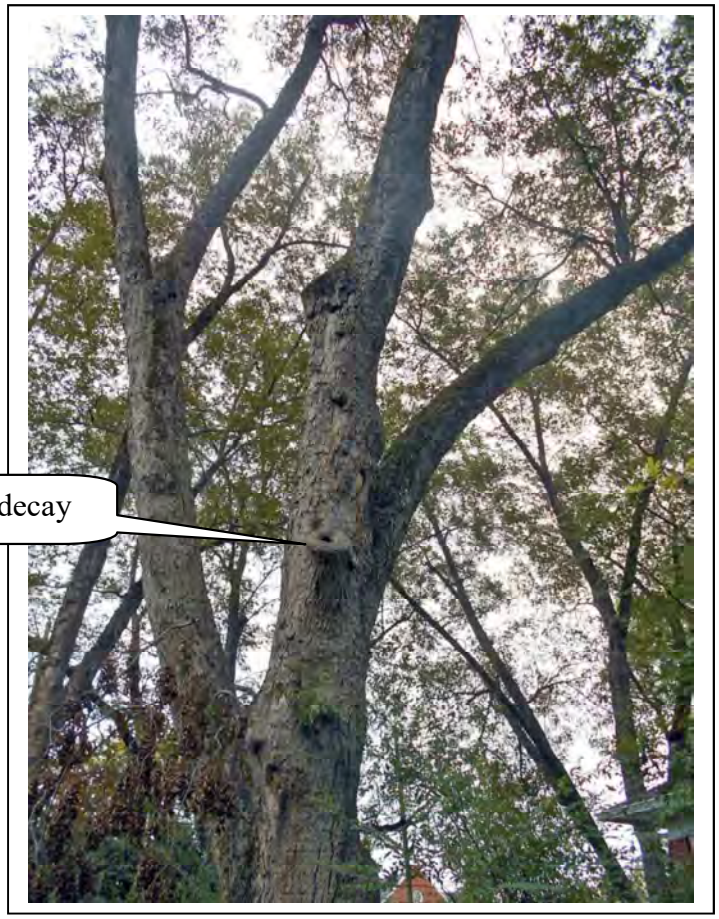


Photo 6

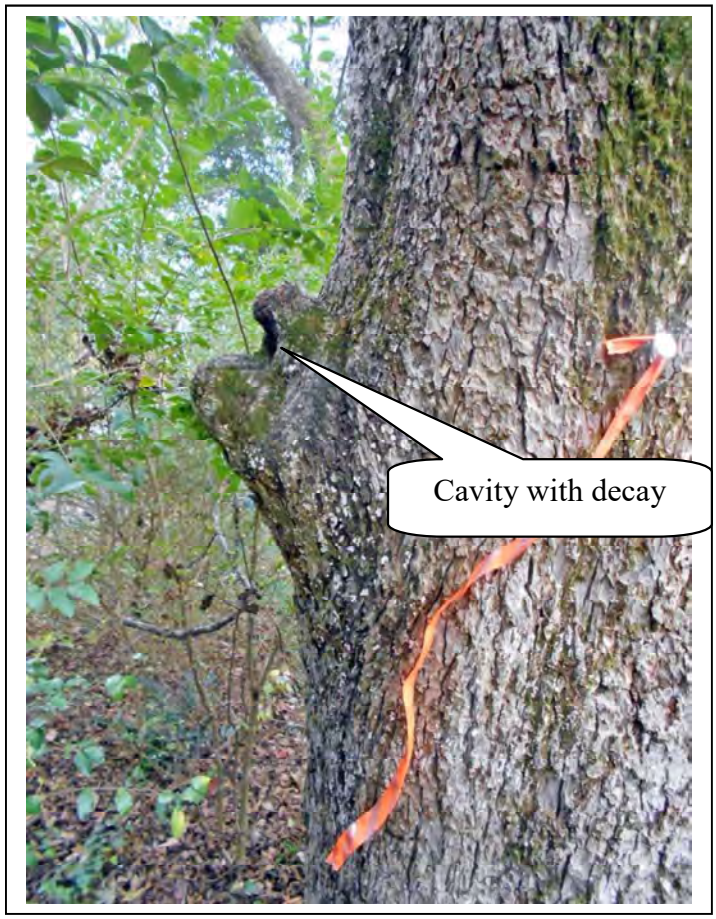
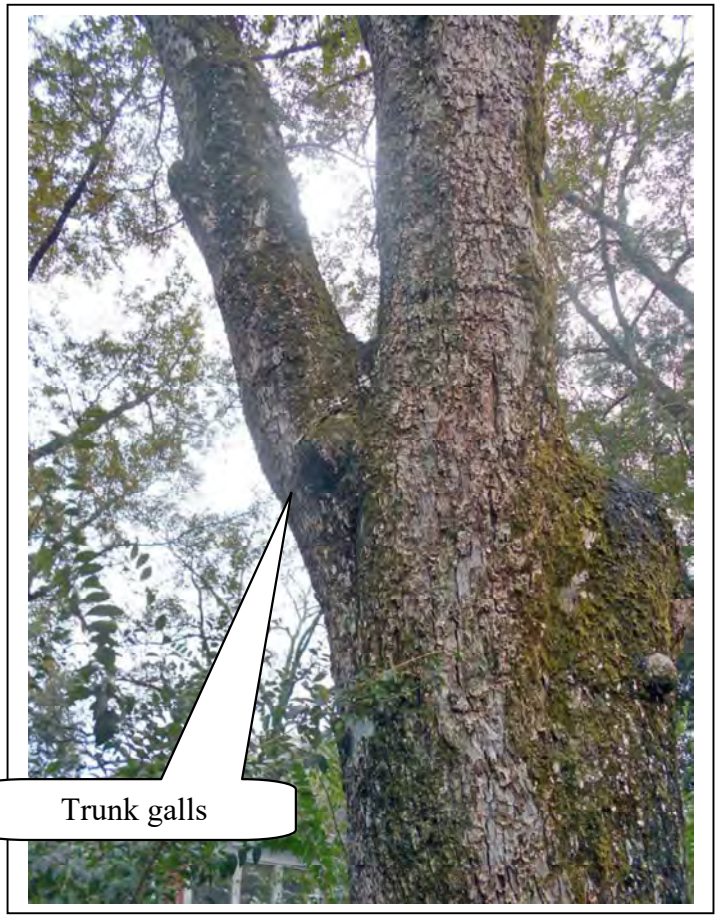


Photo 7

Photo 8



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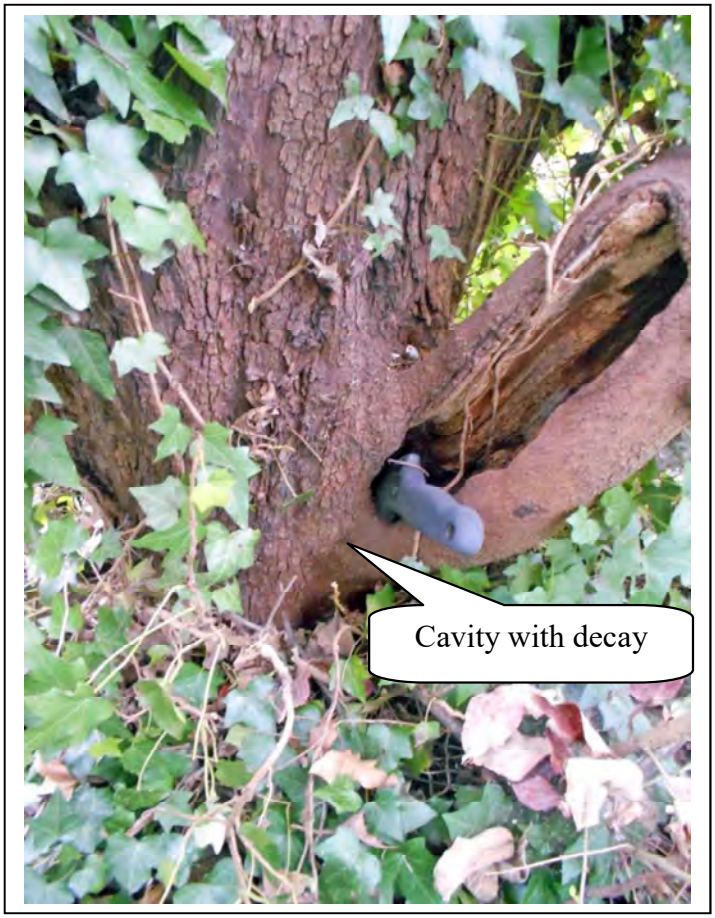
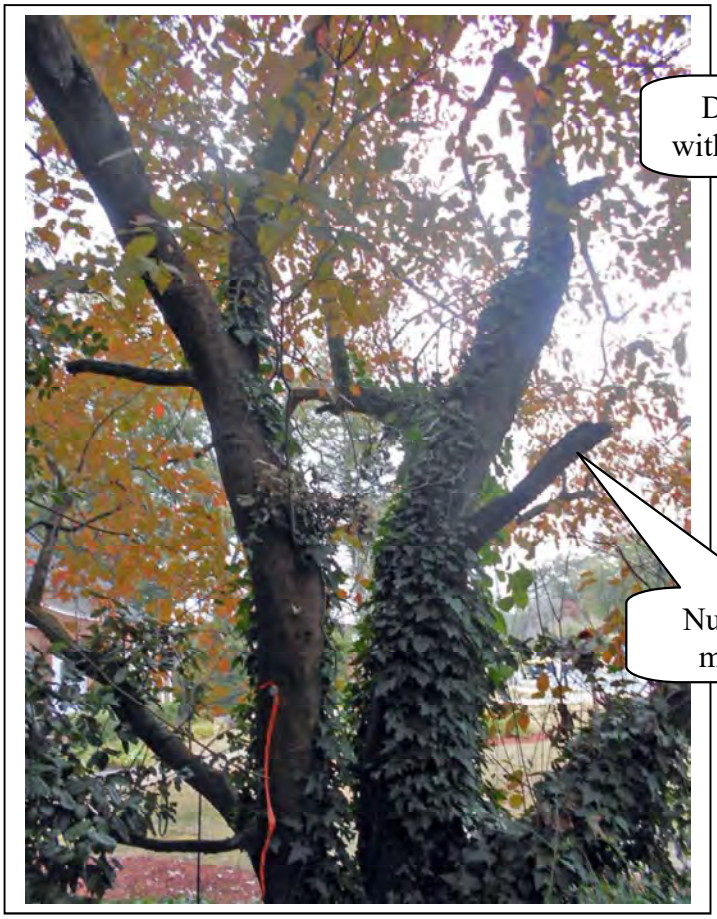


Photo 10



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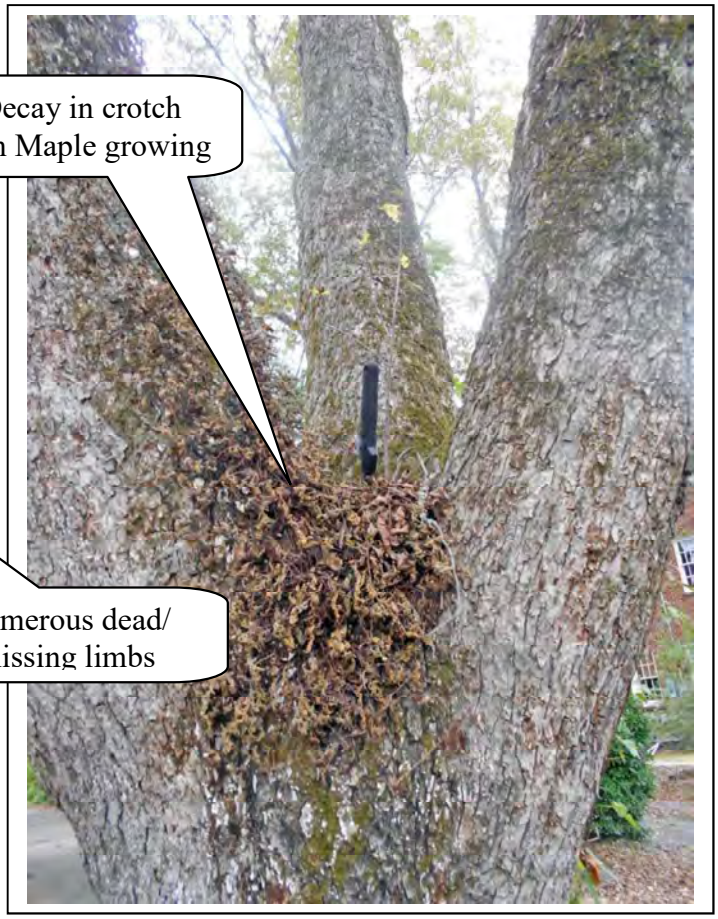


Photo 12

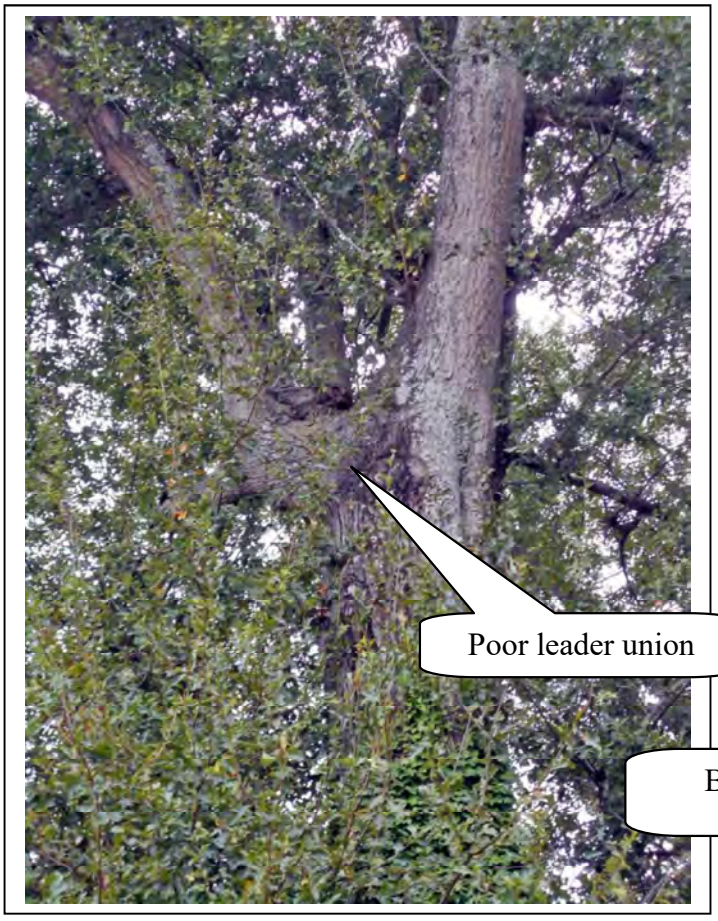
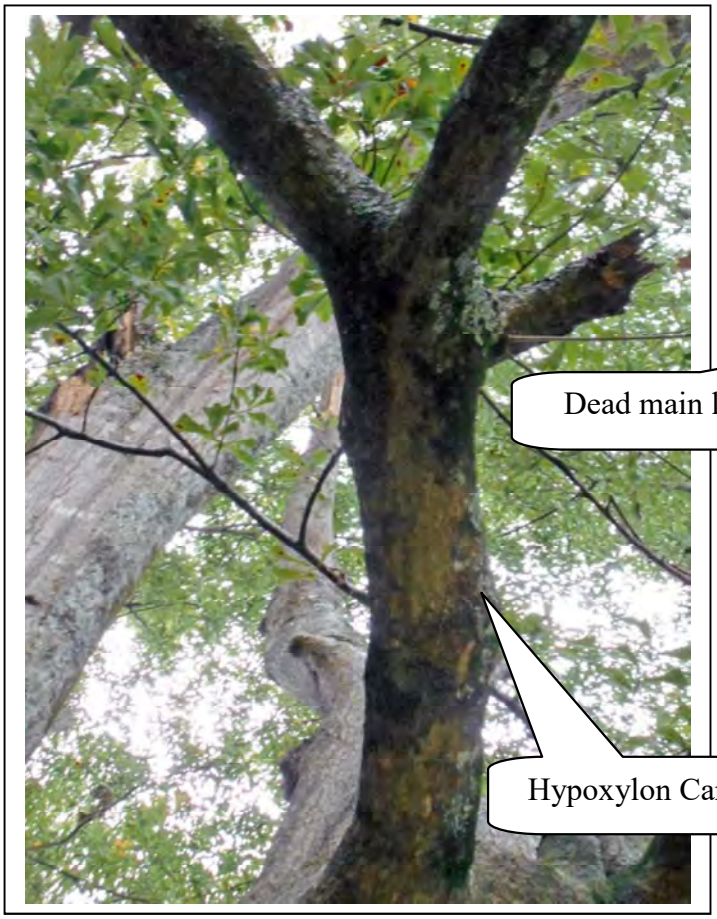


Photo 13

Photo 14

Photo 15

Photo 16



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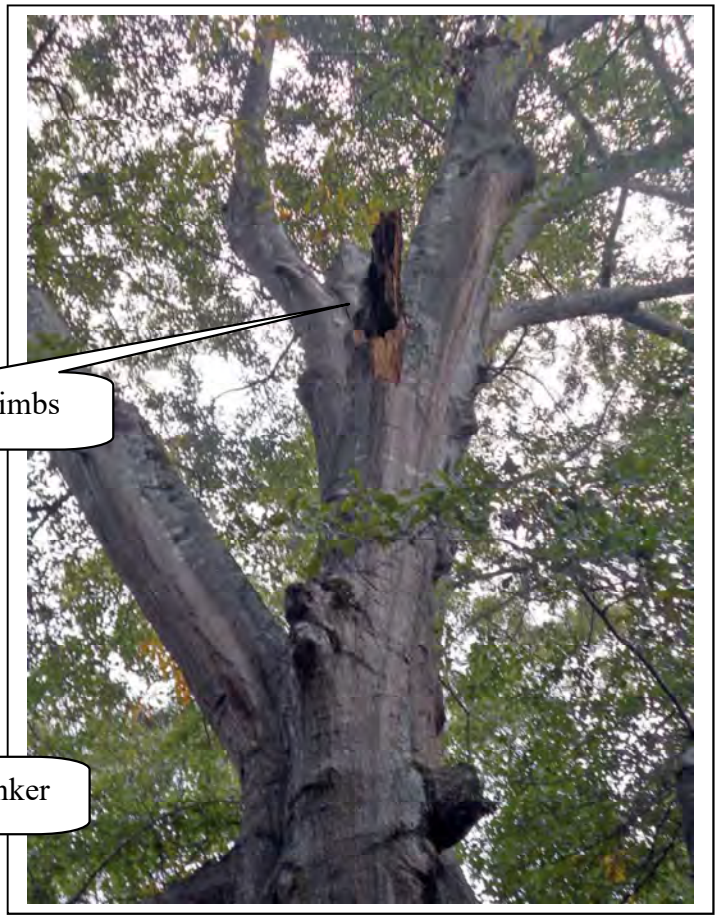


Photo 18

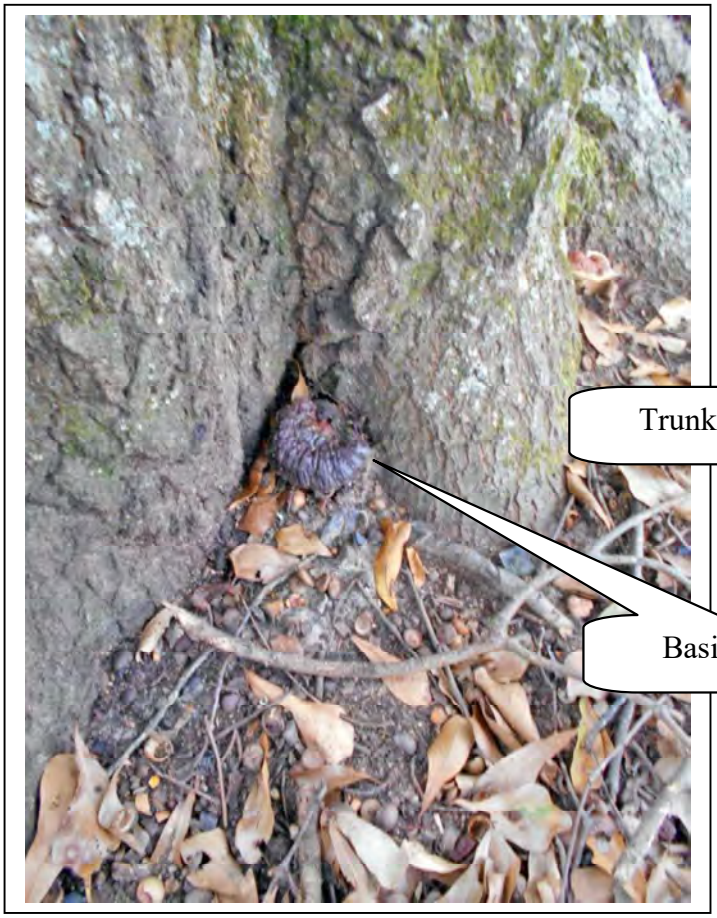


Photo 19

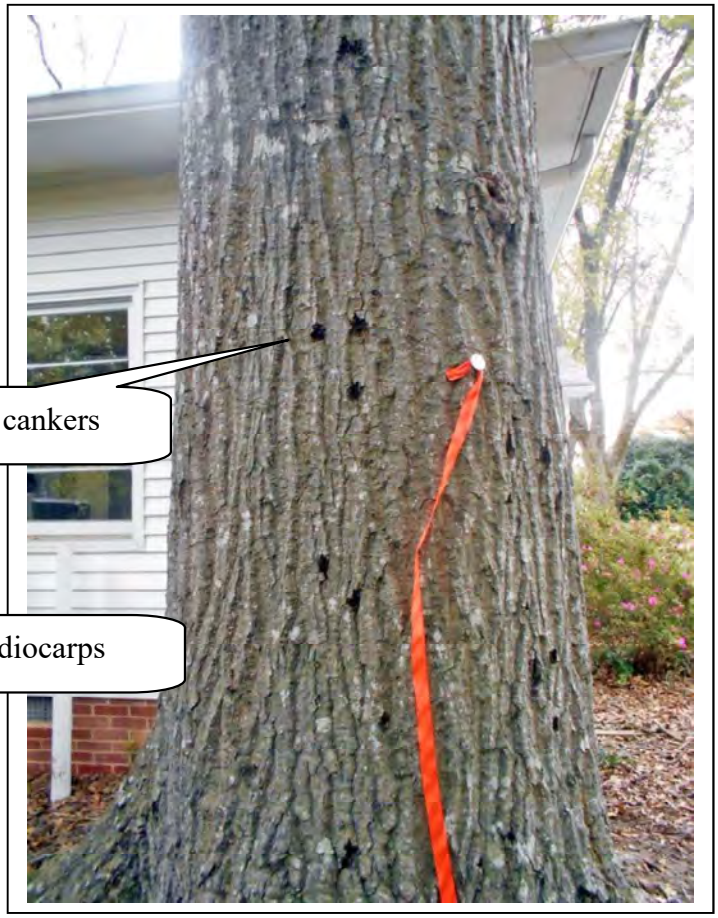


Photo 20

V-19-16

Z-19-03/100 North Main Street

CZIM COMMENTS **10.08.19**

NAME	ADDRESS	Comments
Roy Stiles		Road Pg 4
Jackson		Looks like well designed site
Jim Robinson		Road R/W drainage
D Tell		Retain at bottom Recom.
Derek Brown		

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: 100 N. Main Street LLC (Z-19-03/V-19-16)

Contact Name: Don Rolader Telephone: 770-442-0330

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.

See attached

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

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)* _____

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

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

Signature of Authorized Agent: Donald A. Rolader Date: 10/16/19

Donald A. Rolader

Print Form

100 North Main St, Alpharetta, LLC
1055 Powers Pl, Suite B
Alpharetta, GA 30009

September 16, 2019

Property Owner

RE: Application of 100 North Main Street Alpharetta, LLC / Z-19-03

Dear Property Owner:

100 North Main Street Alpharetta, LLC has filed for a rezoning of 0.92 acres on North Main Street, City of Alpharetta, Fulton County, Georgia from C-1 to DTMU

If you should have any questions regarding this matter, please contact our attorney, Don Rolader, with any questions. His address is 1865 Lockeway Drive, Suite 601, Alpharetta, GA 30004. His phone number is 770-442-0330, his email is don@roladerandrolader.com; and his fax number is 770-442-0641.

The hearings on this matter will be as follows:

CZIM October 9, 2019 at 6:00 pm;
Planning Commission November 7, 2019 at 6:30 pm; and
City Council November 18, 2019 at 6:30 pm.

Sincerely,

Stephanie Prentice Cooper

cc: Don Rolader

CANTON STREET FD DEVELOPMENT PARTNERS
LLC
91 W WIEUCA RD BLDG/STE A2000
ATLANTA GA 30342

KOVEN ROBERT P & HARRIS ROBT T
100 NORTH MAIN ST ALPHARETTA LLC
1055 POWERS PL SUITE B
ALPHARETTA GA 30009

STONE MARTHA
1525 HOLBROOK CAMPGROUND RD
CUMMING GA 30040

CHURCH STREET COMMERCIAL PROP LLC
435 ST REGIS DR
ALPHARETTA GA 30022

BEANIES PROP LLC
231 VAUGHAN DR
ALPHARETTA GA 30009

TROTTER HOLDINGS INC
37 CHURCH ST
ALPHARETTA GA 30004

TROTTER HOLDINGS INC
690 E MAIN ST
CANTON GA 30114

ROBERTS JESSIE M
P.O. BOX 535
HOLLY SPRINGS GA 30142-0009

LIGHT INVESTMENTS LLC
145 N MAIN ST
ALPHARETTA GA 30009

BUNCH DEREK
1255 RIVERSIDE RD
ROSWELL GA 30076

O DONNELL ROBERT J & CHERYL C
134 N MAIN ST
ALPHARETTA GA 30004-1623

ROBERTS ROY C
126 NORTH MAIN ST
ALPHARETTA GA 30009

ROBERTS JESSIE M
P.O. BOX 535
HOLLY SPRINGS GA 30142-0009

APPEN RAYMOND C & CHRISTINA B
316 LYNNE CIR
ALPHARETTA GA 30004

100 NORTH MAIN ST ALPHARETTA LLC
1055 POWERS PL SUITE B
ALPHARETTA GA 30009

KIM DOLLEH CENTER LLC
160 N MAIN ST
ALPHARETTA GA 30009

YOUTH MINISTRY RESOURCES INC
31 CHURCH ST
ALPHARETTA GA 30009

OBEROI MADANJIT
OBEROI MADHU
205 W SMOKETREE TER
ALPHARETTA GA 30005

EHORSE L L C
1070 POWERS PL
ALPHARETTA GA 30004

OBEROI MADANJIT & MADHU
205 WEST SMOKETREE TER
ALPHARETTA GA 30005

GRONHOLM SCOTT
12200 KING CIR
ROSWELL GA 30075

ERIC S CHOFNAS PC
1100 POWERS PL
ALPHARETTA GA 30004

MAIN STREET COMMONS OFFICE PARK
OWNERS ASSOCIATION INC
COMMUNITY ONE ASSOCIATES
1102 ABBEY CT
ALPHARETTA GA 30004

GEORGIAN COMMUNITY ASSOCIATION INC THE
958 MCEVER RDG STE B5
GAINESVILLE GA 30504

PAYNE JOHN MARTIN
370 ROSE GARDEN LANE
ALPHARETTA GA 30009

WASHBOURNE JAMES F & LUCINDA
360 ROSE GARDEN LANE
ALPHARETTA GA 30009

CUSICK RICHARD & LAURA M
350 ROSE GARDEN LANE
ALPHARETTA GA 30009

WILKERSON PETER & JULIETTE
340 ROSE GARDEN LANE
ALPHARETTA GA 30004

GALLEGOS ENRIGUE HERRERA &
HERRERA MARGARITA
330 ROSE GARDEN LANE
ALPHARETTA GA 30009

WALLERT RONALD & PAGE W
320 ROSE GARDEN LANE
ALPHARETTA GA 30009

SWOPE DARRELL & ELKET
310 ROSE GARDEN LANE
ALPHARETTA GA 30009

WEST MAIN I LLC
6400 POWERS FERRY RD SUITE 350
ATLANTA GA 30339

WEST MAIN I LLC
6400 LILY GARDEN PL
ATLANTA GA 30339

LUNSFORD SARA H
245 CHINABERRY DR
ROSWELL GA 30076

ATTIG LARRY L & MARGE A
225 OAKMERE DR
ALPHARETTA GA 30009-3268

TAYLOR MORRISON OF GEORGIA LLC
6845 SHILOH RD E SUITE D3
ALPHARETTA GA 30005

ALPHARETTA FIRST UNITED METHODIST CHURCH INC
69 N MAIN ST
ALPHARETTA GA 30009

PROPERTIES OF DUFFY LLC
10 CUMMING ST
ALPHARETTA GA 30004

BROWN & MONDI PROPERTIES INC
18 CUMMING ST
ALPHARETTA GA 30009

BROWN MONDI PROPERTIES INC
11675 CENTURY DR STE D
ALPHARETTA GA 30009

Comments and concerns of all individuals as part of Citizen Participation Program:

Derek Bunch

Parcel Address: 82 NORTH MAIN ST
Owner: BUNCH DEREK

Parcel Address: 88 MAIN ST
Owner: BUNCH DEREK

Property abuts our property to the south. Corner of N. Main St. & Church St.
He has expressed a possible interest in acquiring the small triangle piece adjacent to his property. Has not offered any objections to our plan.
He has asked why we aren't asking for four floors in our application.

Lanny Donoho

Parcel Address: 31 CHURCH ST
Owner: YOUTH MINISTRY RESOURCES INC

Property abuts our property to the south in the back and behind Derek Bunch's on Church St. Mr. Donoho is opposed to our project in every way. He resides in the house on the property. He is not the actual owner since he donated the property to Youth Ministry Resources. Our understanding is he lives on the property for free until his death.

Roberts Brothers

Parcel Address: 116 MAIN ST
Owner: ROBERTS JESSIE M

Parcel Address: 0 CHRISTINE DR
Owner: ROBERTS JESSIE M

Parcel Address: 126 MAIN ST
Owner: ROBERTS ROY C

Three parcels of which two abut our property to the north and the third parcel adjacent to the north. Owners are opposed to the alignment of the side street because it takes too much of the back parcel that abuts our property. They are actively trying to sell and would be happy with no side street. They also have asked why we are not asking for four floors. We did learn that the judge owns his lot solely and the parcels adjacent to ours are owned together with his brothers.

Art Trotter

Parcel Address: 37 CHURCH ST
Owner: TROTTER ART

Parcel Address: 690 E MAIN ST
Owner: TROTTER ART

Called on 9/24/19 and expressed support for an office building on the property. He had no objection to the development.

From:	Woodman, Michael
To:	Taylor, Elicia
Subject:	FW: 100 N. Main Street meeting
Date:	Monday, November 25, 2019 1:59:06 PM

Please include with Part B.

From: Don Rolader <don@roladerandrolader.com>
Sent: Monday, November 25, 2019 1:54 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Cc: debbie@roladerandrolader.com; 'Zac Antonio' <zantonio@mzacre.com>; 'Steve Rowe' <slr@aecatl.com>; 'Matt Street' <mstreet@mzacre.com>; 'Thomas Vandervort' <thomas@avegohc.com>; 'Abdul Amer' <aamer@areng.com>
Subject: FW: 100 N. Main Street meeting

Michael, we met on November 20th in the Community Room. All of the attendees are in the emails below with the addition of Mayor Jim Gilvin, who also attended and participated. There were no formal minutes. The neighbors were happy with the use, the building architecture and the site plan generally. Almost the entire discussion revolved around the impact of traffic on West of Main, whether by access to the lower deck or by creation of the Cumming Street extension. They are having access issues presently on Canton Street. We are amending our traffic study to track the generation numbers with 59 spaces in the lower deck. They thought the number of trips would be much higher than A&R's study shows, and they were not aware that the upper and lower parking decks do not connect. They were afraid the lower deck traffic would be 150 trips per hour during the peak periods. That number should be more like 40 trips. They had not reached a consensus on the Cumming Street extension. They understand it provides relief from the single Canton Street entry via a signalized intersection at North Main Street, but they do not know how many N. Main Street and Cumming Street drivers will be added if the extension is built. The Mayor told them that there was no money presently allocated for the road, it was not approved, and that they could have lots of influence on the decision of the City. The meeting was extremely cordial, the neighbors gained a great deal of information and they await the refinement of our trip generation numbers. After viewing the architecture of the rear entry, there was not much negative reaction to it. Only about 4 or 5 townhomes will see it at all. I am asking the remainder of the team to give you their thoughts. Thanks, Don

From: Don Rolader [mailto:don@roladerandrolader.com]
Sent: Thursday, November 21, 2019 4:43 PM
To: 'Bracken, Larry' <[redacted]
Cc: 'Zac Antonio' <zantonio@mzacre.com>; 'Matt Street' <mstreet@mzacre.com>; 'Thomas Vandervort' <thomas@avegohc.com>; 'Steven Rowe' <slr@aecatl.com>; 'Tracy Ward' <tracy@dtracywardarchitect.com>; 'Abdul Amer' <aamer@areng.com>
Subject: RE: 100 N. Main deferral

Larry, I will list our team for you:

Thomas Vandervort-principal -Avego Healthcare Capital
Zac Antonio- project development manager
Matt Street-supports Zac Antonio
Steve Rowe-AEC (engineers & land planners)-Roswell Georgia
Tracy Ward-Architect-Alpharetta Georgia
Abdul Amer-A&R Engineers-traffic consultant

Thank all of you so much for your time and interest. It is beneficial to all to have the facts. Please let us know what other information we can provide. Thanks, Don

---

From: Bracken, Larry [redacted]
Sent: Thursday, November 21, 2019 4:16 PM
To: Don Rolader <don@roladerandrolader.com>
Subject: RE: 100 N. Main deferral

Don,

I want to thank you and your client's team for meeting with our group yesterday. The information your group provided was exceptionally helpful, and cleared up questions and even some misconceptions our owners had. We will be communicating with all West Main landowners to bring them up to speed.

May I trouble you to send me the names (and perhaps titles) of the people who were at the meeting on behalf of your client? I did my best to record everyone's name but I think I came up a few people short on my list. The West Main attendees were Lindsay Sims, Joanne Hammermaster, Dave LaMonte (on the phone), and me. As I mentioned, I am not representing the West Main residents, individually or collectively, as an attorney, but I would be glad to serve as a conduit of communication with our group as necessary.

Thanks again.

-- Larry Bracken

Lawrence J. Bracken II
Partner
[redacted]

This communication is confidential. If you are not an intended recipient, please advise by return email immediately and then delete this message, including all copies and backups.

-----Original Message-----
From: Don Rolader [redacted]om>
[redacted]>; Kcook@alpharetta.ga.us; 'WM 08 [redacted]mzacre.com>; [redacted]reet' <mstreet@mzacre.com>
Subject: FW: 100 N. Main deferral

Larry, Michele and Peter, I have attached the deferral letter for 100 N. Main Street and my correspondence with Lindsay & Mike. My team looks forward to meeting with you in the near future regarding this application. Thanks, Don

-----Original Message-----
From: Don Rolader [mailto:do[redacted]olader.com]
[redacted]
Cc: 'Kcook@alpharetta.ga.us' <Kcook@alpharetta.ga.us>; 'Zac Antonio' <zantonio@mzacre.com>; 'Thomas Vandervort' <thomas@avegohc.com>; 'Stephanie Prentice Cooper' <stephanie@altivamanagementinc.com>
Subject: 100 N. Main deferral

Mike and Lindsay, I am the attorney representing 100 N. Main, LLC. I have attached a copy of the deferral of this item from the November 2019 Planning Commission and City Council agendas. My client learned yesterday evening that residents of West of Main had concerns about the application. My client owns the property and has spent a great deal of time with the City prior to filing trying to work out a Cumming Street Extension. Since filing, we have worked extensively with Staff to come up with a site plan, landscape design and architecture which compliment the downtown overlay. My client is currently located in Alpharetta and has a strong desire to make its corporate headquarters downtown. There was a good article in The Atlanta Business Chronicle yesterday about the project. My client wants to have a full dialogue and discussion with West of Main residents prior to any public hearings. If we were aware of your concerns earlier, we would have responded. Please contact or expect contact from Zac Antonio to set up a meeting to open this discussion. Thanks for your time and consideration. Don Rolader

-----Original Message-----
From: copier@roladerandrolader.com [mailto:copier@roladerandrolader.com]
Sent: Tuesday, November 05, 2019 11:18 AM
To: Don <don@roladerandrolader.com>
Subject: Message from "RNP002673BF88B9"

This E-mail was sent from "RNP002673BF88B9" (MP 3054).

Scan Date: 11.05.2019 11:18:03 (-0500)
Queries to: copier@roladerandrolader.com

18-10-23-01 100 North Main Street Arborist Report Alpharetta

Reference UDC
Alpharetta, Georgia

Location Map North

All of the following information is based upon visual field observations and 30 years of practical horticultural experience. No scientific or lab tests have been performed. I certify that all information in this report is true and inclusive to the best of my knowledge and is prepared in good faith.

Outdoor Spaces, LLC

By Scott Hall, Owner

On Site Specimen Evaluation Date: October 25, 2018
Report Date: October 26, 2018
Revised Date:

Outdoor Spaces, LLC
Scott Hall, Owner
RLA, Certified Arborist
Certificate Number: SO-5434A
404-328-6561 Cell
678-965-4784 Fax
scottandcyrena@bellsouth.net

Warranty Disclaimer:

Although, this report will determine whether or not a tree is a specimen or "Tree of Quality"; it is provided as best judgment opinion. Ultimately, the governing body's (City of Alpharetta) arborist or representative shall determine whether a tree is classified as a specimen/"Tree of Quality" or not.

All specimen/"Tree of Quality" tree locations shall be approximate. The provided tree locations shall NOT be GPS located and in no manner shall the provided tree location plan be used or represented as a tree survey. It is the sole responsibility of the OWNER to have all tagged specimen/"Tree of Quality" trees located by a Certified Land Surveyor.

No warranties express or implied are made with respect to the report of aforementioned specimen trees. It is understood the OWNER makes use of this report by the ARBORIST at OWNER's sole risk and that the report is provided as best judgment opinion. In no manner does this report guarantee the life or imply any length of life span of the trees that are determined to be specimens.

Arborist Note:

Due to certain species and undesirable traits, some trees shall be considered in poor condition if the following is true. Numerous trees grown in a native setting may appear to grow as multi-trunk; however this is not desirable in most trees. Most trees that have multi-trunks at the base are usually created when two separate trees grow together or the tree branches off at an early age and they become Co-Dominate Leaders. Either scenario is an undesirable condition for most trees because they both create weak crotches, included bark and/or a prime place for debris and water to get trapped that will always cause decay. In this case these trees become a life safety issue and can not be considered specimen trees.

Some trees are an exception to this rule, such as, but not limited to:

Crape Myrtles, Birches, Wax Myrtles, Red Buds, Fringe Trees, Dogwoods, Hollies, Cedars, Sourwoods, Sweet Bay Magnolias, Red Bays and Live Oaks.

These are an exception because they naturally create sucker growth from the roots and/or trunk or do not typically have the life safety issues because they are not large growing trees.

Reference: Sinclair, Wayne A., 1936. Diseases of Trees and Shrubs / Wayne A. Sinclair and Howard H. Lyon.-2nd Ed. Published 2005

SECTION 3.2 - TREE CONSERVATION, LANDSCAPE, AND BUFFER REQUIREMENTS
(Adopted 05-15-17)

3.2.2 Definitions.

For the purposes of this Section, unless the context indicates otherwise, the following terms shall have the meaning set forth below:

Boundary Tree: Any tree located on adjacent property with a critical root zone that will be impacted by proposed land disturbance activity.

Caliper: A standard of trunk measurement for replacement trees. Caliper inches are measured at the height of 6 inches above the ground for trees up to and including 4 inch caliper and 12 inches above the ground for trees larger than 4 inch caliper.

Conifer Tree: Any tree with needle leaves and a woody cone fruit including, but not limited to, pine, juniper and cedar species.

Critical Root Zone (CRZ): The minimum area beneath a tree which must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The Critical Root Zone will typically be represented by a concentric circle centering on the tree's trunk with a radius equal in feet to one and three-tenths times the number of inches of the trunk diameter. EXAMPLE: The CRZ radius of a twenty (20) inch diameter tree is twenty-six (26) feet.

Dead Tree: Any standing tree which is no longer alive or has the ability to sustain itself through natural processes as determined by a qualified professional.

Diameter Breast-Height (DBH): The standard measure of tree size (for trees existing on a site). The tree trunk is measured at a height of 4 1/2 feet above the ground. If a tree splits into multiple trunks below 4 1/2 feet, the trunk is measured at its most narrow point beneath the split.

Guidance Document: A document maintained by the City of Alpharetta Arborist that includes clarifications to requirements with examples and additional technical standards about tree protection, tree planting, species selection, and other information relevant to the protection and replanting of trees in the City of Alpharetta. The document may be revised by the City Arborist as conditions and technical standards evolve.

Hardwood Tree: Any tree that is not coniferous (cone bearing). This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

International Society of Arboriculture (ISA): A professional organization that promotes the professional practice of arboriculture, sets standards for obtaining professional credentials for arborist, and establishes best practices for tree care, pruning, and protection.

Landscape Tree: A tree or trees that were planted or retained on a developed or previously developed site.

Ornamental Tree: A tree that provides a visual impact in the landscape. The impact may be provided through form, bark, branching structure, leaf color, and / or flower color. Typically a small or medium size tree.

Overstory Tree: Those trees that compose the top layer or canopy of vegetation and will generally reach a mature height greater than 40 feet and typically have a spreading canopy.

Pine Tree: An evergreen coniferous tree that has clusters of needle-shaped leaves.

Pruning (Tree Pruning): To cut away dead, overgrown, or undesirable branches or stems. Pruning of trees to be done in compliance with standard arboricultural practices as outlined in ANSI A300 and shall maintain the trees natural form and structure.

Qualified Professional: An International Society of Arboriculture (ISA) Certified Arborist; an American Society of Consulting Arborists (ASCA) Registered Consulting Arborist, or a Registered Forester.

Shade Tree: Any tree that has a spreading canopy that provides partial to full shade to the ground with a minimum height of 20 feet.

Softwood Tree: Any coniferous (cone bearing) tree. This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

Specimen Tree: Any tree which qualifies for special consideration for preservation due to its size, type, condition, location or historical significance and which also meets the minimum size criteria set forth below.

Size Criteria:

Pine Trees: 30-inch diameter or larger for trees in the *Pinus* (Pine) genus.

Coniferous Trees: 20" diameter or larger for trees in the *cedrus* (deodar cedar), *Thuja* (Arborvitae), or other ecologically similar trees,

Overstory Trees: 30-inch diameter or larger for trees in the *Liquidambar* (Sweetgum) or *Liriodendron* (Tulip poplar) genus

- 20-inch diameter or larger for trees in the *Fagus* (Beech), *Nyssa* (Tupelo), *Diospyros* (Persimmon), *Sassafras* (Sassafras), *o*r other ecologically similar trees,
- 20-inch diameter or larger for *Magnolia grandiflora* (Southern magnolia) and those cultivars that generally reach a mature height over 40'
- 24-inch (24″) diameter or larger for trees in all other genera

Understory Trees: 8-inch (8″) diameter or larger.

- 10-inch (10") diameter or larger for *Oxydendron arboretum* (Sourwood).

See additional requirements for Specimen Trees in The Guidance Document

Street/Streetscape Tree: Any tree located or proposed to be located along a public or private street. The actual location will be determined by the specific zoning district or overlay. In situations where there is limited planting space in the right of way and or safety concerns, street trees may be located at the back of the sidewalk or within the landscape strip on private property and the discretion of the Director.

Structural Root Plate: The zone of rapid root taper that provides the tree stability against wind throw. The radius of the structural root plate is equal to 0.5 feet per inch of DBH.

Tree: Any living, self-supporting woody or fibrous plant which normally obtains a diameter breast height of at least three (3) inches and typically has one (1) main stem or trunk and many branches.

Tree Care Plan: A plan developed to provide an impacted tree the best possible chance of survival. A tree care plan should be prepared by a qualified professional and conform to the requirements of ANSI A300 and the Guidance Document

Tree Grouping: A community of trees as determined by the Director to merit special consideration as an ecological feature based upon species composition, form, structure, age, and condition. Specimen trees and trees of quality may be included in tree groupings and every alternative should be evaluated to save these trees. Except as otherwise provided in Section 3.2., Tree Groupings will be treated as specimen trees for preservation credits and every alternative should be evaluated to save these trees.

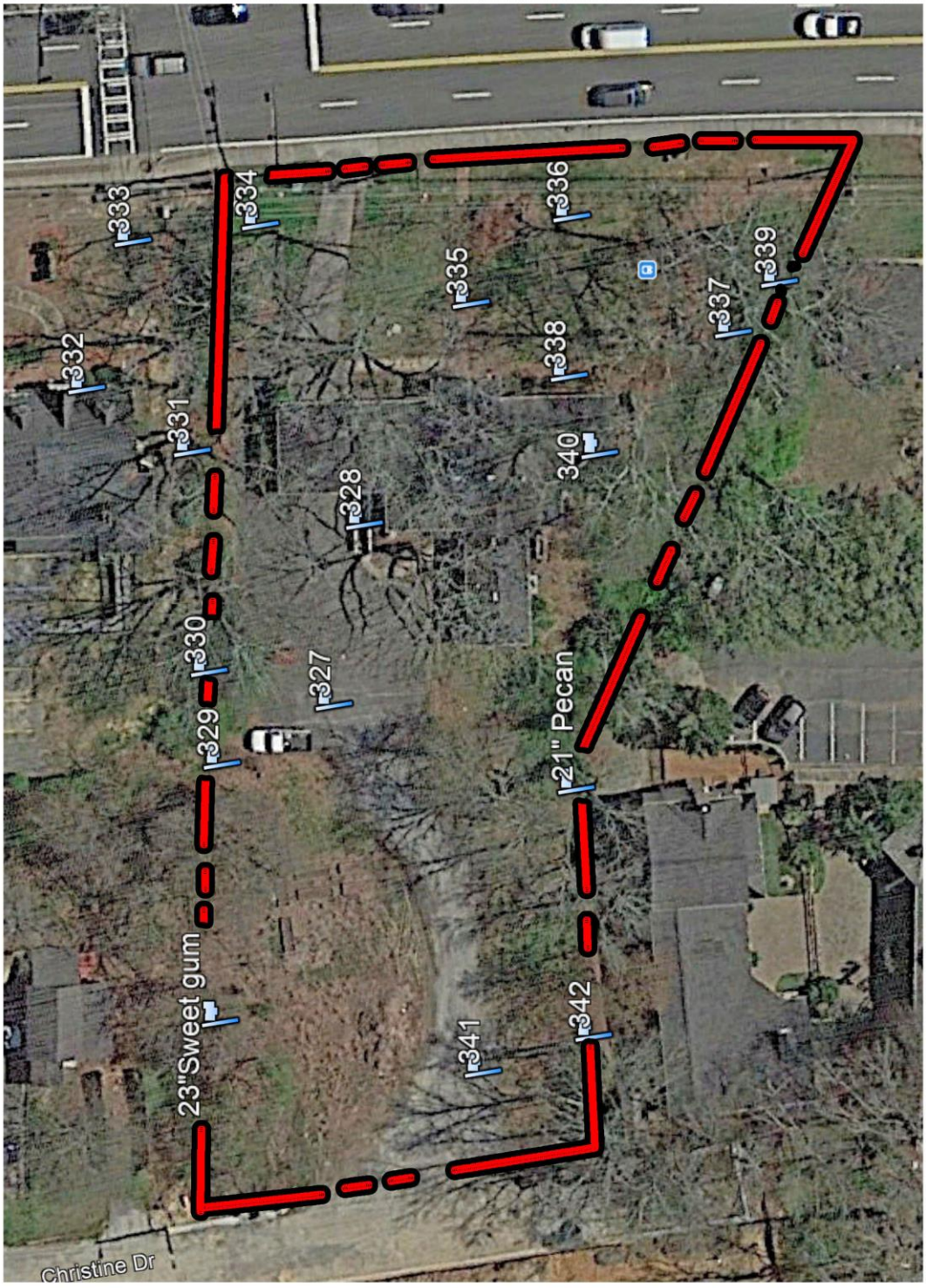
Tree of Quality: A tree that merits special consideration due to historical significance, ideal shape and structure, or uniqueness of the species as determined by the Director. Except as otherwise provided in Section 3.2., Trees of Quality will be treated as specimen trees for preservation credits and every alternative should be evaluated to save these trees.

Tree Planting List: List of preferred tree species for use in the City of Alpharetta. Species not included on this list may be approved at the discretion of the Director. The Tree Planting List is included in the Arborist Guidance Document.

Tree Protection Area: An area encompassing the critical root zone of a tree that shall remain in a pervious state.

Tree Save Area: An area designated for the purpose of meeting tree density requirements, saving natural trees, and/or preserving natural buffers that shall remain in a previous state.

Understory Trees: Those trees that grow beneath the overstory, and will generally reach a mature height less than 40 feet. Understory trees may include coniferous trees that meet these same height characteristics.



Notes:

-All tree locations are approximate and have not been field surveyed. Refer to survey for locations.

-All 20" DBH trees within 30' of property line have been identified and specimen size have been evaluated.

Tree Location

North

Not To Scale

Specimen Location Plan

18-10-23-01 100 North Main Street Arborist Report Alpharetta
(General Observations: The site a single family residence with several old Pecans and less desirable hardwoods such as Water Oaks and Sweet Gums.)

Tree #	Size/ Species	Health Condition	Structural Condition	Classification	Comments	Photo # (See Attached)	City of Alpharetta's Assessment
327	18" Crabapple	Fair	Poor	Non-Specimen	Large cavity with decay	1	
328	31" Pecan	Fair	Poor	Non-Specimen	2 Co-Dominate Leaders with decay in crotch. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	2	
329	42"(20"-18"-15") Water Oak	Poor	Poor	Non-Specimen	3 Trees grown together creating 3 Co-Dominate Leaders with 1 dead. Due the species, a multi-stem tree is undesirable and could be a life safety issue. Possibly Boundary Tree	3	
330	36"(27"-16") Water Oak	Fair	Poor	Non-Specimen	2 Trees grown together creating 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue. Possible Boundary Tree.	4	
331	29" Pecan	Poor	Poor	Non-Specimen	Cavities with decay from poor pruning. Decay at leader union. Several wounds exposing heartwood. Possible Boundary Tree.	5-6	
332	28" Pecan	Poor	Poor	Non-Specimen	Numerous trunk galls at all leader unions; an indication of trunk rot. Possible Boundary Tree.	7-9	
333	22" Dogwood	Poor	Poor	Non-Specimen	Deep cavity at base of tree and several limbs gone/ dead.	10-11	
334	28" Pecan	Fair	Good	Specimen			
335	30" Pecan	Fair	Poor	Non-Specimen	3 Co-Dominate Leaders with decay in crotch. Maple growing in crotch. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	12	
336	41" Water Oak	Fair	Poor	Non-Specimen	2 Co-Dominate Leaders 30' up with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	13	
337	36" Water Oak	Poor	Poor	Non-Specimen	Several Basidiocarps at base of trunk. Numerous trunk cankers with trunk distortion. All indications of trunk rot. Symptoms of Hypoxylon Canker. Numerous main limbs dead/ gone.	14-19	
338	38" Water Oak	Poor	Poor	Non-Specimen	Numerous trunk canker and severe decay from improper pruning.	20-22	
339	28" Pecan	Fair	Good	Specimen			
340	27" pecan	Poor	Poor	Non-Specimen	In decline with severe dieback and a lot of sucker growth and water sprouts. Possible Boundary Tree.	23	

18-10-23-01 100 North Main Street Arborist Report Alpharetta
(General Observations: The site a single family residence with several old Pecans and less desirable hardwoods such as Water Oaks and Sweet Gums.)

Tree #	Size/ Species	Health Condition	Structural Condition	Classification	Comments	Photo # (See Attached)	City of Alpharetta's Assessment
341	43"(22"-15"-12") Sweet Gum	Poor	Poor	Non-Specimen/ Hazard Tree	3 Trees grown together creating 3 Co-Dominate Leaders; 1 leader with large cavity with decay and leaning towards existing building. Other leaders have trunk galls and cankers, indicating trunk rot. Tree should be removed. Due the species, a multi-stem tree is undesirable and could be a life safety issue. Possibly Boundary Tree	24-27	
342	43"(12"-11"-11") Sweet Gum	Poor	Poor	Non-Specimen	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue. Boundary Tree	28	

9/3/19

100 N. Main St.
Office Building

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: Stephanie Cooper Telephone: _____

Address: 1055-B Powers Place Suite: _____

City Alpharetta State: GA Zip: 30009 Fax: _____

Mobile Tel: 404-664-3629 Email: stephanie@altivamanagementinc.com

Subject Property Information:

Address: 100 N. Main Street Current Zoning: C-1

District: 2 Section: 2 Land Lot: 1252 Parcel ID: 22-4822-1252-081-5 22-4822-1252-032-8

Proposed Zoning: DTMU Current Use: vacant office

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?

multistory office building

Applicant's Request (Please itemize the proposal):

Applicant wishes to rezone the property from C-1 to DTMU in order to construct a new, multistory office building and associated parking for use as a corporate headquarters for Applicant's companies, with the remainder of the space being leased to unrelated tenants.

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

Applicant intends to demolish the existing structure and to build a new 30,000 square foot multi-tenant office building with associated parking. The site plan proposed reserves property along the northern boundary to permit the creation of a new street if property is acquired from the abutting property owner in the future. The new street, if constructed, would provide access to N Main Street at a signalized intersection with Cumming Street with connections to Canton Street to the west.

BOARD OF ZONING APPEALS REVIEW CRITERIA

Z-19-03/V-19-16

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

Variance to Permit Building Footprint to Exceed 10,000 Square Feet

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

Staff has requested that Applicant preserve right of way on the north boundary, preserve trees and green space on the south boundary and limit the building height to 3 stories, it creates extraordinary and exceptional site conditions. To achieve a 30,000 square foot building, the footprint of the building must be 12,250 square feet on only 2 of 3 levels. Applicant will agree to the City requests if applicant can develop its headquarters building in a reasonable economic manner.

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

Zoning Code standards permit 4 stories of building and do not require reservation of a future road right of way. If Applicant complies with staff requests to limit building height, reserve right of way and preserve certain trees, it creates an unnecessary hardship and unduly restricts Applicant's ability to develop an office building on the property.

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

The conditions are peculiar because the staff wants Applicant to reserve road right of way for a future road which may never be built. That right of way encroaches into and limits the building area on the property. If not for the right of way reservation, Applicant could construct its building without the requirement of a variance.

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.

Granting the variance allows Applicant to construct a 30,000 square foot, three story office building with no detriment to the public good. This variance does not impair the purpose and intent of the UDC. The variance simply permits the City to gain future right of way and save trees which might otherwise be lost.

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.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Stephanie Prentice Cooper Telephone: 404-664-3629

Address: 1055 Powers Place Suite: B

City Alpharetta State: GA Zip: 30009 -

Authorization:

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

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

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

Identify Authorized Applicant:

Name of Authorized Applicant: 100 N. Main St. Alpharetta,LLC Telephone: 404-664-3629

Address: Suite:

City Alpharetta State: GA Zip: 30009 -

So Sworn and Attested:

Owner Signature: Stephanie P. Cooper Date: 8/28/19

Notary:

Notary Signature: B. TRINH HA NOTARY PUBLIC GEORGIA FULTON COUNTY EXPIRES May 4, 2021 Date: 08/28/19

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: 100 North Main St. Alpharetta, LLC

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

Description of Contribution: N/A Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: Stephen L. Cooper Date: 8/28/19

~~9/3/19~~

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Surrounding property uses include office, retail, restaurant, churches & residences. Office use is compatible with the surrounding uses.

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

Replacing an outdated structure with a three story office building will enhance the use and value of surrounding properties. Preserving Right of way for a future road will further enhance values.

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

The property is small and narrow. Restricting it to C-1 standards negatively impacts the economic use of the property with buffers and other zoning requirements that limit the development without any corresponding benefit to the City.

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

The traffic impact is minimal due to the size of the building. Resident population increase is zero. Transient population (weekday) is estimated to be 90 persons.

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

There will be no impact to schools. Sufficient utilities are currently available from providers to service the development proposed.

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

The proposal is consistent with the Comprehensive Plan, the FLUP and the downtown overlay.

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

Downtown Alpharetta is rapidly developing as an urban mixed use zone with office, hotel, retail, restaurant and residential uses located in a walkable pedestrian friendly environment. This office use is compatible with that development pattern. Quality office space is in demand in downtown Alpharetta.

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.

100 N. Main St.
Office Building

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: 100 N. Main Street

Contact Name: Donald A. Rolader Telephone: 770-442-0330

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.

Those persons listed on Exhibit "A" 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.*

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)*

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

CANTON STREET FD DEVELOPMENT PARTNERS LLC
91 W WIEUCA RD BLDG/STE A2000
ATLANTA GA 30342

KOVEN ROBERT P & HARRIS ROBT T
100 NORTH MAIN ST ALPHARETTA LLC
1055 POWERS PL SUITE B
ALPHARETTA GA 30009

STONE MARTHA
1525 HOLBROOK CAMPGROUND RD
CUMMING GA 30040

CHURCH STREET COMMERCIAL PROP LLC
435 ST REGIS DR
ALPHARETTA GA 30022

BEANIES PROP LLC
231 VAUGHAN DR
ALPHARETTA GA 30009

TROTTER HOLDINGS INC
37 CHURCH ST
ALPHARETTA GA 30004

TROTTER HOLDINGS INC
690 E MAIN ST
CANTON GA 30114

ROBERTS JESSIE M
P.O. BOX 535
HOLLY SPRINGS GA 30142-0009

LIGHT INVESTMENTS LLC
145 N MAIN ST
ALPHARETTA GA 30009

BUNCH DEREK
1255 RIVERSIDE RD
ROSWELL GA 30076

O DONNELL ROBERT J & CHERYL C
134 N MAIN ST
ALPHARETTA GA 30004-1623

ROBERTS ROY C
126 NORTH MAIN ST
ALPHARETTA GA 30009

ROBERTS JESSIE M
P.O. BOX 535
HOLLY SPRINGS GA 30142-0009

APPEN RAYMOND C & CHRISTINA B
316 LYNNE CIR
ALPHARETTA GA 30004

100 NORTH MAIN ST ALPHARETTA LLC
1055 POWERS PL SUITE B
ALPHARETTA GA 30009

KIM DOLLEH CENTER LLC
160 N MAIN ST
ALPHARETTA GA 30009

YOUTH MINISTRY RESOURCES INC
31 CHURCH ST
ALPHARETTA GA 30009

OBEROI MADANJIT
OBEROI MADHU
205 W SMOKETREE TER
ALPHARETTA GA 30005

EHORSE L L C
1070 POWERS PL
ALPHARETTA GA 30004

OBEROI MADANJIT & MADHU
205 WEST SMOKETREE TER
ALPHARETTA GA 30005

GRONHOLM SCOTT
12200 KING CIR
ROSWELL GA 30075

ERIC S CHOFNAS PC
1100 POWERS PL
ALPHARETTA GA 30004

MAIN STREET COMMONS OFFICE PARK
OWNERS ASSOCIATION INC
COMMUNITY ONE ASSOCIATES
1102 ABBEY CT
ALPHARETTA GA 30004

GEORGIAN COMMUNITY ASSOCIATION INC THE
958 MCEVER RDG STE B5
GAINESVILLE GA 30504

PAYNE JOHN MARTIN
370 ROSE GARDEN LANE
ALPHARETTA GA 30009

WASHBOURNE JAMES F & LUCINDA
360 ROSE GARDEN LANE
ALPHARETTA GA 30009

CUSICK RICHARD & LAURA M
350 ROSE GARDEN LANE
ALPHARETTA GA 30009

WILKERSON PETER & JULIETTE
340 ROSE GARDEN LANE
ALPHARETTA GA 30004

GALLEGOS ENRIGUE HERRERA &
HERRERA MARGARITA
330 ROSE GARDEN LANE
ALPHARETTA GA 30009

WALLERT RONALD & PAGE W
320 ROSE GARDEN LANE
ALPHARETTA GA 30009

SWOPE DARRELL & ELKET
310 ROSE GARDEN LANE
ALPHARETTA GA 30009

WEST MAIN I LLC
6400 POWERS FERRY RD SUITE 350
ATLANTA GA 30339

WEST MAIN I LLC
6400 LILY GARDEN PL
ATLANTA GA 30339

LUNSFORD SARA H
245 CHINABERRY DR
ROSWELL GA 30076

ATTIG LARRY L & MARGE A
225 OAKMERE DR
ALPHARETTA GA 30009-3268

TAYLOR MORRISON OF GEORGIA LLC
6845 SHILOH RD E SUITE D3
ALPHARETTA GA 30005

ALPHARETTA FIRST UNITED METHODIST CHURCH INC
69 N MAIN ST
ALPHARETTA GA 30009

PROPERTIES OF DUFFY LLC
10 CUMMING ST
ALPHARETTA GA 30004

BROWN & MONDI PROPERTIES INC
18 CUMMING ST
ALPHARETTA GA 30009

BROWN MONDI PROPERTIES INC
11675 CENTURY DR STE D
ALPHARETTA GA 30009

Exhibit "A"

Tract I:

All that tract or parcel of land lying and being in Land Lot 1252, 2nd District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

Beginning at a point on the West side of N. Main Street, also known as State Highway #9, One Hundred Fifty-Eight (158) feet North from the intersection of the North side of Church Street with the West side of N. Main Street, prior to widening; running thence North along the West side of N. Main Street, One Hundred Ninty-Two (192) feet, more or less, to a point; running thence West One Hundred Eighty-Eight (188) feet, more or less to a point; running thence South One Hundred Eleven (111) feet, more or less, to a point; running thence South 66 degrees East, Two Hundred (200) feet to the West side of N. Main Street and the point of beginning.

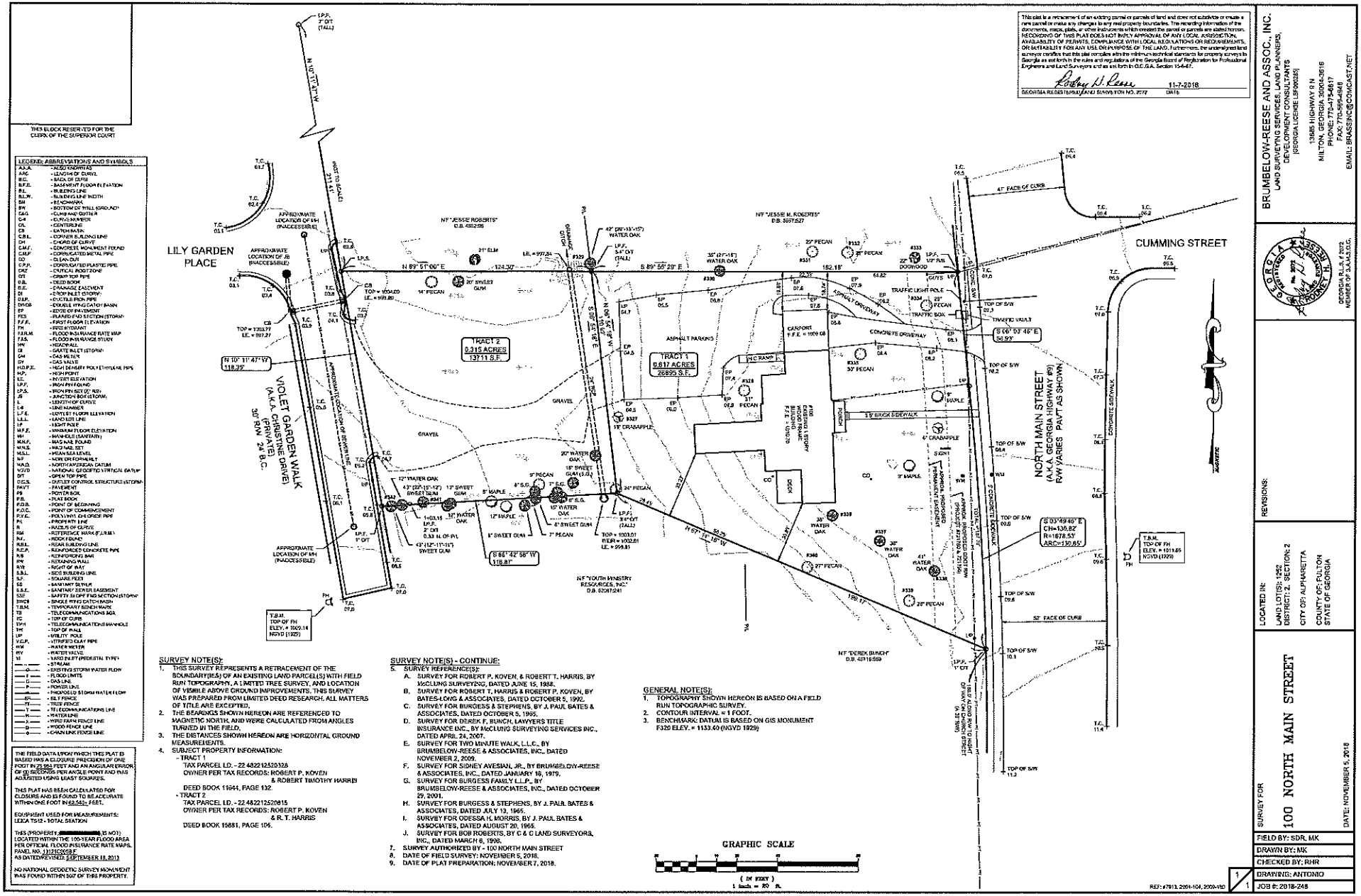
Tract II:

All that tract or parcel of land lying and being in Land Lot 1252 of the Second District and Second Section of formerly Milton, now Fulton County, Georgia, more particularly described as follows:

To find the point of beginning, commence at an iron pin on the East side of Christine Drive which said iron pin is located 307 feet South along the East side of Christine Drive from the intersecting lines of the East side of Christine Drive with the Southern boundary line of the property of Clark Turner and T.D. Grizzle as per plat made by J. Paul Bates and Associates dated September 29, 1965, as attached to an Executor's Deed recorded in Deed Book 15881, Page 105, Public Records of Fulton County, Georgia, and running thence in an Easterly direction 123.9 feet to an iron pin; thence running in a Southerly direction at an interior angle of 97 degrees 18 minutes with the last preceding course 110.5 feet to an iron pin; thence running in a Westerly direction at an interior angle of 85 degrees 53 minutes with the last preceding course, 117 feet to an iron pin located on the Eastern side of Christine Drive; thence Northerly at an interior angle of 97 degrees 6 minutes with the last preceding course along the East side of Christine Drive 118.1 feet to the point of beginning.

9/3/19

100 N. Main St.
Office Building



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

LEGEND: ABBREVIATIONS AND SYMBOLS

A.K.A.	- ALSO KNOWN AS
ARC	- LENGTH OF CURVE
B.C.	- BACK OF CURB
B.F.E.	- BASEMENT FLOOR ELEVATION
B.L.	- BUILDING LINE
B.L.W.	- BUILDING LINE WIDTH
BM	- BENCHMARK
BW	- BOTTOM OF WALL (GRID,ACT)
C&G	- CURB AND GUTTER
C#	- CURVE NUMBER
CL	- CENTERLINE
CB	- CATCH BASIN
C.B.L.	- CORNER BUILDING LINE
CH	- CHORD OF CURVE
C.M.F.	- CONCRETE MONUMENT FOUND
C.M.P.	- CORRUGATED METAL PIPE
CO	- CLEAN OUT
C.P.P.	- CORRUGATED PLASTIC PIPE
CRZ	- CRITICAL ROOT ZONE
DT	- DRAIN TOP PIPE
D.B.	- DEED BOOK
D.E.	- DRAINAGE EASEMENT
DI	- D-TOP INLET (STORM)
D.I.P.	- DUCTILE IRON PIPE
DYCB	- DOUBLE WING CATCH BASIN
EP	- EDGE OF PAVEMENT
FES	- FLARED END SECTION (STORM)
F.F.E.	- FIRST FLOOR ELEVATION
FH	- FIRE HYDRANT
F.I.R.M.	- FLOOD INSURANCE RATE MAP
F.I.S.	- FLOOD INSURANCE STUDY
HW	- HEADWALL
GI	- GRATE INLET (STORM)
GM	- GAS METER
GV	- GAS VALVE
H.D.P.E.	- HIGH DENSITY POLYETHYLENE PIPE
H.P.	- HIGH POINT
I.E.	- INVERT ELEVATION
I.P.F.	- IRON PIN FOUND
I.P.S.	- IRON PIN SET (0" RB)
JB	- JUNCTION BOX (STORM)
L	- LENGTH OF CURVE
L#	- LINE NUMBER
L.F.E.	- LOWEST FLOOR ELEVATION
L.L.	- LAND LOT LINE
LP	- LIGHT POLE
M.F.E.	- MINIMUM FLOOR ELEVATION
MH	- MANHOLE (SANITARY)
M.N.F.	- MAG NAIL FOUND
M.N.S.	- MAG NAIL SET
M.S.L.	- MEAN SEA LEVEL
N/F	- NOW OR FORMERLY
NAD	- NORTH AMERICAN DATUM
NGVD	- NATIONAL GEODETIC VERTICAL DATUM
OT	- OPEN TOP PIPE
O.C.S.	- OUTLET CONTROL STRUCTURE (STORM)
PAVT	- PAVEMENT
PB	- POWER BOX
P.B.	- PLAT BOOK
P.O.B.	- POINT OF BEGINNING
P.O.C.	- POINT OF COMMENCEMENT
P.V.C.	- POLYVINYL CHLORIDE PIPE
PL	- PROPERTY LINE
R	- RADIUS OF CURVE
RM	- REFERENCE MARK (F.I.R.M.)
R.M.F.	- RIDGE MEND
R.B.L.	- REAR BUILDING LINE
R.C.P.	- REINFORCED CONCRETE PIPE
R/B	- REINFORCING BAR
RW	- RETAINING WALL
R/W	- RIGHT OF WAY
S.B.L.	- SIDE BUILDING LINE
S.F.	- SQUARE FEET
SS	- SANITARY SEWER
S.S.E.	- SANITARY SEWER EASEMENT
SSS	- SAFETY SLOPE END SECTION (STORM)
SWDI	- SINGLE WING CATCH BASIN
T.B.M.	- TEMPORARY BENCH MARK
TB	- TELECOMMUNICATIONS BOX
TC	- TOP OF CURB
TCH	- TELECOMMUNICATIONS MANHOLE
TW	- TOP OF WALL
UP	- UTILITY POLE
V.C.P.	- VITRIFIED CLAY PIPE
WM	- WATER METER
WV	- WATER VALVE
W	- YARD INLET (PEDESTAL TYPE)
———	- STREAM
——0——	- EXISTING STORM WATER FLOW
——f——	- FLOOD LIMITS
——G——	- GAS LINE
——P——	- POWER LINE
——•——	- PROPOSED STORM WATER FLOW
——SF——	- SILT FENCE
——TF——	- TREE FENCE
——T——	- TELECOMMUNICATIONS LINE
——W——	- WATER LINE
——x——	- WIRE FARM FENCE LINE
——o——	- WOOD FENCE LINE
——•——	- CHAIN LINK FENCE LINE

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,954 FEET AND AN ANGULAR ERROR OF 10 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 62,542+ FEET.

EQUIPMENT USED FOR MEASUREMENTS: LEICA TS12 - TOTAL STATION

THIS (PROPERTY [redacted] IS NOT) LOCATED WITHIN THE 100-YEAR FLOOD AREA PER OFFICIAL FLOOD INSURANCE RATE MAPS, PANEL NO.: 13121C0083F AS DATED REVISED: SEPTEMBER 18, 2013

NO NATIONAL GEODETIC SURVEY MONUMENT WAS FOUND WITHIN 500' OF THIS PROPERTY.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDING OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Rodney H. Reese 11-7-2018
GEORGIA REGISTERED LAND SURVEYOR NO. 2072 DATE

SURVEY NOTE(S):
1. THIS SURVEY REPRESENTS A RETRACEMENT OF THE BOUNDARY(IES) OF AN EXISTING LAND PARCEL(S) WITH FIELD RUN TOPOGRAPHY, A LIMITED TREE SURVEY, AND LOCATION OF VISIBLE ABOVE GROUND IMPROVEMENTS. THIS SURVEY WAS PREPARED FROM LIMITED DEED RESEARCH. ALL MATTERS OF TITLE ARE EXCEPTED.
2. THE BEARINGS SHOWN HEREON ARE REFERENCED TO MAGNETIC NORTH, AND WERE CALCULATED FROM ANGLES TURNED IN THE FIELD.
3. THE DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND MEASUREMENTS.
4. SUBJECT PROPERTY INFORMATION:
- TRACT 1
TAX PARCEL I.D. - 22 482212520328
OWNER PER TAX RECORDS: ROBERT P. KOVEN & ROBERT TIMOTHY HARRIS
DEED BOOK 11644, PAGE 132.
- TRACT 2
TAX PARCEL I.D. - 22 482212520815
OWNER PER TAX RECORDS: ROBERT P. KOVEN & R.T. HARRIS
DEED BOOK 15881, PAGE 106.

SURVEY NOTE(S) - CONTINUE:
5. SURVEY REFERENCE(S):
A. SURVEY FOR ROBERT P. KOVEN, & ROBERT T. HARRIS, BY McCLUNG SURVEYING, DATED JUNE 15, 1988.
B. SURVEY FOR ROBERT T. HARRIS & ROBERT P. KOVEN, BY BATES-LOWE & ASSOCIATES, DATED OCTOBER 5, 1992.
C. SURVEY FOR BURGESS & STEPHENS, BY J. PAUL BATES & ASSOCIATES, DATED OCTOBER 5, 1995.
D. SURVEY FOR DEREK F. BURCH, LAWYERS TITLE INSURANCE INC., BY McCLUNG SURVEYING SERVICES INC., DATED APRIL 24, 2007.
E. SURVEY FOR TWO MINUTE WALK, L.L.C., BY BRUMBELOW-REESE & ASSOCIATES, INC., DATED NOVEMBER 2, 2009.
F. SURVEY FOR SIDNEY AVESIAN, JR., BY BRUMBELOW-REESE & ASSOCIATES, INC., DATED JANUARY 16, 1979.
G. SURVEY FOR BURGESS FAMILY L.L.P., BY BRUMBELOW-REESE & ASSOCIATES, INC., DATED OCTOBER 29, 2001.
H. SURVEY FOR BURGESS & STEPHENS, BY J. PAUL BATES & ASSOCIATES, DATED JULY 13, 1995.
I. SURVEY FOR ODESSA H. MORRIS, BY J. PAUL BATES & ASSOCIATES, DATED AUGUST 20, 1965.
J. SURVEY FOR BOB ROBERTS, BY C & C LAND SURVEYORS, INC., DATED MARCH 6, 1990.
7. SURVEY AUTHORIZED BY - 100 NORTH MAIN STREET
8. DATE OF FIELD SURVEY: NOVEMBER 5, 2018.
9. DATE OF PLAT PREPARATION: NOVEMBER 7, 2018.

GENERAL NOTE(S):
1. TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY.
2. CONTOUR INTERVAL = 1 FOOT.
3. BENCHMARK: DATUM IS BASED ON GIS MONUMENT F320 ELEV. = 1133.60 (NGVD 1929)

REF: #7913, 2004-104, 2009-150

BRUMBELOW-REESE AND ASSOC., INC.
LAND SURVEYING SERVICES, LAND PLANNERS, DEVELOPMENT CONSULTANTS
[GEORGIA LICENSE LSF000285]
13685 HIGHWAY 9 N
MILTON, GEORGIA 30004-3816
PHONE: 770-475-4617
FAX: 770-569-4948
EMAIL: BRASSINC@COMCAST.NET

GEORGIA REGISTERED LAND SURVEYOR No. 2072 RODNEY H. REESE
GEORGIA PLS. # 2072
MEMBER OF GAMLS.D.G.

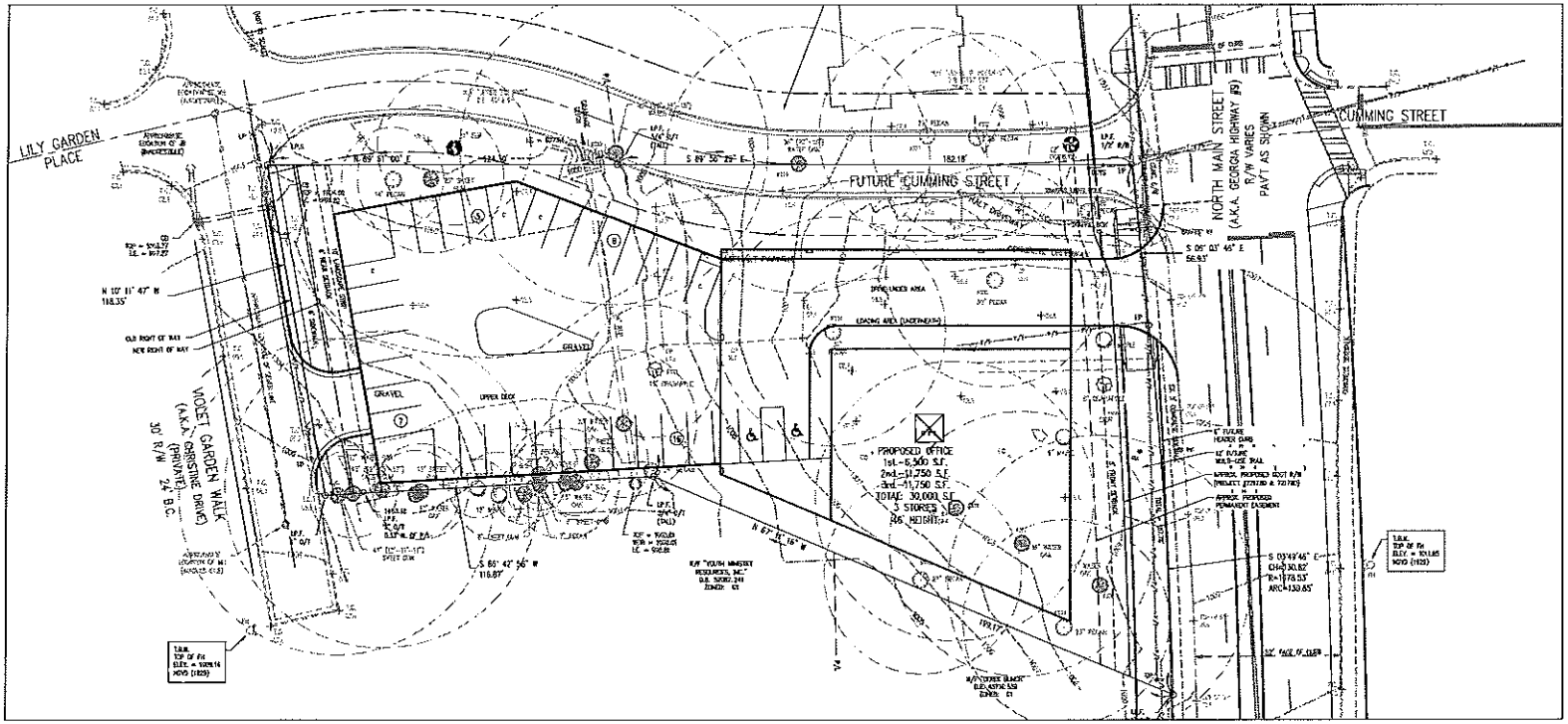
REVISIONS:

LOCATED IN:
LAND LOT(S): 1252
DISTRICT: 2, SECTION: 2
CITY OF: ALPHARETTA
COUNTY OF: FULTON
STATE OF GEORGIA

SURVEY FOR
100 NORTH MAIN STREET
DATE: NOVEMBER 5, 2018

FIELD BY: SDR, MK
DRAWN BY: MK
CHECKED BY: RHR
DRAWING: ANTONIO
JOB #: 2018-248

1 / 1



SITE DATA:

100 NORTH MAIN STREET
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
LAND LOT 1252
2nd DISTRICT 2nd SECTION

TOTAL ACREAGE: 0.92

CURRENT ZONING: C-1
FUTURE LAND USE: MU
PROPOSED ZONING: DT-MU

PROPOSED USE:
- OFFICE: 30,000 s.f.

TOTAL OFFICE PARKING:
62 LOWER DECK
36 UPPER DECK
0 ON STREET
98 SPACES

PARKING RATIO: 3.2 : 1000

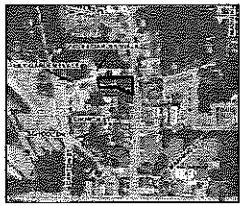
SITE STANDARDS:

MIN OPEN SPACE 10% (4007 SF)
PROP OPEN SPACE 10% (4007 SF)

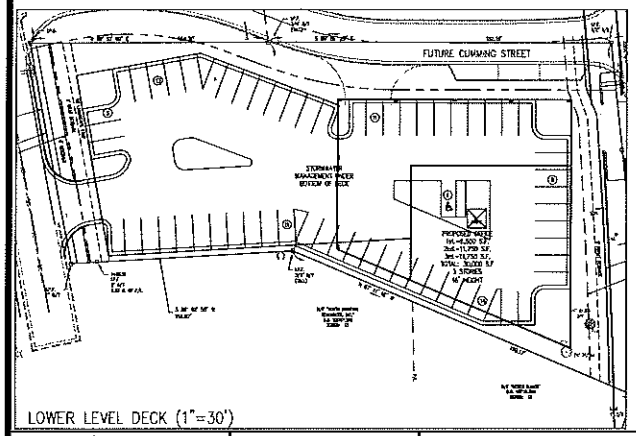
MAX LOT COVERAGE 80%
PROP LOT COVERAGE

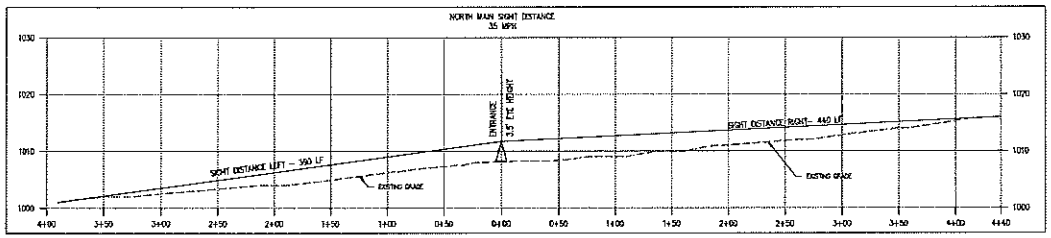
SETBACKS
FRONT 5' MIN / 10' MAX
SIDE 0'
REAR 6' NO ALLEY
REAR 3' ALLEY

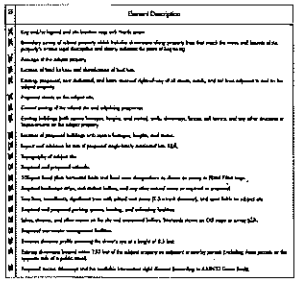
*STORMWATER MANAGEMENT WILL BE HANDLED UNDERGROUND UNDER THE DECK.



FEMA MAP
SCALE 1"=500'
THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE AS IDENTIFIED ON F.I.R.M. COMMUNITY PANEL NO. 13121C0055F, LAST REVISED SEPTEMBER 18, 2013







A·E·C
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
59 Warm Springs Circle
Roswell • Georgia • 30075
(770) 641-8342 • www.aecatl.com

NORTH
20 0 20 40

PRELIMINARY SITE PLAN

100 NORTH MAIN STREET

ALPHARETTA, GEORGIA

PROJECT INFORMATION
PROJECT NO.: 18-4233.10
DATE: 10-18-18, REV. 8-22-19
SCALE: 1" = 20'
FILE NAME: 18-4233 P10.dwg
DESIGN/DRAWN: slr/sch/epb

Traffic

USE	PROGRAM TOTAL S.F.		AM Peak Factor	Total AM Peak	PM Peak Factor	Total PM Peak	Total Trips Per Day Factor	Total Trips Per Day
Office	30,000	s.f.	1.56	47	1.49	45	11.01	330
Totals				47		45		330

ROLADER & ROLADER, P.C.
ATTORNEYS AND COUNSELORS AT LAW
1865 LOCKEWAY DRIVE, SUITE 601
ALPHARETTA, GEORGIA 30004
Telephone (770) 442-0330
Fax (770) 442-0641
www.roladerandrolader.com

DONALD A. ROLADER
don@roladerandrolader.com

D.W. "Pete" ROLADER
1924 - 2011

September 3, 2019

Mayor and City Council
City of Alpharetta, Georgia
2 Park Plaza
Alpharetta, Georgia 30009

RE: Application 100 North Main St. Alpharetta, LLC for Rezoning from C-1 to DTMU on 0.92 acres on North Main Street, City of Alpharetta, Fulton County, Georgia owned by Applicant; **LETTER OF INTENT**

Dear Mayor and Councilpersons:

This firm represents 100 North Main St, LLC, the Applicant, seeking approval of this Rezoning from C-1 to DTMU. This letter shall be construed as the Letter of Intent for this Application.

The subject property contains approximately 0.92 acres and is located on the west side of North Main Street. To the north is property used as a retail violin store. To the east across N. Main Street is the Alpharetta First United Methodist Church with property across Cumming Street north of the church being used for offices. To the south are two former residences used for office or retail purposes. .To the west is property being developed as high density residential development.

Applicant proposes to rezone the property DTMU and construct a 30,000 square foot office building. A portion of the building will house the headquarters of Applicant's associated companies. The remainder of the office space will be offered for lease to office tenants. No variances are requested.

At the request of Staff, the site plan has been adjusted to reserve a portion of a potential future right of way which would permit a connecting street from the west to the signalized intersection at N. Main Street and Cumming Street. To create such a street, right of way would be required from the owners of 101 N. Main Street, the adjoining property. Applicant and the City Staff have contacted the adjoining owner with no success.

In order to meet Staff's request to reserve future right of way along the north property boundary, the building site has to be compressed to the south, making construction difficult and resulting in the loss of developable area and significant trees. In order to meet Staff's request, Applicant will need a waiver of all tree recompense, a waiver of all impact fees, approval of the proposed building footprint and the ability to properly pipe the storm water drainage presently running through the middle of the lot on a north/south axis. In exchange, Applicant will reserve the future right of way as shown on the site plan.

The impact on the surrounding area will be minimal. The proposed use complies with the Comprehensive Land Use Plan, the Future land Use Plan and the Downtown Overlay. The traffic impact is reasonable. There will be no impact on schools and there are adequate utilities in place to supply the project. The development will contribute quality employment downtown. No parking variance is needed. The site has adequate parking. The proposed use is compatible with existing and planned downtown uses.

The granting of this Zoning Application will have no negative impact on adjoining or nearby properties. This development will not unduly tax any City of Alpharetta services, including, but not limited to, fire and police protection, water service and garbage collection. Presently sewer is available through Fulton County. To fail to approve this Application will be of no benefit to the citizens of Alpharetta, Georgia while causing a financial burden upon the property owners and the developer. There is a current demand for high quality office space in downtown Alpharetta.

Applicant has attached Constitutional Objections to this Letter of Intent, and incorporates them herein by reference.

Property Owner/Applicant respectfully requests that the Mayor and City Council approve this Application for Rezoning to allow the use of the property as indicated on the site plan.

Very truly yours,

ROLADER & ROLADER, P.C.

Donald A. Rolader

DAR/ddf

CONSTITUTIONAL OBJECTIONS

Georgia Law and the procedures of the City of Alpharetta require us to raise Federal and State Constitutional objections during the rezoning application process. While the Owner anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the owner will be barred from raising important legal claims later in the process. Accordingly, we are required to raise the following constitutional objections at this time:

A denial of the Application would be unconstitutional in that it would destroy the Owner's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Any application of the Code of the City of Alpharetta, or the Unified Development Code of the City of Alpharetta, to the Subject Property that prohibits the Owner from developing the Subject Property as proposed is unconstitutional, illegal, null and void because such an application constitutes a taking of the Owner's property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I, of the Constitution of the State of Georgia of 1983 and a violation of the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States because such an application denies the Owner an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would also constitute an arbitrary and capricious act by the City of Alpharetta without any rational basis therefore, thereby constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the City of Alpharetta to grant the Application would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Owner and Owners of similarly situated property in violation of Article I,

Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any approval of the Application that subjects the Subject Property to conditions that are different from the conditions requested by the Owner, to the extent such different conditions would have the effect of further restricting the Owner's utilization of the Subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional category and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

In addition, this constitutes formal written notice to City of Alpharetta, pursuant to O.C.G.A. § 36-33-5, that the Owner plans to seek to recover all damages that it sustains or suffers as a result of the denial of this Application and/or the unconstitutional zoning of the Subject Property by the City of Alpharetta. Such damages may include, but are not necessarily limited to, damages related to the diminution in the value of the Subject Property, attorneys' fees and expenses of litigation.

Accordingly, the Owner respectfully requests that the City of Alpharetta grant the Application as requested.

ROLADER & ROLADER, P.C.

By: Donald A. Rolader
Donald A. Rolader
Attorney for Owner
9-3-2019

1865 Lockeway Drive
Suite 601
Alpharetta, GA 30004
770-442-0330

City Council Meeting & Public Hearing
STAFF REPORT

Submitting Department: Community Development
Submitted By:
Sponsored By:
Meeting Date: December 16, 2019

I. AGENDA ITEM TITLE: MP-19-07/Z-19-04/CU-19-09 TPA GROUP/360 TECH VILLAGE

CONSIDERATION OF A REQUEST TO AMEND THE 360 TECH VILLAGE MASTER PLAN TO ALLOW 255 'FOR-RENT' UNITS, 63 'FOR-SALE' TOWNHOME UNITS, 24,000 SQUARE FEET OF RETAIL/RESTAURANT USE, 470,000 SQUARE FEET OF OFFICE USE AND OPEN SPACE. A REZONING IS REQUESTED FOR APPROXIMATELY 7.7 ACRES FROM O-I (OFFICE-INSTITUTIONAL) TO MU (MIXED-USE) AND A CONDITIONAL USE IS REQUESTED TO ALLOW 'DWELLING, 'FOR-RENT' AND 'FOR-SALE' USES. THE PROPERTY IS LOCATED ON THE WEST SIDE OF HAYNES BRIDGE ROAD SOUTH OF LAKEVIEW PARKWAY AND IS LEGALLY DESCRIBED AS LAND LOTS 744, 745, 752, AND 753, 1ST DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

III. REPORT IN BRIEF:

IV. ALTERNATIVES:

V. ATTACHMENTS:

TPA Group 360 Tech Village CC Staff Report, Aerial Map, Future Land Use, Zoning Map, Location Map, Citizen Part B Report, 1508064-Haynes Bridge-SP19 (002), 1508064-Haynes Bridge_SP18_open space overlay, Rendering of Townhomes 12.5.19, Rendering of Multi- Family 12.5.19, Renderings of Elevations 11.22.19, TPA GA 400 Tree Survey Arborist Report, Sign In Sheet 11. 13.19, Combined App 10.8.19

CITY COUNCIL MEETING
STAFF REPORT

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

I. AGENDA ITEM TITLE: MP-19-07/Z-19-04/CU-19-09 TPA GROUP/360 TECH VILLAGE

CITY COUNCIL: DECEMBER 16, 2019

This item was heard at the 12/5/2019 Planning Commission meeting. Staff recommended approval of the item subject to 47 conditions. There were several public comments in favor of the request supporting a live/work/play environment and Alpha Loop. After discussion, Planning Commission recommended approval subject to staff's recommended conditions and accepting the applicant's changes (Planning Commission changes shown in RED). Vote 7-0

II. RECOMMENDATION:

Approve MP-19-07/Z-19-04/CU-19-09 TPA Group/360 Tech Village subject to the following conditions:

Conditions that end with (GRTA) are conditions recommended by the Georgia Regional Transportation Authority. All GRTA recommendations are incorporated in a document dated July 13, 2015, RE: DRI 2499 – Innovation.

1. The 62.47-acre property shall be zoned MU. Site shall be developed substantially similar to plans by Nelson, revised 11/25/2019 (SP-18), subject to the approved conditions.
2. Architectural style of all buildings shall be substantially similar to submitted renderings prepared by Nelson, with non-residential buildings approved by the DRB and residential buildings approved by Staff.
3. Development regulations shall be as follows:
   a. Office – Maximum of 630,080 square feet. Building height shall be limited as depicted on the site plan prepared by Nelson, revised 11/25/2019.
   b. Retail/Restaurant – Maximum of 31,525 square feet and maximum height of 2 stories or 35', whichever is less. No more than 3 single-tenant, freestanding retail buildings shall be permitted. A minimum 3,000 square foot neighborhood grocery shall be required. There shall be no drive-through restaurants. Individual restaurants may be attached via architectural features such as metal arches, outdoor seating areas, patios and similar amenities, as approved by Staff.
   c. 'For-Sale' Residential – Up to 60 townhome units shall be permitted in up to 3-story buildings. No more than 10% of townhomes shall be permitted to be rented, as recorded in the development covenants.
   d. 'For-Rent' Residential – After January 1, 2022, 140 'For-Rent' units shall be permitted a Certificate of Occupancy in accordance with UDC 'For-Rent' requirements. After January 1, 2023, 115 'For-Rent' units shall be permitted a Certificate of Occupancy in accordance with UDC 'For-Rent' requirements. 'For-Rent' residential shall be permitted above office or retail uses on at least 1 side of the building. At-grade 'For-Rent' units shall have walkouts with sidewalk connections. Building maximum height shall be 4 stories or 60 feet, whichever is less. All units shall be one (1) and two (2) bedrooms with no more than 40% of the units being 2-bedrooms. 'For-Rent' units shall be constructed concurrently with a minimum 125,680 square feet of office use. A Certificate of Occupancy shall not be issued for rental units until 125,680 square feet of office has been constructed or is substantially under construction as determined by Staff. The units shall be part of a mixed-use project containing a minimum of 50 acres and incorporating retail/restaurant, 'For-Sale' residential, neighborhood grocery and a minimum of 125,680 square feet of office. 'For-Rent' units shall have first class amenities, which shall

include a private pool, fitness center, secure gated parking, resident's lounge, business center, on-site management office, concierge services and secure elevator access. If a building permit is not issued by December 16, 2022 residential units shall revert to 'For-Sale' only.

e. Parking Decks – Maximum of 5 levels, except that parking decks along Lakeview Parkway shall be a maximum of 3 levels. Except for the 3 parking decks serving office buildings, all parking decks shall be wrapped with residential or non-residential uses where visible from the public right-of-way. Parking decks visible from Haynes Bridge Road, Lakeview Parkway and Morrison Parkway shall be treated with comparable materials and finishes as the buildings they serve or screened from view with evergreen landscaping, as approved by Staff. Parking decks visible from Georgia 400 and the interchange shall be screened from view with evergreen landscaping. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the Design Review Board.

4. The Master Plan area shall be limited to the following uses and further restricted by conditions of zoning:
   a. office
   b. retail
   c. restaurant (no drive-thru)
   d. residential
5. Retail uses shall be those uses customarily accessory to or amenities for office uses, restricted to the following uses:
   a. Art Gallery
   b. Bakery
   c. Barber Shop
   d. Beauty Shop
   e. Book Store
   f. Computer Supply Store
   g. Copy Center/Print Shop
   h. Drug Store (not to exceed 2,000 SF)
   i. Dry Cleaning Pick-up Station
   j. Fitness Studio
   k. Florist, Retail without Greenhouse
   l. Gourmet Food Store
   m. Office Supply Store (not to exceed 2,000 SF)
   n. Package Shipping/Mail Box Store
   o. Restaurant (no drive-thru)
   p. Retail Sales and Services Establishment
   q. Shop or Studio, Craftsman/Artist
   r. School, Commercial
6. Building setback and landscape strip along Lakeview Parkway shall be 20'.
7. New internal street shall meet the Type 'C' Corridor regulations, as approved by the City's Traffic Engineer, and streets shall be private. Pedestrian bridges, stairs, elevators and escalators may encroach into public spaces if they don't impede pedestrian circulation or safety.
8. Building permit shall not be issued for any freestanding retail building before a building permit is issued for the 125,080 square foot office building.
9. Specimen trees shall be given special consideration and every attempt to incorporate them into the site plan shall be made as stipulated in the City's Tree Protection Ordinance. In addition, specimen trees #473, 477, 512, 447 ~~545~~, 563, 566, 568, 821, 591, 593, 596, and 820 ~~600~~ shall be saved subject to Alpha Loop and roadway improvement requirements.
10. A minimum 25.06 acres of civic space and 7.22 acres of amenity space shall be required for the proposed development, as depicted on the 11/25/2019 plan. The greenspace to the west of the lake shall remain undisturbed, except for the trail and related improvements around the lake. A bocce ball court, or an alternative outdoor recreational feature, shall be required within an area designated public space, as approved by Staff.

Design Conditions:

11. Developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks and other street furniture, where appropriate, throughout the development. At-grade pedestrian and bicycle connections shall be provided throughout the site, including between buildings and recreational facilities within the development and across Lakeview Parkway to the existing office development. Pedestrian crossings throughout development shall be ramped and the surface materials shall be brick pavers, cobblestones or architecturally treated concrete products as approved by Staff. Bicycle facilities shall be provided throughout the development.
12. Detention facilities shall not be visible from a public right-of-way, except a decorative water feature approved by Staff.
13. Retaining walls visible from developed areas exceeding 16' in height shall be terraced.
14. Developer shall meet EcoDistrict measures per Page 6 of the applicant's Letter of Intent, dated 10/7/2019. Developer shall provide detailed information at LDP and building permit regarding compliance with each requested EcoDistrict measure, with final approval by Staff.
15. A bus shelter ~~and dedicated lane~~ shall be incorporated into the plan design along Haynes Bridge Road or at an alternative location acceptable to MARTA. Developer shall work in good faith with MARTA to add the development to city bus routes in order to assist with transportation service for employees, residents and guests. The public shall be permitted to park in the office parking lots on evenings and weekends. Applicant shall not be required to construct a bus shelter if MARTA does not add 360 Tech Village to its route system.
16. Prior to LDP for development, the applicant shall submit for approval a document to be entitled 'TPA Group/360 Tech Village Design Standards'. This document shall include elevations or architectural themes of buildings, specifications for street furniture including benches, trash receptacles, lighting, fountains, bicycle racks, bus shelter, signage landscaping themes and focal point features and shall be substantially similar to the renderings filed with the 2019 application, as amended. Design standards will be presented to Staff and the Design Review Board for review and approval. This document also shall detail entrance treatment for the Haynes Bridge Road/Lakeview Parkway intersection, which shall compliment any existing or changed entrance feature across Lakeview Parkway. Retaining walls also shall be complementary.
17. Plans for buildings, landscaping and signage (in the form of a 'sign package') shall be subject to review and approval by the Design Review Board.
18. Awnings shall be provided on buildings at street level in commercial areas where reasonably appropriate in order to protect pedestrians from inclement weather.
19. Surface parking areas shall comply with current UDC requirements for screening and tree islands. A decorative, low wall shall be located along Lakeview Parkway, where needed, to obscure views of surface parking from Lakeview Parkway.
20. All buildings along Haynes Bridge Road, Morrison Parkway and Lakeview Parkway must face those streets or appear to face those streets. Backside of buildings or 'back of house' functions (such as loading or dumpster area) shall not be visible from those streets. Parapet walls shall be used as needed to screen roof-top mechanical equipment and views.
21. New driveways within the development shall be private and shall include a planted median with sufficient space for tree plantings, as approved by Staff.
22. The view corridor from Haynes Bridge Road to the lake, along the main boulevard, shall be required, as depicted on the plan. A structure for seating or gathering, such as a gazebo or similar structure, shall be provided at the end of the boulevard near the lake, as approved by Staff.
23. The corner of Haynes Bridge Road and Lakeview Parkway shall be designed with a minimum 5,000 square foot green space and shall incorporate ~~the existing wall~~ a wall approved by the DRB, landscaping and a focal point feature (sculpture). Applicant shall provide a minimum of 6 original sculptures located at prominent locations throughout the development, as approved by Staff with input from the local arts committee. Locations shall include the corner of Lakeview Parkway and Haynes Bridge Road. Approval and construction of at least 1 sculpture shall be required concurrent with the first CO. A minimum of 1 additional sculpture shall be required concurrent with the first CO of each subsequent phase of development. All sculptures shall be required prior to final CO issued for the last building constructed.

24. In order to further 2035 Comprehensive Plan strategy LU 6.2, no stand-alone retail development shall be located within 500' of the GA 400 interchange.
25. Prior to the first LDP for development, applicant shall submit a construction phasing plan that shall demonstrate how construction will be staged and implemented in a manner that screens construction views from adjacent roadways. All project components shall be developed in the first phase, except for the 200,000 SF and 150,000 SF office buildings and associated parking decks.
26. Prior to the first LDP for development, applicant shall submit a revised master plan for the entire parcel to the City, which shall incorporate the approved conditions, as well as the following:
    - Approved specifications and standards identified for each use within the total development.
    - Pedestrian network.
    - Overall planned open space areas.
27. Each plan submitted for an LDP shall include an on-going density and acreage tabulation.
28. Alcohol license distance requirements from residential development shall be waived.
29. Creative signage is encouraged and rooftop signs shall be permitted, as approved by the DRB.
30. All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note: "This plan reflects conditions stipulated through public hearing regarding case MP-19-07/Z-19-04/CU-19-09 TPA Group/360 Tech Village"

Landscape Conditions:

31. Along Lakeview Parkway, the existing sidewalk shall be widened with brick or similar pavers an additional 2' in the beauty strip to the back of curb. All new utilities shall be located underground. Existing landscape strips adjacent to the development along Morrison Parkway, Haynes Bridge Road and Lakeview Parkway shall be replanted where needed, as approved by Staff.
32. Landscaping areas shall not contain any parking, water detention area or buildings, or portion thereof, except that a detention pond or ponds may be located within the landscaping area if decorative and will provide an amenity. However, there shall be no encroachment into the Georgia 400 tree buffer, except for multi-use path as approved by Staff.
33. At least 1 rooftop amenity shall be required within the development. Outdoor dining areas shall not count against the maximum permitted retail/restaurant square footage.
34. Provide detailed street planting for Haynes Bridge Road, Morrison Parkway and Lakeview Parkway. Landscape plan shall be approved prior to issuance of an LDP and shall try to save the existing mature street trees, except at curb cuts and in accordance with an approved stream piping plan along Lakeview Parkway, Morrison Parkway and Haynes Bridge Road, with final approval by Staff.
35. Developer shall be responsible for planting and maintenance of medians within the development site and for the medians located on Lakeview Parkway, which are contiguous to the development site. The planting and maintenance shall be in accordance with a plan approved by Staff.
36. Parking lot islands shall be planted with trees, shrubs and ground covers (not with mulch only). ~~Investigate the possibility of adding~~ Developer shall add shade structures and/or trees on the top floor of parking decks to cover a minimum 15% of this surface.
37. Developer shall dedicate a permanent easement and construct a 12' multi-use trail (Alpha Loop) as depicted on the site plan prepared by Nelson, revised 11/25/2019, with final alignment/design/materials approved by Staff and construction completed prior to the first residential CO. Alpha Loop shall be clearly delineated and separate from private sidewalk associated with storefronts on the 'For-Rent' building. A crosswalk shall be provided across Morrison Parkway at the existing signalized intersection at Lakeview Parkway and shall be constructed of a material approved by Staff. Trail entrance gateways/arches shall be provided on Morrison Parkway and Haynes Bridge Road and shall count towards the original sculptures requirement. Alpha Loop shall include seating/gathering areas, lighting, landscape, hardscape, and Zagster (or comparable bike sharing provider) bike station (per applicant's Letter of Intent). Multi-use trail shall be promoted to the public by providing parking, access and trails for public enjoyment. A bike share station shall be provided at a location(s) along the trail, as approved by Staff. Wayfinding signage shall be placed at key locations along the trail. Developer shall dedicate a minimum 20' permanent easement through the GA 400 buffer for the purpose of a future Alpha Loop trail alignment. Alpha Loop improvements shall be eligible for impact fee

credits, as approved by Staff. Alpha Loop shall maintain a minimum 20' setback from all buildings, except along the ground floor storefronts associated with the 'For-Rent' building.

38. The 50' perimeter around the lake shall include a minimum 12' wide multi-use trail and gathering areas (gazebo, grilling stations, fire pits, benches, etc.) and exercise stations, as approved by Staff. The width of the multi-use trail may be reduced to save trees, as approved by Staff. The condition of the existing pedestrian bridges across the lake shall be assessed, repairs and widening shall be made by the developer/property owner as approved by Staff.
39. The 32,124 square foot Central Green shall include landscape and hardscape for public space for recreation, entertainment, and/or civic purposes.
40. Lake shall be designed for active recreation, including terraced amphitheater, plaza area, food truck staging area, and pier.
41. Wetlands shall be counted as park space, if applicant improves the area with boardwalks, walkways, or educational amenities.
42. Site access off Lakeview Parkway shall be unsignalized. The right-in/right-out only drive on Lakeview Parkway shall be channelized to prevent unlawful turning movements. A roundabout shall be required on Lakeview Parkway, as depicted on the plan, at site driveway 3. Design of roundabout shall meet City LOS standards, as approved by Staff.
43. ~~Master Plan approval shall revert to 2015 approval, uses and site plan, if a building permit is not issued for office use by 12/16/2021.~~

General Conditions of Approval to GRTA Notice of Decision:

44. Development Intensity and Use
    - Provide a mix of residential, office and retail uses.
45. Access Management
    - Signalized intersections along Lakeview Parkway shall be a minimum of 1,000' from the existing signal at the intersection of Haynes Bridge Road and Lakeview Parkway.
    - Provide a maximum of 4 site driveways on Lakeview Parkway.
    - Align driveways on Lakeview Parkway with opposing existing driveways or offset by a minimum of 150'.
    - Any full movement site driveway on Lakeview Parkway must be a minimum of 450' from Haynes Bridge Road.
    - Any right-in/right-out site driveways on Lakeview Parkway must be a minimum of 200' from Haynes Bridge Road.
    - No direct site access is allowed onto Haynes Bridge Road.
    - No outparcels are allowed direct access on Haynes Bridge Road or Lakeview Parkway.
    - Provide shared driveway between adjacent property (shown as "MetLife") and the proposed development, as shown on plan.
    - All internal intersections shall be a minimum of 100' from Lakeview Parkway.
46. Pedestrian Facilities
    - Provide a system of sidewalks throughout the development providing pedestrian access to all uses, building entrances and site driveways.
    - Provide safe pedestrian crossings at all site driveway intersections (four-legged intersections) on Lakeview Parkway, including roundabouts.
47. Road Improvements to GRTA Notice of Decision:

    Haynes Bridge Road at Lakeview Parkway/Northwinds Parkway
    - Construct 1 additional northbound left-turn lane along Haynes Bridge Road onto Lakeview Parkway creating dual northbound left-turn lanes. This requirement shall be removed if a new study by DRI determines it unnecessary.
    - Construct 1 additional eastbound right-turn lane along Lakeview Parkway onto Haynes Bridge Road creating dual eastbound right-turn lanes. This requirement shall be removed if a new study by DRI determines it unnecessary.
    - All intersections with Haynes Bridge Road and Lakeview Parkway shall be designed as directed by staff.

III. REPORT IN BRIEF:

The applicant, TPA Group, is requesting a master plan amendment to the 360 Tech Village Master Plan (F.K.A. Metropolitan Life/Peridot/Innovation) to change the development mix and previous conditions of zoning on the 62.47-acre property. Rezoning is requested for 7.47 acres from O-I (Office-Institutional) to MU (Mixed-Use), as well as a conditional use to allow 'For-Rent' and 'For-Sale' residential uses. The mixed-use development would consist of 31,525 square feet of retail/restaurant, 630,080 square feet of office (475,680 square feet is new), 255 'For-Rent' units, 60 'For-Sale' townhome units, and over 32 acres of open space. The property is located west of Haynes Bridge Road, south of Lakeview Parkway and north of Georgia 400.

DISCUSSION

The submitted request, if approved, will allow for the construction of a 62.47-acre mixed-use development consisting of 31,525 square feet of retail/restaurant uses, 630,080 square feet of office use (475,680 square feet is new), 60 'For-Sale' townhome units, 255 'For-Rent' units and over 32 acres of open space. The proposed residential density is 5.04 dwelling units per acre. The subject property is located west of Haynes Bridge Road, south of Lakeview Parkway and north of Georgia 400.

The subject property is currently zoned MU (Mixed Use) and O-I (Office-Institutional) and subject to the North Point Overlay and 360 Tech Village Master Plan. Surrounding properties are zoned O-I to the north and east and LI (Light Industrial) to the west. The property is bound by Lakeview Parkway and Morrison Parkway to the north, Georgia 400 to the south and Haynes Bridge Road to the east. The Comprehensive Land Use Plan designation of the property is Mixed Use, which allows the proposed development mix.

The applicant requests a master plan amendment to change the development mix and previous conditions of zoning. The site reverted to the 2015 conditions on May 27, 2019 and is currently approved for 100,035 square feet of retail, 211-room hotel, 447,200 square feet of office and 470 'For-Sale' residential units. A rezoning is requested for 7.47 acres from O-I to MU, of which the zoning on the 7.47-acre property also reverted on May 27, 2019. A conditional use is requested to allow 'Dwelling, 'For-Rent' and 'For-Sale' uses.

A conceptual development plan for the assembled tract was submitted in August 2007, at which time Staff forwarded the application to the Atlanta Regional Commission (ARC) and Department of Community Affairs (DCA) for Development of Regional Impact (DRI) Review. In 2008, ARC issued a finding that the proposal was in the best interest of the Region, and therefore the State. In 2011, a master plan amendment was approved along with a stream buffer variance, which did not require DRI review. GRTA submitted a "Notice of Decision" stating the project was approved as submitted with recommended conditions. Master plan amendments were approved in 2015 and 2017, which included changes to previous conditions of zoning.

The table below provides a comparison between the applicant's current proposal and previously proposed and approved master plan and amendments for the subject property.

New Plan vs Previous Plans					
	2019 Proposed Plan	**2017 Plan (Reverted)**	**2011/2015 Plan (Current Approval)**	**1988 Plan**	**Change 2015-2019**
Acreage	62.47 acres	62.47 acres	47.05 acres	45.5 acres	+15.42 acres
Retail/Rest.	31,525 SF	57,700 SF*	100,035 SF	119,700 SF	-68,510 SF
Residential	315 Total Units: 255'For-Rent' & 60 'For-Sale' Townhomes	417 Total Units*: 276 'For-Rent', 36 'For-Sale' Condo & 105 'For-Sale' Attached/Detached	470 Total Units: 445 'For-Sale' Condo, 25 'For-Sale' Townhomes	0	+255 'For-Rent' -410 'For-Sale' Attached
Density	5.04 du/ac	6.68 du/ac	10 du/ac	0	-4.96 du/ac
Hotel	0	0*	211 rooms	200 rooms	-211 rooms
Office	630,080 SF	664,400 SF	447,200 SF	1,015,520 SF	+182,880 SF
Parking	2,647 spaces	3,069 spaces	3,415 spaces	N/A	-768 spaces
Open/Park	32.28 acres	31.96 acres	11.08 acres	N/A	+21.2 acres

*2017 plan amended on 12/4/2017 to increase retail SF for food hall, reduce number of 'For-Sale' units and eliminate the hotel.

The property is in the Tier 1 North Point Development Node as depicted on the 2035 Future Land Use Plan. The City's Comprehensive Land Use Plan describes the North Point Activity Center Character Area in the following way:

> "PRESERVE the North Point area as a regional destination for shopping, jobs and entertainment, and ENHANCE the area with improvements and new development that supports a walkable and vibrant community destination with places to shop, work, entertain and live."
>
> "Future development should emphasize connectivity, uses that generate a high level of activity and transit-oriented development that anticipates the extension of MARTA transit service to the area. It should reinforce a walkable, mixed-use destination supported by a range of housing types and transportation modes. It should also focus on expanding the street network, enhancing public transit service, creating a pedestrian-friendly environment by adding sidewalks and supporting bicycle use with infrastructure that makes biking safe and convenient. This complete transportation system should link adjacent residential, office and commercial areas to major destinations within the activity center or serve as a safe and convenient connection to other destinations in the community. Expand entertainment uses and capitalize on amphitheater location."

In addition, the property is designated Mixed-Use Commercial Center Area in the North Point Activity Center LCI, which is described in the following way:

> "Mixed-use Commercial Centers seek to take advantage of Georgia 400, Mansell Road, and Haynes Bridge Road to accommodate significant vehicular traffic by locating high intensity uses within a short distance of the Georgia 400 interchanges. While still providing pedestrian connectivity to the mixed-use village center, the two commercial centers are better suited to accommodate taller, regional serving development with higher vehicular traffic demands."

'FOR-RENT' RESIDENTIAL

The applicant requests a conditional use to allow 255 'For-Rent' units in a 4-story building with a parking deck. Two (2) sides of the building will contain 1st floor retail, loft office and leasing office along the new storefront street and a town green. The building will consist of 1- and 2-bedroom units with rents starting at $1,400 for 700 – 900 square feet 1-bedroom units and starting at

$1,900/month for 1,000 – 1,250 square foot 2-bedroom units. Residents will have access to parking and a variety of amenities, including a pool, courtyard, club/events room, fitness center and business center.

Careful consideration should be given to maintaining a balance between 'For-Rent' versus 'For-Sale' product in the City. The 2035 Comprehensive Land Use Plan identifies the following policy as it relates to maintaining a balance of 'For-Sale' versus 'For-Rent' housing in the City:

> *Housing Policy 2: Maintain a balance between 'owner-occupied' and 'renter-occupied' in Alpharetta such that at least 68% of the housing stock is 'owner-occupied'.*

There are several factors that should be considered with requests for apartments, such as mix of uses, design, long-term viability, impacts to City facilities and services, as well as traffic and school impacts.

The *Alpharetta Rental Housing Study Benchmark Update 2019* shows that the City is moving toward its goal of 68% owner-occupied housing units but not at the projected rate. As stated in that document, between 2015 and 2017 the percentage of renter-occupied housing units in the City decreased from 37.4% to 36.3%. However, it was projected the City would be closer to the 68% owner-occupied goal than we currently are before the next update in 2021. The City has only moved toward the goal by less than 1% when it was projected the goal would be met by 2020. The *2016 Rental Housing Study* recommends that the City target an annual approval of between 93 and 159 'For-Rent' units per year in order to achieve 32% renter-occupied units within five (5) years. Since Northwinds Summit (mixed-use development across Haynes Bridge Road) was approved for 140 'For-Rent' units, it is recommended that no more than 140 'For-Rent' units be approved at 360 Tech Village with a Certificate of Occupancy no sooner than January 1, 2022. No additional rentals should be approved past 2022 since the City plans to review U.S. Census updated information that will be received in 2021and possibly update the *Alpharetta Rental Housing Study*.

'FOR-SALE' RESIDENTIAL

The applicant requests a conditional use to allow 60, 3-story 'For-Sale' townhome units, which represents a reduction of 410 'For-Sale' Attached/Detached units from the 2015 Master Plan. Most of the townhomes are depicted between the 'For-Rent' building and the lake. Another 16 townhome units are depicted flanking one side of the Central Green. It is recommended that a mixed-use development contain a variety of residential types. The applicant's proposed development mix would provide 19% 'For-Sale' vs. 'For-Rent' residential product. For comparison, Avalon has approximately 16% 'For-Sale' product, Milton Park has over 25%, City Center and Northwinds Summit both have 19% and North Point Mall currently has 0%. It is recommended that the applicant's development include at least 25% 'For-Sale' units.

OFFICE

The applicant proposes 475,680 square feet of new office on the site, which is in addition to the 154,400 square feet of office building at the southwest corner of Lakeview Parkway and Morrison Parkway. If the applicant's request is approved, a total of 630,080 square feet of office could be constructed within the master plan. For comparison, Northwinds is approved for 2.8 million square feet of office on 260 acres and Avalon for 660,000 square feet on 86 acres.

Office space already exists on the site and the existing 406,853 square feet of office employs approximately 2,034 people and the 475,680 square feet of new office would generate approximately 2,378 employees (1 employee per 200 square feet). Therefore, 4,412 office employees could be generated to support the residential and retail uses.

The request includes two (2) low-rise, loft-style office buildings; 3-story, 200,000 square foot office building along Lakeview Parkway and a 2-story, 120,000 square foot office building near the lake. A third office building is proposed at the corner of Morrison Parkway and Lakeview Parkway and is six (6) story, 150,000 square feet. An additional 5,680 square foot of loft office is depicted on the ground floor of the 'For-Rent' building along the new storefront street. The applicant states that the 120,000 square foot office building and 5,680 loft office will be constructed in the first phase of the development. The existing office buildings in the vicinity of the subject property are six (6) and seven (7) stories in height and are approximately 93% occupied. According to the applicant, TPA Group is currently negotiating with two (2) companies to take approximately 220,000 square feet of office at the proposed development.

RETAIL/RESTAURANT

31,525 square feet of retail/restaurant use is proposed in four (4) freestanding buildings flanking one side of the Central Green, as well as in the 'For-Rent' building along the storefront street. This represents a 68,510 square foot reduction in retail/restaurant use from the 2015 Master Plan. The applicant proposes 9,625 square feet of retail space and 21,900 square feet of restaurant space. A minimum 3,000 square foot neighborhood grocery is required in conjunction with the 'For-Rent' product. According to the applicant's Letter of Intent, retail uses will be lifestyle retail and will support office employees and residential uses.

HOTEL

The 2015 master plan allows a 211-room hotel, of which the applicant is asking to eliminate the hotel approval.

PARK & PUBLIC SPACE

The North Point Overlay requires that new developments designate a minimum 15% of the land area as open space (10% civic space and 5% amenity space). Therefore, a minimum of 9.37 acres of open space (6.25 acres of civic space and 3.12 acres of amenity space) is required for the proposed development. The applicant's site plan depicts 25.06 acres of civic space and 7.22 acres of amenity space, or 51.7% of the site. Proposed open space includes 2.7 miles of Alpha Loop, a 9.83-acre lake amenity and a 4.2-acre lakeside park with an amphitheater. According to the applicant, the estimated cost of the lakeside park and Alpha Loop improvements are approximately $2.8 million dollars. Also, there is a 4.5-acre wetland area on the south side of the property that may be counted as park space, if improvements such as boardwalks, walkways, or educational amenities are included.

The 32,124 square foot Central Green will be surrounded with retail, restaurant and townhomes and will function as a community gathering area. There are two (2) Greens depicted in the area of the townhomes and 'For-Rent' building, which are both approximately 1/3 of an acre. A much larger amenity space green is proposed between the 200,000 square foot office building and Parking Deck B.

A 9.83-acre lake will be activated as a recreational amenity, as well as serving as stormwater management. The lake already includes pedestrian bridges and a 1-mile walking path, which will be widened to 12' and tied into the City's Alpha Loop system. The applicant proposes to add a 2.85-acre Lakeside Civic Space, which will include a plaza area, food truck staging area, pier and terraced amphitheater.

A 12' multi-use path will be provided through the subject property and connecting into the City's Alpha Loop system. The site plan depicts the Alpha Loop entering the site by way of a pedestrian crossing at Morrison Parkway. The trail runs south along Lakeview Parkway before entering the property at the existing office building driveway and connecting to the trail system around the lake. The Alpha Loop connects to Haynes Bridge Road by running through the middle of the development along the primary driveway and connecting to the Lakeside Civic Space. Staff recommends that the developer provide an easement through the Georgia 400 buffer for a future Alpha Loop alignment.

BUILDING ELEVATIONS

The 360 Tech Village Master Plan was amended on September 28, 2015, which included a condition of zoning requiring 'Mercantile' architectural style. According to the applicant's architect and as described below, the current proposal will also employ the Mercantile style.

> *"The architectural building style of the new vertically integrated mixed-use "360 Tech Village" project will be eclectic in nature, but generally lean towards a "Mercantile" vernacular. This style will reflect back on solid, timeless values and an aesthetic that is not trendy but enduring. This will be accomplished by the selection of defining materials: brick, stone, painted cementitious lap siding in the varying sizes, painted stucco and cementitious panels. Where sloped roofs occur, which will be minimal, architectural shingles or standing seam metal will be used."*
>
> *"We are in the "Eco District" of the Northpoint Overlay and thereby want to employ earth tones in our color palette as well as soft off whites, greys and neutrals. Clearly there will be featured areas of contrast in the overall elevations with a breakdown of the massing at the pedestrian level. We intend to employ great drought tolerant landscaping with bio-swales and inviting hard surfaced pedestrian areas. Overall it will embrace the "Eco District" nomenclature."*

ECODISTRICT

The North Point Overlay requires that EcoDistrict measures be incorporated into new developments and redevelopments. The applicant's proposal represents new development on an undeveloped site. Therefore, the applicant must incorporate a minimum of seven (7) EcoDistrict points into the proposed development. According to the site plan and as shown in the table below, the applicant is requesting credit for 22 EcoDistrict points. EcoDistrict measures proposed on the property include Building Energy Efficiency, Bio-Retention, Building Water Efficiency, Transportation Demand Management, Connected Open Space, Consolidated Open Space, Enhanced Bicycle Amenities, Alternative Transportation and Additional Landscaped Civic Space. If approved, the developer should provide the EcoDistrict measures as requested on the applicant's site plan.

EcoDistrict Measure	Description	Available Points	Requested Points
Building Energy Efficiency	Meet minimum requirement for newly constructed buildings.	3	3
Bio-Retention	Meet minimum requirements that address landscaped bioretention areas, drainage swales, plant species, and wheel stops and curbing.	2	2
Building Water Efficiency	Meet minimum requirement for indoor water use in new buildings.	2	2
Transportation Demand Management	Provide bicycle rentals, electric vehicle charging stations, and accommodation of future MARTA Bus Rapid transit station.	2-3	2
Connected Open Space	Planned open space (amenity space) exceeds 2-acre minimum requirement with multiple office amenity spaces, a residential green, and the central green interconnected by the Alpha Loop trail.	2	2
Consolidated Open Space	Planned open space (civic space) exceeds 2-acre minimum requirement within the ground-level contiguous area of the Lakeside Civic Space.	2	2
Enhanced Bicycle Amenities	Provide 200% of bicycle parking requirement, bicycle rental stations, and bicycle paths (multi-use trail).	1-2	2
Alternative Transportation	Provide designated Uber stops (2 locations).	1-2	2
Additional Landscaped Civic Space	Planned civic space exceeds requirement by 30.2%.	1-5	5
TOTAL		**17-27 pts**	**22 pts**

TRAFFIC

Kimley-Horn and Associates, Inc. prepared an update to the previous Traffic Impact Analysis. A comparison of trip generation from the applicant's current proposal versus the 2015 proposal and the 2017 reverted plan is provided below. The analysis found that the current proposal will result in a 56.6% reduction in Daily trips, 57.8% reduction in AM Peak Hour trips, and 60.6% reduction in PM Peak Hour trips, as compared to the 2015 proposal.

Trip Generation Comparison

Site Plan	Daily Trips	AM Peak Hour Trips	PM Peak Hour Trips
Applicant's Current Proposal	8,930	779	848
360 Tech Village (2017 - reverted)	14,858	1,420	1,525
Innovation Mixed-Use (2015)	20,581	1,844	2,151
Percentage Difference	**-56.6%**	**-57.8%**	**-60.6%**

The proposed access concept for the current site plan is similar to the plan studied in detail for the 2015 Innovation DRI Traffic Report. Even with the reduction in traffic for the current plan, traffic operations are generally expected to follow the findings from previous studies. Specifically, the intersection at Morrison Parkway is expected to operate well with the proposed development traffic. At Haynes Bridge Road, the recommendations from the DRI study remain relevant; add duel northbound left-turn lanes along Haynes Bridge Road at Lakeview Parkway and provide duel eastbound right-turn lanes along Lakeview Parkway onto southbound Haynes Bride Road. The added right-turn lane would connect to an extension of the Georgia 400 right-turn lane along Haynes Bridge Road. Analysis of the site access driveways also fair reasonably

well. All site driveways are unsignalized. With the full build out of the development, Lakeview Parkway movements are anticipated to have very little delay.

SCHOOLS

Residential development is known to increase school enrollment. Fulton County Schools calculated the potential number of children who may live on the property by using their standard calculation to distinguish the number of children that a residential development will generate. The following table outlines these figures:

FULTON COUNTY SCHOOLS – 63 Townhomes & 255 Apartments

School	Estimated # New FCS Students Generated
Manning Oaks Elementary School	9 – 69
Northwestern Middle School	5 – 30
Milton High School	8 – 72
Total	22 – 171

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 22 – 171 school age children. All three schools are shown to be over capacity.

STANDARDS FOR ZONING CHANGES

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 rezoning would permit uses that are consistent with the North Point Activity Center LCI and Comprehensive Land Use Plan designation of the property.

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

Response: The proposed rezoning would permit a mixed-use development, which would complement adjacent and nearby properties. Surrounding properties are also located with the North Point Activity Center LCI and North Point Overlay, which envisions a mix of uses in a walkable environment.

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

Response: The proposed development respects the on-site stream buffers. If approved, staff recommends a condition to save certain specimen trees.

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

Response: The 7.47-acre property is currently zoned O-I and has rights to the proposed office use, density and height, subject to the original Met Life/Peridot 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: While the proposed mixed-use development would have impacts on public facilities and services, the purpose of a such a development is to reduce impacts on facilities and services by promoting a place to live, work and play. If approved, the applicant's proposal would result in a net reduction in traffic as compared to the 2015 Master Plan.

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

Response: The proposed MU zoning district is consistent with the Comprehensive Land Use Plan designation of the property, which is Mixed Use.

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 request to rezone a portion of the property from O-I to MU reflects a reasonable balance as the proposed zoning is consistent with the Comprehensive Land Use Plan designation of the property, which is Mixed Use.

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

Response: The 7.47-acre property is currently zoned O-I and has rights to the proposed office use, density and height, subject to the original Met Life/Peridot Master Plan.

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

Response: The subject property is consistent with the Comprehensive Land Use Plan designation, which is Mixed Use.

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 project has three (3) full-access driveways and a right-in/right-out driveway on Lakeview Parkway. The proposed development consists of a network of streets featuring connectivity throughout. The proposed development mix would result in a reduction in vehicular trips from the 2015 Master Plan.

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

Response: The proposed mixed-use development can sufficiently address all development requirements mentioned above.

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 applicant proposes 'For-Sale' and 'For-Rent' products in association with a mixed-use development, which is consistent with the vision of the Comprehensive Plan and future land use designation of the property. The Georgia 400 corridor is identified as an appropriate location to establish mixed-use activity centers and higher residential densities. Staff recommends limiting 'For-Rent' use to no more than 140 dwelling units. However, careful consideration should be given to the desired ratio of rental units in the City. Although there has been an increase in owner-occupied since the 2015 Study, the City has not achieved its policy goal.

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 residential uses would not impede the normal and orderly development of surrounding properties. The subject property is currently approved as a mixed-use development, including office, retail, and 'For-Sale' use. The applicant's current proposal would result in a reduction to the overall residential density from ten (10) dwelling units per acre (2015 Master Plan) to 5.04 dwelling units per acre.

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 applicant proposes 'For-Sale' and 'For-Rent' products in association with a mixed-use development, which is consistent with some of the policies within the Comprehensive Land Use Plan and future land use designation of the property. The Georgia 400 corridor is identified as an appropriate location to establish mixed-use activity centers and higher residential densities. However, careful consideration should be given to the desired ratio of owner- versus renter-occupied units, since the City has not met the goal of 68% owner-occupied.

CONCURRENCES

Staff has reviewed the application and is in general agreement with the request for master plan amendment, rezoning, and conditional use with fewer requested units. The proposed rezoning of 7.47 acres to MU is consistent with the vision in the North Point LCI and Comprehensive Land Use Plan designation of the property, which includes a mix of uses within a walkable environment. However, the proposed 'For-Rent' units exceed the recommended annual target in the City's Rental Housing Study and exceed the City's desired balance between owner- and renter-occupied dwelling units. Therefore, staff recommends that no more than 140 'For-Rent' units be approved on the subject property in order to further the desired housing balance in the City. The reduction in 'For-Rent' units would also bring the percentage of 'For-Sale' units to 30%, which is consistent with Staff's recommendation of at least 25% 'For-Sale' product within mixed-use developments.

The applicant's request is consistent with the following land use, transportation, housing and community services and facilities strategies in the 2035 Comprehensive Plan:

> LU Strategy 8.1: Allow mixed use patterns that will create activity nodes in appropriate areas, as established by the Future Development Map, that provide jobs and services within walking distance of residences, preserve open spaces, and make public transportation more effective.
> LU Strategy 8.3: Encourage owners/developers with large land holdings to plan for multiple land uses.
> LU Strategy 8.4: Establish varying levels of mixed-use development densities, through overlay districts or other means, such that the highest densities of office, retail and residential development will be located along the GA-400 corridor.
>
> T Strategy 1.2: Support transit friendly streets, bicycle routes and walkable communities that provide linkages to activity centers within the city.
> T Strategy 1.3: Promote the development of compact mixed-use and transit-oriented development particularly in the GA-400 corridor.
> T Strategy 2.4: Encourage an interconnected public sidewalk and trail network within new developments and enhance connectivity area wide by linking new sidewalks and trails to existing sidewalks and trails in adjacent neighborhoods. In addition, the system should link residential areas to commercial, schools, employment centers, transit and parks.
> T Strategy 4.2: Encourage development designs to promote pedestrian activity that reduces on-site vehicular dependence.
>
> H Strategy 1.2: Encourage higher residential densities and appropriate mix of uses close to Downtown Alpharetta and in the GA-400 corridor.
>
> CSF Strategy 3.7: Encourage developers to build recreational opportunities in conjunction with new development and encourage permanent protection of open space for future generations to enjoy.

Current U.S. Census information estimates that the City is currently at 63.7% owner-occupied. Therefore, the applicant's zoning proposal is not consistent with the following policy:

> *Housing Policy 2: Maintain a balance between 'owner-occupied' and 'renter-occupied' in Alpharetta such that at least 68% of the housing stock is 'owner-occupied'.*

'For-Rent' residential use should only be considered within mixed-use developments along the Georgia 400 corridor. These mixed-use developments should provide sufficient office density to

generate jobs/employees to live in the residential units and utilize on-site retail services, grocery and parks and recreational uses to reduce vehicular trips.

It has been the City's experience that successful mixed-use developments typically include 'For-Sale' product. Avalon has 101 'For-Sale' units and 526 'For-Rent' units resulting in a 16:84 ratio of 'For-Sale' to 'For-Rent'. Milton Park, which was zoned in 1999 and was developed prior to 2013, has 490 'For-Rent' units and 150 'For-Sale' units representing over 25% 'For-Sale' units. If the applicant's request is approved, it is recommended that the development have at least 25% 'For-Sale' product.

In order to achieve the City's desired balance between owner- and renter-occupied dwelling units, it is recommended that a Certificate of Occupancy not be issued for the 'For-Rent' building until January 2022. In addition, concurrent construction of retail, office, residential and open space should be required in order to ensure that a reduction in vehicular trips is realized.

CITIZEN PARTICIPATION PLAN

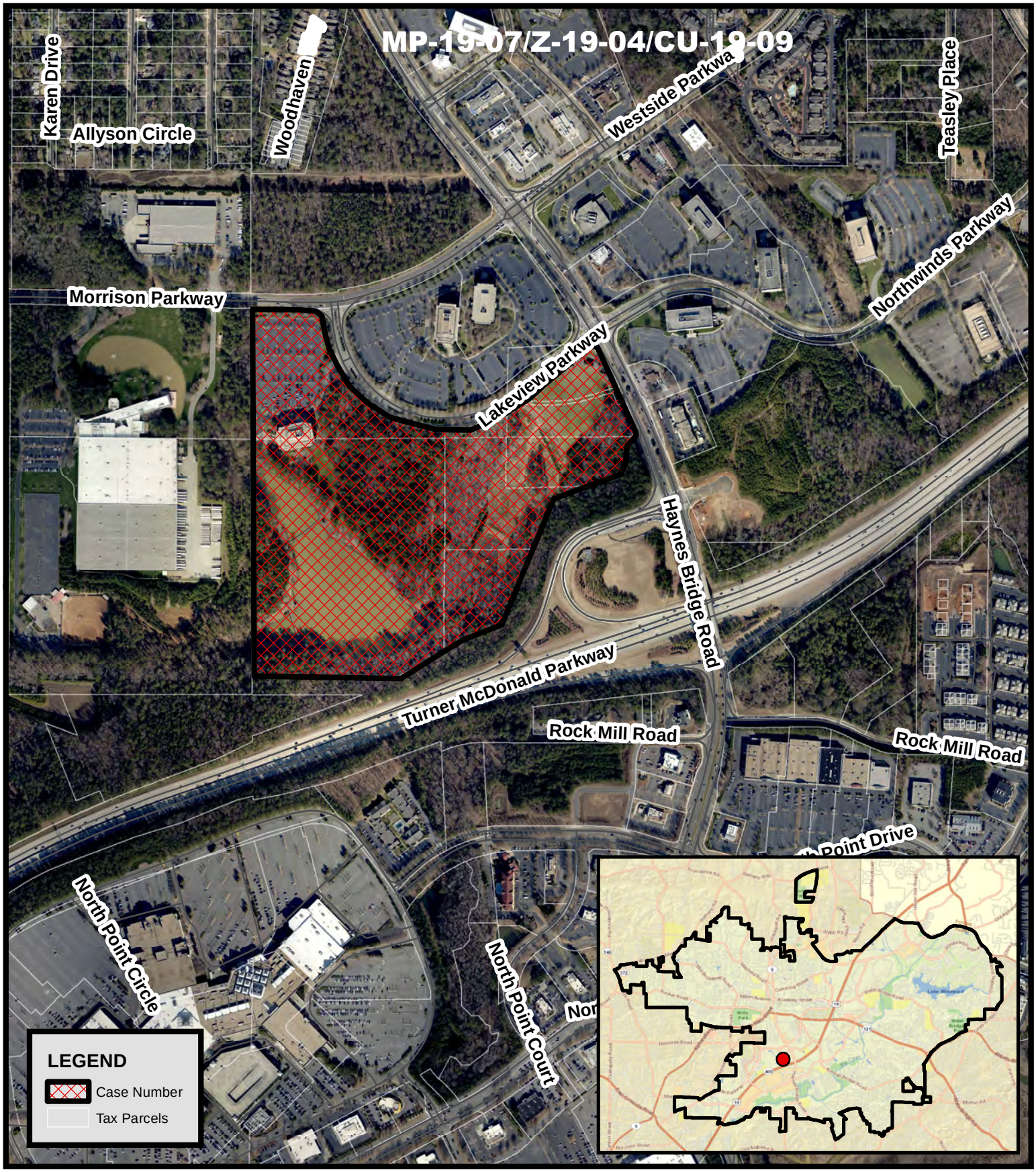
The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on November 13, 2019. There was one (1) public comment on the sign-in sheet with concern over adding more retail space in the City.

IV. ATTACHMENTS:

- Site Plan
- Architectural Elevations and Renderings



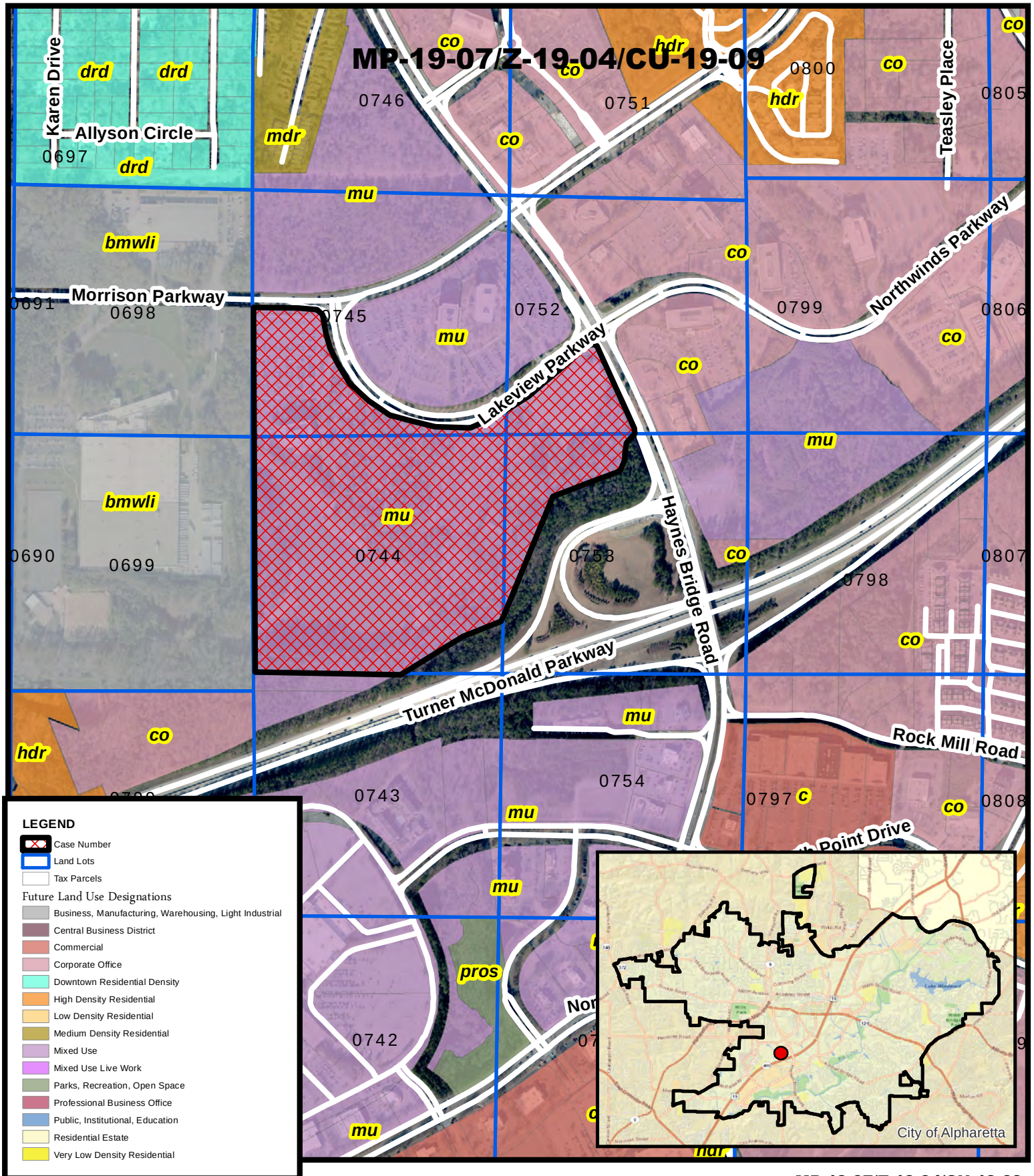
MP-19-07/Z-19-04/CU-19-09
D/LL: 1/2/744, 745, 752, 753
PC: 12/05/19
CC: **12/16/19**

Aerial Map

TPA Group/360 Tech Village

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS

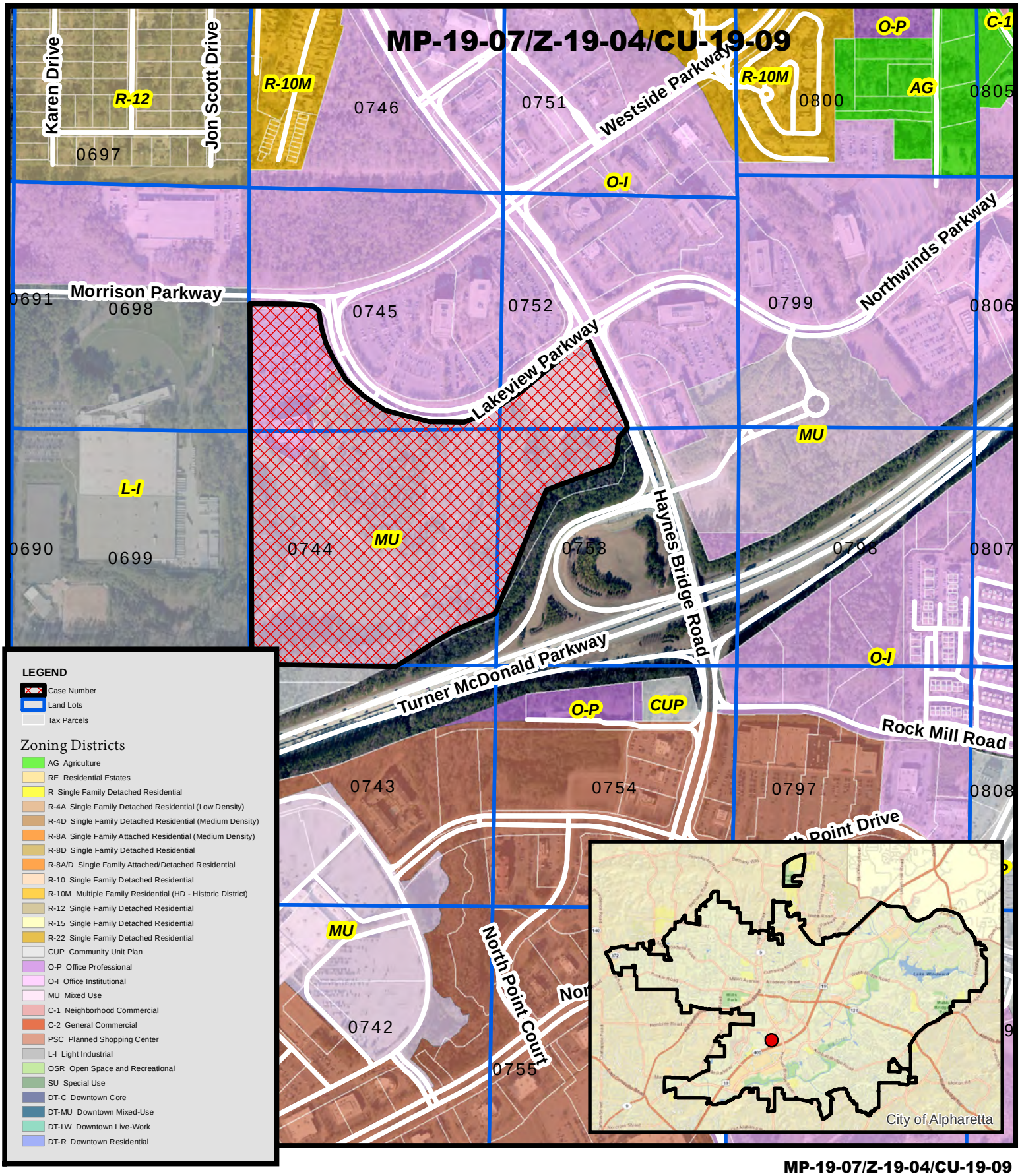


Future Land Use

TPA Group/360 Tech Village

MP-19-07/Z-19-04/CU-19-09
D/LL: 1/2/744, 745, 752, 753
PC: 12/05/19
CC: 1**2/16**/19

Location Map Provided by:
Community Development - GIS



THE CITY OF ALPHARETTA GEORGIA

Zoning Map

TPA **Group**

360 Tech Village

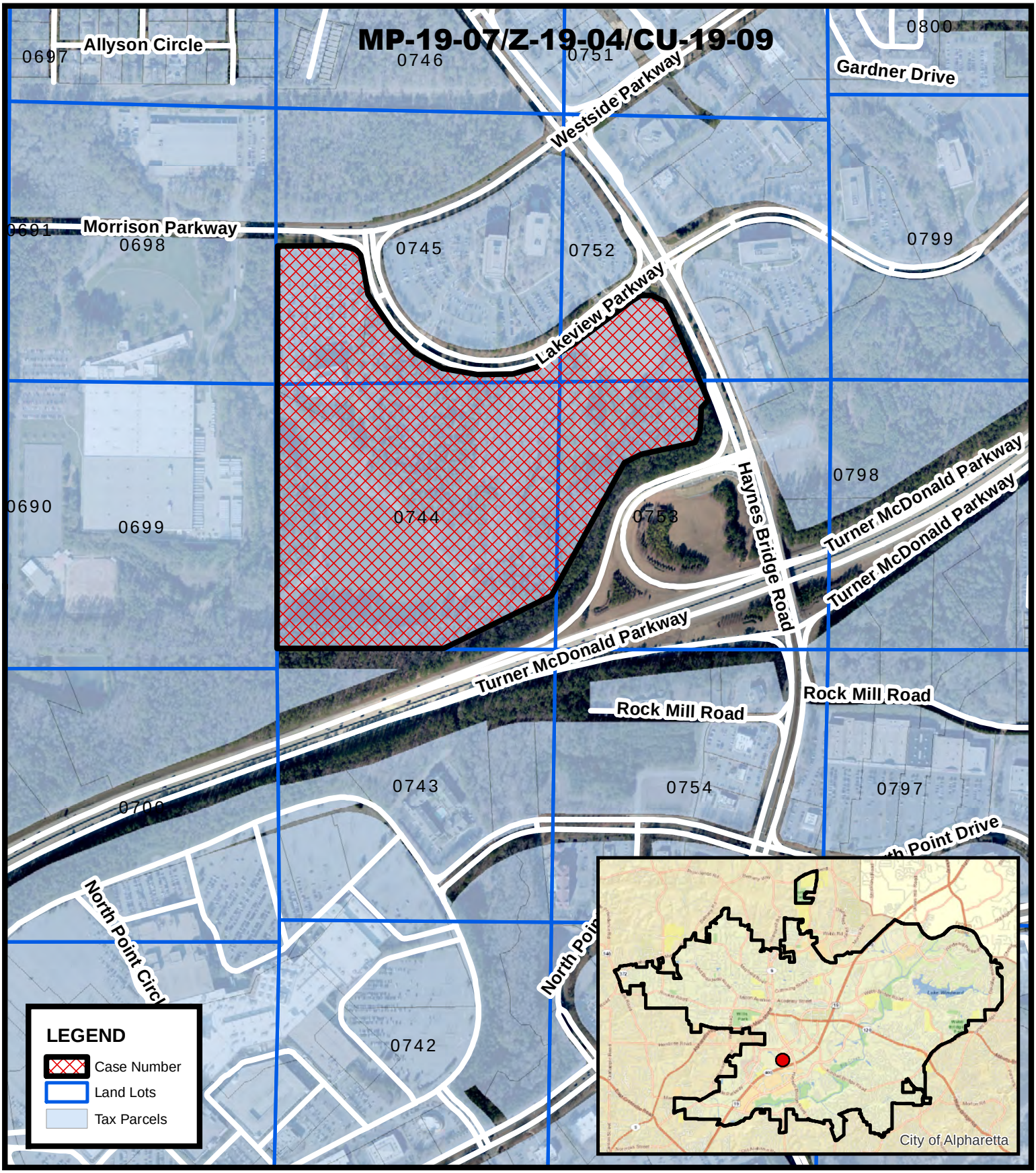
MP-19-07/Z-19-04/CU-19-09

D/LL: 1/2/744, 745, 752, 753

PC: 12/05/19

CC: 1**2/16**/19

Location Map Provided by:
Community Development - GIS



MP-19-07/Z-19-04/CU-19-09
D/LL: 1/2/744, 745, 752, 753
PC: 12/05/19
CC: 1**2/16**/19

Location Map
TPA Group
360 Tech Village

Location Map Provided by:
Community Development - GIS

CITIZEN PARTICIPATION FORM - PART B

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

Public Hearing or Project Name: TPA Group, LLC (variance and rezoning)

Contact Name: Donald Rolader Telephone: 770-442-0330

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.*

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)* _____

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

See Exhibit "A" attached

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

Signature of Authorized Agent: Donald A Rolader Date: 11/20/2019

Print Form

TPAGROUP

October 1, 2019

1776 Peachtree Street, NW
Suite 100
Atlanta, GA 30309

T: 770.436.3400
F: 770.436.3484
tpa-grp.com

Dear Property Owner:

This letter is to inform you that a Variance Application has been submitted to the City of Alpharetta on land located within 500 feet of your property. Please be advised of the following information pertaining to the Application and public hearings:

CASE NUMBER:	V-19-13
APPLICANT NAME:	TPA Group LLC
REQUEST:	Variance to request consideration of a rezoning, Master Plan Amendment, Conditional Use and Change of Conditions within twelve months of previous consideration
STREET LOCATION:	Southwest corner of Haynes Bridge Road and Georgia 400

CITY COUNCIL HEARING

October 21, 2019

6:30 pm

If you have any questions about this application, please contact Don Rolader at (770) 442-0330 or don@roladerandrolader.com

Sincerely,

Crawford Arnold
for TPA Group LLC

EXHIBIT "A"

TRUGLOBE INC.

10315 Old Woodland Entry

Alpharetta, GA 30022

HAYNES BRIDGE LLC

1064 Eighty Fifth Street

Brooklyn, NY 11228

AREG HDP FFIS ALPHARETTA OWNER LLC

3414 Peachtree Road NE

Atlanta, GA 30326

F7 NWO LLC

3455 Peachtree Road NE, Suite 650

Atlanta, GA 30326

NORTHWINDS LAND LLC

3330 Cumberland Blvd., Suite 300

Atlanta, GA 30339

F7 NWRET LLC

3455 Peachtree Road NE, Suite 1700

Atlanta, GA 30326

AMERICAN HONDA MOTOR CO INC.

1919 Torrance Blvd.

Torrance, CA 90501-2722

Current Site Plan

MU DISTRICT SITE CALCULATIONS

COMMERCIAL	215,574 sf (10.8%)
HORIZONTAL	215,574 sf
VERTICAL	0 sf
OFFICE	1,197,234 sf (59.9%)
HORIZONTAL	750,234 sf
VERTICAL	447,000 sf
RESIDENTIAL	585,381 sf (29.3%)
HORIZONTAL	434,829 sf
VERTICAL	150,552 sf
TOTAL DEVELOPMENT	1,998,189 sf
OPEN/CIVIC SPACE	1,091,561 sf (40.1%)

DEVELOPMENT SUMMARY

SITE ACREAGE	62.47 acres (2,721,193 sf)
COMMERCIAL	26,390 sf
RETAIL	9,600 sf
RESTAURANTS	16,790 sf
RESIDENTIAL UNITS	315 un
FOR RENT	255 un
FOR SALE	60 un
DENSITY	5.04 un/ac
OFFICE	630,080 sf
EXISTING TOWER	154,400 SF
NEW TOWER	470,000 SF
NEW LOFT	6,250 SF
PARKING	2,607 spaces
SURFACE	442 sp
ON STREET	50 sp
DECKED	2,115 sp
CIVIC SPACE	25.06 acres (40.1%)
PARK SPACE	24.43 ac (1,064,123 sf)
PUBLIC LOOP TRAIL AREA	0.63 ac (27,438 sf)
AMENITY SPACE	7.22 acres (11.6%)
AMENITY SPACE	7.22 ac (314,426 sf)
TOTAL LOT COVERAGE	1,081,044 sf (39.7%)

NORTH

0 25 50 100 200 500

NELSON

5200 Avalon Boulevard
Alpharetta, GA 30009
P | 770.209.9393
F | 770.209.7050
www.nelsonww.com

stamp

STATE OF GEORGIA · RICHARD L. WAKEFIELD · CERTIFICATE NO. 34812 · REGISTERED ARCHITECT

360 TECH VILLAGE

TPA Group
Crawford Arnold
1776 Peachtree Street NW
Atlanta, GA
P | 770.436.3400

print record

06 DECEMBER 2019 - SUBMITTED FOR ZONING

revisions

date	job number
06 DECEMBER 019	1508064.00

drawing title

CONCEPTUAL SITE PLAN

drawing number

SP-19

SUBMITTED FOR ZONING

OPEN SPACE SUMMARY

SITE ACREAGE	**62.47 acres (2,721,193 sf)**
CIVIC SPACE	**25.06 acres (40.1%)**
PARK SPACE	24.43 ac (1,064,123 sf)
PUBLIC LOOP TRAIL AREA	0.63 ac (27,438 sf)
AMENITY SPACE	**7.22 acres (11.6%)**
AMENITY SPACE	7.22 ac (314,426 sf)

MU DISTRICT SITE CALCULATIONS

COMMERCIAL		215,574 sf (10.8%)
	HORIZONTAL	215,574 sf
	VERTICAL	0 sf
OFFICE		1,197,234 sf (59.9%)
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NELSON

5200 Avalon Boulevard
Alpharetta, GA 30009
P | 770.209.9393
F | 770.209.7050
www.nelsonww.com

stamp

STATE OF GEORGIA
RICHARD L. WAKEFIELD
CERTIFICATE NO. 34813
REGISTERED ARCHITECT

360 TECH VILLAGE

TPA Group
Crawford Arnold
1776 Peachtree Street NW
Atlanta, GA
P | 770.436.3400

print record

25 NOVEMBER 2019 - SUBMITTED FOR ZONING

revisions

date: 25 NOVEMBER 019
job number: 1508064.00

drawing title

CONCEPTUAL SITE PLAN OPEN SPACE OVERLAY

drawing number

SP-18

SUBMITTED FOR ZONING

TPA 360 Tech Village Townhomes 12.5.19

360 Tech Village Multi-Family 12.5.19

11/25/19

Revised Elevations

360 TECH VILLAGE
REVELATOR
COFFEE COMPANY

11/25/19

Revised Elevations

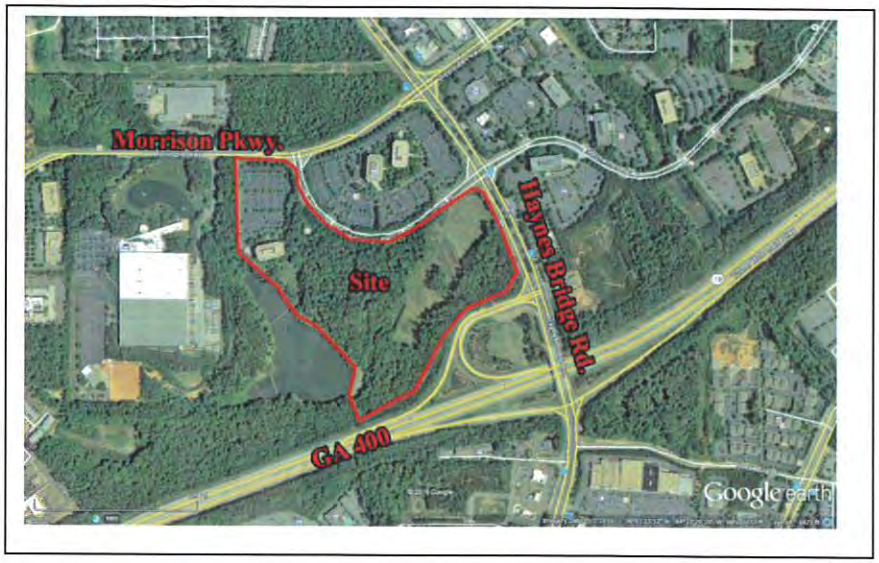
11/25/19

Revised Elevations

16-07-29-01 GA 400 Haynes Bridge Arborist Report Alpharetta

Arborist Report

Reference UDC
Alpharetta, Georgia



Location Map North

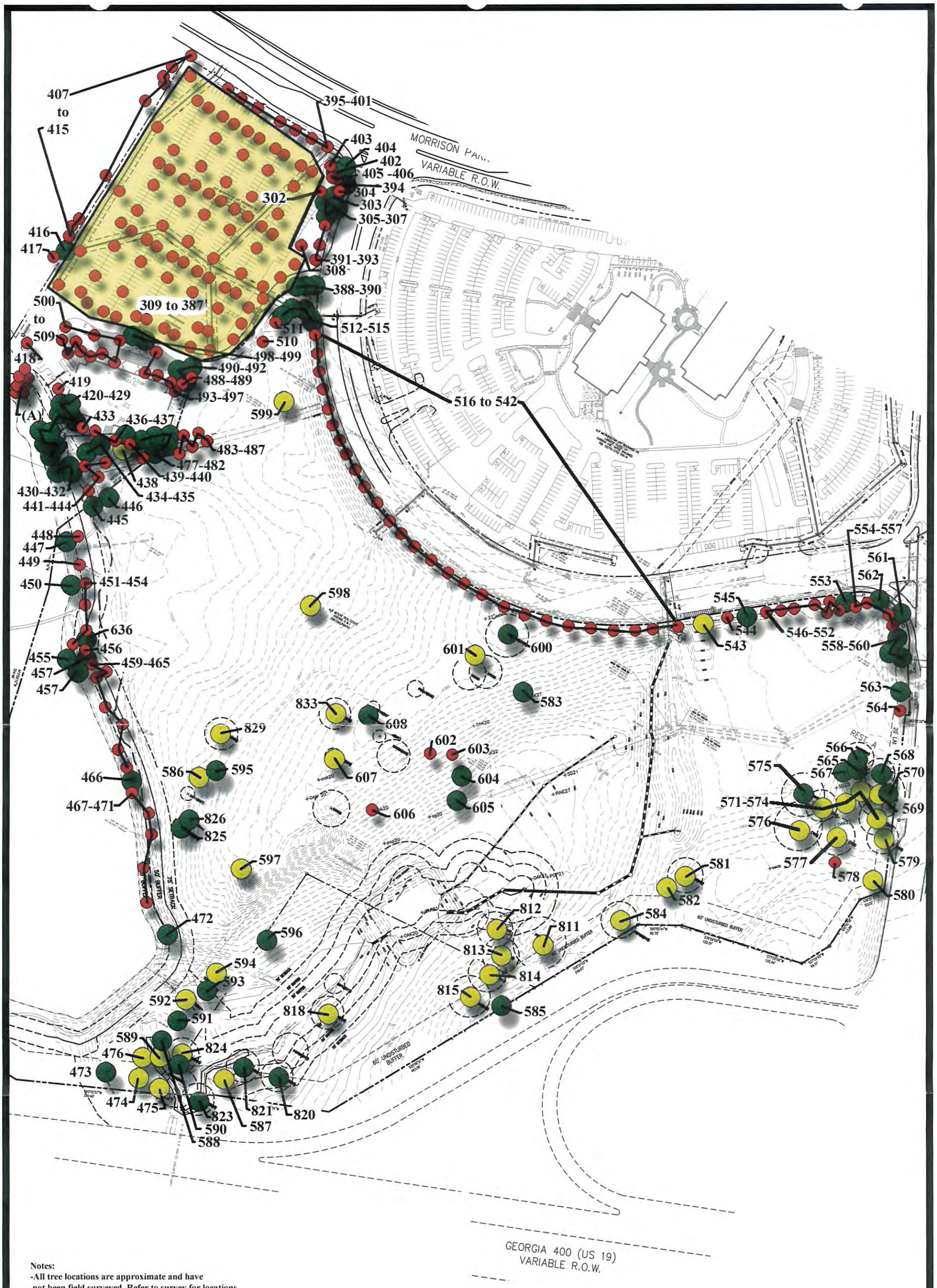
All of the following information is based upon visual field observations and 25 years of practical horticultural experience. No scientific or lab tests have been performed. I certify that all information in this report is true and inclusive to the best of my knowledge and is prepared in good faith.

Outdoor Spaces, LLC

By Scott Hall, Owner

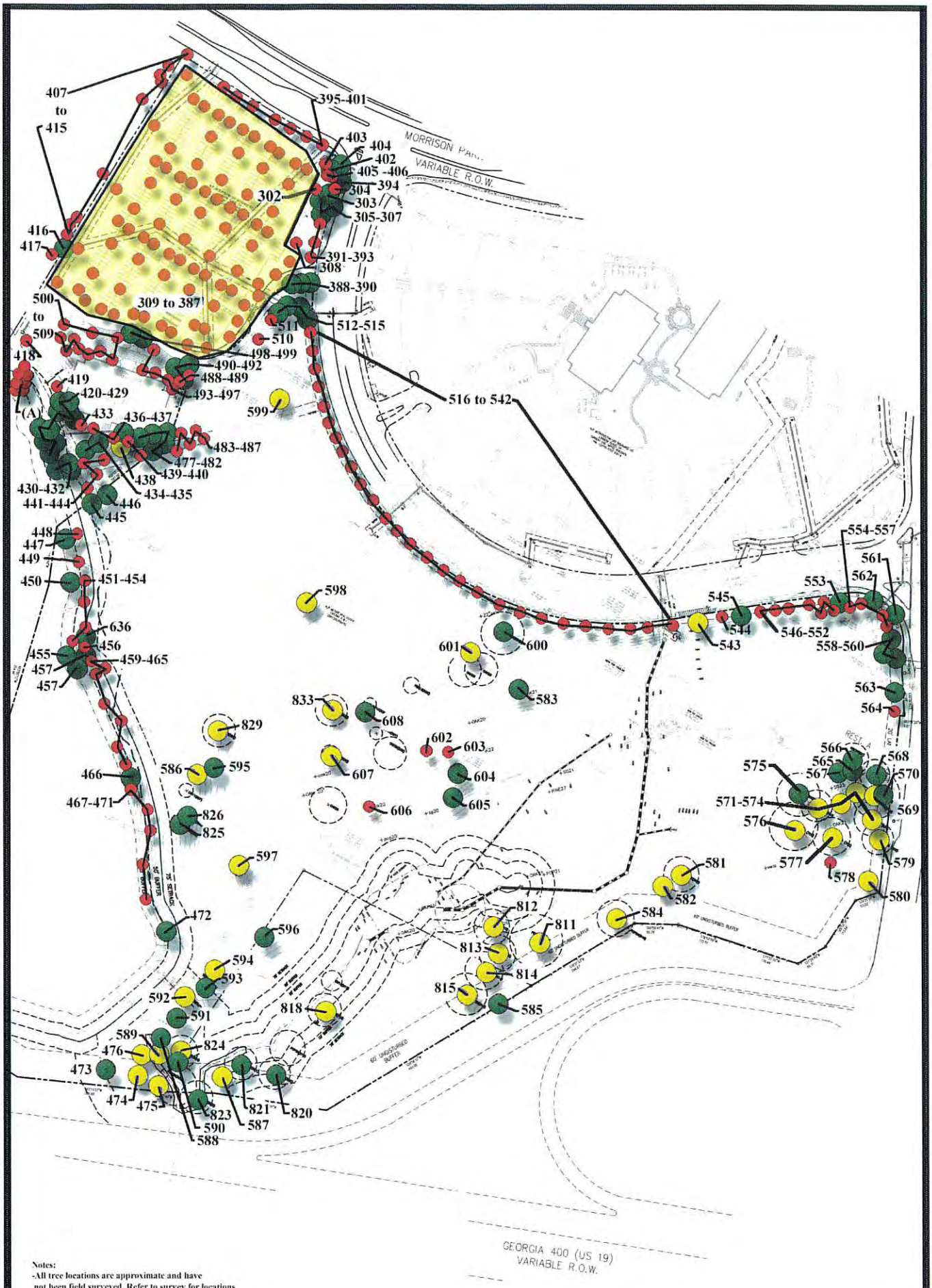
On Site Specimen Evaluation Date: August 8, 10, 11, 16, 2016
Report Date: August 17, 2016
Revised Date:

Outdoor Spaces, LLC
Scott Hall, Owner
RLA, Certified Arborist
Certificate Number: SO-5434A
404-328-6561 Cell
678-965-4784 Fax
scottandcyrena@bellsouth.net



Notes:
-All tree locations are approximate and have not been field surveyed. Refer to survey for locations.
-All 20" DBH trees within 30' of property line have been identified and specimen size have been evaluated.

Landscape Tree/ Boundary Tree/ Tree of Quality Specimen Non-Specimen	North	Not To Scale	Specimen Location Plan



Notes:
-All tree locations are approximate and have not been field surveyed. Refer to survey for locations.
-All 20" DBH trees within 30' of property line have been identified and specimen size have been evaluated.

Landscape Tree/ Boundary Tree/ Tree of Quality Specimen Non-Specimen	North	Not To Scale	Specimen Location Plan

Warranty Disclaimer:

Although, this report will determine whether or not a tree is a specimen or "Tree of Quality"; it is provided as best judgment opinion. Ultimately, the governing body's (City of Alpharetta) arborist or representative shall determine whether a tree is classified as a specimen/"Tree of Quality" or not.

All specimen/"Tree of Quality" tree locations shall be approximate. The provided tree locations shall NOT be GPS located and in no manner shall the provided tree location plan be used or represented as a tree survey. It is the sole responsibility of the OWNER to have all tagged specimen/"Tree of Quality" trees located by a Certified Land Surveyor.

No warranties express or implied are made with respect to the report of aforementioned specimen trees. It is understood the OWNER makes use of this report by the ARBORIST at OWNER's sole risk and that the report is provided as best judgment opinion. In no manner does this report guarantee the life or imply any length of life span of the trees that are determined to be specimens.

Arborist Note:

Due to certain species and undesirable traits, some trees shall be considered in poor condition if the following is true. Numerous trees grown in a native setting may appear to grow as multi-trunk; however this is not desirable in most trees. Most trees that have multi-trunks at the base are usually created when two separate trees grow together or the tree branches off at an early age and they become Co-Dominate Leaders. Either scenario is an undesirable condition for most trees because they both create weak crotches, included bark and/or a prime place for debris and water to get trapped that will always cause decay. In this case these trees become a life safety issue and can not be considered specimen trees.

Some trees are an exception to this rule, such as, but not limited to:

Crape Myrtles, Birches, Wax Myrtles, Red Buds, Fringe Trees, Dogwoods, Hollies, Cedars, Sourwoods, Sweet Bay Magnolias, Red Bays and Live Oaks.

These are an exception because they naturally create sucker growth from the roots and/or trunk or do not typically have the life safety issues because they are not large growing trees.

Reference: **Sinclair, Wayne A., 1936. Diseases of Trees and Shrubs / Wayne A. Sinclair and Howard H. Lyon.-2nd ed. Published 2005**

ARTICLE III. LAND DEVELOPMENT ACTIVITIES

SECTION 3.2 TREE PROTECTION

3.2.1 DEFINITIONS

Caliper. A standard of trunk measurement for understory or replacement trees. Caliper inches are measured at the height of 6 inches above the ground for trees up to and including 4 inch caliper and 12 inches above the ground for trees larger than 4 inch caliper.

Diameter Breast-Height (DBH). The standard measure of overstory tree size (for trees existing on a site). The tree trunk is measured at a height of 4 ½ feet above the ground. If a tree splits into multiple trunks below 4 ½ feet, measure the trunk at its most narrow point beneath the split.

Hardwood Tree. Any tree that is not coniferous (cone bearing). This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

Softwood Tree. Any coniferous (cone bearing) tree. This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

Specimen Tree. Any tree which qualifies for special consideration for preservation due to its size, type, condition, location or historical significance. See additional requirements for Specimen Trees in Appendix B.

Tree. Any living, self-supporting woody or fibrous plant which normally obtains a diameter breast height of at least three (3) inches, and typically has one (1) main stem or trunk and many branches.

Understory. Those trees that grow beneath the overstory, and will generally reach a mature height of under 40 feet.

APPENDIX A

SPECIMEN TREES

Some trees on a site warrant special consideration and encouragement for conservation. These trees are referred to as Specimen Trees.

The following criteria are used by the Director to identify specimen trees.

A Specimen Tree is any tree which qualifies for special consideration for preservation due to its size, type, condition, location, or historical significance and is determined by the City Arborist, prior to development, to be in overall good health without the aid of a specialized care plan according to accepted ISA practices, and which also meets the minimum size criteria set forth below.

Size Criteria

Pine Trees: 30-inch (30") diameter or larger Overstory Trees: 24-inch (24") diameter or larger Understory Trees: 8-inch (8") diameter or larger

In order to encourage the conservation of Specimen Trees and the incorporation of these trees into the design of projects, additional density credit will be given for Specimen Trees, which are successfully saved by a design feature specifically designated for such purpose. Credit for any Specimen Tree thus saved would be two (2) times the assigned unit value shown in Table 3.4. The Critical Root Zone of Specimen Trees will be protected with hog-back/wire-back tree save fencing with metal support poles.

If a Specimen Tree is to be removed, a plan or written document indicating the reason for the removal must be submitted to the Director.

Specimen Trees that cannot be saved (see Section 3.2.13) must be replaced with trees having three (3) times the unit value of the tree removed with a minimum four-inch (4") tree caliper by species with potentials for comparable size and quality.

Any Specimen Tree which is removed without the appropriate review and approval of the Director must be replaced by trees with a total density equal to eight (8) times the unit value of the tree removed with a minimum four-inch (4") tree caliper. Size alone will determine whether a tree was a specimen quality if the tree is removed without approval and there is no evidence of its condition. Violations will be subject to the applicable penalties as described in Section 3.2.19.

Specimen Analysis **(General Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. The are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxlyon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are saddly in decline.)**

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
302	11" Red Maple	Good	Good	No	Landscape Tree		No
303	19" Crape Myrtle	Good	Good	Yes			Yes
304	21" Willow Oak	Good	Good	No	Landscape Tree		Yes
305	18" Crape Myrtle	Good	Good	Yes			Yes
306	18" Crape Myrtle	Good	Good	Yes			Yes
307	15" Crape Myrtle	Good	Good	Yes			Yes
308	3" Red Maple	Good	Good	No	Landscape Tree		No
309	8" Red Maple	Good	Good	No	Landscape Tree		No
310	8" Red Maple	Good	Good	No	Landscape Tree		No
311	8" Red Maple	Good	Good	No	Landscape Tree		No
312	8" Red Maple	Good	Good	No	Landscape Tree		No
313	8" Red Maple	Good	Good	No	Landscape Tree		No
314	8" Red Maple	Good	Good	No	Landscape Tree		No
315	8" Red Maple	Good	Good	No	Landscape Tree		No
316	8" Red Maple	Good	Good	No	Landscape Tree		No
317	8" Red Maple	Good	Good	No	Landscape Tree		No
318	8" Red Maple	Good	Good	No	Landscape Tree		No
319	11" Red Maple	Good	Good	No	Landscape Tree		No
320	11" Red Maple	Good	Good	No	Landscape Tree		No
321	5" Zelkova	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
322	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Cavity at base of tree. Lichen on trunk, an indication of poor growth.	1	No
323	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	2	No
324	4" Red Maple	Good	Good	No	Landscape Tree		No
325	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	3	No
326	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	4	No
327	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	5	No
328	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Split in trunk.	6-7	No
329	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	8	No

Specimen Analysis **(General Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. The are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxlyon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are saddly in decline.)**

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
330	10" Wilow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
331	10" Wilow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
332	13" Wilow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Thin canopy an indication tree has out grown landscape island.		No
333	12" Wilow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Thin canopy an indication tree has out grown landscape island.		No
334	10" Wilow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
335	11" Wilow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
336	11" Wilow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
337	9" Wilow Oak	Fair	Fair	No	Landscape Tree. Thin canopy an indication tree has out grown landscape island.		No
338	10" Wilow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Thin canopy an indication tree has out grown landscape island.		No
339	10" Wilow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Thin canopy an indication tree has out grown landscape island.		No
340	4" Trident Maple	Poor	Poor	No	Landscape Tree. Several cavities. Tree staking strap grown into trunk. Severe tip die back. Tree has out grown landscape island.	9-11	No
341	4" Trident Maple	Poor	Poor	No	Landscape Tree. Tree has out grown landscape island.		No
342	4" Trident Maple	Fair	Fair	No	Landscape Tree. Several cavities. Severe tip die back. Tree has out grown landscape island.	12-13	No
343	4" Trident Maple	Poor	Poor	No	Landscape Tree. Early change of leaf color, an indication of stress. Tree has out grown landscape island.		No
344	4" Trident Maple	Poor	Poor	No	Landscape Tree. Tree has out grown landscape island.		No
345	6" Red Maple	Fair	Fair	No	Landscape Tree. Tree has out grown landscape island.		No

Specimen Analysis **(General Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. The are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxlyon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are saddly in decline.)**

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
346	6" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Split in trunk. Lichen on trunk, an indication of poor growth.	14-15	No
347	6" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	16	No
348	6" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Split in trunk. Lichen on trunk, an indication of poor growth.	17-18	No
349	6" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Cavity exposing heartwood. Severe tip die back. Lichen on trunk, an indication of poor growth.	19-20	No
350	7" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Cavity with decay. Severe tip die back. Lichen on trunk, an indication of poor growth.	21-22	No
351	16" Willow Oak	Good	Good	No	Landscape Tree.		No
352	11" Willow Oak	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
353	11" Willow Oak	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
354	13" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
355	13" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
356	11" Willow Oak	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
357	11" Willow Oak	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
358	12" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
359	11" Willow Oak	Fair	Fair	No	Landscape Tree. Improper pruning for parking lights. Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No

Specimen Analysis **(General Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. The are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxlyon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are saddly in decline.)**

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
360	14" Willow Oak	Good	Good	No	Landscape Tree.		No
361	10" Red Maple	Fair	Fair	No	Landscape Tree.Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
362	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	23	No
363	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	24	No
364	9" Red Maple	Fair	Fair	No	Landscape Tree.Has out grown landscape island. Lichen on trunk, an indication of poor growth.		No
365	8" Red Maple	Fair	Fair	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.		No
366	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	25	No
367	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	26	No
368	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.		No
369	5" Zelkova	Poor	Poor	No	Landscape Tree. Cavity exposing heartwood. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.	27-28	No
370	5" Zelkova	Poor	Poor	No	Landscape Tree. Has out grown landscape island. Severe tip die back. Lichen on trunk, an indication of poor growth.		No
371	14" Red Maple	Good	Good	No	Landscape Tree.		No
372	9" Red Maple	Good	Good	No	Landscape Tree.		No

Specimen Analysis **(General Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. The are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxlyon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are saddly in decline.)**

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
373	9" Red Maple	Good	Good	No	Landscape Tree.		No
374	10" Red Maple	Good	Good	No	Landscape Tree. Small Trunk gall.		No
375	10" Red Maple	Good	Good	No	Landscape Tree. Small Trunk gall.		No
376	8" Red Maple	Good	Good	No	Landscape Tree.		No
377	9" Red Maple	Good	Good	No	Landscape Tree.		No
378	8" Red Maple	Good	Good	No	Landscape Tree.		No
379	8" Red Maple	Good	Good	No	Landscape Tree.		No
380	14" Willow Oak	Good	Good	No	Landscape Tree.		No
381	14" Willow Oak	Good	Good	No	Landscape Tree.		No
382	19" Willow Oak	Good	Good	No	Landscape Tree.		No
383	19" Willow Oak	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	29	No
384	16" Willow Oak	Good	Good	No	Landscape Tree.		No
385	20" Willow Oak	Good	Good	No	Landscape Tree.		No
386	17" Willow Oak	Good	Good	No	Landscape Tree.		No
387	22" Willow Oak	Good	Good	No	Landscape Tree.		No
388	15" Crape Myrtle	Good	Good	Yes			Yes
389	16" Crape Myrtle	Good	Good	Yes			Yes
390	19" Crape Myrtle	Good	Good	Yes			Yes
391	19" Willow Oak	Good	Good	No	Landscape Tree.		No
392	17" Willow Oak	Good	Good	No	Landscape Tree.		No
393	17" Willow Oak	Good	Poor	No	Landscape Tree. Several trunk galls. Circling roots impacting structural system of tree.	30-32	No
394	21" Crape Myrtle	Good	Good	Yes			Yes
395	19" Willow Oak	Good	Good	No	Landscape Tree.		Yes
396	19" Willow Oak	Good	Good	No	Landscape Tree.		Yes
397	19" Willow Oak	Good	Good	No	Landscape Tree.		Yes
398	21" Willow Oak	Good	Good	No	Landscape Tree.		Yes
399	17" Willow Oak	Good	Good	No	Landscape Tree.		Yes
400	19" Willow Oak	Good	Good	No	Landscape Tree.		Yes
401	16" Willow Oak	Good	Good	No	Landscape Tree.		Yes
402	9" Fosterii Holly	Good	Good	Yes			Yes
403	7" Fosterii Holly	Good	Good	No	Landscape Tree.		No
404	9" Fosterii Holly	Good	Good	Yes			Yes
405	6" Fosterii Holly	Good	Good	No	Landscape Tree.		No
406	6" Fosterii Holly	Good	Good	No	Landscape Tree.		No
407	21" Red Maple	Fair	Fair	No	Boundary Tree.		No
408	21" Sweet Gum	Fair	Poor	No	Boundary Tree. 2 Co-Dominate Leaders with included bark 20' high. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	33	No
409	22" Red Maple	Fair	Poor	No	Boundary Tree. 2 Trees grown together creating 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	34	No
410	20" Red Maple						

Specimen Analysis **(General**

Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. The are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxlyon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are saddly in decline.)

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
411	29" Pine	Good	Good	No	Boundary Tree.		Yes
412	20" Red Maple	Fair	Fair	No	Boundary Tree.		No
413	25" Pine	Good	Good	No	Boundary Tree.		Yes
414	28" Pine	Good	Good	No	Boundary Tree.		Yes
415	28" Pine	Good	Good	No	Boundary Tree.		Yes
416	30" Pine	Good	Good	Yes			Yes
417	22" Pine	Good	Good	No	Boundary Tree.		Yes
418	11" Red Maple	Good	Good	No	Landscape Tree.		No
(A)	9"-20" Bald Cypress	Good	Good	No	8 Trees of Quality		Yes
419	22" River Birch	Good	Good	No	Tree of Quality		Yes
420	16" Crape Myrtle	Good	Good	Yes			Yes
421	13" Crape Myrtle	Good	Good	Yes			Yes
422	17" Crape Myrtle	Good	Good	Yes			Yes
423	17" Crape Myrtle	Good	Good	Yes			Yes
424	17" Crape Myrtle	Good	Good	Yes			Yes
425	9" Crape Myrtle	Good	Good	Yes			Yes
426	9" Crape Myrtle	Good	Good	Yes			Yes
427	9" Crape Myrtle	Good	Good	Yes			Yes
428	9" Crape Myrtle	Good	Good	Yes			Yes
429	9" Crape Myrtle	Good	Good	Yes			Yes
430	9" Crape Myrtle	Good	Good	Yes			Yes
431	13" Crape Myrtle	Good	Good	Yes			Yes
432	12" Crape Myrtle	Good	Good	Yes			Yes
433	9" Red Maple	Good	Good	No	Landscape Tree		Yes
434	8" Dogwood	Fair	Fair	Yes	Some dieback		Yes
435	9" Japanese Maple	Good	Good	Yes			Yes
436	12" Red Maple	Good	Good	No	Landscape Tree		Yes
437	19" Willow Oak	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	35	No
438	9" Dogwood	Poor	Poor	No	Hollow cavity and dieback.	36	No
439	14" Red Maple	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	37	No
440	10" Red Maple	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	38	No
441	14" Chinese Elm	Poor	Poor	No	Landscape Tree. Severe cankers on trunk.	39	No
442	14" Willow Oak	Good	Good	No	Landscape Tree		Yes
443	11" Red Maple	Poor	Poor	No	Landscape Tree. Main Trunk has Phytophthora. Fruiting bodies on root system. Circling roots impacting structural system of tree.	40-41	No
444	19" Willow Oak	Good	Good	No	Landscape Tree		Yes
445	20" Crape Myrtle	Good	Good	Yes			Yes
446	8" East Palatka Holly	Good	Good	Yes			Yes
447	13" Crape Myrtle	Good	Good	Yes			Yes
448	15" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
449	12" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
450	13" Crape Myrtle	Good	Good	Yes			Yes

Specimen Analysis **(General Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. The are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxlyon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are saddly in decline.)**

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
451	16" Water Oak	Good	Good	No	Tree of Quality		Yes
452	11" Red Maple	Good	Good	No	Tree of Quality		Yes
453	14" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
454	16" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
455	11" Crape Myrtle	Good	Good	Yes			Yes
636	13" Crape Myrtle	Good	Good	Yes			Yes
456	13" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
457	12" Crape Myrtle	Good	Good	Yes			Yes
458	16" Crape Myrtle	Good	Good	Yes			Yes
459	9" Red Maple	Good	Good	No	Tree of Quality		Yes
460	9" Red Maple	Good	Good	No	Tree of Quality		Yes
461	7" Red Maple	Good	Good	No	Tree of Quality		Yes
462	15" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
463	13" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
464	7" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
465	7" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
466	14" Crape Myrtle	Good	Good	Yes			Yes
467	8" Red Maple	Good	Good	No	Tree of Quality		Yes
468	20" White Oak	Good	Good	No	Tree of Quality		Yes
469	22" White Oak	Good	Good	No	Tree of Quality		Yes
825	16" Sourwood	Good	Good	Yes			Yes
826	11" Sourwood	Good	Good	Yes			Yes
470	12" Nuttall Oak	Good	Good	No	Tree of Quality		Yes
471	17" Riverbirch	Good	Good	No	Tree of Quality		Yes
472	14" Crape Myrtle	Good	Good	Yes			Yes
473	28" Scarlett Oak	Good	Good	Yes			Yes
474	28" Tulip Poplar	Poor	Poor	No	Large cavity with decay.	42	No
475	38" Tulip Poplar	Poor	Poor	No	2 Co-Dominate Leaders with included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue. Trunk gall. Trunk sound hollow.	43-44	No
476	38" Tulip Poplar	Poor	Poor	No	2 Co-Dominate Leaders with included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	45	No
477	9" Dogwood	Good	Good	Yes			Yes
478	19" Crape Myrtle	Good	Good	Yes			Yes
479	14" Crape Myrtle	Good	Good	Yes			Yes
480	14" Crape Myrtle	Good	Good	Yes			Yes
481	15" Crape Myrtle	Good	Good	Yes			Yes
482	15" Crape Myrtle	Good	Good	Yes			Yes
483	3" Dogwood	Good	Good	No	Landscape Tree		Yes
484	4" Red Bud	Good	Good	No	Landscape Tree		Yes
485	7" Crape Myrtle	Good	Good	No	Landscape Tree		Yes
486	4" Dogwood	Good	Good	No	Landscape Tree		Yes
487	4" Red Bud	Good	Good	No	Landscape Tree		Yes
488	6" Red Maple	Good	Good	No	Landscape Tree		Yes

Specimen Analysis **(General Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. The are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxlyon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are saddly in decline.)**

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
489	8" Red Maple	Good	Good	No	Landscape Tree		Yes
490	16" Crape Myrtle	Good	Good	Yes			Yes
491	16" Crape Myrtle	Good	Good	Yes			Yes
492	16" Crape Myrtle	Good	Good	Yes			Yes
493	12" Red Maple	Good	Good	No	Landscape Tree		Yes
494	7" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
495	4" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
496	6" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
497	17" Willow Oak	Good	Good	No	Landscape Tree		Yes
498	16" Crape Myrtle	Good	Good	Yes			Yes
499	13" Crape Myrtle	Good	Good	Yes			Yes
500	20" Willow Oak	Good	Good	No	Landscape Tree		Yes
501	7" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
502	5" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
503	6" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
504	20" Southern Magnolia	Good	Good	No	Landscape Tree		Yes
505	15" Red Maple	Good	Good	No	Landscape Tree		Yes
506	13" Willow Oak	Good	Good	No	Landscape Tree		Yes
507	8" Red Maple	Good	Good	No	Landscape Tree		Yes
508	16" Willow Oak	Good	Good	No	Landscape Tree		Yes
509	11" Red Maple	Good	Good	No	Landscape Tree		Yes
510	18" Willow Oak	Good	Good	No	Landscape Tree		Yes
511	18" Willow Oak	Good	Good	No	Landscape Tree		Yes
512	24" Willow Oak	Good	Good	Yes			Yes
513	20" Crape Myrtle	Good	Good	Yes			Yes
514	18" Crape Myrtle	Good	Good	Yes			Yes
515	22" Crape Myrtle	Good	Good	Yes			Yes
516	19" Willow Oak	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	46	No
517	22" Willow Oak	Poor	Poor	No	Landscape Tree. Fruiting Bodies on root system. Circling roots impacting structural system of tree.	47-48	No
518	22" Willow Oak	Good	Fair	No	Landscape Tree. Circling roots should be cut before impacting structural system of tree.	49	Yes
519	21" Willow Oak	Good	Good	No	Landscape Tree		Yes
520	20" Willow Oak	Good	Fair	No	Landscape Tree. Circling roots should be cut before impacting structural system of tree.	50	Yes
521	22" Willow Oak	Good	Good	No	Landscape Tree		Yes
522	22" Willow Oak	Good	Fair	No	Landscape Tree. Circling roots should be cut before impacting structural system of tree.		Yes
523	20" Willow Oak	Good	Good	No	Landscape Tree		Yes
524	20" Willow Oak	Poor	Poor	No	Landscape Tree. Numerous trunk galls.	51	No
525	19" Willow Oak	Good	Good	No	Landscape Tree		Yes
526	19" Willow Oak	Good	Good	No	Landscape Tree		Yes
527	20" Willow Oak	Good	Good	No	Landscape Tree		Yes

Specimen Analysis **(General Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. The are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxlyon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are saddly in decline.)**

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
528	16" Willow Oak	Poor	Poor	No	Landscape Tree. Fruiting Bodies on root system. Circling roots impacting structural system of tree.	52-53	No
529	19" Willow Oak	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	54	No
530	22" Willow Oak	Good	Good	No	Landscape Tree		Yes
531	21" Willow Oak	Good	Good	No	Landscape Tree		Yes
532	19" Willow Oak	Good	Good	No	Landscape Tree		Yes
533	19" Willow Oak	Poor	Poor	No	Landscape Tree. Numerous trunk galls.	55	No
534	21" Willow Oak	Good	Good	No	Landscape Tree		Yes
535	17" Willow Oak	Poor	Fair	No	Landscape Tree. Numerous Trunk galls. Circling roots should be cut before impacting structural system of tree.	56-57	No
536	16" Willow Oak	Poor	Fair	No	Landscape Tree. Numerous Trunk galls. Circling roots should be cut before impacting structural system of tree.	56-58	No
537	17" Willow Oak	Good	Good	No	Landscape Tree		Yes
538	22" Willow Oak	Good	Good	No	Landscape Tree		Yes
539	21" Willow Oak	Good	Good	No	Landscape Tree		Yes
540	22" Willow Oak	Good	Good	No	Landscape Tree		Yes
541	23" Willow Oak	Good	Good	No	Landscape Tree		Yes
542	20" Willow Oak	Good	Good	No	Landscape Tree		Yes
543	25" Willow Oak	Poor	Poor	No	Cavity with decay.	59	No
544	23" Willow Oak	Good	Fair	No	Landscape Tree. Circling roots should be cut before impacting structural system of tree.		Yes
545	24" Willow Oak	Good	Good	Yes			Yes
546	22" Willow Oak	Good	Good	No	Landscape Tree		Yes
547	18" Willow Oak	Good	Good	No	Landscape Tree		Yes
548	18" Willow Oak	Good	Good	No	Landscape Tree		Yes
549	15" Red Maple	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	61-62	No
550	17" Red Maple	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	63	No
551	7" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
552	7" Fosterii Holly	Good	Good	No	Landscape Tree		Yes
553	9" Fosterii Holly	Good	Good	Yes			Yes
554	18" Red Maple	Good	Good	No	Landscape Tree		Yes
555	18" Red Maple	Good	Good	No	Landscape Tree		Yes
556	17" Red Maple	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	64	No
557	19" Red Maple	Good	Good	No	Landscape Tree		Yes
558	8" Fosterii Holly	Good	Good	Yes			Yes
559	8" Fosterii Holly	Good	Good	Yes			Yes
560	10" Fosterii Holly	Good	Good	Yes			Yes
561	21" Crape Myrtle	Good	Good	Yes			Yes
562	23" Crape Myrtle	Good	Good	Yes			Yes

Specimen Analysis **(General Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. The are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxlyon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are saddly in decline.)**

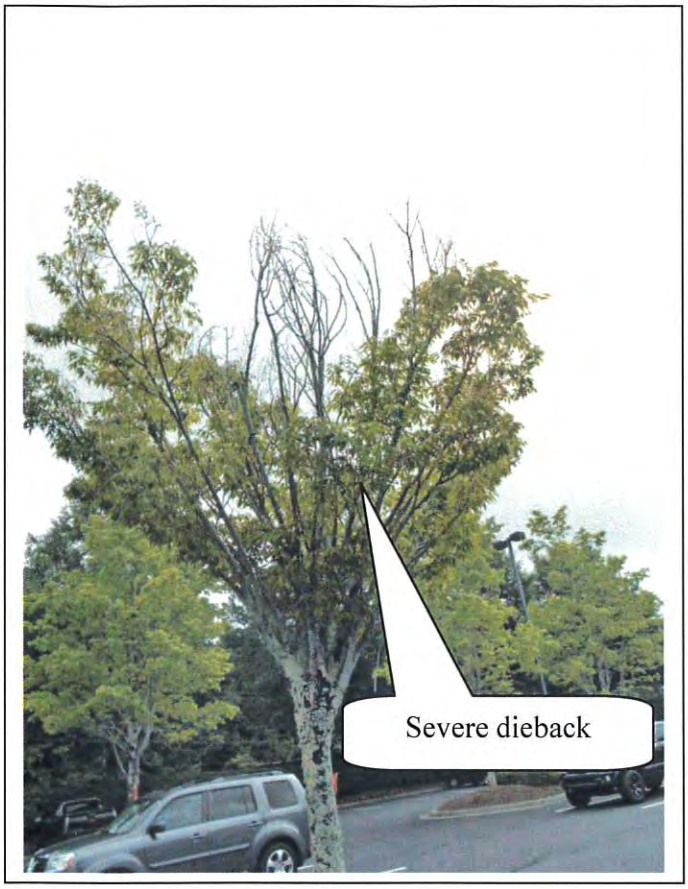
Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
563	25" Willow Oak	Good	Good	Yes			Yes
564	23" Willow Oak	Good	Poor	No	Landscape Tree. Circling roots impacting structural system of tree.	65	No
565	9" Sourwood	Fair	Fair	Yes			No
566	28" White Oak	Good	Good	Yes			Yes
567	10" Sourwood	Good	Good	Yes			Yes
568	25" White Oak	Good	Good	Yes			Yes
569	40" (23"-21") White Oak	Fair	Poor	No	Tree is being undermined from erosion. 2 Trees grown together to create 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	66-67	No
570	8" Sourwood	Good	Good	Yes			Yes
571	31" Southern Red Oak	Poor	Poor	No	Fruiting bodies at base of trunk indicating Butt/trunk rot.	68-70	No
572	11" Sourwood	Poor	Poor	No	Cavity with decay.	71	No
573	11" Sourwood	Poor	Poor	No	Trunk grown into boulder impacting structural system of tree.	72	No
574	27" Southern Red Oak	Poor	Poor	No	Large cavity with decay.	73	No
575	41" White Oak	Good	Good	Yes			Yes
576	42" Southern Red Oak	Poor	Poor	No	Fruiting bodies at base of trunk indicating Butt/trunk rot. Severe dieback.	74	No
577	31" Southern Red Oak	Poor	Poor	No	Several main limbs dead with symptoms of Hypoxlyon Canker.	75-76	No
578	20" Southern Magnolia	Good	Good	No	Tree of Quality		Yes
579	26" Southern Red Oak	Poor	Poor	No	Severe trunk gall. Several main limbs dead with symptoms of Hypoxlyon Canker.	77-78	No
580	17" Dogwood	Poor	Poor	No	Severe dieback.		No
581	27" Red Maple	Poor	Poor	No	Cavities with decay.	79-80	No
582	24" Red Maple	Poor	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. 1 Dead causing severe decay in trunk. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	81	No
583	25" White Oak	Good	Good	Yes			Yes
584	33"(23"-14") Tulip Poplar	Poor	Poor	No	2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.		No

Specimen Analysis **(General Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. The are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxlyon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are saddly in decline.)**

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
811	43" Tulip Poplar	Poor	Poor	No	3 Co-Dominate Leaders with decay in crotch and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	83	No
812	28" Tulip Poplar	Poor	Poor	No	Several main limbs dead/gone.		No
813	29" Tulip Poplar	Poor	Poor	No	Several main limbs dead/gone. Barbwire in trunk	85	No
814	31" Southern Red Oak	Poor	Poor	No	2 Co-Dominate Leaders with decay in crotch and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	84	No
815	34" White Oak	Poor	Poor	No	3 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.		No
585	24" Tulip Poplar	Fair	Fair	Yes			No
818	41"(27"-14") Tulip Poplar	Poor	Poor	No	2 Co-Dominate Leaders with decay in crotch and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.		No
820	26" Tulip Poplar	Fair	Fair	Yes			No
821	29" White Oak	Good	Good	Yes			Yes
823	26" Tulip Poplar	Good	Good	Yes			Yes
824	27" Red Maple	Poor	Poor	No	Main Trunk has Phytophthora.	88	No
829	41"(27"-22") Sweet Gum	Poor	Poor	No	Cavity at base and fruiting bodies on trunk. 2 Trees grown together to create 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	92-93	No
586	8" Sourwood	Fair	Poor	No	45* lean in trunk.	91	No
587	34" Tulip Poplar	Fair	Poor	No	2 Co-Dominate Leaders 20' high with included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	86	No
588	25" Sweet Gum	Fair	Fair	Yes			No
589	27" Tulip Poplar	Fair	Poor	No	Severe lean in Trunk	87	No
590	25" Tulip Poplar	Good	Good	Yes			Yes
591	24" Water Oak	Fair	Fair	Yes			No
592	24" Southern Red Oak	Poor	Poor	No	Several main limbs dead with symptoms of Hypoxlyon Canker.	89	No
593	26" Southern Red Oak	Fair	Fair	Yes			No
594	28" White Oak	Poor	Poor	No	Large cavity with decay.	90	No

Specimen Analysis **(General Observations: The site is broken into 3 zones. The wooded zone appears to be in between Pioneer and Climax phase of succession. The site is dominated with Overstory Oaks, Hickories and Pines. Numerous understory trees such as; Sourwoods, Dogwoods and Black Cherries are throughout the zone. The are numerous Oak species with age that are standing dead, a strong indication of some sort of disease or blight impacting this site. There are several of these trees alive and dead with symptoms of Hypoxlyon Canker. One zone has been cleared and is just underbrush. The last zone has been developed as and office building with parking. The zone has numerous landscape trees with the trees on the edge of this zone are of good quality and the parking tree are saddly in decline.)**

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)	Is tree a design consideration
595	9" Sourwood	Good	Good	Yes			Yes
596	25" Southern Red Oak	Fair	Fair	Yes			No
597	24"(12"-12") White Oak	Poor	Poor	No	Cavity at base with decay. Root Damage. 2 Trees grown together to create 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	94-95	No
598	26" Tulip Poplar	Poor	Poor	No	3 Co-Dominate Leaders with included bark and trunk gall in the inclusion. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	96	No
599	26"(17"-12") Tulip Poplar	Poor	Poor	No	2 Trees grown together to create 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	97	No
600	27" Southern Red Oak	Good	Good	Yes			Yes
601	27" Southern Red Oak	Poor	Poor	No	Large cavity at base with decay.	98	No
602	22" White Oak	Good	Good	No	Tree of Quality		Yes
603	20" White Oak	Good	Good	No	Tree of Quality		Yes
604	25" White Oak	Good	Good	Yes			Yes
605	25" White Oak	Good	Good	Yes			Yes
606	20" White Oak	Good	Good	No	Tree of Quality		Yes
607	12" Sourwood	Poor	Poor	No	Several cavities with decay.	99	No
608	24" White Oak	Good	Good	Yes			Yes
833	27" Sweet Gum	Poor	Poor	No	2 Trees grown together to create 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	100	No



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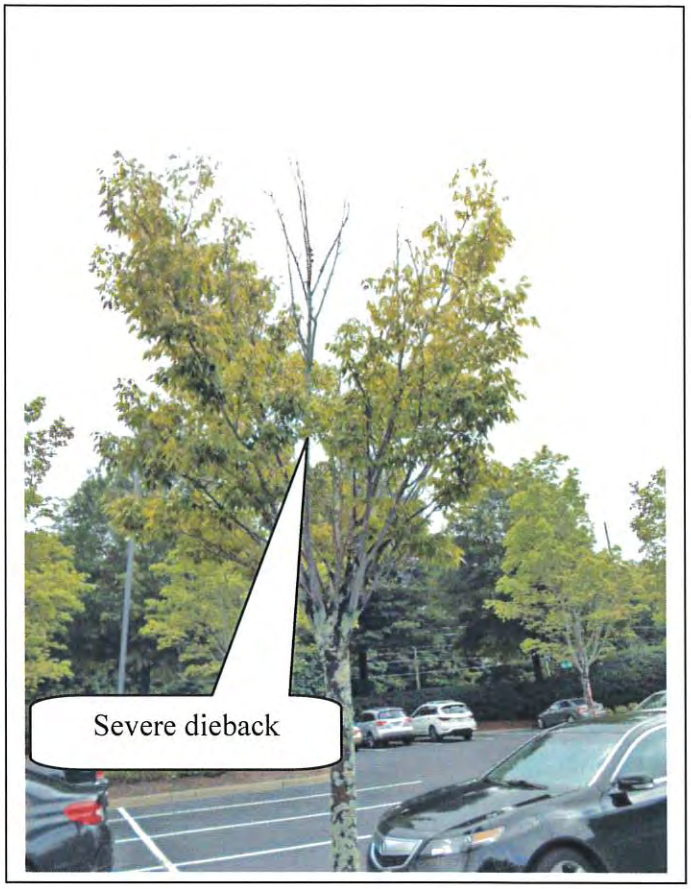

Photo 2

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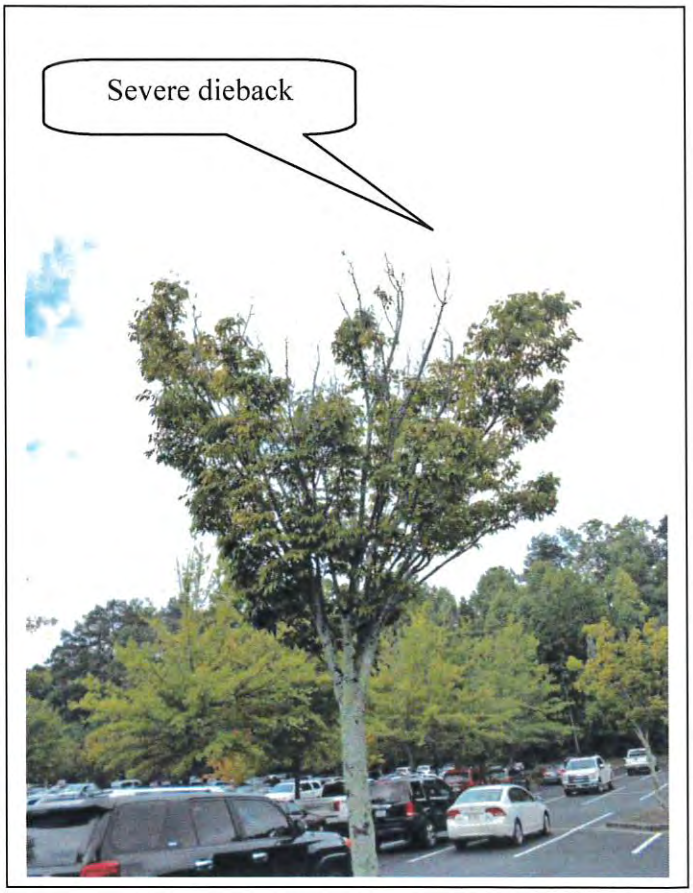

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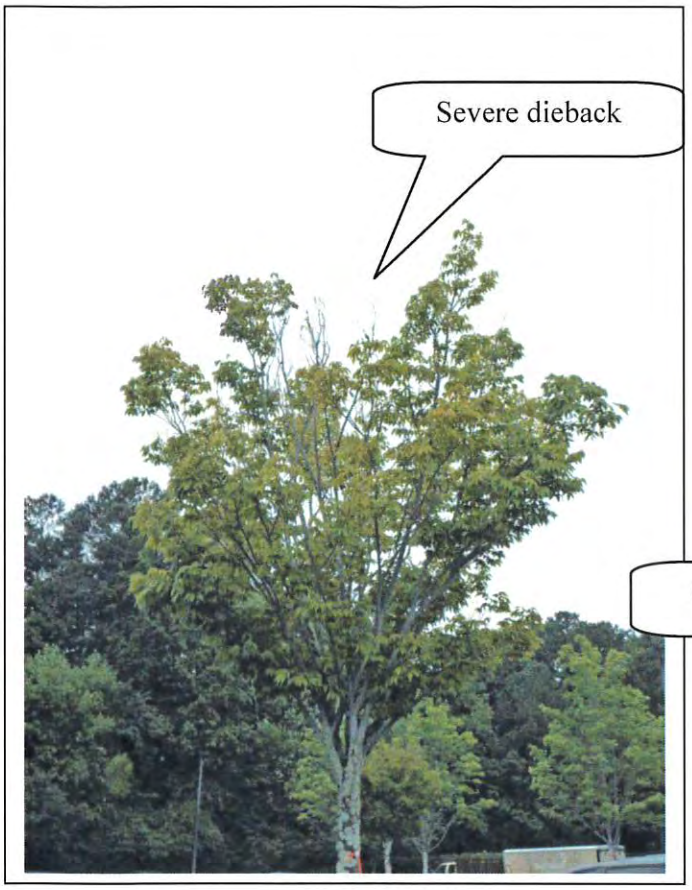

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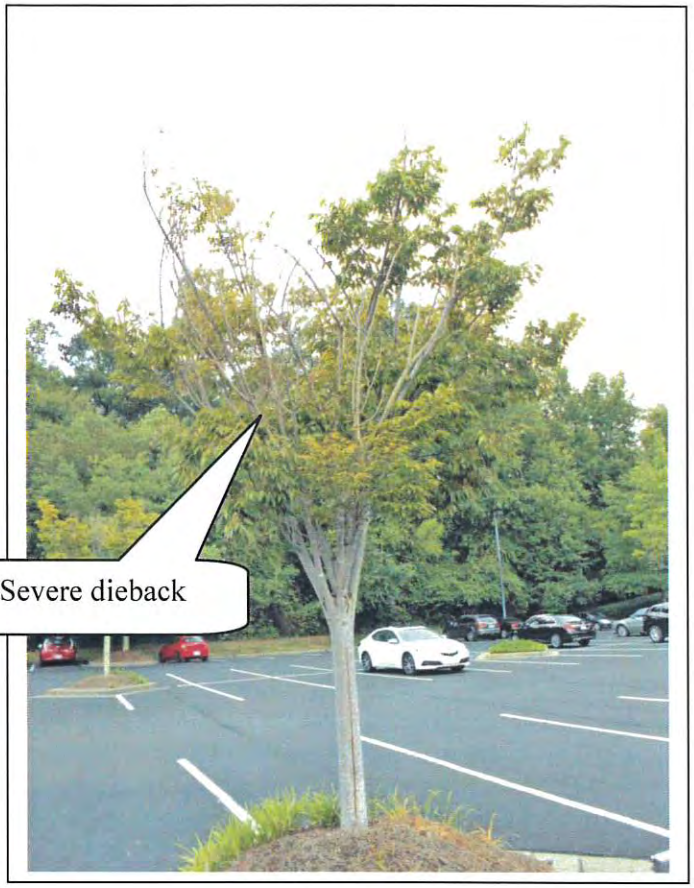

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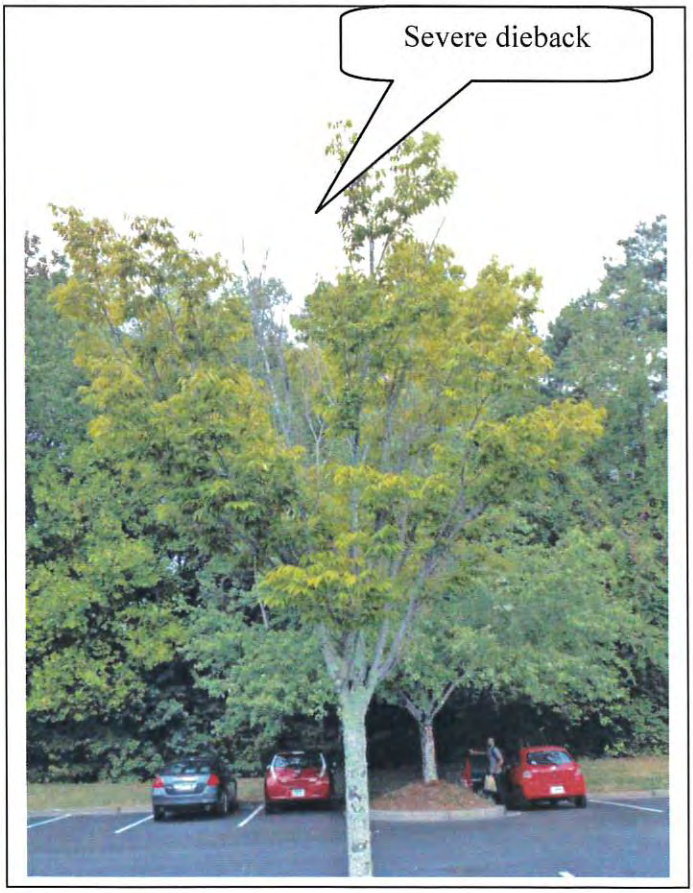

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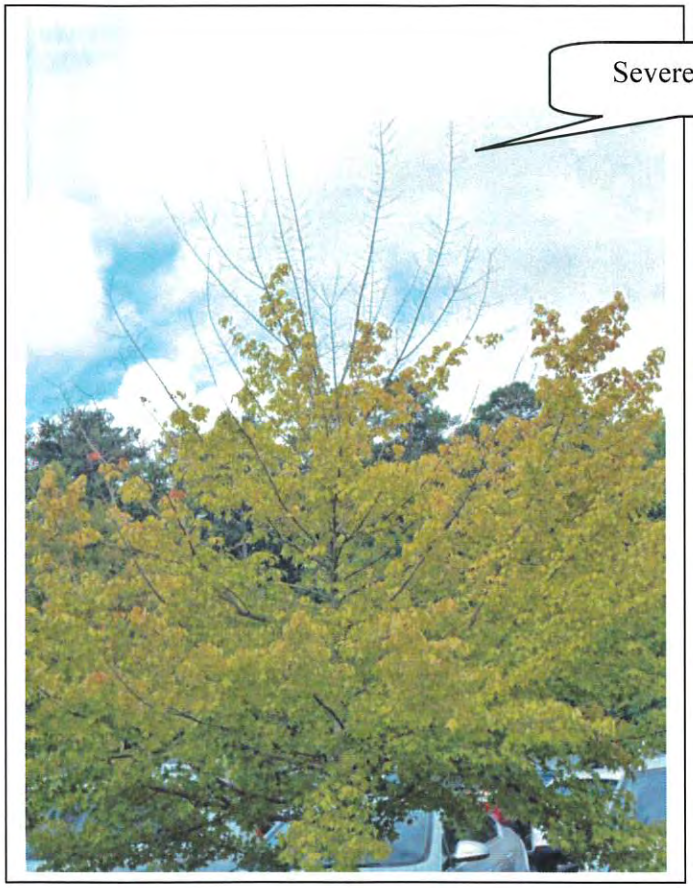

Photo 9

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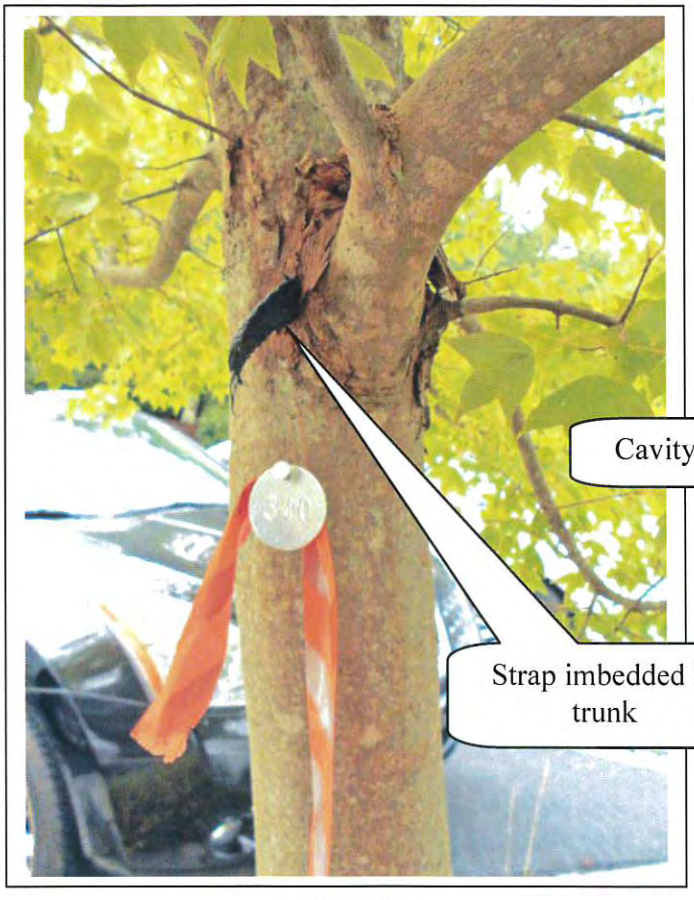

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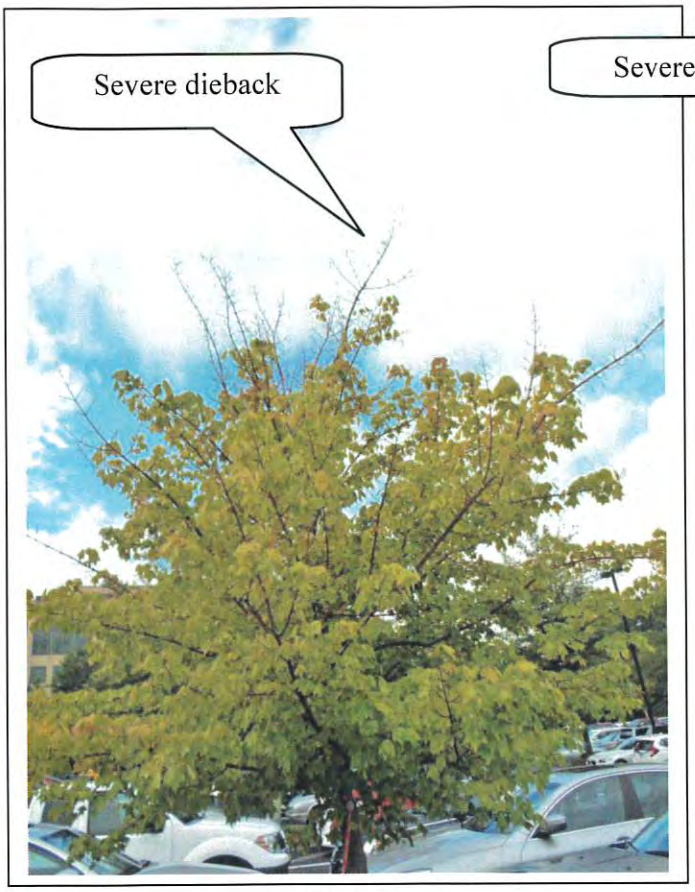

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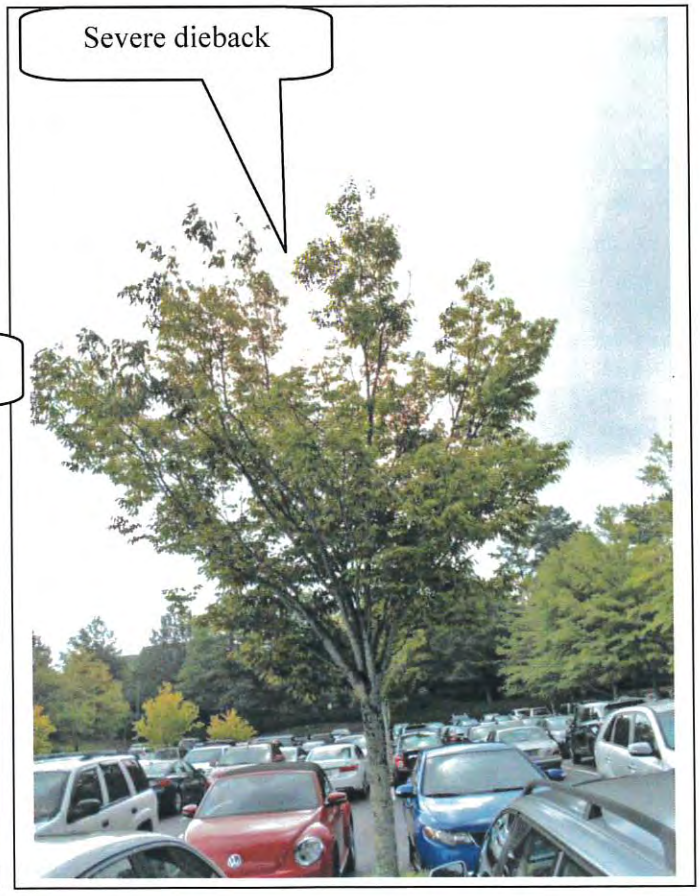

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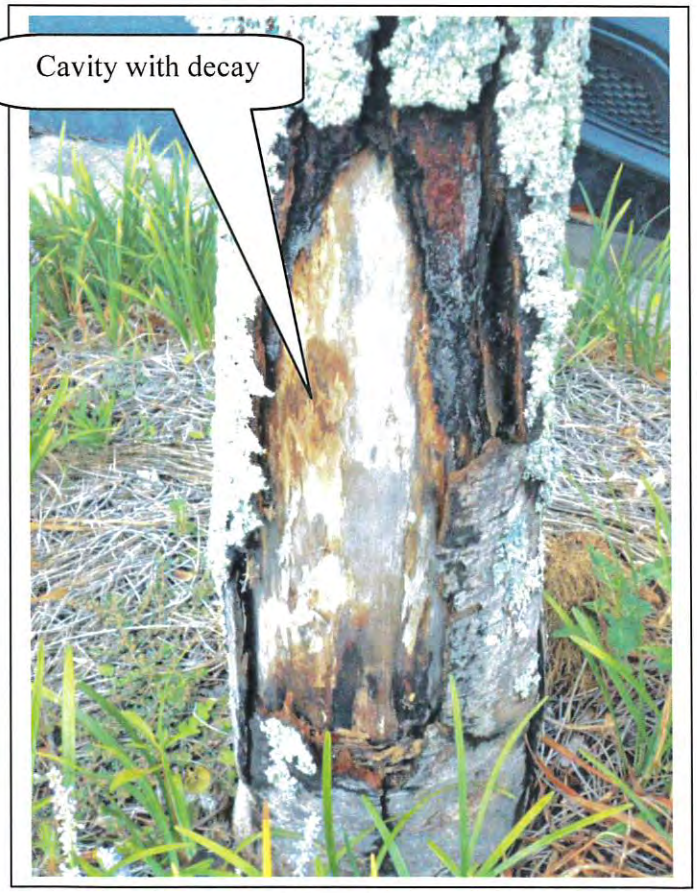

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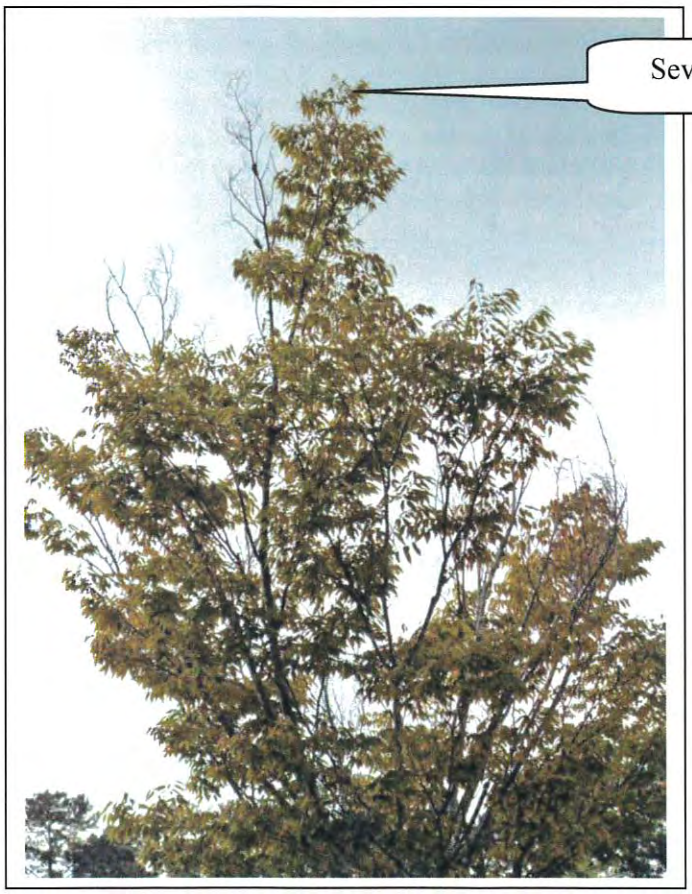

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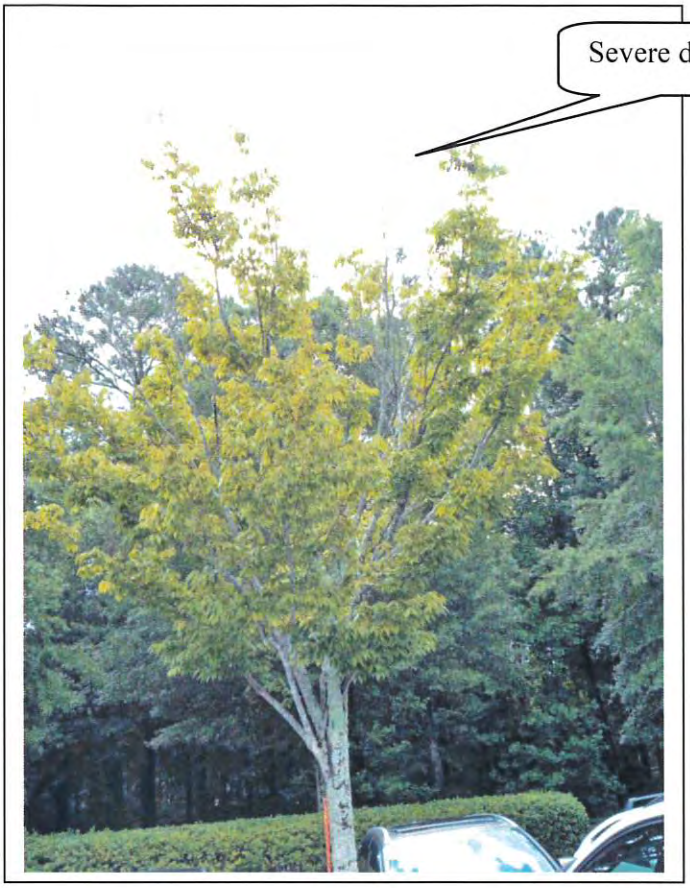

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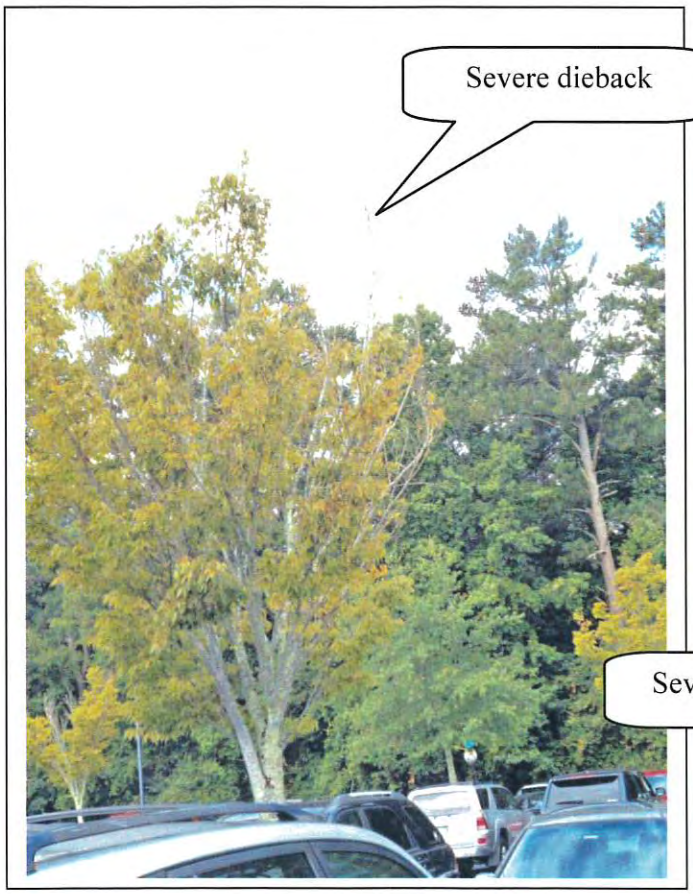

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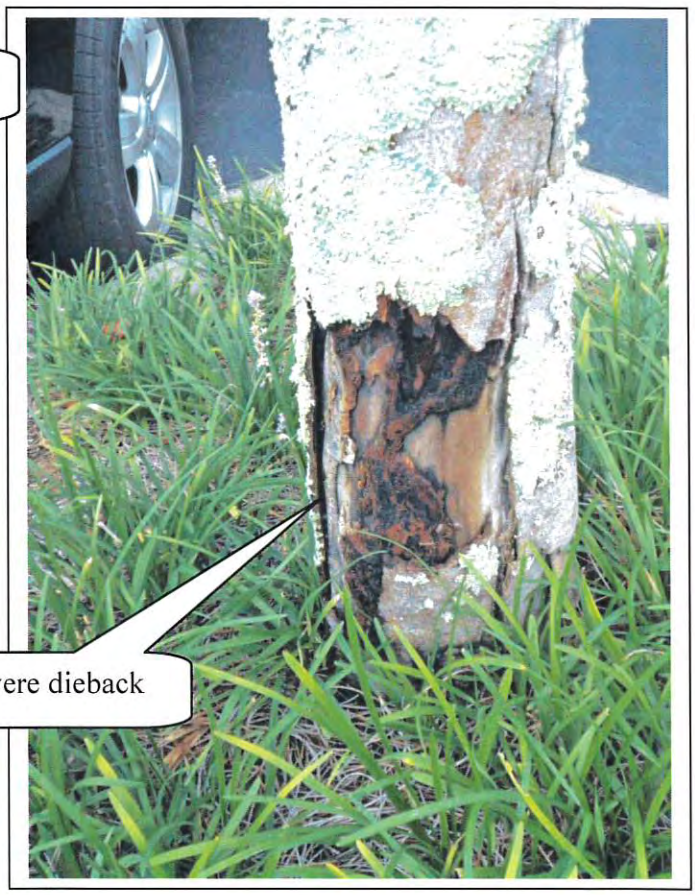

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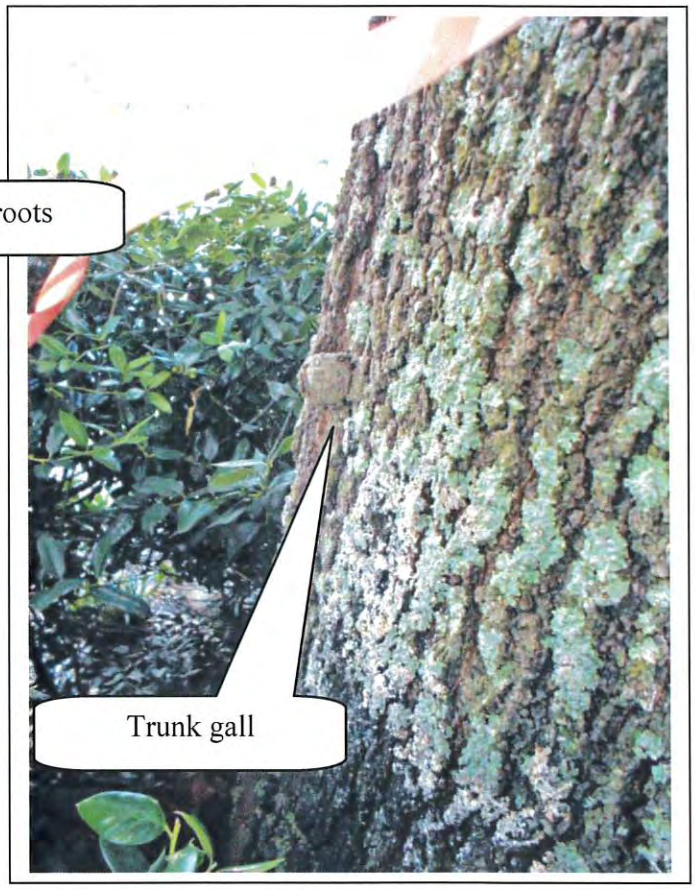

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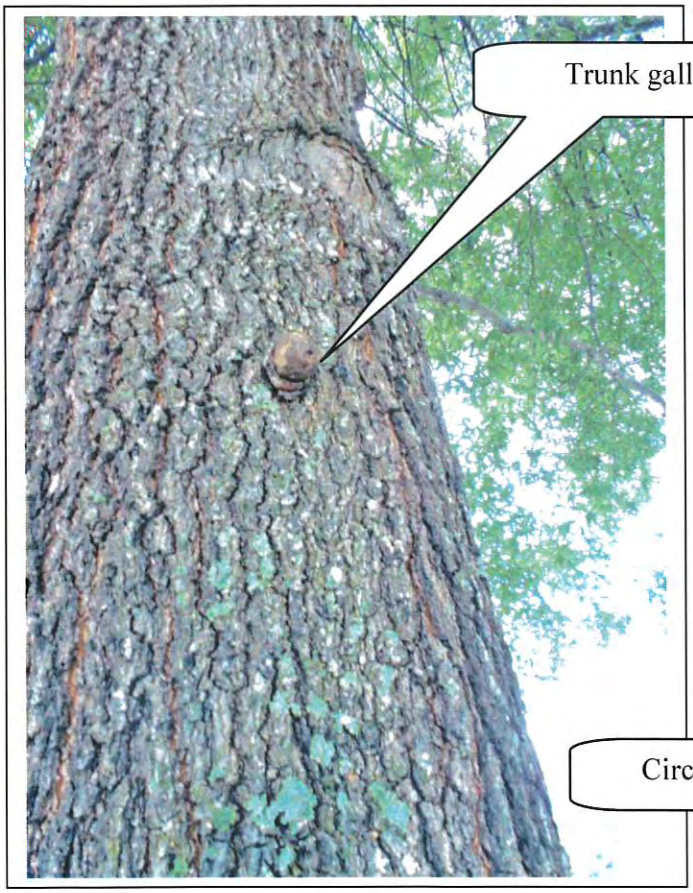

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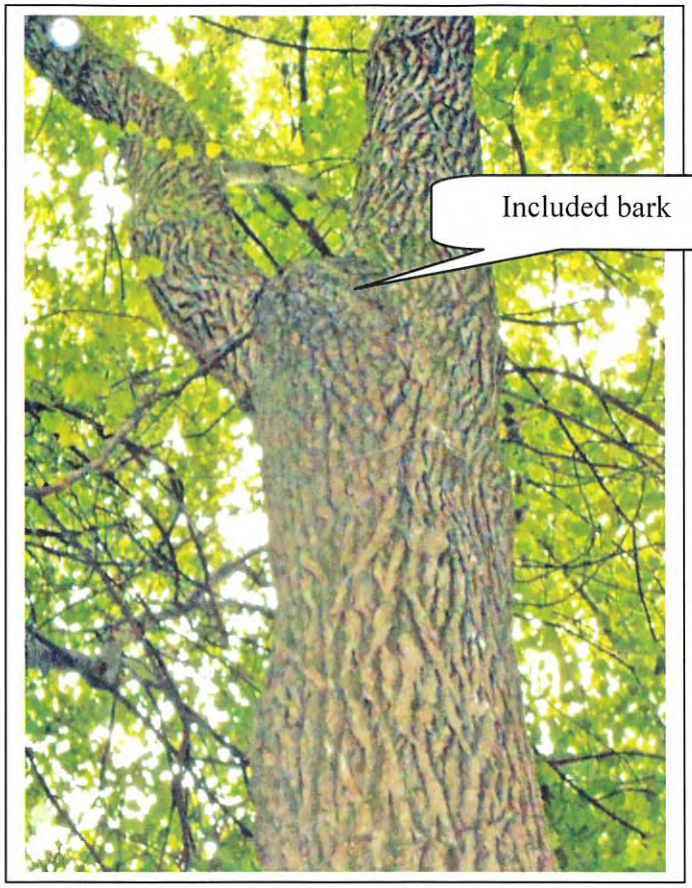

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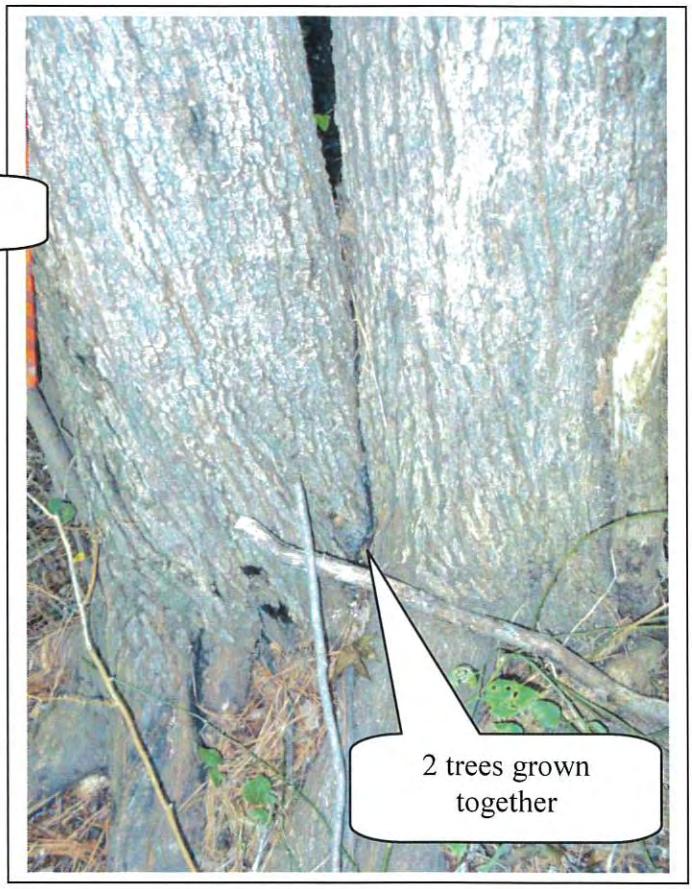

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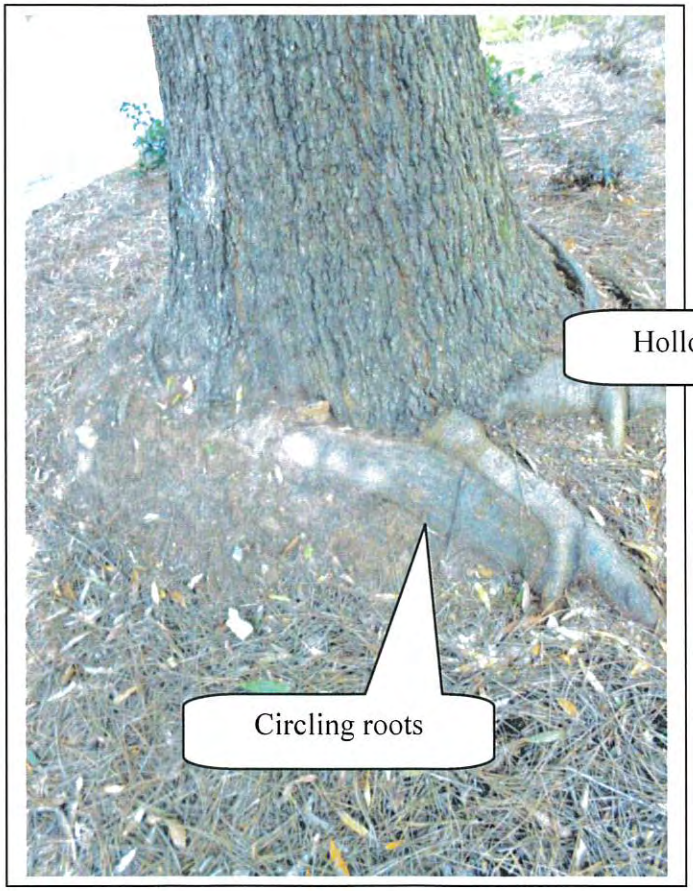

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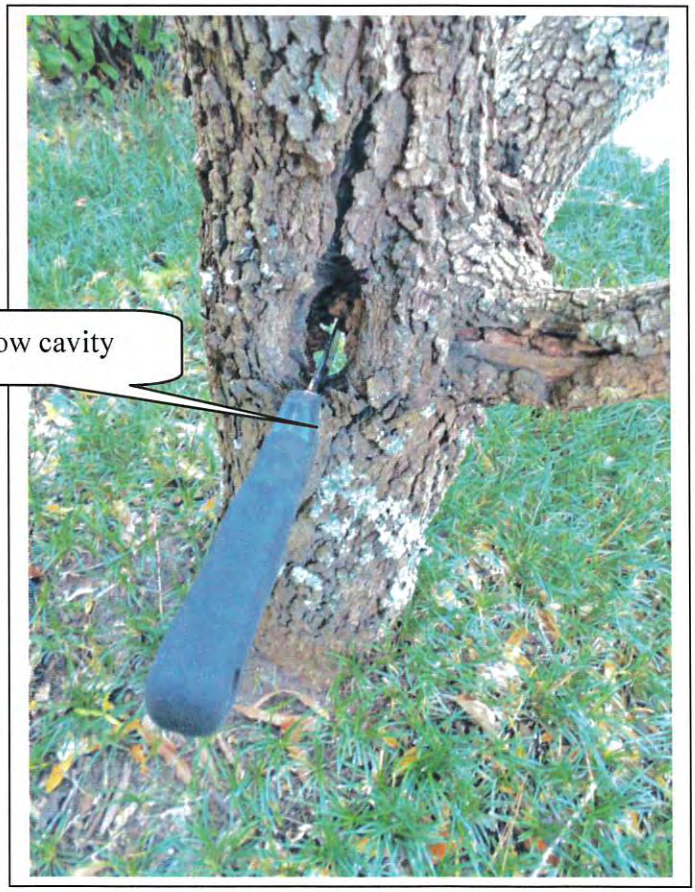

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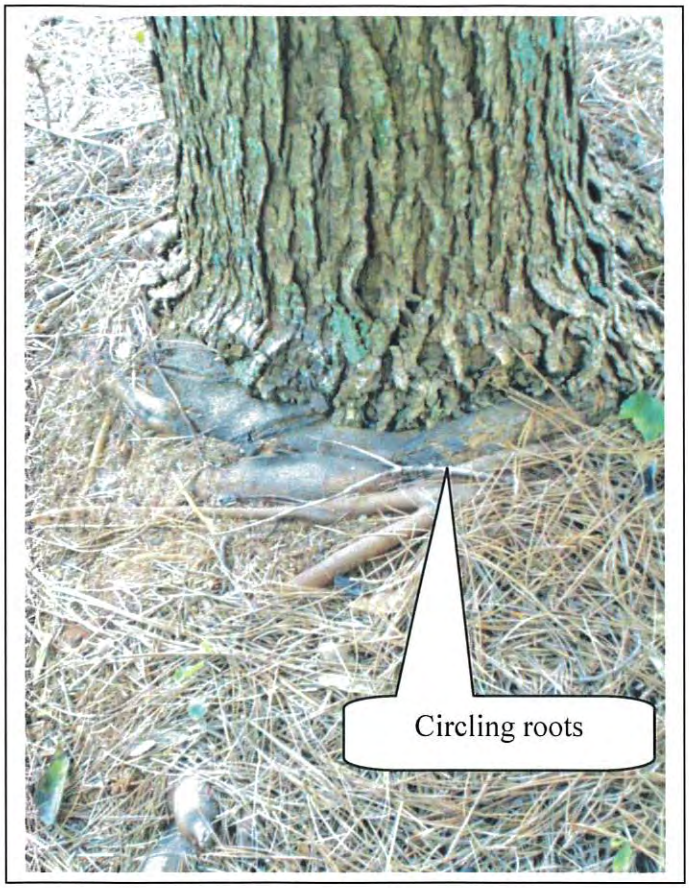

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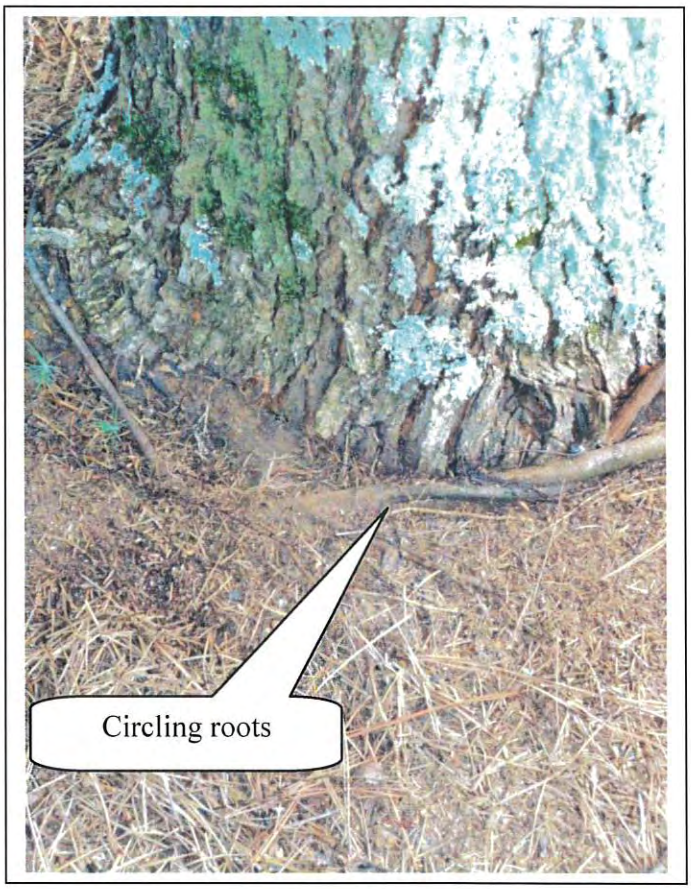

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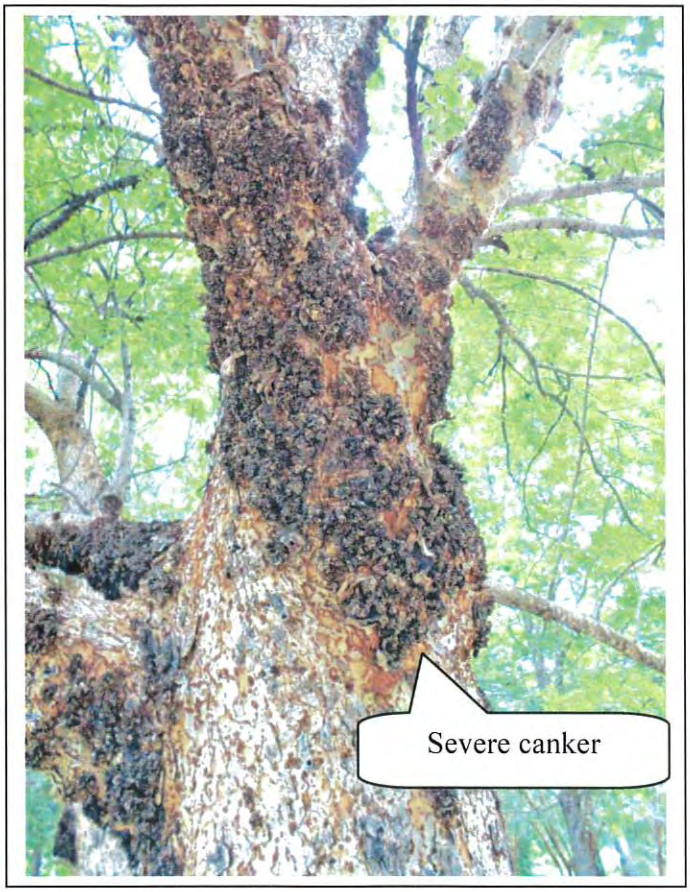

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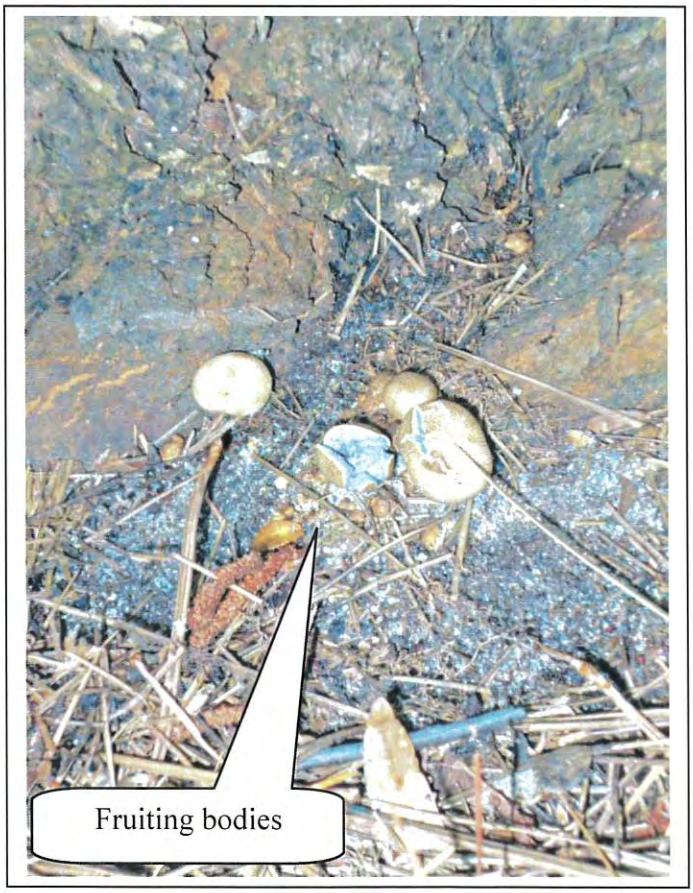

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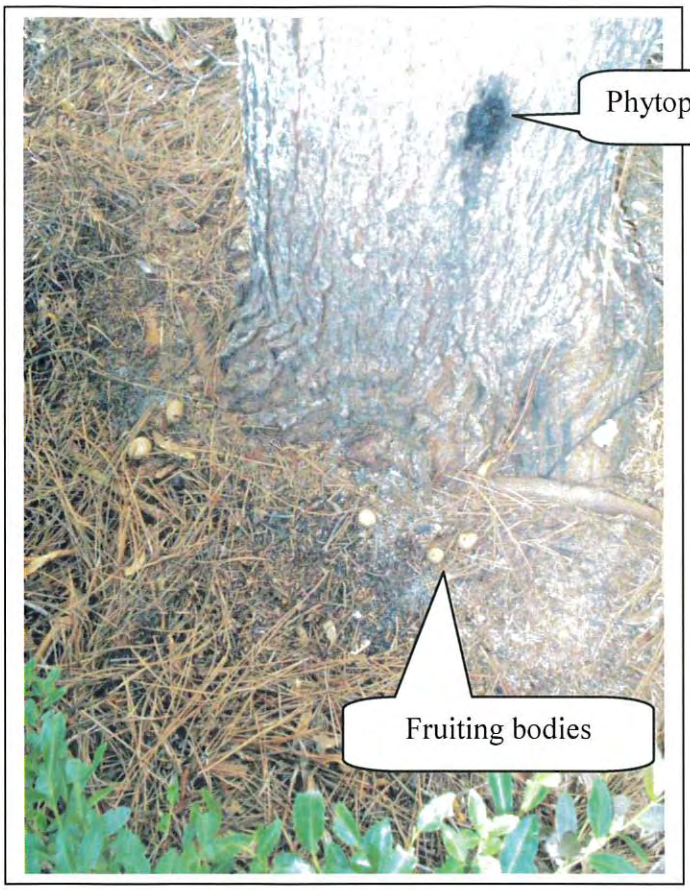

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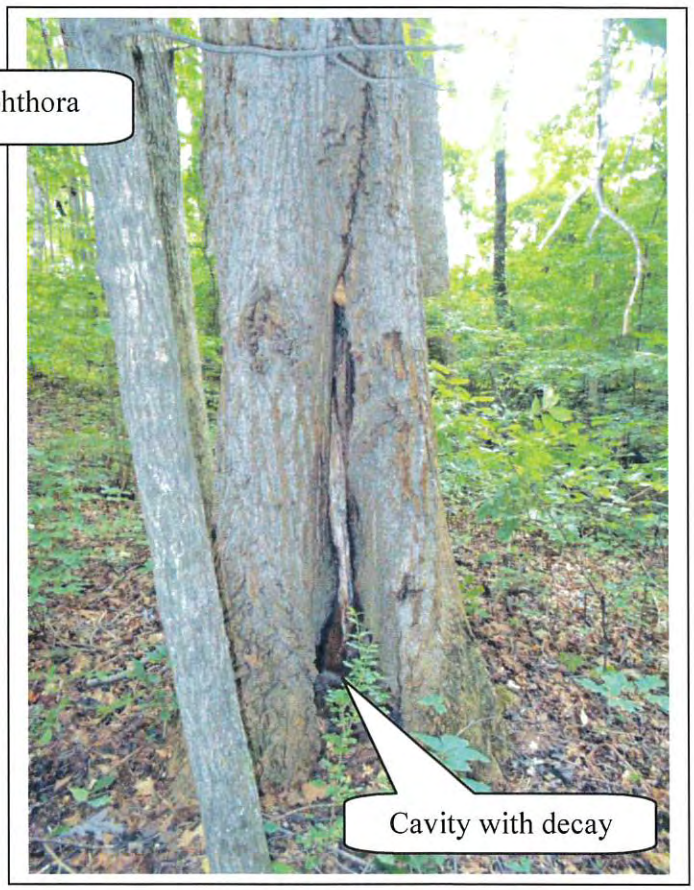

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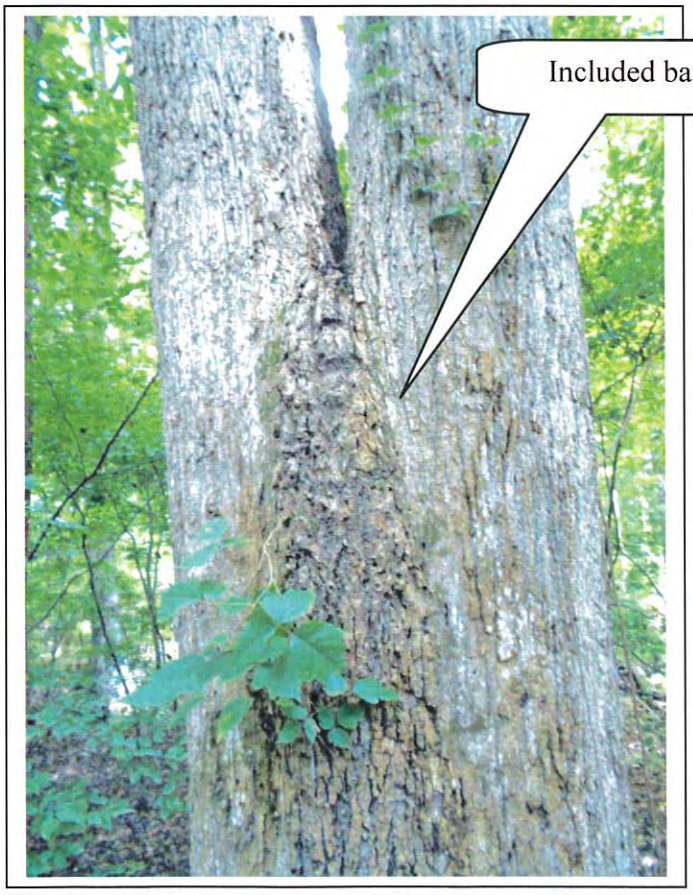

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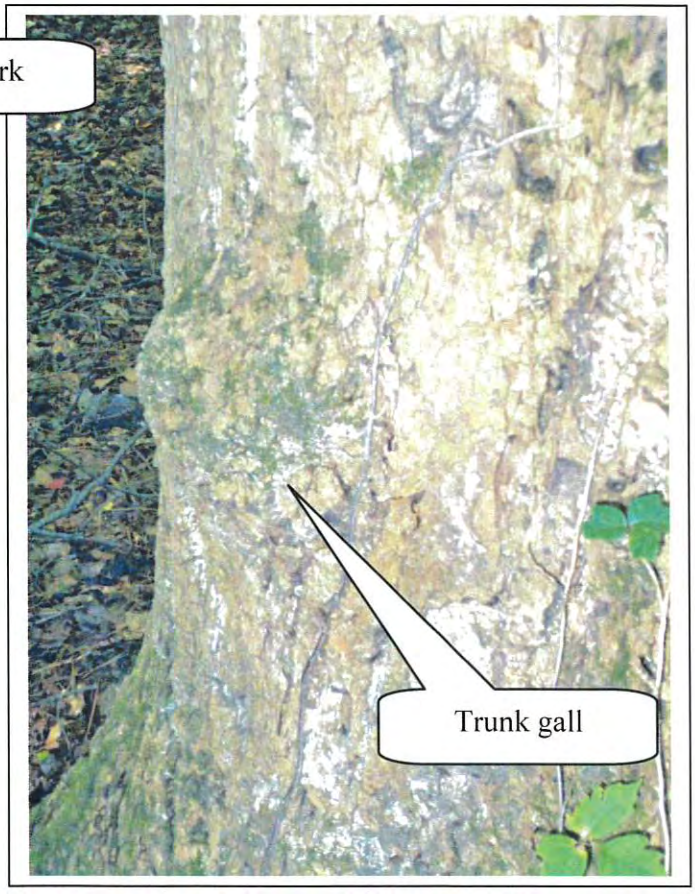

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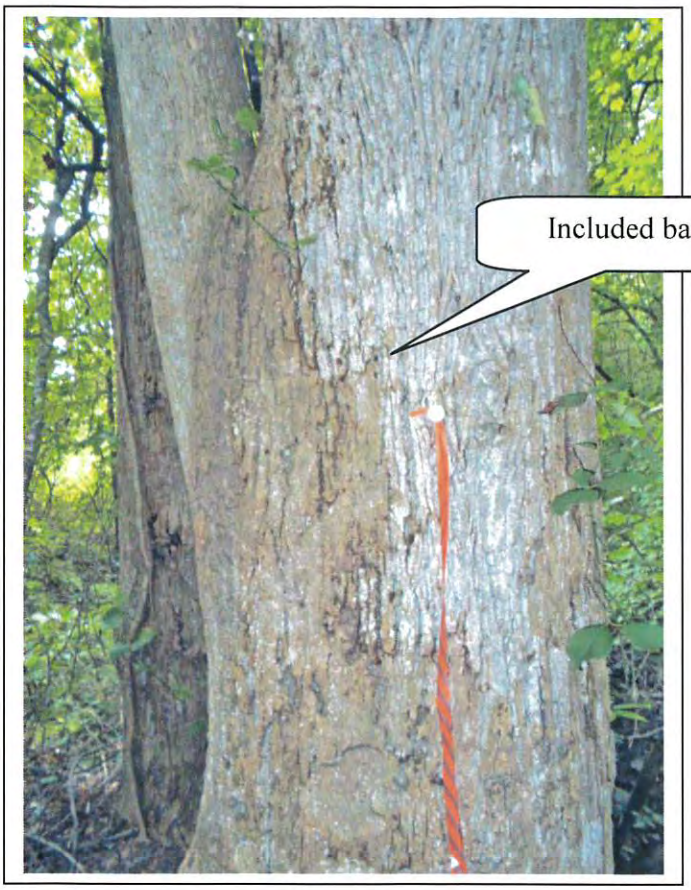
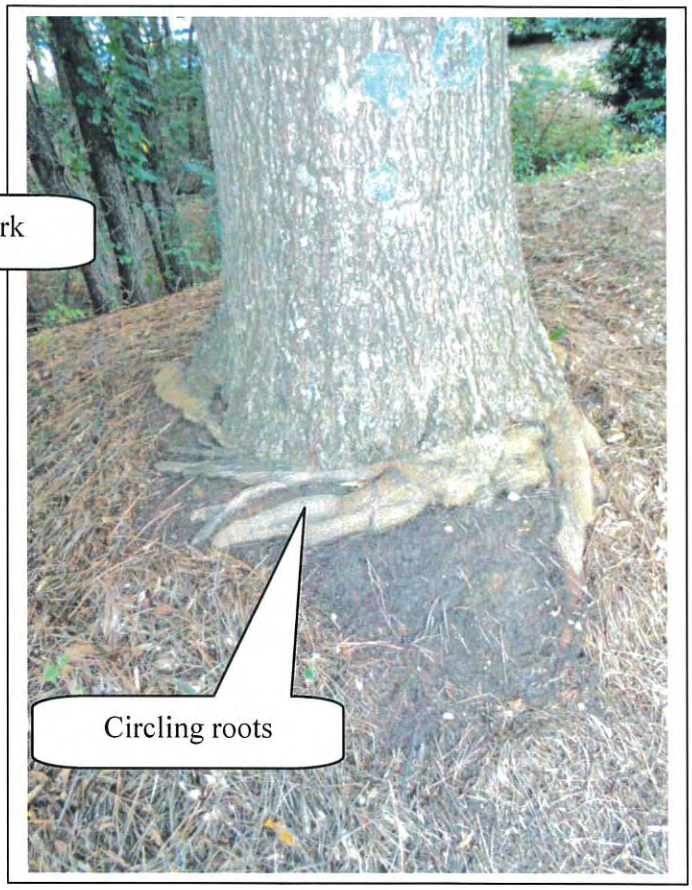


Photo 45



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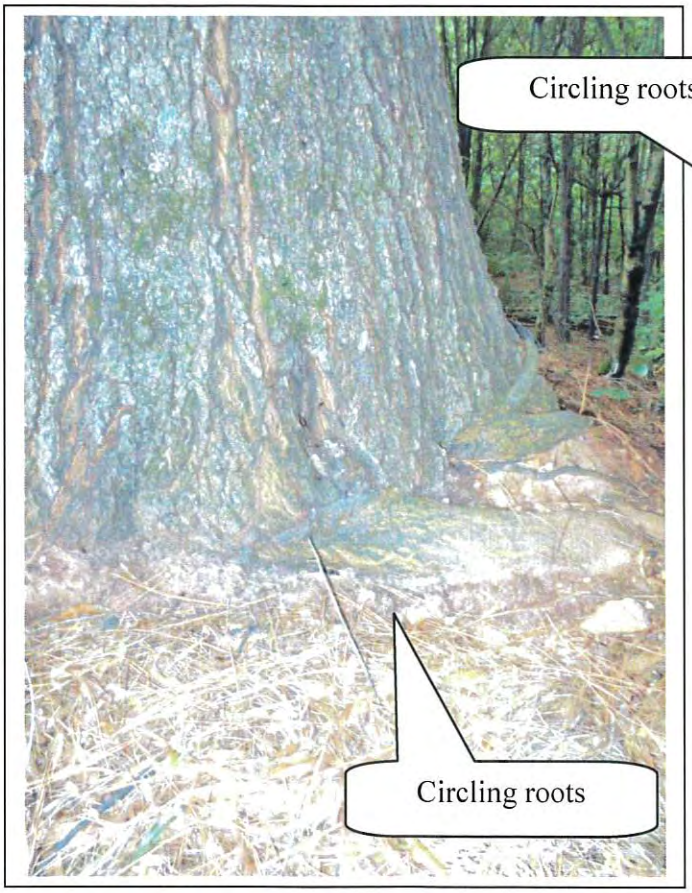
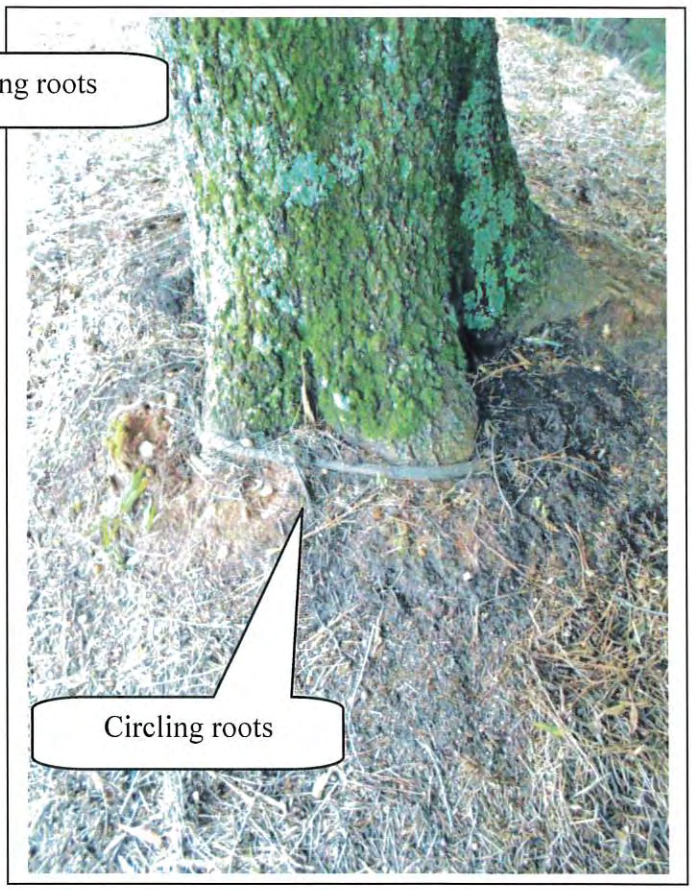


Photo 47

Photo 48

Photo 49



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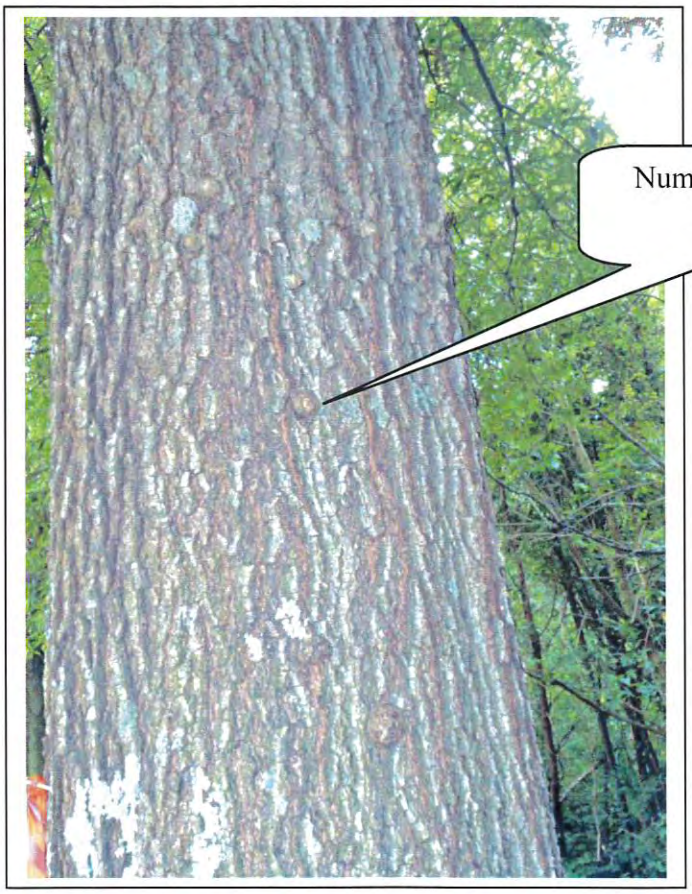

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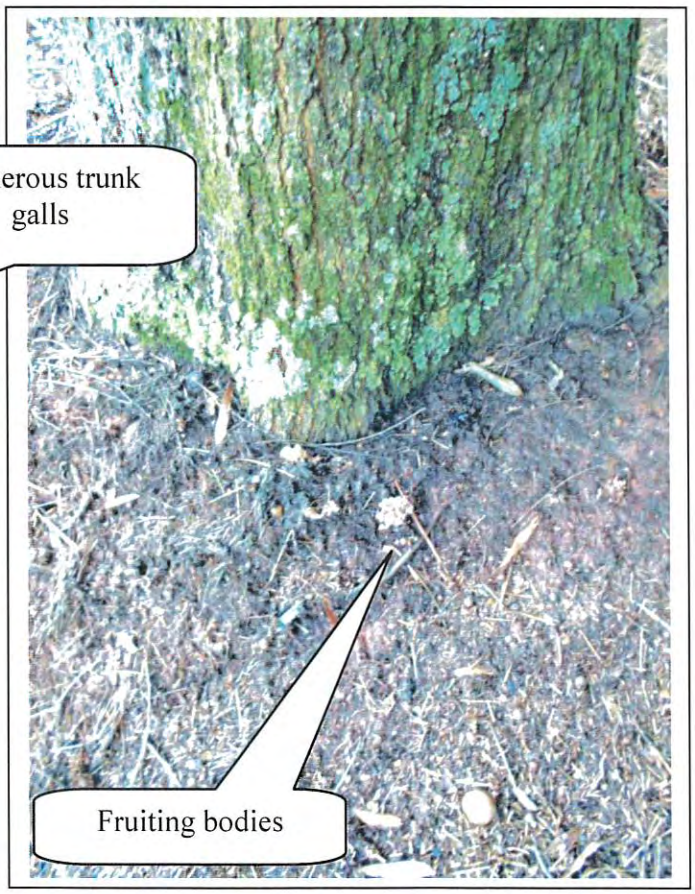

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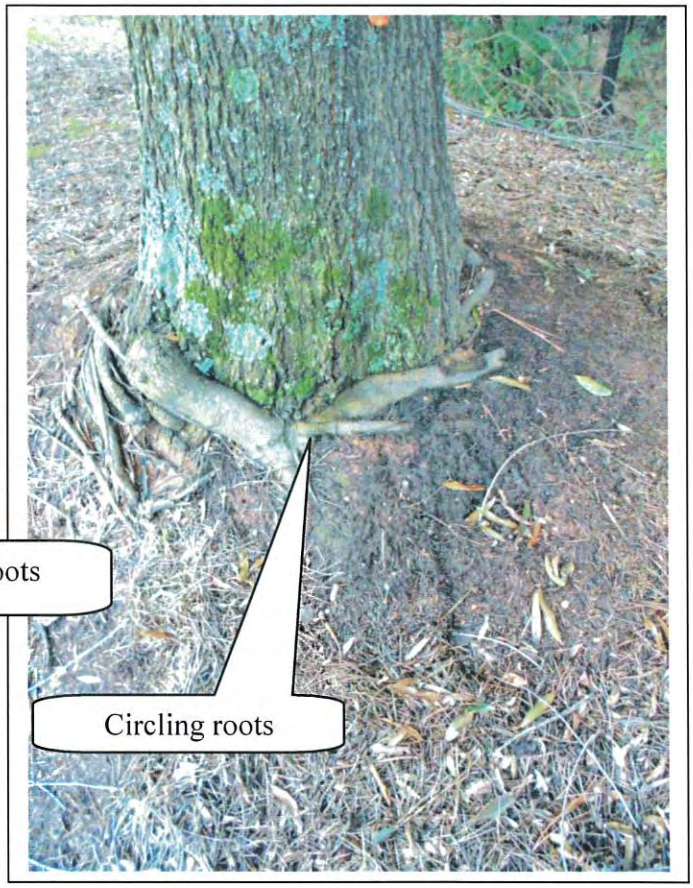

Photo 54

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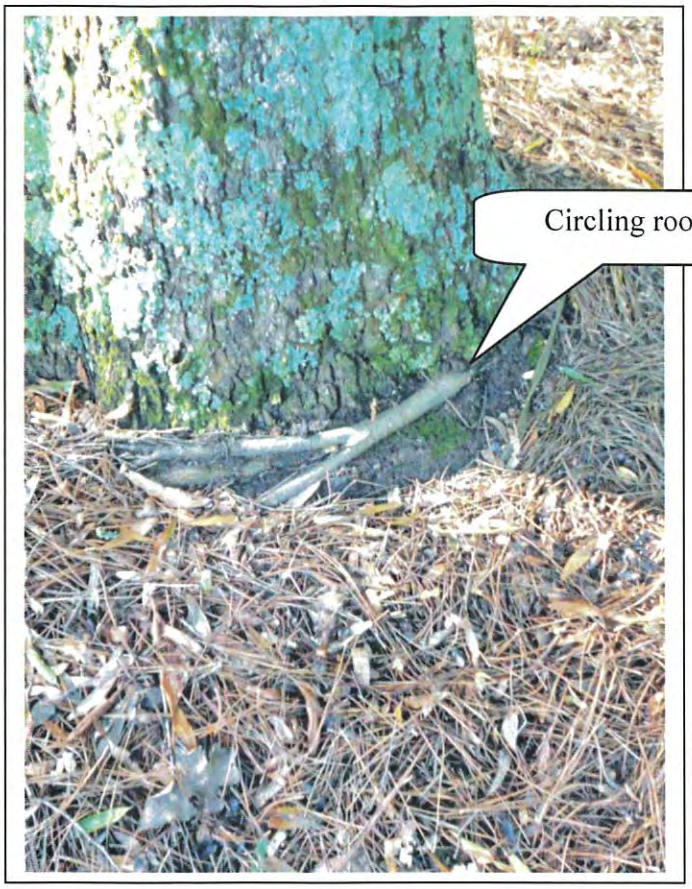

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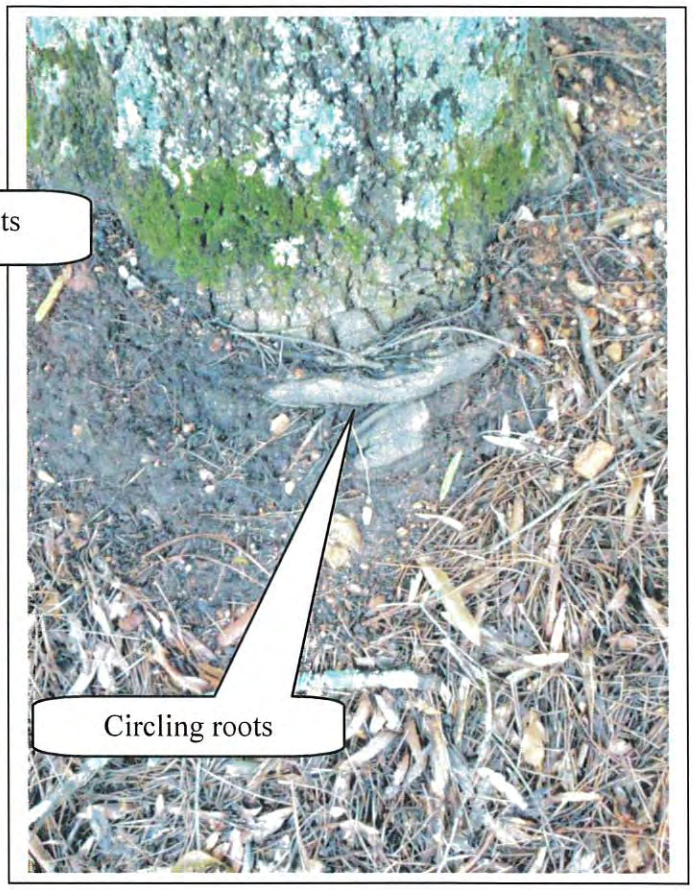

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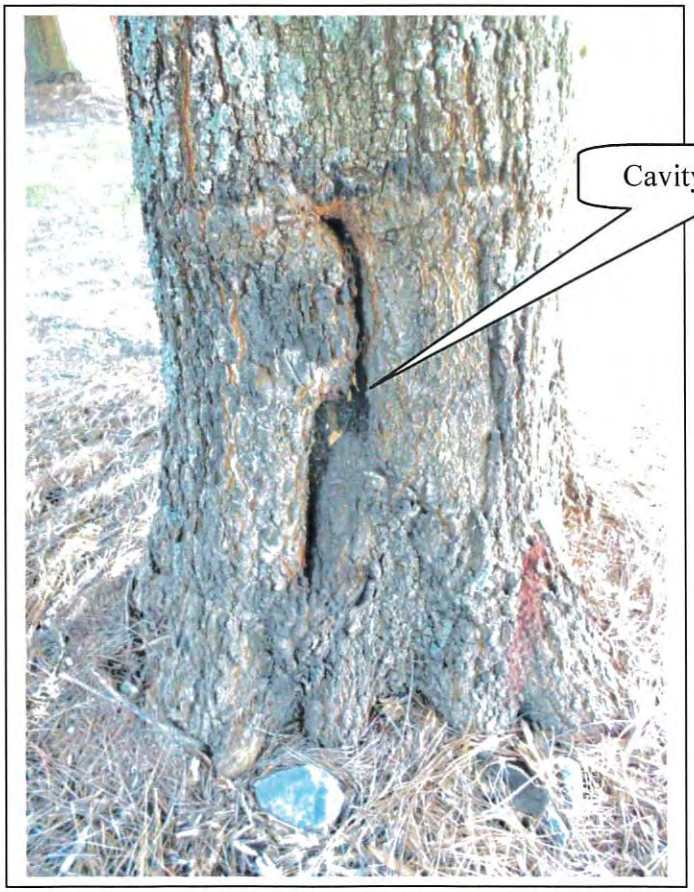

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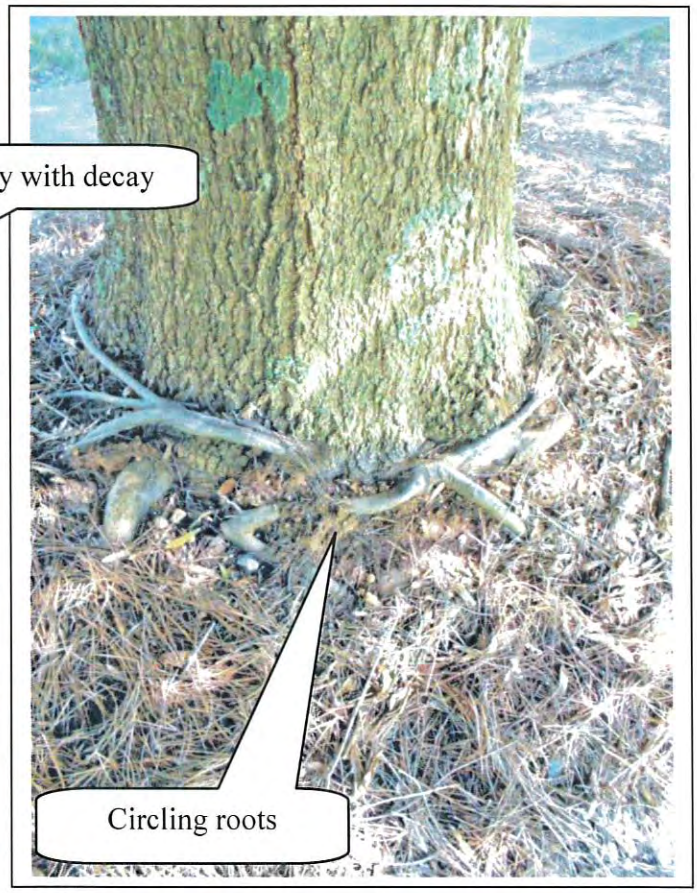

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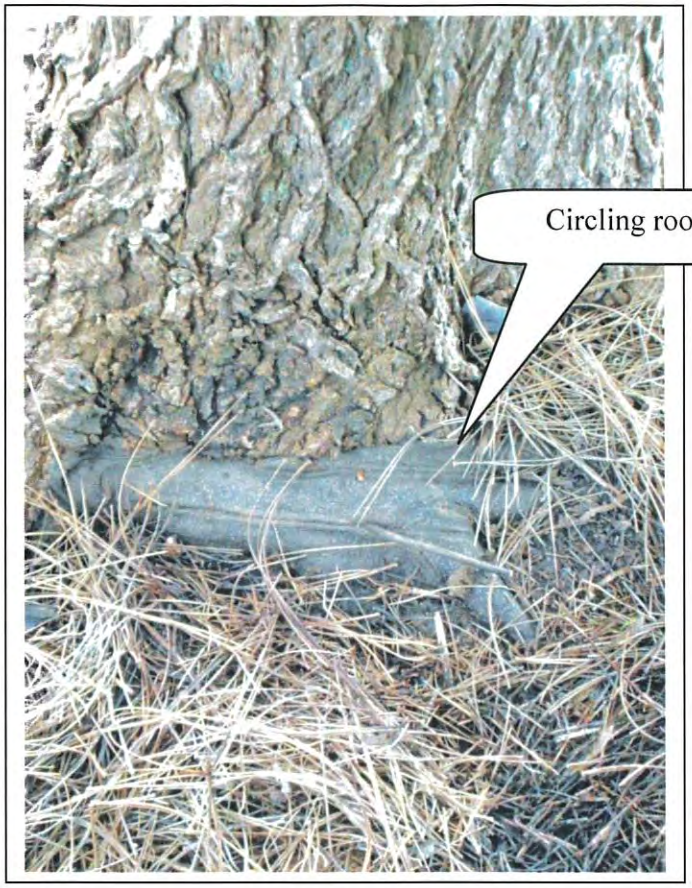

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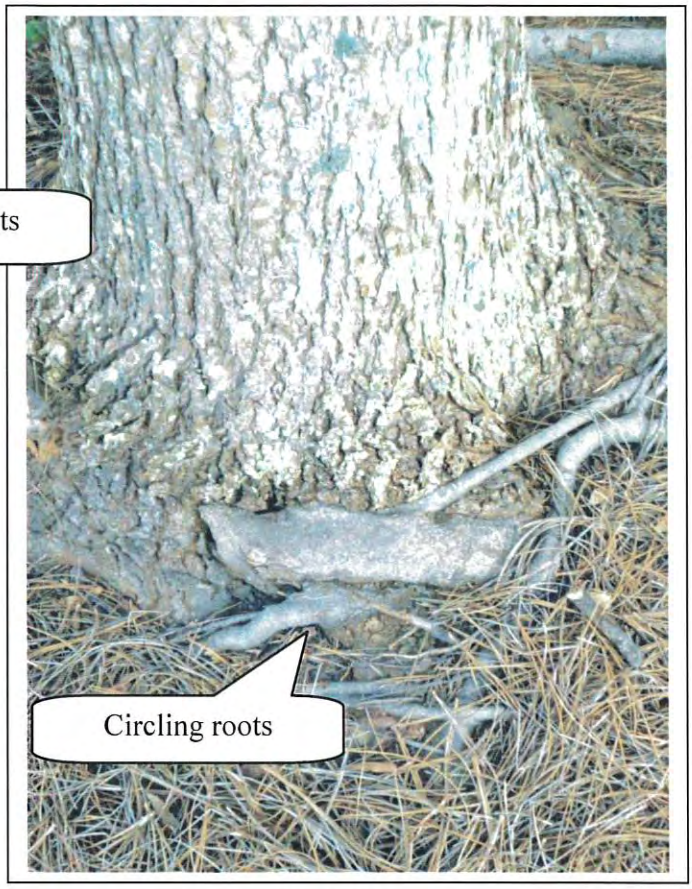

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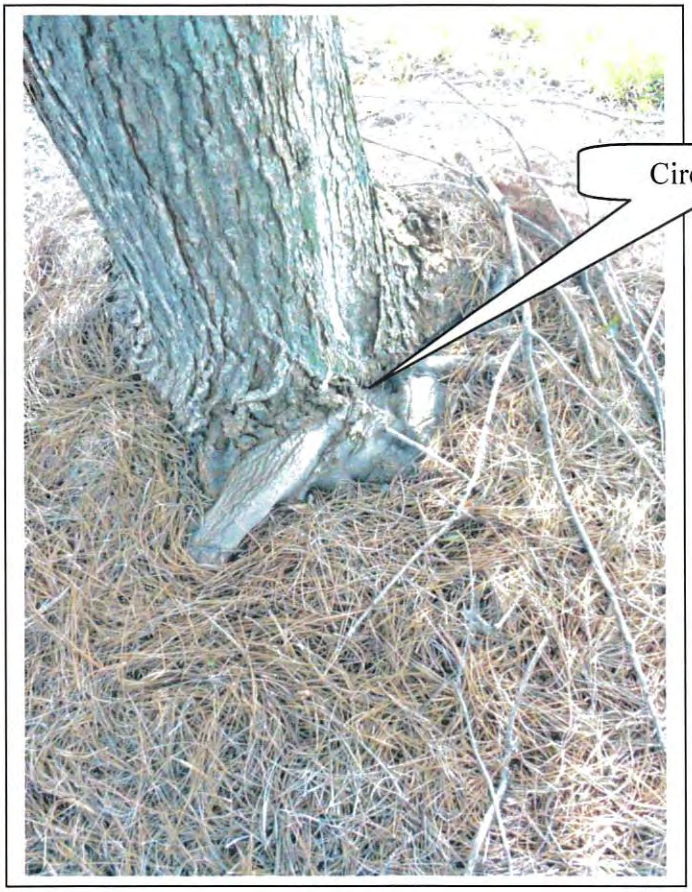

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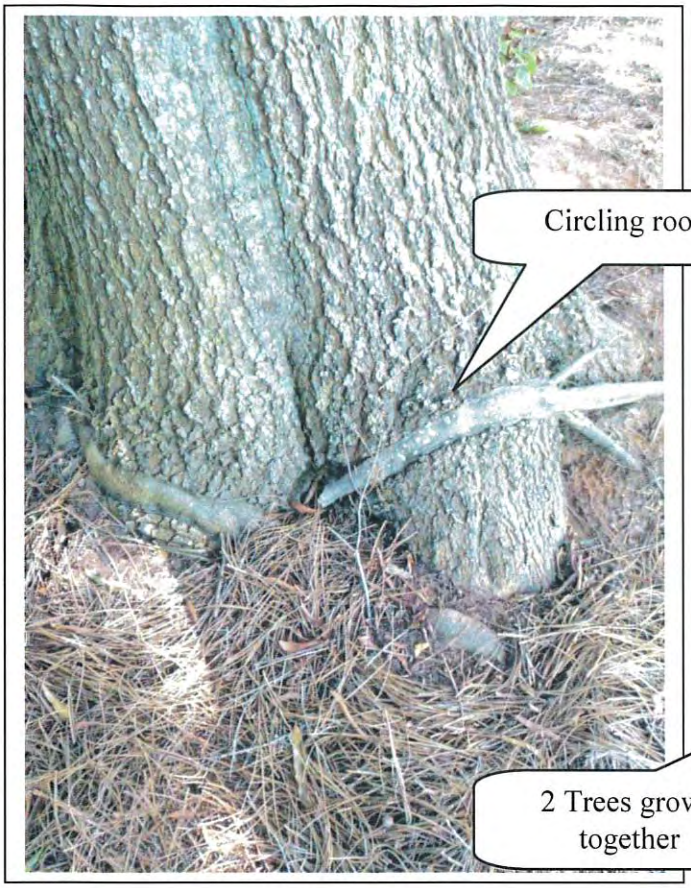

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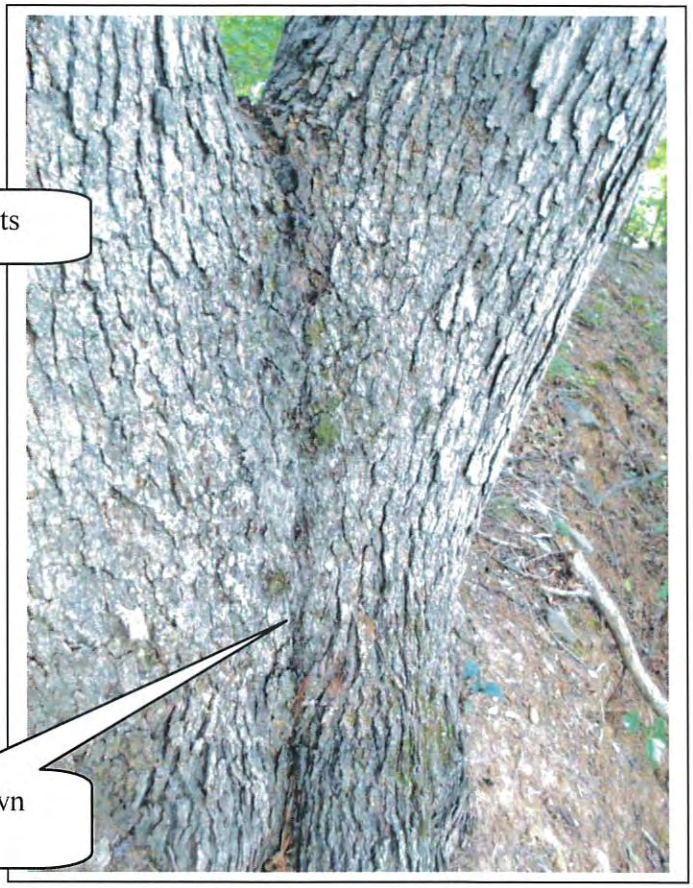

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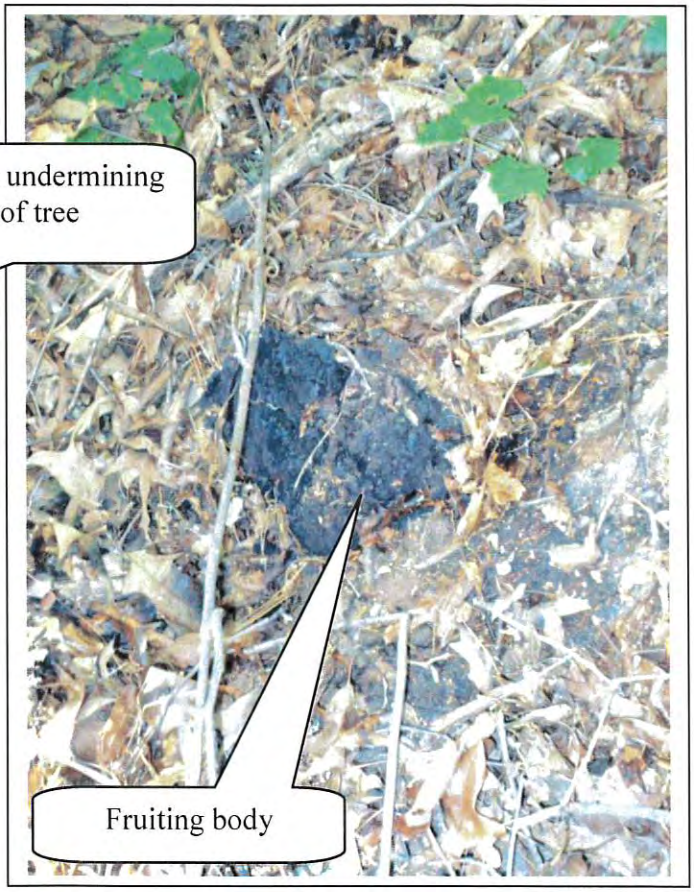

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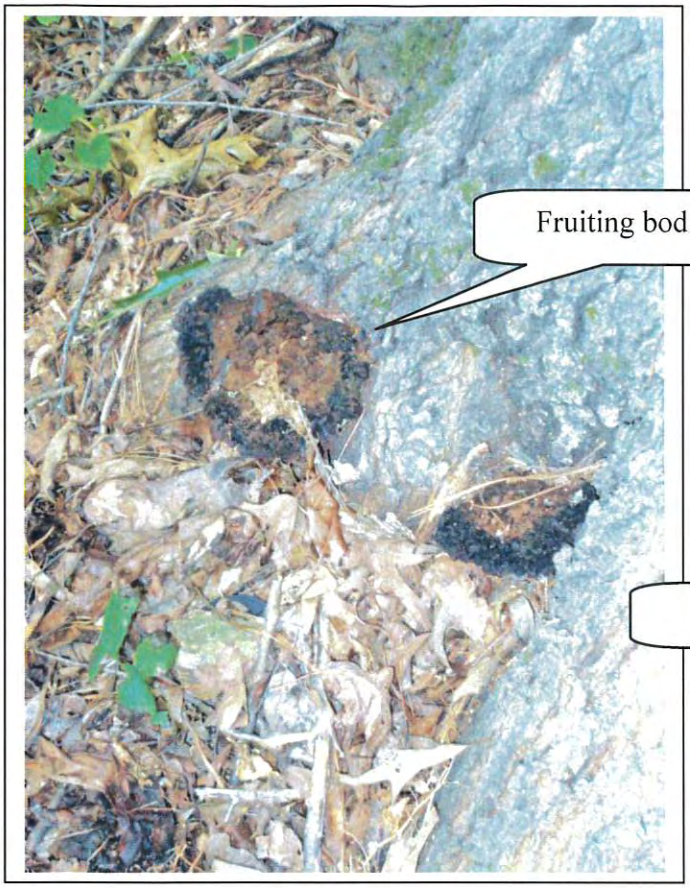

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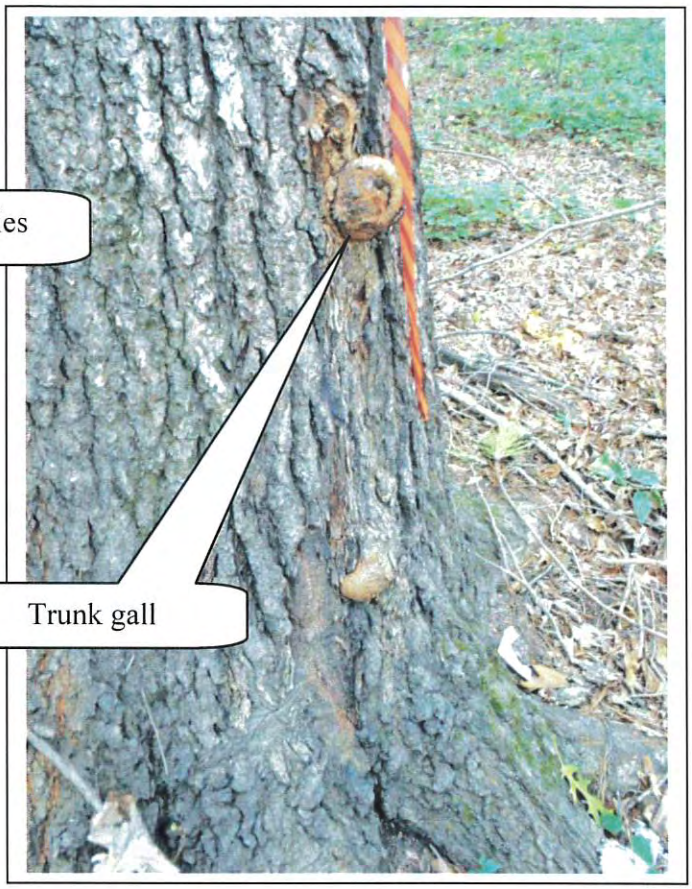

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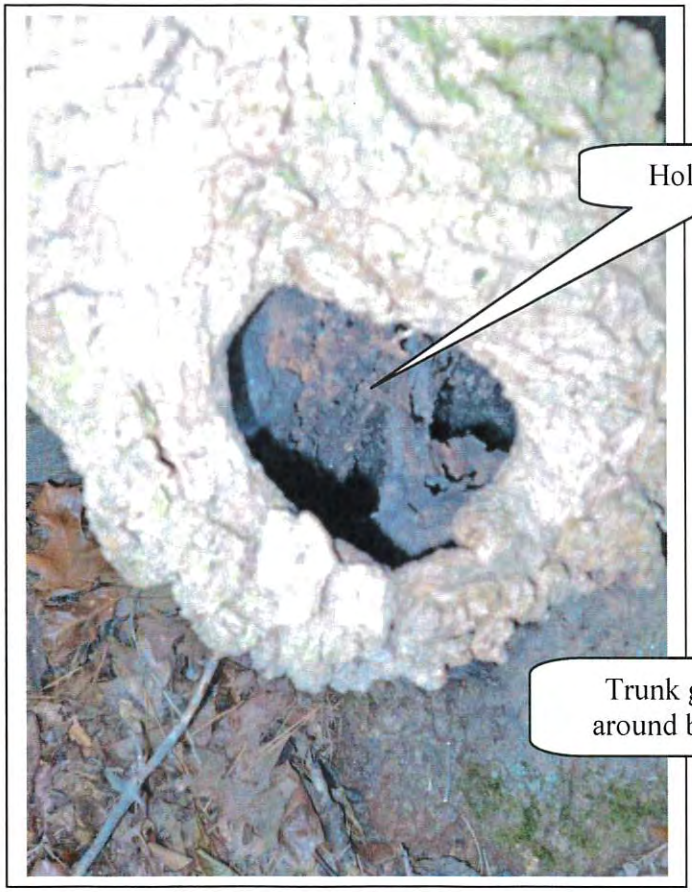

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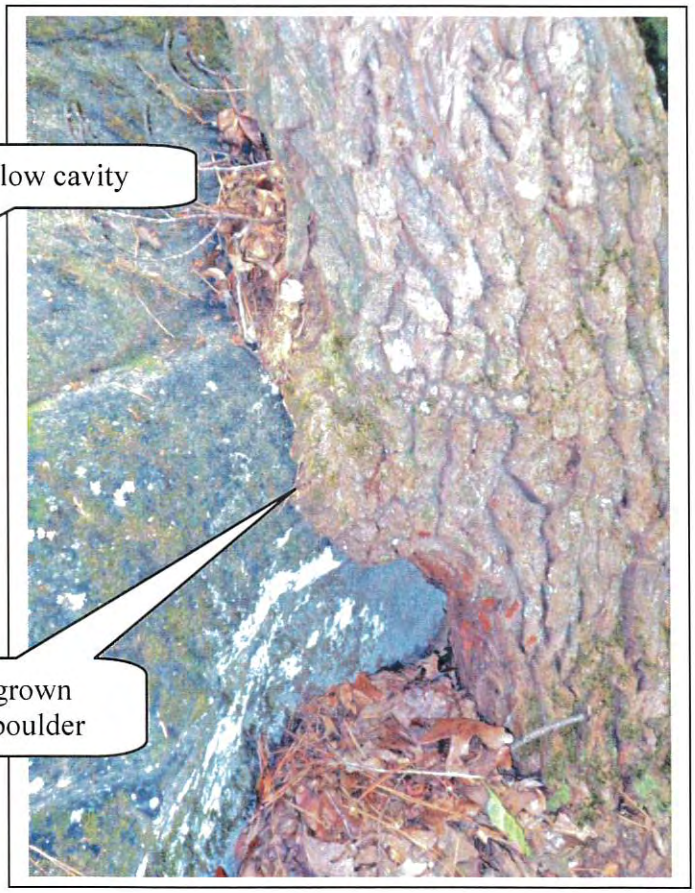

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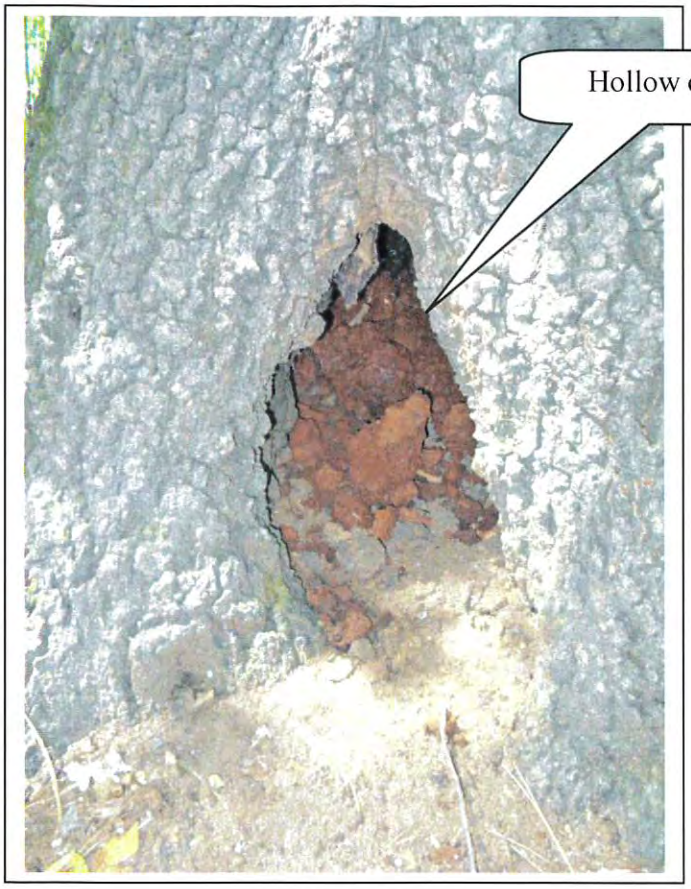

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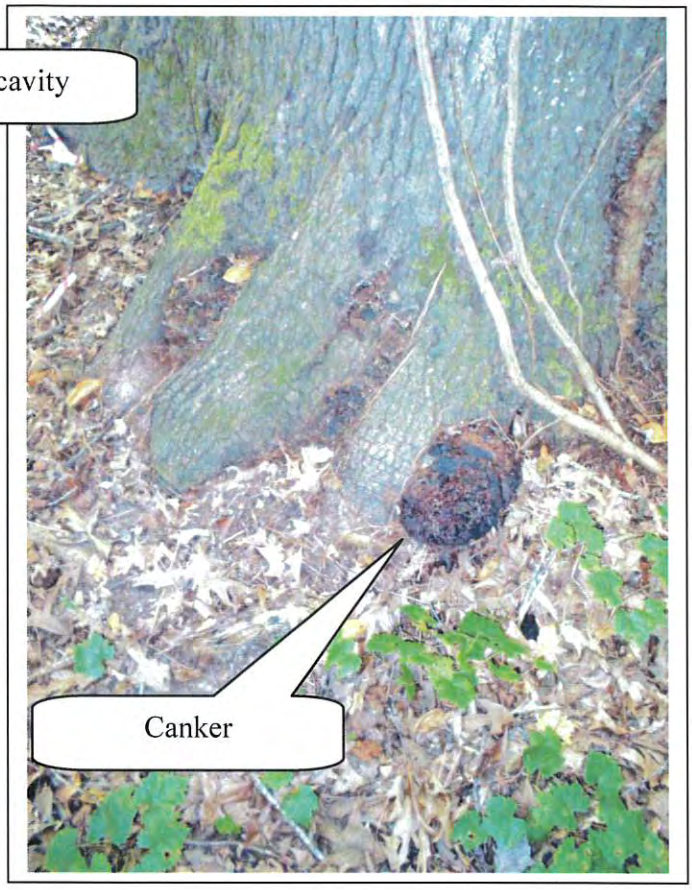

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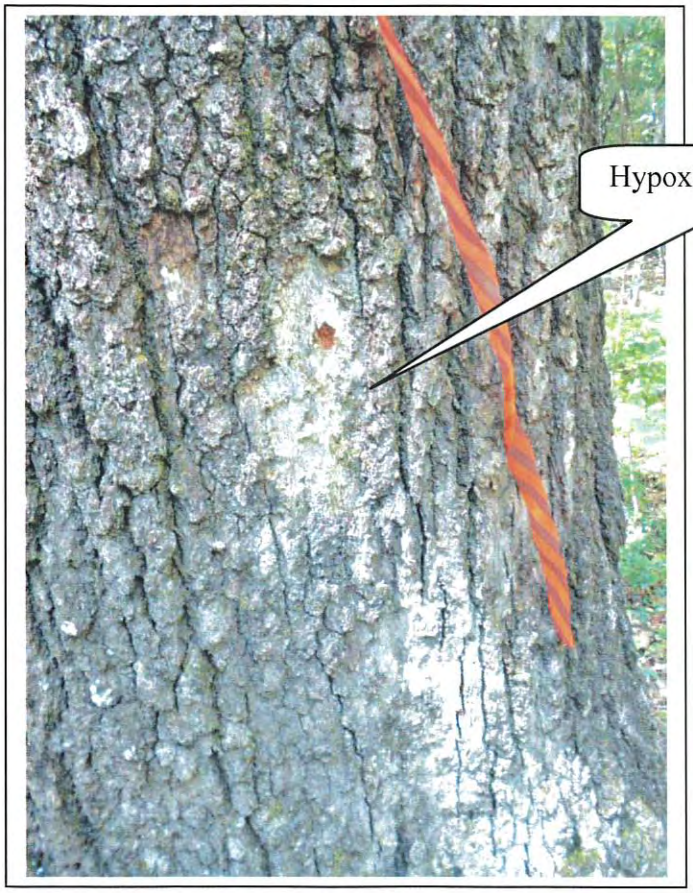

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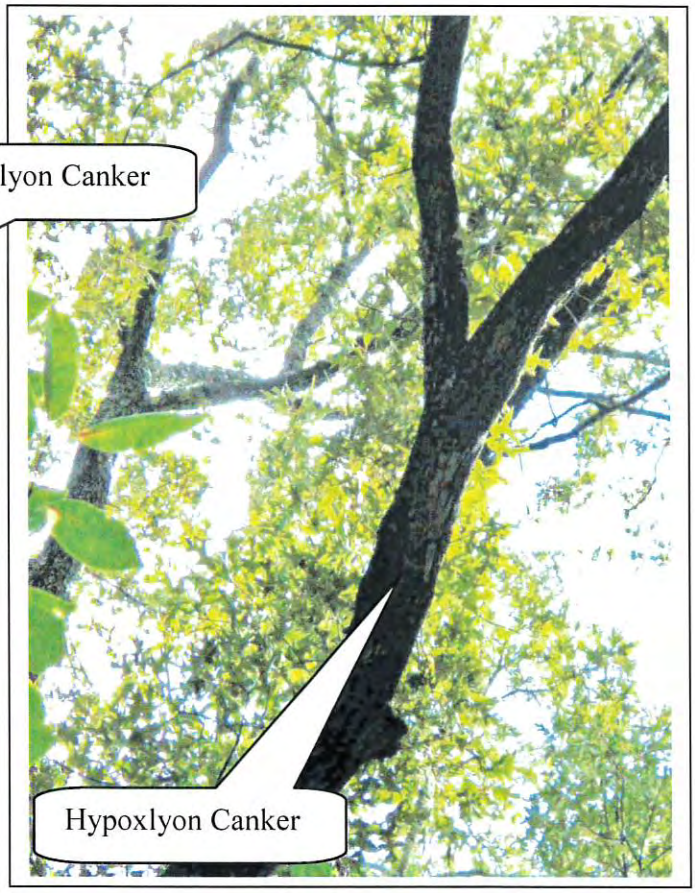

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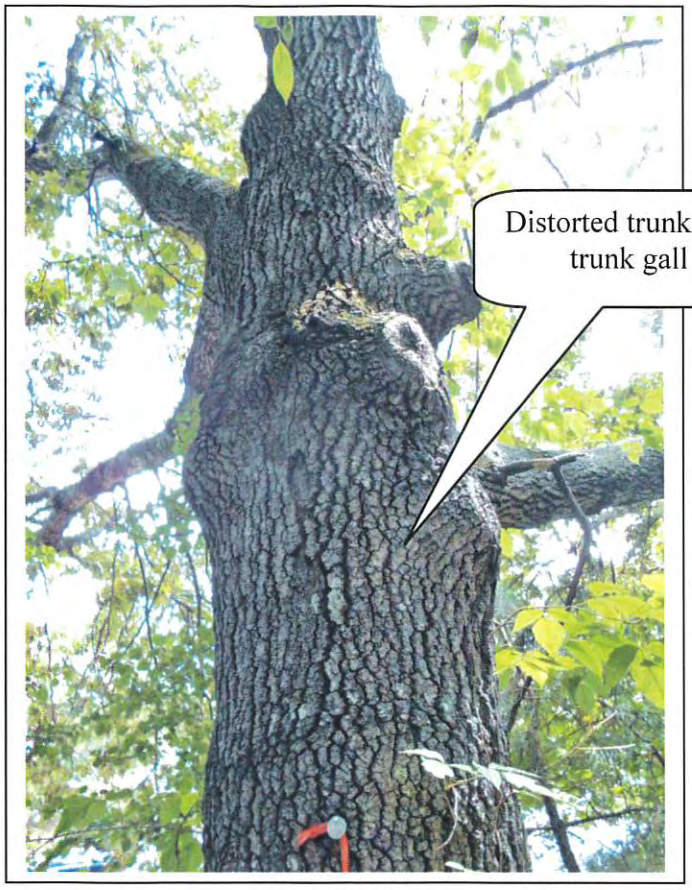

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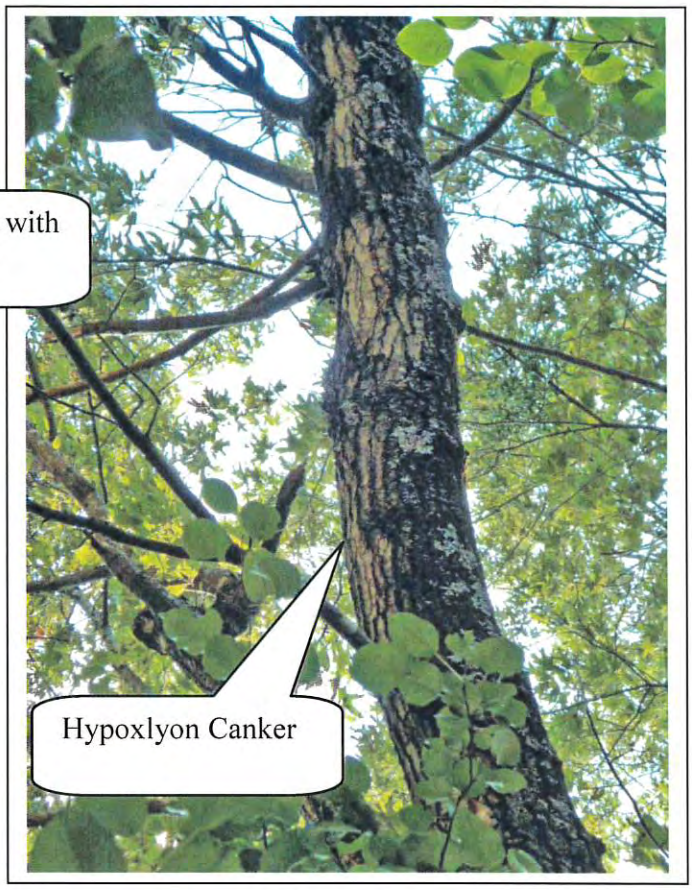

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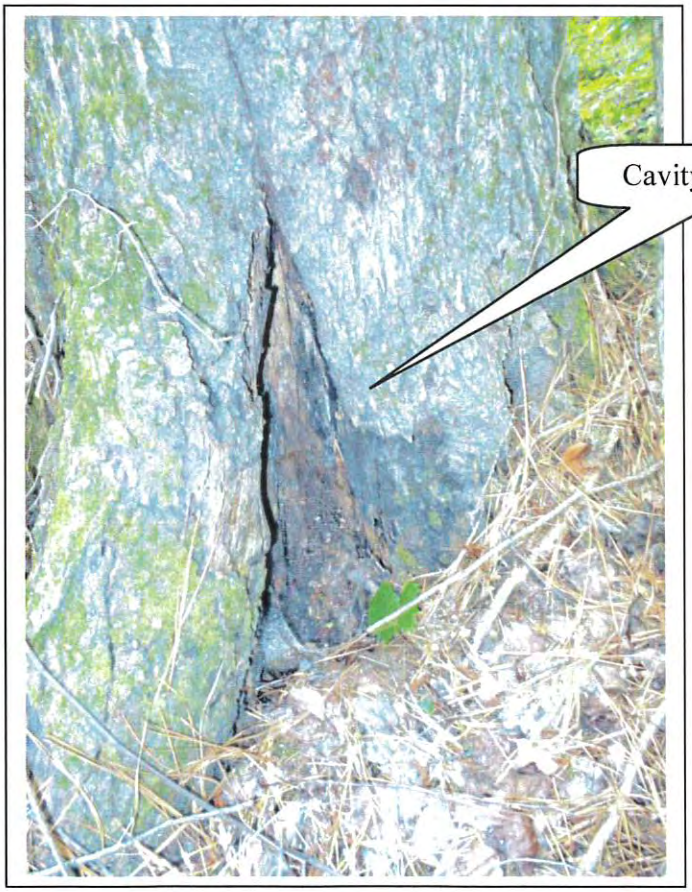

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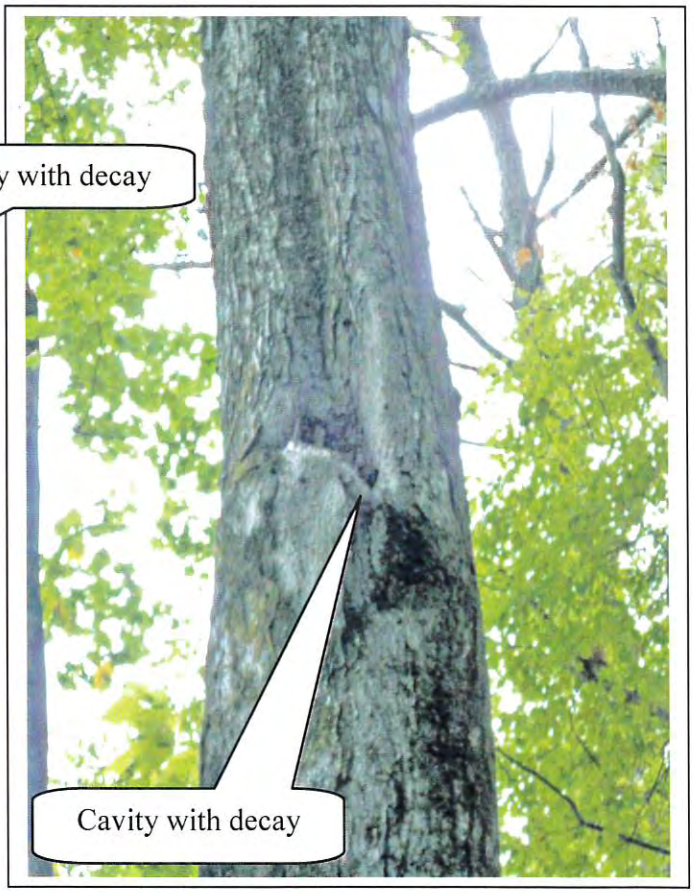

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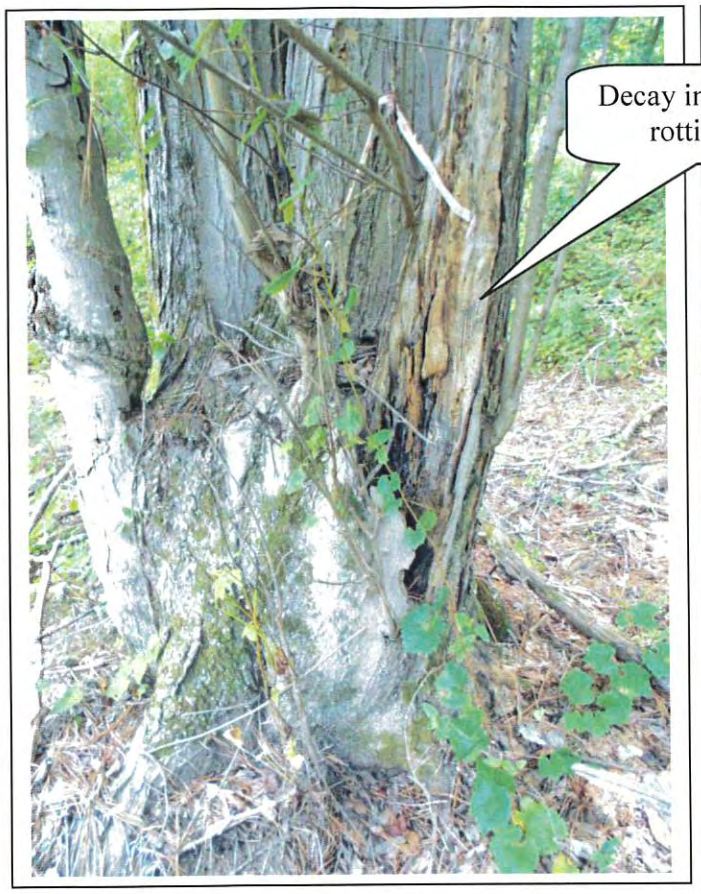

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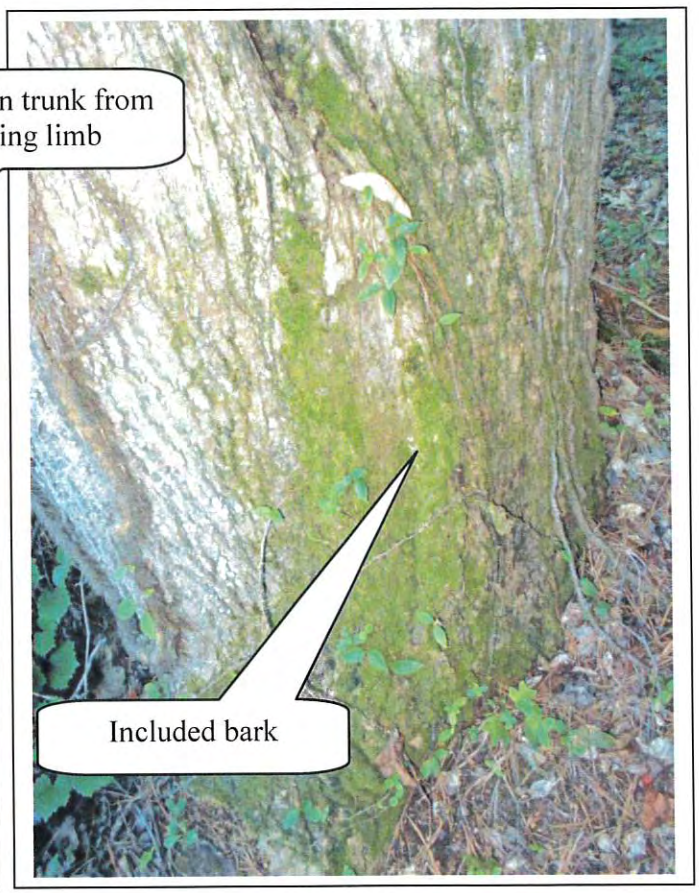

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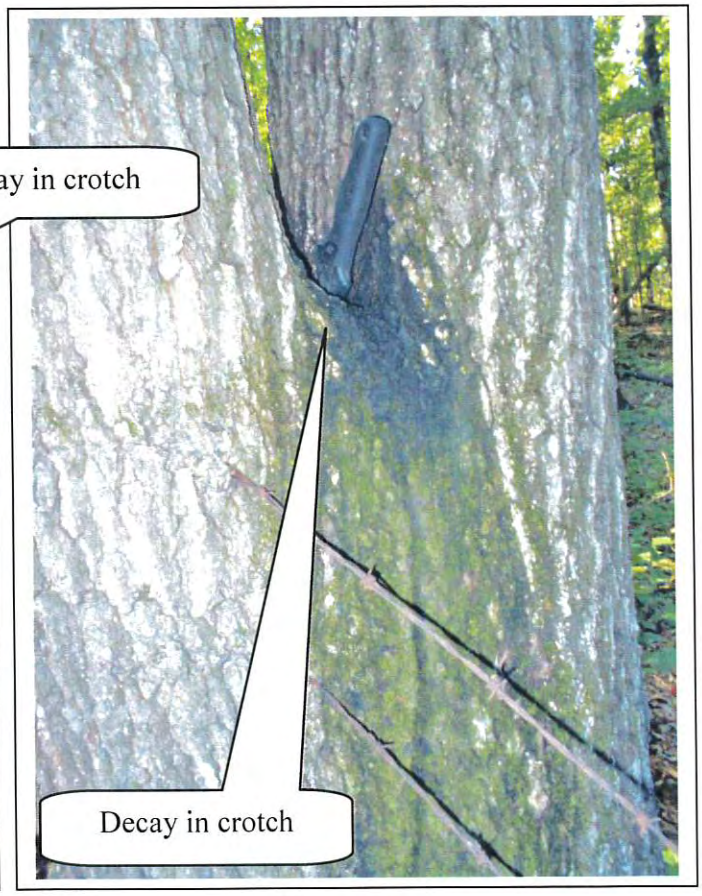

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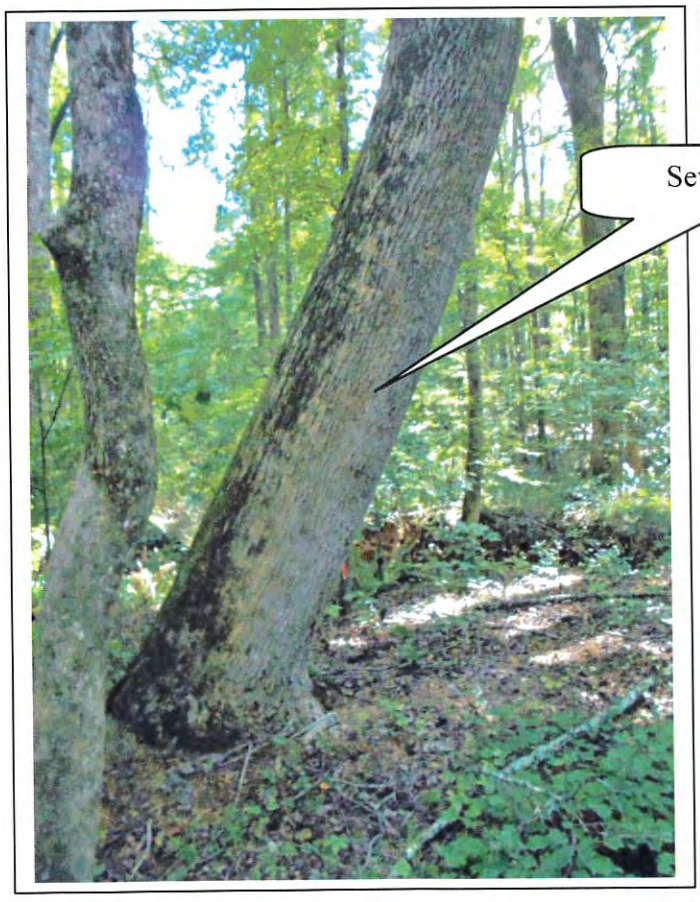

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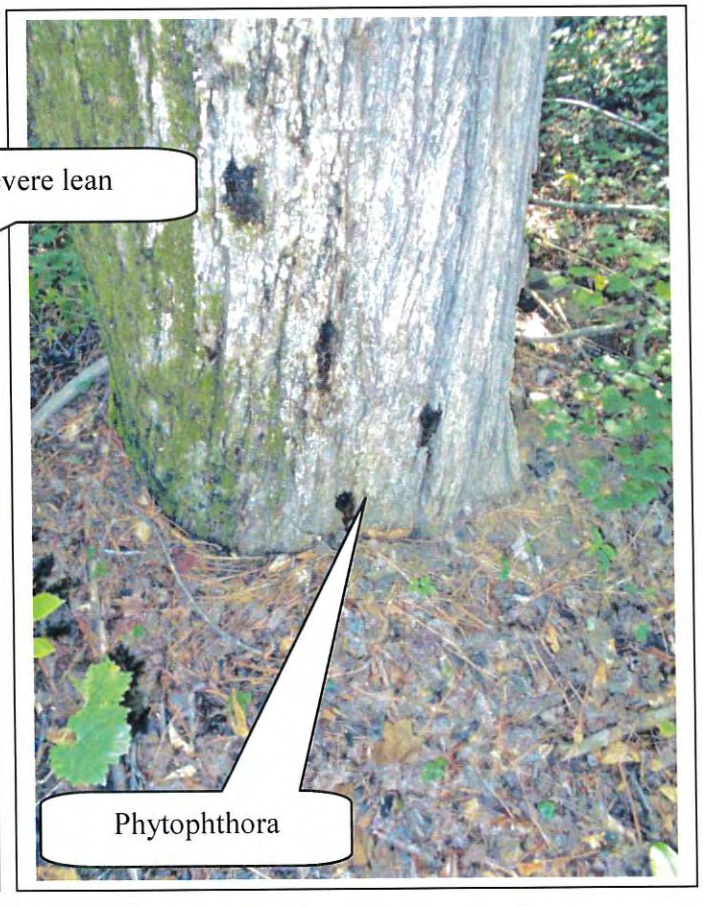

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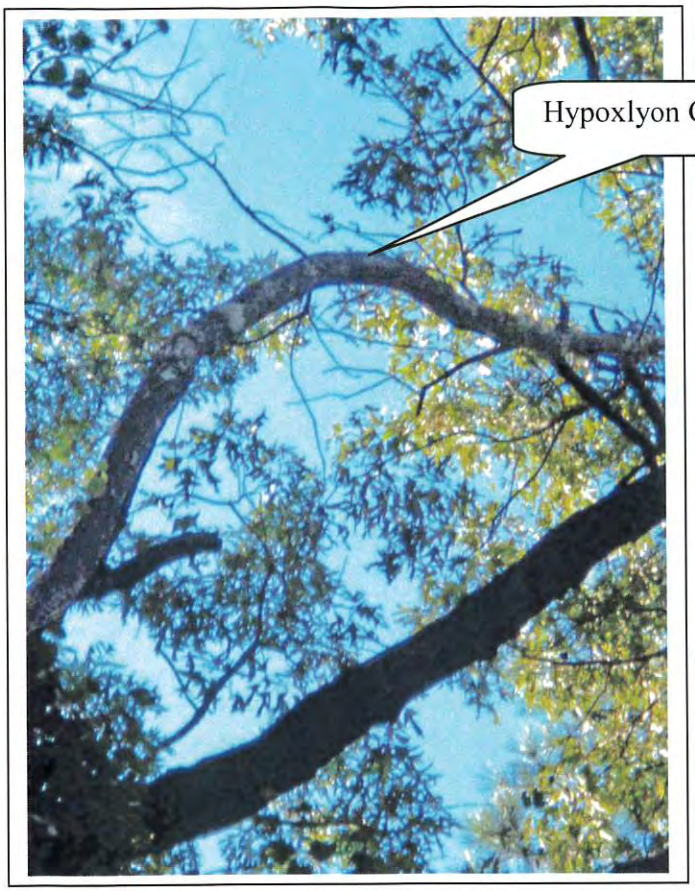

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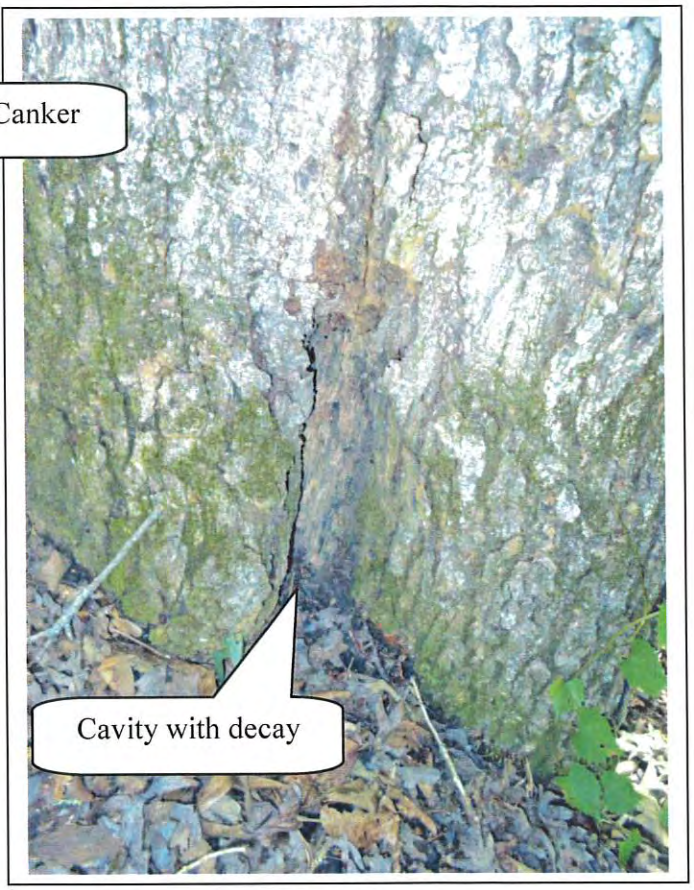

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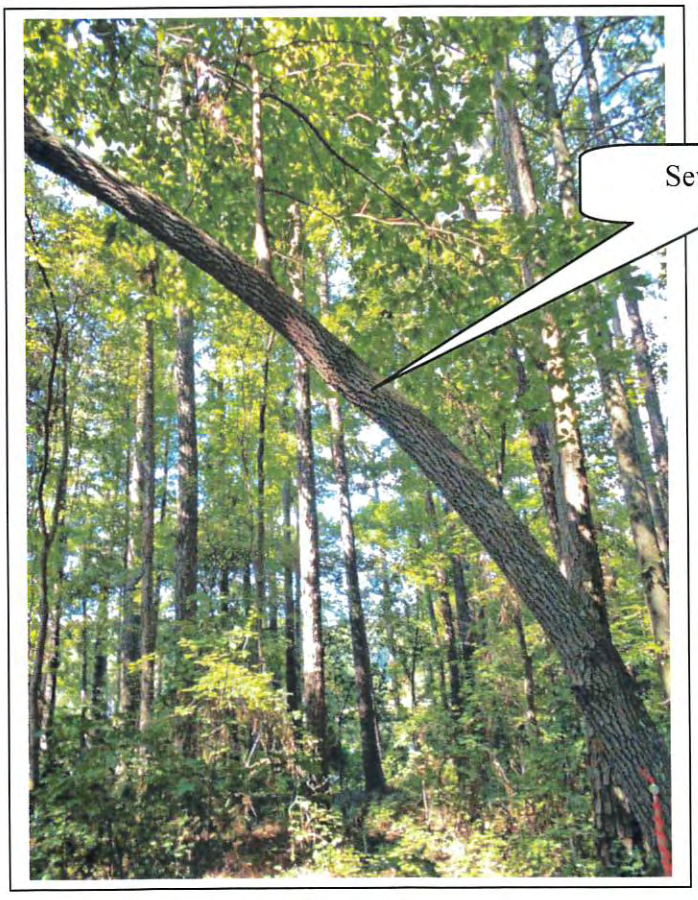

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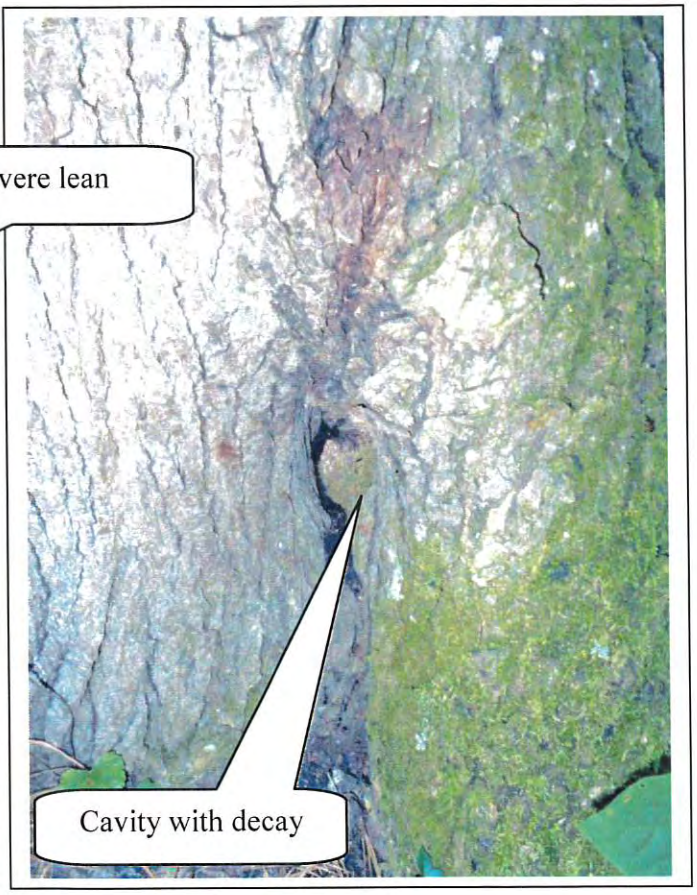

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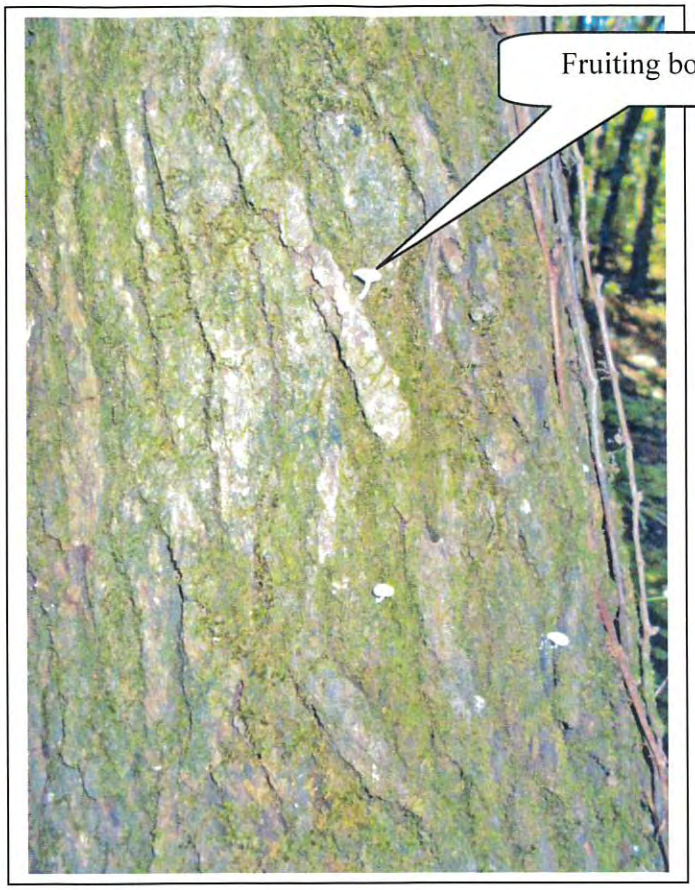

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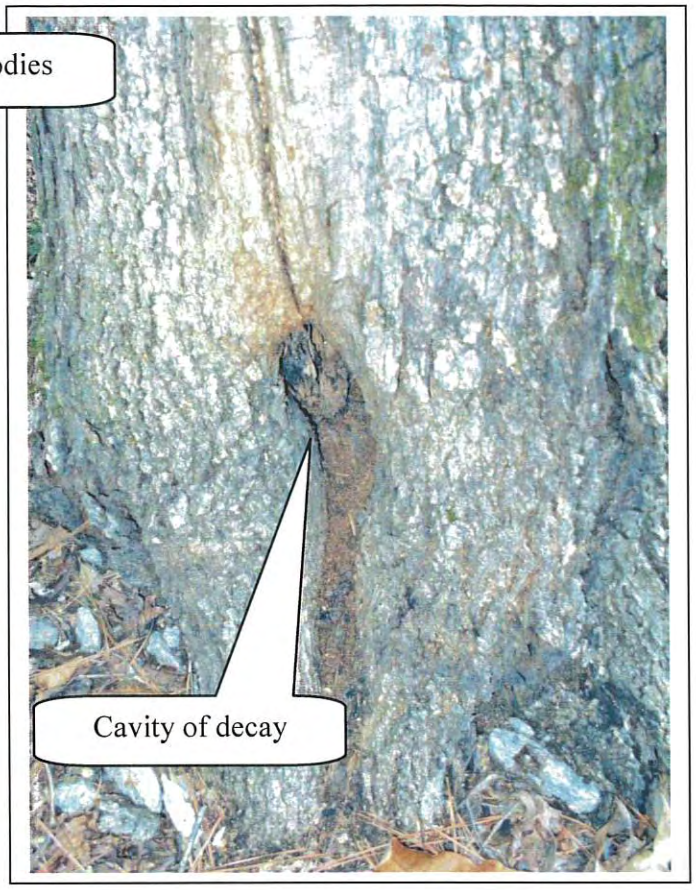

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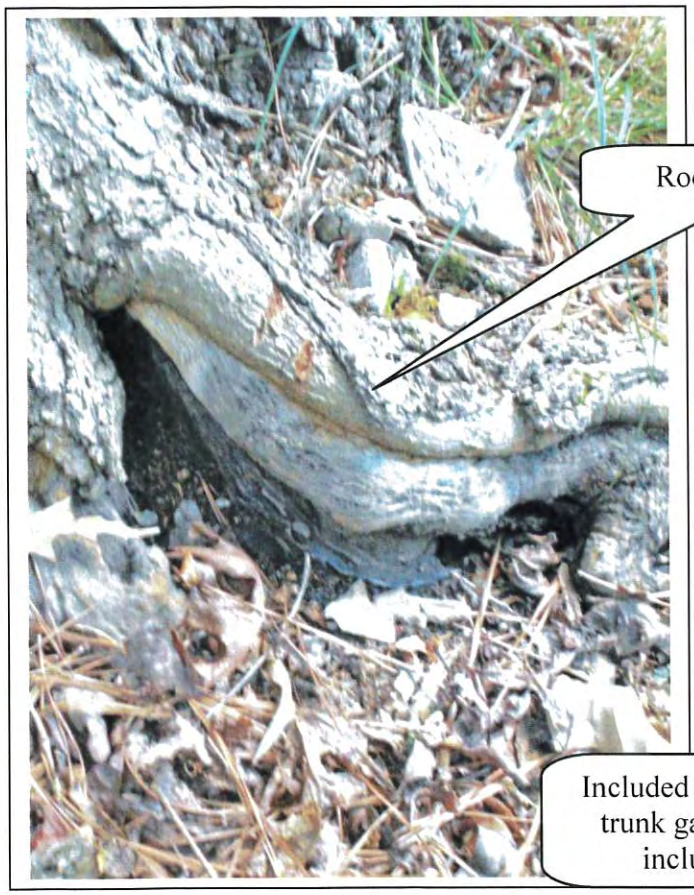

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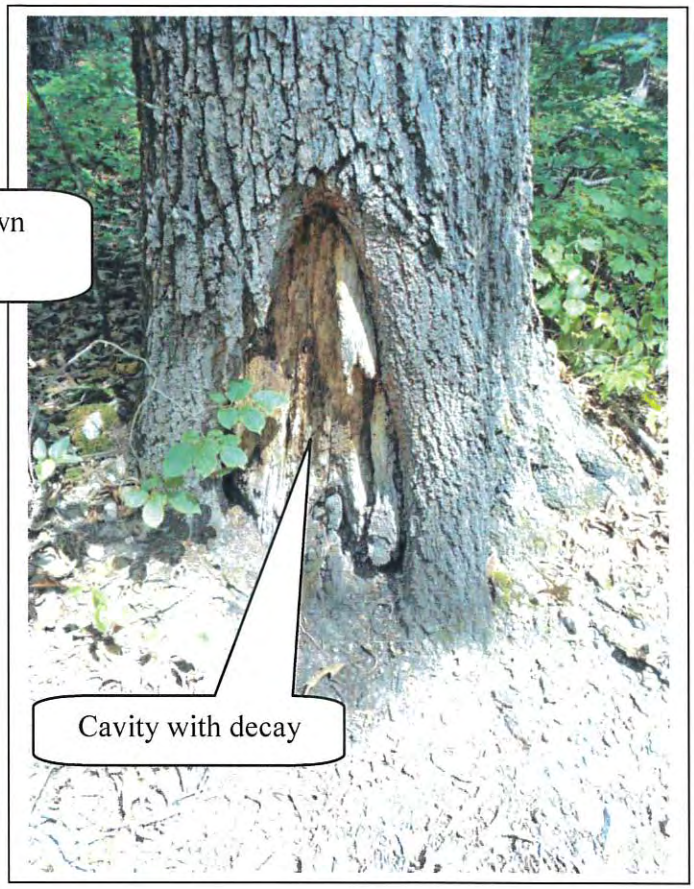

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Photo 99

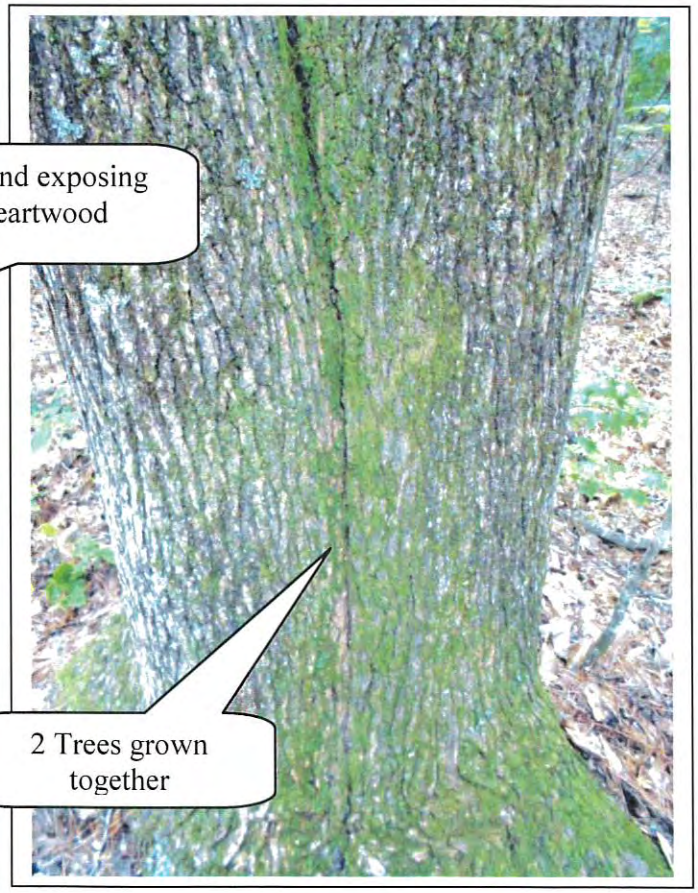


Photo 100

TPA Group/360 Tech Village

CZIM

11.13.19

NAME	ADDRESS	Comments
Clifford Martin	700 Anna Lane	I worry about the retail space. There is so much empty retail now in the city that I question the need for more retail space.

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: TPA Group / Crawford Arnold Telephone: 770-436-3400

Address: 1776 Peachtree Street NW Suite: 100

City Atlanta State: GA Zip: 30309 Fax: _____

Mobile Tel: 678-576-6393 _____ Email: carnold@tpa-grp.com

Subject Property Information:

Address: Lakeview Parkway 7.47 ac Lot 3 / 55.0007 ac Lot 4 Current Zoning: MU-OI

District: 1 Section: 2 Land Lot: 744, 745, 752, 753 Parcel ID: 12-2710-0745-050-7 (7.47 ac) 12-2720-0744-051-4 (55 ac)

Proposed Zoning: N/A Current Use: vacant land

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

- ☒ Conditional Use
- ☒ Rezoning
- ☐ Variance
- ☐ Comprehensive Plan Amendment
- ☒ Master Plan Amendment
- ☐ Master Plan Review
- ☐ Public Hearing
- ☐ Exception
- ☒ Other *(Specify)*: Change of Conditions

APPLICANT REQUEST AND INTENT

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

a mixed use development pursuant to the site plan filed with the application

Applicant's Request (Please itemize the proposal):

To receive approval of a mixed use development as shown on the site plan filed, incorporating office use, retail/restaurant use, for rent and for sale housing open space and a portion of the Alpha Loop.

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

To develop a mixed use community of office development, retail/restaurant amenities, for rent housing, for sale housing in a setting with a park, the Alpha Loop and substantial open space.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: LWV TPA GA 400, LLC Telephone: 770-436-3400

Address: 1776 Peachtree St., NW Suite: 100

City Atlanta State: GA Zip: 30309 -

Authorization:

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

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

- ☐ Annexation
- ☒ Rezoning
- ☐ Variance
- ☐ Land Use Application
- ☐ Special Use
- ☒ Conditional Use
- ☒ Master Plan Amendment
- ☒ Other Change of Conditions

Identify Authorized Applicant:

Name of Authorized Applicant: LWV TPA GA 400, LLC Telephone: 770-436-3400

Address: 1776 Peachtree St., NW Suite: 100

City Atlanta State: GA Zip: 30309 -

So Sworn and Attested:

Owner Signature: _____ Date: 6/20/19

J. Bradford Smith, Manager

Notary:

Notary Signature: _____ Date: 6/20/19

STEPHANIE STOBBE GRAVES NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 02, 2021

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: TPA Group, LLC / LWV TPA GA 400, LLC

Subject Public Hearing Case: change in conditions / Fuqua TPA Peridot

Campaign Contribution Information:

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

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

Name of Official: N/A Position: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

Campaign Contribution Information:

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

Signature: _____ Date: 6/20/19

J. Bradford Smith, Manager

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: KBS SOR GEORGIA 400 Center, LLC Telephone: 949-797-0309

Address: 800 Newport Center Drive Suite: 700

City Newport Beach State: CA Zip: 92660 -

Authorization:

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

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

- ☐ Annexation
- ☐ Rezoning
- ☐ Variance
- ☐ Land Use Application
- ☐ Special Use
- ■ Conditional Use
- ■ Master Plan
- ☒ Other Change of Conditions

Identify Authorized Applicant:

Name of Authorized Applicant: LWV TPA GA 400, LLC Telephone: 770-436-3400

Address: 1776 Peachtree Street Suite: 100

City Atlanta State: GA Zip: 30309 -

So Sworn and Attested:

Owner Signature: _____ Date: 9/3/19

Notary:

Notary Signature: _____ Date: 9/3/19

LAURIE SELWITZ
Notary Public - California
Orange County
Commission # 2275289
My Comm. Expires Feb 11, 2023

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: TPA Group, LLC / LWV TPA GA 400, LLC

Subject Public Hearing Case: change in conditions / Fuqua TPA Peridot

Campaign Contribution Information:

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

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

Name of Official: N/A Position: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A 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: 9/18/19

KBS SOR GEORGIA 400 CENTER, LLC

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The property is zoned MU and is compatible with surrounding and nearby properties, including Northwinds Summit.

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

The development of this property as proposed would increase the value and enhance the use of surrounding properties.

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

As presently zoned and with the reverter to the 2015 site plan and the elimination of the for rent housing, the property cannot be developed for a reasonable economic use. The 2015 site plan does not include all of the property. The property cannot compete with Avalon, City Center, Northwinds Summit and Northpoint Mall as a mixed use development.

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

There would be a decrease in population and traffic compared to what was previously approved in 2017. The application includes a traffic study showing a decrease in traffic of more than Thirty precent.

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

The impact to schools and utilities would be less than what was approved in 2017. All utilities are available in sufficient quantities. There are fewer dwelling units in the proposed plan, reducing school impact.

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

The property is zoned MU and is consistent with the Comprehensive Plan and the Future land Use Map.

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

Across the street, Northwinds Summit is under construction. It is mixed use with for rent housing as a component. The proposed site plan reduces the amount of retail and residential use in the project. Applicant has an interested tenant who will take delivery of 120,000 square feet of office space in 2021.The applicant proposes to construct over one mile of the Alpha Loop completing the southern portion of the Loop at no expense to the City. Open space is increased to 55.3% of the site.

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: TPA Fuqua Peridot

Contact Name: Donald A. Rolader Telephone: 770-442-0330

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 Exhibit "A" attached hereto and incoporated herein by reference.

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

- [X] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)* _____

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.
Responses may be by letter, phone call, faxed response, email or personal contact.

EXHIBIT "A"

Property Owners within 500 foot Radius

TRUGLOBE INC.
10315 Old Woodland Entry
Alpharetta, GA 30022

HAYNES BRIDGE LLC
1064 Eighty Fifth Street
Brooklyn, NY 11228

AREG HDP FFIS ALPHARETTA OWNER LLC
3414 Peachtree Road NE
Atlanta, GA 30326

F7 NWO LLC
3455 Peachtree Road NE, Ste. 650
Atlanta, GA 30326

NORTHWINDS LAND LLC
3330 Cumberland Blvd., Ste. 300
Atlanta, GA 30339

F7 NWRET LLC
3455 Peachtree Road NE, Suite 1700
Atlanta, GA 30326

AMERICAN HONDA MOTOR CO INC.
1919 Torrance Blvd.
Torrance, CA 90501-2722

Survey Description of Property
Georgia 400 Center
Proposed Lot 3

All of that tract or parcel of land lying and being in Land Lots 744 & 745 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

To find the **Point of Beginning** commence at an iron pin found (5/8" open top pipe) located at the southwesterly corner of Land Lot 744 (said corner being common to Land Lots 699, 700, 743 & 744) and proceed in a northerly direction along the westerly line of Land Lot 744 (said line being common to Land Lots 699 & 744) the following courses and distances:

1. North 00°48'49" East for a distance of 833.90 feet to an iron pin found (1/2" open top pipe w/cap & tack);
2. thence North 02°18'29" East for a distance of 435.55 feet to an iron pin placed (1/2" rebar) and the **Point of Beginning**.

From the **Point of Beginning** thus established continue North 02°18'29" East along said westerly line of Land Lot 744 for a distance of 16.42 feet to an iron pin found (1 1/8" crimped top pipe) located at the southwesterly corner of Land Lot 745 (said corner being common to Land Lots 698, 699, 744 & 745); thence North 00°52'57" East along the westerly line of Land Lot 745 (said line being common to Land Lots 698 & 745) for a distance of 674.39 feet to an iron pin placed (1/2" rebar) on the southerly right-of-way line of Morrison Parkway (variable r/w); thence depart said westerly line of Land Lot 745 and proceed in an easterly direction along said southerly right-of-way line of Morrison Parkway the following courses and distances:

1. South 88°38'15" East for a distance of 180.00 feet to a point;
2. thence 154.67 feet along the arc of a curve to the Left, said curve having a radius of 1670.00 feet and being subtended by a chord of North 88°42'33" East, 154.61 feet at an iron pin placed (1/2" rebar) located at the most northerly margin of a curved intersection formed by the southerly right-of-way line of Morrison Parkway (variable r/w) with the westerly right-of-way line of Lakeview Parkway (100' r/w; Plat Book 209, Page 41);

thence depart said southerly right-of-way line of Morrison Parkway and proceed in a southeasterly direction along said westerly right-of-way line of Lakeview Parkway the following courses and distances:

1. 122.24 feet along the arc of a curve to the Right, said curve having a radius of 80.00 feet and being subtended by a chord of South 50°10'17" East, 110.69 feet to an iron pin placed (1/2" rebar);
2. thence 263.05 feet along the arc of a curve to the Left, said curve having a radius of 632.50 feet and being subtended by a chord of South 18°18'47" East, 261.16 feet to a point;

thence depart said westerly right-of-way line of Lakeview Parkway (100' r/w) and proceed South 59°42'27" West for a distance of 71.94 feet to a point; thence 18.42 feet along the arc of a curve to the Left, said curve having a radius of 53.42 feet and being subtended by a chord of South 10°53'07" West, 18.33 feet to a point; thence South 01°00'28" West for a distance of 50.59 feet to a point; thence 164.69 feet along the arc of a curve to the Right, said curve having a radius of 140.55 feet and being subtended by a chord of South 34°34'39" West, 155.43 feet to a point; thence South 11°39'39" East for a distance of 176.35 feet to a point; thence South 44°20'42" West

for a distance of 175.28 feet to a point; thence North 39°44'27" West for a distance of 9.36 feet to a point; thence North 60°04'16" West for a distance of 305.89 feet to an iron pin placed (1/2" rebar) on the westerly line of Land Lot 744 (said line being common to Land Lots 699 & 744) and the **Point of Beginning**.

Said tract or parcel containing 7.47407 acres or 325,571 square feet.

Survey Description of Property
Georgia 400 Center
Proposed Lot 4

All of that tract or parcel of land lying and being in Land Lots 744, 745, 752 & 753 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

Beginning at an iron pin placed (1/2" rebar) located at the most southerly margin of the curved intersection formed by the southeasterly right-of-way line of Lakeview Parkway (100' r/w; Plat Book 209, Page 41) with the southwesterly right-of-way line of Haynes Bridge Road (variable r/w) and proceed in a southeasterly direction along said southwesterly right-of-way line of Haynes Bridge Road the following course and distances:

1. 56.63 feet along the arc of a curve to the Right, said curve having a radius of 4507.13 feet and being subtended by a chord of South 27°40'41" East, 56.63 feet to an iron pin placed (1/2" rebar);
2. thence South 33°32'09" East for a distance of 92.95 feet to an iron pin placed (1/2" rebar);
3. thence South 63°50'42" West for a distance of 9.01 feet to an iron pin placed (1/2" rebar);
4. thence 364.78 feet along the arc of a curve to the Right, said curve having a radius of 4509.13 feet and being subtended by a chord of South 23°49'43" East, 364.68 feet to a concrete monument found located on the northwesterly right-of-way line of Georgia 400 (variable r/w, Project No. APD-F056-I(6));

thence depart said southwesterly right-of-way line of Haynes Bridge Road and proceed in a southwesterly direction along said northwesterly right-of-way line of Georgia 400 the following course and distances:

1. South 39°23'33" West for a distance of 53.11 feet to a concrete monument found;
2. thence South 02°53'30" West for a distance of 113.88 feet to a concrete monument found;
3. thence South 27°29'06" West for a distance of 66.46 feet to a concrete monument found;
4. thence South 77°33'49" West for a distance of 135.42 feet to an iron pin found (7/8" open top pipe);
5. thence South 76°59'48" West for a distance of 122.49 feet to a concrete monument found;
6. thence South 60°55'26" West for a distance of 90.77 feet to a concrete monument found;
7. thence South 28°21'35" West for a distance of 248.66 feet to an iron pin found (3/4" square rod);
8. thence South 28°07'18" West for a distance of 493.06 feet to a concrete monument found;
9. thence South 67°55'34" West for a distance of 233.45 feet to a concrete monument found;
10. thence South 60°45'04" West for a distance of 114.02 feet to a concrete monument found;
11. thence South 65°05'28" West for a distance of 4.60 feet to an iron pin found (3/8" square rod);
12. thence South 64°06'50" West for a distance of 296.05 feet to an iron pin found (1 1/8" crimped top pipe) located on the southerly line of Land Lot 744 (said line being common to Land Lots 743 & 744);

thence depart said northwesterly right-of-way line of Georgia 400 and proceed North 87°59'14" West along said southerly line of Land Lot 744 for a distance of 814.59 feet to an iron pin found (5/8" open top pipe) located at the southwesterly corner of said Land Lot 744 (said corner being common to Land Lots 699, 700, 743 & 744); thence in a northerly direction along the westerly line of Land Lot 744 (said line being common to Land Lots 699 & 744) the following courses and distances:

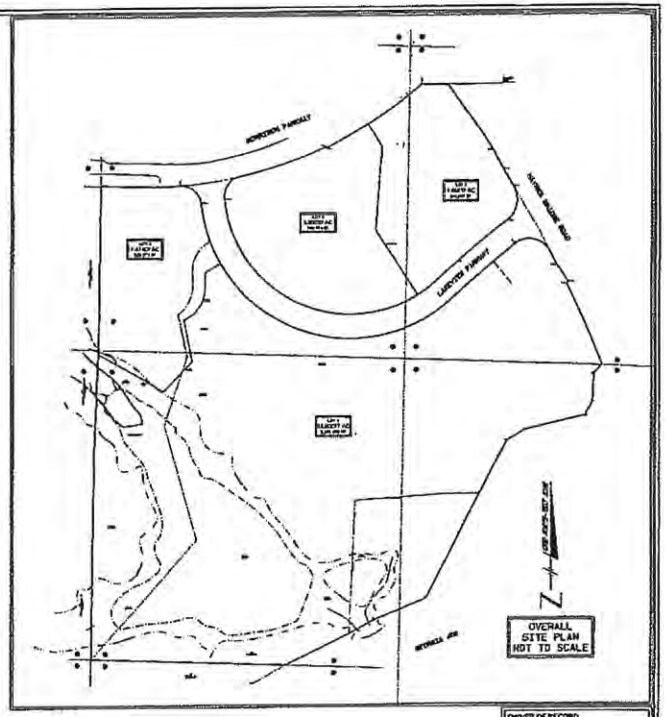
1. North 00°48'49" East for a distance of 833.90 feet to an iron pin found (1/2" open top pipe w/cap & tack);
2. thence North 02°18'29" East for a distance of 435.55 feet to an iron pin placed (1/2" rebar);

thence depart said westerly line of Land Lot 744 and proceed South 60°04'16" East for a distance of 305.89 feet to a point; thence South 39°44'27" East for a distance of 9.36 feet to a point; thence North 44°20'42" East for a distance of 175.28 feet to a point; thence North 11°39'39" West for a distance of 176.35 feet to a point; thence 164.69 feet along the arc of a curve to the Left, said curve having a radius of 140.55 feet and being subtended by a chord of North 34°34'39" East, 155.43 feet to a point; thence North 01°00'28" East for a distance of 50.59 feet to a point; thence 18.42 feet along the arc of a curve to the Right, said curve having a radius of 53.42 feet and being subtended by a chord of North 10°53'07" East, 18.33 feet to a point; thence North 59°42'27" East for a distance of 71.94 feet to a point on the southwesterly right-of-way line of Lakeview Parkway (100' r/w; Plat Book 209, Page 41); thence in a southeasterly, easterly and northeasterly direction along the southwesterly, southerly and southeasterly right-of-way line of said Lakeview Parkway (100' r/w) the following courses and distances:

1. 1101.43 feet along the arc of a curve to the Left, said curve having a radius of 632.50 feet and being subtended by a chord of South 80°06'53" East, 967.44 feet to a point;
2. thence North 49°59'53" East for a distance of 160.00 feet to a point;
3. thence 215.83 feet along the arc of a curve to the Right, said curve having a radius of 4818.16 feet and being subtended by a chord of North 51°16'53" East, 215.81 feet to an iron pin placed (1/2" rebar);
4. thence 173.48 feet along the arc of a curve to the Right, said curve having a radius of 100.00 feet and being subtended by a chord of South 77°44'12" East, 152.53 feet to an iron pin placed (1/2" rebar) and the **Point of Beginning**.

Said tract or parcel containing 55.00077 acres or 2,395,833 square feet.

MP-19-07/Z-19-04/CU-19-09
TPA GROUP/ CRAWFORD ARNOLD
10/8/19

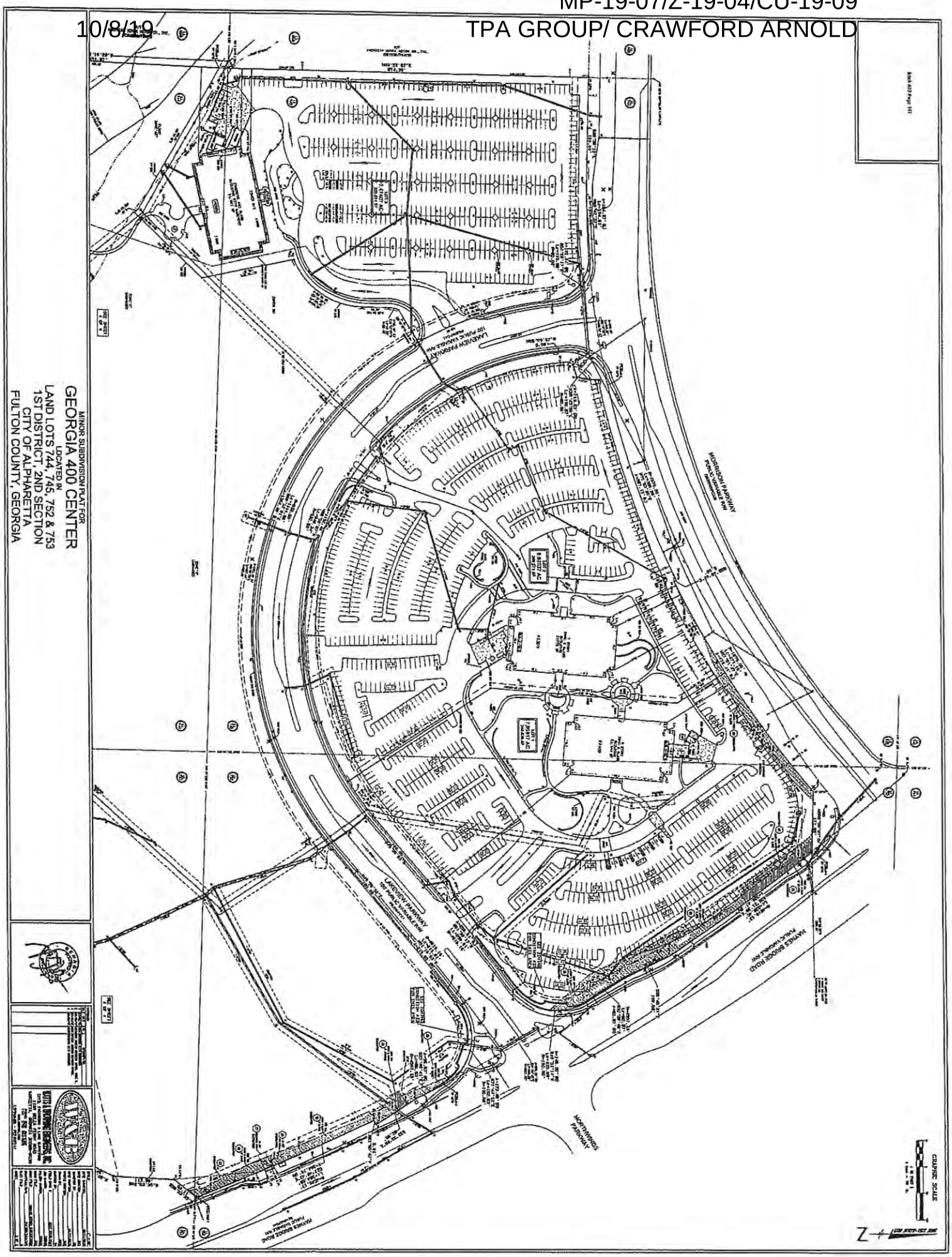


MINOR SUBDIVISION PLAT FOR
GEORGIA 400 CENTER
LOCATED IN
LAND LOTS 744, 745, 752 & 753
1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

MP-19-07/Z-19-04/CU-19-09

10/8/19

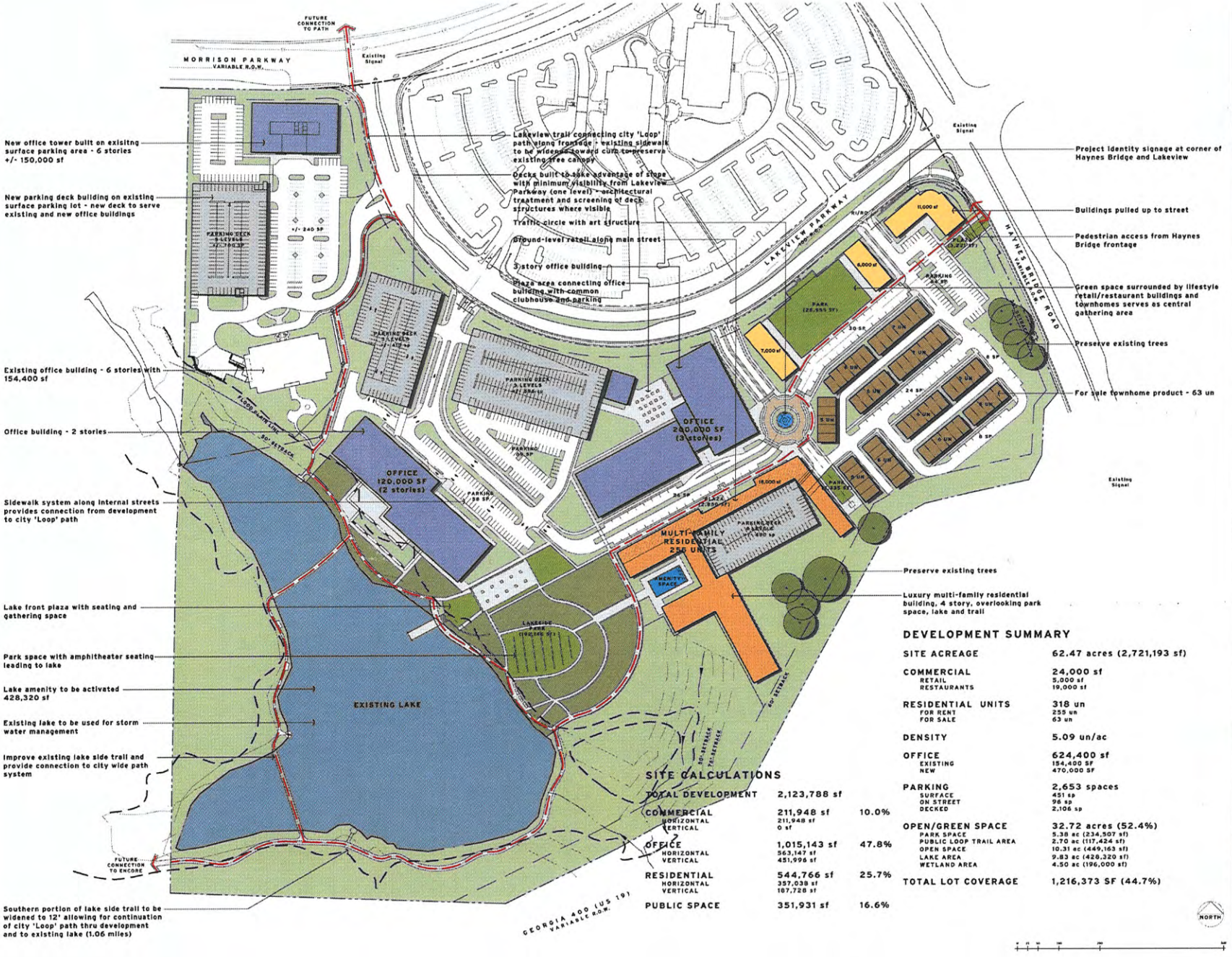
TPA GROUP/ CRAWFORD ARNOLD



MP-19-07/Z-19-04/CU-19-09
TPA GROUP/ CRAWFORD ARNOLD
10/8/19

MINOR SUBDIVISION PLAT FOR
GEORGIA 400 CENTER
LOCATED IN
LAND LOTS 744, 745, 752 & 753
1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

WATTS & BROWNE ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1360 WILLS FERRY ROAD
MARIETTA, GEORGIA 30066-6030



SITE CALCULATIONS

TOTAL DEVELOPMENT	2,123,788 sf	
COMMERCIAL	211,948 sf	10.0%
HORIZONTAL	211,948 sf	
VERTICAL	0 sf	
OFFICE	1,015,143 sf	47.8%
HORIZONTAL	563,147 sf	
VERTICAL	451,996 sf	
RESIDENTIAL	544,766 sf	25.7%
HORIZONTAL	357,038 sf	
VERTICAL	187,728 sf	
PUBLIC SPACE	351,931 sf	16.6%

DEVELOPMENT SUMMARY

SITE ACREAGE	62.47 acres (2,721,193 sf)
COMMERCIAL	24,000 sf
RETAIL	5,000 sf
RESTAURANTS	19,000 sf
RESIDENTIAL UNITS	318 un
FOR RENT	255 un
FOR SALE	63 un
DENSITY	5.09 un/ac
OFFICE	624,400 sf
EXISTING	154,400 SF
NEW	470,000 SF
PARKING	2,653 spaces
SURFACE	451 sp
ON STREET	96 sp
DECKED	2,106 sp
OPEN/GREEN SPACE	32.72 acres (52.4%)
PARK SPACE	5.38 ac (234,507 sf)
PUBLIC LOOP TRAIL AREA	2.70 ac (117,424 sf)
OPEN SPACE	10.31 ac (449,163 sf)
LAKE AREA	9.83 ac (428,320 sf)
WETLAND AREA	4.50 ac (196,000 sf)
TOTAL LOT COVERAGE	1,216,373 SF (44.7%)

WAKEFIELD BEASLEY ASSOCIATES
5200 Avalon Boulevard
Alpharetta, GA 30009
P | 770.209.9393
F | 770.209.7050
www.wbassociates.com

stamp

STATE OF GEORGIA — RICHARD V. WAKEFIELD — REGISTERED ARCHITECT

360 TECH VILLAGE

Alpharetta, Georgia

TPA Group
Crawford Arnold
1776 Peachtree Street, NW
Atlanta, GA 30339
P | 770.436.3400

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print record

revisions
12 JULY 2019
03 OCTOBER 2019

date: 26 JUNE 2019
job number: 1508064.00

drawing title
CONCEPTUAL SITE PLAN

drawing number
SP-15

SUBMITTED FOR ZONING

10/8/19

MP-19-07/Z-19-04/CU-19-09
TPA GROUP/ CRAWFORD ARNOLD

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DONALD A. ROLADER
don@roladerandrolader.com

D.W. "Pete" ROLADER
1924 - 2011

October 7, 2019

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

RE: Application of TPA Group, LLC for Master Plan Amendment/Change of Conditions/Conditional Use/Rezoning O&I to MU/Variance; MP-15-25; Letter of Intent

Dear Ms. Cook:

Please accept this letter as our amended letter of intent for the above-referenced Applications.

As you know, this firm represents TPA Group (also known as "Applicant") in its efforts to realize a mixed-use, ecofriendly development that would bring a unique atmosphere Alpharetta by activating the natural features of its property located at the intersection of Haynes Bridge Road and Lakeview Parkway. TPA Group's goal is to develop this site, one of the best undeveloped sites in Alpharetta, into a generational destination campus for Fortune 500 companies that covers all the aspects of the live/work/play dynamic they seek while also providing multiple features and amenities that will benefit all the citizens of Alpharetta. In order to achieve this vision for the property, the Applicant is seeking a Master Plan Amendment to the current zoning, Change of Conditions, Conditional Use and Rezoning of a portion of the property.

The proposed Master Plan includes a mix of office, residential, restaurant, retail and civic/amenity spaces. The goal is to activate the existing lake on the property with an extension of the Alpha Loop, a new lake pier, park space and an open outdoor amphitheater. These critical components will allow end users of the office and residential spaces to enjoy outdoor areas in a way that is currently unavailable in Alpharetta. A current and significant office "resident" of Alpharetta who values the environmental components that are being planned would remain in the Alpharetta office market and occupy 120,000 square feet of office space with 500-600 employees. The availability of residential and recreational spaces within the same ecosystem is extremely desirable.

Approval of the application would allow Retail/ Restaurant space of no more than 24,000 SF; 63 for-sale townhome units; 255 luxury residential for-rent units; 32.7 acres of Open Space (52.4% of the

site), including a 4.2 acre lakefront park; a 1-mile Alpha Loop extension, taking advantage of the lake and providing connectivity throughout the development while completing the south end of the loop; Zagster bike racks connected into the existing network available in City Center, Avalon and the Alpharetta Greenway; electric charging stations; dedicated ride share drop off/pick-up locations; a significant reduction in traffic (approximately one third less as compared to previous Master Plans); and significant immediate construction of approximately 120,000 square feet of office space.

The proposed uses are outlined in detail on the Site Plan prepared by Wakefield Beasley and Associates titled "SP-15" and dated 10/03/2019 and is attached to the application. The project components would be developed concurrently as proposed.

These improvements require the following approvals:

1. Substitution of a new Master Plan, via a Master Plan Amendment, to replace the plan approved by MP-15-05 with the attached Site Plan prepared by Wakefield Beasley and Associates titled "SP-15" and dated 10/03/2019.
2. Conditional Use Permits, pursuant to Alpharetta's Unified Development Code ("UDC") § 2.2.20.C.1 for:
    a. Residential 'For-Sale' Attached
    b. Residential 'For-Rent'
3. Rezoning of a reverted portion of the property from O&I to MU
4. Change of existing conditions of zoning to reflect the terms of the amended master plan

The Applicant's request supports Alpharetta's stated policies within its 2035 Comprehensive Plan document in the areas of Land Use; Transportation; Housing; Natural, Historic and Cultural Resources; and Community Services and Facilities. The property falls within the North Point Activity Center; was included in the previous North Point Livable Centers Initiative Study (LCI) and is subject to the new Eco-District development regulations. Community desire, as expressed in the 2035 Comprehensive Plan, is to revise focus away from linear growth patterns and move toward a cluster/nodal growth pattern that targets strategic development based on three node tiers. The North Point area was designated as "Node Tier 1" and is expected to receive the most intense and concentrated development.

Land Use Policies 6 and 8 are specifically supported by the Applicant's proposed development. Land Use Policy 6 calls for the City to "support the success and expansion of employment centers", particularly to "designate major entranceways to the City, (the interchanges along GA-400) for office use in order to preserve the corporate business environment". The property is situated at the northwestern

corner of Haynes Bridge Road and GA-400, with easy access to/from the freeway ramps. Construction of 120,000 square feet of new office space will add 500-600 new jobs on the site.

Land Use Policy 8 states that the City will "support mixed-use neighborhood and community centers" by: "allowing mixed use patterns that will create activity nodes in appropriate areas, established by the Future Development Map, that provide jobs and services within walking distance of residences, preserve open spaces and make public transportation more effective"; and, to "encourage owners/developers with large land holdings to plan for multiple land uses"; and to "establish varying levels of mixed use development densities, through overlay districts or other means, such that the highest densities of office, retail and residential development will be located along the GA-400 corridor". The Applicant's property lies within the City's designated Tier 1 node, North Point, and meets these stated policies and strategies.

Transportation policies outlined in the 2035 Comprehensive Plan identify sidewalks and pedestrian paths as a key community asset, with the goal of providing connections between the City's Greenway and pedestrian system to "schools, parks, neighborhoods, activity centers and other civic attractions". Two key strategies identified by the City include supporting "bicycle routes and walkable communities that provide linkages to activity centers within the City" and promoting the "development compact mixed-use and transit-oriented development particularly in the GA-400 corridor". The application attached to this letter includes construction of over one mile of Alpha Loop trails through and around the development including incorporation of the existing lake. Being located at the northwestern corner of Haynes Bridge Road and GA-400, the property is in a strategic location between Downtown Alpharetta and North Point Mall, including the City's recent visioning workshop that includes connections to the Alpharetta Greenway.

The City's stated Housing Policy is to "capture the major market share of executive housing while providing opportunities for first-time home buyers and limited number of quality rental options". Stated strategies include encouraging higher residential densities and appropriate mix of uses along the GA-400 corridor; encouraging large land holdings to plan for multiple land uses and to promote development that fosters a sense of community, promotes pedestrian mobility, the natural environment, community recreation and open space. The Applicant's proposed plan includes executive housing and high-quality rental options within a complementary mix of uses along the GA-400 corridor. It also provides an extensive trail and sidewalk system that allows for access to and enjoyment of the existing lake, along with expanded park and open spaces.

Natural, Historic and Cultural Resources policies are being addressed by the Applicant through the installation of over 1 mile of Alpha Loop trails, preservation and enhancement of the existing lake and by designating over 52% of the development land area as open space. Supported policies contained in the 2035 Comprehensive Plan include "permanently protect existing greenspace to meet a 20% open space objective".

The City strives to "enhance the quality of life for residents through the provision of greenspace, parks and recreational facilities and cultural opportunities" as stated by its Community Services and Facilities goals. Two key strategies are addressed by the Applicant: "construct a greenway trail to enhance pedestrian connectivity between the Big Creek Greenway, Wills Park and the Downtown Core", and to "encourage developers to build recreational opportunities in conjunction with new development, and encourage permanent protection of open space for future generations to enjoy". The open space proposed is in excess of 52% of the total land area, and the plan includes a significant trail and sidewalk network that will activate the existing lake and amenities such as a lakefront park and open-air amphitheater.

In the mid-2000s the City of Alpharetta conducted its first LCI review of the North Point Area, which resulted in the 2008 North Point LCI. The plan then designated the Applicant's property as "Mixed Use Commercial Center". Therefore, for a decade a mixture of uses, including residential, was contemplated. However, that mix did not materialize. The 2008 LCI area remains predominantly commercial with 3.5 million square feet of retail space. In 2017 the City re-evaluated the LCI area and specifically noted that the Applicant's property was zoned MU, understandably turning its attention to the Mall and surrounding areas. An updated 2018 North Point LCI resulted from these efforts, along with a new North Point Overlay District, the limits of which follow the original 2008 North Point LCI and include the Applicant's property.

The Applicant's proposed Master Plan aligns directly with a number of the LCI's goals and includes many of its targeted improvements. The North Point Overlay District regulations are also being met.

I. Project Description

A. Summary

The overall property contains ±62.47 acres of land, currently partially developed with one 154,400 SF office building and ±240 surface parking spaces. A lake covering ±9.8 acres is located along the western edge of the property. The remaining land area, generally between the lake and Haynes Bridge Road, along Lakeview Parkway will be improved with 470,000 SF of office and parking decks, 24,000 SF of commercial uses (retail/restaurant), 63 for-sale attached residential units, 255 for-rent residential units, ±5.3 acres of

park space, ±2.7 acres of public Alpha Loop Trail, and ±10.3 acres of open space. These areas are in addition to the existing lake and ±4.5 acres of wetland area that is protected by State and Federal regulation.

The existing office space is in a traditional 6-story configuration, located north of the existing lake, facing Morrison Parkway with a surface parking lot. A second 6-story building is proposed in that same vicinity, in keeping with the surrounding development patterns along Morrison Parkway. The remaining 320,000 SF of office space will be a more modern, low-rise configuration providing open floor plans that are sought after by many technology companies. A 120,000 SF, 2-story building will front a new lakeside park while a 200,000 SF, 3-story building will engage the proposed boulevard street front. Parking for the new office buildings will be provided largely by multilevel structured parking that is set into the existing grade to minimize its view. On-street parking will also be provided along the internal development blocks as an integrated park of the streetscape.

A lakeside park with amphitheater style seating facing the water will be built along the southeastern shore of the existing lake. This park and the one adjacent to the 2-story office building will engage an extension of the Alpha Loop. Approximately one mile of multiuse trail will be installed around the lake, connecting the parks to the public right-of-way and adjacent developments that either have built or will be building Alpha Loop sections. A key feature of the existing lake is that it drains under GA 400 and into the recently approved North Point Eco-Park, located along the northeastern edge of the Mall parking area. The Applicant will explore conceptual studies of a direct connection between its existing lake and the planned Eco-Park. Artwork and sculptures will be used as gateway features and in key locations throughout the development.

New residential components will be included in the southeastern portion of the property. These will include 63 for-sale attached units and a 4-story, 255 unit for-rent building with luxury amenities overlooking the lakefront park. The for-rent building will address the proposed boulevard-style Storefront street with non-residential uses and amenities. Its amenities also will include a courtyard, an outdoor pool, a club/events room, fitness center, and a business center. The 165 one-bedroom units would vary between 700 to 900 square feet in size and have rents beginning in the low $1,400/month range. The 90 two-bedroom units will vary between 1,000 and 1,250 square feet in size with rents starting in the $1,900/month range. These units will feature modern floor plans with solid surface countertops and stainless-steel appliances.

24,000 SF of new retail and restaurant uses will be focused on serving the residents and on-site office workforce. An appropriately scaled "neighborhood market" concept selling prepared and packaged foods is planned in the tenant mix.

B. Mixture of Uses

The breakdown is as follows:

	Square Footage	% of Whole
Total size at Buildout	**2,123,788**	**100%**
Commercial	211,948	10%
Office	1,015,143	48%
Residential	544,766	26%
Public Space	351,931	17%

C. Eco-District Ecopoints Calculation

The North Point Overlay requires that all new development meet the minimum EcoDistrict measures outlined in UDC § 2.10.11. The Applicant's project proposal would require a minimum of 7 EcoDistrict "points". The point values planned for the development include:

Measure	Points Available	Points Planned
Building Energy Efficiency	3	3
Bio-Retention	2	2
Building Water Efficiency	2	2
Transportation Demand Management	2-3	2
Connected Open Space	2	2
Consolidated Open Space	2	2
Enhanced Bicycle Amenities	2	2
Alternative Transportation Measure	1-2	2
Additional Landscaped Civic Space	1-5	3
Totals	17-27	20

D. Architectural Design

The architectural building style of the new vertically integrated mixed-use "360 Tech Village" project will be eclectic in nature but generally lean towards a "mercantile" vernacular. This style will reflect back on solid, timeless values and an aesthetic that is not trendy but enduring. This will be accomplished by the selection of defining materials: brick, stone, painted cementitious lap siding in the varying sizes, painted stucco and cementitious panels. Where sloped roofs occur, which will be minimal, architectural shingles or standing seam metal will be used.

We are in the "Eco District" of the Northpoint Overlay and thereby want to employ earth tones in our color palette as well as soft off whites, greys and neutrals. Clearly there will be featured areas of contrast in the overall elevations with a breakdown of the massing at the pedestrian level. We intend to employ great drought tolerant landscaping with bioswales and inviting hard surfaced pedestrian areas. Overall it will embrace the "Eco District" nomenclature.

E. Phasing

All project components will be developed in one phase, with exception of the 200,000 SF Office Building and the 150,000SF Office Building and their associated parking structures.

II. Zoning History

The property is currently zoned MU and O&I, pursuant to MP-15-05 Metropolitan Life/Innovation.

III. Analysis of Proposed Uses and Factors

The MU Zoning District is intended to promote specific objectives. The UDC § 2.2.20.E outlines 16 review criteria to be considered by the City when reviewing a MU Master Plan:

1. Retail, restaurant, office, and personal service uses at ground level.
2. Pedestrian connectivity to all uses.
3. Large parking areas below grade, in decks or screened. Design efforts to provide shared parking will also be considered.
4. Accommodations for public transportation.
5. Buildings that face or appear to face public roadways.
6. Appearance standards for buildings and structured parking.

7. Limitations on uninterrupted building elevations.
8. Creation of vistas and view corridors within development.
9. Focal point features at prominent locations and ends of vistas.
10. Incorporation of natural site features.
11. Block lengths conducive to pedestrian traffic.
12. Detention and retention facilities designed to be aesthetically pleasing.
13. Creative methods for stormwater management to provide additional open space.
14. Attractive and usable street furniture in public spaces.
15. Emphasis on a high-quality landscape plan.
16. Number of office jobs internally captured on-site.

Each and every one of the 16 criteria are being met by the Applicant's proposed plan. Retail, restaurant and personal services are located at ground level. The entire Master Plan is linked by streetscape and over one mile of Alpha Loop multi-use trails. Parking garages are planned to be partially underground where possible to screen views and reduce perceived height of the structures. They will also be screened with landscaping or architectural treatments. Public transportation options are built into the design, including rideshare, bicycle rental, multi-use trails and MARTA bus shelters. All buildings will be designed to face, or appear to face, public roadways with architectural design standards applied to break up long, uninterrupted elevations. The existing lake will be a focal point, and amenities will provide vistas to the lake and throughout the planned development. Streetscapes will connect all uses with attractive landscaping, hardscape and seating areas throughout. Office tenants have already expressed interest in leasing space due to the amenities and services that will be available to their workforce.

IV. Approvals Required

A. Substitution of a new Master Plan, via a Master Plan Amendment, to replace the plan approved by MP-15-05 with the attached Site Plan prepared by Wakefield Beasley and Associates titled "SP-15" and dated 10/03/2019.

B. Conditional Use Permits, pursuant to Alpharetta's Unified Development Code ("UDC") § 2.2.20.C.1 for:
    1. Residential 'For-Sale' Attached
    2. Residential 'For-Rent'

C. Rezoning of a portion of the property from O&I to MU

D. Change of existing conditions of approval to MP-15-05

V. Preservation of rights language is attached hereto and incorporated herein by reference.

Applicant respectfully requests approval of the Master Plan Amendment, Change of conditions, Conditional Use and rezoning set forth in this Letter of Intent.

Rolader & Rolader, P.C.

By: _____
Donald A. Rolader, Esq.
Attorney for Applicant

CONSTITUTIONAL OBJECTIONS

Georgia Law and the procedures of the City of Alpharetta require us to raise Federal and State Constitutional objections during the rezoning application process. While the Owner anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the owner will be barred from raising important legal claims later in the process. Accordingly, we are required to raise the following constitutional objections at this time:

A denial of the Application would be unconstitutional in that it would destroy the Owner's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Any application of the Code of the City of Alpharetta, or the Unified Development Code of the City of Alpharetta, to the Subject Property that prohibits the Owner from developing the Subject Property as proposed is unconstitutional, illegal, null and void because such an application constitutes a taking of the Owner's property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I, of the Constitution of the State of Georgia of 1983 and a violation of the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States because such an application denies the Owner an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would also constitute an arbitrary and capricious act by the City of Alpharetta without any rational basis therefore, thereby constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the City of Alpharetta to grant the Application would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Owner and Owners of similarly situated property in violation of Article I,

Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any approval of the Application that subjects the Subject Property to conditions that are different from the conditions requested by the Owner, to the extent such different conditions would have the effect of further restricting the Owner's utilization of the Subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional category and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

In addition, this constitutes formal written notice to City of Alpharetta, pursuant to O.C.G.A. § 36-33-5, that the Owner plans to seek to recover all damages that it sustains or suffers as a result of the denial of this Application and/or the unconstitutional zoning of the Subject Property by the City of Alpharetta. Such damages may include, but are not necessarily limited to, damages related to the diminution in the value of the Subject Property, attorneys' fees and expenses of litigation.

Accordingly, the Owner respectfully requests that the City of Alpharetta grant the Application as requested.

ROLADER & ROLADER, P.C.

By: _____
Donald A. Rolader
Attorney for Owner

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2019 Revised Master Plan, October 7, 2019 – 360 Tech Village

The purpose of this package is to present a revised 2019 Master Plan for the 62.47-acre site at Haynes Bridge Road and GA 400 currently being referred to as 360 Tech Village. Below is a summary of the 2019 Revised Master Plan and the changes that have been made compared to the 2015 Master Plan.

TPA Group, one of the most active developers in the southeast and known for its carefully conceived master plan parks (e.g. Technology Park Atlanta, The City of Johns Creek, and Lenox Park) owns one of the best, undeveloped sites in the Southeast in 360 Tech Village. TPA's goal is to develop this site into a generational destination campus for Fortune 500 companies that covers all the aspects of the live/work/play dynamic they seek while also providing multiple features and amenities that will benefit all the citizens of Alpharetta and the surrounding area.

The 2019 Master Plan features:

- 4.2-acre park with amphitheater seating, an outdoor fitness area that ties into the Alpha Loop. This amenity will highlight and activate the pristine lake setting. Estimated cost of $600,000.
- Lakefront Plaza with amphitheater seating and gathering areas that lead to a proposed pier. Estimated cost of $400,000.
- One mile of Alpha Loop trails that extend around the lake, the park and through the heart of the Master Plan as well as enabling connections across Haynes Bridge Rd, Morrison Parkway and to the Honda Property. Estimated cost of $1,800,000.
- 24K square feet of lifestyle retail/restaurants.
- 470K square feet of new office; of which 320K square feet will be 2- and 3-story Class A loft style buildings that cater to the needs of today's tenants with high ceiling heights and core-free, highly efficient floor plates. This type of product is unique to this area of Alpharetta.
- 255 high-end multi-family units.
- 63 for sale townhomes.

This 2019 Revised Master Plan has many differences from the 2015 Master Plan; namely:

- Reduced overall residential units from 470 units to 318 units. The change includes a reduction of For-Sale condos from 455 to 0 units; an increase of For-Sale townhomes from 25 to 63; and an increase of For-Rent units from 0 to 255 units.
- Relocated of the multi-family residential to the south border, internal to the site and has been re-classed into a high-end Class A style project.
- Addition of 1 mile of Alpha Loop trails that lead around the lake, the park and through the heart of the site. This, as opposed to, the 2015 Site Plan which did not contemplate the Alpha Loop.
- Created a 4.2-acre park with amphitheater seating, an outdoor fitness area that connects to the Alpha Loop and activates the lake. All of which is surrounded by a very unique and one of a kind lakefront setting.
- Reduced and reconfigured the retail village to create a more pedestrian friendly experience with all of the lifestyle retail/restaurants centered around an expansive central lawn. The retail was reduced from 100K to 24K square feet.
- Removed 211 room hotel.
- Transitioned the proposed office from the more traditional 12-story building to 2- and 3-story loft office product that today's tenants covet for its high ceiling, core-free, highly efficient floor plates and limited elevator time. **TPA is currently in late stage negotiations with a Fortune 500 company to take 120K square feet and is in early stage negotiations with another company, valued at over $40B, to take another ~100K square feet.**

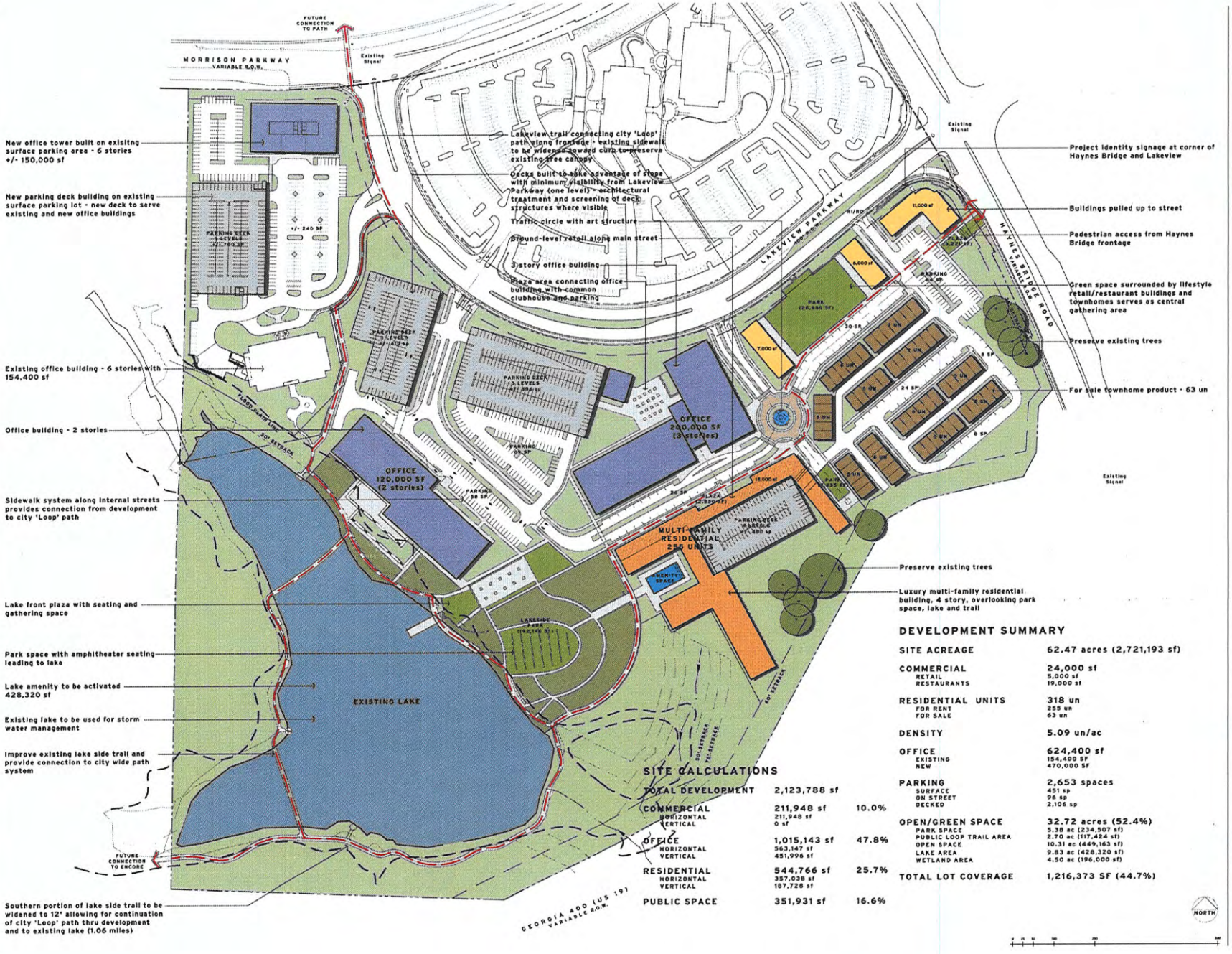
Below is table showing the changes:

Master Plan Comparison - 360 Tech Village			
	2015 Plan *	**2019 Plan**	**Change**
Acreage	47.05	62.47	15.42
Retail/Restaurant (square feet)	100,035	24,000	-76,035
Residential (units)			
For Sale Condos	445	0	-445
For Sale Towns	25	63	38
For Rent	0	255	255
Total Residential	470	318	-152
Density (units per acre)	10.0	5.1	-4.9
Hotel (rooms)	211	0	-211
Office (square feet)	447,200	664,400	217,200
Parking (spaces)	3,415	3,360	-55
Open/Park (acres)	11.08	32.72	21.64
**Note that the 2015 plan excludes 15.42 acres that are included in the 2019 plan*			

We believe the 2019 Site Plan creates a generational environment that will attract top office tenants with its live/work/play dynamic while also providing the citizens of Alpharetta a tremendous experience through the planned trails, parks and retail.

On the following pages please find:

1. 2019 Site Plan
2. Concept Images showing the new design and aesthetic of the proposed plan



SITE CALCULATIONS

TOTAL DEVELOPMENT	2,123,788 sf	
COMMERCIAL	211,948 sf	10.0%
HORIZONTAL	211,948 sf	
VERTICAL	0 sf	
OFFICE	1,015,143 sf	47.8%
HORIZONTAL	563,147 sf	
VERTICAL	451,996 sf	
RESIDENTIAL	544,766 sf	25.7%
HORIZONTAL	357,038 sf	
VERTICAL	187,728 sf	
PUBLIC SPACE	351,931 sf	16.6%

DEVELOPMENT SUMMARY

SITE ACREAGE	62.47 acres (2,721,193 sf)
COMMERCIAL	24,000 sf
RETAIL	5,000 sf
RESTAURANTS	19,000 sf
RESIDENTIAL UNITS	318 un
FOR RENT	255 un
FOR SALE	63 un
DENSITY	5.09 un/ac
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EXISTING	154,400 SF
NEW	470,000 SF
PARKING	2,653 spaces
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ON STREET	96 sp
DECKED	2,106 sp
OPEN/GREEN SPACE	32.72 acres (52.4%)
PARK SPACE	5.38 ac (234,507 sf)
PUBLIC LOOP TRAIL AREA	2.70 ac (117,424 sf)
OPEN SPACE	10.31 ac (449,163 sf)
LAKE AREA	9.83 ac (428,320 sf)
WETLAND AREA	4.50 ac (196,000 sf)
TOTAL LOT COVERAGE	1,216,373 SF (44.7%)

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stamp

STATE OF GEORGIA · RICHARD V. WAKEFIELD · REGISTERED ARCHITECT

360 TECH VILLAGE

Alpharetta, Georgia

TPA Group
Crawford Arnold
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print record

revisions
12 JULY 2019
03 OCTOBER 2019

date: 26 JUNE 2019
job number: 1508064.00

drawing title
CONCEPTUAL SITE PLAN

drawing number
SP-15

SUBMITTED FOR ZONING

THE LOOK

ALPHARETTA TPA

TPAGROUP

WAKEFIELD BEASLEY & ASSOCIATES
A NELSON Brand

THE LOOK

ALPHARETTA TPA

THE LOOK

ALPHARETTA TPA

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A NELSON Company

TPAGROUP

OFFICE BUILDING CONCEPT

ALPHARETTA, GEORGIA

6th JUNE, 2019

entry at morning

tvsdesign TPAGROUP

office building concept

1

July 16, 2019

entry at evening

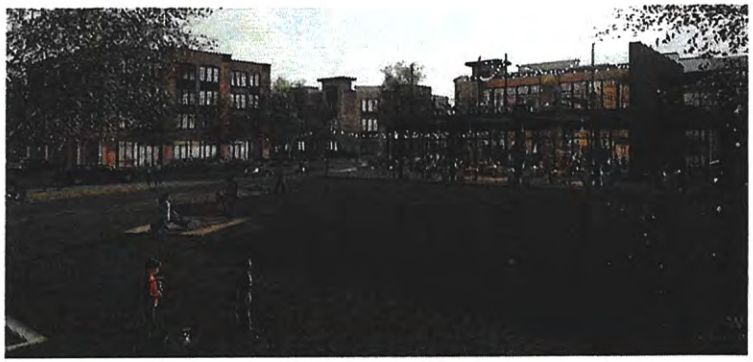
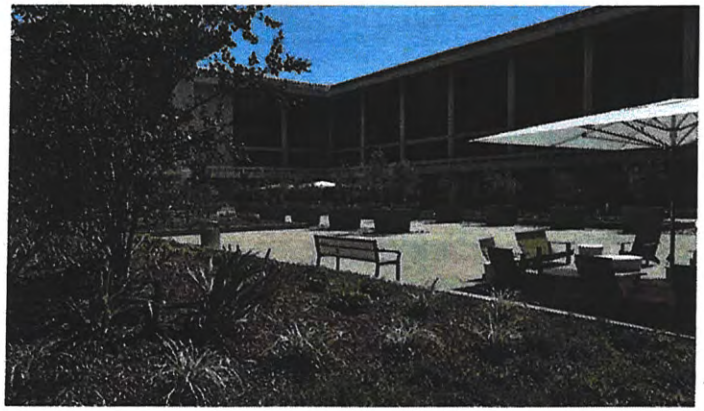
tvsdesign TPAGROUP

office building concept

aerial lake view

tvsdesign TPAGROUP

office building concept

LANDSCAPE VISION

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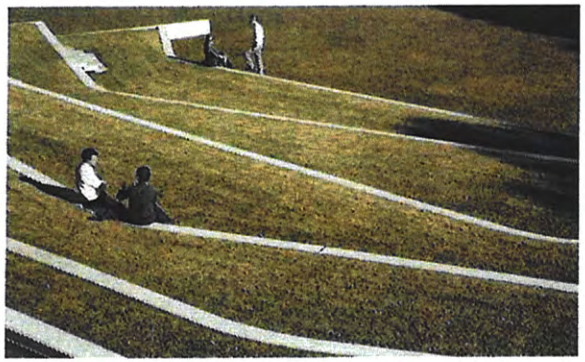
LAWN AND PLAZAS

ALPHARETTA, GEORGIA

6th JUNE, 2019



LANDSCAPE VISION

WAKEFIELD BEASLEY & ASSOCIATES
A NELSON Company

TPAGROUP

PARK AND TRAILS

ALPHARETTA, GEORGIA

6th JUNE, 2019

Kimley»Horn

MEMORANDUM

To: Mr. Crawford Arnold, TPA Group

From: Mr. Jin Seo, P.E., Kimley-Horn and Associates, Inc.
Mr. John D. Walker, P.E., PTOE, Kimley-Horn and Associates, Inc.

Date: October 7, 2019

RE: ***360 Tech Village – City of Alpharetta, Georgia - Trip Generation***

Kimley-Horn is pleased to provide this memorandum regarding the project trip generation for the proposed *360 Tech Village* development in the City of Alpharetta, Georgia.

PROJECT OVERVIEW

The *360 Tech Village* development is a proposed mixed-use development on an approximately 62.47-acre site located south of Lakeview Parkway and west of Haynes Bridge Road in the City of Alpharetta, Georgia. Please see **Figure 1** for an aerial of the site.

As currently envisioned (per the revised 2019 Master Plan), *360 Tech Village* will consist of 24,000 SF of retail/restaurants, 470,000 SF of new office space, and 318 residential units (255 multi-family units for rent and 63 townhomes for sale). The trip generation will be based on the following scenario:

1. Revised 2019 Master Plan (Currently Proposed)

The purpose of this memorandum is to show the trip generation potential of the 2019 Master Plan.

TRIP GENERATION

Project traffic, for the purposes of this evaluation, is defined as the vehicle trips expected to be generated by the proposed development. Anticipated trip generation for the *360 Tech Village* development was calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 10th Edition, 2017*.

The density and the anticipated project trip generation are summarized in **Table 1**.

Table 1: Trip Generation (Gross Trips) *360 Tech Village*										
Land Use	**ITE Code**	**Density**	**Daily Traffic**			**AM Peak**			**PM Peak Hour**	
			Total	**Enter**	**Exit**	**Total**	**Enter**	**Exit**	**Total**	**Enter**	**Exit**
Multifamily Housing (Low-Rise)	*220*	*63 Units*	462	231	231	31	7	24	39	25	14
Multifamily Housing (Mid-Rise)	*221*	*255 Rooms*	1,388	694	694	86	20	66	109	66	43
General Office Building	*710*	*470,000 SF*	4,760	2,380	2,380	468	402	66	495	79	416
Shopping Center	*820*	*5,000 SF*	188	94	94	5	3	2	19	9	10
High-Turnover (Sit-Down) Restaurant	*932*	*19,000 SF*	2,132	1,066	1,066	189	104	85	186	115	71
Total			**8,930**	**4,465**	**4,465**	**779**	**536**	**243**	**848**	**294**	**554**

Based on **Table 1**, the revised 2019 Master Plan is projected to generate approximately 8,930 daily project trips (4,465 in; 4,465 out), 779 AM peak hour project trips, and 848 PM peak hour project trips.

We hope this information is helpful. If you have any questions concerning this letter or need additional information, please do not hesitate to contact me.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

Jin Seo, P.E.
Project Engineer

John D. Walker, P.E., PTOE
Senior Vice President/Senior Associate

Attachments:

- Figure 1: Site Aerial
- Trip Generation Analysis
- Revised 2019 Master Plan

Kimley»Horn	*360 Tech Village* Trip Generation Comparison Memo	Site Aerial	Figure 1 Page 4

Trip Generation Analysis (10th Ed.)
360 Tech Village
City of Alpharetta Georgia

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Revised 2019 Master Plan (Currently Proposed)								
220 Multifamily Housing (Low-Rise) - General Urban/Sub	63 d.u.	462	31	7	24	39	25	14
221 Multifamily Housing (Mid-Rise) - General Urban/Subu	255 d.u.	1,388	86	20	66	109	66	43
710 General Office Building	470,000 s.f.	4,760	468	402	66	495	79	416
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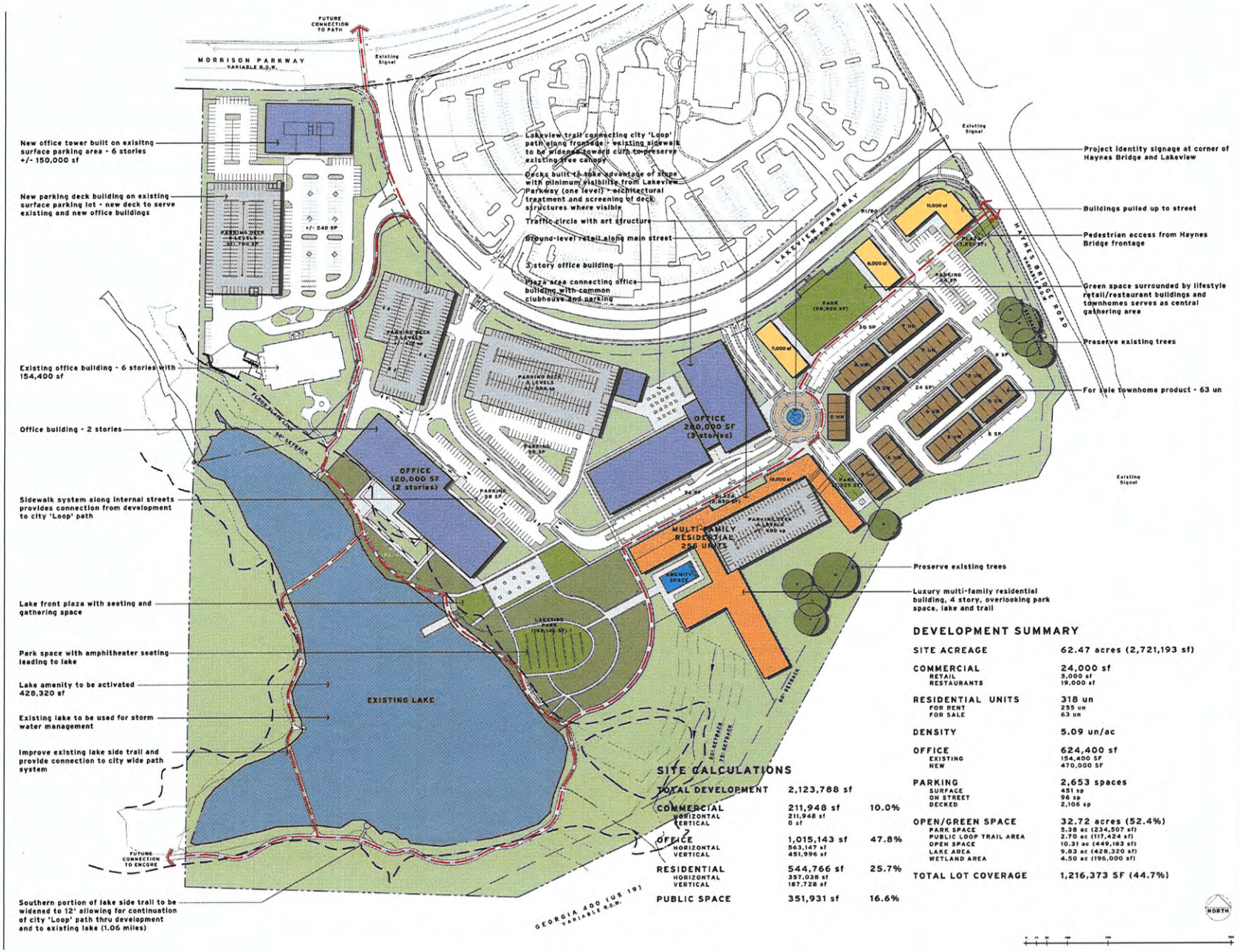
Kimley»Horn



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stamp

STATE OF GEORGIA — RICHARD W. WAKEFIELD — CERTIFICATE NO. — REGISTERED ARCHITECT

360 TECH VILLAGE

Alpharetta, Georgia

TPA Group
Crawford Arnold
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12 JULY 2019
03 OCTOBER 2019

date: 26 JUNE 2019
job number: 1508064.00

drawing title
CONCEPTUAL SITE PLAN

drawing number
SP-15

SUBMITTED FOR ZONING

City Council Meeting & Public Hearing
STAFF REPORT

Submitting Department: Community Development
Submitted By:
Sponsored By:
Meeting Date: December 16, 2019

I. AGENDA ITEM TITLE: V-19-17 CHICK-FIL-A NORTH POINT

CONSIDERATION OF VARIANCES TO INCREASE MAXIMUM BUILDING SETBACKS ON NORTH POINT COURT, TO ALLOW PARKING AND A DRIVE-THROUGH BETWEEN A BUILDING AND THE STREET, TO REDUCE THE SIDEWALK AND PLANTER ON NORTH POINT COURT, AND TO REDUCE THE LANDSCAPE STRIP ALONG NORTH POINT PARKWAY. THE PROPERTY IS LOCATED AT 6085 NORTH POINT PARKWAY AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOT 755, 1ST DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO
FISCAL IMPACT: NO
INCLUDED IN CURRENT FY CPTL BUDGET: NO
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST:
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Chick-fil-A North Point Variance CC Staff Report Final, Aerial Map, Location Map, Landscape Plan 11.22.19, 0873 North Point Parkway - Site Plan - Rev 11-22-19 Updated 2, CZIM Sign In Sheet 11.13.19, Elevation Renderings 11.18.19, Citi Part B Report, CFA - Revised Letter of Intent11122019_102833, North Point Parkway Chick-fil-A Public Hearing Application

CITY COUNCIL MEETING
STAFF REPORT

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

I. AGENDA ITEM TITLE: V-19-17 CHICK-FIL-A NORTH POINT VARIANCES

CITY COUNCIL: DECEMBER 16, 2019

II. RECOMMENDATION:

Approve V-19-17 Chick-fil-A North Point Variances, subject to the following conditions:

1. Property shall be developed substantially in accordance with submitted plan prepared by CPH, revised 11/22/2019, except for modifications required to comply with the conditions below.
2. Building elevations shall be substantially similar to submitted elevations and comply with the North Point Overlay with respect to building design and material regulations, with final approval by DRB.
3. Developer shall provide creative signage, such as painted signs and blade signs with final approval by Design Review Board. Monument sign shall incorporate corten steel.
4. Developer shall improve streetscapes along North Point Parkway and North Point Court as depicted on the 11/22/2019 plan and shall include street furniture, such as benches, lighting and trash cans approved by DRB. Planter along North Point Court shall be planted with min. 2' tall (at time of planting) continuous row of shrubs. In addition, applicant shall incorporate areas for future placemaking arbors on the LDP plans. Existing MARTA shelter shall be improved with landscaping and lighting.
5. Street trees along North Point Court shall be saved as depicted on the plan prepared by CPH, revised 11/22/2019, with final approval by Staff.
6. Open space, consisting of an outdoor seating area, bicycle amenity area and other amenity areas, shall be provided as depicted on the 11/22/2019 plan. Open space shall be planted with a mix of trees, shrubs, grasses and ground cover of varying heights, textures and colors, as approved by the DRB. Civic space shall be developed with decorative landscape, hardscape, seating and pedestrian-scale lighting, as approved by DRB.
7. Foundation plantings, in-ground and/or in pots, shall be required on all sides of the building. Outdoor seating area shall be bordered with planters.
8. Vines and/or climbing landscaping shall be required on the columns of the order canopy and drive-through pick-up structure elevation facing North Point Parkway. A green wall shall be required on all sides of the order pick-up structure.
9. Landscape plan shall be approved by DRB prior to the issuance of an LDP and shall incorporate plants consistent with the EcoDistrict.
10. Developer shall meet EcoDistrict measures, as submitted. Developer shall provide detailed information at LDP and building permit regarding compliance with each requested EcoDistrict measure. Total EcoDistrict points to be confirmed by Staff.
11. Retaining walls shall receive architectural façade treatment and be heavily landscaped. Retaining walls visible from developed areas exceeding 16' in height shall be terraced with landscaping to break up large expanse of retaining wall.
12. Dumpster enclosure shall be designed with materials that are compatible with the primary building and shall be heavily screened with landscaping from the adjacent right-of-way.
13. If additional stormwater facilities are necessary, they shall be aesthetically pleasing and bioswales shall be used where feasible. Run-off reduction shall be addressed with green stormwater BMPs, as approved by Staff.

14. Developer shall work with property owner to the east to reconfigure the shared driveway on North Point Parkway.
15. New utilities shall be placed underground.

III. REPORT IN BRIEF:

The applicant, CPH, Inc., is requesting variances to increase maximum building setbacks on North Point Court, to allow parking and drive-through facilities between a building and the street, to reduce the sidewalk and planter on North Point Court, and to reduce the landscape strip along North Point Parkway. The subject property is located at 6085 North Point Parkway at the northeast corner of North Point Parkway and North Point Court.

DISCUSSION

The submitted request, if approved, would allow for increased maximum building setbacks on North Point Court, allow parking and drive-through facilities between a building and the street, reduced sidewalk and planter on North Point Court, and reduced landscape strip along North Point Parkway. The applicant proposes to redevelop the existing Chick-fil-A with a new a 1-story, 7,855 square foot building with expanded drive-through facilities. The existing building is 26 years old and the operator wishes to provide a more attractive, modern and functional building in keeping with current market and customer expectations. The subject property is located at 6085 North Point Parkway at the northeast corner of North Point Parkway and North Point Court.

The 1.8-acre property is zoned PSC (Planned Shopping Center) and is developed with a Chick-fil-A restaurant with drive-through. Surrounding properties are also zoned PSC and subject to the North Point Business Center Master Plan. The future North Point Park (existing stream and detention area) is located to the north and west, the former Ruby Tuesdays is located to the east and Men's Wearhouse is located to the south. The Comprehensive Land Use Plan designation of the property is 'Mixed Use', which allows the proposed development.

The applicant states that the variances are requested in an effort to redevelop the property. Additionally, the recently adopted North Point Overlay includes regulations that are dissimilar from the surrounding development patterns. The applicant is requesting the following variances from the Unified Development Code (UDC):

- UDC Subsection 2.10.3 (B), North Point Overlay, Site Regulation Table. Variance to increase the maximum building setback along North Point Court from ten-feet (10') to 42'. North Point Court is a Type 'C' Corridor, which has a maximum setback of 10'. The 3-sided property has two (2) road frontages, which makes it difficult to comply with the maximum building setback on two (2) sides.
- UDC Subsection 2.10.3 (B), North Point Overlay, Site Regulation Table. Variance to allow a surface parking lot and driveway between the primary building and North Point Court. North Point Court is a Type 'C' Corridor, which requires surface parking lots and parallel driveways to be located behind or beside the primary building. The 3-sided property has two (2) road frontages, which makes it difficult to comply with this regulation.
- UDC Subsection 2.10.3 (B), North Point Overlay, Site Regulation Table. Variance to reduce the minimum sidewalk width from twelve (12) to eight (8) feet along certain portions of the sidewalk along North Point Court. The majority of sidewalk along North Point Court is proposed to comply with the minimum required sidewalk width of twelve-feet (12'). However, Staff requested that the applicant save some of the existing street trees along North Point Court, which results in two (2) notch-outs in the sidewalk.

- UDC Subsection 2.10.3 (B), North Point Overlay, Site Regulation Table. Variance to reduce the minimum planter width from six (6) to two (2) feet along North Point Court. Staff requested that the applicant provide the required twelve-foot (12') sidewalk and save some of the existing street trees along North Point Court, which results in the required sidewalk being shifted closer to the road.
- UDC Subsection 3.2.8 (D)(1), Tree Replanting, Buffer and Landscape Standards, Landscape Strips. Variance to reduce the minimum landscape strip from twenty (20) to fifteen (15) feet along certain portions of the landscape strip along North Point Parkway. A covered drive-through pick-up area encroaches five-feet (5') into the landscape strip. It is recommended that vines/climbing landscaping be added to the exterior of the drive-through pick-up structure to enhance the landscape strip along North Point Parkway.

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

North Point Business Center Master Plan and Amendments (Approved)

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

The property is located in the North Point Activity Center LCI, which was initially adopted in 2008 with a 10-year major update adopted by Council in 2018. The vision for the LCI is to become a walkable, mixed-use village with a focus on sustainability, greenspace and connectivity. The applicant's proposal to redevelop the site with the building pulled up to the corner with parking generally to the rear and streetscape improvements is consistent with the LCI's vision and would contribute to a walkable environment.

SITE PLAN

The 1.8-acre site is currently developed with a 4,446 square foot Chick-fil-A restaurant with drive-through. Surface parking and drive-through facilities surround the building, including surface parking along the frontage of North Point Parkway and North Point Court. Currently, there are 65 surface parking spaces on the property.

The submitted site plan depicts redevelopment of the existing restaurant with a 1-story, 7,855 square foot building oriented to the corner of North Point Parkway and North Point Court with

parking generally to the side and rear. A double-lane drive-through facility, consisting of an order point canopy and order pick-up structure, are located between the building and North Point Court and North Point Parkway. A pergola with outdoor dining area is depicted on the east side of the building.

Streetscape improvements are depicted on the site plan, including a 2' planter, 12' sidewalk and 10' landscape strip along North Point Court and 10' planter, 12' sidewalk and 15' landscape strip along North Point Parkway. Variances have been requested to reduce the 6' planter and 12' sidewalk along North Point Court in order to save some of the existing street trees and to reduce the landscape strip along North Point Parkway where the order pick-up structure encroaches on the landscape strip.

Unified Development Code (UDC) Parking and North Point Overlay regulations require 63 parking spaces for the proposed redevelopment. The site plan depicts 66 surface parking spaces to serve the site. If approved, the zoning proposal would result in a net increase of one (1) surface parking space although the size of the building is being increased by 3,409 square feet.

Vehicular access to the site is depicted from an existing shared driveway on North Point Parkway and relocated driveway on North Point Court. At the request of Staff, the developer reconfigured the shared driveway to push it back approximately 8' – 10'. Two (2) pedestrian connections are provided at the corner of North Point Parkway and North Point Court and along North Point Parkway connecting the public sidewalk to the building.

The North Point Overlay requires a minimum 15% open space, including both amenity space and civic space on non-residential developments less than five (5) acres. The site plan depicts 15,837 square feet of open space (12,077 square feet of amenity space and 3,760 square feet of civic space), or 20.2%. Open space areas are generally not called out on the applicant's site plan making it difficult to confirm is minimum open space requirements have been met. In addition, improvements to open space areas are unknown. Amenity space is depicted to include an outdoor dining area and bicycle amenity area along North Point Parkway.

A tree survey and assessment were provided for the site identifying several trees on the property that are in 'Excellent/Good' condition. In an effort to save street trees along North Point Court, Staff recommended that the applicant request variances and amend the site plan to allow for a reduction in the width of the required planter and sidewalk along North Point Court. It is unclear if stormwater facilities are proposed on the property.

ECODISTRICT

The North Point Overlay requires that EcoDistrict measures be incorporated into new developments and redevelopments. The applicant's proposal represents redevelopment of a site with new building. Therefore, the applicant must incorporate a minimum of seven (7) EcoDistrict points into the proposed development. According to the site plan and as shown in the table below, the applicant is requesting credit for 8 EcoDistrict points. EcoDistrict measures proposed on the property include Heat Island Reduction, Enhanced Bicycle Amenities, Alternative Transportation and Building Water Efficiency. If approved, the developer should provide the EcoDistrict measures as requested on the applicant's site plan.

EcoDistrict Measure	Description	Available Points	Requested Points
Heat Island Reduction	Solar reflective paving and roofing with an SRI of at least 29	2	2
Enhanced Bicycle Amenities	Lockable enclosed bike storage, 200% bike parking, bike repair center	1-2	2
Alternative Transportation Measure	Ride-sharing space, van pool space	1-2	2
Building Water Efficiency	20% less water usage	2	2
TOTAL		**6 – 8 pts**	**8 pts**

BUILDING ELEVATIONS

The applicant provided conceptual renderings of the proposed building. The 1-story building is depicted to be two (2) shades of brick with horizontal wood accents and a flat roof. Staff reviewed the conceptual renderings and have the following comments:

- Color palette and Mercantile look of canopies is good
- Windows should not extent to the ground
- Columns on canopy should include vines/climbing landscaping
- Drive-through pick-up structure is too heavy, recommend green wall at entry and exit, as well as vines/climbing landscaping on the elevation facing North Point Parkway
- Creative signage, such as painted signs and blade signs are recommended

VARIANCE REVIEW CRITERIA

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

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

Response: The applicant's proposal represents redevelopment of an existing site. The 3-sided property has an unusual shape and two (2) road frontages, which make it difficult to screen surface parking and drive-through facilities with a building. Staff requested that the applicant save some of the existing street trees along North Point Court, which necessitates variances to reduce the required planter and sidewalk. If the variance to reduce the required landscape strip along North Point Parkway is approved, it is recommended that vines/climbing landscaping be added to the drive-through pick-up structure.

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

Response: The applicant's proposal represents redevelopment of an existing site. The application of the Ordinance to this property would require additional buildings in order to screen the parking and drive-through from the street. In addition, the existing street trees along North Point Court would all need to be removed in order to comply with the streetscape regulations.

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

Response: The 3-sided property has an unusual shape and two (2) road frontages, which make it difficult to screen surface parking and drive-through facilities with a building. Staff requested that the applicant save some of the existing street trees along North Point Court, which necessitates variances to reduce the required planter and sidewalk. If the variance to reduce the required landscape strip along North Point Parkway is approved, it is recommended that vines/climbing landscaping be added to the drive-through pick-up structure.

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

Response: Approval of the requested variance should not cause substantial detriment to the public good, if conditions are approved requiring site landscaping to improve aesthetics and screening.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it can generally support the requested variances. The proposal represents redevelopment of an existing site where the building will be brought up to the street. The property has an unusual shape and two (2) road frontages, which make it difficult to screen surface parking areas and drive-through facilities with a building(s). In addition, certain variances were recommended by Staff in an effort to save existing street trees along North Point Court. If approved, conditions are approved requiring site landscaping to improve aesthetics and screening.

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 November 13, 2019. There were six (6) public comments on the sign-in sheet generally in support of the proposed redevelopment with some concerns over exterior lighting and parking.

IV. ATTACHMENTS:

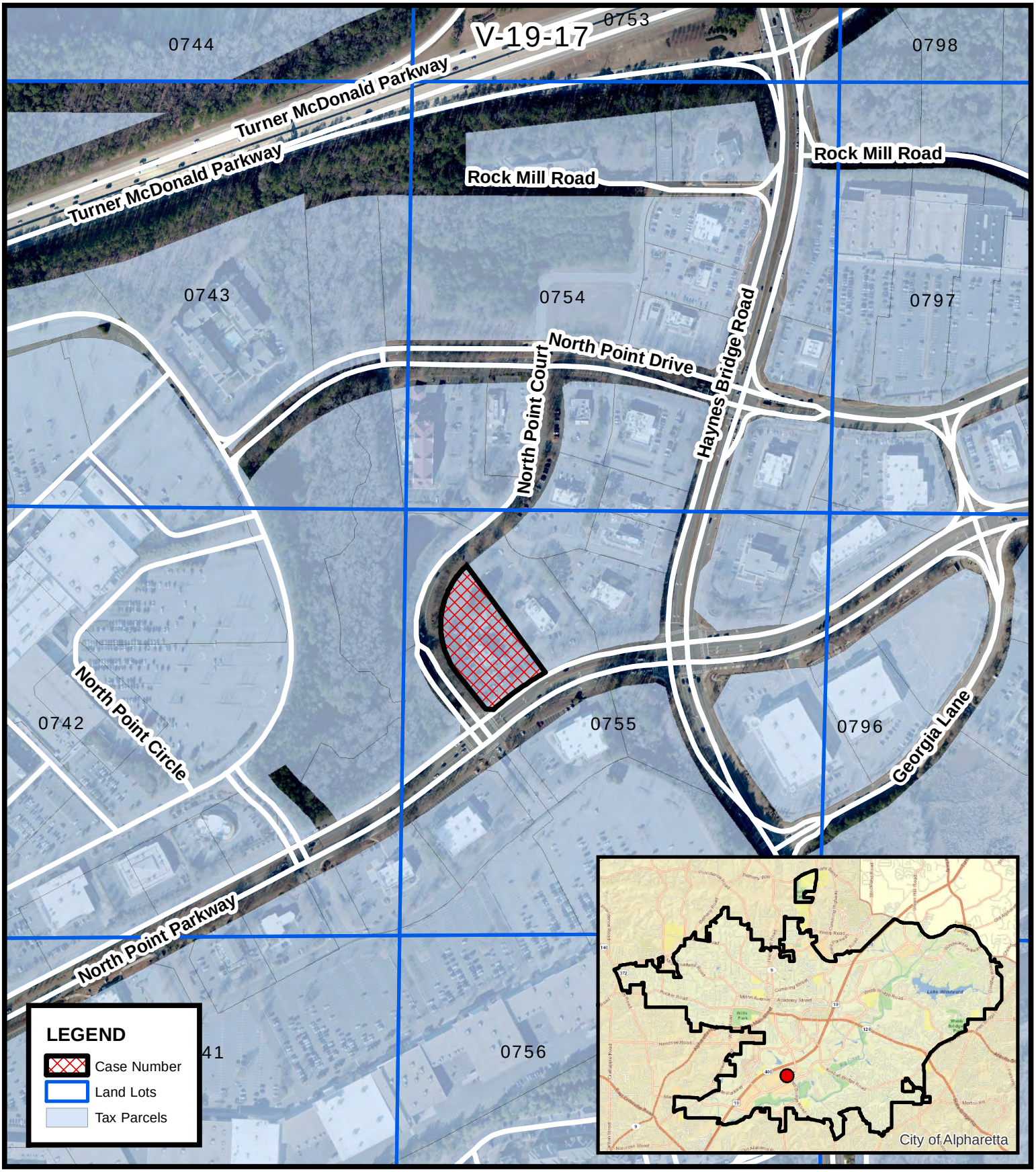
- Site Plan
- Renderings

V-19-17
D/LL: 1/2/755
CC: 12/16/19

THE CITY OF ALPHARETTA GEORGIA

Aerial Map
Chick-fil-a North Point

Location Map Provided by:
Community Development - GIS



V-19-17
D/LL: 1/2/755
CC: 12/16/19

THE CITY OF ALPHARETTA GEORGIA

Location Map
Chick-fil-a North Point

Location Map Provided by:
Community Development - GIS

0 20 40 FT

PLANT LIST

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
	Trees			
1	Acer palmatum var. atropurpureum 'Bloodgood'	Blood Good Japanese Maple	6'-7' Hgt.	B & B
24	Ilex x Nellie R Stevens	Nellie Stevens Holly	7' Hgt	B & B
17	Nyssa sylvatica	Black Gum	3.5" Cal.	B & B
11	Pistacia chinensis	Chinese Pistache	3.5" Cal.	B & B
6	Quercus bicolor	Swamp White Oak	3.5" Cal.	B & B
7	Quercus shumardii	Shumard Oak	3.5" Cal.	B & B
1	Ulmus americana 'Princeton'	Princeton Elm	3.5" Cal.	B & B
	Shrubs			
94	Abelia 'Rose Creek'	Rose Creek Abelia	3 Gal.	
3	Camellia sasanqua	Sasanqua Camellia	7 Gal.	
297	Distylium 'Cinnamon Girl'	Cinnamon Girl Distylium	3 Gal.	
94	Ilex cornuta 'Carissa'	Carissa Holly	3 Gal.	
193	Ilex cornuta 'Needlepoint'	Needlepoint Holly	Min 24" Hgt.	
76	Illicum parviflorum	Anise	Min 24" Hgt.	
74	Loropetalum chinense 'Ruby'	Ruby Loropetalum	Min 24" Hgt.	
459	Muhlenbergia capillaris 'White Cloud'	White Cloud Muhly Grass	3 Gal.	
	Groundcovers			
1099	Euonymus coloratus	Wintercreeper	1 Gal.	
2628	Liriope muscari 'Big Blue'	Big Blue Liriope	1 Gal.	Plant 18" O.C.
9	Trachelospermum jasminoides	Confederate Jasmine	3 Gal.; 4' Runner	
	Other			

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

manley LAND DESIGN
Landscape Architecture
770.442.8171 tel
770.442.1123 fax

Manley Land Design, Inc.
51 Old Canton Street
Alpharetta, Georgia 30009

manleylanddesign.com

CHICK-FIL-A
North Point SAR
6085 North Point Pkwy
Alpharetta, GA 30022

FSU# 00873

REVISION SCHEDULE
NO. DATE DESCRIPTION

MLD PROJECT #	2019159
PRINTED FOR	
DATE	11.6.19
DRAWN BY	MB

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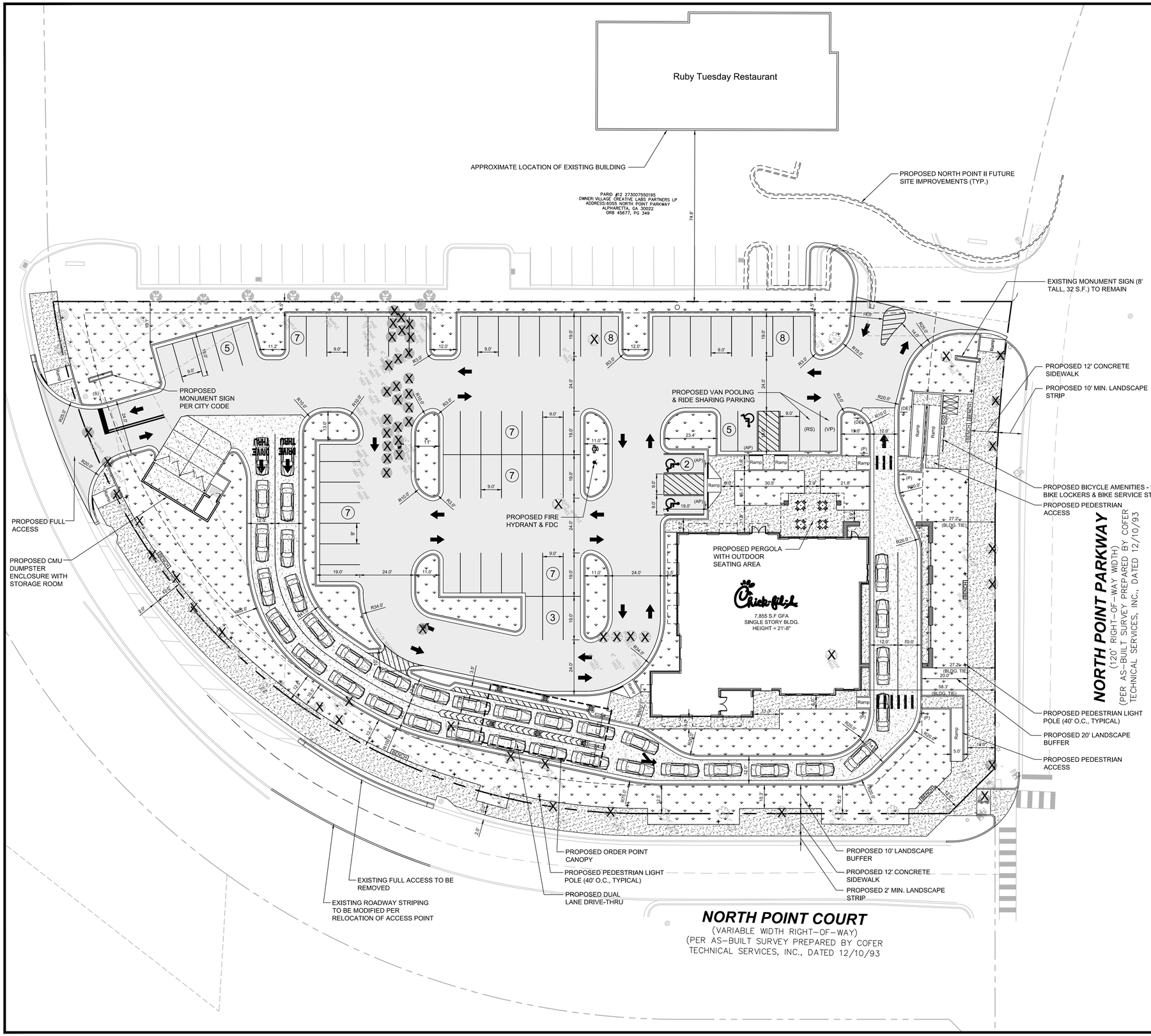
SHEET
Preliminary Landscape Plan

SHEET NUMBER
L-100



SITE DATA

STATEMENT OF INTENT

PROPOSED PROJECT IS PART OF OWNER'S EXISTING PROPERTY REINVESTMENT PROGRAM TO IMPROVE CUSTOMER SERVICE AND RESTAURANT OPERATIONS. PROPERTY IMPROVEMENTS WILL INCLUDE CONSTRUCTION OF A 4,960 SQUARE FOOT CHICK-FIL-A RESTAURANT WITH A DRIVE-THRU, OUTDOOR DINING AREA, AND INDOOR PLAYGROUND.

ADDRESS: 6085 NORTH POINT PKWY., ALPHARETTA, GEORGIA 30022

CHICK-FIL-A SITE AREA: EXISTING: 1.80 AC.± (78,406 S.F. ±)

ZONING: PSC (PLANNED SHOPPING CENTER)

FUTURE LANDUSE: MU - MIXED USE

PARCEL ID: 12 273007550187

BUILDING INFORMATION

EXISTING CONDITION:
EXISTING BUILDING AREA: 4,446 S.F.
EXISTING FLOOR AREA RATIO: 0.0567
NUMBER OF STORIES: 1

PROPOSED CONDITION:
PROPOSED TOTAL BUILDING AREA: 7,855 S.F.
PROPOSED FLOOR AREA RATIO: 0.1001
NUMBER OF STORIES: 1

LAND COVERAGE SUMMARY

FLOOD ZONE:
THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE X, IN ACCORDANCE WITH THE FIRM MAP OF FULTON COUNTY, COMMUNITY PANEL NUMBER 13121C0066F. MAP REVISED SEPTEMBER 18, 2013.

EXISTING CONDITION:

IMPERVIOUS AREA:	45,912 S.F. (58.56%) (1.054 AC±)
OPEN SPACE:	32,494 S.F. (41.44%) (0.746 AC.±)
TOTAL:	78,406 S.F. (100.00%) (1.80 AC.±)

PROPOSED CONDITION:

IMPERVIOUS AREA:	62,569 S.F. (79.80%) (1.43 AC.±)
AMENITY SPACE:	12,077 S.F.
CIVIC SPACE:	3,760 S.F.
TOTAL OPEN SPACE:	15,837 S.F. (20.20%) (0.36 AC.±)
TOTAL:	78,406 S.F. (100.00%) (1.80 AC.±)

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT (EAST)	10'	27'
LEFT SIDE (NORTH)	15'	96'
RIGHT SIDE (SOUTH)	15'	42'
REAR (WEST)	15'	145'

LANDSCAPE BUFFER	REQUIRED	PROVIDED
FRONT (EAST)	10'	20'
LEFT SIDE (NORTH)	5'	5'
RIGHT SIDE (SOUTH)	5'	12.5'
REAR(WEST)	5'	12.5'

PARKING INFORMATION

EXISTING CONDITION:

REGULAR:	62 SPACES
ADA:	3 SPACES
TOTAL:	65 SPACES

PROPOSED CONDITION:

REGULAR:	
90° - 9' X 19'	63 SPACES
ADA:	
90° - 9' X 19'	3 SPACES
TOTAL:	66 SPACES

BICYCLE: 2 RACKS - 10 SPACES

REQUIRED PARKING: FAST-FOOD RESTAURANT (WITH DRIVE-UP WINDOW) = 1 SPACES PER 100 SF OF GROSS FLOOR AREA
7,855 S.F. / 100 S.F. = 79 REQUIRED PARKING SPACES
ADA: 50 - 75 SPACES PROVIDED = 3 ADA SPACES REQUIRED

SITE LEGEND

= TYPICAL CONCRETE PAVEMENT
= TYPICAL ASPHALT PAVEMENT
= TYPICAL CONCRETE SIDEWALK
= TYPICAL LANDSCAPE AREAS
X = TREE TO BE REMOVED
= TREE TO BE SAVED

Chick-fil-A
5400 Buffington Rd.
Atlanta, Georgia
30349-2998
cph
www.cphcorp.com
A Full Service
A & E Firm
Plans Prepared By:
CPH, Inc.
State of Florida Licenses:
Engineer No. 3215
Surveyor No. LB7143
Architect. No. AA26000926
Landscape No. LC000298
REGISTERED GEORGIA No. PE037823 PROFESSIONAL ENGINEER JASON LAMAR COOLEY, P.E. PE037823 SCHOOL OF ARCHITECTURE

No.	Date	Revision
1	11/22/19	REFLECTING STAFF COMMENTS

Designed: K. BROWN
Drawn: K. BROWN
Checked: C. PULVER
Job No.: C29111
STORE: FSU 00873
VERSION: N/A
Date: 9/9/2019 © 2019

SITE PLAN

CHICK-FIL-A
STORE NO. 0873 (NORTH POINT PARKWAY)
CITY OF ALPHARETTA, GEORGIA 30022

N GRID

20 0 20 40
Graphic Scale in Feet

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

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C-2.0

Chick-Fil-A North Point Variance

CZIM

11.13.19

NAME	ADDRESS	Comments
Clifford Martin	700 Anna Lane	Don't put twinkle lights on outside trellus, they need more parking.
Rusty Cartmill	390 Milton Ave. Alpharetta	undecided about this
Kevin Landry	12051 Orchid Lane	definite improvement over existing bldg.
Lisa Ethridy	397 Milton Ave	OK by me
Susan Hanna	1690 Broadwell Oaks	Concerned about parking
DJ TESHALE	2010 WINTHROP COMM	LIKE THE NEWLY CONCEPT AND GREEN AREAS

RENDERING OF MAIN ENTRANCE

C29111, North Point Parkway, 6085 North Point Parkway, Alpharetta, GA 30022

11/18/19

THE CHICK-FIL-A DESIGN INTENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE OF WITH ORDINANCES AND CODES.

11/12/2019 6:14:18 AM
D-021

RENDERING OF OUTDOOR DINING AREA

C29111, North Point Parkway, 6085 North Point Parkway, Alpharetta, GA 30022 11/18/19

THE CHICK-FIL-A DESIGN INTENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE OF WITH ORDINANCES AND CODES.

11/12/2019 8:39:35 AM
D-0215

RENDERING FROM SIDEWALK ALONG NORTH POINT PARKWAY

C29111, North Point Parkway, 6085 North Point Parkway, Alpharetta, GA 30022

11/18/19

THE CHICK-FIL-A DESIGN INTENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE OF WITH ORDINANCES AND CODES.

11/16/2019 1:49:52 PM
D-022

RENDERING FROM SOUTH CORNER

C29111, North Point Parkway, 6085 North Point Parkway, Alpharetta, GA 30022

11/18/19

THE CHICK-FIL-A DESIGN INTENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE OF WITH ORDINANCES AND CODES.

11/12/2019 6:14:19 AM
D-023

RENDERING FROM NORTH POINT COURT

C29111, North Point Parkway, 6085 North Point Parkway, Alpharetta, GA 30022 11/18/19

THE CHICK-FIL-A DESIGN INTENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE OF WITH ORDINANCES AND CODES.

11/12/2019 6:14:20 AM
D-024

1 MAIN ENTRANCE ELEVATION

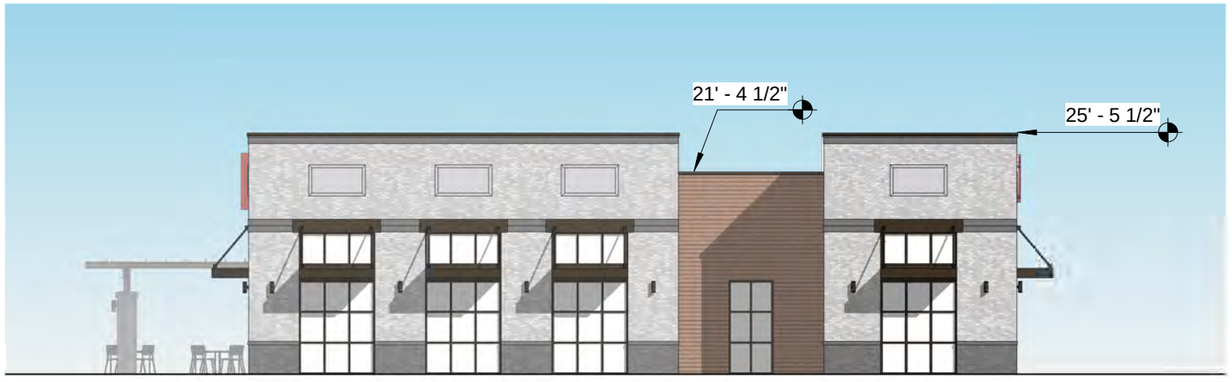
1/16" = 1'-0"

2 NORTH POINT COURT ELEVATION

1/16" = 1'-0"

THE CHICK-FIL-A DESIGN INTENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE OF WITH ORDINANCES AND CODES.

11/12/2019 6:14:25 AM
D-060



3 NORTHWEST EXTERIOR ELEVATION

1/16" = 1'-0"

4 NORTH POINT PARKWAY ELEVATION

1/16" = 1'-0"

THE CHICK-FIL-A DESIGN INTENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE OF WITH ORDINANCES AND CODES.

11/12/2019 6:14:30 AM
D-061

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: V-19-17 (Chick-fil-A - 6085 North Point Pkwy.)

Contact Name: David C. Kirk, Attorney for Chick-fil-A Telephone: 404-884-3415

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

No concerns were expressed by the immediately adjoining property owners (listed on Part A) who were contacted by telephone by the Chick-fil-A team. Letters also were sent on October 25 by the restaurant Operator (David Thornsberry) to all property owners within 500 feet of the subject property describing the project and providing the CZIM and City Council meeting dates. A copy of this letter and a list of addressees is attached. No comments were received in response to this letter. At the CZIM on November 13, a number of citizens, staff, and appointed and elected officials reviewed the project with the Chick-fil-A team. Six citizens provided written comments, as follows: (1) "Don't put twinkle lights on the outside trellis, they need more parking" (2) "Undecided about this" (3) "Definite improvement over existing building" (4) "OK by me" (5) "Concerned about parking" (6) "Like the new concept and green area." A copy of the sign-in sheet from the CZIM is attached. No additional citizen comments have been received by the Chick-fil-A team since the CZIM.

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

[x]	Letter	[ ]	Personal Visits
[x]	Telephone	[x]	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: David C. Kirk
ATTORNEY FOR Chick-fil-A

Date: 11/20/2019

Print Form

October 25, 2019

Re: Variance Application (Chick-fil-A - 6085 North Point Parkway, Alpharetta, Georgia)

Dear Neighbor:

I have been the Operator of the Chick-fil-A restaurant on North Point Parkway in the City of Alpharetta, Georgia, since it opened in December of 1993. Over that 26-year period, I have watched the surrounding area grow and change in remarkable ways. To keep up with that growth and change, I am pleased to inform you that Chick-fil-A has included this restaurant in its property reinvestment program to maximize food safety, improve and enhance customer service and the customer experience, and make restaurant operations more efficient. Because of the restaurant's age, Chick-fil-A proposes to demolish the existing restaurant and rebuild a newly-designed restaurant in its place. This restaurant will be slightly larger and will feature a redesigned drive-through to better accommodate customer demand, outdoor dining adjacent to a large landscaped area, additional parking, and an indoor play area. To allow this reinvestment project to proceed, Chick-fil-A has submitted an application to the City of Alpharetta requesting variances to certain City zoning requirements (the "Application"). The requested variances include allowing the drive-through to remain between the new building and the street, reducing the width of the landscape strip along North Point Parkway, allowing impervious paving of all parking stalls, and reducing the sidewalk width on North Point Court to protect existing trees. The need for some of these variances may be reduced or even eliminated as we move through the design process.

County records indicate you own property within 500 feet of the Chick-fil-A parcel. Because of this, I am writing to let you know of two upcoming meetings at which the Application will be considered. First, a Community Zoning Information Meeting will be held on **Wednesday, November 13, 2019 from 6:00 – 7:00 p.m.** in the Multi-Purpose Room at Alpharetta City Hall, 2 Park Plaza, Alpharetta, Georgia. Second, the City Council will hold a public hearing and make a final decision on the Application on **Monday, December 16, 2019 at 6:30 p.m.** in the Alpharetta City Hall Council Chambers.

Should you have any questions or comments about the Application and proposed Chick-fil-A reinvestment, please plan to attend one or both of these meetings or contact Michelle Gilbert at 404-305-4688 or michelle.gilbert@cfacorp.com.

Sincerely,

David Thornsberry

CHICK-FIL-A, INC • 5200 BUFFINGTON ROAD • ATLANTA, GA 30349

Address of Parcel	Parcel Number	Owner on Tax Map	Address of Owner	Anchor Store	Relation to the CFA Site.
0 North Point Prkwy	12 272007430440	BRI 1870 NorthPoint LLC	1140E Hallandale Beach Blvd, Hallandale, FL. 33009	NA-wooded area	Northwest
1000 North Point Prkwy	12 273007420431	GGP NorthPoint Inc.	P.O. Box 617905 Chicago, IL. 60661 7905	NA-Parking lot to commercial area.	West
0 North Point Dr	12 273007420175	BRI 1870 NorthPoint LLC	1140E Hallandale Beach Blvd, Hallandale, FL. 33009	NA-Wooded Area across Nrth point Court	West
6500 North Point Prkwy	12 273007020363	NPMC Retail LLC.	2100 MC Kinney Ave Ste 700, Dallas, TX. 75201	NA-Partial Commercial Parking lot	South
6000 North Point Prkwy	12 273007550138	Dayton Hudson Corp	P.O. Box 9456 Attn: Tax Dept, Minneapolis, MN 55440 9456	NA-Partial Commercial Parking Lot	South
6010 North Point Prkwy	12 273007550294	NPMC Retail LLC.	2100 MC Kinney Ave Ste 700, Dallas, TX. 75201	Ken Staton Music/MensWarehouse	South
6110 North Point Prkwy	12 273007550302	NPMC Retail LLC.	2100 MC Kinney Ave Ste 700, Dallas, TX. 75201	Party City/ The Vitamin Shop	South
1350 North Point CT	12 273007430265	Bre Lq Proprties, LLC,	909 Hidden Ridge #600, Irving, TX. 75038	LaQuinta Inn & Suites	North
2500 North Point CT	12 273007540279	Village Creative Labs Partners LP	940 Emmett Ave STE 200, Belmont CA. 94002	Bawarchi	Northeast
1100 North Point Dr	12 273007540238	D&D Investment Associates Lllp	4030 Johns Creek Prkwy, Suwanee GA. 30024	Wendys	Northeast
2355 North Point CT	12 273007540246	Ansley Investment Partners LP	P.O. Box 460169 Houston, TX. 77056	Steak n Shake	Northeast
10830 Haynes Bridge Rd.	12 273007550443	Village Creative Labs Partners LP	940 Emmett Ave STE 200, Belmont CA. 94002	Starbucks	East
10800 Haynes Bridge Rd.	12 273007550203	Orlando Bk One Associates LP/Ripon Main Associates LP	940 Emmett Ave STE #200, Belmont CA. 94002	Spice Brick Oven Kitchen	East
6055 North Point Prkwy	12 273007550195	Village Creative Labs Partners LP	940 Emmett Ave STE 200 Belmont CA 94002	Ruby Tuesday	East

Chick-Fil-A North Point Variance

CZIM

11.13.19

NAME	ADDRESS	Comments
Clifford Martin	700 Anna Lane	Don't put twinkle lights on outside trellus, they need more parking.
Rusty Cartmill	390 Milton Ave. Alpharetta	undecided about this
Kevin Landry	12051 Orchid Lane	definite improvement over existing bldg.
Lisa Ethridy	397 Milton Ave	OK by me
Susan Hanna	1690 Broadwell Oaks	Concerned about parking
DJ TESHALO	2010 WINTHROP COMM	LIKE THE NEWLY CONCEPT AND GREEN AROUND

Revised Letter of Intent

Troutman Sanders LLP
600 Peachtree Street NE, Suite 3000
Atlanta, GA 30308-2216

troutman.com

David C. Kirk
david.kirk@troutman.com

November 12, 2019

VIA ELECTRONIC DELIVERY

Mr. Michael Woodman, Senior Planner
Planning & Zoning Division
City of Alpharetta Department of Community Development
Alpharetta City Hall – 2 Park Plaza
Alpharetta, Georgia 30009

Re: Variance Application (6085 North Point Parkway/Chick-fil-A – the "Subject Property") – REVISED Letter of Intent

Dear Mr. Woodman:

On behalf of Chick-fil-A, Inc. ("Chick-fil-A") and Mr. David Thornsberry, who has been the Operator of the above-referenced Chick-fil-A since 1993, and as authorized by the property owner, I am pleased to provide for review and consideration by the City of Alpharetta this **Revised** Letter of Intent and the accompanying application materials to support a request for certain Variances from the City of Alpharetta's Unified Development Code (the "UDC"). Through our discussions with staff on November 6, 2019, four of the originally requested variances are no longer necessary due to design changes made by Chick-fil-A in response to your comments. Furthermore, several of the remaining five Variance requests ask for *less* relief than initially sought. We truly appreciate your thoughtful efforts, and those of your colleagues, in working with us to minimize both the number and scale of these Variance requests. Through this cooperative process, the following Variance requests remain:

- Variance to the Site Design Standards of Section 2.10.3.B of the UDC (North Point Overlay) for a Type C Corridor (North Point Court) to increase the maximum building setback from ten (10) feet to forty-two (42) feet;

- Variance to the Site Design Standards of Section 2.10.3.B of the UDC (North Point Overlay) for a Type C Corridor (North Point Court) to allow a surface parking lot and driveway parallel to the roadway between the primary building and a public street;

- Variance to the Site Design Standards of Section 2.10.3.B of the UDC (North Point Overlay) for a Type C Corridor (North Point Court) to reduce the minimum required width of a sidewalk from twelve (12) feet to eight (8) feet along limited portions of the sidewalk;

- Variance to the Site Design Standards of Section 2.10.3.B of the UDC (North Point Overlay) for a Type C Corridor (North Point Court) to reduce the width of the required 6-foot minimum planter; and

- Variance to the requirements of Section 3.2.8.D.1 of the UDC to reduce the required landscape strip along a "Main Street" (Northpoint Parkway) from twenty (20) feet to the varying widths shown on the Site Plan, with a minimum width of fifteen (15) feet along limited portions of the buffer.

Approval of these requested Variances will allow for the redevelopment of the Subject Property, which currently contains a 26-year old Chick-fil-A restaurant with a drive-through facility, into a more attractive, modern, inviting, and functional restaurant in keeping with the demands of the current market and customer expectations. This redevelopment is critical to the future viability of the restaurant and, consequently, to Mr. Thornsberry's continued livelihood and that of his entire team. Should staff have any questions regarding the revised list of requested Variances, please let me know.

Included with this Letter of Intent are the following revised and new materials:

- A Revised Site Plan;

- Elevation Drawings and Renderings of the proposed restaurant building; and

- A letter from Mr. Thornsberry regarding current parking demands at this restaurant.

In addition, separately, you will be receiving a revised Landscape Plan from Mr. Steve Manley of Manley Land Design reflecting our discussions on November 6th.

We believe these supplemental materials are all that you requested in connection with this revision to Chick-fil-A's application. If you believe additional information would be helpful to your review of this request, please do not hesitate to contact Mr. Manley, Chick-fil-A's engineers, or me and we will be happy to help.

Description of the Proposed Project

The existing Chick-fil-A restaurant on the Subject Property was constructed in 1993 and has been in continual operation since it opened on December 16, 1993. Mr. Thornsberry has served as the Operator of this free-standing Chick-fil-A restaurant since it opened and, because of its proximity, is also the Operator for the Chick-fil-A restaurant inside North Point Mall that opened two months earlier. Mr. Thornsberry started working with Chick-fil-A in 1982 at Southlake Mall and worked directly for Bubba Cathy, one of Chick-fil-A Founder Truett Cathy's sons. Mr. Thornsberry's business employs approximately 110 team members at this location. These are his employees, not those of Chick-fil-A, Inc. Mr. Thornsberry is not a passive investor in the business. Like most Chick-fil-A Operators, Mr. Thornsberry is in this restaurant leading his team almost every day. As a local business owner, Mr. Thornsberry is fully devoted to his Alpharetta Chick-fil-A restaurants and his surrounding Alpharetta community. Mr. Thornsberry has been an active and supportive corporate citizen of the City of Alpharetta and is

dedicated to giving back to the community in many ways. The North Point Parkway Chick-fil-A is a proud member of the Fulton County Partners in Education Program, through which Chick-fil-A has supported or sponsored events at several Alpharetta-area schools, including Haynes Bridge Middle School, International Charter School of Atlanta, Milton High School, and Mt. Pisgah School. Additionally, through Chick-fil-A's scholarship program, since 1993 more than sixty (60) of Mr. Thornsberry's team members have received scholarships ranging from $1,000 - $2,500, a total of more than $100,000 in scholarships. As a result of Mr. Thornsberry's leadership, hard work, and dedication to his team members and to serving his community, his store is consistently high-performing, which has made it a priority for reinvestment.

The proposed project is part of Chick-fil-A's existing property reinvestment program to maximize food safety, improve and enhance customer service and the customer experience, and make restaurant operations more efficient. Because of the restaurant's age, Chick-fil-A proposes to demolish the existing 4,446 square foot restaurant and rebuild a newly-designed 7,855 square foot restaurant, to include a drive-through. Also included in the project is an outdoor dining area adjacent to a landscaped "green" adjacent to the restaurant building and an indoor play area.

Mr. Thornsberry and Chick-fil-A respectfully submit these revisions to the proposed redevelopment make the project even more consistent with the City's goals of enhancing the overall appearance of the area, improving the design and siting of buildings in the North Point Parkway corridor, and providing enhanced pedestrian connectivity and access.

Variance Review and Approval Criteria

As set forth in Section 4.5.3.A. of the UDC, the Board of Zoning Appeals may authorize Variances from the strict application of the UDC's requirements upon making the following findings:

1. Compliance with such provisions will result in a hardship to the property or owner that is substantially unwarranted by the protection of the public health, safety or general welfare and the need for consistency among all properties similarly zoned.

Mr. Thornsberry and Chick-fil-A have operated this Chick-fil-A restaurant, including the drive-through, for nearly 3 decades. Because of the age of the restaurant and its success, it is essential to reinvest in this restaurant to improve the customer experience and the efficiency of store operations. This reinvestment in and rebuilding of the restaurant can be done in a way that complies with as many requirements of the North Point Overlay and UDC as possible but, as indicated below, because of the unique triangular shape and topography of the Subject Property, as well as Chick-fil-A's desire to protect and retain existing trees on site, not all requirements can be met. If compliance with all requirements is mandated, an unnecessary hardship will be imposed on Mr. Thornsberry, his team, and his customers as they will be forced to continue to operate in an outdated building that compromises efficiency and the customer experience. Additionally, many more existing healthy mature trees would be removed from the site than is necessary. Mr. Thornsberry and Chick-fil-A respectfully assert relief from the regulations requested herein would not cause any detriment to the public good. The current use includes an outdated store design with a drive-through that has insufficient capacity for adequate, safe, and efficient traffic circulation.

Granting the Variances would allow Mr. Thornsberry to better serve his customers and the community and would better support the continued economic success of the restaurant and the approximately 110 team members employed by Mr. Thornsberry, thus supporting the public good. This Variance proposal is not intended to allow a new use on the property in contradiction to City requirements. Rather, granting the requested relief would support the purposes and intent of the UDC as applied to the Subject Property in that such relief would permit the complete redevelopment of the Subject Property to allow for its continued use as a Chick-fil-A restaurant in a manner that better reflects the City's expressed goals for design quality, environmental protection, and pedestrian accessibility.

2. The requested relief is only to the extent necessary to alleviate such unnecessary hardship and not as a convenience to the applicant nor to gain any advantage or interest over similarly zoned properties.

Mr. Thornsberry and Chick-fil-A respectfully assert the requested relief is only what is needed to accommodate the proposed rebuilding of the restaurant and improvements on the irregular, triangularly-shaped Subject Property and is not simply a convenience or intended to gain an advantage over similarly-zoned properties. Working with staff, Chick-fil-A and its design team have been able to eliminate a number of variances that would have been required to accommodate the original design. Further, the degree of relief requested by the remaining Variances has both been minimized and mitigated by additional site and building designs proposed by Chick-fil-A. Accordingly, the relief requested is considerd the minimum needed to allow the continued use of the Subject Property by Mr. Thornsberry and Chick-fil-A in a manner that is more attractive, safe, and efficient.

Further, as set forth in Section 4.5.3.B of the UDC, a hardship variance may be granted is such individual cases of unnecessary hardship upon a finding by the Board of Appeals that:

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

The Subject Property is both a corner lot and a three-sided lot, with one of those sides curving to form (almost) an extraordinary triangular-shaped parcel. Along that same property edge (on North Point Court) there is a substantial slope containing many mature trees that would be impacted by the strict adherence to the UDC and Overlay District requirements. Because of this exceptional shape, topography, and tree cover, the location and dimensions of certain improvements in a manner that completely meets all Overlay District requirements is essentially impossible.

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

If relief is not granted, the strict application of the UDC to the Subject Property will substantially impact the continued economic viability of the existing restaurant and create an unnecessary hardship for Mr. Thornsberry by placing him and his team in a position of trying to make the best out of an outdated restaurant, rather than redeveloping the site in a way that

would improve and enhance customer service, the customer experience, and restaurant operations.

Mr. Thornsberry and Chick-fil-A further assert that strict application of all requirements of the North Point Overlay and UDC to this unique property would impose a hardship not only on Mr. Thornsberry and his 110 employees, as well as Chick-fil-A, but also on the public by preventing Chick-fil-A's reinvestment in the property and, thereby, forcing the continued use of an outdated facility in a location that discourages pedestrian access and meets none of the City's goals for enhanced design within the North Point Overlay.

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

Because this site is a three-sided corner lot there are unique challenges such as shielding queuing and parking from the road, which Chick-fil-A intends to do through a mix of site design, landscaping, and building design. In addition, the existing topography and tree cover stand as obstacles to bringing the site fully in compliance with the UDC and Overlay District requirements without removing all existing mature trees along both road frontages.

Summary and Conclusion

Mr. Thornsberry and Chick-fil-A respectfully and sincerely believe it is entirely appropriate and fair to grant the requested Variances in this unique instance to allow a business that has served and contributed to the Alpharetta community for nearly three decades to continue doing so well into the future.

I believe this Letter of Intent, together with the previously submitted application, previously submitted supporting documents, as well as the revised and supplemental supporting documents attached hereto, provide all the information required by the City of Alpharetta's City Council to review and evaluate this request and present a compelling case to grant the requested Variances. If there are other supplemental materials or information you believe would be helpful to your review of this request, please do not hesitate to contact me.

As noted above, the requested Variances will support Chick-fil-A's reinvestment in this restaurant and will allow for the redevelopment of the Subject Property, which currently contains a 26-year-old Chick-fil-A restaurant with a drive-through facility, into a more attractive, modern, inviting, and functional restaurant that reflects the demands of the current market and customer expectations. This redevelopment is critical to the future viability of the restaurant and, consequently, to Mr. Thornsberry's continued livelihood, and that of his approximately 110 team members. Furthermore, it is supportive of the City's goals for the redevelopment of this important area in a more attractive, environmentally sensitive, and pedestrian-friendly manner. For these reasons, Mr. Thornsberry and Chick-fil-A respectfully urge the Alpharetta City Council to approve the requested Variances.

I appreciate the continued thoughtful consideration of this application by the City of Alpharetta, I encourage you to contact me should you have any outstanding questions or concerns, and I look forward to our ongoing cooperative efforts on this important matter.

Yours very truly,

David C. Kirk

/dck
Attachments

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: CPH, Inc. - David Reisen Telephone: 850-563-1490

Address: 1031-C W 23rd Street Suite: _____

City Panama City State: FL Zip: 32405 Fax: _____

Mobile Tel: _____ Email: dreisen@cphcorp.com

Subject Property Information:

Address: 6085 North Point Parkway Current Zoning: PSC

District: 1 Section: 2 Land Lot: 755 Parcel ID: 12 273007550187

Proposed Zoning: PSC Current Use: Fast Food Rest. w/ Drive-Thru

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

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

APPLICANT REQUEST AND INTENT

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

The proposed use of this property is a Fast-Food restaurant with drive-thru. This is a demo-rebuild of the existing Chick-fil-A on the site.

Applicant's Request (Please itemize the proposal):

1. Vehicular parking variance to allow impervious parking area to exceed area of building
2. Building setback variance
3 Sidewalk variance
4. Planter variance
5. Drive-through location variance
6. Landscape strip variance along North Point Parkway
7. Drive relocation variance
8. Additional Menu Board (size 16.46 S.F.)

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

The proposed use of this property is a Fast-Food restaurant with drive-thru. This is a demo-rebuild of the existing Chick-fil-A on the site.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: BP Northpoint LLC Telephone:

Address: 4301 Post Road Suite:

City Cumming State: GA Zip: 30040 - 0000

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: CPH,Inc.- David Reisen Telephone: 850-563-1490

Address: 1031-C West 23rd Street Suite:

City Panama City State: FL Zip: 32405 - 0000

So Sworn and Attested:

Owner Signature: M. P. Bennett Date: 9/26/19

Notary:

Notary Signature: Hayley Southers Date: 9/26/19

HAYLEY SOUTHERS NOTARY PUBLIC DAWSON COUNTY, GA EXPIRES GEORGIA Jan. 21, 2020

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. 36-67A-1).

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

Name of Applicant or Opponent: _____

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: NONE Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: M. L. Bennett Date: 9/26/19

DISCLOSURE FORM

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Name of Applicant or Opponent: David C. Kirk, Attorney for Chick-fil-A

Subject Public Hearing Case: Variance Application - 6085 North Point Parkway

Campaign Contribution Information:

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

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: David C. Kirk Date: 9/30/2019

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. 36-67A-1).

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Name of Applicant or Opponent: David Reisen

Subject Public Hearing Case: Variance Application - 6085 North Point Parkway

Campaign Contribution Information:

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

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

Name of Official: NONE Position: N/A

Description of Contribution: N/A Value:

Description of Contribution: Value:

Description of Contribution: Value:

Description of Contribution: Value:

Description of Contribution: Value:

Campaign Contribution Information:

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

Signature: Date: 9.30.2019

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. 36-67A-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: Jason Toole

Subject Public Hearing Case: Variance Application - 6085 North Point Parkway

Campaign Contribution Information:

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

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. 36-67A-1.

Signature: Jason Toole Date: 9-30-19

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The redevelopment of this Chick-fil-A will allow the site to continue to be compatible with the surrounding area as well as to modernize the appeal of the North Point community.

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

This proposal will not affect the use of and will increase the value of surrounding property.

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

The proposed variance will allow the restaurant to continue functioning in its current location.

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

With the redevelopment of this Chick-fil-A, the efficiency of the restaurant will be increased and the site has been designed to reduce traffic impact to the surround area.

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

Due to this being an redevelopment of an existing Chick-fil-A, no impact to schools or utilities are anticipated.

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

The redevelopment of this Chick-fil-A will align the site more closely with the goals of the Alpharetta Comprehensive Plan.

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

This is the site of an existing Chick-fil-A restaurant with drive-thru. We are proposing to redevelop with the same purpose, but to design a site that reflects the ideals the City has requested.

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.

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

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

The unique corner location and 3 sided shape of this parcel makes redevelopment challenging.

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

The current Zoning Code standards prevent this site from being updated to align with the goals of the North Point Overlay.

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

Because this site is a three-sided corner lot there are unique challenges such as shielding queuing and parking from the road. If the drive-thru is routed away from the road the stacking distance and number of parking spaces would significantly decrease, creating traffic issues and affecting customer safety. In addition, the existing topography creates a challenge to bring the site up to grade with the surrounding streets.

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.

By granting these variances, this lot could continue to be used as a drive-thru restaurant but would allow for the building and site to be redesigned in a more attractive and efficient manner.

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

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: North Point Parkway Chick-fil-A

Contact Name: CPH, Inc. - David Reisen Telephone: 850-563-1490

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.

Village Creative Lab Partners - Cameron Grogan

LeCraw Engineering

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.

CITIZEN PARTICIPATION FORM - PART B

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

Public Hearing or Project Name: North Point Parkway Chick-fil-A

Contact Name: CPH, Inc. - David Reisen Telephone: 8505631490

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

No concerns.

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

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

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

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

Signature of Authorized Agent: _____ Date: 9.27.2019

Print Form

ALL THAT TRACT OF LAND LYING AND BEING IN LAND LOT 755, 1ST/ DISTRICT, 2ND/ SECTION, FULTON COUNTY, GEORGIA AND BEING DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT LOCATED AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NORTH POINT PARKWAY, HAVING A VARYING RIGHT-OF-WAY, AND THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF HAYNES BRIDGE ROAD, HAVING A VARYING RIGHT-OF-WAY, IF BOTH RIGHTS-OF-WAY LINES WERE EXTENDED TO A POINT OF INTERSECTION, SAID POINT OF INTERSECTION BEING LOCATED 60 FEET FROM THE CENTERLINE OF SAID NORTH POINT PARKWAY, AND BEING LOCATED 65 FEET FROM THE CENTERLINE OF SAID HAYNES BRIDGE ROAD; THENCE, SOUTHWESTERLY FROM SAID POINT OF INTERSECTION, SOUTH 83 DEGREES 16 MINUTES 29 SECONDS WEST, A DISTANCE OF 20 FEET TO A POINT, SAID BEING LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF SAID NORTH POINT PARKWAY, AND BEING 60 FEET FROM THE CENTERLINE OF SAID RIGHT-OF-WAY; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF NORTH POINT PARKWAY, SOUTH 83 DEGREES 16 MINUTES 29 SECONDS WEST, A DISTANCE OF 67.69 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG AN ARC OF CURVE TO THE LEFT (WHICH HAS A RADIUS OF 710.00 FEET AND A CHORD DISTANCE OF 292.94 FEET, ALONG A BEARING OF SOUTH 71 DEGREES 22 MINUTES 10 SECONDS WEST), AN ARC DISTANCE OF 295.05 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING. THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF NORTH POINT PARKWAY, SOUTHWESTERLY ALONG AN ARC OF CURVE TO THE LEFT (WHICH HAS A RADIUS OF 710.00 FEET AND A CHORD DISTANCE OF 102.05 FEET, ALONG A BEARING OF SOUTH 55 DEGREES 20 MINUTES 35 SECONDS WEST), AN ARC DISTANCE OF 102.14 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 51 DEGREES 13 MINUTES 19 SECONDS WEST, A DISTANCE OF 102.21 FEET TO A POINT; THENCE LEAVING SAID NORTH POINT PARKWAY RIGHT-OF-WAY AND RUNNING NORTH 83 DEGREES 46 MINUTES 41 SECONDS WEST, A DISTANCE OF 28.28 FEET TO A POINT, SAID POINT BEING LOCATED ON THE SOUTHEAST RIGHT-OF-WAY LINE OF NORTH POINT COURT, AND SAID POINT BEING LOCATED 45 FEET FROM THE CENTERLINE OF NORTH POINT COURT; THENCE, NORTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE OF NORTH POINT COURT, NORTH 38 DEGREES 46 MINUTES 41 SECONDS WEST, A DISTANCE OF 134.45 FEET TO A POINT; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTHEASTERLY, ALONG AN ARC OF CURVE TO THE RIGHT (WHICH HAS A RADIUS OF 260.00 FEET AND A CHORD DISTANCE OF 341.29 FEET, ALONG A BEARING OF NORTH 02 DEGREES 14 MINUTES 32 SECONDS EAST), AN ARC DISTANCE OF 372.29 FEET TO A POINT; THENCE LEAVING SAID NORTH POINT COURT RIGHT-OF-WAY LINE AND RUNNING SOUTH 38 DEGREES 46 MINUTES 41 SECONDS EAST, A DISTANCE OF 419.28 FEET TO A POINT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF NORTH POINT PARKWAY, SAID POINT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 78,408 SQUARE FEET, OR 1.800 ACRES, MORE OR LESS AND BEING SHOWN ON A SURVEY FOR CHICK-FIL-A AND COUSINS PROPERTIES INCORPORATED, PREPARED BY ENGINEERING & INSPECTION SYSTEMS, INC., DATED AUGUST 2, 1993.

EXHIBIT "B"

LEGAL DESCRIPTION-COMMON DRAINAGE AREA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 742, 743, 754, AND 755 OF THE 1ST/. DISTRICT, 2 SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT WHICH WOULD FORM THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH POINT PARKWAY (FORMERLY KNOWN AS EASTSIDE DRIVE)(SAID

RIGHT-OF-WAY OF NORTH POINT PARKWAY HAVING BEEN DEDICATED BY RIGHT-OF-WAY DEED DATED FEBRUARY 22, 1993, RECORDED IN DEED BOOK 16453, PAGE123, FULTON COUNTY, GEORGIA RECORDS AND HAVING A VARIABLE RIGHT-OF-WAY WIDTH) AND THE WESTERLY RIGHT-OF-WAY LINE OF HAYNES BRIDGE ROAD (SAID RIGHT-OF-WAY OF HAYNES BRIDGE ROAD HAVING BEEN WIDENED BY RIGHT-OF-WAY DEED DATED FEBRUARY 22, 1993, RECORDED IN DEED BOOK 16453, PAGE 143, AFORESAID RECORDS, AND HAVING A VARIABLE RIGHT-OF-WAY WIDTH) IF SUCH RIGHTS-OF-WAY WERE EXTENDED TO FORM AN ANGLE; RUN THENCE SOUTH 83 DEGREES 16 MINUTES 29 SECONDS WEST ALONG SUCH EXTENSION OF THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH POINT PARKWAY AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH POINT PARKWAY A DISTANCE OF 87.69 FEET TO A POINT; CONTINUE THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH POINT PARKWAY THE FOLLOWING COURSES AND DISTANCES: ALONG AN ARC OF A CURVE TO THE LEFT) SAID ARE BEING SUBTENDED BY A CHORD BEARING SOUTH 71 DEGREES 22 MINUTES 10 SECONDS WEST A CHORD DISTANCE OF 292.94 FEET AND HAVING A RADIUS OF 710.00 FEET) AN ARC DISTANCE OF 295.05 FEET TO A POINT; ALONG AN ARC OF A CURVE TO THE LEFT (SAID ARE BEING SUBTENDED BY A CHORD BEARING SOUTH 55 DEGREES 20 MINUTES 35 SECONDS WEST A CHORD DISTANCE OF 102.05 FEET AND HAVING A RADIUS OF 710.00 FEET) AN ARC DISTANCE OF 102.14 FEET TO A POINT; SOUTH 51 DEGREES 13 MINUTES 19 SECONDS WEST A DISTANCE OF 102.21 FEET TO A POINT AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH POINT PARKWAY WITH THE EASTERLY RIGHT-OF-WAY LINE OF NORTH POINT COURT (HAVING A VARIABLE RIGHT-OF-WAY WIDTH); THENCE LEAVE SUCH INTERSECTION AND RUN ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH POINT PARKWAY SOUTH 51 DEGREES 13 MINUTES 19 SECONDS WEST A DISTANCE OF 130.00 FEET TO A POINT AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH POINT PARKWAY WITH THE WESTERLY RIGHT-OF-WAY LINE OF NORTH POINT COURT; RUN THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NORTH POINT COURT THE FOLLOWING COURSES AND DISTANCES: NORTH 06 DEGREES 13 MINUTES 19 SECONDS EAST A DISTANCE OF 28.28 FEET TO A POINT; NORTH 38 DEGREES 46 MINUTES 41 SECONDS WEST A DISTANCE OF 118.29 FEET TO A POINT; ALONG AN ARC OF A CURVE TO THE RIGHT) SAID ARE BEING SUBTENDED BY A CHORD BEARING NORTH 21 DEGREES 00 MINUTES 52 SECONDS WEST A CHORD DISTANCE OF 207.46 FEET AND HAVING A RADIUS OF 340.00 FEET) AN ARC DISTANCE OF 210.83 FEET TO A POINT, WHICH POINT MARKS THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING AS THUS ESTABLISHED, THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF NORTH POINT COURT AND RUNNING SOUTH 54 DEGREES 34 MINUTES 34 SECONDS WEST A DISTANCED OF 59.88 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE EASEMENT AREA FOR THE EXISTING FULTON COUNTY SANITARY SEWER LINE; RUNNING THENCE NORTH 00 DEGREES 50 MINUTES 21 SECONDS WEST ALONG THE EASTERLY BOUNDARY OF SUCH EASEMENT AREA A DISTANCE OF 383.03 FEET TO A POINT; CONTINUING THENCE NORTH 08 DEGREES 07 MINUTES 20 SECONDS WEST ALONG THE EASTERLY BOUNDARY OF SUCH EASEMENT AREA A DISTANCE OF 45.44 FEET TO A POINT; THENCE LEAVING THE EASTERLY BOUNDARY OF SAID EASEMENT AREA AND RUNNING SOUTH 89 DEGREES 46 MINUTES 36 SECONDS EAST A DISTANCE OF 115.03 FEET TO A POINT; RUNNING THENCE SOUTH 63 DEGREES 52 MINUTES 28 SECONDS EAST A DISTANCE OF 142.05 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NORTH POINT COURT; RUNNING THENCE ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NORTH POINT COURT THE FOLLOWING COURSES AND DISTANCES; SOUTH 50 DEGREES 17 MINUTES 04 SECONDS WEST A DISTANCE OF 77.40 FEET TO A POINT; ALONG AN ARC OF A CURVE TO THE LEFT (SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 23 DEGREES 31 MINUTES 01 SECOND WEST A CHORD DISTANCE OF 306.25 FEET AND HAVING A RADIUS OF 340.00 FEET) AN ARC DISTANCE OF 317.68 FEET TO A POINT, WHICH POINT MARKS THE POINT OF BEGINNING; SAID TRACT BEING SHOWN AS RETENTION EASEMENT #1 ON A SURVEY (2 SHEETS) FOR MORRISON RESTAURANTS, INC. AND COUSINS PROPERTIES, INCORPORATED PREPARED BY ENGINEERING & INSPECTION SYSTEMS, INC. CERTIFIED BY JOHN EVAN NORTON, GEORGIA REGISTERED LAND SURVEYOR NO. 1848, DATED AUGUST 9, 1993, LAST REVISED SEPTEMBER 3, 1993.

Troutman Sanders LLP
600 Peachtree Street NE, Suite 3000
Atlanta, GA 30308-2216

troutman.com

David C. Kirk
david.kirk@troutman.com

October 1, 2019

VIA OVERNIGHT DELIVERY

Mr. Michael Woodman, Senior Planner
Planning & Zoning Division
City of Alpharetta Department of Community Development
Alpharetta City Hall – 2 Park Plaza
Alpharetta, Georgia 30009

Re: Variance Application (6085 North Point Parkway/Chick-fil-A)

Dear Mr. Woodman:

On behalf of Chick-fil-A, Inc. ("Chick-fil-A") and Mr. David Thornberry, who has been the Operator of the above-referenced Chick-fil-A since 1993 , and as authorized by the property owner, I am pleased to provide for review and consideration by the City of Alpharetta this Letter of Intent and the accompanying application materials to support a request for the following Variances from the City of Alpharetta's Unified Development Code (the "UDC"):

- Variance to the Site Design Standards of Section 2.10.3.B of the UDC (North Point Overlay) for a Type C Corridor (North Point Court) to increase the building setback from the maximum from ten (10) feet to setbacks ranging from thirty-nine (39) feet to one-hundred eighty-four (184) feet;

- Variance to the Site Design Standards of Section 2.10.3.B of the UDC (North Point Overlay) for a Type C Corridor (North Point Court) to allow a surface parking lot and driveways parallel to the roadway between the primary building and a public street;

- Variance to the Site Design Standards of Section 2.10.3.B of the UDC (North Point Overlay) for a Type C Corridor (North Point Court) to reduce the minimum required width of a sidewalk from twelve (12) feet to four (4) feet;

- Variance to the Site Design Standards of Section 2.10.3.B of the UDC (North Point Overlay) for a Type C Corridor (North Point Court) to eliminate the required 6-foot minimum planter;

- Variance to the requirements of Section 2.10.6.A.3 of the UDC (North Point Overlay) to allow the impervious area of the surface parking stalls to exceed the surface area of the building they serve (greater than 4,960 square feet);

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- Variance to the requirements of Section 2.10.6.B.3 of the UDC (North Point Overlay) to allow a driveway to be located on a Type B Corridor (North Point Parkway) when access is available from a Type C Corridor (North Point Court);

- Variance to the requirements of Section 2.10.6.E of the UDC (North Point Overlay) to allow driveways and off-street parking in a location other than between the building and the closest street (North Point Court);

- Variance to the requirements of Section 2.10.7.C.3 of the UDC (North Point Overlay) to allow a "Service Drive" (drive-through) to be located between the building and the street; and

- Variance to the requirements of Section 3.2.8.D.1 of the UDC to reduce the required landscape strip along a "Main Street" (Northpoint Parkway) from twenty (20) feet to the varying widths shown on the Site Plan, with a minimum width of 4.5 feet

Approval of these requested Variances will allow for the redevelopment of the Subject Property, which currently contains a 26-year old Chick-fil-A restaurant with a drive-through facility, into a more attractive, modern, inviting, and functional restaurant in keeping with the demands of the current market and customer expectations. This redevelopment is critical to the future viability of the restaurant and, consequently, to Mr. Thornberry's continued livelihood and that of his entire team. Should staff identify any additional variances that may be required, please let me know and we will revise our request accordingly.

Included with this Letter of Intent are the following materials required by the City of Alpharetta to be submitted in support of the requested Variances:

- A Full-Sized Site Plan with Site Plan Checklist;

- A Completed Application Form with Board of Zoning Appeals Review Criteria;

- An Executed Owner Permission Form;

- Campaign Contribution Disclosure Forms for the Applicant, Owner, and Legal Counsel;

- A Legal Description of the Subject Property;

- Copies of the Site Plan;

- The Public Participation Plan; and

- A Specimen Tree Survey and Arborist Report.

In addition, enclosed is a check to your office for the required application fee.

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We believe the attached materials are all that is required in connection with this application. If you believe additional information would be helpful to your review of this request, please do not hesitate to contact me or Chick-fil-A's engineers and we will be happy to help.

Description of the Proposed Project

The existing Chick-fil-A restaurant on the Subject Property was constructed in 1993 and has been in continual operation since it opened on December 16, 1993. Mr. Thornberry has served as the Operator of this free-standing Chick-fil-A restaurant since it opened and, because of its proximity, is also the Operator for the Chick-fil-A restaurant inside North Point Mall that opened two months earlier. Mr. Thornberry started working with Chick-fil-A in 1982 at Southlake Mall and worked directly for Bubba Cathy, one of Chick-fil-A Founder Truett Cathy's sons. Mr. Thornberry's business employs approximately 110 team members at this location. These are his employees, not those of Chick-fil-A, Inc. Mr. Thornberry is not a passive investor in the business. Like most Chick-fil-A Operators, Mr. Thornberry is in this restaurant leading his team almost every day. As a local business owner, Mr. Thornberry is fully devoted to his Alpharetta Chick-fil-A restaurants and his surrounding Alpharetta community. Mr. Thornberry has been an active and supportive corporate citizen of the City of Alpharetta and is dedicated to giving back to the community in many ways. The North Point Parkway Chick-fil-A is a proud member of the Fulton County Partners in Education Program, through which Chick-fil-A has supported or sponsored events at several Alpharetta-area schools, including Haynes Bridge Middle School, International Charter School of Atlanta, Milton High School, and Mt. Pisgah School. Additionally, through Chick-fil-A's scholarship program, since 1993 more than sixty (60) of Mr. Thornberry's team members have received scholarships ranging from $1,000 - $2,500, a total of more than $100,000 in scholarships. As a result of Mr. Thornberry's leadership, hard work, and dedication to his team members and to serving his community, his store is consistently high-performing, which has made it a priority for reinvestment.

The proposed project is part of Chick-fil-A's existing property reinvestment program to maximize food safety, improve and enhance customer service and the customer experience, and make restaurant operations more efficient. Because of the restaurant's age, Chick-fil-A proposes to demolish the existing 4,446 square foot restaurant and rebuild a newly-designed 4,960 square foot restaurant, to include a drive-through. Also included in the project is an outdoor dining area adjacent to a 1,300 square foot landscaped "green" adjacent to the restaurant building and an indoor play area.

Mr. Thornberry and Chick-fil-A respectfully submit this proposed redevelopment is consistent with the City's goals of enhancing the overall appearance of the area, improving the design and siting of buildings in the North Point Parkway corridor, and providing enhanced pedestrian connectivity and access.

Variance Review and Approval Criteria

As set forth in Section 4.5.3.A. of the UDC, the Board of Zoning Appeals may authorize Variances from the strict application of the UDC's requirements upon making the following findings:

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1. Compliance with such provisions will result in a hardship to the property or owner that is substantially unwarranted by the protection of the public health, safety or general welfare and the need for consistency among all properties similarly zoned.

Mr. Thornberry and Chick-fil-A have operated this Chick-fil-A restaurant, including the drive-through, for nearly 3 decades. Because of the age of the restaurant and its success, it is essential to reinvest in this restaurant to improve the customer experience and the efficiency of store operations. This reinvestment in and rebuilding of the restaurant can be done in a way that complies with as many requirements of the North Point Overlay and UDC as possible but, as indicated below, because of the unique shape of the Subject Property, not all requirements can be met. If compliance with all requirements is mandated, an unnecessary hardship will be imposed on Mr. Thornberry, his team, and his customers as they will be forced to continue to operate in an outdated building that compromises efficiency and the customer experience. Mr. Thornberry and Chick-fil-A respectfully assert relief from the regulations requested herein would not cause any detriment to the public good. The current use includes an outdated store design with a drive-through that has insufficient capacity for adequate, safe, and efficient traffic circulation. Granting the Variance would allow Mr. Thornberry to better serve his customers and the community and would better support the continued economic success of the restaurant and the approximately 110 team members employed by Mr. Thornberry, thus supporting the public good. This Variance proposal is not intended to allow a new use on the property in contradiction to City requirements. Rather, granting the requested relief would support the purposes and intent of the UDC as applied to the Subject Property in that such relief would permit the complete redevelopment of the Subject Property to allow for its continued use as a Chick-fil-A restaurant in a manner that better reflects the City's expressed goals for design quality and pedestrian accessibility.

2. The requested relief is only to the extent necessary to alleviate such unnecessary hardship and not as a convenience to the applicant nor to gain any advantage or interest over similarly zoned properties.

Mr. Thornberry and Chick-fil-A respectfully assert the requested relief is only what is needed to accommodate the proposed rebuilding of the restaurant and improvements on the irregularly-shaped Subject Property and is not simply a convenience or intended to gain an advantage over similarly-zoned properties. The relief is requested in order to allow the continued use of the Subject Property by Mr. Thornberry and Chick-fil-A but in a manner that is more attractive and efficient.

Further, as set forth in Section 4.5.3.B of the UDC, a hardship variance may be granted is such individual cases of unnecessary hardship upon a finding by the Board of Appeals that:

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

The Subject Property is both a corner lot and a three-sided lot, with one of those sides curving to form (almost) an extraordinary triangular-shaped parcel. Because of this exceptional shape the location of improvements – such as parking, drives, and the drive-through – where such improvements are not between the building and the street, is essentially impossible.

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

If relief is not granted, the strict application of the UDC to the Subject Property will substantially impact the continued economic viability of the existing restaurant and create an unnecessary hardship for Mr. Thornberry by placing him and his team in a position of trying to make the best out of an outdated restaurant, rather than redeveloping the site in a way that would improve and enhance customer service, the customer experience, and restaurant operations.

Mr. Thornberry and Chick-fil-A further assert that strict application of all requirements of the North Point Overlay and UDC to this unique property would impose a hardship not only on Mr. Thornberry and his 110 employees, as well as Chick-fil-A, but also on the public by preventing Chick-fil-A's reinvestment in the property and, thereby, forcing the continued use of an outdated facility in a location that discourages pedestrian access and meets none of the City's goals for enhanced design within the North Point Overlay.

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

Because this site is a three-sided corner lot there are unique challenges such as shielding queuing and parking from the road. If the drive-through is routed away from the road the stacking distance and number of parking spaces would significantly decrease, creating traffic issues and affecting customer safety. In addition, the existing topography and tree covers stand as obstacles to bringing the site up to grade with the surrounding streets.

Summary and Conclusion

Mr. Thornberry and Chick-fil-A respectfully and sincerely believe it is entirely appropriate and fair to grant a Variance in this unique instance to allow a business that has served and contributed to the Alpharetta community for nearly three decades to continue doing so well into the future.

I believe this Letter of Intent, together with the accompanying application and supporting documents, provide all the information required by the City of Alpharetta's Board of Zoning Appeals to review and evaluate this request and present a compelling case to grant the requested Variances. If there are other materials or information you believe would be helpful to your review of this request, please do not hesitate to contact me.

As noted above, the requested Variances will support Chick-fil-A's reinvestment in this restaurant and will allow for the redevelopment of the Subject Property, which currently contains a 26-year old Chick-fil-A restaurant with a drive-through facility, into a more attractive, modern, inviting, and functional restaurant that reflects the demands of the current market and customer expectations. This redevelopment is critical to the future viability of the restaurant and, consequently, to Mr. Thornberry's continued livelihood, and that of his approximately 110 team members. Furthermore, it is supportive of the City's goals for the redevelopment of this

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important area in a more attractive and pedestrian-friendly manner. For these reasons, Mr. Thornberry and Chick-fil-A respectfully urge the Alpharetta Zoning Board of Appeals to approve the requested Variances.

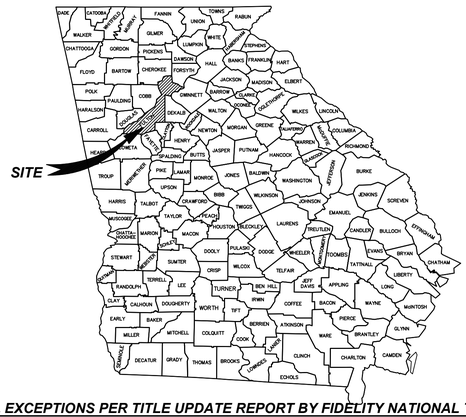
I appreciate the thoughtful consideration of this application by the City of Alpharetta, I encourage you to contact me should you have any outstanding questions or concerns, and I look forward to our continued cooperative efforts on this important matter.

Yours very truly,

David C. Kirk

/dck

BOUNDARY & TOPOGRAPHIC SURVEY
ALSO BEING AN
(ALTA/NSPS LAND TITLE SURVEY)
FOR
AT
6085 NORTH POINT PARKWAY
LYING IN
LAND LOT 756, 1ST DISTRICT, 2ND SECTION
FULTON COUNTY, GEORGIA



SPECIAL EXCEPTIONS PER TITLE UPDATE REPORT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY
FIDELITY ORDER NO. 28420648, ISSUE DATE FEBRUARY 13, 2019

(1) TAXES
TYPE OF TAX: COUNTY
CALENDAR YEAR: 2018
AMOUNT: $22,482.72 ANNUALLY
PARCEL ID #: 12 273007550187
PAID THROUGH: 2018
ASSESSMENT: $720,000.00 (TOTAL = LAND AND IMPROVEMENTS, IF ANY)
(AFFECTS SUBJECT PARCEL) (BLANKET IN NATURE) (NOT PLOTTABLE)

(2) FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS AND EASEMENTS FOR NORTH POINT
DATED: 10/29/1993
RECORDED ON: 11/02/1993
RECORDED IN: DEED BOOK 17304, PAGE 135
PROPERTY DESIGNATION:
DATED: 05/31/1996
RECORDED ON: 06/03/1996
RECORDED IN: DEED BOOK 21026, PAGE 180
SECOND AMENDMENT TO MASTER DECLARATION OF COVENANTS AND EASEMENTS FOR
NORTH POINT:
DATED: 07/16/1996
RECORDED ON: 07/29/1996
RECORDED IN: DEED BOOK 21208, PAGE 257
THIRD AMENDMENT TO MASTER DECLARATION OF COVENANTS AND EASEMENTS FOR
NORTH POINT:
DATED: 11/20/2006
RECORDED ON: 11/21/2006
RECORDED IN: DEED BOOK 43924, PAGE 263
FOURTH AMENDMENT TO MASTER DECLARATION OF COVENANTS AND EASEMENTS FOR
NORTH POINT:
DATED: 12/11/2015
RECORDED ON: 12/11/2015
RECORDED IN: DEED BOOK 55650, PAGE 485
ASSIGNMENT AND ASSUMPTION OF MASTER DECLARATION OF COVENANTS AND
EASEMENTS FOR NORTH POINT
DATED: 12/30/2015
ASSIGNEE: BRI 1870 NORTH POINT LLC, A DELAWARE LIMITED LIABILITY COMPANY
RECORDED ON: 12/31/2015
RECORDED IN: DEED BOOK 55720, PAGE 448
(AFFECTS SUBJECT PARCEL) (BLANKET IN NATURE) (NOT PLOTTABLE)

(3) EASEMENT:
IN FAVOR OF: GEORGIA POWER COMPANY
DATED: 10/25/1993
RECORDED ON: 12/14/1993
RECORDED IN: DEED BOOK 17620, PAGE 254
(AFFECTS SUBJECT PARCEL) (BLANKET IN NATURE) (NOT PLOTTABLE)

(4) DECLARATION OF EASEMENTS
CLSS-TR UPDATEDATED: 12/21/1993
RECORDED ON: 12/21/1993
RECORDED IN: DEED BOOK 17545, PAGE 301
(AFFECTS SUBJECT PARCEL) (BLANKET IN NATURE) (NOT PLOTTABLE)

5. EASEMENT:
IN FAVOR OF: GEORGIA POWER COMPANY
DATED: 12/17/1993
RECORDED ON: 01/10/1994
RECORDED IN: DEED BOOK 17694, PAGE 319
(DOES NOT AFFECT SITE)

6. EASEMENT:
IN FAVOR OF: GEORGIA POWER COMPANY
DATED: 12/17/1993
RECORDED ON: 01/10/1994
RECORDED IN: DEED BOOK 17674, PAGE 326
(DOES NOT AFFECT SITE)

(7) FIRST AMENDMENT TO GROUND LEASE AND SHORT FORM OF LEASE:
DATED: 03/31/1994
LANDLORD: COUSINS PROPERTIES INCORPORATED, A GEORGIA CORPORATION, AS LANDLORD/LESSOR
TENANT: CHICK-FIL-A, INC., A GEORGIA CORPORATION, AS TENANT/LESSEE
RECORDED ON: 05/09/1994
RECORDED IN: DEED BOOK 18255, PAGE 160
ASSIGNMENT AND ASSUMPTION OF LEASE AND SECURITY DEPOSIT:
ASSIGNED TO: FRE 359, LLC, A DELAWARE LIMITED LIABILITY COMPANY
DATED: 03/16/2007
RECORDED ON: 03/19/2007
RECORDED IN: DEED BOOK 44656, PAGE 141
ASSIGNMENT AND ASSUMPTION OF LEASE AND SECURITY DEPOSIT
ASSIGNEE: VILLAGE/CREATIVE LABS PARTNERS, L.P., A CALIFORNIA LIMITED PARTNERSHIP
DATED: 09/11/2007
RECORDED ON: 09/12/2007
RECORDED IN: DEED BOOK 45677, PAGE 368
SECOND AMENDMENT TO SHORT FORM OF LEASE:
DATED: 06/22/2015
RECORDED ON: 06/26/2015
RECORDED IN: DEED BOOK 55093, PAGE 235
ASSIGNMENT AND ASSUMPTION OF LEASE AND SECURITY DEPOSIT:
ASSIGNED TO: FRE 359, LLC, A DELAWARE LIMITED LIABILITY COMPANY
DATED: 03/16/2007
RECORDED ON: 03/19/2007
RECORDED IN: DEED BOOK 44656, PAGE 141
ASSIGNMENT AND ASSUMPTION OF LEASE:
ASSIGNED TO: BP NORTHPOINT, LLC, A GEORGIA LIMITED LIABILITY COMPANY
RECORDED ON: 11/17/2015
RECORDED IN: DEED BOOK 55582, PAGE 508
(AFFECTS SUBJECT PARCEL) (BLANKET IN NATURE) (NOT PLOTTABLE)

8. EASEMENT:
CLSS-TR UPDATEIN FAVOR OF: GEORGIA POWER COMPANY
DATED: 06/24/1996
RECORDED ON: 08/29/1996
RECORDED IN: DEED BOOK 21381, PAGE 205
(DOES NOT AFFECT SITE)

(9) LIMITED WARRANTY DEED
FROM: COUSINS PROPERTIES INCORPORATED, A GEORGIA CORPORATION
TO: FRE 359, LLC, A DELAWARE LIMITED LIABILITY COMPANY
DATED: 03/16/2007
RECORDED ON: 03/19/2007
RECORDED IN: DEED BOOK 44656, PAGE 130
(AFFECTS SUBJECT PARCEL) (AS SHOWN ON SURVEY)

(10) LIMITED WARRANTY DEED
FROM: FRE 359, LLC, A DELAWARE LIMITED LIABILITY COMPANY
TO: VILLAGE/CREATIVE LABS PARTNERS, L.P., A CALIFORNIA LIMITED PARTNERSHIP
DATED: 09/11/2007
RECORDED ON: 09/12/2007
RECORDED IN: DEED BOOK 45677, PAGE 362
(AFFECTS SUBJECT PARCEL) (BLANKET IN NATURE) (NOT PLOTTABLE)

(11) DEED TO SECURE DEBT, SECURITY AGREEMENT, AND ASSIGNMENT OF LEASES AND RENTS
FROM: ALPHA LAND PARTNERS, LP., A GEORGIA LIMITED PARTNERSHIP, AS
SUCCESSOR-BY-CONVERSION TO VILLAGE/CREATIVE LABS PARTNERS, L.P., A CALIFORNIA LIMITED PARTNERSHIP
IN FAVOR OF: COMERCIA BANK
DATED: 03/01/2012
RECORDED ON: 03/29/2012
RECORDED IN: DEED BOOK 51037, BOOK 347
ORIGINAL $ AMT.: $20,000,000.00
AGREEMENT SUPPLEMENTING DEED TO SECURE DEBT
DATED: 08/15/2013
RECORDED ON: 08/28/2013
RECORDED IN: DEED BOOK 53073, PAGE 232
(AFFECTS SUBJECT PARCEL) (BLANKET IN NATURE) (NOT PLOTTABLE)

(12) LIMITED WARRANTY DEED
FROM: ALPHA LAND PARTNERS, L.P., A GEORGIA LIMITED PARTNERSHIP, FORMERLY KNOWN AS
VILLAGE/CREATIVE LABS, PARTNERS, L.P., A CALIFORNIA LIMITED PARTNERSHIP
TO: BP NORTHPOINT, LLC, A GEORGIA LIMITED LIABILITY COMPANY
DATED: 11/16/2015
RECORDED ON: 11/17/2015
RECORDED IN: DEED BOOK 55582, PAGE 5
(AFFECTS SUBJECT PARCEL) (BLANKET IN NATURE) (NOT PLOTTABLE)

Legal Description:
(PER DEED BOOK 55582, PAGE 500, INCLUSIVE OF THE PUBLIC RECORDS OF FULTON COUNTY, AND WAS PROVIDED BY THE CLIENT)

ALL THAT TRACT OF LAND LYING AND BEING IN LAND LOT 755, 1ST DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA AND BEING DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT LOCATED AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NORTH POINT PARKWAY, HAVING A VARYING RIGHT-OF-WAY, AND THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF HAYNES BRIDGE ROAD, HAVING A VARYING RIGHT-OF-WAY, IF BOTH RIGHTS-OF-WAY LINES WERE EXTENDED TO A POINT OF INTERSECTION, SAID POINT OF INTERSECTION BEING LOCATED 60 FEET FROM THE CENTERLINE OF SAID NORTH POINT PARKWAY, AND BEING LOCATED 65 FEET FROM THE CENTERLINE OF SAID HAYNES BRIDGE ROAD; THENCE, SOUTHWESTERLY FROM SAID POINT OF INTERSECTION, SOUTH 83 DEGREES 16 MINUTES 29 SECONDS WEST, A DISTANCE OF 20 FEET TO A POINT, SAID BEING LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF SAID NORTH POINT PARKWAY, AND BEING 60 FEET FROM THE CENTERLINE OF SAID RIGHT-OF-WAY; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF NORTH POINT PARKWAY, SOUTH 83 DEGREES 16 MINUTES 29 SECONDS WEST, A DISTANCE OF 67.69 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG AN ARC OF CURVE TO THE LEFT (WHICH HAS A RADIUS OF 710.00 FEET AND A CHORD DISTANCE OF 292.94 FEET, ALONG A BEARING OF SOUTH 71 DEGREES 22 MINUTES 10 SECONDS WEST), AN ARC DISTANCE OF 295.05 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING. THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF NORTH POINT PARKWAY, SOUTHWESTERLY ALONG AN ARC OF CURVE TO THE LEFT (WHICH HAS A RADIUS OF 710.00 FEET AND A CHORD DISTANCE OF 102.05 FEET, ALONG A BEARING OF SOUTH 55 DEGREES 20 MINUTES 35 SECONDS WEST), AN ARC DISTANCE OF 102.14 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 51 DEGREES 13 MINUTES 19 SECONDS WEST, A DISTANCE OF 102.21 FEET TO A POINT; THENCE LEAVING SAID NORTH POINT PARKWAY RIGHT-OF-WAY AND RUNNING NORTH 83 DEGREES 46 MINUTES 41 SECONDS WEST, A DISTANCE OF 28.28 FEET TO A POINT, SAID POINT BEING LOCATED ON THE SOUTHEAST RIGHT-OF-WAY LINE OF NORTH POINT COURT, AND SAID POINT BEING LOCATED 45 FEET FROM THE CENTERLINE OF NORTH POINT COURT; THENCE, NORTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE OF NORTH POINT COURT, NORTH 38 DEGREES 46 MINUTES 41 SECONDS WEST, A DISTANCE OF 134.45 FEET TO A POINT; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTHEASTERLY, ALONG AN ARC OF CURVE TO THE RIGHT (WHICH HAS A RADIUS OF 260.00 FEET AND A CHORD DISTANCE OF 341.29 FEET, ALONG A BEARING OF NORTH 02 DEGREES 14 MINUTES 32 SECONDS EAST), AN ARC DISTANCE OF 372.29 FEET TO A POINT; THENCE LEAVING SAID NORTH POINT COURT RIGHT-OF-WAY LINE AND RUNNING SOUTH 38 DEGREES 46 MINUTES 41 SECONDS EAST, A DISTANCE OF 419.28 FEET TO A POINT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF NORTH POINT PARKWAY, SAID POINT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 78,408 SQUARE FEET, OR 1.800 ACRES, MORE OR LESS AND BEING SHOWN ON A SURVEY FOR CHICK-FIL-A AND COUSINS PROPERTIES INCORPORATED, PREPARED BY ENGINEERING & INSPECTION SYSTEMS, INC., DATED AUGUST 2, 1993.

EXHIBIT "B"
LEGAL DESCRIPTION-COMMON DRAINAGE AREA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 742, 743, 754, AND 755 OF THE 1ST. DISTRICT, 2 SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT WHICH WOULD FORM THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH POINT PARKWAY (FORMERLY KNOWN AS EASTSIDE DRIVE)(SAID RIGHT-OF-WAY OF NORTH POINT PARKWAY HAVING BEEN DEDICATED BY RIGHT-OF-WAY DEED DATED FEBRUARY 22, 1993, RECORDED IN DEED BOOK 16453, PAGE123, FULTON COUNTY, GEORGIA RECORDS AND HAVING A VARIABLE RIGHT-OF-WAY WIDTH) AND THE WESTERLY RIGHT-OF-WAY LINE OF HAYNES BRIDGE ROAD (SAID RIGHT-OF-WAY OF HAYNES BRIDGE ROAD HAVING BEEN WIDENED BY RIGHT-OF-WAY DEED DATED FEBRUARY 22, 1993, RECORDED IN DEED BOOK 16453, PAGE 143, AFORESAID RECORDS, AND HAVING A VARIABLE RIGHT-OF-WAY WIDTH) IF SUCH RIGHTS-OF-WAY WERE EXTENDED TO FORM AN ANGLE; RUN THENCE SOUTH 83 DEGREES 16 MINUTES 29 SECONDS WEST ALONG SUCH EXTENSION OF THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH POINT PARKWAY AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH POINT PARKWAY A DISTANCE OF 87.69 FEET TO A POINT; CONTINUE THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH POINT PARKWAY THE FOLLOWING COURSES AND DISTANCES: ALONG AN ARC OF A CURVE TO THE LEFT) SAID ARE BEING SUBTENDED BY A CHORD BEARING SOUTH 71 DEGREES 22 MINUTES 10 SECONDS WEST A CHORD DISTANCE OF 292.94 FEET AND HAVING A RADIUS OF 710.00 FEET) AN ARC DISTANCE OF 295.05 FEET TO A POINT; ALONG AN ARC OF A CURVE TO THE LEFT (SAID ARE BEING SUBTENDED BY A CHORD BEARING SOUTH 55 DEGREES 20 MINUTES 35 SECONDS WEST A CHORD DISTANCE OF 102.05 FEET AND HAVING A RADIUS OF 710.00 FEET) AN ARC DISTANCE OF 102.14 FEET TO A POINT; SOUTH 51 DEGREES 13 MINUTES 19 SECONDS WEST A DISTANCE OF 102.21 FEET TO A POINT AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH POINT PARKWAY WITH THE EASTERLY RIGHT-OF-WAY LINE OF NORTH POINT COURT (HAVING A VARIABLE RIGHT-OF-WAY WIDTH); THENCE LEAVE SUCH INTERSECTION AND RUN ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH POINT PARKWAY SOUTH 51 DEGREES 13 MINUTES 19 SECONDS WEST A DISTANCE OF 130.00 FEET TO A POINT AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH POINT PARKWAY WITH THE WESTERLY RIGHT-OF-WAY LINE OF NORTH POINT COURT; RUN THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NORTH POINT COURT THE FOLLOWING COURSES AND DISTANCES: NORTH 06 DEGREES 13 MINUTES 19 SECONDS EAST A DISTANCE OF 28.28 FEET TO A POINT; NORTH 38 DEGREES 46 MINUTES 41 SECONDS WEST A DISTANCE OF 118.29 FEET TO A POINT; ALONG AN ARC OF A CURVE TO THE RIGHT) SAID ARE BEING SUBTENDED BY A CHORD BEARING NORTH 21 DEGREES 00 MINUTES 52 SECONDS WEST A CHORD DISTANCE OF 207.46 FEET AND HAVING A RADIUS OF 340.00 FEET) AN ARC DISTANCE OF 210.83 FEET TO A POINT, WHICH POINT MARKS THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING AS THUS ESTABLISHED, THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF NORTH POINT COURT AND RUNNING SOUTH 54 DEGREES 34 MINUTES 34 SECONDS WEST A DISTANCE OF 59.88 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE EASEMENT AREA FOR THE EXISTING FULTON COUNTY SANITARY SEWER LINE; RUNNING THENCE NORTH 00 DEGREES 50 MINUTES 21 SECONDS WEST ALONG THE EASTERLY BOUNDARY OF SUCH EASEMENT AREA A DISTANCE OF 383.03 FEET TO A POINT; CONTINUING THENCE NORTH 08 DEGREES 07 MINUTES 20 SECONDS WEST ALONG THE EASTERLY BOUNDARY OF SUCH EASEMENT AREA A DISTANCE OF 45.44 FEET TO A POINT; THENCE LEAVING THE EASTERLY BOUNDARY OF SAID EASEMENT AREA AND RUNNING SOUTH 89 DEGREES 46 MINUTES 36 SECONDS EAST A DISTANCE OF 115.03 FEET TO A POINT; RUNNING THENCE SOUTH 63 DEGREES 52 MINUTES 28 SECONDS EAST A DISTANCE OF 142.05 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NORTH POINT COURT; RUNNING THENCE ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NORTH POINT COURT THE FOLLOWING COURSES AND DISTANCES; SOUTH 50 DEGREES 17 MINUTES 04 SECONDS WEST A DISTANCE OF 77.40 FEET TO A POINT; ALONG AN ARC OF A CURVE TO THE LEFT (SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 23 DEGREES 31 MINUTES 01 SECOND WEST A CHORD DISTANCE OF 306.25 FEET AND HAVING A RADIUS OF 340.00 FEET) AN ARC DISTANCE OF 317.68 FEET TO A POINT, WHICH POINT MARKS THE POINT OF BEGINNING; SAID TRACT BEING SHOWN AS RETENTION EASEMENT #1 ON A SURVEY (2 SHEETS) FOR MORRISON RESTAURANTS, INC. AND COUSINS PROPERTIES, INCORPORATED PREPARED BY ENGINEERING & INSPECTION SYSTEMS, INC.
CERTIFIED BY JOHN EVAN NORTON, GEORGIA REGISTERED LAND SURVEYOR NO. 1848, DATED AUGUST 9, 1993, LAST REVISED SEPTEMBER 3, 1993.

Setbacks:

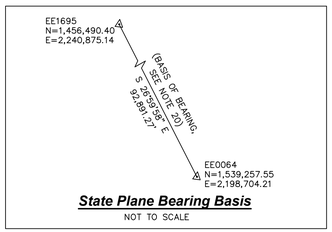
FRONT: 50' FROM RIGHT-OF-WAY OF LOCAL STREET
65' FROM RIGHT-OF-WAY OF ALL OTHER STREETS
SIDE: 15'
REAR 15'

Symbol Legend:
NOT TO SCALE

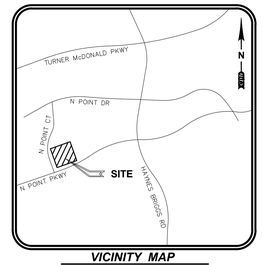
- AIR RELEASE VALVE
- BORING HOLE LOCATION
- BRICK PAVERS
- CABLE TV RISER
- CENTRAL ANGLE
- CLEAN OUT
- CONCRETE
- CONCRETE LIGHT POLE
- CONCRETE LIGHT POLE (DUAL)
- CONCRETE LIGHT POLE (TRIPLE)
- CONCRETE LIGHT POLE (QUAD)
- CONCRETE MITERED END SECTION
- CONCRETE PAVERS
- CONCRETE RIP RAP
- CONCRETE UTILITY POLE
- COUNTY ROAD SYMBOL
- CROSSWALK SIGNAL POLE
- DETECTABLE WARNING AREA
- DUAL SUPPORT SIGN
- ELECTRICAL MANHOLE
- ELECTRIC METER
- ELECTRICAL JUNCTION BOX
- ELECTRIC OUTLET
- ELECTRIC RISER
- FIBER OPTIC MARKER
- FIRE HYDRANT
- FLOOD LIGHT
- FOUND CONCRETE MONUMENT (AS NOTED)
- FOUND IRON PIPE (AS NOTED)
- FOUND IRON REBAR (AS NOTED)
- FOUND/SET NAIL (AS NOTED)
- GARBAGE CAN
- GAS MARKER
- GAS VALVE
- GOPHER TORTOISE HOLE
- GRATE INLET
- GRAVEL/DIRT
- GREASE TRAP MANHOLE
- GROUND LIGHT
- GUY ANCHOR
- HANDICAP PARKING SPACE
- INTERSTATE SYMBOL
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- LIGHT POLE (DUAL)
- LIGHT POLE (TRIPLE)
- LIGHT POLE (QUAD)
- MAILBOX
- MONITOR WELLS
- NAIL & DISC (AS NOTED)
- PARKING SPACES (2)
- PULL BOX (AS NOTED)
- REVISION NUMBER (3)
- RECLAIMED WATER METER
- RECLAIMED WATER VALVE
- ROOF DRAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER VALVE
- SCHEDULE B ITEM NUMBER (8)
- SECTION CORNER
- 4" X 4" CM LB #7143
- 5/8" IR&C LB #7143
- SIGN
- SITE BENCH MARK
- STORM SEWER MANHOLE
- STRIPING (DIRECTIONAL)
- TELEPHONE CABLE RISER
- TELEPHONE MANHOLE
- TELEPHONE LINE MARKER
- TELEPHONE JUNCTION BOX
- TEST HOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL SUPPORT POLE
- UNKNOWN MANHOLE
- UNKNOWN UTILITY MARKER
- UNKNOWN RISER
- UNKNOWN VALVE
- UTILITY FLAG (AS NOTED)
- VENT (AS NOTED)
- WATER METER
- WATER RISER
- WATER SERVICE
- WATER SPIGOT
- WATER SPRINKLER
- WATER VALVE
- WELL
- WETLAND FLAG
- WOOD UTILITY POLE
- WATER LINE MARKER
- WIRE HEIGHTS (SEE CHART)

NOTE:
THIS SURVEY IS NOT VALID WITHOUT SHEETS C-1.1, C-1.2 C-1.3 & C-1.4

TITLE BLOCK ABBREVIATIONS
Eng. = ENGINEERING L.B. = LICENSED BUSINESS
C.O.A. = CERTIFICATE OF AUTHORIZATION Arch.= ARCHITECTURAL
Landscp. = LANDSCAPE N/A = NOT APPLICABLE Lic. = LICENSED
No. = NUMBER P.O. = POST OFFICE © = COPYRIGHT



State Plane Bearing Basis
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

Survey Notes:

1. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL OF A GEORGIA LAND SURVEYOR.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. THIS SURVEY IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)

   THE SITE BENCHMARKS FOR THIS TOPOGRAPHIC SURVEY ARE DISPLAYED ON THE RESPECTIVE SURVEY FILE. THESE BENCHMARKS ARE BASED ON A CLOSED VERTICAL CONTROL LOOP HAVING AN ACTUAL ERROR OF CLOSURE OF 0.005' WHICH MEETS THE ALLOWABLE CLOSURE OF 0.008'. THIS FIELDWORK WAS PERFORMED USING A TOPCON LEVEL MODEL # DL502, AND REFERENCES THE FOLLOWING PUBLISHED BENCHMARKS AS ESTABLISHED BY THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) AND ALL VERTICAL INFORMATION INCLUDING SPOT ELEVATIONS, NOTATIONS AND THE CONTOUR LINES DERIVED THEREFROM ARE BASED ON AND MATCHED TO VERTICAL CONTROL BENCHMARKS SUPPLIED BY NGS DATA SHEETS PUBLISHED AT WWW.LABINS.ORG AS FOLLOWS:

   a) DESIGNATION # K 390, PID # DG2517, STAINLESS STEEL ROD W/O SLEEVE STAMPED "K 390 1983"
      ELEV = 1068.35' (NAVD '88)

   b) DESIGNATION # X 251 RESET, PID # EE1440, SURVEY DISK IN 4" X 4" CONCRETE MONUMENT STAMPED "X 251 RESET 1976"
      ELEV = 1096.19' (NAVD '88)

   SITE BENCHMARKS ARE AS SHOWN ON SHEET C-1.3.
4. THIS SURVEY IS NOT VALID WITHOUT SHEETS C-1.1, C-1.2 C-1.3 AND C1.4.
5. THE LAST DAY FIELD WORK WAS PERFORMED WAS 6/14/19; ALL BOUNDARY CORNERS WERE RECOVERED OR SET AS NOTED HEREON.
6. THE "LEGAL DESCRIPTION" HEREON IS IN ACCORD WITH THE INSTRUMENT OF RECORD, AND WAS PROVIDED BY THE CLIENT.
7. BEARINGS SHOWN HEREON ARE RELATIVE TO STATE PLANE COORDINATES, SEE NOTE 20, SAID BEARING BEING S 26°59'58" E. (SEE DETAIL ABOVE)
8. HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 13121C0066F, CITY OF ALPHARETTA, REVISED DATE SEPTEMBER 18, 2013, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X", WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (NAVD '88). THIS DETERMINATION WAS BASED ON A GRAPHIC INTERPOLATION OF SAID MAP AND NOT ON ACTUAL FIELD MEASUREMENTS.
9. HORIZONTAL WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.05 (FT). THE EQUIPMENT USED TO LOCATE THE FEATURES WAS A TOPCON TOTAL STATION MODEL# GPT-3005W.
10. UNLESS OTHERWISE NOTED, ALL RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION CONTAINED IN THE TITLE UPDATE REPORT AS PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FIDELITY ORDER NO. 28420648, ISSUE DATE FEBRUARY 13, 2019, AND WAS PROVIDED BY THE CLIENT.
11. FULTON COUNTY PROPERTY APPRAISER INFORMATION DISPLAYED HEREON AS PARID # IS PER THE FULTON COUNTY PROPERTY APPRAISER'S WEBSITE WWW.FULTONCOUNTYGA.GOV AS OF JUNE 14, 2019.
12. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN.
13. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL WETLAND BOUNDARIES.
14. FENCES AND WALLS EXISTING ON, OVER OR ADJACENT TO SUBJECT PROPERTY, ARE DISPLAYED HEREON; OWNERSHIP WHETHER SINGULAR OR JOINT WAS NOT DETERMINED BY THIS SURVEY.
15. VERTICAL FEATURE ACCURACY: "ELEVATIONS OF WELL-IDENTIFIED FEATURES CONTAINED IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.05 (FT)."
16. DIMENSIONS ARE SHOWN RELATIVE TO UNITED STATES STANDARD FEET AND DECIMALS THEREOF, UNLESS THE OBJECT SHOWN IS COMMONLY IDENTIFIED IN INCHES, I.E. TREE DIAMETER, PIPE DIAMETER, ETC. TREES DEPICTED ARE COMMON NAMES AND MEASURED AND LABELED AS DIAMETER AT BREAST HEIGHT IN INCHES.
17. THE UNDERGROUND UTILITIES DEPICTED BY PIPE LINETYPES ARE APPROXIMATE IN NATURE BASED UPON A INSPECTION OF THE MANHOLE, GRATE, ETC. OF EACH FACILITY. EXISTING PIPES WERE NOT LAMPED OR REMOTELY VIEWED FOR DIRECTION, OBSTRUCTIONS OR CONNECTIVITY.
18. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 3032,579 FEET, WHICH MEETS THE HORIZONTAL CONTROL ACCURACY OF 1'/10,000 FEET FOR AN URBAN SURVEY PER GEORGIA RULE 180-7-.03. THE EQUIPMENT USED TO VERIFY THE HORIZONTAL CONTROL ON THE SUBJECT SURVEY WAS A TOPCON TOTAL STATION MODEL# GPT-3005W.
19. THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 44,739 FEET.
20. STATE PLANE INFORMATION SHOWN HEREON IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) USING CONTROL POINTS FROM THE NGS DATA SHEETS PUBLISHED AT WWW.LABINS.ORG AND ARE AS FOLLOWS:

    GEORGIA WEST ZONE

    a) DESIGNATION # PID #EE1695 = N 1,456,490.40 FEET, E 2,240,875.14 FEET

    b) DESIGNATION # PID #EE0064 = N 1,539,257.55 FEET, E 2,198,704.21 FEET

    THE EQUIPMENT USED TO TRANSFER THE STATE PLANE INFORMATION FROM THE ABOVE REFERENCED CONTROL POINTS TO THE SUBJECT SURVEY WAS A TOPCON GPS HIPER V.
21. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
22. THERE WAS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
23. APPARENT INGRESS/EGRESS EASEMENTS AND CROSS ACCESS EASEMENTS BEING USED BY OTHERS HAVE NOT BEEN PROVIDED TO SURVEYOR.
24. THE UNDERGROUND UTILITIES LABELED UE, UT, UFO, UW, UCTV AND UG, AND THE SANITARY LATERAL LINES DISPLAYED ON SHEET C1.1B ARE A RESULT OF AN ELECTRONIC FILE CREATED BY SOUTHEASTERN SURVEYING & MAPPING CORP. 8641 BAYPINE ROAD, SUITE 5, JACKSONVILLE, FL 32256, 904-737-5900

Reference Materials:

1) AS-BUILT SURVEY AS PREPARED BY COFER TECHNICAL SERVICES, INC., DATED DECEMBER 10, 1993.

2) DEED BOOK 55582, PAGE 500, INCLUSIVE OF THE PUBLIC RECORDS OF FULTON COUNTY, GEORGIA.

Parking Table

STANDARD SPACES =	59
CURBSIDE SPACES =	3
ACCESSIBLE HANDICAP SPACES =	3
TOTAL SPACES =	65

Index of Sheets

C-1.1	ALTA/NSPS LAND TITLE SURVEY (COVER SHEET)
C-1.2	ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY)
C-1.3	ALTA/NSPS LAND TITLE SURVEY (TOPOGRAPHIC SURVEY)
C-1.4	ALTA/NSPS LAND TITLE SURVEY (TREE SURVEY)

Surveyor's Certification:

Certified to: Chick-fil-A, Inc. and Fidelity National Title Insurance Company

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are state hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Also

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 6(b), 7(a)(b), 8, 9, 11, 13, 16-17 and 20-21 of Table A thereof.
The field work was completed on June 14, 2019.

For the Firm By: _____
Jeffery W. Patterson
Georgia Land Surveyor No. 3287

Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

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- Puerto Rico
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- Maryland
- Texas

By	Date	Revision
DL	9.16.19	ADDED TREE SURVEY, FIELD MARK-UP

Field Crew:	DS/VG	No.	9.16.19	C29111	© 2019	File: C29111.dwg		
Drawn by:	B.J.B.							
Checked by:	R.L.R.							
Approved by:	J.W.P.							

Sign Legend:

NOT TO SCALE

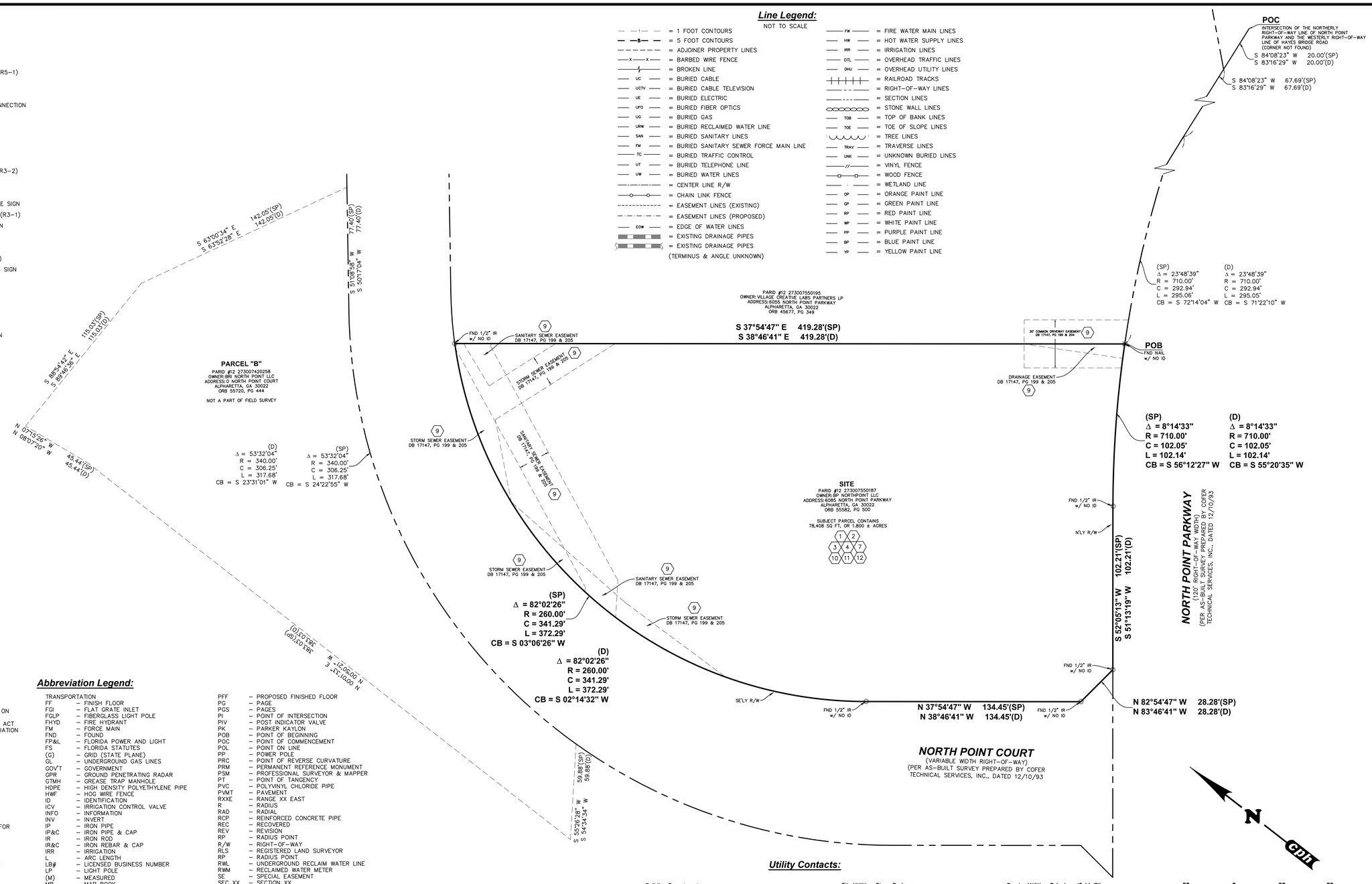
(R1) ROW NUMBER SIGN
(B) BUS STOP SIGN
(DE) DEAD END SIGN
(DNE) DO NOT ENTER SIGN (R5-1)
(HC) HANDICAP SIGN
(HC) DUAL HANDICAP SIGN
(FDC) FIRE DEPARTMENT CONNECTION
(INFO) INFORMATION SIGN
(KR) KEEP RIGHT SIGN
(LTO) LEFT TURN ONLY
(ME) MEDIAN SIGN
(ND) NO DUMPING SIGN
(NL) NO LEFT TURN SIGN (R3-2)
(NLI) NO LITTERING SIGN
(NO) NO OUTLET SIGN
(FL) NO PARKING FIRE LANE SIGN
(NOR) NO RIGHT TURN SIGN (R3-1)
(NTT) NO THRU TRAFFIC SIGN
(NOT) NO TRUCKS (R5-2)
(NP) NO PARKING SIGN
(1W) ONE WAY SIGN (R6-2)
(PE) PEDESTRIAN CROSSING SIGN
(RTO) RIGHT TURN ONLY
(SL) SPEED LIMIT SIGN
(ST) STOP SIGN (R1-1)
(SS) STREET SIGN
(TZ) TOW AWAY ZONE SIGN
(TE) TRUCK ENTRANCE SIGN
(U) UNKNOWN SIGN
(WL) WEIGHT LIMIT SIGN
(WW) WRONG WAY SIGN
(Y) YIELD SIGN

Line Legend:

NOT TO SCALE

= 1 FOOT CONTOURS
= 5 FOOT CONTOURS
= ADJOINER PROPERTY LINES
= BARBED WIRE FENCE
= BROKEN LINE
= BURIED CABLE
= BURIED CABLE TELEVISION
= BURIED ELECTRIC
= BURIED FIBER OPTICS
= BURIED GAS
= BURIED RECLAIMED WATER LINE
= BURIED SANITARY LINES
= BURIED SANITARY SEWER FORCE MAIN LINE
= BURIED TRAFFIC CONTROL
= BURIED TELEPHONE LINE
= BURIED WATER LINES
= CENTER LINE R/W
= CHAIN LINK FENCE
= EASEMENT LINES (EXISTING)
= EASEMENT LINES (PROPOSED)
= EDGE OF WATER LINES
= EXISTING DRAINAGE PIPES
= EXISTING DRAINAGE PIPES (TERMINUS & ANGLE UNKNOWN)

= FIRE WATER MAIN LINES
= HOT WATER SUPPLY LINES
= IRRIGATION LINES
= OVERHEAD TRAFFIC LINES
= OVERHEAD UTILITY LINES
= RAILROAD TRACKS
= RIGHT-OF-WAY LINES
= SECTION LINES
= STONE WALL LINES
= TOP OF BANK LINES
= TOE OF SLOPE LINES
= TREE LINES
= TRAVERSE LINES
= UNKNOWN BURIED LINES
= VINYL FENCE
= WOOD FENCE
= WETLAND LINE
= ORANGE PAINT LINE
= GREEN PAINT LINE
= RED PAINT LINE
= WHITE PAINT LINE
= PURPLE PAINT LINE
= BLUE PAINT LINE
= YELLOW PAINT LINE



Abbreviation Legend:

(A) – ACTUAL
A/C – AIR CONDITIONER
ACSM – AMERICAN CONGRESS ON SURVEYING & MAPPING
ADA – AMERICANS WITH DISABILITIES ACT
ALTA – AMERICAN LAND TITLE ASSOCIATION
APPROX – APPROXIMATE
ARV – AIR RELEASE VALVE
AVE – AVENUE
AVG – AVERAGE
(BB) – BEARING BASIS
BFP – BACK FLOW PREVENTER
BLK – BLOCK
BLDG – BUILDING
BLVD – BOULEVARD
BM – BENCH MARK
BOC – BACK OF CURB
BOW – BACK OF WALK
BSL – BUILDING SETBACK LINE
BWF – BARBED WIRE FENCE
C–X – DENOTES SHEET NUMBERING FOR ENGINEERING PLANS
(C) – CALCULATED
C – CHORD
CATV – CABLE TELEVISION RISER
CB – CHORD BEARING
CBS – CONCRETE BLOCK STRUCTURE
C.C.R. – CERTIFIED CORNER RECORD
C&G – CURB & GUTTER
CI – CATCH INLET
C/L – CENTERLINE
CLF – CHAIN LINK FENCE
CM – CONCRETE MONUMENT
CMP – CORRUGATED METAL PIPE
CO – CLEANOUT
CONC – CONCRETE
COR – CORNER
CRPP – CORRUGATED PLASTIC PIPE
CUE – COUNTY UTILITY EASEMENT
CWS – CROSSWALK SIGNAL
Δ – DELTA
(D) – DESCRIPTION
DB – DEED BOOK
DBH – DIAMETER AT BREAST HEIGHT IN INCHES
DE – DRAINAGE EASEMENT
DEPT – DEPARTMENT
DIP – DUCTILE IRON PIPE
DR – DRIVE
D/U – DRAINAGE AND UTILITY EASEMENT
(E) – ENGINEERING PLAN
E/B – ELECTRIC JUNCTION BOX
EL – UNDERGROUND ELECTRICAL LINES
ELEC – ELECTRIC
ELEV – ELEVATION
ELLIP – ELLIPTICAL
EOI – END OF INFORMATION
EOP – EDGE OF PAVEMENT
FB – FIELD BOOK
FDOT – FLORIDA DEPARTMENT OF TRANSPORTATION
FF – FINISH FLOOR
FGI – FLAT GRATE INLET
FGLP – FIBERGLASS LIGHT POLE
FHYD – FIRE HYDRANT
FM – FORCE MAIN
FND – FOUND
FP&L – FLORIDA POWER AND LIGHT
FS – FLORIDA STATUTES
(G) – GRID (STATE PLANE)
GL – UNDERGROUND GAS LINES
GOV'T – GOVERNMENT
GPR – GROUND PENETRATING RADAR
GTMH – GREASE TRAP MANHOLE
HDPE – HIGH DENSITY POLYETHYLENE PIPE
HWF – HOG WIRE FENCE
ID – IDENTIFICATION
ICV – IRRIGATION CONTROL VALVE
INFO – INFORMATION
INV – INVERT
IP – IRON PIPE
IP&C – IRON PIPE & CAP
IR – IRON ROD
IR&C – IRON REBAR & CAP
IRR – IRRIGATION
L – ARC LENGTH
LB# – LICENSED BUSINESS NUMBER
LP – LIGHT POLE
(M) – MEASURED
MB – MAP BOOK
MBX – MAILBOX
MES – MITERED END SECTION
MH – MANHOLE
MLP – METAL LIGHT POLE
MPH – MILES PER HOUR
MPP – METAL POWER POLE
N/A – NOT APPLICABLE
NAVD – NORTH AMERICAN VERTICAL DATUM
NAD – NORTH AMERICAN DATUM
NG – NATURAL GROUND
NGS – NATIONAL GEODETIC SURVEY
NGVD – NATIONAL GEODETIC VERTICAL DATUM
N & D – NAIL AND DISK
NO. – NUMBER
NR – NON-RADIAL
NSPS – NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
NT – NON-TANGENT
NTS – NOT TO SCALE
OD – OUTSIDE DIAMETER
ORB – OFFICIAL RECORDS BOOK
OR – OFFICIAL RECORDS
OUL – OVERHEAD UTILITY LINES
OTL – OVERHEAD TRAFFIC LINES
(P) – PLAT
PB – PLAT BOOK
PC – POINT OF CURVATURE
PCC – POINT OF COMPOUND CURVATURE
PCP – PERMANENT CONTROL POINT
PFF – PROPOSED FINISHED FLOOR
PG – PAGE
PGS – PAGES
PI – POINT OF INTERSECTION
PIV – POST INDICATOR VALVE
PK – PARKER KAYLON
POB – POINT OF BEGINNING
POC – POINT OF COMMENCEMENT
POL – POINT ON LINE
PP – POWER POLE
PRC – POINT OF REVERSE CURVATURE
PRM – PERMANENT REFERENCE MONUMENT
PSM – PROFESSIONAL SURVEYOR & MAPPER
PT – POINT OF TANGENCY
PVC – POLYVINYL CHLORIDE PIPE
PVMT – PAVEMENT
RXXE – RANGE XX EAST
R – RADIUS
RAD – RADIAL
RCP – REINFORCED CONCRETE PIPE
REC – RECOVERED
REV – REVISION
RP – RADIUS POINT
R/W – RIGHT-OF-WAY
RLS – REGISTERED LAND SURVEYOR
RP – RADIUS POINT
RWL – UNDERGROUND RECLAIM WATER LINE
RWM – RECLAIMED WATER METER
SE – SPECIAL EASEMENT
SEC XX – SECTION XX
SMH – SANITARY SEWER MANHOLE
(SP) – STATE PLANE
SQ – SQUARE
SQ FT – SQUARE FEET
ST – STREET
STMH – STORM DRAINAGE MANHOLE
S/W – SIDEWALK
TB – TANGENT BEARING
TXXS – TOWNSHIP XX SOUTH
TELE – TELEPHONE
TL – OVERHEAD TRAFFIC SIGNAL LINES
TOB – TOP OF BANK
TOE – TOE OF SLOPE
TR – TELEPHONE RISER
TRANS – TRANSFORMER
TSB – TRAFFIC SIGNAL BOX
TSSP – TRAFFIC SIGNAL SUPPORT POLE
TVL – UNDERGROUND CABLE TV LINES
(TYP) – TYPICAL
UE – UTILITY EASEMENT
UNK – UNKNOWN
UTL – UNDERGROUND TELEPHONE LINES
W/ – WITH
WL – UNDERGROUND WATER LINE
WLP – WOOD LIGHT POLE
WM – WATER METER
WP – WORK PROGRAM
WPF – WOOD POST FENCE
WPP – WOOD POWER POLE
WV – WATER VALVE

Utility Contacts:

Building Department
Agency: City of Alpharetta – Construction & Inspections
Address: 2 Park Plaza, Alpharetta, GA 30009
Contact: Jeremy Edmondson
Phone: 678.297.6084
Email: jedmondson@alpharetta.ga.us

Site Utilities: Sanitary Sewer
Agency: Fulton County Water and Sewer
Address: 11575 Maxwell Road, Alpharetta, GA 30009
Contact: Abdul Akbar
Phone: 404.612.7518
Email: abdulakbar@fultoncountyga.gov

Site Utilities: Water
Agency: Fulton County Water and Sewer
Address: 9750 Spruill Rd, Alpharetta, GA 30022
Contact: Abdul Akbar
Phone: 404.612.7518
Email: abdulakbar@fultoncountyga.gov

Site Utilities: Storm Drainage
Agency: Fulton County Water Resources
Address: 2 Park Plaza, Alpharetta, GA 30009
Contact: Dennis Roland, Stormwater Supervisor
Phone: 678.297.6261
Email: droland@alpharetta.ga.us

Service Utilities: Gas Utility
Agency: Atlanta Gas Light
Address: 10 Peachtree Pl. NE, Atlanta, GA 30309
Contact:
Phone: 1-800-427-5463
Email:

Service Utilities: Electric
Agency: Georgia Power
Address: 1453 Highway 120, Lawrenceville, GA 30043
Contact: Cornell B. Washington
Phone: 770-497-5810
Email:

Service Utilities: Telephone/Cable/Fiber
Agency: Xfinity
Address:
Contact:
Phone: 800.391.3000
Email:

NOTE:
THIS SURVEY IS NOT VALID WITHOUT SHEETS C-1.1, C-1.2 C-1.3 & C-1.4

TITLE BLOCK ABBREVIATIONS
Eng. = ENGINEERING L.B. = LICENSED BUSINESS
C.O.A. = CERTIFICATE OF AUTHORIZATION Arch.= ARCHITECTURAL
Landscp. = LANDSCAPE N/A = NOT APPLICABLE Lic. = LICENSED
No. = NUMBER P.O. = POST OFFICE © = COPYRIGHT

30 0 30 60
Graphic Scale in Feet

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By	Revision	Date	DL
	ADDED TREE SURVEY, FIELD MARK-UP	9.16.19	9.10.19

Field Crew: DS/VG
Drawn by: B.J.B.
Checked by: R.L.R.
Approved by: J.W.P.
Scale: 1"=30'
Date: 06/14/19
Job No.: C29111
File: C29111.dwg
No. Date
© 2019

Survey Prepared By
CPH, Inc.
500 West Fulton St.
Sanford, Fl. 32771
Ph: 407.322.6841
Licenses:
Eng. PEF006331
Survey LSF000870

BOUNDARY & TOPOGRAPHIC SURVEY
(ALSO BEING AN ALTA/NSPS LAND TITLE SURVEY)

CHICK-FIL-A, INC.
STORE #0873
6085 NORTH POINT PARKWAY
LAND LOT 756, 1ST DISTRICT, 2ND SECTION
FULTON COUNTY, GEORGIA

Sheet No.
C-1.2

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

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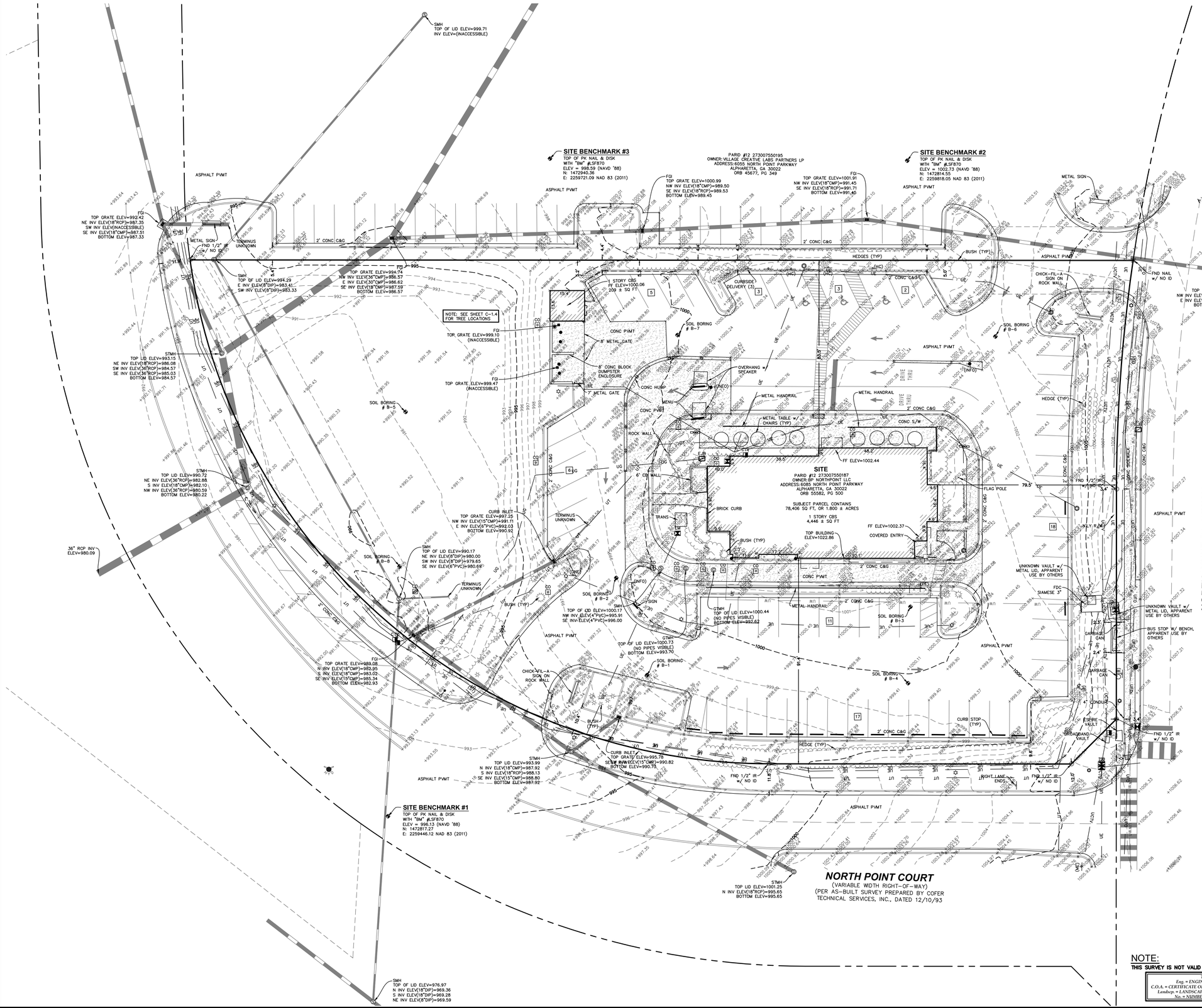

No.	Date	Revision	By
1	9.16.19	ADDED TREE SURVEY, FIELD MARK-UP 9.10.19	DL

Field Crew:	DS/VG
Drawn by:	B.J.B.
Checked by:	R.L.R.
Approved by:	J.W.P.
Scale:	1"=20'
Date:	06/14/19
Job No.:	C29111
File:	C29111.dwg

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BOUNDARY & TOPOGRAPHIC SURVEY
(ALTA/NSPS LAND TITLE SURVEY)

CHICK-FIL-A, INC.
STORE #0873
6085 NORTH POINT PARKWAY
LAND LOT 756, 1ST DISTRICT, 2ND SECTION
FULTON COUNTY, GEORGIA

Sheet No.
C-1.3

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Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

NOTE:
THIS SURVEY IS NOT VALID WITHOUT SHEETS C-1.1, C-1.2 C-1.3 & C-1.4

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No. = NUMBER P.O. = POST-OFFICE © = COPYRIGHT

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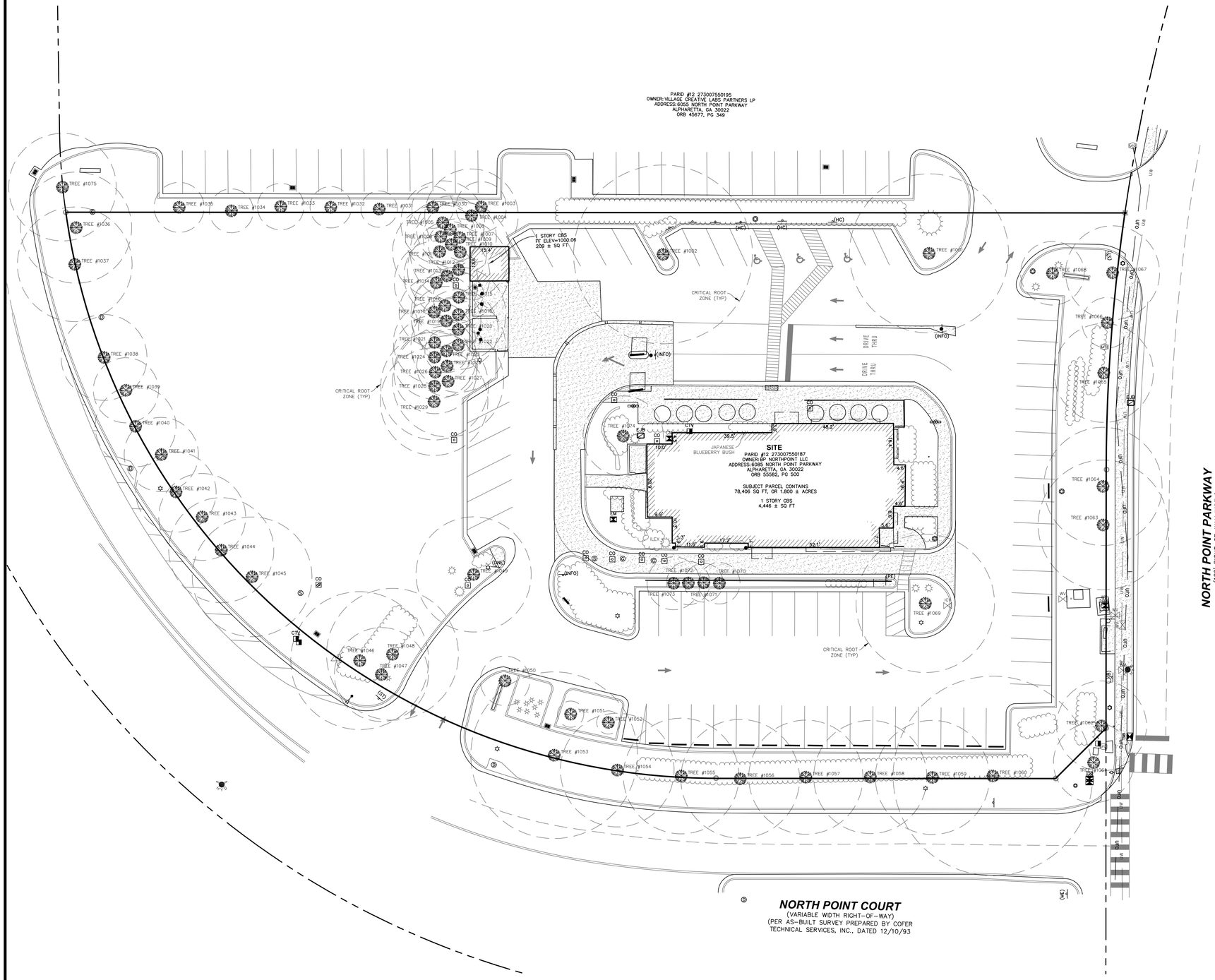


Tree #	DBH (in.)	Common Name	Botanical Name	Height (ft.)	Spread (ft.)	Condition	
1001	24.2	Willow Oak	*Quercus phellos*	60	50	2	
1002	27.2	Willow Oak	*Quercus phellos*	60	40	2	
1003	7.7	Red Maple	*Acer rubrum*	25	15	2	
1004	14.2	Shortleaf Pine	*Pinus echinata*	60	30	2	
1005	12.8	Shortleaf Pine	*Pinus echinata*	60	20	2	
1006	10.2	Shortleaf Pine	*Pinus echinata*	60	20	2	
1007	11.2	Shortleaf Pine	*Pinus echinata*	60	20	2	
1008	10.8	Shortleaf Pine	*Pinus echinata*	60	20	2	
1009	7.0	Shortleaf Pine	*Pinus echinata*	60	20	2	
1010	15.2	Shortleaf Pine	*Pinus echinata*	60	20	2	
1011	14.3	Shortleaf Pine	*Pinus echinata*	60	20	2	
1012	15.5	Shortleaf Pine	*Pinus echinata*	60	20	2	
1013	13.1	Shortleaf Pine	*Pinus echinata*	60	20	2	
1014	12.8	Shortleaf Pine	*Pinus echinata*	60	20	2	
1015	7.8	Shortleaf Pine	*Pinus echinata*	60	20	2	
1016	9.2	Shortleaf Pine	*Pinus echinata*	60	20	2	
1017	10.7	Shortleaf Pine	*Pinus echinata*	60	20	3	
1018	6.8	Shortleaf Pine	*Pinus echinata*	60	20	2	
1019	10.5	Shortleaf Pine	*Pinus echinata*	60	20	2	
1020	10.5	Shortleaf Pine	*Pinus echinata*	60	20	2	
1021	12.5	Shortleaf Pine	*Pinus echinata*	60	20	2	
1022	14.4	Shortleaf Pine	*Pinus echinata*	60	20	2	
1023	6.6	Shortleaf Pine	*Pinus echinata*	60	20	2	
1024	12.8	Shortleaf Pine	*Pinus echinata*	60	20	2	
1025	9.2	Shortleaf Pine	*Pinus echinata*	60	20	2	
1026	12.6	Shortleaf Pine	*Pinus echinata*	60	20	2	
1027	16.9	Shortleaf Pine	*Pinus echinata*	60	20	2	
1028	16.4	Shortleaf Pine	*Pinus echinata*	60	30	2	
1029	16.4	Shortleaf Pine	*Pinus echinata*	60	30	3	
1030	6.4	Red Maple	*Acer rubrum*	25	18	2	
1031	5.5	Red Maple	*Acer rubrum*	20	12	4	
1032	6.3	Red Maple	*Acer rubrum*	20	18	3	
1033	7.1	Red Maple	*Acer rubrum*	25	20	2	
1034	6.7	Red Maple	*Acer rubrum*	20	16	2	
1035	7.6	Red Maple	*Acer rubrum*	20	20	2	
1036	16.9	Callery Pear	*Pyrus calleryana*	40	35	2	
1037	17.5	Callery Pear	*Pyrus calleryana*	40	35	2	
1038	13.1	Sugar Maple	*Acer saccharum*	40	30	2	
1039	9.9	Sugar Maple	*Acer saccharum*	40	30	2	
1040	12.3	Sugar Maple	*Acer saccharum*	40	30	2	
1041	11.3	Crape Myrtle	*Lagerstroemia indica*	30	20	2	
1042	12.2	Crape Myrtle	*Lagerstroemia indica*	30	20	2	
1043	13.2	Crape Myrtle	*Lagerstroemia indica*	30	20	2	
1044	16.0	Crape Myrtle	*Lagerstroemia indica*	30	20	2	
1045	18.2	Crape Myrtle	*Lagerstroemia indica*	30	20	2	
1046	21.0	Callery Pear	*Pyrus calleryana*	45	35	2	
1047	14.3	Callery Pear	*Pyrus calleryana*	40	25	2	
1048	20.1	Callery Pear	*Pyrus calleryana*	50	30	2	
1049	17.5	Wax Myrtle	*Myrica cerifera*	15	15	2	
1050	7.5	Crape Myrtle	*Lagerstroemia indica*	10	15	2	
1051	4.0	Serviceberry	*Amelanchier* sp.	12	10	2	
1052	3.5	Serviceberry	*Amelanchier* sp.	10	8	2	
1053	25.4	Willow Oak	*Quercus phellos*	70	30	2	
1054	17.3	Willow Oak	*Quercus phellos*	60	30	2	
1055	17.6	Willow Oak	*Quercus phellos*	60	30	2	
1056	18.1	Willow Oak	*Quercus phellos*	55	30	2	
1057	17.4	Willow Oak	*Quercus phellos*	50	30	2	
1058	17.2	Willow Oak	*Quercus phellos*	55	30	2	
1059	17.4	Willow Oak	*Quercus phellos*	70	30	2	
1060	30.4	Willow Oak	*Quercus phellos*	70	40	2	
1061	12.2	Red Maple	*Acer rubrum*	40	25	3	
1062	13.7	Red Maple	*Acer rubrum*	40	25	2	
1063	19.8	Callery Pear	*Pyrus calleryana*	50	35	2	
1064	18.0	Callery Pear	*Pyrus calleryana*	50	35	2	
1065	15.1	Chinese Elm	*Ulmus parvifolia*	40	40	2	
1066	7.7	Chinese Elm	*Ulmus parvifolia*	40	30	2	
1067	14.3	Chinese Elm	*Ulmus parvifolia*	40	40	2	
1068	9.7	Crape Myrtle	*Lagerstroemia indica*	15	10	2	
1069	21.1	Willow Oak	*Quercus phellos*	40	30	2	
1070	6.3	Holly	*Ilex* sp.	20	10	2	
1071	5.9	Holly	*Ilex* sp.	20	10	2	
1072	6.6	Holly	*Ilex* sp.	20	10	2	
1073	8.1	Holly	*Ilex* sp.	20	10	2	
1074	12.2	Crape Myrtle	*Lagerstroemia indica*	12	12	3	
1075	16.4	Callery Pear	*Pyrus calleryana*	40	30	3	

NORTH POINT PARKWAY
(120' RIGHT-OF-WAY WIDTH)
(PER AS-BUILT SURVEY PREPARED BY COFER TECHNICAL SERVICES, INC., DATED 12/10/93

NORTH POINT COURT
(VARIABLE WIDTH RIGHT-OF-WAY)
(PER AS-BUILT SURVEY PREPARED BY COFER TECHNICAL SERVICES, INC., DATED 12/10/93

Graphic Scale in Feet
20 0 20 40

NOTE:
THIS SURVEY IS NOT VALID WITHOUT SHEETS C-1.1, C-1.2 C-1.3 & C-1.4

TITLE BLOCK ABBREVIATIONS
Eng. = ENGINEERING L.B. = LICENSED BUSINESS
C.O.A. = CERTIFICATE OF AUTHORIZATION Arch.= ARCHITECTURAL
Landscp. = LANDSCAPE N/A = NOT APPLICABLE Lic. = LICENSED
No. = NUMBER P.O. = POST OFFICE © = COPYRIGHT

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

cph
www.cphcorp.com
Engineers
Surveyors

Offices in:
- Florida
- Puerto Rico
- Connecticut
- Maryland
- Texas

No.	Date	By
1	9.16.19	DL
	ADDED TREE SURVEY, FIELD MARK-UP 9.10.19	
	Revision	

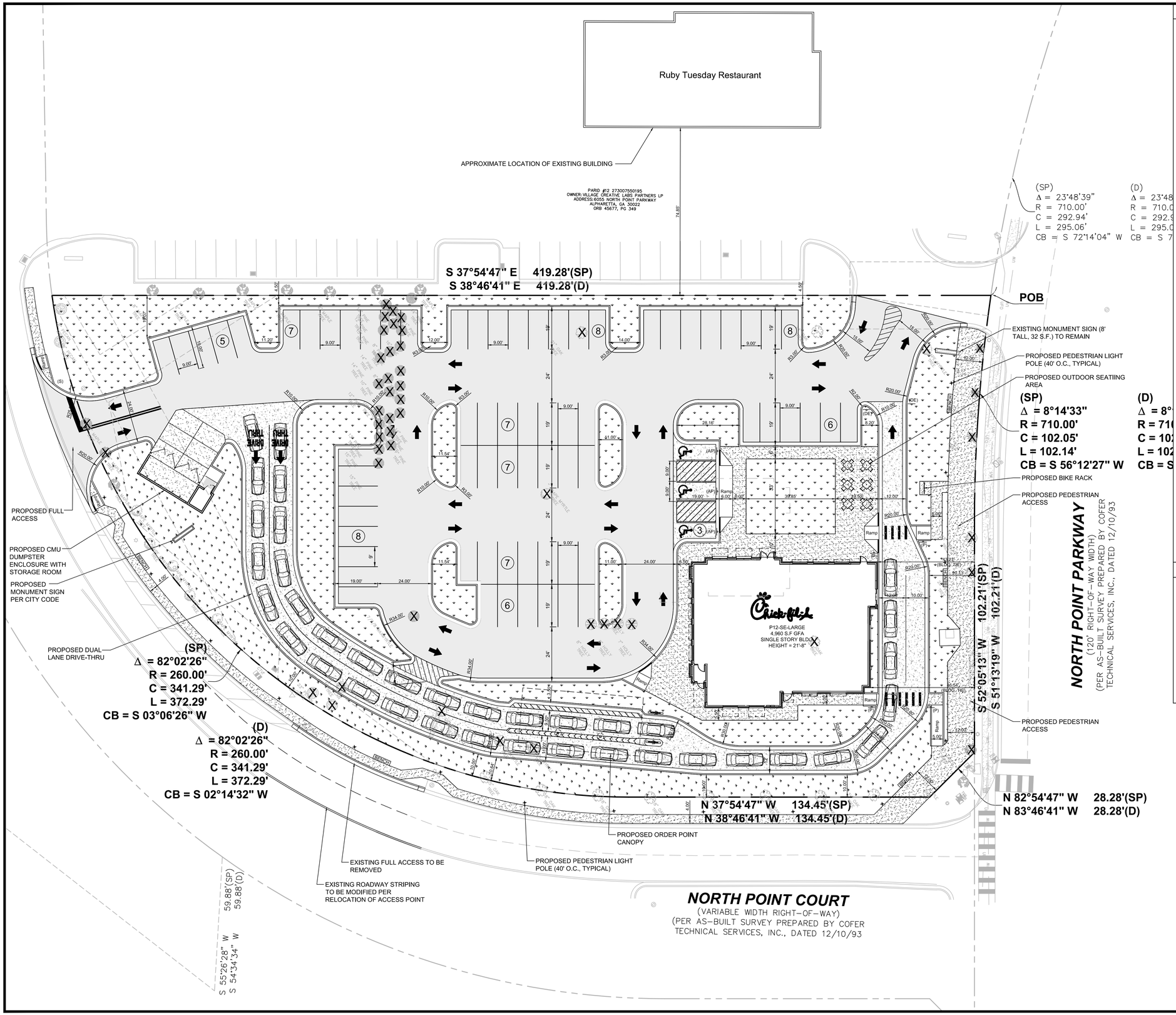
Field Crew:	DS/VG
Drawn by:	B.J.B.
Checked by:	R.L.R.
Approved by:	J.W.P.
Scale:	1"=20'
Date:	06/14/19
Job No.:	C29111
File:	C29111.dwg

© 2019

Survey Prepared By:
CPH, Inc.
500 West Fulton St.
Sanford, Fl. 32771
Ph: 407.322.6841
Licenses:
Eng. PEF006331
Survey LSF000870

BOUNDARY & TOPOGRAPHIC SURVEY
(ALTA/NSPS LAND TITLE SURVEY)
ALSO BEING A
CHICK-FIL-A, INC.
STORE #0873
6085 NORTH POINT PARKWAY
LAND LOT 756, 1ST DISTRICT, 2ND SECTION
FULTON COUNTY, GEORGIA

Sheet No.
C-1.4


Ruby Tuesday Restaurant
APPROXIMATE LOCATION OF EXISTING BUILDING
PARID #12 273007550195
OWNER: VILLAGE CREATIVE LABS PARTNERS LP
ADDRESS: 6055 NORTH POINT PARKWAY
ALPHARETTA, GA 30022
ORB 45677, PG 349
74.65'
(SP)
Δ = 23°48'39"
R = 710.00'
C = 292.94'
L = 295.06'
CB = S 72°14'04" W
(D)
Δ = 23°48
R = 710.0
C = 292.9
L = 295.0
CB = S 7
S 37°54'47" E 419.28'(SP)
S 38°46'41" E 419.28'(D)
POB
EXISTING MONUMENT SIGN (8' TALL, 32 S.F.) TO REMAIN
PROPOSED PEDESTRIAN LIGHT POLE (40' O.C., TYPICAL)
PROPOSED OUTDOOR SEATIING AREA
(SP)
Δ = 8°14'33"
R = 710.00'
C = 102.05'
L = 102.14'
CB = S 56°12'27" W
(D)
Δ = 8°
R = 710
C = 102
L = 102
CB = S
PROPOSED BIKE RACK
PROPOSED PEDESTRIAN ACCESS
NORTH POINT PARKWAY
(120' RIGHT-OF-WAY WIDTH)
(PER AS-BUILT SURVEY PREPARED BY COFER
TECHNICAL SERVICES, INC., DATED 12/10/93
S 52°05'13" W 102.21'(SP)
S 51°13'19" W 102.21'(D)
PROPOSED PEDESTRIAN ACCESS
N 82°54'47" W 28.28'(SP)
N 83°46'41" W 28.28'(D)
PROPOSED FULL ACCESS
PROPOSED CMU DUMPSTER ENCLOSURE WITH STORAGE ROOM
PROPOSED MONUMENT SIGN PER CITY CODE
PROPOSED DUAL LANE DRIVE-THRU
(SP)
Δ = 82°02'26"
R = 260.00'
C = 341.29'
L = 372.29'
CB = S 03°06'26" W
(D)
Δ = 82°02'26"
R = 260.00'
C = 341.29'
L = 372.29'
CB = S 02°14'32" W
P12-SE-LARGE
4,960 S.F GFA
SINGLE STORY BLDG
HEIGHT = 21'-8"
N 37°54'47" W 134.45'(SP)
N 38°46'41" W 134.45'(D)
PROPOSED ORDER POINT CANOPY
EXISTING FULL ACCESS TO BE REMOVED
EXISTING ROADWAY STRIPING TO BE MODIFIED PER RELOCATION OF ACCESS POINT
PROPOSED PEDESTRIAN LIGHT POLE (40' O.C., TYPICAL)
S 55°26'28" W 59.88'(SP)
S 54°34'34" W 59.88'(D)
NORTH POINT COURT
(VARIABLE WIDTH RIGHT-OF-WAY)
(PER AS-BUILT SURVEY PREPARED BY COFER
TECHNICAL SERVICES, INC., DATED 12/10/93
DRIVE THRU
DRIVE THRU
Ramp
Ramp
Ramp

ARBORIST REPORT

CHICK-FIL-A
6085 NORTH POINT PARKWAY
CITY OF ALPHARETTA

SEPTEMBER 2019

Engineers
Architects
Planners
Surveyors
Landscape Architects
Traffic/Transportation
Environmental Scientists
Construction Management

Prepared by:
CPH, Inc.
3227 A Fruitville Road, Suite 2
Sarasota, Florida 34237
Office: 941-365-4771

David A. Landers, ISA Certified Arborist #FL-1066A

Engineer - COA 3215 Landscape Architect - LC0000298 Architect - AA26000926 Surveyor - LB7143

Chick-fil-A
6085 North Point Parkway
City of Alpharetta

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APPENDICES

APPENDIX A – Site Plan

APPENDIX B - Tree Survey

1.0 SCOPE OF WORK

CPH's ISA-certified arborist was retained to conduct a survey and evaluation of trees on the site of an existing Chick-Fil-A restaurant. The purpose of this evaluation and report is to support an application to the City of Alpharetta for approval of proposed reconstruction of the site. Specifically, the Arborist was retained to provide the following:

1. Species, size (DBH, height and canopy spread), and condition of each tree on the site and within 30 feet of the site;

2. Identification of Specimen Trees, Boundary Trees, Trees of Quality, Tree Groupings and Landscape Trees;

3. Photographs of trees deemed to be in fair or poor condition; and

4. Tree identification numbers that match the tree survey, site plan and field flagging.

2.0 SITE DESCRIPTION

The subject property is located at 6085 North Point Parkway in the City of Alpharetta, Fulton County, Georgia. The 1.80-acre site is an existing, operational Chick-Fil-A restaurant. In addition to the restaurant building, the site has two drive-thru lanes, parking lot and landscaping around the site perimeter and building. The site is bordered on the south, north and west sides by roadways, and on the east side by another commercial property.

3.0 PROPOSED IMPROVEMENTS

The proposed improvements include complete reconstruction of the restaurant and parking lot to create additional parking and additional stacking capability in the drive-thru lanes. The proposed site plan is provided in **Appendix A**.

The City of Alpharetta Code of Ordinances, Section 3.2 provides regulations pertaining to Tree Conservation, Landscape and Buffer requirements in the City of Alpharetta. These regulations provide for the protection of existing trees and provide standards and criteria for new landscaping.

4.0 METHODOLOGY

An ISA-certified arborist conducted an inventory and evaluation of trees on the subject site on September 10, 2019. Trees were identified and measured for diameter at breast height (DBH). Tree height and canopy spread were estimated, and a visual inspection of the tree was performed to rate the condition of the tree as "Excellent", "Good", "Fair" or "Poor" based on the apparent health and vigor of the tree crown, structural form, signs of disease or pest damage, wounds and surrounding conditions. More detailed evaluation methods such as tree climbing, root collar excavation, coring or resistograph measurements were not performed. Trees were flagged with orange survey tape with numbers corresponding to the tree identification numbers in this report, on the tree survey and on the site plan.

5.0 SUMMARY OF FINDINGS

Seventy-five (75) trees were found on the site in the locations depicted on the Tree Survey (**Appendx B**). The species, DBH, height, spread, condition rating and regulatory designation are provided in Table 1.

Table 1. Tree Data for Chick-Fil-A at 6085 North Point Parkway

Tree #	DBH (in.)	Common Name	Botanical Name	Height (ft.)	Spread (ft.)	Condition	Tree Type
1001	24.2	Willow Oak	*Quercus phellos*	60	50	2	S, L
1002	27.2	Willow Oak	*Quercus phellos*	60	40	2	S, L
1003	7.7	Red Maple	*Acer rubrum*	25	15	2	L
1004	14.2	Shortleaf Pine	*Pinus echinata*	60	30	2	L, G
1005	12.8	Shortleaf Pine	*Pinus echinata*	60	20	2	L, G
1006	10.2	Shortleaf Pine	*Pinus echinata*	60	20	2	L, G
1007	11.2	Shortleaf Pine	*Pinus echinata*	60	20	2	L, G
1008	10.8	Shortleaf Pine	*Pinus echinata*	60	20	2	L, G
1009	7.0	Shortleaf Pine	*Pinus echinata*	60	20	2	L, G
1010	15.2	Shortleaf Pine	*Pinus echinata*	60	20	2	L, G
1011	14.3	Shortleaf Pine	*Pinus echinata*	60	20	2	L, G
1012	15.5	Shortleaf Pine	*Pinus echinata*	60	20	2	L, G
1013	13.1	Shortleaf Pine	*Pinus echinata*	60	20	2	L, G

Tree condition ratings: 1-Excellent 2-Good 3-Fair 4-Poor 5-Very Poor 6-Dead
Tree Type: S=Specimen Tree Q=Tree of Quality B=Boundary Tree L=Landscape Tree G=Part of Tree Grouping

Table 1. Tree Data for Chick-Fil-A at 6085 North Point Parkway (continued)

Tree #	DBH (in.)	Common Name	Botanical Name	Height (ft.)	Spread (ft.)	Condition	Tree Type
1014	12.8	Shortleaf Pine	*Pinus echinata*	60	20	2	L, G
1015	7.8	Shortleaf Pine	*Pinus echinata*	60	20	2	L, G
1016	9.2	Shortleaf Pine	*Pinus echinata*	60	20	2	L, G
1017	10.7	Shortleaf Pine	*Pinus echinata*	60	20	3	L, G
1018	6.8	Shortleaf Pine	*Pinus echinata*	60	20	2	L, G
1019	10.5	Shortleaf Pine	*Pinus echinata*	60	20	2	L, G
1020	10.5	Shortleaf Pine	*Pinus echinata*	60	20	2	L, G
1021	12.5	Shortleaf Pine	*Pinus echinata*	60	20	2	L, G
1022	14.4	Shortleaf Pine	*Pinus echinata*	60	20	2	L, G
1023	6.6	Shortleaf Pine	*Pinus echinata*	60	20	2	L, G
1024	12.8	Shortleaf Pine	*Pinus echinata*	60	20	2	L, G
1025	9.2	Shortleaf Pine	*Pinus echinata*	60	20	2	L, G
1026	12.6	Shortleaf Pine	*Pinus echinata*	60	20	2	L, G
1027	16.9	Shortleaf Pine	*Pinus echinata*	60	20	2	L, G
1028	16.4	Shortleaf Pine	*Pinus echinata*	60	30	2	L, G
1029	16.4	Shortleaf Pine	*Pinus echinata*	60	30	3	L, G
1030	6.4	Red Maple	*Acer rubrum*	25	18	2	L
1031	5.5	Red Maple	*Acer rubrum*	20	12	4	L
1032	6.3	Red Maple	*Acer rubrum*	20	18	3	L
1033	7.1	Red Maple	*Acer rubrum*	25	20	2	L
1034	6.7	Red Maple	*Acer rubrum*	20	16	2	L
1035	7.6	Red Maple	*Acer rubrum*	20	20	2	L
1036	16.9	Callery Pear	*Pyrus calleryana*	40	35	2	L
1037	17.5	Callery Pear	*Pyrus calleryana*	40	35	2	L
1038	13.1	Sugar Maple	*Acer saccharum*	40	30	2	L
1039	9.9	Sugar Maple	*Acer saccharum*	40	30	2	L
1040	12.3	Sugar Maple	*Acer saccharum*	40	30	2	L
1041	11.3	Crape Myrtle	*Lagerstroemia indica*	30	20	2	L
1042	12.2	Crape Myrtle	*Lagerstroemia indica*	30	20	2	L
1043	13.2	Crape Myrtle	*Lagerstroemia indica*	30	20	2	L
1044	16.0	Crape Myrtle	*Lagerstroemia indica*	30	20	2	L
1045	18.2	Crape Myrtle	*Lagerstroemia indica*	30	20	2	L
1046	21.0	Callery Pear	*Pyrus calleryana*	45	35	2	L
1047	14.3	Callery Pear	*Pyrus calleryana*	40	25	2	L
1048	20.1	Callery Pear	*Pyrus calleryana*	50	30	2	L
1049	17.5	Wax Myrtle	*Myrica cerifera*	15	15	2	L

Tree condition ratings: 1-Excellent 2-Good 3-Fair 4-Poor 5-Very Poor 6-Dead

Tree Type: S=Specimen Tree Q=Tree of Quality B=Boundary Tree L=Landscape Tree G=Part of Tree Grouping

Table 1. Tree Data for Chick-Fil-A at 6085 North Point Parkway (continued)

Tree #	DBH (in.)	Common Name	Botanical Name	Height (ft.)	Spread (ft.)	Condition	Tree Type
1050	7.5	Crape Myrtle	*Lagerstroemia indica*	10	15	2	L
1051	4.0	Serviceberry	*Amelanchier* sp.	12	10	2	L
1052	3.5	Serviceberry	*Amelanchier* sp.	10	8	2	L
1053	25.4	Willow Oak	*Quercus phellos*	70	30	2	S, L
1054	17.3	Willow Oak	*Quercus phellos*	60	30	2	L
1055	17.6	Willow Oak	*Quercus phellos*	60	30	2	L
1056	18.1	Willow Oak	*Quercus phellos*	55	30	2	L
1057	17.4	Willow Oak	*Quercus phellos*	50	30	2	L
1058	17.2	Willow Oak	*Quercus phellos*	55	30	2	L
1059	17.4	Willow Oak	*Quercus phellos*	70	30	2	L
1060	30.4	Willow Oak	*Quercus phellos*	70	40	2	S, L
1061	12.2	Red Maple	*Acer rubrum*	40	25	3	L
1062	13.7	Red Maple	*Acer rubrum*	40	25	2	L
1063	19.8	Callery Pear	*Pyrus calleryana*	50	35	2	L
1064	18.0	Callery Pear	*Pyrus calleryana*	50	35	2	L
1065	15.1	Chinese Elm	*Ulmus parvifolia*	40	40	2	L
1066	7.7	Chinese Elm	*Ulmus parvifolia*	40	30	2	L
1067	14.3	Chinese Elm	*Ulmus parvifolia*	40	40	2	L
1068	9.7	Crape Myrtle	*Lagerstroemia indica*	15	10	2	L
1069	21.1	Willow Oak	*Quercus phellos*	40	30	2	L
1070	6.3	Holly	*Ilex* sp.	20	10	2	L
1071	5.9	Holly	*Ilex* sp.	20	10	2	L
1072	6.6	Holly	*Ilex* sp.	20	10	2	L
1073	8.1	Holly	*Ilex* sp.	20	10	2	L
1074	12.2	Crape Myrtle	*Lagerstroemia indica*	12	12	3	L
1075	16.4	Callery Pear	*Pyrus calleryana*	40	30	3	B, L,

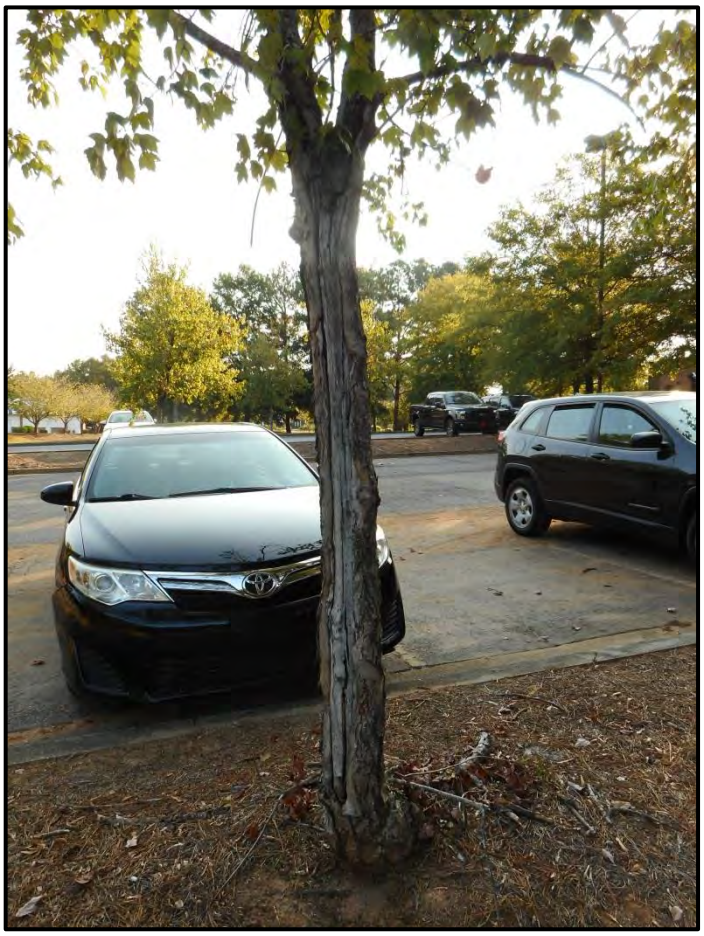
Tree condition ratings: 1-Excellent 2-Good 3-Fair 4-Poor 5-Very Poor 6-Dead
Tree Type: S=Specimen Tree Q=Tree of Quality B=Boundary Tree L=Landscape Tree G=Part of Tree Grouping

All of the trees on the subject site are Landscape Trees as they were planted around the perimeter of the site or the building. Four (4) of the trees (Trees 1001, 1002, 1053 and 1060) meet the size criteria for Specimen Trees. There is also a grouping of 26 shortleaf pines (*Pinus echinata*) in the north central portion of the site.

The majority of the trees on the subject site were found to be in good condition. Six (6) of the trees (Trees 1017, 1029, 1032, 1061, 1074 and 1075) were judged to be in “fair” condition. One (1) tree (Tree 1031) was considered to be in “poor” condition. Photos showing the defects of the “fair” and “poor” trees are provided below.

Tree #1017

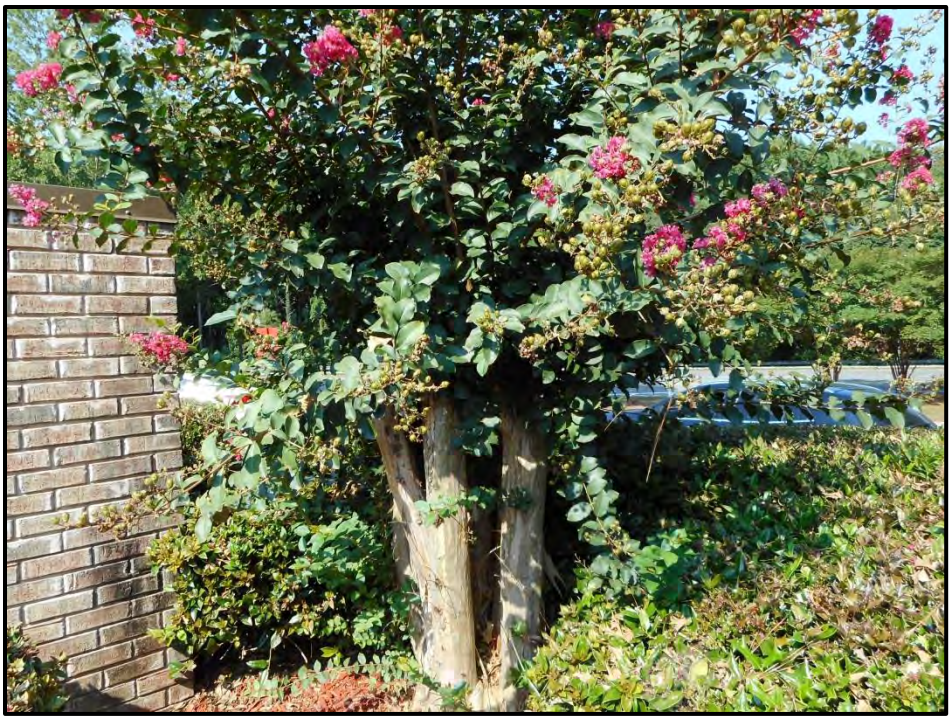
Tree #1029



Tree #1031

Tree #1032

Tree #1061



Tree #1074

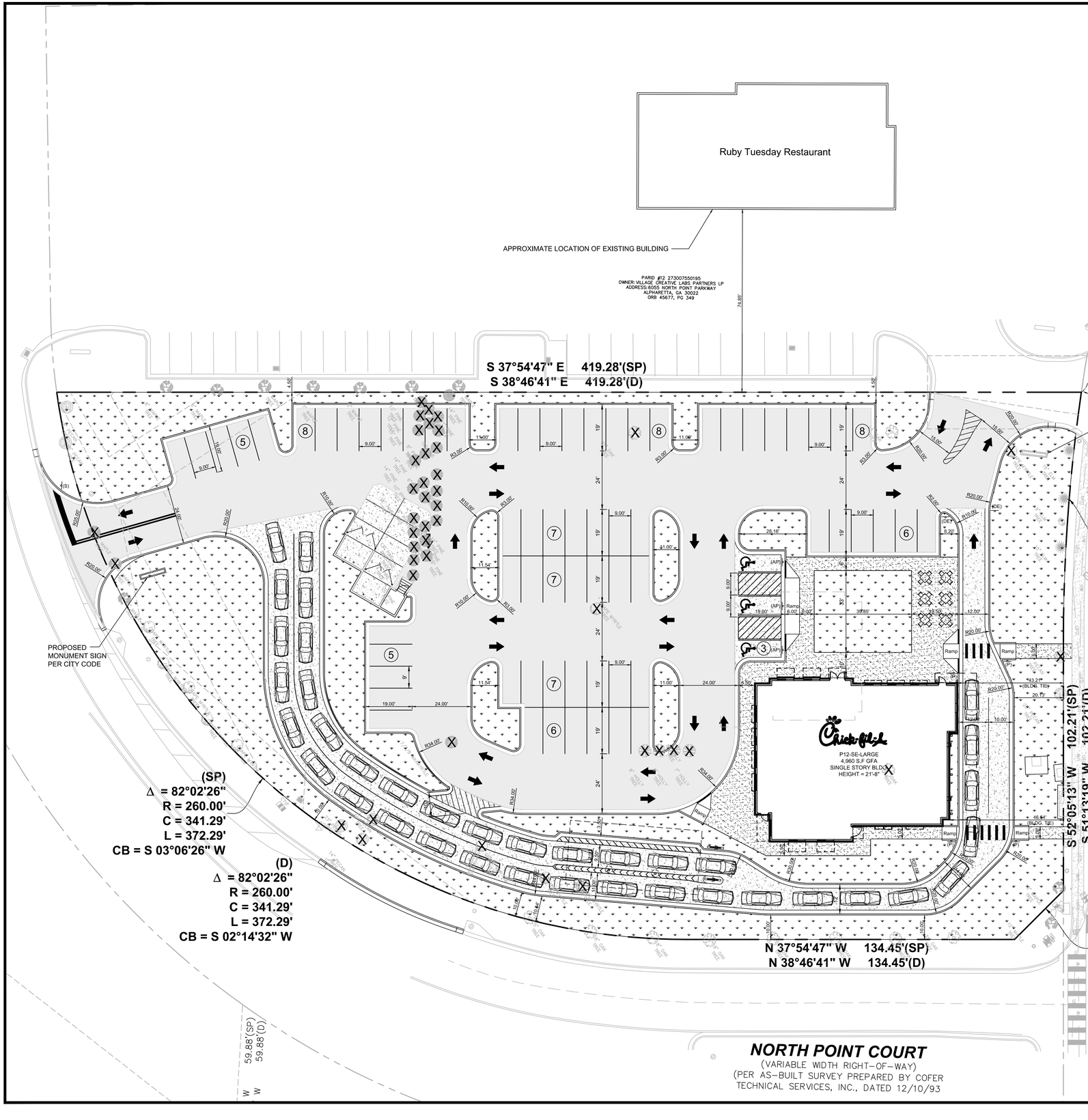
Tree #1075

The minimum tree density required to be maintained on a developed site in the City of Alpharetta is 130 inches/acre. Since the subject site is 1.8 acres, the minimum number of inches required to be preserved or replaced is 234. This is called the Site Density Factor (SDF). The current number of DBH inches on the subject site is 986, giving a current site density of 548 inches/acre.

APPENDIX A

Site Plan

Chick-fil-A
6085 North Point Parkway
Arborist Report
City of Alpharetta, Georgia



SITE DATA

STATEMENT OF INTENT

PROPOSED PROJECT IS PART OF OWNER'S EXISTING PROPERTY REINVESTMENT PROGRAM TO IMPROVE CUSTOMER SERVICE AND RESTAURANT OPERATIONS. PROPERTY IMPROVEMENTS WILL INCLUDE CONSTRUCTION OF A 4,960 SQUARE FOOT CHICK-FIL-A RESTAURANT WITH A DRIVE-THRU, OUTDOOR DINING AREA, AND INDOOR PLAYGROUND.

ADDRESS: 6085 NORTH POINT PKWY., ALPHARETTA, GEORGIA 30022

CHICK-FIL-A SITE AREA: EXISTING: 1.80 AC.± (78,406 S.F. ±)

ZONING: PSC (PLANNED SHOPPING CENTER)

FUTURE LANDUSE: MU - MIXED USE

PARCEL ID: 12 273007550187

BUILDING INFORMATION

EXISTING CONDITION:
EXISTING BUILDING AREA: 4,446 S.F.
EXISTING FLOOR AREA RATIO: 0.0567
NUMBER OF STORIES: 1

PROPOSED CONDITION:
PROPOSED TOTAL BUILDING AREA: 4,960 S.F.
PROPOSED FLOOR AREA RATIO: 0.0633
NUMBER OF STORIES: 1

LAND COVERAGE SUMMARY

FLOOD ZONE:
THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE X, IN ACCORDANCE WITH THE FIRM MAP OF FULTON COUNTY, COMMUNITY PANEL NUMBER 13121C0066F. MAP REVISED SEPTEMBER 18, 2013.

EXISTING CONDITION:

IMPERVIOUS AREA:	45,912 S.F. (58.56%) (1.054 AC±)
OPEN SPACE:	32,494 S.F. (41.44%) (0.746 AC.±)
TOTAL:	78,406 S.F. (100.00%) (1.80 AC.±)

PROPOSED CONDITION:

IMPERVIOUS AREA:	54,919 S.F. (70.04%) (1.261 AC.±)
OPEN SPACE:	23,487 S.F. (29.96%) (0.539 AC.±)
TOTAL:	78,406 S.F. (100.00%) (1.80 AC.±)

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT (EAST)	10'	116'
LEFT SIDE (NORTH)	15'	184'
RIGHT SIDE (SOUTH)	15'	43'
REAR (WEST)	15'	39'

LANDSCAPE BUFFER	REQUIRED	PROVIDED
FRONT (EAST)	10'	4.50'
LEFT SIDE (NORTH)	5'	10'
RIGHT SIDE (SOUTH)	5'	20'
REAR(WEST)	5'	10'

PARKING INFORMATION

EXISTING CONDITION:

REGULAR:	62 SPACES
ADA:	3 SPACES
TOTAL:	65 SPACES

PROPOSED CONDITION:

REGULAR:	
90° - 9' X 19'	67 SPACES
ADA:	
90° - 9' X 19'	3 SPACES
TOTAL:	70 SPACES

BICYCLE: 1 RACK - 5 SPACES

REQUIRED PARKING: FAST-FOOD RESTAURANT (WITH DRIVE-UP WINDOW) =
1 SPACES PER 100 SF OF GROSS FLOOR AREA
4,960 S.F. / 100 S.F. = 50 REQUIRED PARKING SPACES
ADA: 50 - 75 SPACES PROVIDED = 3 ADA SPACES REQUIRED

SITE LEGEND

= TYPICAL CONCRETE PAVEMENT
= TYPICAL ASPHALT PAVEMENT
= TYPICAL LANDSCAPE AREAS
X = TREE TO BE REMOVED
= TREE TO BE SAVED

Chick-fil-A
5400 Buffington Rd.
Atlanta, Georgia
30349-2998
cph
www.cphcorp.com
A Full Service
A & E Firm
Plans Prepared By:
CPH, Inc.
State of Florida Licenses:
Engineer No. 3215
Surveyor No. LB7143
Architect. No. AA26000926
Landscape No. LC000298

STATE OF GEORGIA REGISTERED FOR REVIEW ONLY NOT FOR CONSTRUCTION JASON L. TOOLE PE 027783 SCHOOL PROJECT

This item has been digitally signed and sealed by Jason L. Toole, PE. on date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

No.	Date	Revision
1	10/8/19	PER CITY COMMENTS

Designed: K. BROWN
Drawn: K. BROWN
Checked: C. PULVER
Job No.: C29111
STORE: FSU 00873
VERSION: N/A
Date: 9/9/2019 © 2019

SITE PLAN

CHICK-FIL-A
STORE NO. 0873 (NORTH POINT PARKWAY)
CITY OF ALPHARETTA, GEORGIA 30022

THIS SHEET NOT VALID FOR CONSTRUCTION WITHOUT COMPLETE SET OF PLANS.

Sheet No.
C-2.0

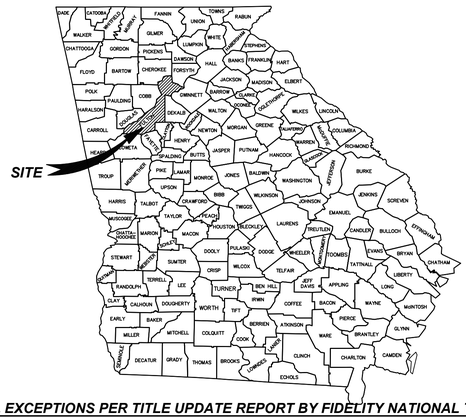
GEORGIA811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

APPENDIX B

Tree Survey

Chick-fil-A
6085 North Point Parkway
Arborist Report
City of Alpharetta, Georgia

BOUNDARY & TOPOGRAPHIC SURVEY
ALSO BEING AN
(ALTA/NSPS LAND TITLE SURVEY)
FOR
AT
6085 NORTH POINT PARKWAY
LYING IN
LAND LOT 756, 1ST DISTRICT, 2ND SECTION
FULTON COUNTY, GEORGIA



SPECIAL EXCEPTIONS PER TITLE UPDATE REPORT BY FIDELITY NATIONAL TITLE INSURANCE COMPANY
FIDELITY ORDER NO. 28420648, ISSUE DATE FEBRUARY 13, 2019

(1) TAXES
TYPE OF TAX: COUNTY
CALENDAR YEAR: 2018
AMOUNT: $22,482.72 ANNUALLY
PARCEL ID #: 12 273007550187
PAID THROUGH: 2018
ASSESSMENT: $720,000.00 (TOTAL = LAND AND IMPROVEMENTS, IF ANY)
(AFFECTS SUBJECT PARCEL) (BLANKET IN NATURE) (NOT PLOTTABLE)

(2) FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS AND EASEMENTS FOR NORTH POINT
DATED: 10/29/1993
RECORDED ON: 11/02/1993
RECORDED IN: DEED BOOK 17304, PAGE 135
PROPERTY DESIGNATION:
DATED: 05/31/1996
RECORDED ON: 06/03/1996
RECORDED IN: DEED BOOK 21026, PAGE 180
SECOND AMENDMENT TO MASTER DECLARATION OF COVENANTS AND EASEMENTS FOR
NORTH POINT:
DATED: 07/16/1996
RECORDED ON: 07/29/1996
RECORDED IN: DEED BOOK 21208, PAGE 257
THIRD AMENDMENT TO MASTER DECLARATION OF COVENANTS AND EASEMENTS FOR
NORTH POINT:
DATED: 11/20/2006
RECORDED ON: 11/21/2006
RECORDED IN: DEED BOOK 43924, PAGE 263
FOURTH AMENDMENT TO MASTER DECLARATION OF COVENANTS AND EASEMENTS FOR
NORTH POINT:
DATED: 12/11/2015
RECORDED ON: 12/11/2015
RECORDED IN: DEED BOOK 55650, PAGE 485
ASSIGNMENT AND ASSUMPTION OF MASTER DECLARATION OF COVENANTS AND
EASEMENTS FOR NORTH POINT
DATED: 12/30/2015
ASSIGNEE: BRI 1870 NORTH POINT LLC, A DELAWARE LIMITED LIABILITY COMPANY
RECORDED ON: 12/31/2015
RECORDED IN: DEED BOOK 55720, PAGE 448
(AFFECTS SUBJECT PARCEL) (BLANKET IN NATURE) (NOT PLOTTABLE)

(3) EASEMENT:
IN FAVOR OF: GEORGIA POWER COMPANY
DATED: 10/25/1993
RECORDED ON: 12/14/1993
RECORDED IN: DEED BOOK 17620, PAGE 254
(AFFECTS SUBJECT PARCEL) (BLANKET IN NATURE) (NOT PLOTTABLE)

(4) DECLARATION OF EASEMENTS
CLSS-TR UPDATEDATED: 12/21/1993
RECORDED ON: 12/21/1993
RECORDED IN: DEED BOOK 17545, PAGE 301
(AFFECTS SUBJECT PARCEL) (BLANKET IN NATURE) (NOT PLOTTABLE)

5. EASEMENT:
IN FAVOR OF: GEORGIA POWER COMPANY
DATED: 12/17/1993
RECORDED ON: 01/10/1994
RECORDED IN: DEED BOOK 17694, PAGE 319
(DOES NOT AFFECT SITE)

6. EASEMENT:
IN FAVOR OF: GEORGIA POWER COMPANY
DATED: 12/17/1993
RECORDED ON: 01/10/1994
RECORDED IN: DEED BOOK 17674, PAGE 326
(DOES NOT AFFECT SITE)

(7) FIRST AMENDMENT TO GROUND LEASE AND SHORT FORM OF LEASE:
DATED: 03/31/1994
LANDLORD: COUSINS PROPERTIES INCORPORATED, A GEORGIA CORPORATION, AS LANDLORD/LESSOR
TENANT: CHICK-FIL-A, INC., A GEORGIA CORPORATION, AS TENANT/LESSEE
RECORDED ON: 05/09/1994
RECORDED IN: DEED BOOK 18255, PAGE 160
ASSIGNMENT AND ASSUMPTION OF LEASE AND SECURITY DEPOSIT:
ASSIGNED TO: FRE 359, LLC, A DELAWARE LIMITED LIABILITY COMPANY
DATED: 03/16/2007
RECORDED ON: 03/19/2007
RECORDED IN: DEED BOOK 44656, PAGE 141
ASSIGNMENT AND ASSUMPTION OF LEASE AND SECURITY DEPOSIT
ASSIGNEE: VILLAGE/CREATIVE LABS PARTNERS, L.P., A CALIFORNIA LIMITED PARTNERSHIP
DATED: 09/11/2007
RECORDED ON: 09/12/2007
RECORDED IN: DEED BOOK 45677, PAGE 368
SECOND AMENDMENT TO SHORT FORM OF LEASE:
DATED: 06/22/2015
RECORDED ON: 06/26/2015
RECORDED IN: DEED BOOK 55093, PAGE 235
ASSIGNMENT AND ASSUMPTION OF LEASE AND SECURITY DEPOSIT:
ASSIGNED TO: FRE 359, LLC, A DELAWARE LIMITED LIABILITY COMPANY
DATED: 03/16/2007
RECORDED ON: 03/19/2007
RECORDED IN: DEED BOOK 44656, PAGE 141
ASSIGNMENT AND ASSUMPTION OF LEASE:
ASSIGNED TO: BP NORTHPOINT, LLC, A GEORGIA LIMITED LIABILITY COMPANY
RECORDED ON: 11/17/2015
RECORDED IN: DEED BOOK 55582, PAGE 508
(AFFECTS SUBJECT PARCEL) (BLANKET IN NATURE) (NOT PLOTTABLE)

8. EASEMENT:
CLSS-TR UPDATEIN FAVOR OF: GEORGIA POWER COMPANY
DATED: 06/24/1996
RECORDED ON: 08/29/1996
RECORDED IN: DEED BOOK 21381, PAGE 205
(DOES NOT AFFECT SITE)

(9) LIMITED WARRANTY DEED
FROM: COUSINS PROPERTIES INCORPORATED, A GEORGIA CORPORATION
TO: FRE 359, LLC, A DELAWARE LIMITED LIABILITY COMPANY
DATED: 03/16/2007
RECORDED ON: 03/19/2007
RECORDED IN: DEED BOOK 44656, PAGE 130
(AFFECTS SUBJECT PARCEL) (AS SHOWN ON SURVEY)

(10) LIMITED WARRANTY DEED
FROM: FRE 359, LLC, A DELAWARE LIMITED LIABILITY COMPANY
TO: VILLAGE/CREATIVE LABS PARTNERS, L.P., A CALIFORNIA LIMITED PARTNERSHIP
DATED: 09/11/2007
RECORDED ON: 09/12/2007
RECORDED IN: DEED BOOK 45677, PAGE 362
(AFFECTS SUBJECT PARCEL) (BLANKET IN NATURE) (NOT PLOTTABLE)

(11) DEED TO SECURE DEBT, SECURITY AGREEMENT, AND ASSIGNMENT OF LEASES AND RENTS
FROM: ALPHA LAND PARTNERS, LP., A GEORGIA LIMITED PARTNERSHIP, AS
SUCCESSOR-BY-CONVERSION TO VILLAGE/CREATIVE LABS PARTNERS, L.P., A CALIFORNIA LIMITED PARTNERSHIP
IN FAVOR OF: COMERCIA BANK
DATED: 03/01/2012
RECORDED ON: 03/29/2012
RECORDED IN: DEED BOOK 51037, BOOK 347
ORIGINAL $ AMT.: $20,000,000.00
AGREEMENT SUPPLEMENTING DEED TO SECURE DEBT
DATED: 08/15/2013
RECORDED ON: 08/28/2013
RECORDED IN: DEED BOOK 53073, PAGE 232
(AFFECTS SUBJECT PARCEL) (BLANKET IN NATURE) (NOT PLOTTABLE)

(12) LIMITED WARRANTY DEED
FROM: ALPHA LAND PARTNERS, L.P., A GEORGIA LIMITED PARTNERSHIP, FORMERLY KNOWN AS
VILLAGE/CREATIVE LABS, PARTNERS, L.P., A CALIFORNIA LIMITED PARTNERSHIP
TO: BP NORTHPOINT, LLC, A GEORGIA LIMITED LIABILITY COMPANY
DATED: 11/16/2015
RECORDED ON: 11/17/2015
RECORDED IN: DEED BOOK 55582, PAGE 5
(AFFECTS SUBJECT PARCEL) (BLANKET IN NATURE) (NOT PLOTTABLE)

Legal Description:
(PER DEED BOOK 55582, PAGE 500, INCLUSIVE OF THE PUBLIC RECORDS OF FULTON COUNTY, AND WAS PROVIDED BY THE CLIENT)

ALL THAT TRACT OF LAND LYING AND BEING IN LAND LOT 755, 1ST DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA AND BEING DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT LOCATED AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NORTH POINT PARKWAY, HAVING A VARYING RIGHT-OF-WAY, AND THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF HAYNES BRIDGE ROAD, HAVING A VARYING RIGHT-OF-WAY, IF BOTH RIGHTS-OF-WAY LINES WERE EXTENDED TO A POINT OF INTERSECTION, SAID POINT OF INTERSECTION BEING LOCATED 60 FEET FROM THE CENTERLINE OF SAID NORTH POINT PARKWAY, AND BEING LOCATED 65 FEET FROM THE CENTERLINE OF SAID HAYNES BRIDGE ROAD; THENCE, SOUTHWESTERLY FROM SAID POINT OF INTERSECTION, SOUTH 83 DEGREES 16 MINUTES 29 SECONDS WEST, A DISTANCE OF 20 FEET TO A POINT, SAID BEING LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF SAID NORTH POINT PARKWAY, AND BEING 60 FEET FROM THE CENTERLINE OF SAID RIGHT-OF-WAY; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF NORTH POINT PARKWAY, SOUTH 83 DEGREES 16 MINUTES 29 SECONDS WEST, A DISTANCE OF 67.69 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG AN ARC OF CURVE TO THE LEFT (WHICH HAS A RADIUS OF 710.00 FEET AND A CHORD DISTANCE OF 292.94 FEET, ALONG A BEARING OF SOUTH 71 DEGREES 22 MINUTES 10 SECONDS WEST), AN ARC DISTANCE OF 295.05 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING. THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF NORTH POINT PARKWAY, SOUTHWESTERLY ALONG AN ARC OF CURVE TO THE LEFT (WHICH HAS A RADIUS OF 710.00 FEET AND A CHORD DISTANCE OF 102.05 FEET, ALONG A BEARING OF SOUTH 55 DEGREES 20 MINUTES 35 SECONDS WEST), AN ARC DISTANCE OF 102.14 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 51 DEGREES 13 MINUTES 19 SECONDS WEST, A DISTANCE OF 102.21 FEET TO A POINT; THENCE LEAVING SAID NORTH POINT PARKWAY RIGHT-OF-WAY AND RUNNING NORTH 83 DEGREES 46 MINUTES 41 SECONDS WEST, A DISTANCE OF 28.28 FEET TO A POINT, SAID POINT BEING LOCATED ON THE SOUTHEAST RIGHT-OF-WAY LINE OF NORTH POINT COURT, AND SAID POINT BEING LOCATED 45 FEET FROM THE CENTERLINE OF NORTH POINT COURT; THENCE, NORTHWESTERLY, ALONG SAID RIGHT-OF-WAY LINE OF NORTH POINT COURT, NORTH 38 DEGREES 46 MINUTES 41 SECONDS WEST, A DISTANCE OF 134.45 FEET TO A POINT; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE NORTHEASTERLY, ALONG AN ARC OF CURVE TO THE RIGHT (WHICH HAS A RADIUS OF 260.00 FEET AND A CHORD DISTANCE OF 341.29 FEET, ALONG A BEARING OF NORTH 02 DEGREES 14 MINUTES 32 SECONDS EAST), AN ARC DISTANCE OF 372.29 FEET TO A POINT; THENCE LEAVING SAID NORTH POINT COURT RIGHT-OF-WAY LINE AND RUNNING SOUTH 38 DEGREES 46 MINUTES 41 SECONDS EAST, A DISTANCE OF 419.28 FEET TO A POINT LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF NORTH POINT PARKWAY, SAID POINT BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 78,408 SQUARE FEET, OR 1.800 ACRES, MORE OR LESS AND BEING SHOWN ON A SURVEY FOR CHICK-FIL-A AND COUSINS PROPERTIES INCORPORATED, PREPARED BY ENGINEERING & INSPECTION SYSTEMS, INC., DATED AUGUST 2, 1993.

EXHIBIT "B"
LEGAL DESCRIPTION-COMMON DRAINAGE AREA

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 742, 743, 754, AND 755 OF THE 1ST. DISTRICT, 2 SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A POINT WHICH WOULD FORM THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH POINT PARKWAY (FORMERLY KNOWN AS EASTSIDE DRIVE)(SAID RIGHT-OF-WAY OF NORTH POINT PARKWAY HAVING BEEN DEDICATED BY RIGHT-OF-WAY DEED DATED FEBRUARY 22, 1993, RECORDED IN DEED BOOK 16453, PAGE123, FULTON COUNTY, GEORGIA RECORDS AND HAVING A VARIABLE RIGHT-OF-WAY WIDTH) AND THE WESTERLY RIGHT-OF-WAY LINE OF HAYNES BRIDGE ROAD (SAID RIGHT-OF-WAY OF HAYNES BRIDGE ROAD HAVING BEEN WIDENED BY RIGHT-OF-WAY DEED DATED FEBRUARY 22, 1993, RECORDED IN DEED BOOK 16453, PAGE 143, AFORESAID RECORDS, AND HAVING A VARIABLE RIGHT-OF-WAY WIDTH) IF SUCH RIGHTS-OF-WAY WERE EXTENDED TO FORM AN ANGLE; RUN THENCE SOUTH 83 DEGREES 16 MINUTES 29 SECONDS WEST ALONG SUCH EXTENSION OF THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH POINT PARKWAY AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH POINT PARKWAY A DISTANCE OF 87.69 FEET TO A POINT; CONTINUE THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH POINT PARKWAY THE FOLLOWING COURSES AND DISTANCES: ALONG AN ARC OF A CURVE TO THE LEFT) SAID ARE BEING SUBTENDED BY A CHORD BEARING SOUTH 71 DEGREES 22 MINUTES 10 SECONDS WEST A CHORD DISTANCE OF 292.94 FEET AND HAVING A RADIUS OF 710.00 FEET) AN ARC DISTANCE OF 295.05 FEET TO A POINT; ALONG AN ARC OF A CURVE TO THE LEFT (SAID ARE BEING SUBTENDED BY A CHORD BEARING SOUTH 55 DEGREES 20 MINUTES 35 SECONDS WEST A CHORD DISTANCE OF 102.05 FEET AND HAVING A RADIUS OF 710.00 FEET) AN ARC DISTANCE OF 102.14 FEET TO A POINT; SOUTH 51 DEGREES 13 MINUTES 19 SECONDS WEST A DISTANCE OF 102.21 FEET TO A POINT AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH POINT PARKWAY WITH THE EASTERLY RIGHT-OF-WAY LINE OF NORTH POINT COURT (HAVING A VARIABLE RIGHT-OF-WAY WIDTH); THENCE LEAVE SUCH INTERSECTION AND RUN ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH POINT PARKWAY SOUTH 51 DEGREES 13 MINUTES 19 SECONDS WEST A DISTANCE OF 130.00 FEET TO A POINT AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF NORTH POINT PARKWAY WITH THE WESTERLY RIGHT-OF-WAY LINE OF NORTH POINT COURT; RUN THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NORTH POINT COURT THE FOLLOWING COURSES AND DISTANCES: NORTH 06 DEGREES 13 MINUTES 19 SECONDS EAST A DISTANCE OF 28.28 FEET TO A POINT; NORTH 38 DEGREES 46 MINUTES 41 SECONDS WEST A DISTANCE OF 118.29 FEET TO A POINT; ALONG AN ARC OF A CURVE TO THE RIGHT) SAID ARE BEING SUBTENDED BY A CHORD BEARING NORTH 21 DEGREES 00 MINUTES 52 SECONDS WEST A CHORD DISTANCE OF 207.46 FEET AND HAVING A RADIUS OF 340.00 FEET) AN ARC DISTANCE OF 210.83 FEET TO A POINT, WHICH POINT MARKS THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING AS THUS ESTABLISHED, THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF NORTH POINT COURT AND RUNNING SOUTH 54 DEGREES 34 MINUTES 34 SECONDS WEST A DISTANCE OF 59.88 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THE EASEMENT AREA FOR THE EXISTING FULTON COUNTY SANITARY SEWER LINE; RUNNING THENCE NORTH 00 DEGREES 50 MINUTES 21 SECONDS WEST ALONG THE EASTERLY BOUNDARY OF SUCH EASEMENT AREA A DISTANCE OF 383.03 FEET TO A POINT; CONTINUING THENCE NORTH 08 DEGREES 07 MINUTES 20 SECONDS WEST ALONG THE EASTERLY BOUNDARY OF SUCH EASEMENT AREA A DISTANCE OF 45.44 FEET TO A POINT; THENCE LEAVING THE EASTERLY BOUNDARY OF SAID EASEMENT AREA AND RUNNING SOUTH 89 DEGREES 46 MINUTES 36 SECONDS EAST A DISTANCE OF 115.03 FEET TO A POINT; RUNNING THENCE SOUTH 63 DEGREES 52 MINUTES 28 SECONDS EAST A DISTANCE OF 142.05 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NORTH POINT COURT; RUNNING THENCE ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NORTH POINT COURT THE FOLLOWING COURSES AND DISTANCES; SOUTH 50 DEGREES 17 MINUTES 04 SECONDS WEST A DISTANCE OF 77.40 FEET TO A POINT; ALONG AN ARC OF A CURVE TO THE LEFT (SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 23 DEGREES 31 MINUTES 01 SECOND WEST A CHORD DISTANCE OF 306.25 FEET AND HAVING A RADIUS OF 340.00 FEET) AN ARC DISTANCE OF 317.68 FEET TO A POINT, WHICH POINT MARKS THE POINT OF BEGINNING; SAID TRACT BEING SHOWN AS RETENTION EASEMENT #1 ON A SURVEY (2 SHEETS) FOR MORRISON RESTAURANTS, INC. AND COUSINS PROPERTIES, INCORPORATED PREPARED BY ENGINEERING & INSPECTION SYSTEMS, INC.
CERTIFIED BY JOHN EVAN NORTON, GEORGIA REGISTERED LAND SURVEYOR NO. 1848, DATED AUGUST 9, 1993, LAST REVISED SEPTEMBER 3, 1993.

Setbacks:

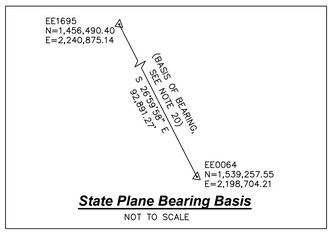
FRONT: 50' FROM RIGHT-OF-WAY OF LOCAL STREET
65' FROM RIGHT-OF-WAY OF ALL OTHER STREETS
SIDE: 15'
REAR 15'

Symbol Legend:
NOT TO SCALE

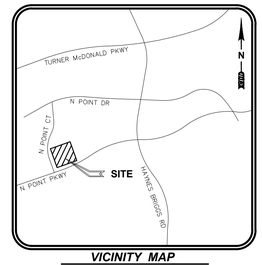
- AIR RELEASE VALVE
- BORING HOLE LOCATION
- BRICK PAVERS
- CABLE TV RISER
- CENTRAL ANGLE
- CLEAN OUT
- CONCRETE
- CONCRETE LIGHT POLE
- CONCRETE LIGHT POLE (DUAL)
- CONCRETE LIGHT POLE (TRIPLE)
- CONCRETE LIGHT POLE (QUAD)
- CONCRETE MITERED END SECTION
- CONCRETE PAVERS
- CONCRETE RIP RAP
- CONCRETE UTILITY POLE
- COUNTY ROAD SYMBOL
- CROSSWALK SIGNAL POLE
- DETECTABLE WARNING AREA
- DUAL SUPPORT SIGN
- ELECTRICAL MANHOLE
- ELECTRIC METER
- ELECTRICAL JUNCTION BOX
- ELECTRIC OUTLET
- ELECTRIC RISER
- FIBER OPTIC MARKER
- FIRE HYDRANT
- FLOOD LIGHT
- FOUND CONCRETE MONUMENT (AS NOTED)
- FOUND IRON PIPE (AS NOTED)
- FOUND IRON REBAR (AS NOTED)
- FOUND/SET NAIL (AS NOTED)
- GARBAGE CAN
- GAS MARKER
- GAS VALVE
- GOPHER TORTOISE HOLE
- GRATE INLET
- GRAVEL/DIRT
- GREASE TRAP MANHOLE
- GROUND LIGHT
- GUY ANCHOR
- HANDICAP PARKING SPACE
- INTERSTATE SYMBOL
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- LIGHT POLE (DUAL)
- LIGHT POLE (TRIPLE)
- LIGHT POLE (QUAD)
- MAILBOX
- MONITOR WELLS
- NAIL & DISC (AS NOTED)
- PARKING SPACES (2)
- PULL BOX (AS NOTED)
- REVISION NUMBER (3)
- RECLAIMED WATER METER
- RECLAIMED WATER VALVE
- ROOF DRAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER VALVE
- SCHEDULE B ITEM NUMBER (8)
- SECTION CORNER
- 4" X 4" CM LB #7143
- 5/8" IR&C LB #7143
- SIGN
- SITE BENCH MARK
- STORM SEWER MANHOLE
- STRIPING (DIRECTIONAL)
- TELEPHONE CABLE RISER
- TELEPHONE MANHOLE
- TELEPHONE LINE MARKER
- TELEPHONE JUNCTION BOX
- TEST HOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL SUPPORT POLE
- UNKNOWN MANHOLE
- UNKNOWN UTILITY MARKER
- UNKNOWN RISER
- UNKNOWN VALVE
- UTILITY FLAG (AS NOTED)
- VENT (AS NOTED)
- WATER METER
- WATER RISER
- WATER SERVICE
- WATER SPIGOT
- WATER SPRINKLER
- WATER VALVE
- WELL
- WETLAND FLAG
- WOOD UTILITY POLE
- WATER LINE MARKER
- WIRE HEIGHTS (SEE CHART)

NOTE:
THIS SURVEY IS NOT VALID WITHOUT SHEETS C-1.1, C-1.2 C-1.3 & C-1.4

TITLE BLOCK ABBREVIATIONS
Eng. = ENGINEERING L.B. = LICENSED BUSINESS
C.O.A. = CERTIFICATE OF AUTHORIZATION Arch.= ARCHITECTURAL
Landscp. = LANDSCAPE N/A = NOT APPLICABLE Lic. = LICENSED
No. = NUMBER P.O. = POST OFFICE © = COPYRIGHT



State Plane Bearing Basis
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

Survey Notes:

1. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL OF A GEORGIA LAND SURVEYOR.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. THIS SURVEY IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)

   THE SITE BENCHMARKS FOR THIS TOPOGRAPHIC SURVEY ARE DISPLAYED ON THE RESPECTIVE SURVEY FILE. THESE BENCHMARKS ARE BASED ON A CLOSED VERTICAL CONTROL LOOP HAVING AN ACTUAL ERROR OF CLOSURE OF 0.005' WHICH MEETS THE ALLOWABLE CLOSURE OF 0.008'. THIS FIELDWORK WAS PERFORMED USING A TOPCON LEVEL MODEL # DL502, AND REFERENCES THE FOLLOWING PUBLISHED BENCHMARKS AS ESTABLISHED BY THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) AND ALL VERTICAL INFORMATION INCLUDING SPOT ELEVATIONS, NOTATIONS AND THE CONTOUR LINES DERIVED THEREFROM ARE BASED ON AND MATCHED TO VERTICAL CONTROL BENCHMARKS SUPPLIED BY NGS DATA SHEETS PUBLISHED AT WWW.LABINS.ORG AS FOLLOWS:

   a) DESIGNATION # K 390, PID # DG2517, STAINLESS STEEL ROD W/O SLEEVE STAMPED "K 390 1983"
      ELEV = 1068.35' (NAVD '88)

   b) DESIGNATION # X 251 RESET, PID # EE1440, SURVEY DISK IN 4" X 4" CONCRETE MONUMENT STAMPED "X 251 RESET 1976"
      ELEV = 1096.19' (NAVD '88)

   SITE BENCHMARKS ARE AS SHOWN ON SHEET C-1.3.
4. THIS SURVEY IS NOT VALID WITHOUT SHEETS C-1.1, C-1.2 C-1.3 AND C1.4.
5. THE LAST DAY FIELD WORK WAS PERFORMED WAS 6/14/19; ALL BOUNDARY CORNERS WERE RECOVERED OR SET AS NOTED HEREON.
6. THE "LEGAL DESCRIPTION" HEREON IS IN ACCORD WITH THE INSTRUMENT OF RECORD, AND WAS PROVIDED BY THE CLIENT.
7. BEARINGS SHOWN HEREON ARE RELATIVE TO STATE PLANE COORDINATES, SEE NOTE 20, SAID BEARING BEING S 26°59'58" E. (SEE DETAIL ABOVE)
8. HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 13121C0066F, CITY OF ALPHARETTA, REVISED DATE SEPTEMBER 18, 2013, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X", WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (NAVD '88). THIS DETERMINATION WAS BASED ON A GRAPHIC INTERPOLATION OF SAID MAP AND NOT ON ACTUAL FIELD MEASUREMENTS.
9. HORIZONTAL WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.05 (FT). THE EQUIPMENT USED TO LOCATE THE FEATURES WAS A TOPCON TOTAL STATION MODEL# GPT-3005W.
10. UNLESS OTHERWISE NOTED, ALL RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION CONTAINED IN THE TITLE UPDATE REPORT AS PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FIDELITY ORDER NO. 28420648, ISSUE DATE FEBRUARY 13, 2019, AND WAS PROVIDED BY THE CLIENT.
11. FULTON COUNTY PROPERTY APPRAISER INFORMATION DISPLAYED HEREON AS PARID # IS PER THE FULTON COUNTY PROPERTY APPRAISER'S WEBSITE WWW.FULTONCOUNTYGA.GOV AS OF JUNE 14, 2019.
12. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN.
13. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL WETLAND BOUNDARIES.
14. FENCES AND WALLS EXISTING ON, OVER OR ADJACENT TO SUBJECT PROPERTY, ARE DISPLAYED HEREON; OWNERSHIP WHETHER SINGULAR OR JOINT WAS NOT DETERMINED BY THIS SURVEY.
15. VERTICAL FEATURE ACCURACY: "ELEVATIONS OF WELL-IDENTIFIED FEATURES CONTAINED IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.05 (FT)."
16. DIMENSIONS ARE SHOWN RELATIVE TO UNITED STATES STANDARD FEET AND DECIMALS THEREOF, UNLESS THE OBJECT SHOWN IS COMMONLY IDENTIFIED IN INCHES, I.E. TREE DIAMETER, PIPE DIAMETER, ETC. TREES DEPICTED ARE COMMON NAMES AND MEASURED AND LABELED AS DIAMETER AT BREAST HEIGHT IN INCHES.
17. THE UNDERGROUND UTILITIES DEPICTED BY PIPE LINETYPES ARE APPROXIMATE IN NATURE BASED UPON A INSPECTION OF THE MANHOLE, GRATE, ETC. OF EACH FACILITY. EXISTING PIPES WERE NOT LAMPED OR REMOTELY VIEWED FOR DIRECTION, OBSTRUCTIONS OR CONNECTIVITY.
18. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 3032,579 FEET, WHICH MEETS THE HORIZONTAL CONTROL ACCURACY OF 1'/10,000 FEET FOR AN URBAN SURVEY PER GEORGIA RULE 180-7-.03. THE EQUIPMENT USED TO VERIFY THE HORIZONTAL CONTROL ON THE SUBJECT SURVEY WAS A TOPCON TOTAL STATION MODEL# GPT-3005W.
19. THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 44,739 FEET.
20. STATE PLANE INFORMATION SHOWN HEREON IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) USING CONTROL POINTS FROM THE NGS DATA SHEETS PUBLISHED AT WWW.LABINS.ORG AND ARE AS FOLLOWS:

    GEORGIA WEST ZONE

    a) DESIGNATION # PID #EE1695 = N 1,456,490.40 FEET, E 2,240,875.14 FEET

    b) DESIGNATION # PID #EE0064 = N 1,539,257.55 FEET, E 2,198,704.21 FEET

    THE EQUIPMENT USED TO TRANSFER THE STATE PLANE INFORMATION FROM THE ABOVE REFERENCED CONTROL POINTS TO THE SUBJECT SURVEY WAS A TOPCON GPS HIPER V.
21. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
22. THERE WAS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
23. APPARENT INGRESS/EGRESS EASEMENTS AND CROSS ACCESS EASEMENTS BEING USED BY OTHERS HAVE NOT BEEN PROVIDED TO SURVEYOR.
24. THE UNDERGROUND UTILITIES LABELED UE, UT, UFO, UW, UCTV AND UG, AND THE SANITARY LATERAL LINES DISPLAYED ON SHEET C1.1B ARE A RESULT OF AN ELECTRONIC FILE CREATED BY SOUTHEASTERN SURVEYING & MAPPING CORP. 8641 BAYPINE ROAD, SUITE 5, JACKSONVILLE, FL 32256, 904-737-5900

Reference Materials:

1) AS-BUILT SURVEY AS PREPARED BY COFER TECHNICAL SERVICES, INC., DATED DECEMBER 10, 1993.

2) DEED BOOK 55582, PAGE 500, INCLUSIVE OF THE PUBLIC RECORDS OF FULTON COUNTY, GEORGIA.

Parking Table

STANDARD SPACES =	59
CURBSIDE SPACES =	3
ACCESSIBLE HANDICAP SPACES =	3
TOTAL SPACES =	65

Index of Sheets

C-1.1	ALTA/NSPS LAND TITLE SURVEY (COVER SHEET)
C-1.2	ALTA/NSPS LAND TITLE SURVEY (BOUNDARY SURVEY)
C-1.3	ALTA/NSPS LAND TITLE SURVEY (TOPOGRAPHIC SURVEY)
C-1.4	ALTA/NSPS LAND TITLE SURVEY (TREE SURVEY)

Surveyor's Certification:

Certified to: Chick-fil-A, Inc. and Fidelity National Title Insurance Company

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are state hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Also

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-5, 6(b), 7(a)(b), 8, 9, 11, 13, 16-17 and 20-21 of Table A thereof.
The field work was completed on June 14, 2019.

For the Firm By: _____
Jeffery W. Patterson
Georgia Land Surveyor No. 3287

Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

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Surveyors

Offices in:
- Florida
- Puerto Rico
- Connecticut
- Maryland
- Texas

By	Date	Revision
DL	9.16.19	ADDED TREE SURVEY, FIELD MARK-UP

Field Crew:	DS/VG	No.	9.16.19	C29111	© 2019	File: C29111.dwg		
Drawn by:	B.J.B.							
Checked by:	R.L.R.							
Approved by:	J.W.P.							

Sign Legend:

NOT TO SCALE

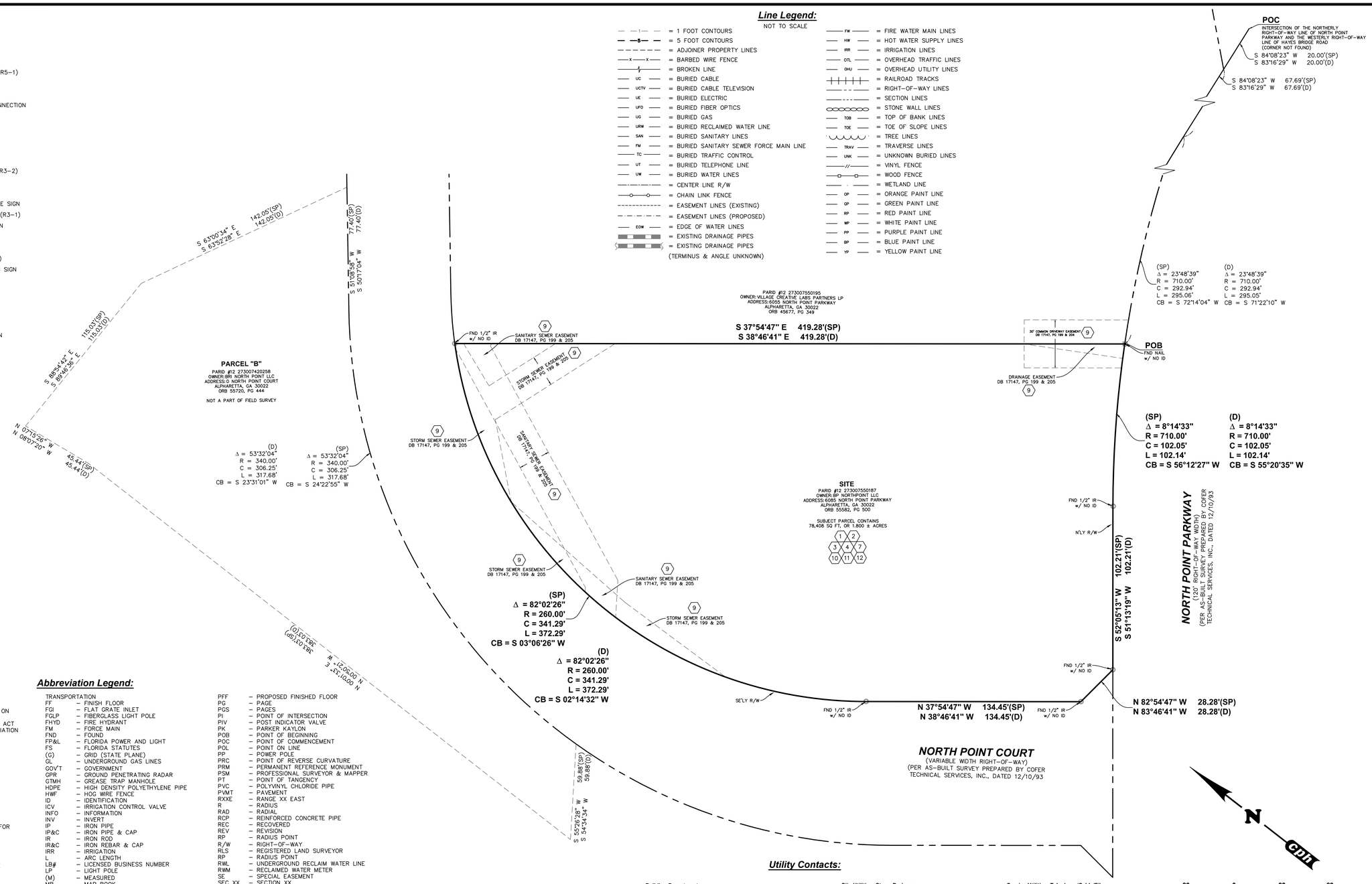
(R1) ROW NUMBER SIGN
(B) BUS STOP SIGN
(DE) DEAD END SIGN
(DNE) DO NOT ENTER SIGN (R5-1)
(HC) HANDICAP SIGN
(HC) DUAL HANDICAP SIGN
(FDC) FIRE DEPARTMENT CONNECTION
(INFO) INFORMATION SIGN
(KR) KEEP RIGHT SIGN
(LTO) LEFT TURN ONLY
(ME) MEDIAN SIGN
(ND) NO DUMPING SIGN
(NL) NO LEFT TURN SIGN (R3-2)
(NLI) NO LITTERING SIGN
(NO) NO OUTLET SIGN
(FL) NO PARKING FIRE LANE SIGN
(NOR) NO RIGHT TURN SIGN (R3-1)
(NTT) NO THRU TRAFFIC SIGN
(NOT) NO TRUCKS (R5-2)
(NP) NO PARKING SIGN
(1W) ONE WAY SIGN (R6-2)
(PE) PEDESTRIAN CROSSING SIGN
(RTO) RIGHT TURN ONLY
(SL) SPEED LIMIT SIGN
(ST) STOP SIGN (R1-1)
(SS) STREET SIGN
(TZ) TOW AWAY ZONE SIGN
(TE) TRUCK ENTRANCE SIGN
(U) UNKNOWN SIGN
(WL) WEIGHT LIMIT SIGN
(WW) WRONG WAY SIGN
(Y) YIELD SIGN

Line Legend:

NOT TO SCALE

= 1 FOOT CONTOURS
= 5 FOOT CONTOURS
= ADJOINER PROPERTY LINES
= BARBED WIRE FENCE
= BROKEN LINE
= BURIED CABLE
= BURIED CABLE TELEVISION
= BURIED ELECTRIC
= BURIED FIBER OPTICS
= BURIED GAS
= BURIED RECLAIMED WATER LINE
= BURIED SANITARY LINES
= BURIED SANITARY SEWER FORCE MAIN LINE
= BURIED TRAFFIC CONTROL
= BURIED TELEPHONE LINE
= BURIED WATER LINES
= CENTER LINE R/W
= CHAIN LINK FENCE
= EASEMENT LINES (EXISTING)
= EASEMENT LINES (PROPOSED)
= EDGE OF WATER LINES
= EXISTING DRAINAGE PIPES
= EXISTING DRAINAGE PIPES (TERMINUS & ANGLE UNKNOWN)

= FIRE WATER MAIN LINES
= HOT WATER SUPPLY LINES
= IRRIGATION LINES
= OVERHEAD TRAFFIC LINES
= OVERHEAD UTILITY LINES
= RAILROAD TRACKS
= RIGHT-OF-WAY LINES
= SECTION LINES
= STONE WALL LINES
= TOP OF BANK LINES
= TOE OF SLOPE LINES
= TREE LINES
= TRAVERSE LINES
= UNKNOWN BURIED LINES
= VINYL FENCE
= WOOD FENCE
= WETLAND LINE
= ORANGE PAINT LINE
= GREEN PAINT LINE
= RED PAINT LINE
= WHITE PAINT LINE
= PURPLE PAINT LINE
= BLUE PAINT LINE
= YELLOW PAINT LINE



Abbreviation Legend:

(A) – ACTUAL
A/C – AIR CONDITIONER
ACSM – AMERICAN CONGRESS ON SURVEYING & MAPPING
ADA – AMERICANS WITH DISABILITIES ACT
ALTA – AMERICAN LAND TITLE ASSOCIATION
APPROX – APPROXIMATE
ARV – AIR RELEASE VALVE
AVE – AVENUE
AVG – AVERAGE
(BB) – BEARING BASIS
BFP – BACK FLOW PREVENTER
BLK – BLOCK
BLDG – BUILDING
BLVD – BOULEVARD
BM – BENCH MARK
BOC – BACK OF CURB
BOW – BACK OF WALK
BSL – BUILDING SETBACK LINE
BWF – BARBED WIRE FENCE
C–X – DENOTES SHEET NUMBERING FOR ENGINEERING PLANS
(C) – CALCULATED
C – CHORD
CATV – CABLE TELEVISION RISER
CB – CHORD BEARING
CBS – CONCRETE BLOCK STRUCTURE
C.C.R. – CERTIFIED CORNER RECORD
C&G – CURB & GUTTER
CI – CATCH INLET
C/L – CENTERLINE
CLF – CHAIN LINK FENCE
CM – CONCRETE MONUMENT
CMP – CORRUGATED METAL PIPE
CO – CLEANOUT
CONC – CONCRETE
COR – CORNER
CRPP – CORRUGATED PLASTIC PIPE
CUE – COUNTY UTILITY EASEMENT
CWS – CROSSWALK SIGNAL
Δ – DELTA
(D) – DESCRIPTION
DB – DEED BOOK
DBH – DIAMETER AT BREAST HEIGHT IN INCHES
DE – DRAINAGE EASEMENT
DEPT – DEPARTMENT
DIP – DUCTILE IRON PIPE
DR – DRIVE
D/U – DRAINAGE AND UTILITY EASEMENT
(E) – ENGINEERING PLAN
E/B – ELECTRIC JUNCTION BOX
EL – UNDERGROUND ELECTRICAL LINES
ELEC – ELECTRIC
ELEV – ELEVATION
ELLIP – ELLIPTICAL
EOI – END OF INFORMATION
EOP – EDGE OF PAVEMENT
FB – FIELD BOOK
FDOT – FLORIDA DEPARTMENT OF TRANSPORTATION
FF – FINISH FLOOR
FGI – FLAT GRATE INLET
FGLP – FIBERGLASS LIGHT POLE
FHYD – FIRE HYDRANT
FM – FORCE MAIN
FND – FOUND
FP&L – FLORIDA POWER AND LIGHT
FS – FLORIDA STATUTES
(G) – GRID (STATE PLANE)
GL – UNDERGROUND GAS LINES
GOV'T – GOVERNMENT
GPR – GROUND PENETRATING RADAR
GTMH – GREASE TRAP MANHOLE
HDPE – HIGH DENSITY POLYETHYLENE PIPE
HWF – HOG WIRE FENCE
ID – IDENTIFICATION
ICV – IRRIGATION CONTROL VALVE
INFO – INFORMATION
INV – INVERT
IP – IRON PIPE
IP&C – IRON PIPE & CAP
IR – IRON ROD
IR&C – IRON REBAR & CAP
IRR – IRRIGATION
L – ARC LENGTH
LB# – LICENSED BUSINESS NUMBER
LP – LIGHT POLE
(M) – MEASURED
MB – MAP BOOK
MBX – MAILBOX
MES – MITERED END SECTION
MH – MANHOLE
MLP – METAL LIGHT POLE
MPH – MILES PER HOUR
MPP – METAL POWER POLE
N/A – NOT APPLICABLE
NAVD – NORTH AMERICAN VERTICAL DATUM
NAD – NORTH AMERICAN DATUM
NG – NATURAL GROUND
NGS – NATIONAL GEODETIC SURVEY
NGVD – NATIONAL GEODETIC VERTICAL DATUM
N & D – NAIL AND DISK
NO. – NUMBER
NR – NON-RADIAL
NSPS – NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
NT – NON-TANGENT
NTS – NOT TO SCALE
OD – OUTSIDE DIAMETER
ORB – OFFICIAL RECORDS BOOK
OR – OFFICIAL RECORDS
OUL – OVERHEAD UTILITY LINES
OTL – OVERHEAD TRAFFIC LINES
(P) – PLAT
PB – PLAT BOOK
PC – POINT OF CURVATURE
PCC – POINT OF COMPOUND CURVATURE
PCP – PERMANENT CONTROL POINT
PFF – PROPOSED FINISHED FLOOR
PG – PAGE
PGS – PAGES
PI – POINT OF INTERSECTION
PIV – POST INDICATOR VALVE
PK – PARKER KAYLON
POB – POINT OF BEGINNING
POC – POINT OF COMMENCEMENT
POL – POINT ON LINE
PP – POWER POLE
PRC – POINT OF REVERSE CURVATURE
PRM – PERMANENT REFERENCE MONUMENT
PSM – PROFESSIONAL SURVEYOR & MAPPER
PT – POINT OF TANGENCY
PVC – POLYVINYL CHLORIDE PIPE
PVMT – PAVEMENT
RXXE – RANGE XX EAST
R – RADIUS
RAD – RADIAL
RCP – REINFORCED CONCRETE PIPE
REC – RECOVERED
REV – REVISION
RP – RADIUS POINT
R/W – RIGHT-OF-WAY
RLS – REGISTERED LAND SURVEYOR
RP – RADIUS POINT
RWL – UNDERGROUND RECLAIM WATER LINE
RWM – RECLAIMED WATER METER
SE – SPECIAL EASEMENT
SEC XX – SECTION XX
SMH – SANITARY SEWER MANHOLE
(SP) – STATE PLANE
SQ – SQUARE
SQ FT – SQUARE FEET
ST – STREET
STMH – STORM DRAINAGE MANHOLE
S/W – SIDEWALK
TB – TANGENT BEARING
TXXS – TOWNSHIP XX SOUTH
TELE – TELEPHONE
TL – OVERHEAD TRAFFIC SIGNAL LINES
TOB – TOP OF BANK
TOE – TOE OF SLOPE
TR – TELEPHONE RISER
TRANS – TRANSFORMER
TSB – TRAFFIC SIGNAL BOX
TSSP – TRAFFIC SIGNAL SUPPORT POLE
TVL – UNDERGROUND CABLE TV LINES
(TYP) – TYPICAL
UE – UTILITY EASEMENT
UNK – UNKNOWN
UTL – UNDERGROUND TELEPHONE LINES
W/ – WITH
WL – UNDERGROUND WATER LINE
WLP – WOOD LIGHT POLE
WM – WATER METER
WP – WORK PROGRAM
WPF – WOOD POST FENCE
WPP – WOOD POWER POLE
WV – WATER VALVE

Utility Contacts:

Building Department
Agency: City of Alpharetta – Construction & Inspections
Address: 2 Park Plaza, Alpharetta, GA 30009
Contact: Jeremy Edmondson
Phone: 678.297.6084
Email: jedmondson@alpharetta.ga.us

Site Utilities: Sanitary Sewer
Agency: Fulton County Water and Sewer
Address: 11575 Maxwell Road, Alpharetta, GA 30009
Contact: Abdul Akbar
Phone: 404.612.7518
Email: abdulakbar@fultoncountyga.gov

Site Utilities: Water
Agency: Fulton County Water and Sewer
Address: 9750 Spruill Rd, Alpharetta, GA 30022
Contact: Abdul Akbar
Phone: 404.612.7518
Email: abdulakbar@fultoncountyga.gov

Site Utilities: Storm Drainage
Agency: Fulton County Water Resources
Address: 2 Park Plaza, Alpharetta, GA 30009
Contact: Dennis Roland, Stormwater Supervisor
Phone: 678.297.6261
Email: droland@alpharetta.ga.us

Service Utilities: Gas Utility
Agency: Atlanta Gas Light
Address: 10 Peachtree Pl. NE, Atlanta, GA 30309
Contact:
Phone: 1-800-427-5463
Email:

Service Utilities: Electric
Agency: Georgia Power
Address: 1453 Highway 120, Lawrenceville, GA 30043
Contact: Cornell B. Washington
Phone: 770-497-5810
Email:

Service Utilities: Telephone/Cable/Fiber
Agency: Xfinity
Address:
Contact:
Phone: 800.391.3000
Email:

NOTE:
THIS SURVEY IS NOT VALID WITHOUT SHEETS C-1.1, C-1.2 C-1.3 & C-1.4

TITLE BLOCK ABBREVIATIONS
Eng. = ENGINEERING L.B. = LICENSED BUSINESS
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30 0 30 60
Graphic Scale in Feet

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By	Revision	Date	DL
	ADDED TREE SURVEY, FIELD MARK-UP	9.16.19	9.10.19

Field Crew: DS/VG
Drawn by: B.J.B.
Checked by: R.L.R.
Approved by: J.W.P.
Scale: 1"=30'
Date: 06/14/19
Job No.: C29111
File: C29111.dwg
No. Date
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Survey Prepared By
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500 West Fulton St.
Sanford, Fl. 32771
Ph: 407.322.6841
Licenses:
Eng. PEF006331
Survey LSF000870

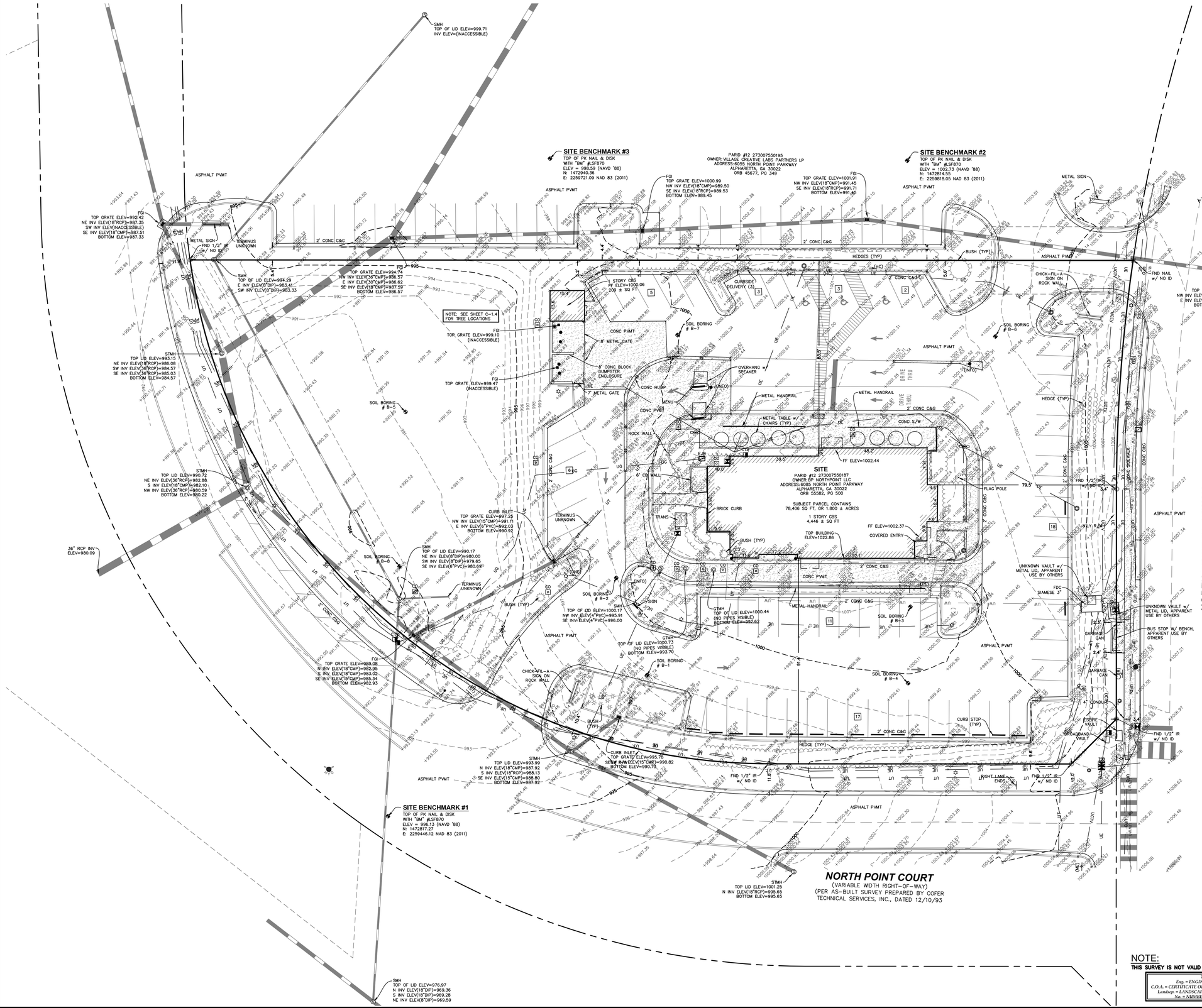
BOUNDARY & TOPOGRAPHIC SURVEY
(ALSO BEING AN ALTA/NSPS LAND TITLE SURVEY)

CHICK-FIL-A, INC.
STORE #0873
6085 NORTH POINT PARKWAY
LAND LOT 756, 1ST DISTRICT, 2ND SECTION
FULTON COUNTY, GEORGIA

Sheet No.
C-1.2

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

J:\C29111\Survey\C29111\C29111.dwg, 9/19/2019 8:37:46 AM, Benard, William J., CPH SURVEY FULLSIZE.ctb



No.	Date	Revision	By
1	9.16.19	ADDED TREE SURVEY, FIELD MARK-UP 9.10.19	DL

Field Crew:	DS/VG
Drawn by:	B.J.B.
Checked by:	R.L.R.
Approved by:	J.W.P.
Scale:	1"=20'
Date:	06/14/19
Job No.:	C29111
File:	C29111.dwg

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BOUNDARY & TOPOGRAPHIC SURVEY
(ALTA/NSPS LAND TITLE SURVEY)

CHICK-FIL-A, INC.
STORE #0873
6085 NORTH POINT PARKWAY
LAND LOT 756, 1ST DISTRICT, 2ND SECTION
FULTON COUNTY, GEORGIA

Sheet No.
C-1.3

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• Connecticut
• Maryland
• Texas

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Licenses:
Eng. PEF006331
Survey LSF000870

Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

NOTE:
THIS SURVEY IS NOT VALID WITHOUT SHEETS C-1.1, C-1.2 C-1.3 & C-1.4

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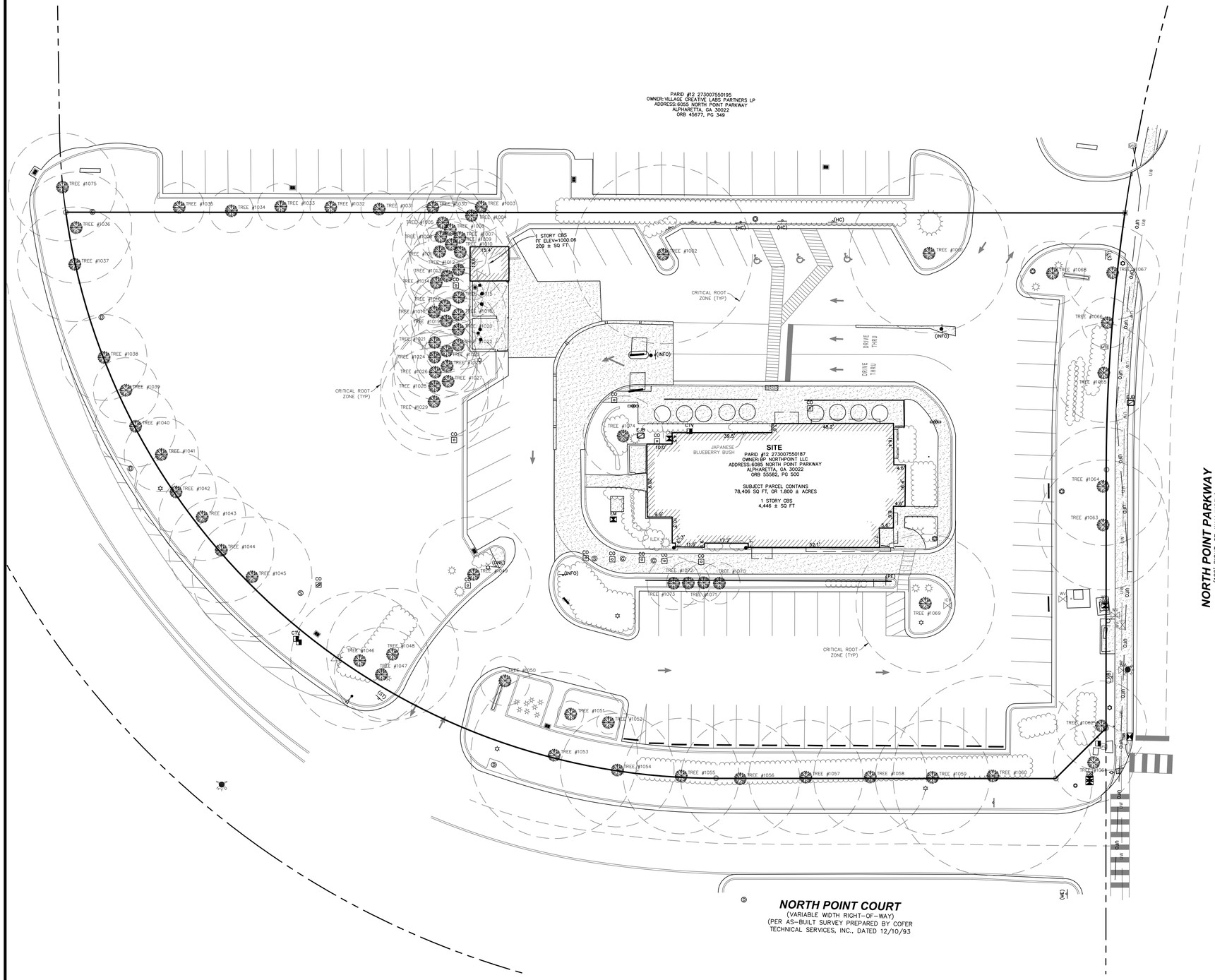

Tree #	DBH (in.)	Common Name	Botanical Name	Height (ft.)	Spread (ft.)	Condition	
1001	24.2	Willow Oak	*Quercus phellos*	60	50	2	
1002	27.2	Willow Oak	*Quercus phellos*	60	40	2	
1003	7.7	Red Maple	*Acer rubrum*	25	15	2	
1004	14.2	Shortleaf Pine	*Pinus echinata*	60	30	2	
1005	12.8	Shortleaf Pine	*Pinus echinata*	60	20	2	
1006	10.2	Shortleaf Pine	*Pinus echinata*	60	20	2	
1007	11.2	Shortleaf Pine	*Pinus echinata*	60	20	2	
1008	10.8	Shortleaf Pine	*Pinus echinata*	60	20	2	
1009	7.0	Shortleaf Pine	*Pinus echinata*	60	20	2	
1010	15.2	Shortleaf Pine	*Pinus echinata*	60	20	2	
1011	14.3	Shortleaf Pine	*Pinus echinata*	60	20	2	
1012	15.5	Shortleaf Pine	*Pinus echinata*	60	20	2	
1013	13.1	Shortleaf Pine	*Pinus echinata*	60	20	2	
1014	12.8	Shortleaf Pine	*Pinus echinata*	60	20	2	
1015	7.8	Shortleaf Pine	*Pinus echinata*	60	20	2	
1016	9.2	Shortleaf Pine	*Pinus echinata*	60	20	2	
1017	10.7	Shortleaf Pine	*Pinus echinata*	60	20	3	
1018	6.8	Shortleaf Pine	*Pinus echinata*	60	20	2	
1019	10.5	Shortleaf Pine	*Pinus echinata*	60	20	2	
1020	10.5	Shortleaf Pine	*Pinus echinata*	60	20	2	
1021	12.5	Shortleaf Pine	*Pinus echinata*	60	20	2	
1022	14.4	Shortleaf Pine	*Pinus echinata*	60	20	2	
1023	6.6	Shortleaf Pine	*Pinus echinata*	60	20	2	
1024	12.8	Shortleaf Pine	*Pinus echinata*	60	20	2	
1025	9.2	Shortleaf Pine	*Pinus echinata*	60	20	2	
1026	12.6	Shortleaf Pine	*Pinus echinata*	60	20	2	
1027	16.9	Shortleaf Pine	*Pinus echinata*	60	20	2	
1028	16.4	Shortleaf Pine	*Pinus echinata*	60	30	2	
1029	16.4	Shortleaf Pine	*Pinus echinata*	60	30	3	
1030	6.4	Red Maple	*Acer rubrum*	25	18	2	
1031	5.5	Red Maple	*Acer rubrum*	20	12	4	
1032	6.3	Red Maple	*Acer rubrum*	20	18	3	
1033	7.1	Red Maple	*Acer rubrum*	25	20	2	
1034	6.7	Red Maple	*Acer rubrum*	20	16	2	
1035	7.6	Red Maple	*Acer rubrum*	20	20	2	
1036	16.9	Callery Pear	*Pyrus calleryana*	40	35	2	
1037	17.5	Callery Pear	*Pyrus calleryana*	40	35	2	
1038	13.1	Sugar Maple	*Acer saccharum*	40	30	2	
1039	9.9	Sugar Maple	*Acer saccharum*	40	30	2	
1040	12.3	Sugar Maple	*Acer saccharum*	40	30	2	
1041	11.3	Crape Myrtle	*Lagerstroemia indica*	30	20	2	
1042	12.2	Crape Myrtle	*Lagerstroemia indica*	30	20	2	
1043	13.2	Crape Myrtle	*Lagerstroemia indica*	30	20	2	
1044	16.0	Crape Myrtle	*Lagerstroemia indica*	30	20	2	
1045	18.2	Crape Myrtle	*Lagerstroemia indica*	30	20	2	
1046	21.0	Callery Pear	*Pyrus calleryana*	45	35	2	
1047	14.3	Callery Pear	*Pyrus calleryana*	40	25	2	
1048	20.1	Callery Pear	*Pyrus calleryana*	50	30	2	
1049	17.5	Wax Myrtle	*Myrica cerifera*	15	15	2	
1050	7.5	Crape Myrtle	*Lagerstroemia indica*	10	15	2	
1051	4.0	Serviceberry	*Amelanchier* sp.	12	10	2	
1052	3.5	Serviceberry	*Amelanchier* sp.	10	8	2	
1053	25.4	Willow Oak	*Quercus phellos*	70	30	2	
1054	17.3	Willow Oak	*Quercus phellos*	60	30	2	
1055	17.6	Willow Oak	*Quercus phellos*	60	30	2	
1056	18.1	Willow Oak	*Quercus phellos*	55	30	2	
1057	17.4	Willow Oak	*Quercus phellos*	50	30	2	
1058	17.2	Willow Oak	*Quercus phellos*	55	30	2	
1059	17.4	Willow Oak	*Quercus phellos*	70	30	2	
1060	30.4	Willow Oak	*Quercus phellos*	70	40	2	
1061	12.2	Red Maple	*Acer rubrum*	40	25	3	
1062	13.7	Red Maple	*Acer rubrum*	40	25	2	
1063	19.8	Callery Pear	*Pyrus calleryana*	50	35	2	
1064	18.0	Callery Pear	*Pyrus calleryana*	50	35	2	
1065	15.1	Chinese Elm	*Ulmus parvifolia*	40	40	2	
1066	7.7	Chinese Elm	*Ulmus parvifolia*	40	30	2	
1067	14.3	Chinese Elm	*Ulmus parvifolia*	40	40	2	
1068	9.7	Crape Myrtle	*Lagerstroemia indica*	15	10	2	
1069	21.1	Willow Oak	*Quercus phellos*	40	30	2	
1070	6.3	Holly	*Ilex* sp.	20	10	2	
1071	5.9	Holly	*Ilex* sp.	20	10	2	
1072	6.6	Holly	*Ilex* sp.	20	10	2	
1073	8.1	Holly	*Ilex* sp.	20	10	2	
1074	12.2	Crape Myrtle	*Lagerstroemia indica*	12	12	3	
1075	16.4	Callery Pear	*Pyrus calleryana*	40	30	3	

NORTH POINT PARKWAY
(120' RIGHT-OF-WAY WIDTH)
(PER AS-BUILT SURVEY PREPARED BY COFER TECHNICAL SERVICES, INC., DATED 12/10/93

NORTH POINT COURT
(VARIABLE WIDTH RIGHT-OF-WAY)
(PER AS-BUILT SURVEY PREPARED BY COFER TECHNICAL SERVICES, INC., DATED 12/10/93

Graphic Scale in Feet
20 0 20 40

NOTE:
THIS SURVEY IS NOT VALID WITHOUT SHEETS C-1.1, C-1.2 C-1.3 & C-1.4

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30349-2998

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- Texas

No.	Date	By
1	9.16.19	DL
	ADDED TREE SURVEY, FIELD MARK-UP 9.10.19	
	Revision	

Field Crew:	DS/VG
Drawn by:	B.J.B.
Checked by:	R.L.R.
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Sanford, Fl. 32771
Ph: 407.322.6841
Licenses:
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BOUNDARY & TOPOGRAPHIC SURVEY
(ALTA/NSPS LAND TITLE SURVEY)
ALSO BEING A
CHICK-FIL-A, INC.
STORE #0873
6085 NORTH POINT PARKWAY
LAND LOT 756, 1ST DISTRICT, 2ND SECTION
FULTON COUNTY, GEORGIA

Sheet No.
C-1.4

City Council Meeting & Public Hearing
STAFF REPORT

Submitting Department: Community Development
Submitted By:
Sponsored By:
Meeting Date: December 16, 2019

I. AGENDA ITEM TITLE: E-19-09 DXL BIG & TALL SIGN EXCEPTION

CONSIDERATION OF A SIGN EXCEPTION TO AGGREGATE ALLOWABLE WALL SIGN AREA IN ORDER TO INCREASE THE SIZE OF THE REAR WALL SIGN. THE PROPERTY IS LOCATED AT 6110 NORTH POINT PARKWAY, SUITE A AND IS LEGALLY DESCRIBED AS BEING LOCATED IN LAND LOT 755, 1ST DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA.

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO
FISCAL IMPACT: NO
INCLUDED IN CURRENT FY CPTL BUDGET: NO
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST:
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

DXL Sign Exception CC Staff Report, Aerial Map, Location Map, CZIM Sign In Sheet 11.13.19, Complete Citi Part B, DXLComplete App 9.30.19

CITY COUNCIL MEETING
STAFF REPORT

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

I. AGENDA ITEM TITLE: E-19-09 DXL BIG & TALL SIGN EXCEPTION

CITY COUNCIL: DECEMBER 16, 2019

II. RECOMMENDATION:

Approve E-19-09 DXL Big & Tall Sign Exception, subject to the following conditions:

1. Wall sign location, size, type, color, and illumination shall be limited to submitted plans, with final approval by Staff.
2. Rear wall sign shall not exceed 44 square feet in sign area, with final approval by Staff.
3. No additional wall signs shall be permitted for the applicant's tenant space. Wall sign permit issued for west elevation shall be voided.

III. REPORT IN BRIEF:

The applicant, Apollo Signs on behalf of DXL Big & Tall, is requesting consideration of a sign exception to increase the allowable sign area for the rear wall sign. A 54.6 square foot wall sign is proposed on the rear elevation facing a parking lot. The Unified Development Code (UDC) limits the sign area of the rear wall sign to no more than 24 square feet. The subject property is located at 6110 North Point Parkway, Suite A at the southwest corner of North Point Parkway and North Point Court.

DISCUSSION

The submitted request, if approved, would allow a larger rear wall sign facing a parking lot. The Unified Development Code (UDC) allows one (1) wall sign up to 24 square feet on the rear of the building facing a parking lot or open space. The applicant is requesting to utilize unused wall sign area to allow for a 54.6 square foot wall sign on the rear elevation of the building. The subject property is located at 6110 North Point Parkway, Suite A at the southwest corner of North Point Parkway and North Point Court.

The subject property is zoned PSC (Planned Shopping Center) and is developed with a 14,241 square foot multi-tenant building. Surrounding properties are also zoned PSC and located within the North Point Overlay. Chick-fil-A is located to the north, Jared Jewelers to the west, Target to the south and Men's Warehouse to the east.

UDC Section 2.6.12 (B)(2) *Signs Permitted in Shopping Centers* states that, "One wall sign per road frontage for each tenant space no greater than one (1) sq. ft. of sign area per one (1) ln. ft. of tenant space frontage shall be permitted; provided, however, no more than two (2) wall signs shall be allowed for a tenant space (i.e. Corner tenants within strip shopping centers may have a wall sign on the end of the building in addition to the wall sign on the front of the building for a maximum of two (2) wall signs)." In addition, the North Point Overlay allows one (1) wall sign, not to exceed 24 square feet, located on the rear of the building, since the property backs up to a parking lot. Currently, Staff is proposing changes to this regulation to increase the

allowable sign area of a rear facing wall sign to 50% of the allowable sign area of the wall sign on the front elevation. If the text amendment is approved, the applicant would be permitted a rear wall sign with a sign area of up to 44 square feet.

Two (2) wall signs are proposed; one (1) existing wall sign on the front elevation of the building facing North Point Parkway and one (1) proposed wall sign on the rear elevation of the building facing Target. The building has 88' of frontage facing North Point Parkway and 100' of frontage on the corner facing Jared Jewelers. Including the rear-facing wall sign, 212 square feet of sign area is permitted for three (3) wall signs on the applicant's tenant space.

One (1), 35.96 square foot wall sign has been permitted and placed on the front elevation of the building, which has internally-illuminated channel letters. A 2nd wall sign permit was issued for the west elevation facing Jared Jewelers; however, the applicant will not utilize that sign. Another wall sign is depicted on the rear of the building facing Target and is proposed to be 54.6 square feet with internally-illuminated channel letters. As shown in the table below, the applicant is requesting a total of two (2) wall signs with a total sign area of 90.56 square feet, which is 121.44 square feet, or 57%, less in total sign area than permitted by the Sign Code.

Elevation	# Allowed	# Requested	Allowed Sign Area	Requested Sign Area
North (North Point Pkwy)	1	1	88 SF	35.96 SF (sign permit issued, sign installed)
West	1	0	100 SF	0 SF (sign permit issued, but applicant will not use)
East	0	0	0	0 SF
South (rear)	1	1	24 SF	54.6 SF
TOTAL	**3**	**2**	**212 SF**	**90.56 SF**

EXCEPTION REQUIREMENTS

The City of Alpharetta Unified Development Code Article II, Section 4.5.4. outlines the criteria set forth for granting an exception to the sign regulations. The ordinance specifically states..."an exception may be granted upon a finding that":

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

Response: The applicant's proposed wall sign area of 90.56 square feet for a total of two (2) wall signs is 57% less than the allowable sign area of 212 square feet for three (3) wall signs.

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

Response: The applicant is asking to utilize unused allowable sign area to increase the size of the rear wall sign to 54.6 square feet. The proposed overall sign area of the two (2) wall signs is 57% less than the total allowed sign area of the three (3) permitted wall signs.

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

Response: Granting the applicant's sign exception would not grant the applicant significant privileges denied to others, since the proposed sign area is 57% less than the maximum sign area allowed by the Sign Code.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Ordinance.

Response: The sign exception would not cause substantial detriment to the public good as the proposed overall sign area is much less than the maximum allowed. The two (2) wall signs on the front and rear elevations would be more aesthetically pleasing than three (3) wall signs with a sign area of up to 212 square feet. If approved, a condition is recommended limiting the sign area of the rear wall sign to no greater than 44 square feet.

CONCURRENCES

Staff has reviewed the application and is in general agreement with the requested sign exception. The criteria have been met and the applicant's request should not impact surrounding properties. The applicant is permitted a total of three (3) wall signs with a sign area of 212 square feet, of which the applicant proposes 90.56 square feet of sign area over two (2) wall signs on the front and rear building elevations. Two (2) wall signs on the front and rear elevations would be more aesthetically pleasing than three (3) wall signs with a sign area of up to 212 square feet. If approved, a condition is recommended limiting the size of the rear wall sign to no greater than 44 square feet.

CITIZEN PARTICIPATION PLAN

The applicant notified adjacent property owners of the sign variance request and intent for the property. The citizen participation report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on November 13, 2019. There were two (2) sign-ins and one (1) public comment on the sign-in sheet in opposition to a sign placed on the rear of the building.

IV. ATTACHMENTS:

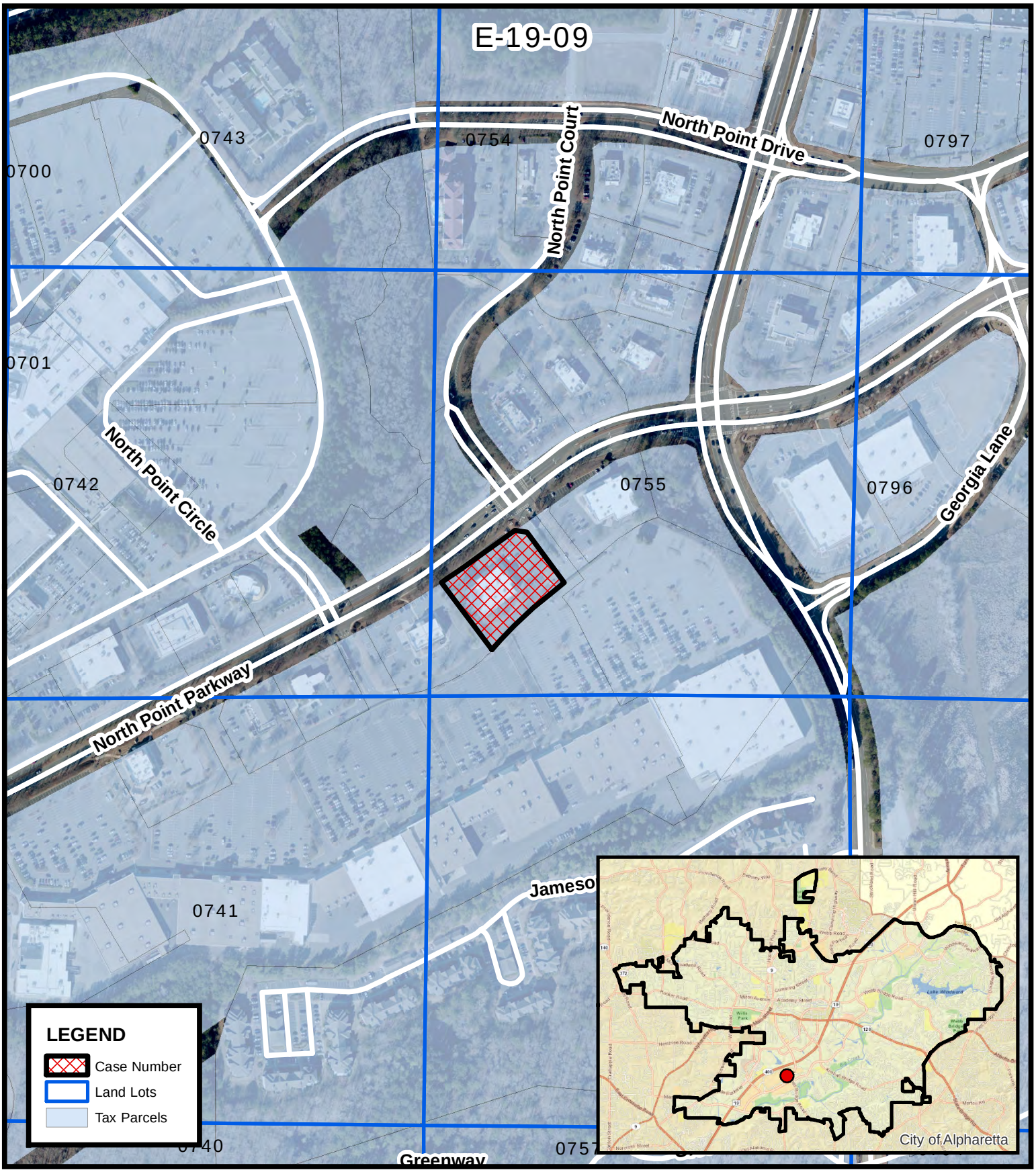
- Sign Location & Details

THE CITY OF ALPHARETTA GEORGIA

Aerial Map
DXL Big & Tall
Sign Exception

E-19-09
D/LL: 1/2/755
CC: 12/16/19

Location Map Provided by:
Community Development - GIS



THE CITY OF ALPHARETTA GEORGIA

Location Map
DXL Big & Tall
Sign Exception

E-19-09
D/LL: 1/2/755
CC: 12/16/19

Location Map Provided by:
Community Development - GIS

DXL Big & Tall Sign Exception

CZIM

11.13.19

NAME	ADDRESS	Comments
Clifford Martin	700 Anna Lane	Opposed to a sign placed on rear of building.
Kevin Landry	12057 Orchid Lane	

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: DXL

Contact Name: Rosa Shaw Telephone: 770-874-9400 x 226

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.

We did not receive any comments or concerns.

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

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)* _____

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

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

Signature of Authorized Agent: _____ Date: 11/21/2019

Print Form

APOLLO SIGN & LIGHT

1238 Logan Circle NW
Atlanta, GA 30318
770 874-9400
770 874-9401 fax

Dear Property Owner,

This letter is to inform you that a Modification to Variance Condition Application has been submitted to the City of Alpharetta on land located 500 feet of your property. Please be advised of the following information pertaining to the application and public hearings:

CASE NUMBER: E-19-09

APPLICANT NAME: DXL Big & Tall Sign Exception

REQUEST: Modification to Variance Condition to add additional signage

STREET LOCATION: 6110 North Point Pkwy Suite A Alpharetta, GA 30022

PROPOSED DEVELOPMENT: Retail Clothing Store

CITY COUNCIL HEARING

December 16, 2019

6:30 p.m.

PUBLIC HEARING LOCATION

2 Park Plaza

Alpharetta, GA 30009

If you have question about the zoning application, please contact Rosa Shaw at 770-874-9400 x 226 or rshaw@apollosign.com

Sincerely,

Rosa Shaw

9/30/19

DXL Big & Tall
~~Sign Exception~~

FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

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: Rosa Shaw Telephone: 770-874-9400 x 226

Address: 1238 Logan Cir NW Suite:

City Atlanta State: GA Zip: 30318 Fax:

Mobile Tel: 404-450-3333 Email: rshaw@apollosign.com

Subject Property Information:

Address: 6110 North Point Pkwy Suite A Current Zoning:

District: Section: Land Lot: Parcel ID:

Proposed Zoning: Current Use: Retail store

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?

The property is currently and will continue to be used as DXL Big & Tall

Applicant's Request (Please itemize the proposal):

We are applying for a variance to add an additional sign to the rear of the store facing a parking lot.

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

Add signage to the rear of the building

9/30/19

DXL Big & Tall
Sign Exception

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Bonnie Whitehead Telephone: 404-574-195

Address: 1230 Peachtree St. Suite: 800

City Atlanta State: GA Zip: 30309

Authorization:

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

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

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

Identify Authorized Applicant:

Name of Authorized Applicant: Rosa Shaw Telephone: 770-874-9400

Address: 1238 Logan Cir NW Suite:

City Atlanta State: GA Zip: 30318

So Sworn and Attested:

Owner Signature: Bonnie Whitehead agent for owner Date: 8/23/19

Notary: DAWN M. GILLESPIE NOTARY PUBLIC SOUTH CAROLINA

Notary Signature: Dawn Gillespie exp. 3/10/25 Date: 8/23/19

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

It will be compatible with surrounding properties

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.

N/A

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

The approval of this application will not increase traffic.

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?

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.

DXL Big & Tall
Sign Exception

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

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

N/A

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

We are asking to identity our retail store to customers that are entering from the back parking lot.

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

No, there are not.

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

No, it would not.

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.

DXL Big & Tall
Sign Exception

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 We want to add a second sign to the rear of the building

☐ 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

DXL Big & Tall Sign Exception

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: DXL

Contact Name: Rosa Shaw Telephone: 770-874-9400 x 226

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.

CP Venture Two LLC

Village Creative Labs Partners LP

BP Northpoint LLC

Cole CP Alpharetta GA LLC

BRI 1870 North Point LLC

Orlando BK One Associates LP Ripo

GGP North Point Inc

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

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)*

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

They can respond by mail or phone.

DXL Big & Tall Sign Exception

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: DXL

Contact Name: Rosa Shaw Telephone: 770-874-9400 x 226

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.*

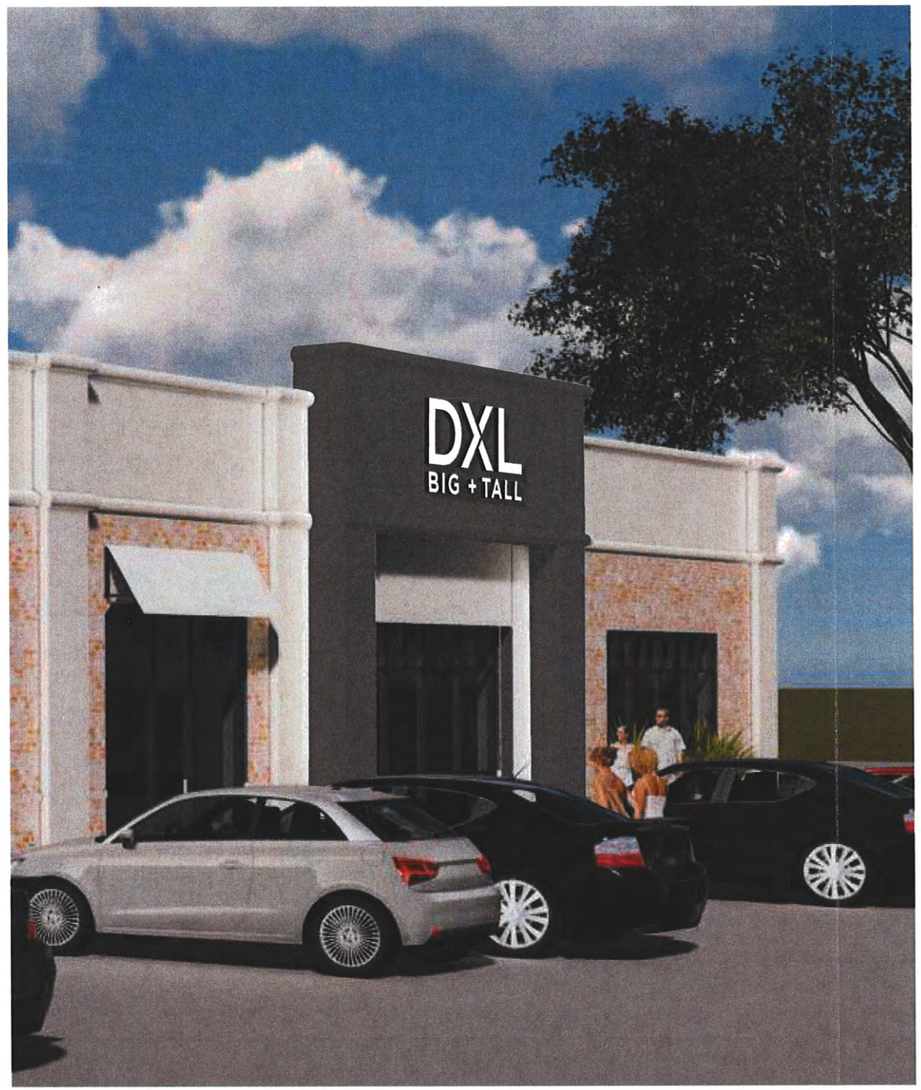
- ☐ Letter
- ☐ Personal Visits
- ☐ Telephone
- ☐ Group Meeting
- ☐ Email
- ☐ Other *(Please Specify)* _____

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: _____ Date: _____

Print Form



2018

DXL
BIG + TALL

Site Recommendation Book

DXL GROUP
North Point Market Center
6110 N. Point Parkway, Suite A
Alpharetta, GA 30022

QID: 18-44003

Designer:
Brian Sowder

Date:
11-1-18

HILTONDISPLAYS
GREAT SIGNS FOR GREAT COMPANIES

125 Hillside Drive Greenville, South Carolina 29607 Phone: 864-233-0401 National Toll Free: (800) 353-9132 www.hiltondisplays.com

SITE PLAN

A ILLUMINATED CHANNEL LETTERS

B ILLUMINATED CHANNEL LETTERS

HILTONDISPLAYS

125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • F 864 242 2204
www.hiltondisplays.com

QID 18-44003

JOB NAME	DXL Group
LOCATION	6110 N. Point Parkway, Ste A Alpharetta, GA 30022
CUSTOMER CONTACT	
SALESMAN / PM	Kellie Douglas
DESIGNER	Brian Sowder
DWG. DATE	11-1-18
REV. DATE / REVISION	2-1-19 BS / add sign 2-27-19 BS / part#s 4-3-19 BS / chg PM 5-22-19 BS / CL copy
SCALE	Not To Scale
FILE	2018/DXL/ Alpharetta GA/18-44003/ DXL Alpharetta GA 18-44003

DESIGN SPECIFICATIONS ACCEPTED BY:

EST:	CLIENT:
SLS/PM:	LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.

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DRY	
DAMP	
WET	X

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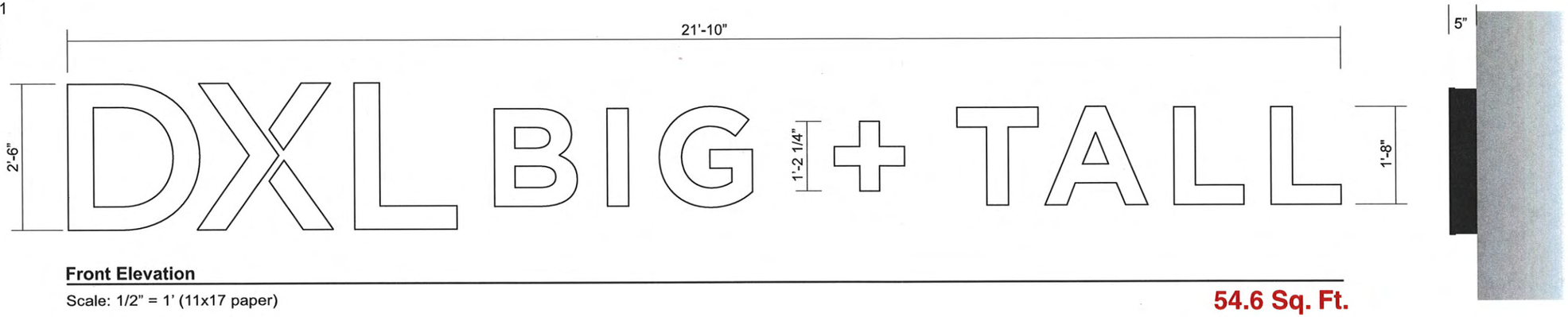
FACE LIT CHANNEL LETTERS

DXL-PART#

Qty, 1

B



Front Elevation

Scale: 1/2" = 1' (11x17 paper)

54.6 Sq. Ft.

SPECIFICATIONS:

Returns: Pre-Finished Black Aluminum
Faces: 3/16" 7328 White acrylic with 1" Black trimcap
Illumination: White Principle LEDs - 6500K

Notes:
- All Wiring UL Approved And Bare Label

South Elevation

Not To Scale

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125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • F 864 242 2204
www.hiltondisplays.com

QID 18-44003

JOB NAME	DXL Group
LOCATION	6110 N. Point Parkway, Ste A Alpharetta, GA 30022
CUSTOMER CONTACT	
SALESMAN / PM	Kellie Douglas
DESIGNER	Brian Sowder
DWG. DATE	11-1-18
REV. DATE / REVISION	2-1-19 BS / add sign 2-27-19 BS / part#s 4-3-19 BS / chg PM 5-22-19 BS / CL copy
SCALE	As Noted
FILE	2018/DXL/ Alpharetta GA/18-44003/ DXL Alpharetta GA 18-44003

DESIGN SPECIFICATIONS ACCEPTED BY:

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Underwriters Laboratories Inc.

DRY	
DAMP	
WET	X

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City Council Meeting & Public Hearing
STAFF REPORT

Submitting Department: Community Development
Submitted By:
Sponsored By:
Meeting Date: December 16, 2019

I. AGENDA ITEM TITLE: PH-19-23 TAX ALLOCATION DISTRICT #2 NORTH POINT OVERLAY ECONOMIC REDEVELOPMENT PLAN (SECOND PUBLIC HEARING)

CONSIDERATION OF A RESOLUTION PROPOSING TO ADOPT THE CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA, TAX ALLOCATION DISTRICT #12NORTH POINT OVERLAY REDEVELOPMENT PLAN AND TO CREATE CITY OF ALPHARETTA, GEORGIA, TAX ALLOCATION DISTRICT #1: NORTH POINT OVERLAY

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO
FISCAL IMPACT: NO
INCLUDED IN CURRENT FY CPTL BUDGET: NO
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST:
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

PH-19-23 Council Agenda Report 11.26.19, TAD Redevelopment Plan_Alp, Resolution 11.26.19

CITY COUNCIL MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: ELICIA TAYLOR

I. AGENDA ITEM TITLE: PH-19-23 TAX ALLOCATION DISTRICT #2: NORTH POINT OVERLAY REDEVELOPMENT PLAN

CITY COUNCIL: DECEMBER 9, 2019

DECEMBER 16, 2019

THIS ITEM WAS PRESENTED AT AS A WORKSHOP ITEM ON, APRIL 8, 2019 AND SEPTEMBER 16, 2019

Discussion and Consideration of a resolution proposing the adoption of the City of Alpharetta, Fulton County, GA, Tax Allocation District #2: North Point Overlay Redevelopment Plan and creation of the City of Alpharetta, Georgia, Tax Allocation District #2, North Point Economic Corridor

II. RECOMMENDATION:

Approve PH-19-23 TAX ALLOCATION DISTRICT #2: NORTH POINT OVERLAY REDEVELOPMENT PLAN

III. REPORT IN BRIEF:

Staff retained Bleakly Advisory Group to assist the City in evaluating opportunities that could result from creating a Tax Allocation District (TAD) for the North Point / LCI Area. Preliminary findings were presented to the City Council on April 8, 2019.

Bleakly Advisory Group has drafted a redevelopment plan outlining the justification, rationale, boundaries, fiscal data and proposed projects that could result from the establishment of the Tax Allocation District.

Bleakly Advisory Group presented the update on the redevelopment plan on September 16, 2019.

DISCUSSION

The submitted request, if approved, will allow for the establishment of a tax allocation district for the North Point Area. This district will help achieve the goals for the North Point Activity Center, as detailed in the 2018 LC Plan:

- Transportation improvements including sidewalks and crosswalks
- Reduce vehicular trips through an emphasis on walkability by construction of multi-use trail connections
- Provide public green space and gateway parks to the connect to the Greenway

The TAD creation will allow the City the opportunity to make significant infrastructure investments to create the environment and attract private investment for the area.

IV. ATTACHMENTS:

- Redevelopment Plan, Tas Allocation District #2, Alpharetta North Point Activity Center, prepared by Bleakly Advisory Group
- Resolution

EXHIBIT A

REDEVELOPMENT PLAN

TAX ALLOCATION DISTRICT #2

ALPHARETTA NORTH POINT ACTIVITY CENTER

DECEMBER 2019

PREPARED FOR:

THE CITY OF ALPHARETTA

PREPARED BY:

BleaklyAdvisoryGroup

EXHIBIT A

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EXECUTIVE SUMMARY

INTRODUCTION

This Redevelopment Plan (the Plan) has been prepared for the City of Alpharetta to create Tax Allocation District #2 – Alpharetta North Point Activity Center. This report presents the justification, rationale, boundaries, fiscal data and proposed projects that could result from the establishment of this Tax Allocation District (TAD). This Redevelopment Plan was prepared in conformance with provisions of the Georgia Redevelopment Powers Law (O.C.G.A. Title 36 Chapter 44) that governs the creation of the Tax Allocation Districts (TADs) in the state. The City of Alpharetta is responsible for preparing this plan and for proposing to establish this TAD.

The general boundaries, goals, development opportunities and proposed public improvements, as well as the broad economic/market forces impacting the redevelopment area are addressed in this report. Previous City plans have also been relied upon to provide the economic justification, rationale, and related background data to designate this redevelopment area and TAD. This plan also identifies the development with nearer-term potential and defines desired uses of TAD proceeds that would result from implementing those projects. The Redevelopment Plan concludes with a "School District Impact Analysis," which is a statutory requirement of the Redevelopment Powers Law.

CHALLENGES, OPPORTUNITIES, AND VISION FOR THE REDEVELOPMENT AREA

The Alpharetta North Point Activity Center, which is centered on North Point Mall, is an important commercial hub for the citizens of Alpharetta and an important revenue generator for the City of Alpharetta and Fulton County. The mall alone generated $4.0 million in real property taxes and an estimated $12.9 million in local sales taxes for the County, School District, City, MARTA, CID and regional transportation (T-SPLOST) programs in 2018. Other nearby businesses rely on the mall to generate customer traffic – increasing its economic impact.

While the district continues to be a destination, new nearby competitors are drawing more attention and spending from the North Point area. The new competitive areas are typically more walkable, mixed-use, and pedestrian-oriented than the auto-focused design of the North Point area. With numerous parking lots and underutilized real estate, the area has become less appealing to consumers seeking a pedestrian-friendly experience. These and other recent trends impacting retailers locally and nationally, have led to retail sales at North Point trending downward, while vacancy rates have increased in the mall, as well as in the area surrounding the mall, since its peak performance period in the 1990s and early 2000s.

The City desires to be proactive to help stabilize, transition and improve the area before economic conditions deteriorate to unacceptable levels. In 2018 the City updated its LCI Plan for the North Point area to encourage more mixed-use real estate, promote quality development, improve walkability, and provide more amenities, including green space, for residents and workers. However, the City seeks additional funding sources to help pay for public improvements outlined in the LCI Plan and achieve the City's vision for the area.

EXHIBIT A

THE GOAL

The City has two primary goals for the North Point Activity Center, as detailed in the 2018 LCI Plan:

- **Transportation, access, and connectivity:** Prioritize the necessary intensity of development to reduce congestion on existing roadways and reduce vehicular trips through an emphasis on walkability.
- **High-quality development and creating a sense of place:** Integrated mixed-use centers that allow for a unique diverse lifestyle that includes activity in public spaces.

To achieve the goals for the area, the City will need to make significant infrastructure investments, providing public infrastructure improvements and other public amenities to create the environment and attract private investment to build the types of projects that residents desire. This TAD is intended to provide resources to address the challenges in the North Point area.

Proposed North Point Activity Center TAD

Tax Allocation District #2 - Alpharetta North Point Activity Center parcels in red. The TAD also includes the shaded public rights-of-way (ROW) adjacent to and connecting the included parcels, to provide flexibility for the City to make supportive public improvements within those corridors as appropriate. A list of each TAD parcel is included in the appendix.

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Tax Allocation District #2 - Alpharetta North Point Activity Center Boundary

The boundaries of the proposed Tax Allocation District #2 – Alpharetta North Point Activity Center are shown on the map above. This redevelopment area was drawn to capture the commercial core of the area, as well as the areas in which funds generated by the TAD can be spent on public infrastructure and other public uses.

The proposed TAD contains those parcels that are shaded in red in the above map, along with public rights of way that connect the TAD parcels. These parcels total 897.9 acres, including the North Point Mall, other identified future development sites, vacant parcels, and nearby retail properties that could benefit from the public infrastructure. The TAD excludes existing single-family residential neighborhoods, apartments, and currently high-valued commercial real estate parcels. The boundaries also incorporate public right of way (ROW) and locations where trails, parks, streetscape and infrastructure investments are planned. In sum, the TAD parcels represent slightly less than 5% of Alpharetta's total M&O tax digest – leaving flexibility to address other parts of the City in the future, as warranted.

Tax Allocation District #2 –Alpharetta North Point Activity Center identified in this plan contains 138 parcels, with an estimated taxable real estate digest of just under $268.8 million. Of the total acreage in the TAD, approximately 234 acres (26%) were exempt from taxation as of 2018. A complete list of included parcels can be found in the appendix.

Summary Characteristics Tax Allocation District #2 – Alpharetta North Point Activity Center	
Parcels	138
Acres	897.9
Estimated Taxable Digest	$268,759,560
Current City of Alpharetta M&O Digest	$5,396,601,616
Proposed TAD % of Total City Digest	4.98%

Why Tax Allocation District #2 - Alpharetta North Point Activity Center Qualifies as a TAD

The City of Alpharetta has the authority to exercise all redevelopment and other powers authorized or granted municipalities pursuant to the Redevelopment Powers Law (Chapter 44 of Title 36 of the O.C.G.A.), as approved by Alpharetta voters by referendum in 2006.

The redevelopment area meets the statutory definition of a Redevelopment Area under the "inadequate infrastructure" provisions (Section C) of the Redevelopment Powers Law. The presence of inadequate infrastructure to support the City's vision for the area is not equally applicable or prevalent throughout the entire area but clearly meets the intent of the statute.

In order to accommodate new development and expanded public facilities such as parks, green space, pedestrian amenities and stormwater management in the area, new infrastructure investments by the City will need to be completed. Tax Allocation District #2 – Alpharetta North Point Activity Center

qualifies under the Redevelopment Powers Law as described in Section C, as well as portions of Section B:

(C) An 'area with inadequate infrastructure' means an area characterized by:

(i) Deteriorating or inadequate parking, roadways, bridges, pedestrian access, or public transportation or transit facilities incapable of handling the volume of traffic into or through the area, either at present or following redevelopment; or

(ii) Deteriorating or inadequate utility infrastructure either at present or following redevelopment.

In particular, the area's preponderance of auto-oriented land uses and infrastructure leads to inadequate:

- infrastructure to entice a more pedestrian-oriented land use pattern,
- pedestrian and bicycle-specific infrastructure,
- public greenspace and/or pedestrian connections, and
- stormwater utility infrastructure that will allow for greater development density, which will enhance the active transportation network.

Portions of the redevelopment area, particularly North Point Mall and some adjacent commercial properties that depend on the mall, also meet the definition of a 'deteriorating area' by exhibiting evidence of economic decline under items (ii), (iii) and (iv) of the six criteria, as underlined below.

(B) A 'deteriorating area' is an area that is experiencing physical or economic decline or stagnation as evidenced by <u>two or more</u> of the following:

(ii) <u>High commercial</u> or residential <u>vacancies compared to the political subdivision as a whole</u>;

(iii) The predominance of structures or buildings of relatively low value compared to the value of structures or buildings in the surrounding vicinity or <u>significantly slower growth in the property tax digest than is occurring in the political subdivision as a whole</u>;

(iii) <u>Declining or stagnant rents</u> or sales prices compared to the political subdivision as a whole.

POTENTIAL DEVELOPMENT

Already identified development opportunities impact roughly 132 acres or about 15% of the total acreage within the proposed TAD, including the North Point Mall. This represents areas where specific development projects have been proposed and quantified. The future development forecast reflects the addition of approximately 1,250 housing units, including a mix of multi-family for-sale and rental units, and for-sale townhomes, plus 2.5 million SF of new or rehabilitated retail/office development where specific projects and land uses have been quantified. These levels of new construction are not likely to be achievable absent the major public improvements outlined in the LCI Plans and other initiatives proposed by the City.

Combined, these sites have a current estimated current taxable full market (assessed) value of just over $227.6 million. Proposed projects on these sites have the potential to be valued at $709.1 million at build out, generating an incremental increase of nearly $425 million in total and an average gain in tax digest of $192.6 million (more than $1.4 million per acre) on those 132 acres.

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The balance of acreage within the proposed TAD, where no specific projects or direct investment of TAD proceeds are anticipated, currently contains $44.3 million in taxable full market value. The "halo effect" from redevelopment projects is expected to increase the value of those other sites to an estimated $658 million, representing a 48% increase of over existing conditions. This estimate results in total gain in tax digest of $85.5 million ($112,000 per acre) on those remaining 766 acres (a major portion of which are tax exempt). Combined, the entire TAD has the potential to roughly double in total taxable digest by 2030. This forecast assumes that public improvements needed to support the area's transition to a more residential, mixed-use district would be completed in a timely manner.

POTENTIAL TAD FUNDING

Assuming an approximate 10-year phasing schedule of the above planned development and providing a reasonable allowance for "background growth" in the TAD as a whole as implemented projects benefit nearby areas, it is estimated that the area could generate $594 million in total real property taxes over the life of the TAD, assuming that millage rates do not change over the forecast period. Of this amount, it is estimated that $271.5 million would be collected from the base value of the TAD and continue to flow to the respective taxing jurisdictions' general funds. The balance of $322.8 million would be tax allocation increments accruing to the TAD Special Fund.

For general planning and forecasting purposes it is likely unrealistic to anticipate that 100% of total tax allocation increments generated over the entire length of the TAD will be available to invest in projects. Typical 20 to 25-year financing instruments will be leveraged based on tax increment that can be realistically generated and anticipated within the first 10 years of the TAD's existence. Applying a 6% discount rate to this cash flow over the first 15 to 20 years provides a reasonable approximation of the of the capacity of this future income stream to leverage actual investment, such as issuing a TAD bond or obtaining private financing. The net present value is estimated to range from approximately $65 million to $87 million.

POTENTIAL INVESTMENTS OF TAD PROCEEDS

The total public cost for implementing the potential public improvements as described in the full body of this report, is currently estimated at over $165 million, which the City intends to fund, at least partially, through the tax allocation district. The purpose of the proposed infrastructure improvements funded by the TAD would be:

- Roadway connections to improve the flow of vehicular traffic that will be present in the area at the time of redevelopment.
- Enhancements such as streetscapes, curb and sidewalk improvements and public spaces to improve the experience of pedestrians, and other residents and visitors in the district.
- Stormwater management improvements, which could also function as public park/green space.

Potential long-term costs to improve the infrastructure could exceed the estimated proceeds that could be financed through TAD increments alone. TAD funds would therefore need to be used strategically to leverage other funding sources.

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School District Impacts

There are projected to be 2,823 residents in the 1,250 new housing units constructed in the proposed TAD, based on currently planned projects. This analysis estimates that 290 of these residents would be school-aged children. Thus, over the next 20 years there would be, on average, an addition of 14 new school-aged children from new development each year.

The expected development within the TAD could include 350 townhomes and 900 multifamily units. The overall average value of all planned townhomes is estimated at $450,000 per unit, based on current average pricing of new-build townhomes in the area. This equates to a total of $157.5 million in new residential home value. Currently there are no single-family or townhome residential properties within the TAD area. The overall average value of all planned multifamily units in the TAD is estimated at $190,000 per unit, based on current average pricing of new-build apartments in northern Fulton County. This equates to a total of $328.5 million in new value created by the apartments. Currently there are no multifamily rental properties within the TAD area.

The new potential retail development within the proposed TAD will generate sales taxes for the Fulton County School District during years in which a special purpose local option sales tax for educational purposes (ESPLOST) is in effect. At completion, the new and renovated retail space within the North Point TAD area will generate an estimated $167 million in net new retail sales annually. This would result in $1.7 million in total ESPLOST revenue annually by build-out. These ESPLOST collections, which will likely only occur at this level only with the TAD in place, are not pledged to the TAD Special Fund and will accrue to the school district throughout the life of the TAD. ESPLOST revenues generated from within the North Point area have been declining in real terms in recent years and could continue to decrease if no significant actions are taken to transform the character of the area. Personal property digest associated with office and new or rehabilitated retail development would also accrue to the School District's general fund, offsetting a significant percentage of real estate taxes that are pledged to the TAD.

More detailed findings are provided in the full report below.

EXHIBIT A

INTRODUCTION

This Redevelopment Plan has been prepared for the City of Alpharetta to create Tax Allocation District #2 – North Point Activity Center. This plan presents the justification, rationale, boundaries, fiscal data, and proposed projects that could result from the establishment of this Tax Allocation District (TAD). This Redevelopment Plan was prepared in conformance with provisions of the Georgia Redevelopment Powers Law (O.C.G.A. Title 36 Chapter 44) that governs the creation of the Tax Allocation Districts (TADs) in the state. This plan was prepared for the City of Alpharetta by Bleakly Advisory Group, Inc. (BAG).

The "North Point Activity Center" is anchored by North Point Mall, a 1.6 million square foot super-regional shopping center occupying nearly 94 acres. Developed in the early 1990's, this facility is an important source of public revenue for Alpharetta, Fulton County and its School District, directly generating an estimated $4.0 million in property taxes and $12.9 million in local sales taxes for the County, School District, City, MARTA, North Point CID and regional transportation (TSPLOST) programs in 2018. Due to recent trends impacting retailers locally and nationally, it is estimated that Mall vacancy has recently risen above 20% and average sales per SF for remaining mall tenants have been declining at a significant annual percentage rate since 2014.

The mall's declining sales performance has in turn negatively impacted other nearby retail centers that depend upon customer traffic generated by the mall. The recent struggles of nearby properties are reflected in increasing vacancy rates and stagnating commercial rents reported by CoStar. The analysis for this plan estimates that department stores and other businesses within the mall provide employment to 1,850 workers, with several hundred additional jobs provided by nearby commercial, retail and entertainment businesses. While North Point may not currently be classified as 'blighted or distressed' a continuation of recent trends will have obvious negative consequences to both local employment and local governmental revenues.

The City of Alpharetta has been aware of the economic challenges facing North Point and similar 25- to 40-year old auto-centric retail districts throughout the Atlanta metro region and has focused substantial planning effort on a strategy to address issues at North Point before conditions deteriorate to unacceptable levels.

The general boundaries for the North Point Activity Center, goals for the future, development opportunities, and proposed improvements, as well as the broad economic and market forces impacting the redevelopment area have been addressed in prior studies undertaken by the City. Specifically, the previous plans that are relevant to this Redevelopment Plan include the Alpharetta Comprehensive Plan, the 2008 North Point Livable Centers Initiative Plan, and the 2018 North Point Livable Centers Initiative Plan Update. This prior work has been extensively relied upon to provide the justification, rationale and related background data that are necessary to designate this redevelopment area a TAD.

The City's latest Comprehensive Plan identifies several specific goals and objectives related to the North Point Redevelopment Area. Among these include: (1) Preserve the North Point area as a regional destination for shopping, jobs, and entertainment; (2) enhance the area with improvements and new development that supports a walkable and vibrant community destination with places to shop,

work, entertain, and live; (3) emphasize connectivity and uses that generate a high level of activity; (4) encourage transit-oriented development that anticipates the extension of MARTA transit service; (5) expand the street network, enhance public transit service, create a pedestrian-family environment, and link adjacent residential, office, and commercial areas to major destinations within the North Point activity center or serve as a safe and convenient connection to other destinations in the community; and (6) expand entertainment uses and capitalize on the amphitheater location. These goals were supported by City policies, development incentives and zoning to achieve desired changes.

Tax Allocation District #2 – Alpharetta North Point Activity Center, as established by this Redevelopment Plan, will allow the North Point area to continue to be an important regional employment center, a community asset for Alpharetta's residents and workers, as well as a highly-valued and growing part of the city's tax base, by accomplishing the above stated goals through enhanced infrastructure and improved development environment. This plan outlines a strategy to leverage tax increments from within the district to make needed public improvements. By using the City's redevelopment powers, the intent of this plan is to achieve better-quality development and higher-quality public infrastructure than would otherwise be feasible without the proposed TAD, at no additional cost to Alpharetta taxpayers.

Overview of Tax Allocation Districts

Tax allocation districts are Georgia's version of tax increment financing. Tax increment financing is a redevelopment funding mechanism that reinvests the future taxes from real estate development back into a project either (a) directly, as an incentive to attract new private investment into an area or (b) indirectly by paying for public improvements that could not be absorbed as a private development cost. As described by the Council of Development Finance Agencies. (www.cdfa.net), TIF was created and first used in California in 1952. Hundreds of TIF districts have helped spur urban redevelopment in cities across the country. Today, 49 states and the District of Columbia use tax increment financing in some form.

In 1985, the Georgia General Assembly authorized formation of Georgia's form of tax increment financing called Tax Allocation Districts (TADs). The purpose of tax allocation districts in Georgia is to identify qualified areas where tax increment financing can be used, similarly to other states. A TAD allows incremental property taxes generated by new development within the designated district to be used to finance costs related to the development, such as public infrastructure, land acquisition, relocation, demolition, parking structures, utilities, debt service and planning costs. Other allowed uses of "TAD proceeds" include:

- Sewer expansion and repair
- Storm drainage
- Street construction and expansion
- Water supply improvements
- Park improvements
- Bridge construction and repair
- Curb and sidewalk work
- Grading and earthwork
- Traffic control

EXHIBIT A

Cities and counties throughout Georgia have created TADs to stimulate major new construction and renovation or rehabilitation in underdeveloped or blighted areas. Nearly 80 Georgia cities and counties have either created or are considering establishing TADs in their communities. There were also several existing TAD's in Fulton County as of the end 2018. A TAD offers local governments the opportunity to promote worthwhile redevelopment projects that would otherwise not be financially viable or are in areas that would otherwise be unattractive to private investment.

Prior to the last Recession in 2008 and 2009, other Georgia tax allocation districts such as Atlantic Station (Midtown Atlanta) and Camp Creek Marketplace (East Point), demonstrated the economic benefits which TADs can generate. These benefits include:

- **A stronger economic base—** TAD incentives can attract private development that would not otherwise have occurred absent of the District designation.
- **The halo effect—**Several Georgia TADs have generated significant new investment in areas surrounding the TAD as well as within the tax allocation districts, further expanding positive economic impacts to the host taxing jurisdictions. The boundaries of the proposed TAD have been drawn with the objective of maximizing halo effects on surrounding neighborhoods.
- **No impact on current tax revenues—**Redevelopment is effectively promoted without tapping into existing general governmental revenues or levying special assessments on property owners.
- **Expands the local tax base—**By stimulating economic activity, TAD's expand the local tax digest, create additional demand for retail sales and as a result, local sales taxes and SPLOST revenues.
- **Is self-financing—**TADs are self-financing, since they are funded by the incremental tax revenues from new development within the district.
- **High leverage—**Typically TAD funds represent between 5-15% of project costs, leveraging 7-20 times their value in private investment.

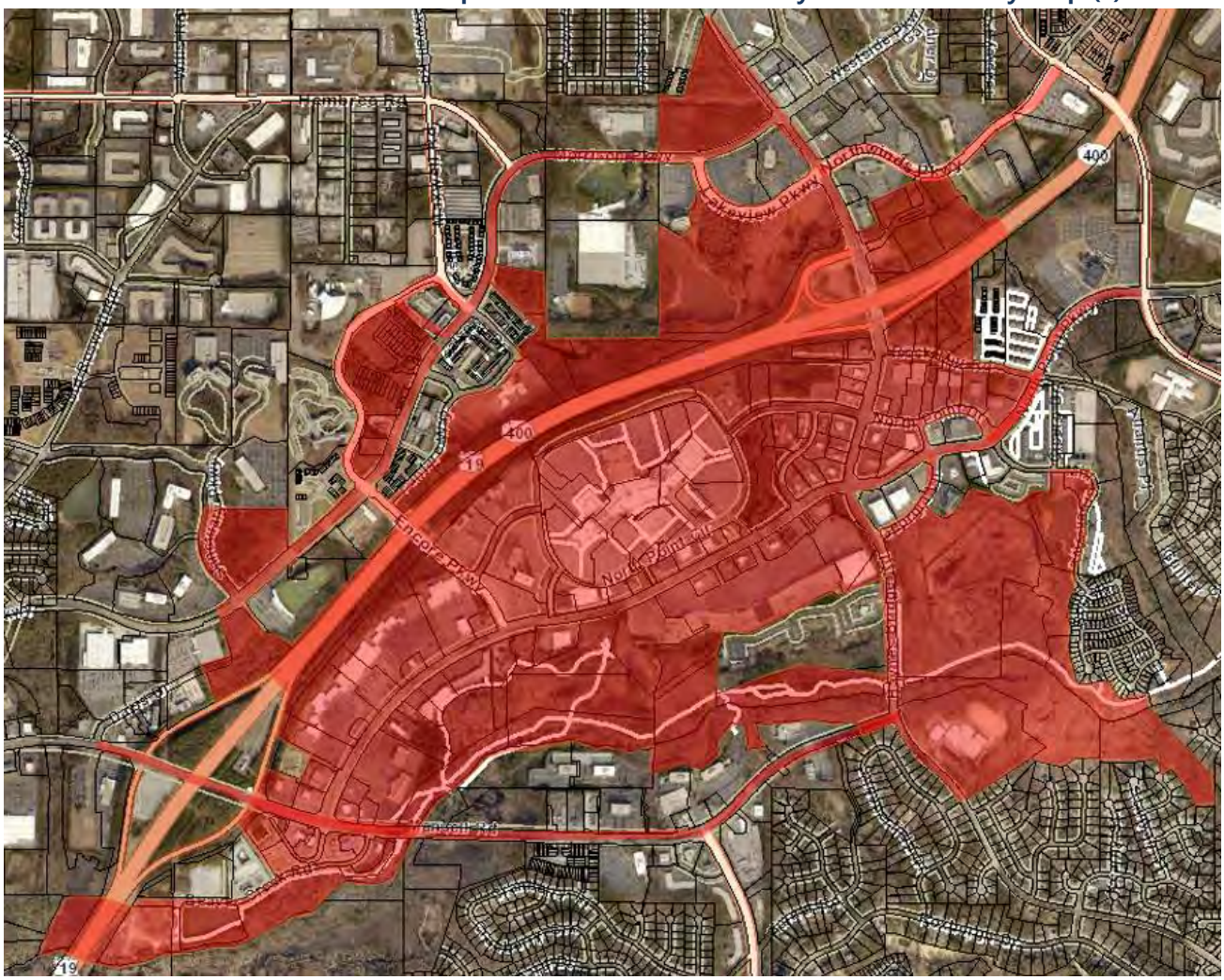
In summary, a tax allocation district is a financing mechanism that can be used to pay for public infrastructure or reduce private development costs, to make an underutilized area attractive to private investment and development, at no additional cost to local taxpayers. Establishing a TAD does not create a tax increase for either the community or property owners within the district. Nor does a TAD reduce tax revenues to the community, below levels which existed at the time the District was certified. In many cases, TADs can <u>increase</u> general fund revenues from new business personal property taxes, added county sales taxes, hotel/motel taxes, business license fees and other revenues that are not pledged for redevelopment purposes and would not otherwise occur.

EXHIBIT A

GEOGRAPHIC BOUNDARIES (A)

The boundaries of the proposed Tax Allocation District #2 – Alpharetta North Point Activity Center are shown on the map below. This redevelopment area was drawn to include the relevant parcels within the North Point area, as defined by the LCI study, that are likely to improve or redevelop over time, creating tax collections above current levels, and/or parcels, including public right of way (ROW), that are likely to benefit from infrastructure improvements to achieve the goals for the area.

Tax Allocation District #2 – Alpharetta North Point Activity Center Boundary Map (L)



The boundaries for the Redevelopment Area are shown on the map above and summarized on the next page. The proposed Tax Allocation District #2 – North Point Activity Center contains 138 parcels totaling 897.9 acres, with a taxable real estate digest of just under $268.8 million.

This acreage estimate does not include streets, rights of way and other land for which no assessment records are available.

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Summary Characteristics Tax Allocation District #2 – Alpharetta North Point Activity Center	
Parcels	138
Acres	897.9
Taxable Digest	$268,759,560
Current City of Alpharetta M&O Digest	$5,396,601,616
Proposed TAD % of Total City Digest	4.98%

Source: Fulton County Tax Assessment data and Bleakly Advisory Group

GROUNDS FOR EXERCISE OF REDEVELOPMENT POWERS (B)

Tax Allocation Districts (TAD) are authorized in Georgia under the Redevelopment Powers Law, O.C.G.A. Title 36, Chapter 44. In 2009, the Redevelopment Powers Law was amended, with the following definition of a "redevelopment area."

'Redevelopment area' means an urbanized area as determined by current data from the US Bureau of the Census or an area presently served by sewer that qualifies as a 'blighted or distressed area', a 'deteriorating area,' or an 'area with inadequate infrastructure' as follows:

(A) A 'blighted or distressed area' is an area that is experiencing one of more conditions of blight as evidenced by:

(i) The presence of structures, buildings, or improvements that by reason of dilapidation; deterioration; age; obsolescence; inadequate provision for ventilation, light, air, sanitation, or open space; overcrowding; conditions which endanger life or property by fire or other causes; or any combination of such factors, are conducive to ill health, transmission of disease, infant mortality, high unemployment, juvenile delinquency, or crime and are detrimental to the public health, safety, morals, or welfare;

(ii) The presence of a predominant number of substandard, vacant, deteriorated, or deteriorating structures, the predominance of a defective or inadequate street layout, or transportation facilities; or faulty lot layout in relation to size, accessibility, or usefulness;

(iii) Evidence of pervasive poverty, defined as being greater than 10 percent of the population in the area as determined by current data from the U.S. Bureau of the Census, and an unemployment rate that is 10 percent higher than the state average;

(iv) Adverse effects of airport or transportation related noise or environmental contamination or degradation or other adverse environmental factors that the political subdivision has determined to be impairing the redevelopment of the area; or

(v) The existence of conditions through any combination of the foregoing that substantially impair the sound growth of the community and retard the provision of housing accommodations or employment opportunities;

(B) A 'deteriorating area' is an area that is experiencing physical or economic decline or stagnation as evidenced by two or more of the following:

(i) The presence of a substantial number of structures or buildings that are 40 years old or older and have no historic significance;

(ii) High commercial or residential vacancies compared to the political subdivision as a whole;

(iii) The predominance of structures or buildings of relatively low value compared to the value of structures or buildings in the surrounding vicinity or significantly slower growth in the property tax digest than is occurring in the political subdivision as a whole;
(iv) Declining or stagnant rents or sales prices compared to the political subdivision as a whole;
(v) In areas where housing exists at present or is determined by the political subdivision to be appropriate after redevelopment, there exists a shortage of safe, decent housing that is not substandard and that is affordable for persons of low and moderate income;
(vi) Deteriorating or inadequate utility, transportation, or transit infrastructure; and

(C) An 'area with inadequate infrastructure' means an area characterized by:
(i) Deteriorating or inadequate parking, roadways, bridges, pedestrian access, or public transportation or transit facilities incapable of handling the volume of traffic into or through the area, either at present or following redevelopment; or
(ii) Deteriorating or inadequate utility infrastructure either at present or following redevelopment.

WHY NORTH POINT QUALIFIES AS A REDEVELOPMENT AREA

The City of Alpharetta has the authority to exercise all redevelopment and other powers authorized or granted municipalities pursuant to the Redevelopment Powers Law (Chapter 44 of Title 36 of the O.C.G.A.), as approved by Alpharetta voters by referendum in 2006.

The redevelopment area meets the statutory definition of a Redevelopment Area under the "inadequate infrastructure" provisions (Section C) of the Redevelopment Powers Law. The presence of inadequate infrastructure to support the City's vision for the area is not equally applicable or prevalent throughout the entire area but clearly meets the intent of the statute.

The City of Alpharetta and its citizen have identified the area in need of infrastructure improvement in plans for the redevelopment area over the past 10+ years. An initial planning document, the North Point Livable Centers Initiative (LCI), was completed and adopted by City Council in April 2008 that laid the framework for the vision for the area. That vision was reiterated and refined in the City's most recent Comprehensive Plan as well as in the LCI update adopted in 2018.

The original North Point Livable Centers Initiative Master Plan provided a framework for the district's future and resulted in numerous district-wide improvements. The 2018 LCI update identified several recurring themes and priorities that emerged from public input sessions, including walkability, placemaking, and green space. The desired and planned enhanced public infrastructure and amentites identified in the plans are currently lacking in the area and the City seeks to use its redevelopment powers, through the creation of Tax Allocation District #2 – Alpharetta North Point Activity Center, to assist with the upgrades.

Specifically, the adopted LCI plan calls for high priority strategies to transform the area "into walkable areas of high-quality retail" in concentrated nodes. Tactics to accomplish this strategy included in the plan:

- developing a double-loaded corridor lined with active ground floor buildings,
- developing a focal green space for the area,
- strengthening the local greenspace network,
- transforming underutilized mall parking areas and stormwater detention facilities, and
- creating a multiuse gathering and event space with ties to proposed pathway connections.

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In order to accommodate new development and expanded public facilities such as parks, green space, pedestrian amenities and stormwater management in the area, new infrastructure investments by the City will need to be completed.

Thus, the Tax Allocation District #2 – Alpharetta North Point Activity Center qualifies under the Redevelopment Powers Law as described in Section C:

(C) An 'area with inadequate infrastructure' means an area characterized by:

(iv) Deteriorating or inadequate parking, roadways, bridges, pedestrian access, or public transportation or transit facilities incapable of handling the volume of traffic into or through the area, either at present or following redevelopment; or

(v) Deteriorating or inadequate utility infrastructure either at present or following redevelopment.

In particular, the area's preponderance of auto-oriented land uses and infrastructure leads to inadequate:

- infrastructure to entice a more pedestrian-oriented land use pattern,
- pedestrian and bicycle-specific infrastructure,
- public greenspace and/or pedestrian connections, and
- stormwater utility infrastructure that will allow for greater development density, which will enhance the active transportation network.

Portions of the redevelopment area, particularly North Point Mall and some adjacent commercial properties that depend on the mall, also meet the definition of a 'deteriorating area' by exhibiting evidence of economic decline under items (ii), (iii) and (iv) of the six criteria, as underlined below.

(B) A 'deteriorating area' is an area that is experiencing physical or economic decline or stagnation as evidenced by <u>two or more</u> of the following:

(ii) <u>High commercial</u> or residential <u>vacancies compared to the political subdivision as a whole</u>;

(iii) The predominance of structures or buildings of relatively low value compared to the value of structures or buildings in the surrounding vicinity or <u>significantly slower growth in the property tax digest than is occurring in the political subdivision as a whole</u>;

(iv) <u>Declining or stagnant rents</u> or sales prices compared to the political subdivision as a whole.

The North Point Mall and nearby retail parcels exhibit higher vacancy, slower/declining sales, stagnant rents, and slower growth in property tax digest compared to the City of Alpharetta as a whole. As an example of higher commercial vacancies in the redevelopment area, the office properties within the TAD boundaries had lower vacancy rates in 4Q 2009 (7.9%) as compared to Alpharetta overall (13.8%), according to CoStar. By 4Q 2017 the situation changed dramatically. Whereas the city's overall office vacancy rate decreased to 10.4%, the vacancy rate within the TAD area rose above the city's rate to 12.2%. Thus, while the city overall improved its office vacancy rate over the past 10 years, the North Point area's vacancy rate increased by over 50%, providing further evidence of the declining nature of the commercial real estate performance.

Also, according to Fulton County tax assessment data, the assessed value of in-line mall stores at North Point, containing 656,000 SF of gross leasable area, was recently reduced on appeal by more than 20% in 2019. The assessed values of the department stores connected to the mall were also reduced in value by a range of 3.2% to 16.7% since 2017. Assessments on other retail properties in the vicinity of the

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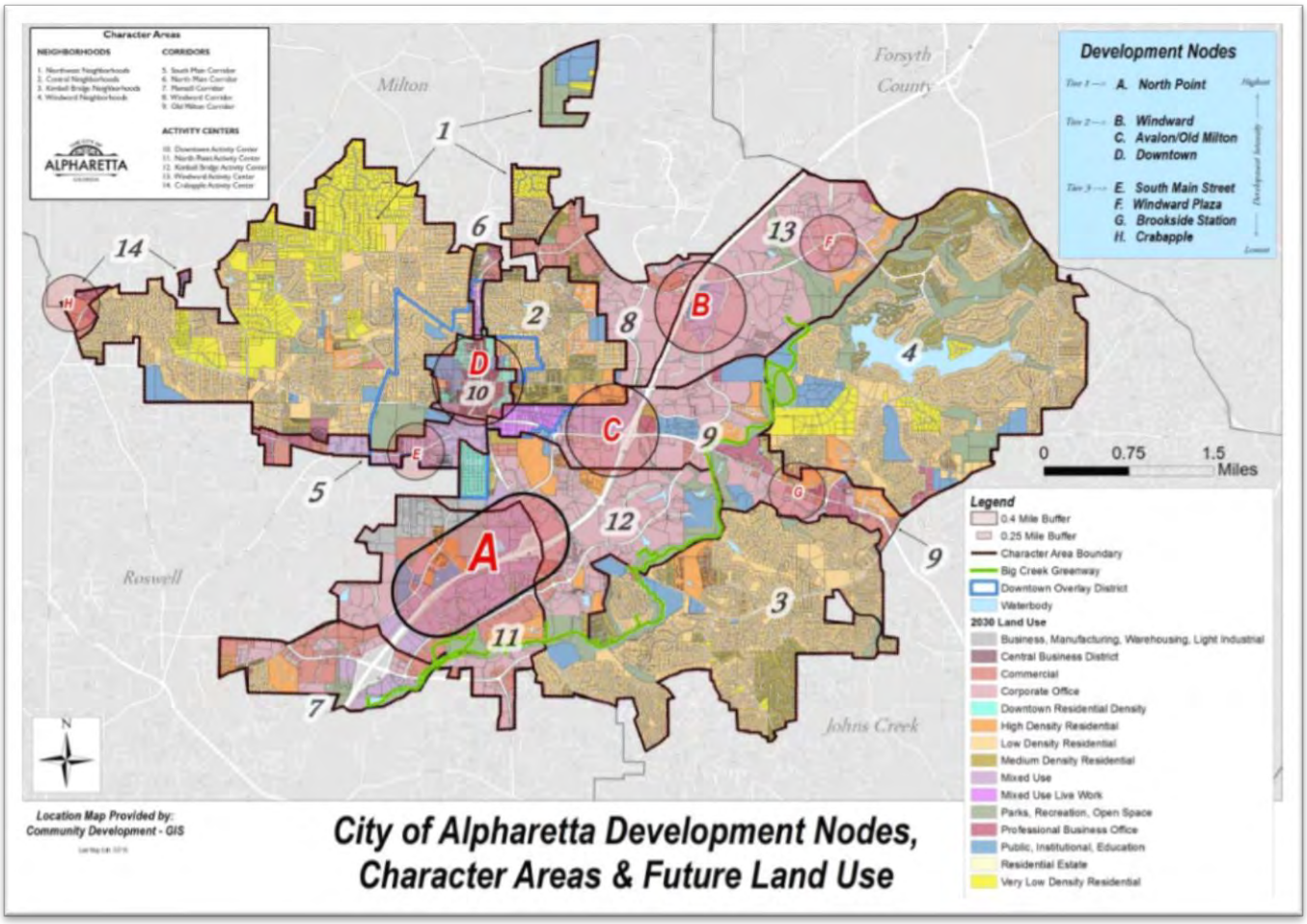
mall have also been flat to declining over the past five years. As previously noted, an important objective of this redevelopment plan is to help stabilize and reverse 'deteriorating' retail sales and value trends in this part of Alpharetta, before the redevelopment area becomes 'blighted and distressed'.

Plan Vision and Goal

The City's 2017 Comprehensive Plan and 2016 Comprehensive Land Use Plan, along with the 2007 Livable Centers Initiative Plan and the 2017 Livable Centers Initiative Plan Update for North Point, have identified several economic development objectives for the community that are relevant to this effort.

The current City of Alpharetta Comprehensive Plan, expresses intent to "PRESERVE the North Point area as a regional destination for shopping, jobs, and entertainment, and ENHANCE the area with improvements and new development that supports a walkable and vibrant community destination with places to shop, work, entertain, and live." The Comprehensive Plan calls for future development to "emphasize connectivity, uses that generate a high level of activity and…reinforce a walkable, mixed-used destination supported by a range of housing types and transportation modes."

Development Nodes, Character Areas, & Future Land Use (2017 Comprehensive Plan)



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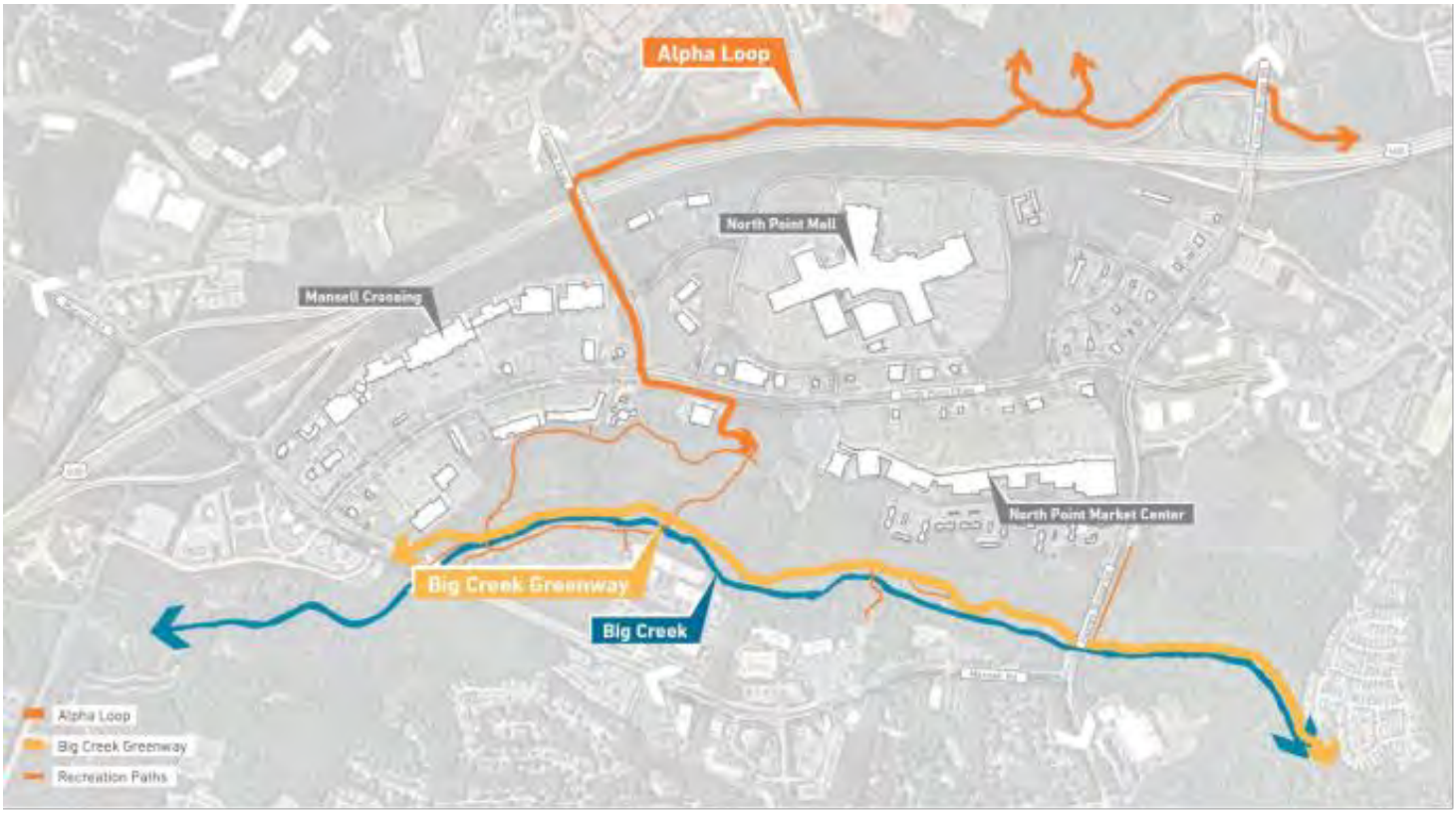
The 2018 Livable Centers Initiative Plan Update built upon this vision for the North Point area. With community input, the LCI developed four guiding principles for future development in North Point:

- Create a "park once walk everywhere" walkable environment
- Create multimodal connections parallel to North Point Parkway
- Induce redevelopment of large areas of surface parking
- Improve the area's retail balance.

Upon council approval of the LCI plan, the City continued to carry out the plan's recommendations by creating a Creative Placemaking Plan that examines options to improve safety and walkability along the North Point Parkway corridor. The study includes wayfinding concepts, streetscape design guidelines, and a signage program and plan to encourage efficient and safe movement of pedestrians, bicycles and vehicles in, through and around the North Point area. Shown below are renderings excerpted from this plan, developed by MKSK and included here with the City's permission.



It is likely that infrastructure investments in the area, to be paid for at least partially by this proposed TAD, will focus on active transportation improvements along and near North Point Parkway as shown above, adding crosswalks and connections to the Big Creek Greenway at the end of Encore Parkway.

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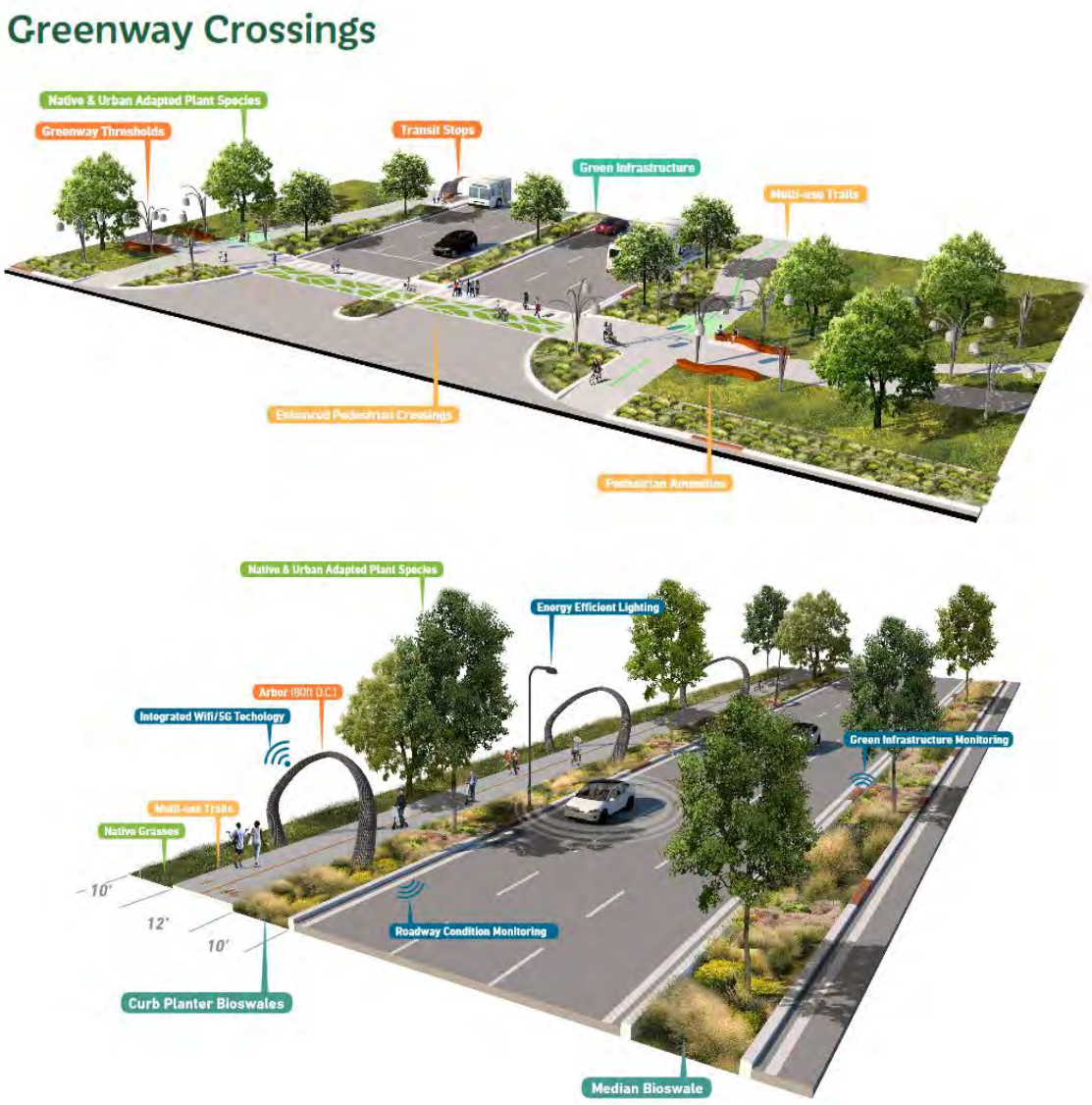

The development of this TAD will facilitate the key investments and redevelopments that will:

- aid the community in meeting the City's adopted goals for the North Point area, and
- support in the financing of the planned infrastructure improvements depicted above.

Proposed Land Uses after Redevelopment (C)

The City's proposed future land uses within the redevelopment area are illustrated in the Future Development maps above that identify the locations of the "Activity Areas" and "Development Nodes" described in the Comprehensive Plan. The map shows that the area encompasses the North Point Activity Center as well as the North Point Development Node. This area is envisioned to be a combination of Corporate Office, Mixed Use, High Density Residential, and Commercial. The financial and public infrastructure inducements offered

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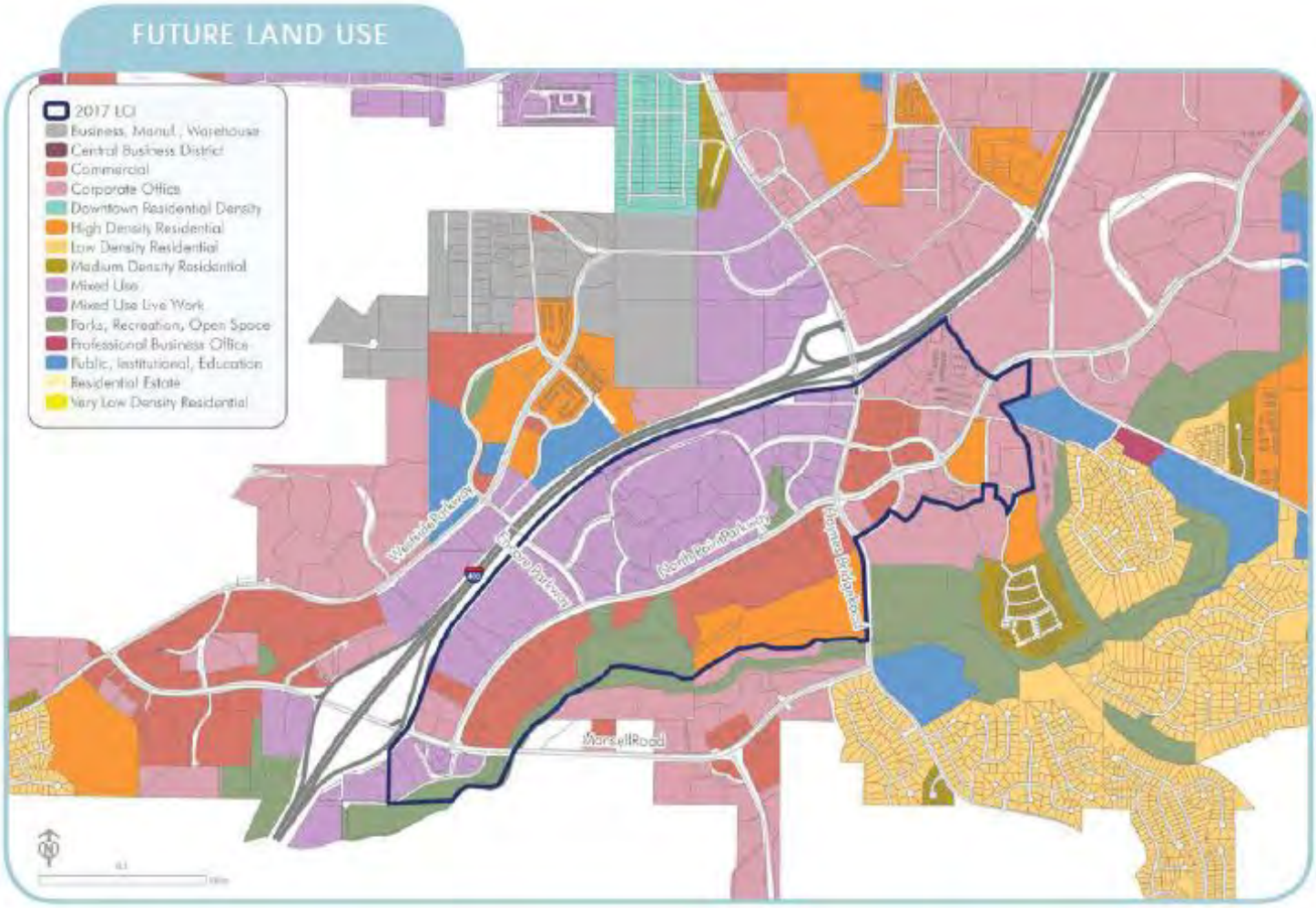
by this TAD directly address the central issues and opportunities identified in the City's Comprehensive Plan, as well as the adopted LCI plans, in an area that has been identified as a high priority by City residents.

This redevelopment plan is therefore both fully consistent with, and designed to implement, the major recommendations contained in the 2017 Comprehensive Plan, the City's adopted Future Land Use Map, the multiple LCI planning efforts, and the subsequent Creative Placemaking Plan.

Future Land Use Map (2017 LCI Plan Update)



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PROPOSED REDEVELOPMENT PROJECTS (D)

The process of transforming a 25-year old, traditional auto-oriented retail shopping center district into a "walkable and vibrant community destination with places to shop, work, entertain, and live" with an emphasis on connectivity, "uses that generate a high level of activity" and create "diverse housing options in mixed-used developments" will require substantial public and private investment. The total cost of utility infrastructure, parks, greenspace, placemaking, streetscapes and related public improvements identified in recent studies have been estimated to fall within a range of $100 to $155 million.

Requiring developers to contribute to public improvements that directly benefit their projects and using traditional local funding mechanisms is expected to cover a substantial percentage of these costs. However, absent of the additional funding mechanisms offered by the TAD, implementation could take decades to achieve and fail to deliver the level of quality desired by Alpharetta residents.

This proposed TAD would be selectively used as a tool to help achieve the type of future development envisioned for this area. Several major proposed projects and/or development sites, in varying stages of planning and permitting, are included within the TAD boundaries. If early catalyst projects in key locations can be successfully developed, including some projects that do not require financial support from the TAD, the resulting tax increment would provide financial resources that can be leveraged elsewhere to build supportive parks, trails, infrastructure and related public realm improvements. These public improvements would in turn, enhance the value of other development sites over time.

The above illustrations describe development proposals that are in various stages of planning or permitting within the proposed TAD. These projects may or may not be completed as currently proposed.

Offering direct financial incentives to developers through the TAD to reduce the costs of private development on private sites would be considered only in limited cases, if the applicant can offer a compelling financial reason to do so. In such rare cases the City would also require TAD proceeds to be targeted as much as possible for specific purposes that are consistent with overall redevelopment goals for the area.

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The table on the following page estimates the combined future assessed value of residential and commercial development that is associated with development proposals made for specific sites within the proposed TAD. Taxable values are forecast estimates, based on comparable assessed values for similar property types in northern Fulton County (not construction costs). The actual taxable value of these future developments will ultimately be determined by the Fulton County Tax Assessor.

REMAINDER OF THE TAD

Most of the remaining parcels within the proposed North Point Activity Center TAD not illustrated above, are already developed. This plan makes conservative assumptions regarding future redevelopment and tax digest growth associated with the remaining 766 acres where no specific development projects have been proposed. It can be reasonably assumed that additional development and incremental value growth will occur in the balance of the TAD, after investments in the key redevelopment sites are made. While investments are likely to be made on those parcels as well, they are not likely to be projects that qualify for and/or request TAD funding. In the balance of the TAD where no specific projects or strategies have been proposed, the forecast used for this analysis assumed 3% annual allowance for future digest growth, after the economic impacts of TAD-supported projects begin to take effect. Estimates of achievable development and digest totals are summarized in the table and graph on the next page.

TOTAL POTENTIAL DEVELOPMENT

In summary, already identified development opportunities impact roughly 132 acres or about 15% of the total acreage within the proposed TAD, including North Point Mall. This represents parcels where specific development projects have been proposed and quantified. The future development forecast reflects the addition of approximately 750 housing units that have been proposed and are likely to be completed on those 132 acres, including for-sale condominiums, townhomes, and multi-family apartments. The forecast includes another 500 for-sale units, including a mix of townhomes and condominium flats, which could be developed within the balance of the TAD. These include sites where the City has not approved development applications, or where no specific development proposals have been made. In addition to new housing, the development forecast includes 2.5 million SF of new or rehabilitated retail, commercial (including hotel) and office development. These levels of new construction are not likely to be achieved absent of the major public improvements outlined in the LCI Plans, as well as other initiatives proposed by the City. Combined development sites where specific projects have been proposed, have a current estimated full market value of $227.6 million and a taxable digest value of just over $91 million (most of the value is currently in the mall site). Proposed projects on these 132 acres have the potential to grow to a full market value of over $709 million and a digest value of $284 million at build out, generating an incremental increase in tax digest of $192.6 million (more than $1.4 million per acre).

The balance of 766 acres within the proposed TAD, where no specific projects or direct investment of TAD proceeds have been analyzed, currently contains $444.3 million in full market value. The "halo effect" from development projects is expected to increase the value of these other sites to an estimated $658 million, representing a 48% increase of over existing conditions. This estimate results in total gain in tax digest of $85.5 million ($112,000 per acre) on those remaining acres. Combined, the entire 898-acre TAD has the potential to more than double in total taxable digest by 2030. This forecast assumes that public improvements needed to support the area's transition to a more mixed-use district would be completed in a timely manner.

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Summary Development Forecast – Incremental Property Tax Digest

Project Areas	Acres	Development Forecast: Residential* For-Sale Units	Multi-Family Rental Units	Office (SF)	New/ Rehab Comm/Retail (SF)	Estimated 2019 Base Digest	Estimated Future (Year 10) Tax Digest
North Point Mall Area	79.1		328		1,105,059	**$81,702,000**	$128,599,861
Other Project Sites	52.8	280	140	1,200,000	118,500	**$9,344,080**	$155,039,261
Balance of TAD**	766.0	500			110,000	**$177,713,480**	$263,210,276
Development Totals:	**897.9**	**780**	**468**	**1,200,000**	**1,333,559**	**$268,759,560**	**$546,849,398**

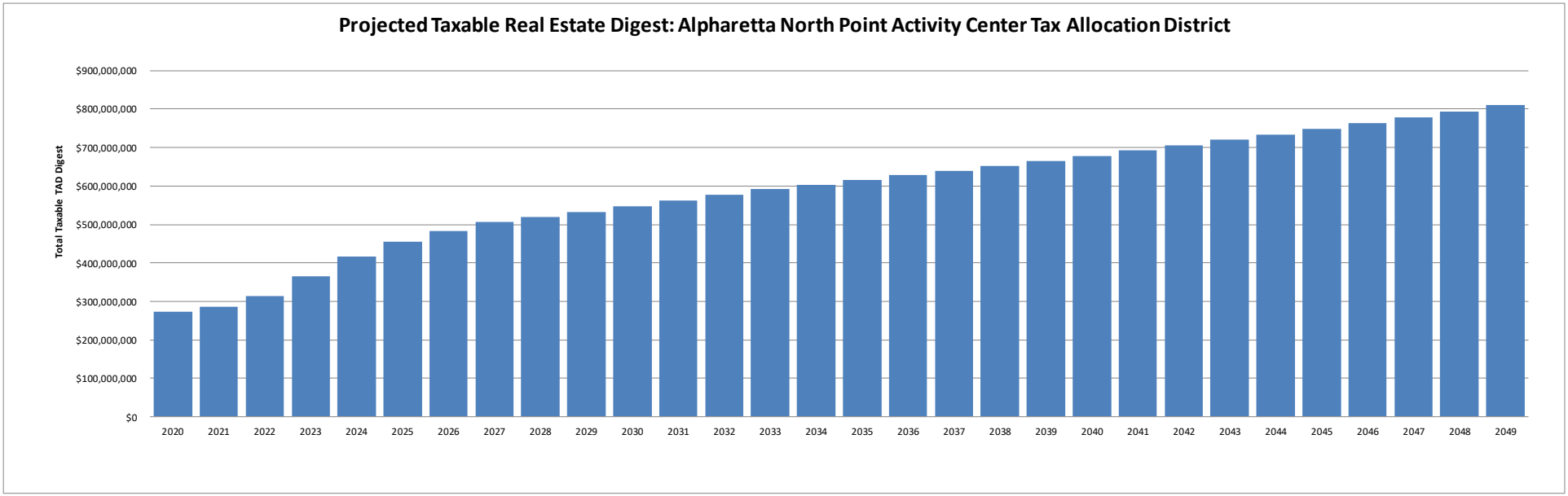
* This column includes both condominium flats and townhomes - no SF homes are anticipated.

** Refers to remaining TAD parcels where no specific projects have yet to be approved.

Estimated Incremental Tax Digest Growth: $278,089,838

Percent Change 103.5%

Source: Alpharetta Project Data and Bleakly Advisory Group, Inc.



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CONTRACTUAL RELATIONSHIPS (E)

Pursuant to O.C.G.A. §34-44-3(a), the City Council of Alpharetta will act as the redevelopment agent and will exercise redevelopment powers as needed to implement this plan. In doing so, the Council, acting directly or through a designee such as a City development authority, may conduct the following activities and enter into the following contracts:

1. Coordinate implementation activities with other major participants in the redevelopment plan and their respective development and planning entities, including Fulton County and other stakeholders, as well as with City or County authorities and various Alpharetta departments involved in implementing this redevelopment plan.

2. Enter into development agreements with private developers to construct infrastructure and vertical developments to implement the redevelopment plan.

3. Negotiate and enter into commercial financing agreements and intergovernmental agreements as needed.

4. Coordinate public improvement planning, design and construction among City, County and State agencies and departments.

5. Prepare (either directly or through subcontract to other appropriate entities) economic and financial analyses, project-specific feasibility studies and assessments of tax base increments in support of the issuance of tax allocation bonds or other forms of financing by the City.

6. The City will enter into contractual relationships with qualified vendors for the provision of professional and other services required in qualifying and issuing the bonds or other forms of financing, including, but not limited to, legal, underwriting, financial analysis and other related services.

7. The City will perform other duties as necessary to implement the redevelopment plan.

RELOCATION PLANS (F)

As is currently foreseen, no demolition of housing units is anticipated within the North Point Activity Center Tax Allocation District. In the future should the relocation of existing homes or businesses be required, such relocation expenses may be provided for under all applicable federal, state, and local guidelines if public funds are used for property acquisition and such funding sources require relocation benefits to be offered.

ZONING & LAND USE COMPATIBILITY (G)

The redevelopment area includes several categories of commercial and residential development, including single- and multi-family housing. The area is covered by several zoning classifications including Planned Shopping Center, Office Institutional, Mixed Use, and Community Unit Plan.

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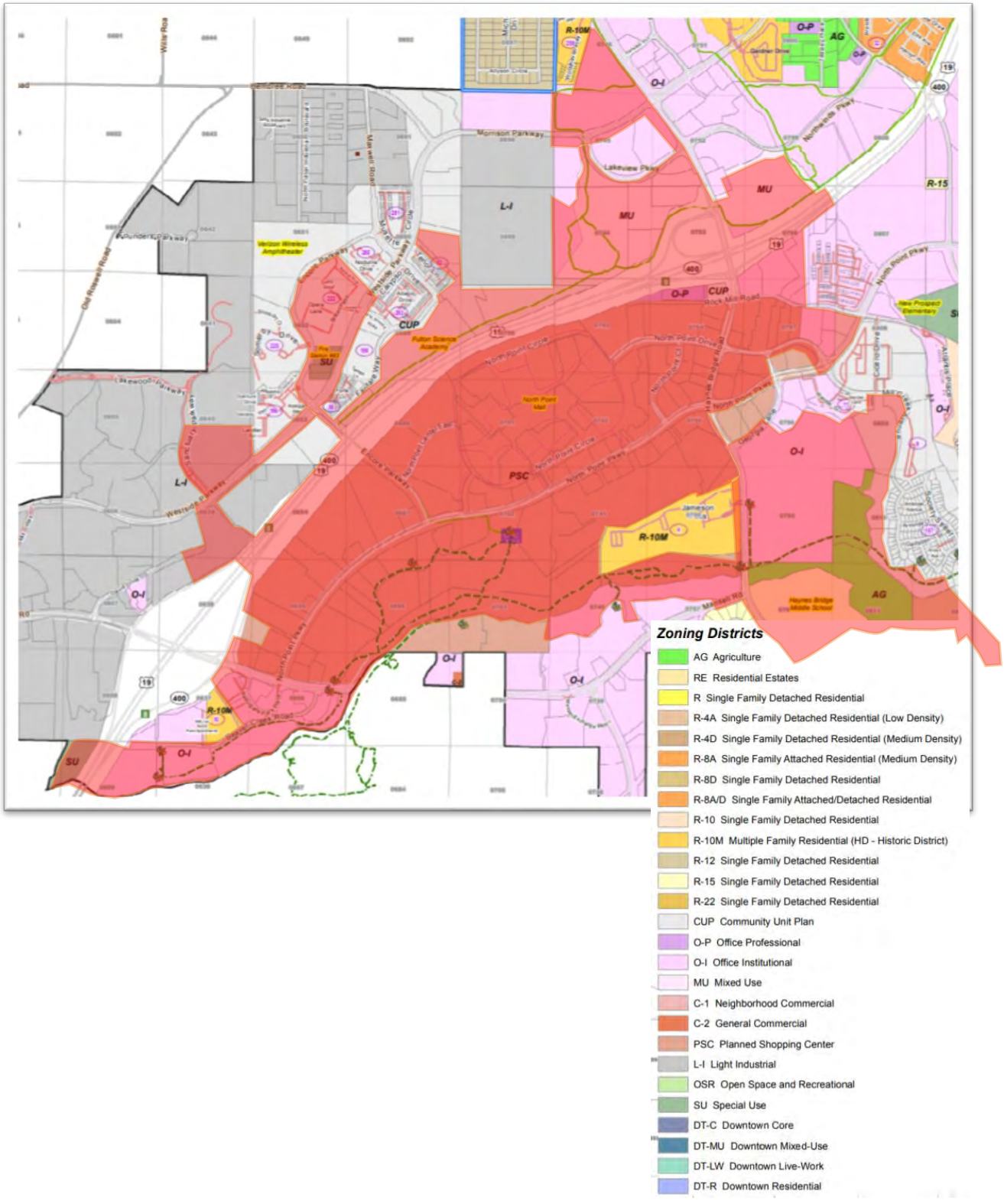
These zoning classifications allow all land uses that are proposed in this Redevelopment Plan. The map below identifies the City's applicable zoning and overlay districts. This map, as well as the Future Development map, presented previously, identify allowed current and proposed future land uses within the redevelopment area and TAD. The fact that proposed redevelopment sites are consistent with existing zoning indicates that this Redevelopment Plan is compatible with zoning and land use.



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METHOD OF FINANCING / PROPOSED PUBLIC INVESTMENTS (H)

FINANCIAL ANALYSIS OF POTENTIAL PROJECTS

This section estimates potential revenues from redevelopment projects in the North Point Activity Center TAD, over the life of the TAD, assuming both Fulton County and the Fulton County Public Schools pledge their respective M&O millage to the TAD.[1] Including such a forecast is a requirement of the statute. The following forecast presents a reasonable estimate of the amount of future tax allocation increment that could be generated over the life of the TAD based upon (a) the characteristics of real estate within the district's boundaries, (b) current/anticipated market conditions, (c) the nature of development desired by the City and allowed by zoning, (d) the characteristics of known development projects that are in various stages of planning within the district, (e) County assessment practices and the likely taxable value of completed development, (f) current applicable millage rates and (g) the expected economic impact of public investments of TAD proceeds on future real estate values within the district.

There are obviously other factors that can impact this forecast which are more difficult to anticipate, such as future business cycles, changes in applicable millage rates, and future investments in competitive projects located outside of the TAD or outside the City of Alpharetta, over which the City has no control. Time lag effects in the assessment process can reduce/delay the receipt of property taxes from new development by as much as two years depending on the timing of new construction. Office, commercial and certain multi-family projects within the TAD may also qualify, and developers may apply for leasehold interest tax abatements from the County or City development authorities which, if awarded, could reduce and delay the collection tax allocation increments over the first ten (and in some cases possibly more) years after completion of those projects. While the following forecast is intended to be conservative, it cannot incorporate all potential variables and should be viewed as one reasonable projection of future revenues which could become available to pay eligible redevelopment costs.

Assuming an approximate 10-year phasing schedule and providing a reasonable allowance for "background growth" in the TAD as a whole as implemented projects benefit nearby areas, it is estimated that the area could generate nearly $596 million in total real property taxes over the life of the TAD, assuming that millage rates do not change over the forecast period. Of this amount, it is estimated that $272.3 million would be collected from the base value of the TAD and continue to flow to the respective taxing jurisdictions' general funds. The balance of $323.7 million would be tax allocation increments accruing to the TAD Special Fund.

Real estate taxes levied on existing properties within the proposed TAD raised an estimated $9.07 million in total general fund real estate taxes to the City, County, and School District, combined in the current fiscal year (FY2019). Total levied taxes on real estate averaged $10,100 per acre over the entire TAD, including $1.29 million and $1,443/acre to Alpharetta. If the forecasted build-out and resulting valuations estimated in the above-described projects existed today, these same areas would have generated $18.45 million in combined City, County, and School District general fund real estate

[1] Counties and school districts in other parts of Georgia have requested and cities have agreed to rebate portions of their respective millage rates as a payment in lieu of taxes, reducing the effective millage rate pledged to the TAD. The following section assumes that Alpharetta will NOT be asked to rebate County or School District Tax Increments as a payment in lieu of taxes, but financial models possess the capability to incorporate such assumptions.

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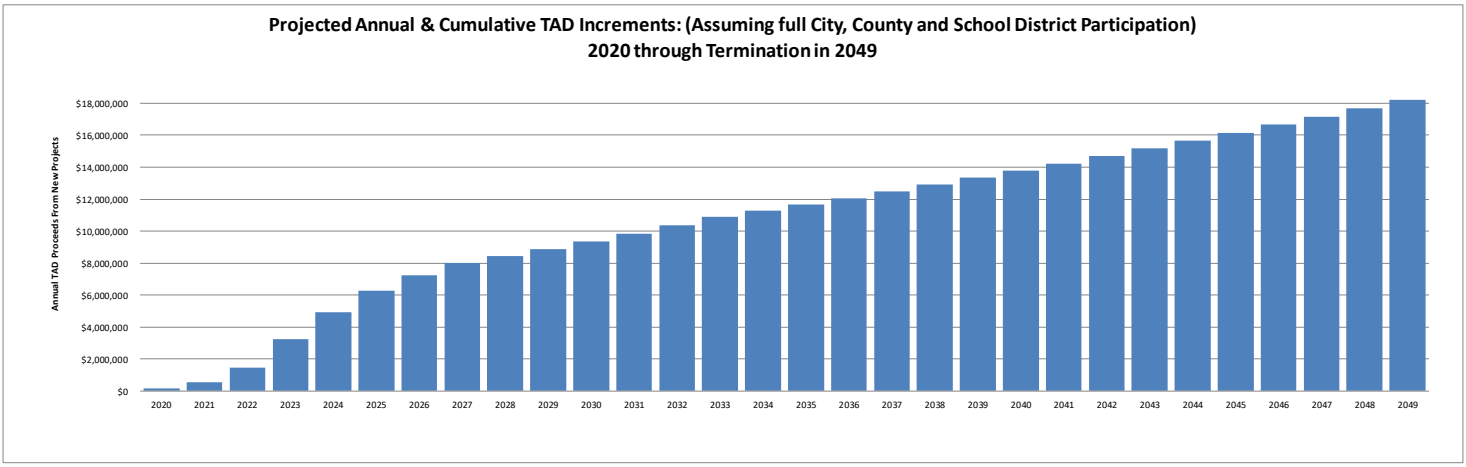
taxes, averaging more than $20,500 per acre. This estimate excludes additional taxes on business personal property, which could conservatively add another 20% to 25% to estimated ad valorem revenues from new commercial development within the TAD.

Estimated Potential Tax Allocation Increment at Build Out

Project	Current Millage Rates	Base Digest Conditions	2030 Forecast Conditions	Incremental Change
Annual General Fund Property Taxes				
City of Alpharetta	4.820	$1,295,421	$2,635,814	$1,340,393
Fulton County	10.380	$2,789,724	$5,676,297	$2,886,573
Fulton County School System	18.546	$4,984,415	$10,141,869	$5,157,454
TOTALS:	**33.746**	**$9,069,560**	**$18,453,980**	**$9,384,420**
Base Digest/General Fund		$9,069,560	$9,069,560	
TAD Proceeds		$0.00	$9,384,420	

Source: Alpharetta Project Data and Bleakly Advisory Group, Inc.

The impact of this future development on real estate taxes and potential TAD proceeds is summarized in the following graph. This analysis forecasts that the use of TAD proceeds could increase property tax collections on real estate by a net of almost $6.3 million per year by 2025 and continuing to increase until build-out of the identified projects is completed by 2030. This growth would result from the combination of new construction, rehabilitation of existing commercial property, and the general value growth these investments could cause among other nearby properties. Allowing for phased development, total tax increment available to the TAD special fund could approach $323.8 million over 30 years. Applying a 6% discount rate to this cash flow over the first 15 to 20 years provides a reasonable approximation of the of the capacity of this future income stream to leverage actual investment, such as issuing a TAD bond or obtaining private financing. The net present value is estimated to range between $65 million and $88 million.[2]



Aggregate TAD Increments	Annual @ Bld Out	Build-Out Year	10 Years	15 Years	20 Years	25 Years	30Years
Total City/County/BOE Increment	$9,384,420	2030	$49,349,879	$101,197,653	$163,859,100	$237,635,037	$323,765,687
Cash Flow Discounted @	6%		$39,465,929	$64,820,140	$87,508,624	$97,965,784	$114,813,347

[2] For general planning and forecasting purposes it is likely unrealistic to anticipate that 100% of total tax allocation increments generated over the entire length of the TAD will be available to invest in projects. Typical 20 to 25-year financing instruments will be leveraged based on tax increment that can be realistically generated and anticipated within the first 10 years of the TAD's existence. Forecast tax digest growth beyond year 20 or 25 is not likely to be leveraged as a financing source for long-term investments extending beyond the termination date of the TAD. In practice, "excess" tax increments generated toward the end of the life of a TAD, which are not needed for debt service payments, tend to be either rebated back to the taxing jurisdictions or applied to retire debt early, enabling the TAD to be dissolved prior to the stated termination date in the redevelopment plan.

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From the projected tax allocation increments, it is possible that the City could be asked to rebate a portion of County or School TAD increments back to those jurisdictions as payments in lieu of taxes (PILOT payments), effectively lowering the net millage rate contributed by those jurisdictions to the TAD. This analysis made no specific assumptions for this possibility. To the extent that rebates are requested from initial TAD proceeds rather than later year proceeds after redevelopment has occurred, the amount of financing that could be leveraged by the TAD is reduced accordingly.

The amount of project funding this revenue stream could deliver depends upon multiple factors, including the number of years to repay the financing, interest rates at the time of issuance, as well as debt coverage ratios and reserve requirements imposed by lenders. Changing these inputs produces differing estimates of financing or bonding potential. Any number of realistic alternative scenarios could be to produce results that vary by a factor of 25% or more depending on future market conditions or whether the City provided a credit enhancement to secure a lower interest rate. Issuing TAD bonds or other form of debt instruments might enable the City to front-load more improvements than would be possible without issuing debt.

Estimated Bonding Capacity: Proposed Tax Allocation District #2

(Assumes County and School District Participation)

Issue Year:			**2023**
Debt Issuance Costs			
Amount Delivered to Projects:		$	***38,400,000***
Capitalized Interest:		$	***5,395,000***
Debt Service Reserve:(# Payments)		$	***3,810,000***
Bond Issuance Costs @:	3.0%	$	***1,428,150***
Total Bond Amount: (Rounded)		$	***49,030,000***
Assumed Financing Terms			
Loan period in years			25
Interest Only Period (Years)			2
PRN Retirement Period (Years)			23
Interest Rate:			5.50%
Annual Debt Service Payments			($3,808,143)
Estimated Annual Tax Increment		$	4,938,358
Stabilized Debt Service Coverage Ratio:			1.30
Cumulative Financing Costs			
Total Debt Service:			($92,980,584)
Interest Only Period:			($5,393,300)
Total interest over term of loan:			($43,950,584)

Source: Bleakly Advisory Group, Inc.

This table contains a hypothetical scenario whereby the City can leverage $49 million in financing for public improvements in a first bond, issued for a 25-year term in the second or third year after the TAD is formed. This assumes that commitments could be secured for a redevelopment project at the North Point Mall, plus a minimum of one other large investment described in the earlier section. As

shown, annual debt service payments associated with this issue total about $3.8 million, with the first two years paid by capitalized interest and the balance of the note amortized over the remaining 23 years. Annual TAD increment is projected to reach almost $5.0 million by the time debt service payments are needed, resulting in a healthy 1.3 debt coverage ratio. After deducting reserve requirements and issuance costs, roughly $38.4 million or 78% of total financing would be available for distribution to individual projects from this first issue.

As previously noted, TAD proceeds are projected to approach the $9.4 million level at build-out. Therefore, a second issue of nearly the same amount could be secured a few years later as additional growth occurs. Using a portion of TAD proceeds as a partial funding source to secure grants or other lower-cost public financing could also leverage more funding for construction than is attainable by issuing conventional debt financing. Using a simple "pay as you go" approach to utilize TAD funds also yields roughly $114.8 million on a discounted net present value basis over 30 years, further suggesting that multiple investment of TAD proceeds would be possible.

As previously noted, Alpharetta's redevelopment strategy focuses on developing policies, guidelines and funding approaches that can be applied broadly to support investments in public improvements. Using TAD funds to provide development incentives to individual projects would be used sparingly, only if the applicant can demonstrate financial need, and only if the project contributes a broader public benefit in return. Considering all factors, this analysis forecasts that a total investment of future TAD proceeds in the range of $65 to almost $90 million is reasonable and suggests the opportunity to negotiate terms of consent agreements or pay off the TAD before the end of 30 years.

Proposed Uses of TAD Proceeds

The Redevelopment Powers Law gives Georgia's communities wide latitude in the use of tax allocation district funds to support redevelopment. As enumerated in Section 36-44-3, the following are all eligible uses for TAD funds in a redevelopment area:

- Construction of building(s) for business, commercial, industrial, governmental, educational, charitable, or social use
- Renovation, rehabilitation, reconstruction repair or demolition of any existing building
- Creation of public housing
- Creation of public works or public facilities
- Preservation of historic structures
- Creation or improvement of public spaces
- Creation or improvement of mass transit facilities
- Development, or improvement of telecommunications infrastructure
- Creation or improvement of pedestrian access and safety
- Property acquisition, site preparation, demolition, environmental remediation
- Infrastructure and utility relocation, rehabilitation or installation

The existing infrastructure in the North Point redevelopment area is inadequate to support the community's full vision for the area. Having a TAD in place will help fund infrastructure improvements

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necessary to improve the transportation network (streets and sidewalks), enhance parks and open space and provide stormwater management for future area development.

The total public cost for implementing the potential public improvements as described in detail in the most recent LCI plan, including construction and improvement of the necessary public infrastructure, is currently estimated at over $165 million, which the City intends to fund, at least partially, through the tax allocation district. The purpose of the proposed infrastructure improvements funded by the TAD would be:

- Roadway connections to improve the flow of vehicular traffic that will be present in the area at the time of redevelopment.
- Enhancements such as streetscapes, curb and sidewalk improvements and public spaces to improve the experience of pedestrians, and other residents and visitors in the district.
- Stormwater management improvements, which could also function as public park/green space.

Potential long-term costs to improve the infrastructure could exceed the estimated proceeds that could be financed through TAD increments alone. TAD funds would therefore need to be used strategically to leverage other funding sources.

Priorities for the use of TAD proceeds will evolve as project planning proceeds, more detailed engineering budgets are prepared, and actual costs become better known. The intent is to employ TAD proceeds as available and necessary to make infrastructure improvements financially feasible and to attract users that would positively impact the redevelopment area, the city and the regional economy.

Proposed Uses of Future TAD Proceeds:

Tax Allocation District #2 - Alpharetta North Point Activity Center

(Assumes County and School District Participation)

Potential Uses of TAD Proceeds	Estimated Total Cost	Estimated TAD Contribution	% of Total TAD Proceeds
Public Infrastructure Improvements [1]	$16,900,000	$15,000,000	23.01%
New Parks & Greenspace [2]	$50,350,000	$25,000,000	38.34%
Walkability & Place-Making [3]	$30,800,000	$9,200,000	14.11%
Streetscapes Improvements (Local Match)[4]	$57,500,000	$11,500,000	17.64%
Development Incentives [5]	$10,000,000	$4,500,000	6.90%
TOTALS:	**$165,600,000**	**$65,200,000**	**100.0%**

NOTES

1 *Estimated TAD contribution to new roads and intersection improvements recommended in LCI Plan.*

2 *Estimated TAD contribution to linear parks, gateways, greenway connectors and pocket parks.*

3 *Estimated TAD contribution to new trail connections, pedestrian connections & event spaces.*

4 *Estimated TAD contribution to support up to 5 miles of potential streetscape improvements.*

5 *Remaining set aside for direct incentives to redevelopment projects if the "but for" test can be met.*

Source: City of Alpharetta and Bleakly Advisory Group, Inc.

The table above contains a representative distribution of fund uses among various priorities. TAD proceeds will be allocated to specific purposes as opportunities present themselves. Uses of TAD proceeds may include supporting on- and off-site development (including parks, streets, sidewalks, roads, signage, site preparation, utility improvements, storm water management and environmental remediation) and paying for public amenities that cannot otherwise be afforded.

As previously noted, the calculations and estimates made above provide one reasonable forecast of achievable future redevelopment within the TAD, resulting in gains in the area's real estate tax digest, corresponding tax allocation increments, supportable TAD financing proceeds and potential uses for those proceeds to reduce redevelopment costs. Numerous combinations of equally reasonable inputs and assumptions could be applied to produce marginally different results. This report sets an achievable expectation for the TAD's future financial performance, which is intended to help the City make current and future decisions. The timing of future investments of TAD proceeds, the method(s) of funding, underwriting criteria applied to bond financing (if used) and all related decisions will be made by City officials in charge of such decisions, at the appropriate times.

ASSESSED VALUATION (I) & TAX ALLOCATION INCREMENT BASE (M)

The Redevelopment Powers Law specifies that this plan "recites the last known assessed valuation of the redevelopment area and estimate the assessed valuation after redevelopment." The tax base is expected to increase in the future through the private investment stimulated by implementation of the redevelopment plan and the investment of TAD increments into infrastructure investments.

Tax Allocation District #2 –Alpharetta North Point Activity Center identified in this plan contains 138 parcels totaling nearly 898 acres, with a taxable real estate digest in the City of Alpharetta of $268.8 million. Of the total acreage in the TAD, approximately 233.7 acres (26%) were exempt from taxation as of 2018. A complete list of included parcels can be found in the appendix.

Pursuant to the Redevelopment Powers Law, upon adoption of the Redevelopment Plan and the creation of the tax allocation district, the City of Alpharetta will request that the Georgia Commissioner of Revenue certify the tax base of Tax Allocation District #2 –Alpharetta North Point Activity Center as of December 31, 2019, as the base year for the district. Values presented herein could change before the district is certified.

Summary Forecast Estimate – Incremental Property Tax Digest

Project Areas	Acres	Development Forecast				Estimated 2019 Base Digest	Estimated Future (Year 10) Tax Digest
		Residential* For-Sale Units	Multi-Family Rental Units	Office (SF)	New/ Rehab Comm/Retail (SF)		
North Point Mall Area	79.1		328		1,105,059	**$81,702,000**	$128,599,861
Other Project Sites	52.8	280	140	1,200,000	118,500	**$9,344,080**	$155,039,261
Balance of TAD**	766.0	500			110,000	**$177,713,480**	$263,210,276
Development Totals:	**897.9**	**780**	**468**	**1,200,000**	**1,333,559**	**$268,759,560**	**$546,849,398**
* This column includes both condominium flats and townhomes - no SF homes are anticipated.					Estimated Incremental Tax Digest Growth:		$278,089,838
** Refers to remaining TAD parcels where no specific projects have yet to be approved.					Percent Change		103.5%

Source: Alpharetta Project Data and Bleakly Advisory Group, Inc.

The above table estimates the combined impact of implementing the redevelopment projects summarized above over a multi-year period. At build out, the combination of forecasted new

construction, rising land value, and the increased average value of building improvements per square foot are estimated to raise the total taxable market value (FMV) of the TAD from $672 million currently to nearly $1.4 billion at completion. This analysis estimates that the TAD's overall taxable **digest** would increase over the current base by $278.1 million, an 103% increase over existing conditions at build-out.

Historic Property within Boundaries of TAD (J)

No historic properties are within the boundaries of the proposed Tax Allocation District #2 – Alpharetta North Point Activity Center. The City acknowledges that no historic properties will be substantially altered in any way inconsistent with technical standards for rehabilitation; or demolished unless feasibility for reuse has been evaluated based on technical standards for the review of historic preservation projects, which technical standards for rehabilitation and review shall be those used by the state historic preservation officer.

Creation & Termination Dates for TAD (K)

Tax Allocation District #2 – Alpharetta North Point Activity Center will be created effective December 31, 2019. The Redevelopment Powers Law provides that the district will be in existence until all redevelopment costs, including debt service, are paid in full. This repayment could take 25 or more years from the date of issuance.

TAD Boundaries Existing Uses of Real Property (L)

The proposed boundaries for the Tax Allocation District #2–Alpharetta North Point Activity Center are overlaid on the existing land use map that is included in the Zoning & Land Use Compatibility section above. The TAD boundaries include the respective tax parcels listed in the appendix and the associated public ROW adjacent to the TAD parcels. For any section of roadway that abuts a TAD parcel and/or is used as a boundary in the TAD map, the entire section of ROW is intended to be included inside the TAD boundary in order to maintain flexibility to use TAD proceeds for public improvements to those rights of way, if desired by the redevelopment agency.

North Point Redevelopment Area Tax Increment Base	
Number of Parcels	138
Fair Market Value (including tax exempt property)	$714,087,245
Taxable Value (@ 40%)	$268,759,560
City of Alpharetta (M&O) Millage:	**4.820**
City of Alpharetta Base Property Taxes Collected	$1,295,421
Fulton Co. Schools (M&O) Millage:	**18.546**
Fulton Co. Schools Base Property Taxes Collected	$4,984,415
Fulton County (M&O) Millage:	**10.380**
Fulton Co. Base Property Taxes Collected	$2,789,724
TOTAL Base Property Taxes Collected	**$9,069,560**

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The proposed TAD represents 5.0% of Alpharetta's estimated 2018 tax digest and may be subject to change. This amount is well below the 10% maximum value threshold for all TADs in a single taxing jurisdiction, as prescribed in the Redevelopment Powers Law. This means that should the City Council choose, it could add additional tax digest to one or more future TADs. The amount of total digest the City can place in TADs would also increase as the City's tax digest grows in the future. The base valuation of the proposed TAD is estimated as follows:

Property Taxes Collected Within Tax District to Serve as Base Amount:
Total Taxable Digest ($268,759,560) x Useable Millage (0.033746)* = $9,069,560

*Assumes consent by Fulton County and Fulton County School District.

Ad Valorem Property Taxes for Computing Tax Allocation Increments (N)

As provided in the Redevelopment Powers Law, the taxes that will be included in the tax increment base for the tax allocation district are based on the following authorized millage rates:

Alpharetta North Point Redevelopment Area Millage Rates	
City of Alpharetta (M&O) Millage:	4.820
Fulton County Schools (M&O) Millage:	10.380
Fulton County (M&O) Millage:	18.546
TOTAL Millage Rate	**33.746**

Levies for bonded indebtedness and Special Service Districts (SSD) are not included in the calculation of the millage rates for TAD purposes.
Source: Georgia Department of Revenue

Tax Allocation Bond Issues (O, P, Q)

Amount of Bond Issue

Upon adoption of this Redevelopment Plan, the City of Alpharetta proposes to issue tax allocation bonds or other financing instruments, in one or more issues. Estimated supportable levels of future financing could range from $10 million to $70 million depending upon whether Fulton County Schools and Fulton County consent to participate, and the terms available at the time of issuance and the types of financing methods used.

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Term of the Bond Issue or Issues

The City of Alpharetta proposes to issue tax allocation bonds or alternative forms of financing for a term no longer than 25 years.

Upon adopting this redevelopment plan and obtaining consent agreements with Fulton County and the Fulton County School District, the City of Alpharetta proposes to either:
(a) seek fixed-rate tax exempt bonds;
(b) obtain comparable forms of commercial financing as available, or
(c) enter into a development agreement to remit certain tax allocation increments.

Should financing be sought in the future, the actual rate, terms and issuance costs would be determined at the time of issuance based upon general market conditions, anticipated development within the TAD, assessed taxable property values and federal tax law considerations.
Bonds, loans or pay-as-you-go agreements will be secured by the positive tax allocation increment from eligible ad valorem taxes levied for these purposes. The actual amount of collected tax increments will depend upon the pace at which the redevelopment plan is implemented and the impact of the redevelopment activities and other economic factors on the tax base in the TAD as a whole.

Rate of Bond Issue

Should Alpharetta issue fixed-rate tax exempt bonds or comparable financing as available, actual interest rates and payment terms will be determined at the time of issuance based upon general market conditions, anticipated development within the redevelopment area, assessed taxable property values, and federal tax law considerations.

Property to be Pledged for Payment of the Bonds

Should the respective taxing jurisdictions consent to participate, and should the City choose to issue bonds or other forms of private financing, such financing will be secured by the positive tax allocation increment from eligible ad valorem taxes on real estate, as levied by the City of Alpharetta, Fulton County, and the Fulton County School System. The City does not anticipate pledging tax allocation increments from either local sales taxes or taxes on commercial personal property at this time.

School System Impact Analysis (R)

Georgia's Redevelopment Powers Law governs the operation of tax allocation districts in the State. The Law was amended during the 2009 legislative session to include a new provision under Section 36-44-3(9)(R), requiring the preparation of a "School System Impact Analysis" on the applicable local school district. This section estimates the potential future impacts of Tax Allocation District #2 – Alpharetta North Point Activity Center on the Fulton County Public School District, in accordance with the requirements of this section of the Redevelopment Powers Law.

The Current Value of the Proposed TAD Verses the Fulton Schools Tax Digest

The current taxable digest for the proposed TAD is $268.8 million. According to the Georgia Department of Revenue, the latest published (2016) assessed value of the Fulton School's net taxable

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M&O digest exceeded $30.6 billion and is higher than that amount today. The current taxable digest within the proposed TAD is nine-tenths of one percent (0.88%) of the School District's total taxable digest. The amount of ad valorem school taxes on real estate collected from the properties in the proposed TAD, as determined by the tax assessor on December 31, 2018, will continue to flow to the Fulton County School District throughout the operation of the TAD. (This revenue is currently estimated at approximately $5.3 million annually). The value of business personal property associated with the development of new commercial space within the TAD will also continue to flow to the School District General Fund.

Proposed Tax Allocation District #2 – Alpharetta North Point Activity Center
TAD Digest as a Percent of Taxing Jurisdictions*

Taxing Jurisdiction	Net Taxable M&O Digest
Tax Allocation District #2 – Alpharetta North Point Activity Center	$285,392,640
Alpharetta (2018)	$5,376,000,000
Fulton County (2016)	$50,315,707,360
Fulton County School System (2016)	$30,638,052,590
Alpharetta North Point Activity Center TAD Taxable Digest as a % of	
Alpharetta	4.98%
Fulton County	0.53%
Fulton Public Schools	0.88%

* This table reports published 2016 Digest values for the county and School System. DOR has not certified or published the Fulton County Digest for 2017 or 2018.

SOURCE: Georgia Department of Revenue, Local Government Services Division

PROPOSED DEVELOPMENT IN NORTH POINT TAD

As detailed earlier in this plan, there are potential development projects that that are currently planned within this proposed TAD. Already identified development opportunities impact roughly 132 acres or about 15% of the total acreage within the TAD, including North Point Mall. This represents areas where specific redevelopment projects have been proposed and quantified. The future development forecast reflects the addition of approximately 1,250 housing units (multifamily apartments and for-

sale townhomes) and 2.5 million SF of new or rehabilitated retail/office development where specific projects and land uses have been quantified. These levels of new construction are not likely to be achievable absent the major public improvements outlined in the LCI Plans and other initiatives proposed by the City.

Combined, these sites have a current estimated current taxable full market (assessed) value of just over $227.6 million. Proposed projects on these sites have the potential to be valued at $709.1 million at build out, generating an incremental increase of nearly $425 million in total and an average gain in tax digest of $192.6 million (more than $1.4 million per acre) on those 132 acres.

The balance of acreage within the proposed TAD, where no specific projects or direct investment of TAD proceeds are anticipated, currently contains $444 million in full market value. The "halo effect" from redevelopment projects is expected to increase the value of those other sites to an estimated $658 million, representing a 48% increase of over existing conditions. This estimate results in total gain in tax digest of $85.5 million on those remaining 766 acres. Combined, the entire TAD has the potential to roughly double in total taxable digest by 2030. This forecast assumes that public improvements needed to support the area's transition to a more residential, mixed-use district would be completed in a timely manner.

		Development Forecast				Estimated	Estimated
Project Areas	Acres	Residential* For-Sale Units	Multi-Family Rental Units	Office (SF)	New/ Rehab Comm/Retail (SF)	2019 Base Digest	Future (Year 10) Tax Digest
North Point Mall Area	79.1		328		1,105,059	**$81,702,000**	$128,599,861
Other Project Sites	52.8	280	140	1,200,000	118,500	**$9,344,080**	$155,039,261
Balance of TAD**	766.0	500			110,000	**$177,713,480**	$263,210,276
Development Totals:	**897.9**	**780**	**468**	**1,200,000**	**1,333,559**	**$268,759,560**	**$546,849,398**
* This column includes both condominium flats and townhomes - no SF homes are anticipated.					Estimated Incremental Tax Digest Growth:		$278,089,838
** Refers to remaining TAD parcels where no specific projects have yet to be approved.					Percent Change		103.5%

Source: Alpharetta Project Data and Bleakly Advisory Group, Inc.

As summarized above, these projects could create nearly 1,250 residential units and 2.53 million square feet of commercial and office space. The new commercial and office space can be expected to generate increased in personal property tax digest, which will not be pledged as TAD increment and will accrue directly to the School District's general fund.

ESTIMATED NUMBER OF FUTURE PUBLIC-SCHOOL STUDENTS LOCATED WITHIN THE TAD

The table below presents an estimate of the residents and school-aged children that could be generated from the proposed development should it all occur. The population and school-age children multipliers are adapted from Center for Urban Policy Research (CUPR) at Rutgers University in a study called "Residential Demographic Multipliers for Georgia." These resident and school-aged children multipliers reflect the average number of school-aged children by bedroom type for the townhouse and multifamily housing. Experience with walkable mixed-use developments, including Avalon in Alpharetta, indicates they are most in demand by empty-nester households, single-person households and young working professionals, with few children present in these household types, versus single-family housing.

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NORTH POINT TAD POPULATION AND SCHOOL-AGED CHILDREN FROM POTENTIAL DEVELOPMENT					
Unit Type	**Units at Build-Out**	**Population Multiplier***	**Estimated Population**	**School-Aged Children Multiplier***	**Estimated School-Aged Children**
Townhouse	350	2.2	753	0.33	114
Multifamily**	900	2.3	2,070	0.20	176
Total	**1,250**		**2,823**		**290**

** Multipliers adapted from: CUPR, Rutgers University, "Residential Demographic Multipliers for Georgia"*

*** Includes a mix of for-sale condominium flats and apartments.*

As indicated in the table, there are projected to be 2,823 residents in the 1,250 new housing units constructed in the proposed TAD. Approximately 290 of these residents would be school-aged children. Thus, over the next 20 years there would be, on average, an addition of 14 new school-aged children from new development each year.

Location of School Facilities within the Redevelopment Area

The Haynes Bridge Middle School is included inside the TAD boundary to facilitate the possible future use of TAD proceeds for help fund future transportation and/or multi-use trail improvements in the area. The proposed TAD also contains one private school facility, the Fulton Science Academy, located at 3035 Fanfare Way, which is located between Encore Parkway and Maxwell Road. The school district also owns 6.3 acres on two parcels located on North Fulton Parkway, which are listed as undeveloped.

Projection of the Average Value of Residential Properties Resulting from Redevelopment

Based on the expected development within the TAD as outlined above, overall average value of all planned 350 townhomes is estimated at $450,000 per unit, based on current average pricing of new-build townhomes in the area. This equates to a total of $157.5 million in new residential home value. Currently there are no single-family or townhome residential properties within the TAD area.

The overall average value of all planned 900 multifamily units in the TAD is estimated at $190,000 per unit, based on current average pricing of new-build apartments in northern Fulton County. This equates to a total of $328.5 million in new value created by the apartments. Currently there are no multifamily rental properties within the TAD area.

Projection of Educational Special Purpose Local Option Sales Taxes to be Generated

The new potential retail development within the proposed TAD will generate sales taxes for the Fulton County School District during years in which a special purpose local option sales tax for educational purposes (ESPLOST) is in effect. At completion, the new and renovated retail space within the North Point TAD area will generate an estimated $167 million in net new retail sales annually. This would result in $1.7 million in total ESPLOST revenue annually by build-out. These ESPLOST collections, which will likely only occur at this level only with the TAD in place, are not

pledged to the TAD Special Fund and will accrue to the school district throughout the life of the TAD. Retail sales in the North Point area have been declining in real terms since 2014, while retail vacancy rates have increased. These trends are not likely to reverse without a concerted public sector effort to change the character of the area.

REVENUES TO THE FULTON COUNTY SCHOOL SYSTEM FROM TAD #2	
Forecast ESPLOST Revenue	
Est. New Retail SF in TAD	1,333,559
Estimated Average Retail Sales Per SF	$250
Estimated Total Retail Sales	$333,389,750
Estimated Net New Sales at 50%	$166,694,875
ESPLOST Revenue to Fulton Schools (1%)	**$1,666,949**

Source: Bleakly Advisory Group

It is important to note that developers of retail, office or hotel properties are eligible to apply for leasehold interest tax abatements from the County or City development authorities which, if awarded, would reduce and delay the collection of school tax allocation increments over the first 10 (and in some cases possibly more) years after completion of those projects.

The City intends to encourage developers to work through the mechanism of the TAD rather than seek leasehold interest abatements. However, if the City is unsuccessful and abatements are awarded, the School District's receipt of real property taxes could be delayed regardless of whether the Board of Education consents to participate in the TAD.

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APPENDIX

TAX PARCELS (PROPERTIES WITHIN THE TAD)

Parcel ID	Parcel Address	Owner	Acres	Tax Digest	LU Code	Class Code
12 261006880440	1000 NORTH POINT PKY	G G P NORTH POINT INC	24.20	$66,005,400	341	C5
12 273007020363	6500 NORTH POINT PKY	NPMC RETAIL LC	34.39	$18,400,000	344	C5
12 261006870490	555 NORTH POINT CENTER E	BRI 1870 NORTH POINT LLC	7.30	$9,600,000	3A4	C4
12 249006540247	7461 NORTH POINT PKWY	CENTRO WATT OPERATING PTNRSHIP TWO LLC	16.92	$9,566,480	345	C5
12 261006870466	200 NORTH POINT CENTER E	BRI 1870 NORTH POINT LLC	11.76	$8,400,000	3A4	C4
12 261006870508	333 NORTH POINT CENTER E	BRI 1870 NORTH POINT LLC	8.81	$8,400,000	3A4	C4
12 261006870458	100 NORTH POINT CENTER E	BRI 1870 NORTH POINT LLC	4.90	$7,902,000	3A4	C4
12 262006550181	7300 NORTH POINT PKWY	CORO NORTH POINT LLC	4.68	$5,863,800	344	C4
12 250006550293	815 N POINT PKWY	CENTRO WATT OPERATING PTNRSHIP TWO LLC	11.34	$5,661,580	344	C5
12 261006870334	7131 NORTH POINT PKWY	MANSELL CROSSING RETAIL LP	13.15	$5,564,640	344	C5
12 272007430374	1325 NORTH POINT DR	HPTMI II PROPERTIES TRUST	7.34	$5,311,680	252	C4
12 250006550236	7660 NORTH POINT PKWY	CENTRO WATT OPERATING PTNRSHIP TWO LLC	14.06	$4,771,940	344	C5
12 260007000123	5000 NORTH POINT DR	NORTH POINT MALL L P	18.09	$4,000,000	346	C5
12 261007010435	1000 NORTH POINT PKY	DILLARD DEPARTMENT STORES INC	6.64	$3,990,200	346	C4
12 262006550173	7500 NORTH POINT PKWY	AHP H6 ALPHARETTA LLC	4.74	$3,982,720	254	C4
12 273007550138	6000 NORTH POINT PKY	DAYTON HUDSON CORP	8.74	$3,793,720	345	C5
12 250006540211	7491 NORTH POINT PKWY	SMGA LLC	5.96	$3,722,800	345	C4
12 261006880358	4500 NORTH POINT PL	GGP NORTH POINT LAND L L C	4.79	$3,713,000	364	C4
12 286007970312	975 NORTH POINT DR	LAROSE LLC & CLINGING VINE LLC	4.45	$3,040,000	345	C4
12 261007020392	6731 NORTH POINT PKY	HOLLYWOOD CAMARILLO PARTNERS L P	3.33	$2,690,400	373	C3
12 273007420415	380 NORTH POINT PKY	PALM J LLC	1.92	$2,626,000	345	C4
12 250006380287	7731 NORTHPOINT PKWY	TRU TWO THOUSAND FIVE RE I LLC	5.31	$2,600,000	345	C4
12 286007540230	970 NORTH POINT DR	CH RETAIL FUND I ATLANTA STONE WALK L L C	2.43	$2,576,160	344	C4
12 272007430416	6000 NORTH POINT CIR	SEARS	10.04	$2,454,760	346	C5

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12 273007420399	2000 NORTH POINT CIR	G G P NORTH POINT INC	1.30	$2,391,480	346	C3
12 272007440514	0 LAKEVIEW PKWY	LWV TPA GA 400 LLC	53.51	$2,376,040	300	C5
12 286007970262	965 NORTH POINT DR	COLE JO ALPHARETTA GA LLC	3.54	$2,275,600	373	C4
12 273007020355	6500 NORTH POINT PKY	NPMC RETAIL LC	12.39	$2,200,000	365	C4
12 261006880341	4000 NORTH POINT PL	VON MAUR INC	8.23	$1,878,000	346	C4
12 262006861364	7300 NORTH POINT PKWY	WIGGINS W B JR	2.51	$1,835,560	374	C4
12 248006520514	0 WESTSIDE PKWY	JEN GEORGIA 7 LLC	20.40	$1,824,080	300	C5
12 261006870276	6800 NORTHPOINT PKWY	VILLAGE CREATIVE LABS PARTNERS L P	4.43	$1,800,000	373	C4
12 286007970270	955 NORTH POINT DR	DDL NORTHPOINT LLC	1.99	$1,730,800	373	C3
12 286007970353	5865 NORTH POINT PKY	ATIVYA NP5865 LLC	2.85	$1,674,240	3B3	C4
12 273007420431	1000 NORTH POINT PKY	G G P NORTH POINT INC	18.50	$1,638,200	300	C5
12 285007520648	0 HAYNES BRIDGE RD	NORTHWINDS LAND LLC	22.85	$1,560,000	300	C5
12 273007430265	1350 NORTH POINT CT	BRE LQ PROPERTIES LLC	2.90	$1,560,000	254	C4
12 286007970288	945 NORTH POINT DR	USR REAL ESTATE HOLDINGS LLC	1.95	$1,552,680	373	C4
12 286007970338	925 NORTH POINT DR	NATIONAL RETAIL PROPERTIES LP	3.34	$1,468,360	321	C4
12 250006370338	7855 NORTH POINT PKWY	SHOPS AT MANSELL LLC	2.20	$1,450,600	3C3	C4
12 262006861372	115 NORTH POINT PKWY	WIGGINS W B JR	2.08	$1,399,960	344	C4
12 261006870292	7000 NORTH POINT PKY	BLUE VENTURES LLC	2.88	$1,345,600	332	C4
12 286007550254	10865 HAYNES BRIDGE RD	NEUSE INCORPORATED	2.09	$1,341,360	351	C3
12 249006070310	0 DAVIS DR	ROCK MILL 400 L P	11.26	$1,298,320	300	I5
12 272007430382	0 NORTH POINT DR	COUSINS WESTSIDE LLC	8.36	$1,280,000	300	C4
12 286007970346	915 NORTH POINT PKY	MILKATHY CORP	2.21	$1,200,000	325	C4
12 272007430432	0 NORTH POINT DR	G G P NORTH POINT INC	5.00	$1,080,000	300	C4
12 273007420381	310 NORTH POINT PKY	SWANN INVESTMENTS L P	1.38	$1,065,960	373	C3
12 249006400384	0 SANCTUARY PKY	SANCTUARY ACQUISITIONS EAST LLC	14.22	$1,060,000	300	C5
12 272007540305	1950 ROCK MILL RD	BRE/ESA P PORTFOLIO LLC	2.46	$1,026,760	255	C3
12 272007540487	10920 HAYNES BRIDGE RD	GREENE HOGG NP II LLC C/O BROGDON CONSULTING	1.47	$1,000,000	321	C3
12 273007550195	6055 NORTH POINT PKY	VILLAGE CREATIVE LABS PARTNERS L P	1.86	$980,560	325	C3
12 260006890219	0 FANFARE WAY	LENNAR GEORGIA, INC.	10.99	$949,600	300	C5
12 272007540495	10910 HAYNES BRIDGE RD	BFC PROPERTIES INC ET AL	1.05	$949,000	325	C3

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12 250006370429	2345 MANSELL RD	RISING SUN PROPERTIES INC	1.43	$857,440	321	C3
12 250006550368	7925 MANSELL RD	MANSELL NORTH POINT L L C	2.10	$854,920	321	C4
12 286007970296	935 NORTH POINT DR	PALLADIAN NORTH POINT COMMONS LLC	1.56	$853,400	373	C3
12 273007540220	10890 HAYNES BRIDGE RD	KOLODKIN ALAN B & ELAINE S	1.82	$852,390	321	C3
12 250006370387	2355 MANSELL RD	RUBY REDS II	2.14	$850,120	321	C4
12 273007550203	10800 HAYNES BRIDGE RD	ORLANDO BK ONE ASSOCIATES L P RIPON MAIN ASSOCIATES L P	1.69	$811,600	321	C3
12 273007550294	6010 NORTH POINT PKY	NPMC RETAIL LC	1.45	$800,000	374	C3
12 261006870326	7001 NORTH POINT PKWY	WACHOVIA BANK OF GEORGIA	1.69	$780,400	351	C3
12 250006370403	2335 MANSELL RD	2335 MANSELL RD LLC	1.57	$776,680	321	C3
12 250006550269	7800 EASTSIDE DR	DB TRIPLE DIPPER RESTAURANT LLC	1.54	$756,800	325	C3
12 261007020384	6751 NORTH POINT PKY	ALPHA Z-BOY PARTNERS, LLC	1.27	$755,960	373	C3
12 273007420316	6250 NORTH POINT PKY	NPMC RETAIL LC	1.82	$751,120	373	C3
12 249006540254	7301 NORTH POINT PKWY	CWOP TWO MANSELL VERIZON LLC	1.40	$733,760	373	C3
12 273007550187	6085 NORTH POINT PKY	BP NORTHPOINT LLC	1.77	$720,000	325	C3
12 250006560243	2310 MANSELL RD	ARC CAFEUSA001 LLC	1.31	$711,680	325	C3
12 261007020418	6503 NORTH POINT PKWY	RIPON MAIN ASSOCIATES L P	1.15	$685,560	351	C3
12 250006560441	2375 MANSELL RD	HAY FAMILY TRUST THE	1.97	$676,160	325	C3
12 250006560250	7900 NORTH POINT PKWY	FAMILY INVESTMENT GROUP LLC	1.42	$654,440	321	C3
12 272007540453	10885 HAYNES BRIDGE RD	10885 HAYNES BRIDGE ROAD LLC	1.99	$641,400	373	C3
12 273007550302	6110 NORTH POINT PKY	NPMC RETAIL LC	1.64	$640,000	374	C3
12 273007410341	6400 NORTH POINT PKY	NPMC RETAIL LC	1.58	$640,000	325	C3
12 272007540503	10900 HAYNES BRIDGE RD	GREENE HOGG NP I LLC	1.17	$630,000	325	C3
12 250006370395	2365 MANSELL RD	COLE BN ALPHARETTA GA LLC	1.23	$616,280	325	C3
12 273007420423	6301 NORTH POINT PKY	COLE CP ALPHARETTA GA LLC	0.98	$601,000	321	C3
12 239006090095	0 WOOTEN RD	COMPASS LENDER LLC	9.65	$600,000	300	I5
12 250006370353	7955 MANSELL RD	CAPTEC NET LEASE REALTY INC	2.68	$600,000	321	C4
12 286007550247	5975 NORTH POINT DR	CH RETAIL FUND I ATLANTA STONE WALK L L C	2.14	$592,120	320	C4
12 273007410119	6499 NORTH POINT PKWY	SUN TRUST BANK ATL	1.44	$586,000	351	C3
12 261007020400	6551 NORTH POINT PKY	HUBERT PROP LLLP	1.23	$578,080	373	C4

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12 250006370510	0 RESURGENS PARK PL	PPF AMLI MANSELL ROAD FRONTAGE LLC	2.67	$556,000	300	C4
12 286007981889	0 NORTH FULTON EXPWY	DELTA COMMUNITY CREDIT UNION	3.65	$546,920	300	C4
12 273007540246	2355 NORTH POINT CT	ANSLEY INVESTMENT PARTNERS L P	1.41	$530,070	325	C3
12 273007540279	2500 NORTH POINT CT	VILLAGE CREATIVE LABS PARTNERS L P	1.08	$477,160	321	C3
12 250006550228	7601 NORTH POINT PKWY	ORIGINAL HONEY BAKED HAM CO OF GA INC THE	0.81	$442,440	374	C3
12 273007410325	6304 NORTH POINT PKWY	NPMC RETAIL LC	1.19	$440,000	351	C3
12 272007540321	11190 HAYNES BRIDGE RD	HAYNES ROCK LLC	1.57	$439,560	353	C3
12 260006893312	0 WESTSIDE PKWY	ADVANCE EDUCATION INC	5.08	$438,840	300	C4
12 273007540238	1100 NORTH POINT DR	D & D INVESTMENT ASSOCIATES LLLP	0.83	$435,440	325	C3
12 273007410333	6360 NORTH POINT PKY	NPMC RETAIL LC	1.08	$424,000	321	C3
12 273007540212	10830 HAYNES BRIDGE RD	VILLAGE CREATIVE LABS PARTNERS L P	0.78	$417,200	325	C3
12 250006370528	0 RESURGENS PARK PL	PPF AMLI MANSELL ROAD FRONTAGE LLC	2.59	$407,600	300	C4
12 273007550443	10830 HAYNES BRIDGE RD	VILLAGE CREATIVE LABS PARTNERS L P	0.79	$398,280	325	C3
12 260006890136	3035 FANFARE WAY	LENNAR GEORGIA, INC.	12.07	$380,000	300	C5
12 286007981871	0 NORTH FULTON EXPWY	DELTA COMMUNITY CREDIT UNION	2.74	$352,800	300	C4
12 260006902865	0 ENCORE PKWY	CMC HOMES LLC	2.57	$302,400	300	C4
12 272007540461	10905 HAYNES BRIDGE RD	NORTH POINT INVESTMENTS LLC	0.87	$281,200	349	C3
12 287008090217	0 MILL CREEK AVE	MILTON PARK TOWN SQUARE HOMEOWNERS ASSN	1.88	$162,440	300	C3
12 287008100032	0 HAYNES BRIDGE RD	SHAW JOHN R. ET AL	10.00	$143,000	100	R4
12 248006520522	0 WESTSIDE PKWY	COUSINS WESTSIDE LLC	1.96	$141,440	300	C4
12 272007540313	0 ROCK MILL RD	BRE/ESA P PORTFOLIO LLC	0.25	$132,960	300	C3
12 288008110286	0 HAYNES BRIDGE RD	HOLE WILLIAM R	15.64	$128,880	100	R5
12 250006370411	2335 MANSELL RD	2335 MANSELL RD LLC	0.36	$115,880	339	C3
12 287008091900	0 MILL CREEK AVE	MILTON PARK TOWN SQUARE HOMEOWNERS ASSN	9.52	$82,240	800	C4
12 250006360479	0 BEAVER CREEK RD	RESURGENS PARK OWNERS ASSOCIATION INC	7.78	$37,080	300	C4
12 260107000015	0 ROCK MILL RD	G G P NORTH POINT INC	9.74	$31,000	300	C4
12 286007530132	0 HAYNES BRIDGE RD	METRO M3 INC	0.84	$19,680	300	C3
12 273007550286	0 NORTH POINT CT	NPMC RETAIL LC	1.19	$13,600	800	C3
12 250006370437	0 MANSELL RD	RESURGENS PARK OWNERS ASSOCIATION INC	1.30	$12,000	300	C3
12 271007450325	0 HAYNES BRIDGE RD	MORRISON W LEE JR & ANNE R	24.43	$8,860	300	V5

EXHIBIT A

12 272007430440	0 NORTH POINT PKY	BRI 1870 NORTH POINT LLC	3.71	$8,440	300	C4
12 273007420175	0 NORTH POINT DR	BRI 1870 NORTH POINT LLC	4.58	$7,560	300	C4
12 261006870474	0 NORTH POINT PKY	BRI 1870 NORTH POINT LLC	2.15	$4,920	300	C4
12 273007420258	0 NORTH POINT CT	BRI 1870 NORTH POINT LLC	0.83	$2,280	300	C3
12 287008101048	0 MILL CREEK AVE	PALISADES AT MILTON PARK HOMEOWNERS ASSN	5.95	$40	111	R4
12 248006520431	0 MAXWELL RD	CITY OF ALPHARETTA	1.93	$0	600	E1
12 250006360495	0 BEAVER CREEK RD	CITY OF ALPHARETTA	1.15	$0	600	E1
12 251006360097	0 BIG CREEK	CITY OF ALPHARETTA	14.09	$0	600	E1
12 262006560164	0 MANSELL RD REAR	CITY OF ALPHARETTA	8.54	$0	699	E1
12 286007981897	0 NORTH FULTON EXPWY	FULTON COUNTY BOARD OF EDUCATION	5.14	$0	300	E1
12 286007981905	0 NORTH FULTON EXPWY	FULTON COUNTY BOARD OF EDUCATION	1.22	$0	300	E1
12 249006530149	0 MAXWELL RD	MAXWELL CEMETERY	1.38	$0	601	E4
12 287007950130	0 HAYNES BRIDGE RD	CITY OF ALPHARETTA	65.10	$0	699	E1
12 274007400464	900 HAYNES BRIDGE RD	CITY OF ALPHARETTA THE	9.86	$0	600	E1
12 262006860093	0 MAXWELL RD	THOMAS L M JR	1.78	$0	100	R4
12 262006860390	0 NORTH POINT PKWY	CITY OF ALPHARETTA	7.65	$0	600	E1
12 260006894237	3035 FANFARE WAY	FULTON SCIENCE ACADEMY PRIVATE SCHOOL INC	19.80	$0	612	E6
12 262006860192	0 MANSELL RD	CITY OF ALPHARETTA	14.02	$0	600	E1
12 262006860200	0 NORTH POINT PKY	CITY OF ALPHARETTA THE	17.15	$0	600	E1
12 261006870482	0 NORTH POINT PKY	CITY OF ALPHARETTA THE	9.87	$0	600	E1
12 286007982648	0 NORTH FULTON EXPWY	FULTON COUNTY BOARD OF EDUCATION	2.48	$0	699	E1
12 274007400449	0 MANSELL RD	CITY OF ALPHARETTA	14.37	$0	600	E1
12 288008110237	10665 HAYNES BRIDGE RD	FULTON COUNTY BOARD OF EDUCATION	30.00	$0	612	E1
12 287008100263	0 MILL CREEK AVE, REAR	CITY OF ALPHARETTA	7.44	$0	699	E1
12 260006893320	0 WESTSIDE PKWY	CITY OF ALPHARETTA	0.75	$0	300	E1

EXHIBIT A

Alpharetta Mayor and City Council

MAYOR JIM GILVIN

POST 2, BEN BURNETT

POST 1 & MAYOR PRO TEM
DONALD MITCHELL

POST 3, KAREN RICHARD

EXHIBIT A

POST 4, JOHN HIPES

POST 6, DAN MERKEL

POST 5, JASON BINDER

EXHIBIT A

Fulton County Board of Commissioners

Katha Stuart
District 1
Email

Katie Reeves
District 2
Email

Gail Dean
District 3
Email

Linda Bryant
Board President
District 4
Email

Linda McCain
District 5
Email

Kimberly Dove
District 6
Email

Julia Bernath
Board Vice President
District 7

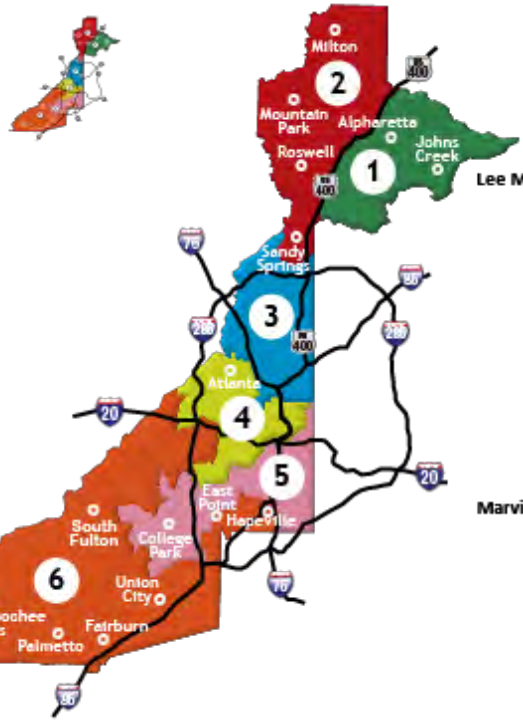
2018-19 Board Zones

Fulton County Board of Education

Chairman
Robb Pitts

Liz Hausmann
District 1

Bob Ellis
District 2



Vice Chairman
Lee Morris, District 3

Natalie Hall
District 4

Marvin S. Arrington Jr.
District 5

Vacant
District 6

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA FOR THE PURPOSE OF CONSENTING TO, APPROVING AND ADOPTING A REDEVELOPMENT PLAN (THE "PLAN") TO CREATE TAX ALLOCATION DISTRICT #2 - ALPHARETTA NORTH POINT ACTIVITY CENTER (THE "TAD"); TO DESIGNATE THE BOUNDARIES OF THE REDEVELOPMENT AREA; TO AUTHORIZE THE CITY COUNCIL TO ACT AS THE REDEVELOPMENT AGENT TO IMPLEMENT THE PLAN PURSUANT TO THE REDEVELOPMENT POWERS LAW; TO AUTHORIZE THE MAYOR AND SUCH OTHER CITY OFFICIALS AS MAY BE APPROPRIATE TO EXECUTE ANY DOCUMENTS RELATING HERETO; AND TO PERFORM ALL ACTS NECESSARY TO ACCOMPLISH THE INTENT OF THIS RESOLUTION; TO PROVIDE FOR THE REPEAL OF CONFLICTING RESOLUTIONS; TO PROVIDE FOR AN EFFECTIVE DATE OF THIS RESOLUTION; AND FOR OTHER PURPOSES

WHEREAS, the Redevelopment Powers Law (O.C.G.A. § 36-44-1 et seq.) provides for the establishment of redevelopment powers and the creation of redevelopment plans and tax allocation districts by counties and municipalities in the State of Georgia; and

WHEREAS, the City has the authority to exercise all redevelopment and other powers authorized or granted municipalities pursuant to the Redevelopment Powers Law, as approved by the Alpharetta voters by referendum in 2006; and

WHEREAS, a true and correct copy of the Plan is attached to this Resolution as Exhibit "A" and incorporated herein by reference as if set forth herein verbatim; and

WHEREAS, the Plan, the Redevelopment Area, and the TAD meet the statutory definition of a redevelopment area, and otherwise qualify under the Redevelopment Powers Law, as more specifically set forth in the Plan; and

WHEREAS, the Plan also sets forth the justification, rationale, boundaries, fiscal data and proposed projects that could result from the establishment of the TAD; and

WHEREAS, the Mayor and Council determine that it is in the public interest of the citizens of Alpharetta that the Plan, Redevelopment Area and TAD be consented to, approved, and adopted;

NOW, THEREFORE, BE IT RESOLVED AND IT IS HEREBY RESOLVED THAT:

Section 1. The Alpharetta City Council hereby consents to, approves, adopts and establishes the Plan, the boundaries of the

Redevelopment Area, and the TAD, as more specifically set forth in the Plan.

Section 2. The Redevelopment Area and TAD is created as of December 31, 2019, and shall continue in existence until all redevelopment costs associated with the implementation of the Plan are paid in full.

Section 3. The Mayor and Council of the City of Alpharetta hereby designate the Mayor and Council as the Redevelopment Agent that will implement the provisions of the Plan to effectuate improvements in the Redevelopment Area and the TAD.

Section 4. The Mayor and Council of the City of Alpharetta, as the designated Redevelopment Agent, establish the intent to potentially issue and sell Tax Allocation Bonds and such other redevelopment bonds as necessary to implement the provisions of the Plan and the TAD.

Section 5. The Mayor and Council of the City of Alpharetta hereby authorize the use of the proceeds of any such Tax Allocation Bonds and other such bonds for any and all eligible uses, including, without limitation, costs of issuance of any Tax Allocation Bonds; capital costs of public improvements, including but not limited to, infrastructure to entice a multi-oriented land use pattern, pedestrian and bicycle specific infrastructure, public green space and/or pedestrian connections, and stormwater utility infrastructure that will allow for and promote greater development.

Section 6. The Mayor and Council of the City of Alpharetta hereby authorize the Mayor and such other City officials as may be necessary and appropriate to execute any document relating hereto, and otherwise to perform all acts necessary to accomplish the purpose of this Resolution.

Section 7. The "WHEREAS" recitals in this Resolution are deemed to be a substantive part of this Resolution.

Section 8. All resolutions and parts of resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 9. This Resolution shall become effective when adopted.

SO RESOLVED, this _____ day of _____, 20____.

CITY OF ALPHARETTA, GEORGIA

By:_____
Jim Gilvin, Mayor

COUNCIL MEMBERS

_____
Jason Binder

_____
Ben Burnett

_____
John Hipes

_____
Dan Merkel

_____
Donald Mitchell

_____
Karen Richard

(SEAL)

Attest:

_____
Erin Cobb, City Clerk

3513669

EXHIBIT "A"

REDEVELOPMENT PLAN

City Council Meeting & Public Hearing
STAFF REPORT

Submitting Department: Public Works
Submitted By: Pete Sewczwicz
Sponsored By:
Meeting Date: December 16, 2019

I. AGENDA ITEM TITLE: FY 2020 FIRE STATION 82, 83, AND 84 GENERATOR REPLACEMENT

II. RECOMMENDATION:

Please award the contract for generator replacements to Energy Systems Southeast, LLC. in the amount of $95,075.00 and authorize the mayor to execute all necessary documents. Approval of this requisition executes an expenditure authorized as part of the FY 2020 Capital Budget.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES
FISCAL IMPACT: NO
INCLUDED IN CURRENT FY CPTL BUDGET: YES
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST: $95,075.00
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Recurring Generator Replacement / 30141100-541300-C2004	$95,075.00

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
NA	$0.00

IV. REPORT IN BRIEF:

Generators for emergency power at several facilities around the City are reaching or beyond the typical life span. The typical usable life for generators is 20 years. The three generators being replaced are 28, 26, and 25 years old. Along with replacing the aging generators, the new ones will be converted from diesel to natural gas. Generators running on natural gas are less expensive to maintain and will not need to re-fueled if ever cut on due to power failure. The plan is to have all generators converted to natural gas utilizing recurring capital money each year as budget allows. Currently, after the replacement of the three this year only three more will need to be converted.

The city currently has a maintenance contract for all generators with Energy Systems Southeast, LLC (ESSE). The maintenance in this contract includes but is not limited to; monthly inspections, maintaining log books, generator cleaning, and a yearly tune up or manufacturer recommended maintenance for each generator. The contract is a 5 year contract terminating on June 30, 2021. For warranty reasons, and the knowledge of the equipment and recommended maintenance being installed, the Public Works Department will be utilizing ESSE to perform the generator replacements.

The Public Works Department requested pricing for the three fire stations from ESSE and to verify fair pricing was being provided, we requested pricing from Caldwell Electrical Contractors. Below is a comparison cost from each contractor.

Contractor	**Station 82**	**Station 83**	**Station 84**	**Total**
ESSE	$30,750	$29,850	$34,475	$95,075
Caldwell Electric	$32,820	$32,820	$32,820	$98,460

The current budgeted and approved amount was $100,000.00 for stations 82 and 83. After receiving official quotes, The Public Works Department moved forward with pricing and replacement for the generator at

station 84.

V. ALTERNATIVES:

VI. ATTACHMENTS:

ESSE Quote, Caldwell Electric Quote

Quote Number: 0020303390

ALABAMA • GEORGIA • MISSISSIPPI • NW FLORIDA • TENNESSEE

Toll Free 855-GEN-ESSE
www.ESSELLC.com

Corporate Office
3235 Veterans Circle
Birmingham, AL 35235

Mobile Office
5310 Willis Road
Theodore, AL 36582

Atlanta Office
2490 Weaver Way
Atlanta, GA 30340

Savannah Office
78 Columbia Drive
Pooler, GA 31322

Quote 0020303390

City of Alpharetta
Attn. Jared Wilson
Site Location:
Fire Station #3
9600 Westside Parkway
Alpharetta, GA 30009
jwwilson@alpharetta.ga.us

October 21, 2019
Quote valid for 30 days

Installation of a new Generac SG50 50KW 120/208v and removal of existing generator.

Jared,

We propose to furnish labor and materials to install and start up generator including delivery of unit, offloading, and installation of generator and tie in to existing ats. Included also is removal and disposal of old unit including existing diesel fuel.

A. Scope of Work/Generator Swap

A. Generator Swap
1. Remove existing diesel generator and replace with Generac SG50 50KW Natural Gas generator. Existing circuit to be reused, conductors may need to be extended as needed.

2. ESSE to remove diesel fuel prior to removal of generator. Old generator to be placed on truck provided by ESSE and removed from sight. Removal and replacement of generator based on one day rental of needed equipment.

3. Provide and install (1) underground gas line from the meter to the new generator.

4. Provide and install natural gas piping and regulator.
5. Provide all misc. materials and labor.

6. Provide all equipment fees.
a) Note: The gas meter may need to be upgraded to 2 psi in order to handle the additional load of the new generator. This does not include the cost of an upgrade.
b) Note: A shutdown will be needed in order to tie into the gas line.

7. Permits are not included in pricing.
8. Factory start up of new generator including 1 hour building load test.

Notes:
1. No permits or engineered drawings are included at this time.

Please note that this proposal is based on the following:
a) Regular time labor rates only
b) The right to withdraw this proposal if not accepted within 30 days.
c) All work to be performed de-energized unless it meets the requirements of OSHA CFR 1910.333(a)(1) or NFPA 70E and is accompanied by a hot work permit.
d) Material and equipment not provided by ESSE LLC. is excluded under any warranties provided by ESSE LLC. .
e) Any changes, modifications or deviations from the above specifications involving extra cost will constitute extra charges and will be executed by a written change order.
f) Payment obligations are not dependent or contingent upon the manner in which purchaser may receive payment from others. No retainage against this order will be permitted unless agreed to ahead of time.

We agree to furnish materials and labor in accordance with the above specifications,
for the sum of:.....**$ 29,850.00**
Tax not included

Accepted By: _____

Signature: _____

PO # (if applicable):_____

Date: _____

Prepared By: Craig McKenzie
Phone (770) 820-9419

Return Form To:
Email: special.market@essellc.com or craig.mckenzie@essellc.com

Quote Number: 0020303390#2

Corporate Office
3235 Veterans Circle
Birmingham, AL 35235

Atlanta Office
2490 Weaver Way
Atlanta, GA 30340

Mobile Office
5310 Willis Road
Theodore, AL 36582

Savannah Office
78 Columbia Drive
Pooler, GA 31322

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Toll Free 855-GEN-ESSE
www.ESSELLC.com

Quote 0020303390/#2

City of Alpharetta
Attn. Jared Wilson
Site Location:
Fire Station #2
3070 Market Place
Alpharetta, GA 30009
jwwilson@alpharetta.ga.us
770-891-3189

October 21, 2019
Quote valid for 30 days

Installation of a new Generac SG50 50KW 120/208v and removal of existing generator.

Jared,

We propose to furnish labor and materials to install and start up generator including delivery of unit, offloading, and installation of generator and tie in to existing ats. Included also is removal and disposal of old unit including existing diesel fuel.

A. Scope of Work/Generator Swap

A. Generator Swap
1. Remove existing diesel generator and replace with Generac SG50 50KW Natural Gas generator. Existing circuit to be reused, conductors may need to be extended as needed.

2. ESSE to remove diesel fuel prior to removal of generator. Old generator to be placed on truck provided by ESSE and removed from sight. Removal and replacement of generator based on one day rental of needed equipment.

3. Provide and install (1) underground gas line from the meter to the new generator.

4. Provide and install natural gas piping and regulator.
5. Provide all misc. materials and labor.

6. Provide all equipment fees.
a) Note: The gas meter may need to be upgraded to 2 psi in order to handle the additional load of the new generator. This does not include the cost of an upgrade.
b) Note: A shutdown will be needed in order to tie into the gas line.

7. Permits are not included in pricing.
8. Factory start up of new generator including 1 hour building load test.

Notes:
1. No permits or engineered drawings are included at this time.

Please note that this proposal is based on the following:
a) Regular time labor rates only
b) The right to withdraw this proposal if not accepted within 30 days.
c) All work to be performed de-energized unless it meets the requirements of OSHA CFR 1910.333(a)(1) or NFPA 70E and is accompanied by a hot work permit.
d) Material and equipment not provided by ESSE LLC. is excluded under any warranties provided by ESSE LLC. .
e) Any changes, modifications or deviations from the above specifications involving extra cost will constitute extra charges and will be executed by a written change order.
f) Payment obligations are not dependent or contingent upon the manner in which purchaser may receive payment from others. No retainage against this order will be permitted unless agreed to ahead of time.

We agree to furnish materials and labor in accordance with the above specifications,
for the sum of:.....**$ 30,750.00**
Tax not included

Accepted By: _____

Signature: _____

PO # (if applicable):_____

Date: _____

Prepared By: Craig McKenzie
Phone (770) 820-9419

Return Form To:
Email: special.market@essellc.com or craig.mckenzie@essellc.com

Date: November 7, 2019 Quote # 0020308111

To: City of Alpharetta FS# 4 Park Bridge

Attn: Jared Wilson

Reference: City of Alpharetta FD #4 Park Bridge

We are pleased to offer the following quote for the above project:

Quantity 1 - Generac Industrial gaseous engine-driven generator, naturally-aspirated 4.5L in-line 4 cylinder engine, consisting of the following features and accessories:

- Stationary Emergency-Standby rated
- 50 kW rating, wired for 120/208 VAC three phase, 60 Hz
- Permanent Magnet Excitation
- MLCB, 80% rated thermal-magnetic
  - 200 Amp
- Natural Gas fuel system
- Standard Weather Protective Enclosure, Steel
  - Industrial Grey Baked-On Powder Coat Finish
- cETLus
- EPA Certified
- Power Zone Pro Digital Control Panel for Single Generators
  - Meets NFPA 99 and 110 requirements
  - Temp Range -40 to 70 degrees C
  - Humidity 2 – 95% (Non Condensing)
  - UL6200
  - C-ETL-US
  - CE
  - FCC
  - IEC801 (Radiated Emissions, Susceptibility, and Surge Immunity)
  - 4.3" Resistive Color Touchscreen
    - Built-in Wi-Fi, Bluetooth, and Webserver (via Power Zone Connectivity Server)
    - IP65 (front)
    - Auto/Manual/Off key switch, Alarm Indication, Not in Auto Indication, audible alarm, emergency stop switch
  - Dual Core Digital Microprocessor
    - RS485, Ethernet and CANbus ports
  - All engine sensors are 4-20ma for minimal interference
    - Sensors: Oil Pressure, optional Oil Temp, Coolant Temp and Level, Fuel Level/Pressure (where applicable), Engine Speed, DC Battery Voltage, Run-time Hours, Generator Voltages, Amps, Frequency, Power, Power Factor
    - Alarm Status: Low or High AC Voltage, Low or High Battery Voltage, Low or High Frequency, Pre-low or Low Oil Pressure, Pre-high or High Oil Temp (optional), Low Water Level and Temp, Pre-high or High Engine Temp, High, Low, and Critical-low Fuel Level/Pressure (where applicable), Overcrank, Over and Under Speed, Unit Not in Automatic

        - Programmable I/O
        - Built-in PLC for special applications
    - Engine function monitoring and control:
        - Full range standby operation; programmable auto crank, Emergency Stop, Auto-Off-Manual switch
        - Isochronous Governor
            - 0.25% digital frequency regulation with: soft-start ramping - adjustable, gain - adjustable, overshoot limit - adjustable
        - 3 Phase RMS Voltage Sensing
            - +/-0.5% digital voltage regulation with: soft-start voltage ramping - adjustable, loss of sensing protection - adjustable, negative power limit - adjustable, Hi/Lo voltage limit - adjustable, V/F slope and gain - adjustable, fault protection
    - Service reminders, trending, fault history (alarm log)
    - I2T function for full generator protection
    - Selectable low-speed exercise
    - 2-wire start controls for any 2-wire transfer switch
- 110 AH, 925 CCA Group 31 Battery, with rack, installed
- Block Heater, 1500 watt
- Std Heavy Duty Air Cleaner
- Flex Fuel Hose, shipped loose
- Critical Grade Silencer
- Std set of 3 Manuals
- Standard 2-Year Limited Warranty
- SG0050GG264.5S18SPYYA

Quantity 1 - GTS Series Automatic Transfer Switch consisting of the following features and accessories:

- 200 Amp, 3 Pole, 120/208 VAC three phase, 60 Hz, with 2-Wire Start Circuit
    - Utility Voltage Sensing Controls:
        - Adjustable Drop-out and Pick-up
        - Adjustable Utility Interrupt Delay
    - Adjustable Logic Controls:
        - Minimum Standby Voltage
        - Minimum Standby Frequency
        - Engine Warmup
        - Inphase Monitor
        - Time Delay Neutral
        - Return to Utility
        - Engine Cooldown
        - Transfer on Exercise
- UL 1008 Listed, CSA Certified
- NEMA 1 Enclosure
- Std set of 3 Manuals
- 2-Year Basic Warranty
- GTS020W-3G2LDNAN

Quantity 1 - Freight :

- FREIGHT TO SITE INCLUDING OFF LOADING

Quantity 1 - START UP :

- GENERAC FACTORY START UP OF GENERATOR AND SWITCH INCLUDES 1 HOUR BUILDING LOAD TEST

Quanity 1 Generator and Transfer switch swap

1. Remove existing diesel generator and replace with Natural Gas generator. Existing circuit to be reused, conductors may need to be extended as needed.
2. Remove existing transfer switch and replace with 200A 208V Generac switch.
3. ESSE to remove diesel fuel prior to removal of generator. Old generator to be placed on truck provided by ESSE and removed from sight. Removal and replacement of generator based on one day rental of needed equipment.
4. Provide and install (1) underground gas line from the meter to the new generator.
5. Provide and install natural gas piping and regulator.
6. Provide all misc. materials and labor.
7. Provide all equipment fees.
   a) Note: The gas meter may need to be upgraded to 2 psi in order to handle the additional load of the new generator. This does not include the cost of an upgrade.
   b) Note: A shutdown will be needed in order to tie into the gas line.
8. Permits are not included in pricing.

Please note that this proposal is based on the following

a) Regular time labor rates only
b) The right to withdraw this proposal if not accepted within 30 days.
c) All work to be performed de-energized unless it meets the requirements of OSHA CFR 1910.333(a)(1) or NFPA 70E and is accompanied by a hot work permit.
d) Material and equipment not provided by ESSE LLC. is excluded under any warranties provided by ESSE LLC.
e) Any changes, modifications or deviations from the above specifications involving extra cost will constitute extra charges and will be executed by a written change order.

GRAND TOTAL INVESTMENT: $34,475.00

Estimated Delivery: 12-14 weeks / Prices valid for 60 days from above date / FOB: Jobsite (offloading not included) / Quote does not include installation, taxes, offloading, fuel and extended wiring.

Terms and Conditions

Terms are Net 30 days from shipment, subject to review and approval by our Credit Dept. Deposit may be required. Payment obligations are not dependent or contingent upon the manner in which purchaser may receive payment from others. Energy Systems will not accept "Pay When Paid" Terms. Energy Systems is quoting this project as a material supplier only; Therefore, Energy Systems is exempt from any provisions pertaining to subcontractors performance bonds and retainage. Energy Systems Terms and Conditions Apply. Sales Tax will be added where applicable.
1. Start up (if noted as included above) will be done during normal business hours. Additional charges will be applied to start ups requested on weekends or off normal business hours.
2. Generator start up will be performed by Generac factory authorized technician.
3. Unless otherwise noted 3rd party testing, infrared testing, or insulation resistance testing is not included and is by others.
4. Warranty is invalid without factory start up. The Warranty is valid (on new equipment) from date of start up of generator and not contingent upon substantial completion of the project.
5. Pricing does not include sales tax unless otherwise stated
6. Only items noted above are included in this proposal. Items not specifically mentioned are not in this scope of work.

Sincerely,

Craig McKenzie
Energy Systems Southeast LLC
770-820-9419
Craig.McKenzie@essellc.com

Acceptance of Quote

Prior to ordering equipment or services, please sign and return as a confirmation of the above terms and conditions

_____
Customer Signature

Customer Signature

_____

Quote # 0020308111

CALDWELL ELECTRICAL CONTRACTORS

Estimate: E19-561 > The City of Alpharetta - Fire Station 82 Generator Replacement

Publish Date: Wednesday, November 6, 2019
PO#:

Approvers
Jared Wilson

Contractor
Caldwell Electrical Contractors, Inc.
2334 Danbury Lane
Gainesville, GA 30507
Doug Wilson
(706) 490-5206
doug.wilson
@caldwell-electric.com

Customer Location
The City of Alpharetta
Fire Station 82
3070 Marketplace
Alpharetta, GA 30005
Jared Wilson
(770) 891-3189
jwwilson
@alpharetta.ga.us

Billing
The City of Alpharetta
1790 Hembree Road
Alpharetta, GA 30009

Estimate E19-561 v1

Caldwell Electrical Contractors, Inc. is pleased to submit this proposal to provide material and labor to install the following:

-50 KW AKSA Natural Gas Generator 120/208 Volt 3 Phase
- Level 1 Sound Enclosure
- Battery Charger
- Coolant Heater
- Exterior E-Stop
- Engine make PSI
- Alternator make Stamford
- Controller make Deep Sea Electronics (non proprietary)

-Saw cut Sidewalk
-Patch Sidewalk
-HDPE Natural Gas Line (Meter and Manifold Upgrade by City)
-Natural Gas Pressure Regulator
-Black Iron Natural Gas piping above grade
-Electrical Connections to existing Wiring
-Reuse Existing Concrete Pad
-Startup and Commissioning
-4 Hr Load Bank Test
-Reuse existing Transfer Switch

OUR PRICE: $32,820.00 USD

CALDWELL ELECTRICAL CONTRACTORS

**This quote expires on 1/5/2020

Phone: 770-531-7890 |
Fax: 770-531-7817

Email: caldwell@caldwell-electric.com
Website: caldwellelectric.com
2334 Danbury Lane Gainesville, GA 30507

CALDWELL ELECTRICAL CONTRACTORS

Work Order Terms and Conditions

I. TERMS AND CONDITIONS

There are no Terms and Conditions Currently.

Phone: 770-531-7890 |
Fax: 770-531-7817

Email: caldwell@caldwell-electric.com
Website: caldwellelectric.com
2334 Danbury Lane Gainesville, GA 30507

CALDWELL ELECTRICAL CONTRACTORS

Estimate: E19-562 > The City of Alpharetta - Fire Station 83 Generator Replacement

Publish Date: Wednesday, November 6, 2019
PO#:

Approvers
Jared Wilson

Contractor
Caldwell Electrical Contractors, Inc.
2334 Danbury Lane
Gainesville, GA 30507
Doug Wilson
(706) 490-5206
doug.wilson
@caldwell-electric.com

Customer Location
The City of Alpharetta
Fire Staion 83
9600 Westside Parkway
Alpharetta, GA 30009
Jared Wilson
(770) 891-3189
jwwilson
@alpharetta.ga.us

Billing
The City of Alpharetta
1790 Hembree Road
Alpharetta, GA 30009

Estimate E19-562 v1

Caldwell Electrical Contractors, Inc. is pleased to submit this proposal to provide material and labor to install the following:

-50 KW AKSA Natural Gas Generator 120/208 Volt 3 Phase
- Level 1 Sound Enclosure
- Battery Charger
- Coolant Heater
- Exterior E-Stop
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-Electrical Connections to existing Wiring
-Reuse Existing Concrete Pad
-Startup and Commissioning
-4 Hr Load Bank Test
-Reuse existing Transfer Switch

CALDWELL ELECTRICAL CONTRACTORS

OUR PRICE: $32,820.00 USD
**This quote expires on 1/5/2020

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Website: caldwellelectric.com
2334 Danbury Lane Gainesville, GA 30507

CALDWELL ELECTRICAL CONTRACTORS

Work Order Terms and Conditions

I. TERMS AND CONDITIONS

There are no Terms and Conditions Currently.

Phone: 770-531-7890 |
Fax: 770-531-7817

Email: caldwell@caldwell-electric.com
Website: caldwellelectric.com
2334 Danbury Lane Gainesville, GA 30507

CALDWELL ELECTRICAL CONTRACTORS

Estimate: E19-563 > The City of Alpharetta - Fire Station 84 Generator Replacement

Publish Date: Wednesday, November 6, 2019
PO#:

Approvers
Jared Wilson

Contractor
Caldwell Electrical Contractors, Inc.
2334 Danbury Lane
Gainesville, GA 30507
Doug Wilson
(706) 490-5206
doug.wilson
@caldwell-electric.com

Customer Location
The City of Alpharetta
Fire Station 84
525 Park Bridge Parkway
Alpharetta, GA 30005
Jared Wilson
(770) 891-3189
jwwilson
@alpharetta.ga.us

Billing
The City of Alpharetta
1790 Hembree Road
Alpharetta, GA 30009

Estimate E19-563 v1

Caldwell Electrical Contractors, Inc. is pleased to submit this proposal to provide material and labor to install the following:

-50 KW AKSA Natural Gas Generator 120/208 Volt 3 Phase
- Level 1 Sound Enclosure
- Battery Charger
- Coolant Heater
- Exterior E-Stop
- Engine make PSI
- Alternator make Stamford
- Controller make Deep Sea Electronics (non proprietary)

-Saw cut Sidewalk
-Patch Sidewalk
-HDPE Natural Gas Line (Meter and Manifold Upgrade by City)
-Natural Gas Pressure Regulator
-Black Iron Natural Gas piping above grade
-Electrical Connections to existing Wiring
-Reuse Existing Concrete Pad
-Startup and Commissioning
-4 Hr Load Bank Test
-Reuse existing Transfer Switch

OUR PRICE: $32,820.00 USD

CALDWELL ELECTRICAL CONTRACTORS

**This quote expires on 1/5/2020

Phone: 770-531-7890 |
Fax: 770-531-7817

Email: caldwell@caldwell-electric.com
Website: caldwellelectric.com
2334 Danbury Lane Gainesville, GA 30507

CALDWELL ELECTRICAL CONTRACTORS

Work Order Terms and Conditions

I. TERMS AND CONDITIONS

There are no Terms and Conditions Currently.

Phone: 770-531-7890 |
Fax: 770-531-7817

Email: caldwell@caldwell-electric.com
Website: caldwellelectric.com
2334 Danbury Lane Gainesville, GA 30507

City Council Meeting & Public Hearing
STAFF REPORT

Submitting Department: Public Works
Submitted By: Geoffrey Sarra
Sponsored By: N/A
Meeting Date: December 16, 2019

I. AGENDA ITEM TITLE: BIG CREEK GREENWAY EXTENSION (RFP 19-108)

II. RECOMMENDATION:

Please award RFP 19-108 to Integrated Construction and Nobility, Inc. for the construction of the Big Creek Greenway Extension project in the amount of $10,071,888.19; allocate funds in the amount of $100,000.00 for utility relocations; approve Atkins North America, Inc.'s proposal for construction management, engineering, and inspections services in the amount of $372,572.72; authorize the Finance Director to appropriate funding as shown on Exhibit A; and, authorize the Mayor to execute all necessary documents.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: YES

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: YES

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST: $10,544,460.91. EXHIBIT A PROVIDES A DETAILED LISTING OF THE ASSOCIATED FUNDING SOURCES. PLEASE NOTE, APPROVAL OF THIS INITIATIVE AUTHORIZES THE FINANCE DEPARTMENT TO AMEND THE FY 2020 BUDGET AND APPROPRIATE MULTIPLE REVENUE SOURCES AS SET FORTH IN EXHIBIT A WHICH WAS DISCUSSED IN WORKSHOP ON AUGUST 19.

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
Big Creek Greenway Extension (construction; multiple accounts)	$10,071,888.19
Big Creek Greenway Extension (project management; multiple accounts)	$372,572.72
Big Creek Greenway Extension (utility relocations; multiple accounts)	$100,000.00

EXTERNAL FUNDING SOURCES:

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

IV. REPORT IN BRIEF:

The award of Request-for-Proposals (RFP) 19-108 is for the construction of the Big Creek Greenway Extension from Marconi Drive to Union Hill Park. The greenway extension will traverse approximately 9,370 feet (1.77 miles). Encompassed within the 9,370 feet, approximately 2,520 feet (0.48) miles of elevated concrete trail will be constructed.

Plans and specifications for this project were prepared by Pond & Company with oversight from the Public Works Department and input from the Recreation, Parks, and Culture Services Department. A request for qualifications was issued on November 15, 2018 for the construction of this project. A total of five statements of qualification were received on December 13, 2018. Staff from the Public Works Department evaluated and scored the received statements based on Firm Experience (25%), Project Manager & Site Superintendent Experience (25%), and Sample Projects (50%). Based on the scoring, three firms were selected to move on

to the request for proposals phase of the procurement. These firms were:

- Astra Group, Inc. (Astra);
- Integrated Construction and Nobility, Inc. (ICAN); and
- JHC Corporation.

On April 15, 2019, RFP 19-108 was issued to the three shortlisted firms. Proposals were received on May 14, 2019 from Astra and ICAN. JHC Corporation submitted a "No Bid" form. Staff from the Public Works Department evaluated and scored the received statements based on Cost (50%), Schedule (35%), and Project Approach (15%). Staff also met with both firms to address questions specific to each firm's proposal. Based on the submitted proposals and clarifications from the meetings, the final scoring (on a 5-point scale) for the two firms was:

- ICAN 3.88
- Astra 2.88

ICAN is an experienced contractor which has worked on several projects with similar elements in Georgia for multiple government agencies including Cherokee County, Clayton County, City of Dunwoody, and City of Roswell. Additionally, ICAN was awarded one of two contracts with the City for On Call Park Trail Construction Services on June 3, 2019.

The anticipated completion date for work is no more than 480 days from notice to proceed. ICAN anticipates being able to mobilize and begin construction by the end of January 2020.

Construction of the trail within the rights of way requires a few utilities to be relocated. Public Works has received verbal estimates from utility owners, though nothing official since actual relocation needs will not be determined until the utilities are exposed. Public Works is requesting an additional $100,000 to cover the relocation needs and Public Works will work directly with the utility owners to expedite relocation. The City must pay for relocation of any utility since this project is not associated with a vehicular improvement project.

On November 14, 2016, Atkins North America, Inc. was awarded a contract for providing the City with assistance on larger scale bond and TSPLOST projects in the form of project management, right-of-way acquisitions, construction management, and construction inspection services. At Staff's direction, Atkins has prepared a proposal for providing construction project management, inspection, and engineering services for the Big Creek Greenway Extension project. Their scope includes:

- Providing an experienced project manager to provide oversight and coordinate activities of Atkins, City Staff, and Integrated Construction and Nobility, Inc.;
- Providing experienced inspectors to monitor and document the day to day construction activities; and,
- Assigning a dedicated engineer to maintain document control, assist in shop drawing and submittal review, and assist with site or design challenges.

Atkins is currently overseeing the Windward Triple Lefts project at Georgia 400. Due to the proximity of the Greenway extension to that project, Atkins will be able to provide the City these services at a reduced cost. The proposed fee for these services is $372,572.72 which is based on an estimated number of hours to be worked over a 16-month time frame.

V. ALTERNATIVES:

None.

VI. ATTACHMENTS:

Atkins Proposal - Big Creek Greenway Extension, Exhibit A - Funding Synopsis

SNC·LAVALIN

ATKINS
Member of the SNC-Lavalin Group

Cost Proposal - By Task

Greenway Trail CE&I
City of Alpharetta
(Contract #)

Submittal Date: June 09,2019

Task ID	Description	Price
Labor	CE&I Services	325,299.51
PM	Project Management	47,273.20
Expenses	Vehicles	-
	Total Extended Price	**$372,572.72**

SNC·LAVALIN

ATKINS
Member of the SNC-Lavalin Group

Cost Proposal - Detail

Greenway Trail CE&I
City of Alpharetta
(Contract #)

Submittal Date: June 09,2019

Task#	Resource Category	Description	O/H Pool	Rate	Unit	Qtty	Extended Price
Labor	**CE&I Services**						
	Labor						
		Assist Construction Mgr	Field	130.52	Hr	200.0	26,103.60
		Junior Field Representative	Field	52.65	Hr	560.0	29,484.00
		Sr Office Engineer II	Home	129.25	Hr	16.0	2,068.05
		NPDES Manager	Home	118.18	Hr	24.0	2,836.20
		Assist Construction Mgr	Field	137.04	Hr	1,160.0	158,970.92
		Junior Field Representative	Field	55.28	Hr	1,800.0	99,508.50
		Sr Office Engineer II	Home	135.72	Hr	32.0	4,342.90
		NPDES Manager	Home	124.08	Hr	16.0	1,985.34
	Labor Total					**3,808**	**325,299.51**
Labor	**CE&I Services Total**						**325,299.51**
PM	**Project Management**						
	Labor						
		Principal	Home	310.07	Hr	8.0	2,480.56
		Project Director	Home	229.07	Hr	72.0	16,493.11
		Principal	Home	325.57	Hr	16.0	5,209.18
		Project Director	Home	240.52	Hr	96.0	23,090.36
	Labor Total					**192**	**47,273.20**
PM	**Project Management Total**						**47,273.20**
	Total Extended Price						**372,572.72**

Greenway Extension to Forsyth County
Funding Synopsis

		FY 2020
Costs	Construction	$ 10,071,888
	Project Management (Atkins)	372,573
	Utility Relocations (est.)	100,000
		$ 10,544,461
Funding Sources		
Bond Fund		
	Greenway	5,060,758
	Sidewalk Improvements (non-allocated)	321,309
	Parkland Acquisition	511,250
	Cultural Arts Land/Parkland Acquisition	1,450,000
	Parks Non-Allocated	653,616
	FY 2020 Interest Collections*	350,000
Impact Fee Fund		
	Cultural Arts Land/Parkland Acquisition	150,000
	Parks Non-Allocated	551,402
	FY 2020 Impact Fee Collections*	350,000
Capital Project Fund		
	FY 2020 Interest Collections*	146,126
TSPLOST Fund		
	Non-Allocated	1,000,000
		$ 10,544,461

** As stated in the agenda item writeup, approval of this initiative authorizes the Finance Department to amend the FY 2020 Budget and appropriate multiple revenue sources as set forth above.*

City Council Meeting & Public Hearing
STAFF REPORT

Submitting Department: Public Safety
Submitted By: John Robison
Sponsored By:
Meeting Date: December 16, 2019

I. AGENDA ITEM TITLE: FLOCK SAFE COMMUNITIES PROGRAM MOU

II. RECOMMENDATION:

Staff is requesting that Mayor and Council approve an MOU with the Flock Safe Communities Program for a term of five (5) years and authorize the Mayor to execute all necessary documents.

III. REPORT IN BRIEF:

Several Alpharetta HOAs are already using Flock cameras to help reduce crime in their neighborhoods

The Flock LPR device records the license plate of every vehicle entering the subdivision. The video is saved to the I-cloud for 30 days. If a crime happens in a neighborhood, like a car break-in or a robbery, people living there will have access to that video to try and identify a subject vehicle and license plate.

Additionally, if permission is granted, Alpharetta Police can also utilize the LPR videos to assist in investigating crimes. Long term, this can not only help solve crimes, it can also be a deterrent as participating neighborhoods have signage indicating potential criminals are being recorded.

As with our recently approved Ring video doorbell agreement, if a crime occurs, the Department of Public Safety would request video footage for a specific date and time range. Only the footage necessary to an investigation would be retained by Public Safety, and that video would be subject to the same open records restrictions and requirements as would other evidence connected to a criminal investigation.

There is no cost to the city, and the program is fully voluntary for HOA's and residents.

The MOU is a Data Sharing Memorandum of Understanding and would be entered into by and between Flock and the Alpharetta Department of Public Safety.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Flock Safe Communities Program Terms (5yr)

MEMORANDUM OF UNDERSTANDING

This Data Sharing Memorandum of Understanding (this "**MOU**") is entered into by and between Flock Group, Inc. with a place of business at 2588 Winslow Drive, Atlanta, GA 30305 ("**Flock**") and the police department or agency identified in the signature block below ("**Agency**") (each a "**Party**, and together, the "**Parties**").

Whereas, Agency desires to access Flock's technology platform (the "**Flock Service**") in order to view and search videos recorded by Flock ("**Recordings**") which are stored for no longer than 30 days, utilizing its software for automatic license plate detection;

Whereas, Flock desires to share such videos with Agency pursuant to the following terms and conditions.

1. **Purpose**. To allow the Agency to utilize the Flock Services for the following purpose: [to gain awareness with respect to the communities for which they serve to protect] (the "**Purpose**").

2. **Access Rights to Flock Services.** Subject to the terms and conditions contained in this MOU, Flock hereby grants to Agency a non-exclusive, non-transferable right to access the features and functions of the Flock Service during the Term (as defined below), solely for use by Authorized Users in accordance with the terms and conditions herein. For purposes of this MOU, "Authorized Users" will mean employees, agents, or officers of Agency accessing or using the Flock Services for the Purpose. Agency acknowledges and agrees that, as between Agency and Flock, Agency shall be responsible for all acts and omissions of Authorized Users, and any act or omission by an Authorized User which, if undertaken by Agency, would constitute a breach of this MOU, shall be deemed a breach of this MOU by Agency. Agency shall undertake reasonable efforts to make all Authorized Users aware of the provisions of this MOU as applicable to such Authorized User's use of the Flock Service, and shall cause Authorized Users to comply with such provisions.

3. **Restrictions on Use**. Agency will not, and will not permit any Authorized Users or any third party to, (i) copy or duplicate any of the Flock Service; (ii) decompile, disassemble, reverse engineer or otherwise attempt to obtain or perceive the source code from which any software component of any of the Flock Service is compiled or interpreted; (iii) modify, alter, or tamper with any of the Flock Service, or create any derivative product from any of the foregoing; (iv) interfere or attempt to interfere in any manner with the functionality or proper working of any of the Flock Service; (v) remove, obscure, or alter any notice of any intellectual property or proprietary right appearing on or contained within any of the Flock Service; or (vi) assign, sublicense, sell, resell, lease, rent or otherwise transfer or convey, or pledge as security or otherwise encumber, Agency's rights under Sections 2.

4. **Ownership**. As between the Parties, subject to the rights granted in this MOU, Flock and its licensors retain all right, title and interest in and to the Flock Service, and its components and any Recordings or data provided by Flock through the Flock Service, and Agency acknowledges that it neither owns nor acquires any additional rights in and to the foregoing not expressly granted by this MOU. Agency further acknowledges that Flock retains the right to use the foregoing for any purpose in Flock's sole discretion. There are no implied rights.

5. **Financial Implications to Agency**. No financial commitment by Agency is required to access the Flock Services or Recordings.
6. **Term; Termination**.

A. **Term**. This MOU will commence once executed by both parties and shall continue for a period of [5] years.

B. **Termination**. Flock may terminate this MOU for its convenience, and in its sole discretion, by providing Agency thirty (30) days prior written notice of termination. Agency may terminate this MOU for its convenience, and in its sole discretion, by providing Agency ninety (90) days prior written notice of termination. Either party may terminate this MOU upon written notice if the other party has breached a material term of this MOU and has not cured such breach within thirty (30) days of receipt of notice from the non-breaching party specifying the breach. Upon termination of this MOU, Agency will immediately cease all use of Flock Services.

7. **Indemnification**. Each Party to this MOU shall assume the responsibility and liability for the acts and omissions of its own employees, deputies, officers, or agents, in connection with the performance of their official duties under this MOU. For tort liability purposes, no participating Party shall be considered the agent of the other participating Party. Each Party to this MOU shall be liable (if at all) only for the torts of its own officers, agents, or employees that occur within the scope of their official duties. Under no circumstances shall this MOU be interpreted to create a partnership or agency relationship between the Parties.

8. Limitation of Liability.

A. Limitation on Direct Damages. IN NO EVENT SHALL FLOCK'S AGGREGATE LIABILITY, IF ANY, ARISING OUT OF OR IN ANY WAY RELATED TO THIS MOU EXCEED $100, WITHOUT REGARD TO WHETHER SUCH CLAIM IS BASED IN CONTRACT, TORT (INCLUDING NEGLIGENCE), PRODUCT LIABILITY OR OTHERWISE.

B. Waiver of Consequential Damages. IN NO EVENT SHALL FLOCK OR ITS LICENSORS OR SUPPLIERS BE LIABLE FOR ANY INDIRECT, SPECIAL, PUNITIVE OR CONSEQUENTIAL DAMAGES, INCLUDING, WITHOUT LIMITATION, LOSS OF DATA OR LOSS OF PROFITS, WITHOUT REGARD TO WHETHER SUCH CLAIM IS BASED IN CONTRACT, TORT (INCLUDING NEGLIGENCE), PRODUCT LIABILITY OR OTHERWISE, EVEN IF FLOCK HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

9. **Confidentiality**.

A. **Obligations**. Each of the parties agrees to maintain in confidence any non-public information of the other party, whether written or otherwise, disclosed by the other party in the course of performance of this MOU that a party knows or reasonably should know is considered confidential by the disclosing party ("Confidential Information"). The parties hereby agree that Confidential Information includes the terms and conditions of this MOU, and any discussions related thereto as well as the Flock Services. The receiving party shall not disclose, use, transmit, inform or make available to any entity, person or body any of the Confidential Information, except as a necessary part of performing its obligations hereunder, and shall take all such actions as are reasonably necessary and appropriate to preserve and protect the Confidential Information and the parties' respective rights therein, at all times exercising at least a reasonable level of care. Each party agrees to restrict access to the Confidential Information of the other party to those employees or agents who require access in order to perform hereunder, and, except as otherwise provided, neither party shall make Confidential Information available to any other person or entity without the prior written consent of the other party.

B. **Exclusions**. Confidential Information shall not include any information that is (i) already known to the receiving party at the time of the disclosure; (ii) publicly known at the time of the disclosure or becomes publicly known through no wrongful act or failure of the receiving party; (iii) subsequently disclosed to the receiving party on a non-confidential basis by a third party not having a confidential relationship with the other party hereto that rightfully acquired such information; or (iv) communicated to a third party by the receiving party with the express written consent of the other party hereto. A disclosure of Confidential Information that is legally compelled to be disclosed pursuant to a subpoena, summons, order or other judicial or governmental process shall not be considered a breach of this MOU; provided the receiving party provides prompt notice of any such subpoena, order, or the like to the other party so that such party will have the opportunity to obtain a protective order or otherwise oppose the disclosure.

10. **Miscellaneous**. All notices, requests, demands, or other communications required or permitted to be given hereunder must be in writing and must be addressed to the parties at their respective addresses set forth below and shall be deemed to have been duly given when (a) delivered in person; (b) sent by facsimile transmission To the facsimile number below and indicating receipt at the facsimile number where sent; (c) one (1) business day after being deposited with a reputable overnight air courier service; or (d) three (3) business days after being deposited with the United States Postal Service, for delivery by certified or registered mail, postage pre-paid and return receipt requested. This MOU shall be governed by the laws of the state in which the Agency is located, excluding its conflict of laws rules. The parties agree that the United Nations Convention for the International Sale of Goods is excluded in its entirety from this MOU.

IN WITNESS WHEREOF, Flock and the Agency have caused this MOU to be signed on the date set forth below and be effective on the last date specified below.

Flock Group, Inc.:	**Agency:**
By: _____	By: _____
Name: _____	Name: _____
Title: _____	Title: _____

City Council Meeting & Public Hearing
STAFF REPORT

Submitting Department: Administration
Submitted By: Bob Regus
Sponsored By:
Meeting Date: December 16, 2019

I. AGENDA ITEM TITLE: MCGINNIS FERRY ROAD IGA

II. RECOMMENDATION:

III. REPORT IN BRIEF:

Please see attached memo from City Administrator, Bob Regus.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Memo to Mayor and City Council - McGinnis Ferry IGA, INTERGOVERNMENTAL AGREEMENT W_FORSYTH COUNTY JOHNS CREEK - MCGINNIS FERRY ROAD WIDENING PROJECT (clean 12-13-19)(3540425.1) (002)

THE CITY OF
ALPHARETTA
GEORGIA

2 Park Plaza
Alpharetta, GA 30009
Phone: 678.297.6000
www.alpharetta.ga.us

To: Mayor and City Council
From: Bob Regus
Subject: Attached Agreement with Forsyth County Regarding McGinnis Ferry Road

Mayor and Council,

To the best of my knowledge communication between Forsyth County and the Cities of Alpharetta and Johns Creek has been ongoing since May, 2015. McGinnis Ferry Road is the boundary between the County and the two Cities. It has been the County's desire to four lane McGinnis Ferry Road through Johns Creek and through Alpharetta to where it will intersect with the new McGinnis Ferry Road intersection at Georgia 400.

There have been several attempts by the governments to get the project moving. The biggest impediment is funding. The current estimated cost of the project is $51 million. Current funding for the project is currently just under $40 million, consisting of a County contribution of $18 million, Georgia Department of Transportation Contribution of $10 million, and each City contributing $5.9 million.

The Intergovernmental Agreement before you allows all governments to get started on acquiring needed right-of-way, permanent and temporary construction easements and in Alpharetta's case to construct its share of the road from the eastern end of the bridge over Big Creek west to the Ronald Reagan intersection, while capping our total funding commitment at $5.9 million.

MAYOR
Jim Gilvin

MAYOR Pro Tem
Donald F. Mitchell

COUNCIL MEMBERS
Jason Binder
Ben Burnett
John Hipes
Dan Merkel
Karen Richard

CITY ADMINISTRATOR
Robert J. Regus

While each City and the County will acquire its own right-of-way and permanent and temporary construction easements, the County will take the lead in managing the construction of the project.

The governments feel that though there is still an estimated $11 million funding gap, this good faith effort will better identify the funding gap for each entity and also give the State the opportunity to make a future contribution when the gap is better identified.

Any questions please let me know.

Respectfully,

BA

Bob

INTERGOVERNMENTAL AGREEMENT REGARDING RIGHT OF WAY ACQUISITION, UTILITY RELOCATION, PROJECT FUNDING AND CONTRACT MANAGEMENT RESPONSIBILITIES FOR THE WIDENING OF PORTIONS OF MCGINNIS FERRY ROAD

THIS INTERGOVERNMENTAL AGREEMENT ("Agreement") is made and entered into effective this_____day of_____, 201___ (the "Effective Date") by and between the City of Alpharetta, Georgia, a municipal corporation of the State of Georgia, acting by and through its City Council (hereinafter referred to as "Alpharetta"), the City of Johns Creek, Georgia, a municipal corporation of the State of Georgia, acting by and through its City Council (hereinafter referred to as "Johns Creek") (Alpharetta and Johns Creek, collectively, the "Cities"), and Forsyth County, Georgia, a political subdivision of the State of Georgia, acting by and through its Board of Commissioners (hereinafter referred to as "Forsyth County" or the "County"). Alpharetta, Johns Creek, and the County are sometimes collectively referred to as the "Parties."

WITNESSETH:

WHEREAS, Article IX, Section III, Paragraph 1 of the Georgia Constitution states that cities and counties may enter into intergovernmental agreements for the provision of authorized services and for the joint or separate use of facilities or equipment, and O.C.G.A. § 32-4-62 further provides that cities and counties are authorized to enter into intergovernmental agreements related to work on public roads; and

WHEREAS, the Parties are desirous of completing DOT Project No. 0004634, STP00-0004-00 (634) FN - 233A, PEW08, widening of McGinnis Ferry Road from Sargent Road to Union Hill Road (the "Project"); and

WHEREAS, Alpharetta and the County share a common boundary for a portion of the Project from Douglas Road to Union Hill Road; and

WHEREAS, Johns Creek and the County share a common boundary for a portion of the Project from Douglas Road to Sargent Road; and

WHEREAS, the Parties have determined that the Project will be constructed in phases and desire to address construction of "Phase 1" in this Agreement; and

WHEREAS, the Parties recognize the need to provide for further allocation of their respective rights, responsibilities, and obligations in regard to the funding and other assistance provided to Phase 1; and

WHEREAS, Johns Creek and Forsyth County previously entered into an intergovernmental agreement dated March 19, 2015, allocating certain responsibilities in furtherance of the Project, which agreement is intended to be superseded by this Agreement;

NOW, THEREFORE, for and in consideration of the mutual promises, the public purposes, and the acknowledgements and agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties mutually agree as follows:

Article I. Definition of Phase 1 to be Constructed

101. Definition of Phase 1. This Agreement addresses the design, right-of-way acquisition, and construction of two discrete road widening projects, each of which form a part of the entire Project. These projects (collectively "Phase 1") are:

a. "Phase 1-A": This project involves widening McGinnis Ferry Road from Union Hill Road (intersection of Ronald Reagan Boulevard) to the crossing of Big Creek, including the length of the bridge spanning Big Creek. The preliminary engineering design for Phase 1-A is attached hereto as Exhibit A, which will be supplemented by design changes that will allow interconnection of the Big Creek Greenway with the Alpharetta trail system.

b. "Phase 1-J": This project involves widening McGinnis Ferry Road from Seven Oaks Parkway to Sargent Road. The preliminary engineering design for Phase 1-J is attached hereto as Exhibit B.

102. Desire to Complete the Entire Project. While the Parties intend to address the construction of Phase 1 through this Agreement, the Parties reaffirm their desire to complete the Project as a whole, being the widening of McGinnis Ferry Road from Sargent Road to Union Hill Road.

Article II. Funding

201. Total Funding Commitment. The total amount of funding that each Party agrees to commit to Phase 1 (each Party's "Total Funding Commitment") is as follows:

- Alpharetta: Five Million, Nine Hundred Thousand Dollars ($5,900,000) for Phase 1-A;
- Johns Creek: Five Million, Nine Hundred Thousand Dollars ($5,900,000) for Phase 1-J;
- County: _____ ($_____) for Phase 1-A; and _____ ($_____) for Phase 1-J.

The Total Funding Commitment of each Party is a cap on the sum of expenditures that will be incurred by that Party in performing its obligations under Sections 202 through 206, below. Only costs directly and necessarily associated with those obligations will count toward the Total Funding Commitment (a Party's staff salaries and other overhead costs will not count toward its Commitment). Upon request, each Party shall provide the other Parties with a current calculation of funds expended or obligated to date, and the amount of Total Funding Commitment that remains available for that Party. The County acknowledges that Alpharetta has already contributed the sum of _____ and Johns Creek has already contributed the sum of _____, which sums will count toward the Cities' respective Total Funding Commitments. NOTWITHSTANDING ANY OTHER TERM OR PROVISION OF THIS AGREEMENT, ALPHARETTA'S TOTAL FUNDING COMMITMENT (AS SET FORTH ABOVE) CONSTITUTES ALPHARETTA'S SOLE FUNDING COMMITMENT FOR PHASE 1 AND SUBSEQUENT PHASES OF THE

PROJECT. ANY ADDITIONAL FUNDING COMMITMENT BY ALPHARETTA MUST BE AGREED TO IN WRITING BETWEEN THE PARTIES, EITHER AS AN AMENDMENT TO THIS AGREEMENT, OR AS A SUBSEQUENT AGREEMENT.

202. Cost Sharing Procedure. As discussed in Sections 203-206, the County will share certain costs with each City. The County shall review and pay for shared costs any valid contractor invoices, mitigation credit quotes, and utility reimbursement requests. Except where another payment procedure is specified below, each City shall reimburse the County its proportionate share of shared costs within thirty days of receiving an invoice for such costs from the County. Upon request, the County shall provide each City with documentation demonstrating the basis for a shared cost invoice. If the County is reimbursed for any portion of a shared cost, the appropriate share of such reimbursement shall be credited to or remitted to the applicable City.

203. Responsibility for Project Design and Engineering Costs.

a. The Parties acknowledge that preliminary engineering for the entire Project has been completed at a cost _____. Subject to their respective Total Funding Commitments, Alpharetta shall contribute 25.3%, Johns Creek shall contribute 24.7%, and the County shall contribute 50%, of the funding required for this preliminary engineering work. With regard to Alpharetta, in partial satisfaction of its obligation toward pro rata funding of the preliminary engineering costs, Alpharetta has paid to the County $500,000.00. With regard to Johns Creek, in partial satisfaction of its obligation toward pro rata funding of the preliminary engineering costs, Johns Creek agrees that within five (5) days of the receipt of all necessary permits to commence constructing the communications tower contemplated by the Forsyth County – City of Johns Creek Intergovernmental Agreement Regarding a City of Johns Creek Communications Tower to be Constructed and Located within Forsyth County dated March 19, 2015, Johns Creek shall tender $200,000.00 to the County.

b. Subject to their respective Total Funding Commitments, Alpharetta and Johns Creek shall each contribute 50% of the funding required for preparation of final construction plans for Phase 1-A and Phase 1-J, respectively. The County shall contribute the other 50% of the funding for Phase 1-A and Phase 1-J.

204. Responsibility for Right of Way Acquisition. Subject to their respective Total Funding Commitments, the Parties shall bear the full cost of right of way acquisition within their respective jurisdictions, which costs shall include negotiation services, title work, appraisals and other valuation reports, impact studies, attorney fees, closing costs, and any costs incurred in connection with eminent domain proceedings. Any design or engineering changes to the plans that are negotiated as part of right of way acquisition, but that are not necessary from an engineering or cost-saving standpoint, shall be treated as right of way acquisition costs. The Parties acknowledge that, pursuant to Section 302, the County will procure appraisals for right of way to be acquired by the Cities, and the County may bill the cost of such appraisals to the applicable City.

205. Responsibility for Construction Costs. Subject to their respective Total Funding Commitments, Alpharetta shall contribute 50% and the County shall contribute 50% of the funding required for the local government share of the construction costs of Phase 1-A,

which costs shall include environmental mitigation costs and utility relocation costs. Subject to their respective Total Funding Commitments, Johns Creek shall contribute 50% and the County shall contribute 50%, of the funding required for the local government share of the construction costs of Phase 1-J, which costs shall include environmental mitigation costs and utility relocation costs. The construction funds shall be payable at times and in increments consistent with the payment schedule established with the prime construction contractor, mitigation bank, or utility company, as applicable.

206. Exception: Responsibility for Elective Design Changes. Notwithstanding anything to the contrary in Sections 203-205, each Party shall be 100% responsible for all costs (including design and engineering costs, construction costs and environmental mitigation costs) caused by Elective Design Changes requested by that Party, and such costs shall not count toward that Party's Total Funding Commitment. "Elective Design Changes" are defined as any aesthetic or technologic upgrade to the project's design or engineering, which upgrade is not necessitated from an engineering or cost-savings standpoint (e.g., design changes for aesthetic improvement purposes such as landscaping or lighting). Elective Design Changes specifically include the costs of any design or engineering changes necessitated by or resulting from the upgrade, including costs of design or engineering changes that flow into a non-requesting Party's jurisdiction. In Alpharetta's case, Elective Design Changes specifically include changes made to accommodate its Big Creek Greenway tie-in.

207. County's Rights to Address Funding Shortfall. Notwithstanding any contrary provision in this Agreement, if at any point the County reasonably determines that the total costs to complete either Phase 1-A or Phase 1-J exceed the remaining funding available for such portion of Phase 1, the County may temporarily suspend the affected portion, and representatives of the County and the impacted City shall then promptly meet to discuss a solution, which may include changes to the design, commitment of additional funding, or termination of the impacted portion. If the County and the impacted City are unable to agree on a solution, the County may terminate the impacted portion and the portions of this Agreement that relate to the impacted portion (other than those provisions that should naturally survive), and in that case the County shall return any unexpended or uncommitted funds held by the County that belong to the impacted City.

Article III. Right of Way Acquisition

301. Obligation to Acquire Right of Way. Each Party shall acquire all right of way, permanent and temporary easements, and other property rights that are necessary within its respective jurisdiction. Each Party shall undertake these responsibilities promptly so as not to delay the progress of construction of Phase 1 or successive phases of the Project.

302. County's Obligation to Secure Appraisals. Notwithstanding Section 301, the County will be solely responsible for coordinating the procurement and contracting for appraisal services in connection with all right of way and easement acquisition in Phase 1 and successive phases of the Project. The County will bill each City for the cost of appraising parcels located within that City's jurisdiction.

Article IV. Design and Construction Contracting

401. Responsibility for Procuring and Contracting. The County will be responsible for procuring and engaging by contract the design and engineering services needed for Phase 1 and successive phases of the Project. The County will also be responsible for procuring and engaging by contract the construction services needed for Phase 1 and successive phases of the Project. Subject to the rights of the Cities provided further in this Article, the County will be solely responsible for managing the performance of the selected contractors. Any contractor damage claims or change orders, other than those caused by the gross negligence or willful wrongdoing of the County, will be considered construction costs. The County will be solely responsible for damages claims or change orders caused by its own gross negligence or willful wrongdoing. On technical matters related to design and construction, the County will be the primary local government liaison with the Georgia Department of Transportation.

402. Rights of Cities. During the procurement and contract negotiation phase, the County will provide draft procurement documents for each impacted City's input prior to bid, and bids will be provided for the impacted City's concurrent review prior to award. In general, each City may, upon reasonable notice, review and provide input on the applicable procurement and contract materials for its respective portion of the Project. During the design and construction phase, each City may, upon reasonable notice, inspect the progress of the work for its respective portion of the Project, and consult with the County and the selected contractors. Each City will have input into, but not the right to veto, the acceptance of all design and engineering documents for its respective portions of the Project. Exhibits A and B are presumed as the foundation for any design and engineering documents created with respect to Phase 1. With respect to future design and engineering decisions that may be inconsistent with Exhibits A and B, the Parties agree that the primary considerations will be road safety and overall minimization of project costs; equitable allocation of burdens on the Parties will be a secondary consideration. Project coordination between the County and the Cities will occur throughout the duration of Phase 1 and successive phases of the Project.

403. Utility Relocation. The County or its contractor will submit Project plans to affected utility companies in accordance with O.C.G.A. § 32-6-171(b) to permit a timely determination of which utility facilities will require removal, relocation, or adjustment. The County or its contractor will review and analyze any relocation plans, schedules, reimbursement requests, and agreements submitted by an affected utility company, and will provide such documents to each impacted City for review and input. Upon request, the Cities will provide the County with documentation to permit review of any reimbursement requests, including but not limited to municipal right of way records and any applicable agreements with affected third- party utility companies. Before entering a relocation agreement with a third-party utility company, the County will provide a draft of such agreement to each impacted City, and each City will have input into, but not the right to veto, the acceptance of such agreement.

404. County's Right to Undertake Road Construction Activity within City Jurisdiction. The County will have the requisite authorization under Article IX, Section II, Paragraph III of the Georgia Constitution to undertake any and all necessary activities within the jurisdictional boundaries of each City in furtherance of the County's rights and responsibilities for completing the Project, to include, but not be limited to, land disturbance, permitting and construction. The County will further specifically have the requisite authorization to order relocation of third-party utilities located in each City. To the extent

the Project requires relocation of utilities owned by a City, the Cities agree to relocate those utilities in their respective jurisdiction, at no cost to the County, in a reasonable time after receiving notice of the need to relocate. To the extent that Phase 1 or successive phases of the Project require land disturbance in right of way or other property interests owned by the Cities, the Cities shall provide the County access to such property, to include both temporary and permanent construction easements, at no cost to the County.

Article V. General Covenants of the Parties

501. Cooperation. Each Party will cooperate and work in good faith with the others to advance Phase 1. Cooperation will include the potential joint submittal of applications for permits, grant(s) or funding requests and/or regulatory approvals.

502. Record Disclosure. Each Party agrees to provide the others, upon reasonable request, copies of all of its records and information, not privileged or restricted by law, with respect to Phase 1, when reasonably necessary for the performance of any obligations or exercise of any rights under this Agreement.

503. Immigration and Title VI Compliance. The Parties agree to comply, to the extent applicable, with all obligations of O.C.G.A. § 13-10-91, et seq. and Title VI of the Civil Rights Act of 1964.

Article VI. Additional Provisions

601. Commencement and Term. This Agreement shall commence as of the Effective Date and continue until the earlier of: (a) the completion of Phase 1 and all obligations set forth in this Agreement; or (b) 50 years from the Effective Date.

602. Prior Agreements Superseded. This Agreement supersedes any other agreements between some or all of the Parties on the subjects covered by this Agreement, including the "Intergovernmental Agreement Regarding a Pro Rata Contribution Toward the Design and Engineering Related to the Widening of a Portion of McGinnis Ferry Road" between the County and Johns Creek, dated March 19, 2015.

603. Remedy. A Party's sole remedy in the event of non-performance by another Party shall be an action to compel specific performance. The prevailing Party in any such action shall be entitled to reasonable attorney's fees and costs.

604. Governing Law and Venue. This Agreement shall be governed by the laws of the State of Georgia, and proper venue for any actions arising out of this Agreement shall be in the Superior Court of Fulton or Forsyth County, such venue to be determined by the domicile of the defendant in the action.

605. Captions and Severability. The caption or headnote on articles or sections of this Agreement are intended for convenience and reference purposes only and in no way define, limit or describe the scope or intent thereof, or of this Agreement nor in any way affect this Agreement. Should any article(s) or section(s), or any part thereof, later be deemed illegal, invalid or unenforceable by a court of competent jurisdiction, the offending portion of the Agreement should be severed, and the remainder of this Agreement shall

remain in full force and effect to the extent possible, as the Parties declare they would have agreed to the remaining parts of this Agreement if they had known that the severed provisions or portions thereof would be determined illegal, invalid or unenforceable.

606. Waiver of Agreement. No failure by any Party to enforce any right or power granted under this Agreement, or to insist upon strict compliance, and no custom or practice of any Party at variance with the terms and conditions of this Agreement shall constitute a general waiver of any future breach or default or affect a Party's right to demand exact and strict compliance with the terms and conditions of this Agreement. Further, no express waiver shall affect any term or condition other than the one specified in such waiver, and that one only for the time and manner specifically stated.

607. No Third Party Rights. This Agreement is entered into for the benefit of the Parties only and shall confer no benefits, direct or implied, to any third persons or authorize anyone not a Party to this Agreement to maintain an action pursuant to the terms or provisions of this Agreement.

608. Agreement Construction and Interpretation. Each Party represents that it has reviewed and become familiar with this Agreement and has notified the other Party of any discrepancies, conflicts or errors herein. The Parties agree that, if any ambiguity or question of intent or interpretation arises, this Agreement is to be construed as if the Parties had drafted it jointly, as opposed to being construed against a Party because it was responsible for drafting one or more provisions of the Agreement.

609. Counterparts. This Agreement may be executed in multiple counterparts, and each counterpart shall be considered an original.

610. Authority to Enter Agreement. Each of the individuals executing this Agreement on behalf of his or her respective Party agrees and represents to the other Party that he or she is authorized to do so and further agrees and represents that this Agreement has been duly passed upon by the required governmental agency or board in accordance with all applicable laws and spread upon the minutes thereof. The Cities and County each represent, warrant and covenant to the other as follows: Each has the full legal right, power, and authority to enter into this Agreement and to perform its duties and obligations hereunder. This Agreement has been duly authorized, executed, and delivered and constitutes a legal, valid, and binding obligation of the representing Party, enforceable against it in accordance with its terms.

611. Time of the Essence. Time is of the essence of this Agreement.

612. Entire Agreement. This Agreement constitutes the entire agreement between the Parties and supersedes and replaces any and all other agreements, either oral or in writing, between the Parties with respect to the subject matter of this Agreement. No other agreement, statement or promise relating to the subject matter of this Agreement not contained in this Agreement shall be valid or binding. This Agreement may be modified or amended only by a written document signed by representatives of both Parties with appropriate authorization.

613. No Joint Venture. The Parties agree that nothing contained within this Agreement can be or should be construed as creating a joint venture or partnership between the Parties.

614. Assignment. The Parties agree that no Party may assign or transfer any interest in, or delegate any duties of, this Agreement without the prior express written consent of the other Party.

615. Notice. All notices, requests, demands, writings, or other communications required or permitted to be given hereunder shall be in writing and shall be deemed received, and shall be effective, when: (1) personally delivered, or (2) on the third day after the postmark date when mailed by U.S. certified mail, postage prepaid, return receipt requested, or (3) upon actual delivery when sent via national overnight commercial carrier to the Party at the address given below, or at a substitute address previously furnished by written notice in accordance herewith.

City of Alpharetta

_____
_____
_____
_____

City of Johns Creek

_____
_____
_____
_____

Forsyth County

Forsyth County Director of Engineering
110 East Main Street
Suite 120
Cumming, GA 30040

With a copy to:
Forsyth County Manager
110 East Main Street
Suite 210
Cumming, GA 30040

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties do hereto set their seals by and through their respective authorized officials.

FORSYTH COUNTY, GEORGIA

By: _____
Laura Semanson,
Chairman, Board of Commissioners

Attest: _____
Rhonda Hansard, County Clerk

Date:_____

Approved As to Form:

_____
Ken Jarrard, County Attorney

(Affix County Seal)

CITY OF ALPHARETTA, GEORGIA

By: _____
Jim Gilvin, Mayor

Attest: _____
Erin Cobb, City Clerk

Date:_____

Approved As to Form and Legal Sufficiency:

_____
C. Sam Thomas, City Attorney

(Affix City Seal)

CITY OF JOHNS CREEK, GEORGIA

By: _____
Mike Bodker, Mayor

Attest: _____
Joan Jones, City Clerk

Date:_____

Approved As to Form:

_____
Richard A Carothers, City Attorney

(Affix City Seal)

3540425

Exhibit A

Exhibit B

City Council Meeting & Public Hearing
STAFF REPORT

Submitting Department: Finance
Submitted By: Adawn Law
Sponsored By:
Meeting Date: December 16, 2019

I. AGENDA ITEM TITLE: REFUNDING BONDS SERIES 2020

II. RECOMMENDATION:

Please approve the resolution authorizing the sale of the refunding bonds (not to exceed $23.5 million) and authorizing the Mayor and staff the authority to execute all necessary documents.

III. REPORT IN BRIEF:

The Refunding Bonds are being issued for the purpose of refunding outstanding 2012 GO Bonds. Assuming current interest rates hold through the date of the bond sale (February), the annual debt service savings will approximate $300k ($2.4 million in net present value savings after all costs).

Approximately $200k of the projected annual savings are due to the lower interest costs (lower coupon rates) with the remaining savings resulting from retiring $1.3 million of outstanding debt with available dollars in the debt service fund. The cash balance is from prior year debt service millage rate levies which can only be used to pay down outstanding debt.

The 2012 GO bonds were authorized for $29 million to fund City Hall and the Parking Garage.

Competitive bids for the purchase of the bonds will be held in February and Council will adopt a supplemental resolution and award the bonds to the offeror with the lowest interest cost.

The bond parameters (e.g. principal amount; max debt service) in the attached resolution are set conservatively so as to count for potential changes in interest rates between now and bond sale and still achieve net present value savings of approximately $750k (3.11% of the refunded bonds).

IV. ALTERNATIVES:

V. ATTACHMENTS:

BOND RESOLUTION - Alpharetta GO Refunding 2020_71403517_3

H&K Draft: 12/3/2019

A RESOLUTION PROVIDING FOR: (1) THE CONDITIONAL APPROVAL OF THE SALE OF NOT TO EXCEED $23,500,000 CITY OF ALPHARETTA, GEORGIA GENERAL OBLIGATION REFUNDING BONDS, SERIES 2020, DATED THE DATE OF ISSUANCE; (2) THE NAMING OF AN AUTHENTICATING AGENT, BOND REGISTRAR AND PAYING AGENT FOR SAID BONDS; (3) THE ADOPTION OF FORMS TO WHICH SAID BONDS SHALL ADHERE; (4) THE PREPARATION OF A TAX DIGEST AND THE LEVY OF A TAX SUFFICIENT TO PAY THE PRINCIPAL AND INTEREST ON SAID BONDS; (5) THE EXECUTION AND DELIVERY OF SAID BONDS; AND (6) FOR OTHER RELATED PURPOSES:

WHEREAS, pursuant to a bond ordinance duly adopted by the Mayor and Council of the City of Alpharetta, Georgia on March 5, 2012, the City of Alpharetta, Georgia (the "City") authorized the issuance of $29,000,000 in original aggregate principal amount of City of Alpharetta, Georgia General Obligation, Series 2012, dated March 14, 2012 (the "Prior Bonds"); and

WHEREAS, pursuant to Article IX, Section V, Paragraph III of the Constitution of the State of Georgia and O.C.G.A. Section 36-82-1(e), the City has the power to refund all or any part of its outstanding bonded indebtedness by the issuance of general obligation refunding bonds pursuant to a resolution adopted by the City without the necessity of conducting a referendum if certain conditions are satisfied; and

WHEREAS, the City has received a recommendation from PFM Financial Advisors LLC, as financial advisor, that because of present market conditions it is advisable, feasible and in the best interest of the City that a portion of the outstanding Prior Bonds maturing in the years 2021 through 2032, inclusive (the "Refunded Bonds") be refunded at this time in order to effect a savings in the debt service requirements on the City's now outstanding bonded indebtedness; and

WHEREAS, the City proposes authorizing the issuance of not to exceed $23,500,000 in aggregate principal amount of City of Alpharetta, Georgia General Obligation Refunding Bonds, Series 2020 (the "Bonds"), for the foregoing purpose; and

WHEREAS, the conditions of O.C.G.A. Section 36-82-1 will be satisfied in that (i) the term of the Bonds shall not extend beyond the final maturity date of the Refunded Bonds; (ii) the rate of interest borne by the Bonds shall not exceed the rate of interest borne by the Refunded Bonds; (iii) the principal amount of the Bonds will only exceed the principal amount of the Refunded Bonds to the extent necessary to effectuate the refunding and to allow the reduction of the total principal and interest requirements over the remaining term of the Refunded Bonds; and (iv) the proceeds derived from the sale of the Bonds, together with the earnings and increments derived therefrom, will be sufficient to provide for payment of the principal of, interest, and premium (if any), on the Refunded Bonds; and

WHEREAS, it is necessary for the City to designate an Authenticating Agent, Bond Registrar and Paying Agent to act in its behalf with respect to the Bonds; and

WHEREAS, prior to the issuance of the Bonds, the City shall prepare a tax digest and shall levy a tax on all of the taxable property subject to taxation for general obligation bond purposes in the City for the purpose of paying the principal of and interest on the Bonds which tax shall be levied in the current year; and

WHEREAS, it is necessary to adopt forms to which the Bonds shall adhere and to provide for the execution and delivery of the Bonds; and

WHEREAS, the City proposes to authorize the staff of the City to participate in the preparation of an official notice of sale and related documents whereby the Bonds will be sold by the City in a competitive sale to the successful bidder.

NOW, THEREFORE, BE IT RESOLVED by the City of Alpharetta, Georgia, acting by and through the Mayor and Council, and IT IS HEREBY RESOLVED BY THE AUTHORITY AFORESAID, as follows:

Section 1. Authorization of Bonds; Payment. The Bonds are hereby authorized provided that the refunding of the Refunded Bonds shall result in a debt service savings for the City. The Bonds shall bear interest from their date at a rate or rates not to exceed 5.0% per annum until paid, payable November 1, 2020, and semiannually thereafter on May 1 and November 1 (each an "Interest Payment Date") in each year, with the principal maturing on May 1 of each year through May 1, 2032, in the amounts (the aggregate principal amount not to exceed $23,500,000) and at the rates to be specified in a supplemental resolution to be adopted by the City (the "Supplemental Resolution") prior to the issuance of the Bonds and the maximum annual debt service on the Bonds shall not exceed $3,500,000.

Section 2. Offering Documents; Deemed Final Certificate. The City does hereby acknowledge that for the purpose of selling the Bonds, it is necessary to approve the use and distribution of a Preliminary Official Statement, in substantially the form presented to the City at this meeting. The Mayor and Clerk of the City are hereby authorized and directed to execute the "deemed final certificate" in substantially the form presented at this meeting and filed with the Clerk of the City.

Section 3. Official Notice of Sale; Acceptance of Bids. The actions of the staff of the City in drafting and circulating an Official Notice of Sale (the "Notice of Sale"), and in reviewing bids for the purchase of the Bonds submitted pursuant to the Notice of Sale are hereby authorized and approved.

Section 4. Designation of Paying Agent. The Bank of New York Mellon Trust Company, N.A., Jacksonville, Florida, is hereby designated to act as Authenticating Agent, Bond Registrar and Paying Agent with respect to the Bonds.

Section 5. Debt Service Schedule. The City does hereby determine that for the purpose of paying the principal of, and interest on, the Bonds, it is necessary to raise by a tax on all the taxable property in the City, the sums in each of the years to be set forth in a supplemental resolution to be adopted by the City prior to the issuance of the Bonds.

Section 6. Tax Levy. Prior to the issuance of the Bonds, the City shall levy an annual tax upon all the property of the City subject to taxation for general obligation bond purposes, at such rate as will raise the amount in each year necessary to pay principal and interest on the Bonds as the same becomes due and payable.

Section 7. Execution of Bonds by City. The Bonds shall be executed for and on behalf of the City by the manual or duly authorized reproduced facsimile signatures of the Mayor of the City and the corporate seal of the City shall be imprinted thereon and attested by the manual or duly authorized reproduced facsimile signature of the Clerk of the City. In case any officer whose signature shall be affixed to the Bonds or who shall have sealed any of the Bonds shall cease to be such officer before the Bonds so signed and sealed shall have been actually delivered, the Bonds, nevertheless, shall be valid Bonds of the City and may be delivered as such notwithstanding the fact that such officer or officers may have ceased to be such officer or officers of the City when the Bonds shall be actually delivered.

Section 8. Bond Form. The Bonds, the certificate of validation and the provision for registration shall be in substantially the form attached hereto as Exhibit A.

Section 9. Authentication of Bonds. Only such Bonds as shall have endorsed thereon a certificate of authentication substantially in the form hereinabove set forth duly executed by the Bond Registrar shall be deemed to be validly issued hereunder. No Bonds shall be valid or obligatory for any purpose unless and until such certificate of authentication shall have been executed by the Bond Registrar, and such executed certificate of the Bond Registrar upon any such Bond shall be conclusive evidence that such Bond has been authenticated and delivered hereunder. Said certificate of authentication on any Bond shall be deemed to have been executed by the Bond Registrar, but it shall not be necessary that the same authorized signatory sign the certificate of authentication on all of the Bonds.

Section 10. Transfer and Exchange of Bonds; Registered Owners; Continuing Request; Mutilated or Destroyed Bonds. Provisions pertaining to the foregoing with respect to the Bonds shall be as described in Exhibit B attached hereto.

Section 11. Global Form; Securities Depository; Ownership of Bonds. Provisions with respect to the Bonds while held at the Securities Depository are included in Exhibit C attached hereto.

Section 12. Tax Covenants and Representations. The City hereby makes certain tax covenants and representations with respect to the Bonds, as described in Exhibit D attached hereto.

Section 13. Waiver of Audit. The waiver of the performance audit or performance review by the City with respect to the Bonds as such terms are described in Section 36-82-100, Official Code of Georgia Annotated is hereby authorized and approved.

Section 14. Refunding of the Refunded Bonds. The Refunded Bonds shall be refunded by payment of the principal of and interest thereon to the paying agent for the Refunded Bonds. Upon such payment, the Refunded Bonds shall not constitute a debt of the City nor count against the constitutional limitation on bonded indebtedness of the City and that portion of the tax levy previously authorized for the purpose of paying the Refunded Bonds should be, and, upon the issuance of the Bonds, will be, rescinded and the Clerk of the City be and is hereby authorized and directed at such time to certify the same to the Commissioner of Revenue of the State of Georgia.

Section 15. Approval of Actions of Mayor and Council. All actions taken by the Mayor and Council relating to the authorization and issuance of the Bonds be and the same are hereby ratified, approved and confirmed, and all resolutions or proceedings or parts of resolutions or proceedings in conflict with this resolution be, and the same are hereby repealed. The Mayor is hereby authorized to do any and all things, including, but not limited to making covenants on behalf of the City, proceeding with the validation of the Bonds in the Superior Court of Fulton County, and executing any and all documents, including, but not limited to a non-arbitrage certificate, necessary to issue the Bonds, to refund the Prior Bonds and to carry out the transaction contemplated by this Resolution.

Section 16. Payments Due on Saturday, Sunday or Holiday. If a payment on the Bonds is due on a Saturday, Sunday or any day that the principal corporate trust office of the Paying Agent is authorized or required by law to remain closed, such payment shall be made on the next succeeding business day with the same force and effect as if such payment had been made on the original due date.

Section 17. Repeal of Conflicting Resolutions. All resolutions, or parts thereof, that conflict with this Resolution are hereby repealed.

[Remainder of page intentionally left blank]

ADOPTED AND APPROVED this 16th day of December, 2019.

CITY OF ALPHARETTA, GEORGIA

(CORPORATE SEAL)

_____
Mayor

_____
Councilmember

_____
Councilmember

_____
Councilmember

_____
Councilmember

_____
Councilmember

_____
Councilmember

Attest:

_____
Clerk

EXHIBIT A
FORM OF BOND

UNITED STATES OF AMERICA

STATE OF GEORGIA

CITY OF ALPHARETTA, GEORGIA

GENERAL OBLIGATION REFUNDING BOND,

SERIES 2020

No. R- ___ Dated Date: Date of Issuance $_____

Maturity Date:_____ Interest Rate: _____% CUSIP: _____

KNOW ALL MEN BY THESE PRESENTS: That the City of Alpharetta, Georgia (the "City") hereby acknowledges itself to owe, and for value received hereby promises to pay to CEDE & CO., as nominee of The Depository Trust Company, or registered assigns, in lawful money of the United States of America, the principal sum shown above on the date indicated above, unless redeemed prior thereto as hereinafter provided, at the principal corporate trust office of the Bond Registrar and Paying Agent, The Bank of New York Mellon Trust Company, N.A., Jacksonville, Florida (the "Paying Agent") and interest hereon at the rate per annum set forth above (computed on the basis of a 360-day year comprised of twelve 30-day months), payable November 1, 2020, and semiannually thereafter on the first days of May and November in each year (each an "Interest Payment Date") from the Interest Payment Date next preceding the date of authentication and registration hereof to which interest has previously been paid (unless the date of authentication and registration hereof is prior to November 1, 2020, in which event from the date of issuance or unless such date is an Interest Payment Date, in which event from the date of authentication hereof, or unless the date of authentication and registration hereof is after a Record Date (hereinafter defined) and before the next succeeding Interest Payment Date, in which event from such next succeeding Interest Payment Date until payment of the principal amount hereof). The principal hereof shall be paid only upon surrender of this bond at the principal corporate trust office of the Paying Agent. The interest hereon shall be paid to the person in whose name this bond is registered at the close of business on the 15th day of the calendar month preceding each Interest Payment Date (each such date a "Record Date") by check or draft, drawn on the Paying Agent, and mailed, by first class mail, postage prepaid, to such person at the address on the books of registry kept by the Bond Registrar. Notwithstanding the foregoing, in the event that the owner of this bond owns $1,000,000 in aggregate principal amount of bonds, interest shall be paid by wire transfer in accordance with written instructions provided to the Paying Agent fifteen days prior to an Interest Payment Date, until such instructions are revoked in writing.

This bond is one of a duly authorized issue of like tenor except as to numbers, denominations, interest rates, dates of maturity and redemption provisions aggregating in principal amount the sum of $_____ (the "bonds"). The proceeds of the sale of the bonds of this Series will be expended only for the purpose of providing funds to (i) refund [a portion] of the outstanding City of Alpharetta, Georgia General Obligation Bonds, Series 2012, totaling $_____, dated as of March 14, 2012; and (ii) pay the costs of issuance incident thereto. This bond is authorized by the Constitution and laws of the State of Georgia and by a resolution of the Mayor and Council of the City of Alpharetta, Georgia, duly adopted on December 16, 2019, as supplemented on _____, 2020.

The bonds are being issued by means of a Book-Entry System, with actual bonds immobilized at The Depository Trust Company, New York, New York, or its successor as Securities Depository, evidencing ownership of the bonds in principal amounts of $5,000 or integral multiples thereof, and with transfers of Beneficial Ownership effected on the records of the Securities Depository and its participants pursuant to the rules and procedures established by the Securities Depository. Actual bonds are not available for distribution to the Beneficial Owners, except under the limited circumstances set forth in the Resolution. The principal of and interest on the bonds are payable by the Paying Agent to Cede & Co., as nominee of the Securities Depository. Transfer of principal and interest payments to participants of the Securities Depository is the responsibility of the Securities Depository; transfers of principal and interest to Beneficial Owners by participants of the Securities Depository will be the responsibility of such participants and other nominees of Beneficial Owners. The City and the Paying Agent are not responsible or liable for maintaining, supervising or reviewing the records maintained by the Securities Depository, its participants or persons acting through such participants. If the bonds are no longer registered to a Securities Depository or its nominee, this bond may be registered as transferred only upon the registration books kept for that purpose at the principal corporate trust office of the Bond Registrar by the registered owner hereof in person, or by his or her attorney duly authorized in writing, upon presentation and surrender to the Bond Registrar of this bond duly endorsed for registration of transfer or accompanied by an assignment duly executed by the registered owner or his or her attorney duly authorized in writing, and thereupon a new registered bond, in the same aggregate principal amount and of the same maturity shall be issued to the transferee in exchange therefor. In addition, if the bonds are no longer registered to a Securities Depository, this bond may be exchanged by the registered owner hereof or his or her duly authorized attorney upon presentation at the principal corporate trust office of the Bond Registrar for an equal aggregate principal amount of bonds of the same maturity and in any authorized denominations in the manner, subject to the conditions and upon payment of charges, if any, provided in the Resolution.

No service charge shall be made for any registration of transfer or exchange hereinbefore referred to, but the Bond Registrar may require payment of a sum sufficient to cover any tax or other governmental charge as a condition precedent to the exercise of such privilege.

The person in whose name this bond is registered shall be deemed and regarded as the absolute owner hereof for all purposes, and payment of or on account of either principal or

interest made to such registered holder shall be valid and effectual to satisfy and discharge the liability upon this bond to the extent of the sum or sums so paid.

[The bonds maturing on May 1, _____, and thereafter, are subject to redemption at the option of the City, in whole or in part at any time on or after May 1, _____, in any order of maturity specified by the City from any moneys available therefor at the price of par plus accrued interest to the redemption date.]

It is further certified and recited, that all acts, conditions and things required by the Constitution or statutes of the State of Georgia to exist, be performed or happen pursuant to and in the issuance of this bond, exist, have been performed and have happened in due and regular form as required by law, that provision has been made for the collection of a direct annual tax, unlimited as to rate or amount, on all property subject to taxation for general obligation bond purposes located in the City, sufficient to pay the principal of, and the interest on, this bond, in accordance with its terms, and that the total indebtedness of the City, including this bond, does not exceed any limitation prescribed by said Constitution or statutes.

This bond shall not be entitled to any benefit under the authorizing resolution and shall not become valid or obligatory for any purpose until it shall have been authenticated by execution by the Bond Registrar by manual signature of the authentication certificate hereon endorsed.

IN WITNESS WHEREOF, the CITY OF ALPHARETTA, GEORGIA has caused this bond to be executed by the duly authorized signature of the Mayor of the City and the corporate seal to be imprinted hereon and attested by the duly authorized signature of the Clerk of the City.

(SEAL)

By: _____
Mayor, City of Alpharetta, Georgia

Attest:

_____
Clerk, City of Alpharetta, Georgia

* * * * *

CERTIFICATE OF AUTHENTICATION

This is one of the bonds described in the within mentioned authorizing resolution of the City Council of the City of Alpharetta, Georgia adopted _____, 2020, and is hereby authenticated as of the date of its execution as stated in the bond.

THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A.,
as Bond Registrar

By: _____
Authorized Signatory

Date of Authentication:

* * * * *

VALIDATION CERTIFICATE

STATE OF GEORGIA

COUNTY OF FULTON

The undersigned Clerk of the Superior Court of Fulton County, Georgia, does hereby certify that the within bond was confirmed and validated by judgment of the Superior Court of Fulton County, Georgia, rendered on the _____ day of _____, 2020, Civil Action File No. _____, that no intervention or objection was filed opposing the validation of the within bond and that no appeal of such judgment of validation has been taken.

WITNESS my signature and the seal of the Superior Court of Fulton County, Georgia.

_____
Clerk, Superior Court,
Fulton County, Georgia

(SEAL)

* * * * *

[FORM OF ASSIGNMENT FOR TRANSFER]

FOR VALUE RECEIVED, the undersigned, hereby sells, assigns, and transfers unto ____ _____ (Tax Identification or Social Security No._____ _____) the within bond and all rights thereunder, and hereby irrevocably constitutes and appoints _____ attorney to transfer the within bond on the books kept for registration thereof, with full power or substitution in the premises.

Dated: _____ Signature: _____

Signature:

NOTICE: Signature(s) must be guaranteed by a signature guarantor institution that is a participant in a nationally recognized signature guarantor program	NOTICE: The signature to this assignment must correspond with the name of the registered owner of the within bond as it appears on the face hereof in every particular, without alteration or enlargement or any change whatever, and the Social Security number or federal employer identification must be supplied

EXHIBIT B

REGISTRATION OF TRANSFER PROVISIONS; CONTINUING REQUEST; MUTILATED, LOST OR DESTROYED BONDS

The Bond Registrar shall cause books for the registration of transfer of the Bonds to be kept. Bonds may be registered as transferred on the books of registration by the registered owner thereof in person or by his duly authorized attorney, upon surrender thereof, together with a written instrument of transfer executed by the owner or his duly authorized attorney. Upon surrender for registration of transfer of any Bond at the principal corporate office of the Bond Registrar, the City shall execute, and the Bond Registrar shall authenticate, and deliver in the name of the transferee or transferees a new Bond or Bonds of the same maturity, interest rate, aggregate principal amount and tenor and of any authorized denomination or denominations ($5,000 or integral multiples thereof), numbered consecutively in order of issuance according to the records of the Bond Registrar.

The Bonds may be exchanged at the principal corporate office of the Bond Registrar for an equal aggregate principal amount of Bonds of the same maturity, interest rate, aggregate principal amount and tenor and of any authorized denomination or denominations. The City shall execute, and the Bond Registrar shall authenticate and deliver, Bonds which the Bondholder making such exchange is entitled to receive, bearing numbers not contemporaneously then outstanding.

Such transfers of registration or exchanges of Bonds shall be without charge to the owner of such Bonds, but any tax or other governmental charge required to be paid with respect to the same shall be paid by the owner of the Bond requesting such transfer or exchange as a condition precedent to the exercise of such privilege. The Bond Registrar is not required to transfer or exchange any Bond after notice of redemption has been given or for fifteen days prior to the giving of such notice.

All Bonds surrendered upon any transfer provided for in this resolution shall be promptly cancelled by the Bond Registrar and shall not be reissued. Upon request of the City, a certificate evidencing such cancellation shall be furnished by the Bond Registrar to the City.

The person in whose name any Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of or on account of either principal or interest shall be made only to or upon the order of the registered owner thereof or his duly authorized attorney, but such registration may be changed as hereinabove provided. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid.

The inclusion of the foregoing provisions shall constitute (i) a continuing request from the City to the Clerk of the Superior Court of Fulton County, unless his/her signature shall occur by facsimile, to execute the certificate of validation on any replacement Bonds issued pursuant hereto, and (ii) the appointment of the Bond Registrar as agent for the City to do any and all things necessary to affect any replacement, exchange or registration of transfer.

In case any Bond shall become mutilated or be destroyed or lost, the City may cause to be executed, authenticated and delivered a new Bond of like date and tenor in exchange or substitution for any such Bond upon, in the case of mutilated Bonds, surrender of such Bonds, or in the case of destroyed or lost Bonds, the owners filing with the City, the Paying Agent and the Bond Registrar evidence satisfactory to them that such Bond was destroyed or lost and providing indemnity satisfactory to them. If any such Bond shall have matured, instead of issuing a new Bond, the City may pay the same.

EXHIBIT C

GLOBAL FORM; SECURITIES DEPOSITORY

(a) Upon the initial issuance, the ownership of each Bond shall be registered in the name of the Securities Depository or the Securities Depository Nominee, and ownership thereof shall be maintained in Book-Entry Form by the Securities Depository for the account of the Agent Members thereof. Initially, each maturity of the Bonds shall be registered in the name of Cede & Co., as the nominee of The Depository Trust Company. Beneficial Owners will not receive Bonds from the Paying Agent evidencing their ownership interests. Except as provided in subsection (d) of this Section, the Bonds may be transferred, in whole but not in part, only to the Securities Depository or the Securities Depository Nominee, or to a successor Securities Depository selected or approved by the City or to a nominee of such successor Securities Depository.

(b) With respect to Bonds registered in the name of the Securities Depository or the Securities Depository Nominee, the City and the Paying Agent shall have no responsibility or obligation to any Agent Member or Beneficial Owner. Without limiting the foregoing, neither the City, the Paying Agent nor their respective Affiliates shall have any responsibility or obligation with respect to:

(i) the accuracy of the records of the Securities Depository, the Securities Depository Nominee or any Agent Member with respect to any beneficial ownership interest in the Bonds;

(ii) the delivery to any Agent Member, any Beneficial Owner or any other person, other than the Securities Depository or the Securities Depository Nominee, of any notice with respect to the Bonds; or

(iii) the payment to any Agent Member, any Beneficial Owner or any other person, other than the Securities Depository or the Securities Depository Nominee, of any amount with respect to the principal, premium, if any, or interest on the Bonds.

(c) So long as any Bonds are registered in Book-Entry Form, the City and the Paying Agent may treat the Securities Depository as, and deem the Securities Depository to be, the absolute owner of such Bonds for all purposes whatsoever, including without limitation:

(i) the payment of principal, premium, if any, and interest on such series of Bonds;

(ii) giving notices of redemption and other matters with respect to such Bonds;

(iii) registering transfers with respect to such Bonds; and

(iv) the selection of Bonds for redemption.

So long as any Bonds are registered in Book-Entry Form, the Paying Agent shall pay all principal of, premium, if any, and interest on the Bonds only to the Securities Depository or the Securities Depository Nominee as shown in the Bond Register, and all such payments shall be valid and effective to fully discharge the City's obligations with respect to payment of principal of, premium, if any, and interest on the Bonds to the extent so paid.

(d) If at any time (i) the City determines that the Securities Depository is incapable of discharging its responsibilities described herein, (ii) if the Securities Depository notifies the City that it is unwilling or unable to continue as Securities Depository with respect to the Bonds, or (iii) if the Securities Depository shall no longer be registered or in good standing under the Securities Exchange Act of 1934 or other applicable statute or regulation and a successor Securities Depository is not appointed by the City within 90 days after the City receives notice or becomes aware of such condition, as the case may be, then this Section shall no longer be applicable and the City shall execute and the Paying Agent shall authenticate and deliver bonds representing the Bonds to the Bondholders. Bonds issued pursuant to this subsection (d) shall be registered in such names and authorized denominations as the Securities Depository, pursuant to instructions from the Agent Member or otherwise, shall instruct the Paying Agent. Upon exchange, the Paying Agent shall deliver such bonds representing the Bonds to the persons in whose names such Bonds are so registered on the Business Day immediately preceding the date of such exchange.

(e) For purposes of this Resolution, the following terms shall have the meanings set forth below:

"Agent Member" means a member of, or participant in, the Securities Depository.

"Beneficial Owner" means the owners of a beneficial interest in the Bonds registered in Book-Entry Form.

"Book-Entry Form" or "Book-Entry System" means, with respect to the Bonds, a form or system, as applicable, under which (i) the ownership of beneficial interests in the Bonds may be transferred only through book-entry and (ii) physical Bonds in fully registered form are registered only in the name of a Securities Depository or its nominee as holder, with physical Bonds in the custody of a Securities Depository.

"Securities Depository" means any securities depository that is a "clearing corporation" within the meaning of the New York Uniform Commercial Code and a "clearing agency" registered pursuant to provisions of Section 17A of the Securities Exchange Act of 1934, operating and maintaining, with its participants or otherwise, a Book-Entry System to record ownership of beneficial interest in bonds and bond service charges, and to effect transfers of bonds in Book-Entry Form, and means, initially, The Depository Trust Company (a limited purpose trust company), New York, New York.

"Securities Depository Nominee" means any nominee of a Securities Depository and shall initially mean Cede and Co., New York, New York, as nominee of The Depository Trust Company.

EXHIBIT D

TAX COVENANTS AND REPRESENTATIONS

The Bonds are being issued by the City in compliance with the conditions necessary for the interest income on the Bonds to be exempt from federal income taxation pursuant to the provisions of Section 103(a) of the Code relating to obligations of the State or political subdivisions thereof. It is the intention of the City that the interest on the Bonds be and remain excludable from gross income for federal income tax purposes, and, to that end, the City hereby covenants with the holders of any Bonds as follows:

(a) It will not take any action, or fail to take any action, if any such action or failure to take action would adversely affect the tax-exempt status of the interest on the Bonds under Section 103 of the Code.

(b) It will not directly or indirectly use or permit the use of any proceeds of the Bonds or any other funds of the City or take or omit to take any action in a way that would cause the Bonds to be (i) "private activity bonds" within the meaning of Section 141 of the Code, (ii) obligations which are "federally guaranteed" within the meaning of Section 149 of the Code or (iii) "hedge bonds" within the meaning of Section 149 of the Code. Without limiting the foregoing, the City will not allow 10% or more of the proceeds of the Bonds to be used in the trade or business of any private business and will not loan 5% or more of the proceeds of the Bonds to any nongovernmental units.

(c) It will not directly or indirectly use or permit the use of any proceeds of the Bonds or any other funds of the City or take or omit to take any action that would cause the Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Code. To that end, the City will comply with all requirements of Section 148 of the Code to the extent applicable to the Bonds. In the event that at any time the City is of the opinion that for purposes of this Section it is necessary to restrict or to limit the yield on the investment of any moneys held under this resolution, the City shall take such action as may be necessary.

The City covenants that 95% or more of the proceeds of the Bonds are to be used for the local governmental activities of the City in compliance with Section 148(f)(4)(D) of the Code.

CLERK'S CERTIFICATE

STATE OF GEORGIA

COUNTY OF FULTON

The undersigned, Clerk of the City of Alpharetta, Georgia, DOES HEREBY CERTIFY that the foregoing pages of typewritten matter constitute a true and correct copy of a resolution adopted by the Mayor and Council of the City of Alpharetta, Georgia, in a meeting duly assembled and open to the public at which a quorum was present, on the 16th day of December, 2019, relating to the sale and form of not to exceed $23,500,000 City of Alpharetta, Georgia General Obligation Refunding Bonds, Series 2020, dated the date of issuance, the original of which has been duly recorded in the Minute Book of the City, which is in my custody and control.

GIVEN this the 16th day of December, 2019.

_____

Clerk, City of Alpharetta, Georgia

(SEAL)

City Council Meeting & Public Hearing
STAFF REPORT

Submitting Department: Finance
Submitted By: Adawn Law
Sponsored By:
Meeting Date: December 16, 2019

I. AGENDA ITEM TITLE: CAPITAL PROJECT FUNDING

II. RECOMMENDATION:

This item is presented for discussion purposes only. No action is requested.

III. REPORT IN BRIEF:

On December 2nd and December 9th, the Directors of Recreation, Parks & Cultural Services and Engineering & Public Works, respectively, presented potential capital projects. The Finance Director will present at this workshop potential funding options and bonding capacity.

IV. ALTERNATIVES:

V. ATTACHMENTS:

Council Capital Funding Discussion 12-11-2019

Capital Funding

Capital Investment

- Determine need/timing (exclude Recurring Capital)

Funding Options

- TSPLOST
  - $44M (cash-on-hand/forecast through end of tax)
- Annual Pay-As-You-Go
  - $1-2M (Fund Balance/Impact Fee Fund/Hotel Fund)
- Bonding Capacity
  - General Fund base budget
    - $6.3M; $400K annual debt service funding
  - General Fund budget reprioritization
    - $2.5M for every 1% reduction in M&O budget (approx. $160K)
  - Hotel/Motel Fund (TPD portion)
    - $7M; $450K annual debt service funding

Millage Increase

- 1 mill = $5.9M in additional taxes
  - Funds bond size of $102M (25-years @ 3%)
- 0.25 mill = $1.5M in additional taxes
  - Funds bond size of $26M

• Homestead Exemption Increase

- $5K HX
  - $300K reduction in taxes; $5.2M reduction in bond size
    - Example: $30K HX ($45K to $75K)
      - » Keeps average homesteaded property of $450K harmless in taxes after a 1-mill increase
        - Funds bond size of $71M