



PLANNING COMMISSION MEETING JANUARY 7, 2021

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

I. CALL TO ORDER

- a. Election of Officers for 2021

II. ROLL CALL

III. APPROVAL OF MEETING MINUTES

- a. Planning Commission Minutes 11.5.20

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

- a. **CU-20-08 Peach Coffee Roasters/Henderson Commons**
Consideration of a conditional use to allow a 'Restaurant, with drive-through' for Peach Coffee Roasters. The property is located at 735 North Main Street and is legally described as being located in Land Lot 1122, 2nd District, 2nd Section, Fulton County, Georgia.
- b. **CU-21-01/V-21-01 C'est Vert Nails & Spa/55 Roswell Street**
Consideration of a conditional use to allow 'Spa Services' associated with a nail salon for C'est Vert Nails & Spa. A variance is requested to reduce the minimum distance requirement between 'Spa Services' businesses. The property is located at 55 Roswell Street and is legally described as being located in Land Lot 1269, 2nd District, 2nd Section, Fulton County, Georgia.
- c. **MP-20-03/CU-20-06 C3 North Atlanta Church/5815 Windward Parkway**
This item has been deferred by Staff to Thursday, February 4, 2021. It will not be considered at this meeting.
Consideration of a master plan amendment to Windward Master Plan Pod 66 to add 'Church, Synagogue' and a conditional use to allow a 'Church, Synagogue' for C3 North Atlanta Church. The property is located at 5815 Windward Parkway, Suite 302 and is legally described as being located in Land Lot 1112, 2nd District, 1st Section, Fulton County, Georgia.
- d. **PH-20-18 Unified Development Code Text Amendments – North Point Overlay**
Consideration of text amendments to the Unified Development Code to amend the North Point Overlay boundary and priority areas.

VII. ADJOURNMENT



PLANNING COMMISSION MEETING SUMMARY NOVEMBER 5, 2020

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

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

I. CALL TO ORDER

Chair Kung'u called the meeting to order at 6:30 p.m.

II. ROLL CALL

Members

- Francis Kung'u (Chair)
- Fergal Brady (Vice-Chair)
- Larry Attig
- Jamie Bendall (Alternate)
- John Goss
- William Perkins
- Candy Waylock
- Martine Zurinkas (Absent)
- Jill Bernard (Absent)(Alternate)

Staff Present

- Kathi Cook, Director of Community Development
- Michael Woodman, Senior Planner
- Ben Kern, Planner, GIS Specialist
- Elicia Taylor Planning and Zoning Coordinator

III. APPROVAL OF MEETING MINUTES

a. October 1, 2020 Meeting Minutes

- ❖ Commissioner Brady offered a motion to approve
- Commissioner Perkins seconded the motion
- The motion was approved (7-0)

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

a. CU-20-08 Peach Coffee Roasters/Henderson Commons

This item was deferred by the Applicant to Thursday, December 3, 2020. It was not considered at this meeting.

Consideration of a conditional use to allow a 'Restaurant, with drive-through' for Peach Coffee Roasters. The property is located at 735 North Main Street and is legally described as being located in Land Lot 1122, 2nd District, 2nd Section, Fulton County, Georgia.

b. MP-20-05 Advanced Care Medical/3900 Brookside Parkway

Michael Woodman, Senior Planner, presented consideration of a master plan amendment to add 'Clinic' as a permitted use in Pod D of the Brookside Master Plan. The property is located at 3900 Brookside Parkway and is legally described as being located in Land Lots 49 and 50, 1st District, 1st Section, Fulton County, Georgia.

Staff recommended 12 original Conditions:

1. Property shall be developed substantially in accordance with submitted plan prepared by CESO, dated 7/16/2020, except for modifications required to comply with the conditions below.
2. Add 'Clinic' as a permitted use in Pod D of the Brookside Master Plan at 3900 Brookside Parkway.
3. 'Clinic' use shall be limited to an urgent care clinic only.
4. Exterior building modifications shall require final approval by the DRB. Existing brick shall remain and shall not be painted, primary colors shall not be visible on the exterior of the building and glass shall not extend to the ground.
5. Prior to a Certificate of Occupancy, developer shall address drainage issues resulting from a clogged inlet at the southwest corner of the property, as approval by Staff.
6. Pedestrian access shall be provided from the building to an adjacent public sidewalk, including striping through the parking lot, as approved by Staff.
7. Additional right-of-way shall be provided along Old Milton Parkway for future sidewalk enhancements and roadway improvements.
8. A 6' sidewalk with 4' beauty strip shall be installed along property frontage along Brookside Parkway.
9. Drive-through facilities shall be completely removed, including drive-through window and impervious areas associated with the drive-through lane. Former drive-through area shall be landscaped with trees, shrubs and ground cover, as approved by DRB.

10. Developer shall assess and replace dead, dying or missing required landscape material, including missing trees in the landscape strip along Old Milton Parkway and at the corner of Old Milton Parkway and Brookside Parkway. Corner of Brookside Parkway and Old Milton Parkway shall be heavily landscaped with ornamental plantings.
11. Developer shall provide the required bicycle racks.
12. Building, site and landscape plans shall be subject to review and approval by the DRB.

During Staff presentation, Staff recommended approval with amendments to Condition #7 and deletion of Condition #8.

There was no public comment.

After presentation from Applicant and discussion from the Board:

- Consideration of using some of the excess parking for greenspace
- Bicycle Racks clarification
- Reason why it was not originally allowed in POD D.
- Condition # 4.
- Access from Tire Shop and Ice Cream store.
- Applicant wants to be a part of the Community
- New Brand of Urgent Care Network
- No EMS except for emergencies
- Level of Construction
- Applicant showed elevation with design intent
- Arby's branding elements to be removed
- 6 Exam Rooms
- COVID 19 considerations for interior elevations

- ❖ Commissioner Brady offered a motion to approve
 - Commissioner Waylock seconded the motion
 - The motion was approved (7-0)

Final Conditions:

1. Property shall be developed substantially in accordance with submitted plan prepared by CESO, dated 7/16/2020, except for modifications required to comply with the conditions below.
2. Add 'Clinic' as a permitted use in Pod D of the Brookside Master Plan at 3900 Brookside Parkway.
3. 'Clinic' use shall be limited to an urgent care clinic only.

4. Exterior building modifications shall require final approval by the DRB. Existing brick shall remain and shall not be painted, primary colors shall not be visible on the exterior of the building and glass shall not extend to the ground.
5. Prior to a Certificate of Occupancy, developer shall address drainage issues resulting from a clogged inlet at the southwest corner of the property, as approval by Staff.
6. Pedestrian access shall be provided from the building to an adjacent public sidewalk, including striping through the parking lot, as approved by Staff.
7. If necessary, additional right-of-way shall be provided along Old Milton Parkway and Brookside Parkway for future sidewalk enhancements and roadway improvements. Additional right-of-way shall not impact existing parking and landscaping on the property.
8. Drive-through facilities shall be completely removed, including drive-through window and impervious areas associated with the drive-through lane. Former drive-through area shall be landscaped with trees, shrubs and ground cover, as approved by DRB.
9. Developer shall assess and replace dead, dying or missing required landscape material, including missing trees in the landscape strip along Old Milton Parkway and at the corner of Old Milton Parkway and Brookside Parkway. Corner of Brookside Parkway and Old Milton Parkway shall be heavily landscaped with ornamental plantings.
10. Developer shall provide the required bicycle racks.
11. Building, site and landscape plans shall be subject to review and approval by the DRB.

c. PH-20-14 Unified Development Code Text Amendments – Updates to International Building Code and Fire Code References

Michael Woodman, Senior Planner, presented consideration of text amendments to Code of Ordinances Section 8-29 Building codes adopted, to replace specific references to various building codes with references to the City's various building permitting procedures documents. Consideration of text amendments to Unified Development Code (UDC) Subsection 2.9.5(B)(1) Building and Construction Code Exemptions, to replace specific references to the International Building Code and International Fire Code with a reference to Code of Ordinances Section 8-29. The purpose of the text amendments is to avoid updating the UDC and Code of Ordinances every time Building Codes are updated.

There was no public comment.

After discussion:

- ❖ Commissioner Perkins offered a motion to approve as noted by Staff
 - Commissioner Waylock seconded the motion
 - The motion was approved (7-0)

d. PH-20-16 Unified Development Code Text Amendments – Stormwater and Floodplain Management

Jill Bazinet, Senior Stormwater Engineer and Zach Truelove, Stormwater Engineer presented consideration of text amendments to the Unified Development Code to amend regulations associated with stormwater and floodplain management.

Proposed amendments include:

- Reorganization of Section 3.3.1-3.3.14 to match the model ordinances provided by MNGWPD.
- Updated definitions.
- Renaming the Alpharetta Stormwater Management Manual to the Alpharetta Stormwater Policy Handbook.
- Regulations added to projects replacing 5,000 sf or more impervious (to meet state permit minimum standards).
- Exemption added for installation or modifications to existing structures for the purpose of providing ADA requirements.

There was no public comment.

After discussion from the Board:

- Addition of one definition
 - Change for Metro North Water Plant
 - State of Georgia passed new Model Ordinance in 2017
 - Differences for average homeowner
-
- ❖ Commissioner Attig offered a motion to approve
 - Commissioner Perkins seconded the motion
 - The motion was approved (7-0)

VII. ADJOURNMENT

Chair Kramer adjourned the meeting at 7:13 p.m.



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: CU-20-08 PEACH COFFEE ROASTERS/HENDERSON COMMONS

PLANNING COMMISSION: JANUARY 7, 2021

CITY COUNCIL: JANUARY 25, 2021

II. RECOMMENDATION:

Approve CU-20-08 Peach Coffee Roasters/Henderson Commons, subject to the following conditions:

1. 'Restaurant w/Drive-Thru Window' shall be added as a conditional use at 735 North Main Street, Building A and limited to no more than 2,000 square feet.
2. Conditional use approval shall be limited to Peach Coffee Roasters; no additional 'Restaurant w/Drive-Thru Window' use or subleasing shall be permitted on the approved outparcel.
3. Building shall be substantially like the submitted architecture and materials, with final approval by DRB. New buildings shall be non-painted brick, with final approval by DRB.
4. Drive-thru lane shall be screened along its east side with a row of taller growing evergreen shrubs, such as Hollies or Tea Olives.
5. Outside speakers shall not be audible from off-site properties.
6. Hours of operation shall be Monday – Friday 7:00 AM – 6:00 PM, Saturday 8:00 AM – 5:00 PM and Sunday 8:00 AM – 3:00 PM.
7. Pots planted with ornamental trees and shrubs of various sizes and colors shall be provided along the frontage of the main shopping center building. Pots shall be of a material and color that is compatible with the shopping center, with final approval by DRB.
8. Developer shall assess and replace any dead, dying or missing required landscape material.
9. Developer shall provide a pedestrian connection from the Highway 9 sidewalk to the front door of the business, including adequate striping through the parking lot, as approved by Staff.
10. Developer shall make accommodations for the GDOT Highway 9 project, including right-of-way and permanent and temporary easements. The landscape strip along Highway 9 shall be accommodated with the GDOT Highway 9 project and required landscaping removed as a result of the project shall be replaced at project completion.

III. REPORT IN BRIEF:

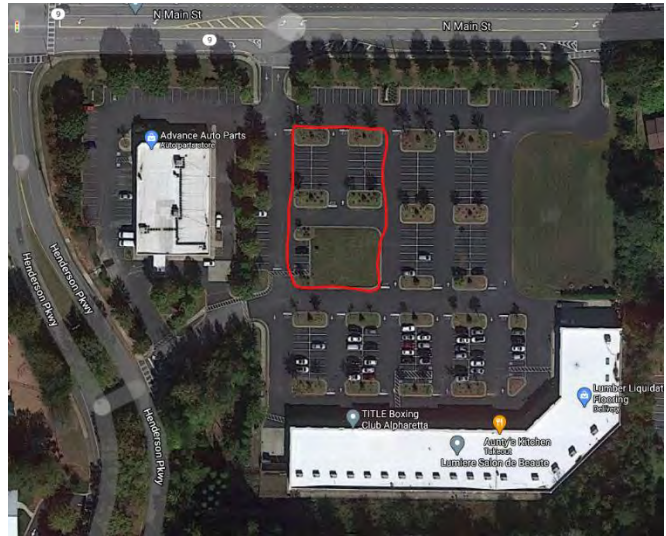
The applicant, David Pittman, is requesting a conditional use to allow Peach Coffee Roasters to operate a 'Restaurant w/Drive-Thru Window' in a 2,000 square foot building on a pad-ready site within the Henderson Commons shopping center. The proposed use requires approval of a conditional use in the C-1 (Neighborhood Commercial) zoning district. The subject property is located at 735 North Main Street near the southeast corner of North Main Street and Henderson Parkway.

DISCUSSION

The submitted request, if approved, would allow Peach Coffee Roasters to operate a 'Restaurant w/Drive-Thru Window' in a 2,000 square foot building on a pad-ready site within the Henderson Commons shopping center. The subject property is located at 735 North Main Street near the southeast corner of North Main Street and Henderson Parkway.

The property is part of an 8.6-acre site developed as a shopping center with two (2) commercial outparcels. The zoning of the property is C-1 (Neighborhood Commercial), which allows 'Restaurant w/Drive-Thru Window' with approval of a conditional use. Surrounding properties are zoned C-1 to the north, east and west and CUP (Community Unit Plan) to the south. Addington Place Assisted Living Facility is located to the north, Advance Auto Parts to the west, Children's Cottage Montessori to the east and Somerset at Henderson Village to the south. The Comprehensive Land Use Plan designation of the property is 'Commercial'.

Henderson Commons shopping center is approximately 8.6 acres and was developed in 2008 with a 32,990 square foot shopping center. Two (2) outparcels were created in the parking lot, including the applicant's proposed location called out in the aerial photo below. Businesses occupying the shopping center include Lumber Liquidators, Leather Creations, and Title Boxing Club, to name a few. A conditional use was approved to allow 'Restaurant w/Drive-Thru Window' for Dunkin Donuts at the Stonewood Village shopping center in 2019, which is located at the northwest corner of North Main Street and Cogburn Road.



The property is located within the Highway 9 LCI, which was adopted by the Cities of Alpharetta and Milton in 2012. The property is located in the southern portion of the 'Transitional Area' and includes a vision to improve walkability and overall character of the area. This area includes several retail developments that are under-utilized and under-performing, including Henderson Commons. In general, drive-thru restaurants do not promote walkability however a local coffee shop with a drive-thru will have fewer trips than a typical fast food restaurant. Additionally, a patio and green space is planned which will promote walkability. The location is near existing residential development.

While the LCI calls for buildings to be brought up to the street, the property is already pad-graded with surface parking around the perimeter. However, the proposed outparcels buildings are much closer to Highway 9 than the main building in the shopping center and only one (1) row of parking will remain between the coffee shop building and the street. The new buildings will also help screen the large surface parking lot from Highway 9. GDOT's Highway 9 project will improve walkability in the area with the installation of twelve-foot (12') wide sidewalks.

Peach Coffee Roasters currently has one (1) location in Johns Creek at 10875 Jones Bridge Road. The business is different than most coffee shops as they roast their coffee beans on-site. The business also offers packaged coffee and a frequently changing food menu. Hours of operation are Monday through Friday 7:00 AM to 6:00 PM, Saturday 8:00 AM to 5:00 PM and Sunday 8:00 AM to 3:00 PM. The applicant anticipates between nine (9) to twelve (12) employees.

The Henderson Commons location is proposed in a multi-tenant building, depicted as Building A on the site plan, with a single lane drive-thru on an existing outparcel within the parking lot. The applicant proposes to occupy approximately 2,000 square feet of the 4,200 square foot Building A. There is enough parking to serve the existing and proposed uses on the property. The

applicant's public hearing application states that the drive-thru facilities are essential to the business as a result of the Covid-19 pandemic.

TRAFFIC

Staff estimates that the 2,000 square foot coffee shop with drive-thru would generate 178 AM Peak Hour trips and 87 PM Peak Hour trips.

CONDITIONAL USE REVIEW CRITERIA

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

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

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

Response: The subject property has access from Highway 9 and Henderson Parkway. The proposed use would not have significant impacts on vehicular and pedestrian access since it is a local coffee shop with a drive-thru generating fewer trips than typical drive-thru restaurants. If approved, a condition is recommended requiring a pedestrian connection from the public sidewalk to the front door of the business, including striping through the parking lot.

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

Response: The above-mentioned improvements are sufficiently addressed on the applicant's site plan. The drive-thru facility has sufficient stacking. If approved, a condition is recommended requiring that landscape strip plantings removed as a result of GDOT's Highway 9 project be replaced at project completion.

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

Response: The proposal should not have significant impacts on surrounding properties or businesses, which are also developed with commercial uses. In addition, the coffee shop will help with the retail synergy within Henderson Commons shopping center, which should improve business activity.

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;

Response: The proposal should not impede the normal and orderly development of surrounding properties or businesses, which are also developed with commercial uses. The coffee shop would not be supported if it was a restaurant generating a higher number of trips. This coffee shop also promotes outdoor seating and encourages walk up customers.

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

Response: The subject property is a shopping center, which typically have restaurants with drive-thru facilities on outparcels. Promoting walkability along main street is a goal therefore a drive-thru should be carefully considered based upon traffic generated as well as supporting restaurants with outdoor space. This location will incorporate and adjacent green space.

7. Ensuring that the conditional use is appropriately separated from similar uses and conflicting uses, such as residences, government buildings, parks, churches or schools.

Response: The coffee shop with drive-thru is sufficiently separated from the nearest residential properties, which are located to the south behind the Henderson Commons shopping center. A Dunkin Donuts with drive-thru was approved at the northwest corner of North Main Street and Cogburn Road in the Stonewood Village shopping center, which is approximately 600' away (as measured in a straight-line distance).

CONCURRENCES

City Staff has reviewed the applicant's proposal and finds that the request is not in conflict with the established review criteria for a conditional use. The proposal should not have significant impacts on surrounding properties, which are also developed with commercial uses. Promoting walkability along main street is a goal therefore a drive-thru should be carefully considered based upon traffic generated as well as supporting restaurants with outdoor space. This location will incorporate and adjacent green space.

CITIZEN PARTICIPATION PLAN

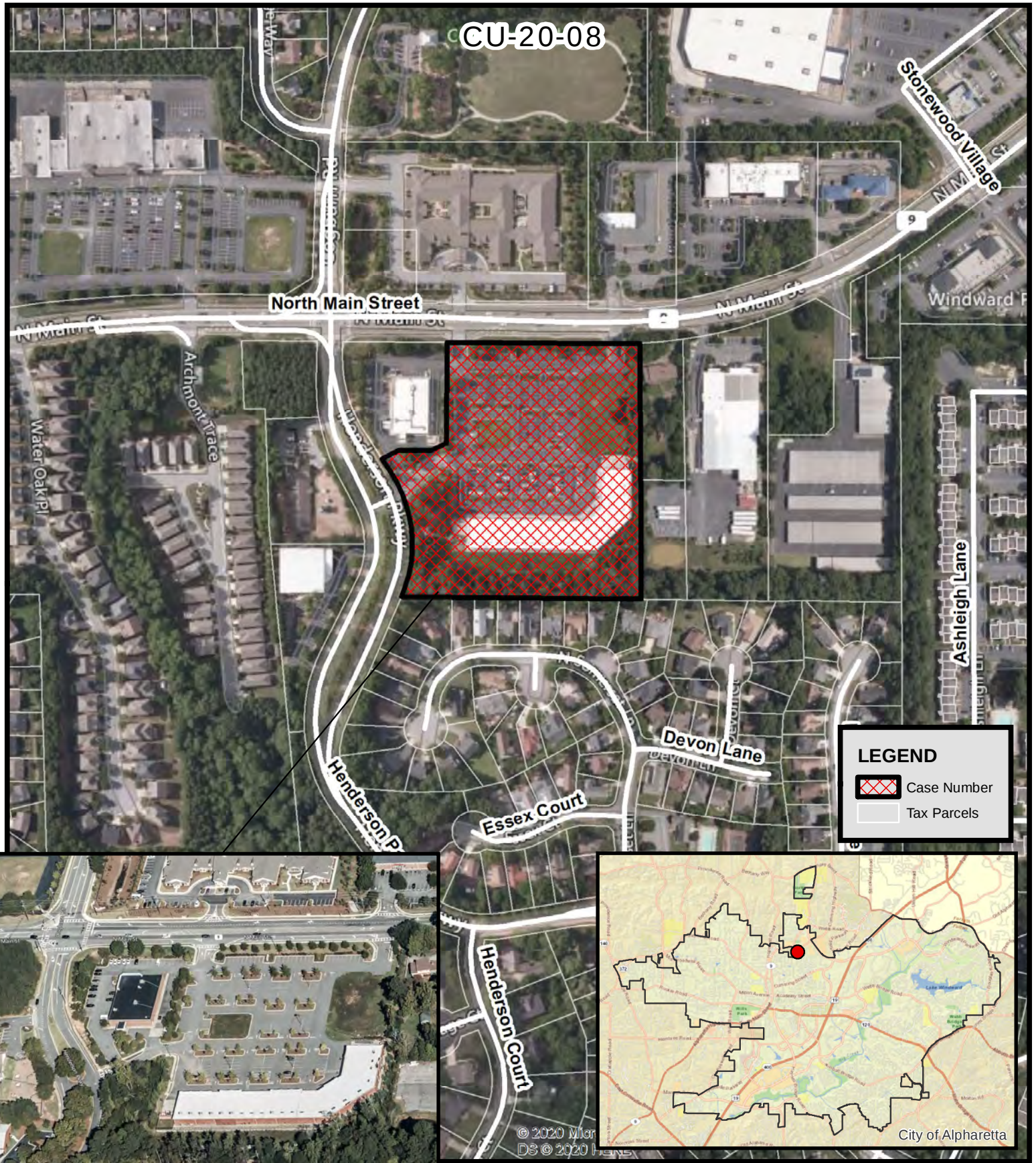
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on October 14, 2020. There were no public comments.

IV. ATTACHMENTS:

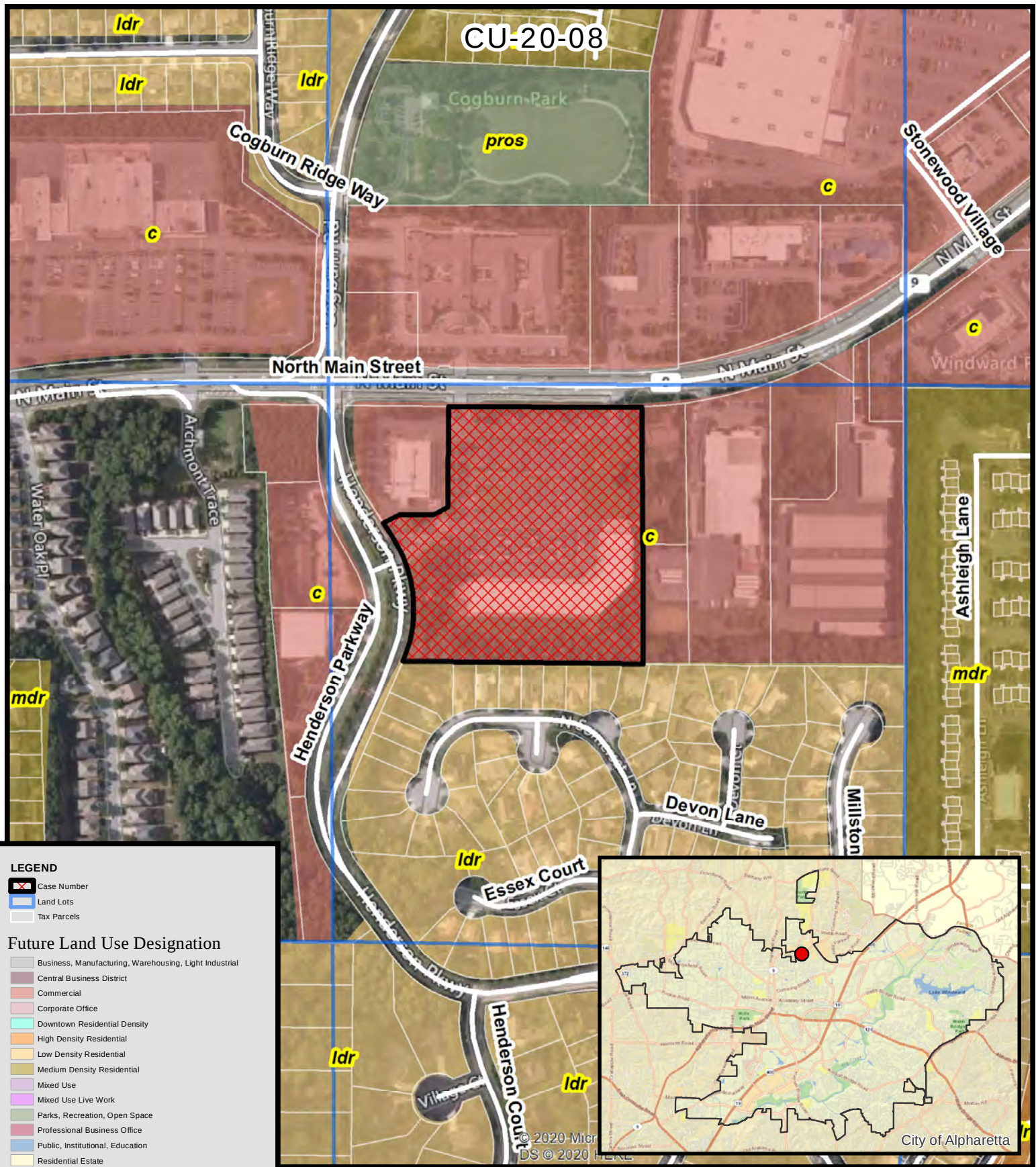
- Site Plan
- Building Elevations



Aerial Map
Peachtree Roasters Coffee Shop
Henderson Commons

CU-20-08
D/LL: 1/1/0050
PC: 1/7/21
CC: 1/25/21

Location Map Provided by:
Community Development - GIS

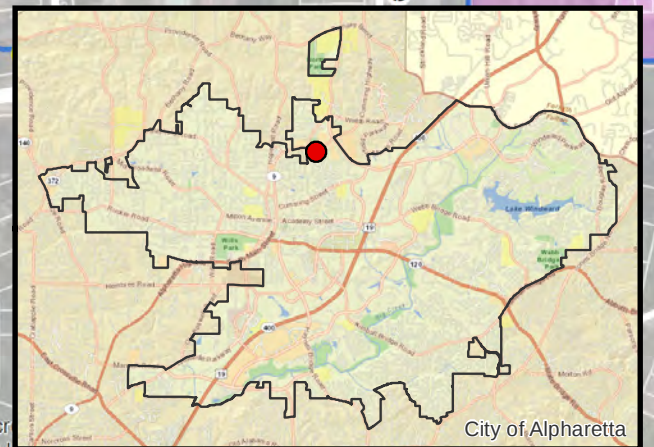
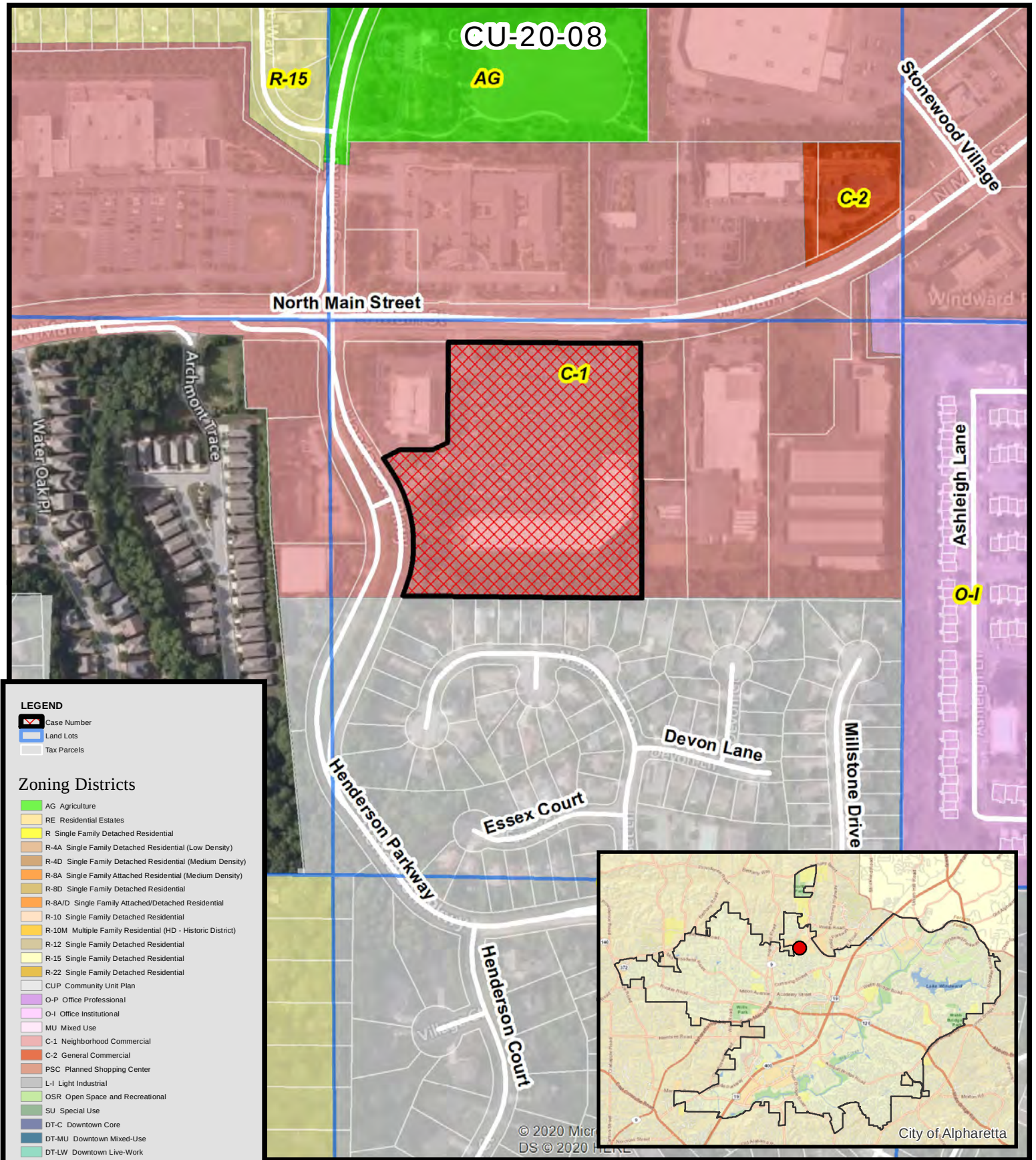


Future Land Use Peachtree Roasters Coffee Shop Henderson Commons

CU-20-08
D/LL: 1/1/0050
PC:1/7/21
CC: 1/25/21



Location Map Provided by:
Community Development - GIS

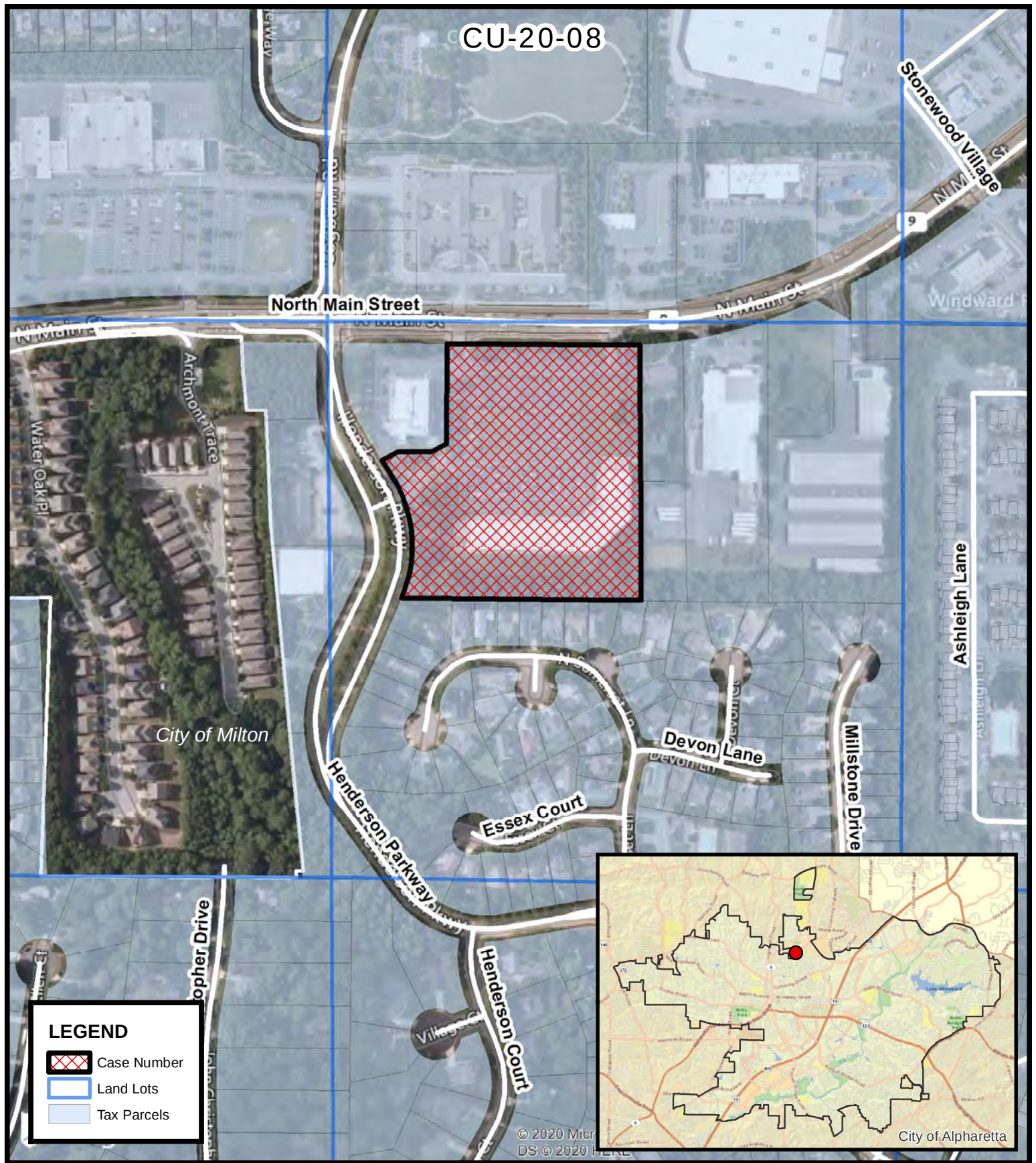


Zoning Map Peachtree Roasters Coffee Shop Henderson Commons

CU-20-08
D/LL: 1/1/0050
PC: 1/7/21
CC: 1/25/21



Location Map Provided by:
Community Development - GIS



Location Map Peach **Coffee** Roasters Henderson Commons

CU-20-08
D/LL: 1/1/0050
PC:1/07/21
CC: 1/25/21

Location Map Provided by:
Community Development - GIS

CZIM Comments (10/14/20):

CU-20-08 Peach Coffee Roasters/Henderson Commons

 Mentimeter





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: CU-20-08 PEACH COFFEE ROASTERS COFFEE SHOP

Contact Name: David Pittman

Telephone: 404-414-1965

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

No Comments were received.

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



Letter



Personal Visits



Telephone



Group Meeting



Email



Other (Please Specify) _____

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: 9-28-2020

Print Form

ABDI HASHIM M ✓
12691 ARCHMONT TRC
ALPHARETTA GA 30009

ALICKI BENJAMIN ✓
12715 ARCHMONT TRCE
ALPHARETTA GA 30009

AP REAL ESTATE HOLDINGS INC
3129 W ADDISON LN ✓
ALPHARETTA GA 30022-2586

ARHC ALALPGA01 LLC ✓
7621 LITTLE AVE SUITE 200 ✓
CHARLOTTE NC 28226

ATASSI MAJD TONY ✓
1025 ESSEX CT ✓
ALPHARETTA GA 30004

BHATIA HOLDINGS ALPHARETTA LLC
315 HENDERSON VILLAGE PKWY ✓
ALPHARETTA GA 30004

BONNE JAMES R & SUSAN C ✓
4920 ATLANTA HIGHWAY # #220 ✓
ALPHARETTA GA 30004

BOUDOURIS GEORGE ✓
5040 NORTH SOMERSET LANE
ALPHARETTA GA 30004

BROWN RUDY CSR & BETTY ANN
1370 MILLSTONE DR ✓
ALPHARETTA GA 30004

BUTLER AUSTIN ✓
5030 N SOMERSET LANE ✓
ALPHARETTA GA 30004

CHAUBEY AMARENDRA KUMARI PRITI
2516 HIGHGLEN CT ✓
ALPHARETTA GA 30004

CIANCIOLO DAVID A & CIANCIOLO SHIRLEY A
5071 N SOMERSET LANE ✓
ALPHARETTA GA 30004

COMA DENISE ✓
5125 NORTH SOMERSET LN ✓
ALPHARETTA GA 30004

CONN WILLIAM C ✓
1430 MILLSTONE DR ✓
ALPHARETTA GA 30004

COX HELEN R ✓
5090 NORTH SOMERSET LN ✓
ALPHARETTA GA 30004

CRANDALL RUSSELL C & CRANDALL MARY L ✓
311 DEVON CT ✓
ALPHARETTA GA 30004

DAALI NAZHA & JOSEPH ✓
5080 N SOMERSET LANE ✓
ALPHARETTA GA 30004

DAS ANJANA ✓
1535 DULUTH HWY SUITE 1901
LAWRENCEVILLE GA 30043-9001

DAWSON GINA ✓
5220 NORTH SOMERSET LN ✓
ALPHARETTA GA 30004

DENMIN SERGEY V ✓
13964 SUNFISH BND ✓
ALPHARETTA GA 30004

ELENA IACONO FAMILY LIMITED PARTNERSHIP ✓
235 MONTGOMERY ST STE 870
SAN FRANCISCO CA 94104-3004

ENRIQUEZ MARIA THERESA C ✓
5175 N SOMERSET LANE ✓
ALPHARETTA GA 30004

EXTRA SPACE PROPERTIES TWO LLC ✓
2795 E COTTONWOOD PKWY # 300 ✓
SALT LAKE CITY UT 84121

FAIRGREEN CAPITAL LP ✓
P.O. BOX 421068
ATLANTA GA 30342

FLEMING TERRENCE ✓
12707 ARCHMONT TRC ✓
ALPHARETTA GA 30009

FLESHIER VLADIMIR & STELLA ✓
1035 ESSEX CT ✓
ALPHARETTA GA 30004

FLORES JOEL ✓
1065 ESSEX CT ✓
ALPHARETTA GA 30004

GANOTE JEANNINE B ✓
5190 NORTH SOMERSET LN ✓
ALPHARETTA GA 30004

GG HENDERSON COMMONS LLC & SFGG
INVESTMENTS LLC
10946 STATE BRIDGE RD SUITE 401-177
ALPHARETTA GA 30022

GHAEMI SAEID & YAZDANI SEDIGHI ✓
5185 NORTH SOMERSET LANE
ALPHARETTA GA 30004 ✓

GOLOSOV WAYNE D & DOROTHY
330 DEVON CT
ALPHARETTA GA 30004

GOMEZ RICARDO SCHAEEL
300 RIDGEMILL VW
ALPHARETTA GA 30009

GROENER EVA
5070 N SOMERSET LN
ALPHARETTA GA 30004

GRUOSSO DANIEL & LOZANO XIMENA
SUAREZ
5041 N SOMERSET LANE
ALPHARETTA GA 30004

GUNTER CHARLENE & DU PLESSIS HERMANUS
BOSMAN
12667 ARCHMONT TRC
ALPHARETTA GA 30009

GUNTURI SUMANTH SILAI SONAL
2508 HIGHGLEN CT
ALPHARETTA GA 30009

HARDER IRINA & BRIAN
5155 N SOMERSET LANE
ALPHARETTA GA 30004

HEARING MICHAEL L
351 DEVON CT
ALPHARETTA GA 30004-3810

HEGDE SANTOSH MANJANATH & HEGDE PRADNYA
SANTOSH
2512 HIGHGLEN CT
ALPHARETTA GA 30009

HENDERSON HEIGHTS LLC
4776 MYSTIC DR NE
ATLANTA GA 30342

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

HHC REAL ESTATE LLC
793 N MAIN ST
ALPHARETTA GA 30009

HILL EARL III & MILLS HILL LAURA A
5210 NORTH SOMERSET LN
ALPHARETTA GA 30004-7419

HPA BORROWER 2018 1 MS LLC
180 N STETSON AVE SUITE 3650
CHICAGO IL 60601

IMAM SYED M
12690 ARCHMONT TRCE
ALPHARETTA GA 30009

IZZO ROBERT A
321 DEVON CT
ALPHARETTA GA 30004

JANNA LYNN WEBB NORDEN LIVING TRUST THE
12727 ARCHMONT TRCE
ALPHARETTA GA 30009

JNP INVESTMENT HOLDING LLC
793 N MAIN ST
ALPHARETTA GA 30009

JOINSON SONYA YVETTE
320 DEVON CT
ALPHARETTA GA 30004

KANOHLANI JERRY & CHOI MONICA S
1410 MILLSTONE DR
ALPHARETTA GA 30004

KEANE PHYLLIS
4841 DEVON LANE
ALPHARETTA GA 30004

KESSLER ROBERT J & SHEILA S
1015 ESSEX CT
ALPHARETTA GA 30004

KHODADADI SHAPEEHI
4801 DEVON LANE
ALPHARETTA GA 30004

KING HAROLD E
5215 NORTH SOMERSET LN
ALPHARETTA GA 30004-7417

KJM HOLDINGS LLC
1418 DRESIDEN DR STE 220
ATLANTA GA 30319

KOPPISETTI MURTHY VENKATA SURYA &
VITTHALANALA LAKSHMI
12735 ARCHMONT TRC
ALPHARETTA GA 30009

LASALLE JULIE M
4821 DEVON LN
ALPHARETTA GA 30004

LEONARD RICHELLE
320 RIDGEMILL VW
MILTON GA 30009

LIGHTSHY CARDWELL JULIE ANNE
5165 N SOMERSET LN
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LOUISA ODILES & MARIE L
1390 MILLSTONE DR
ALPHARETTA GA 30004

LOWES HOME CENTERS INC
1000 LOWE'S BLVD
MOORESVILLE NC 28117

MAHENDRA SUDHIER & RINKY
2640 AUGERON CT
ALPHARETTA GA 30004 3864

MAHONEY JAMES
1400 MILLSTONE DR
ALPHARETTA GA 30004

MC KILLOP JENNIE B
5051 NORTH SOMERSET LN
ALPHARETTA GA 30004

MEHMETI IZJA
1380 MILLSTONE DR
ALPHARETTA GA 30004

MIES MICHAEL F & SCHEMANSKE JANE M
350 RIDGEMILL VW
ALPHARETTA GA 30009

MILLER HENRAY E & PAULA J
341 DEVON CT NE
ALPHARETTA GA 30004

MOLUGU SUNNETH DAYAL ARYA
340 RIDGEMILL VW
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MULLER ASSOCIATES OF MILTON LLC
885 FOXHOLLOW RUN
ALPHARETTA GA 30004

MURPHY PATRICIA D & MARLYN M
7400 S HEATHERRIDGE AVE
SIOUX FALLS SD 57108-3352

NAVARRO ROSARIO I
3772 AVENSONG VILLAGE CIR
ALPHARETTA GA 30004

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

NGUYEN TOMMY Q
4820 DEVON LANE
ALPHARETTA GA 30004

NWOSU OBIORA M
301 DEVON CT
ALPHARETTA GA 30004

OSUJI CHINWE
4811 DEVON LANE
ALPHARETTA GA 30004

PARK BYEONG & KIM MYUNG
5135 N SOMERSET LANE
ALPHARETTA GA 30004

PATRICK BRENNAN & SUZANNE DEVOE JOINT
REVOCABLE TRUST TRF
12699 ARCHMONT TRC
ALPHARETTA GA 30009

PAULIN JEFFREY S & THERESA
5050 NORTH SOMERSET LN
ALPHARETTA GA 30004

PEDDAPATTA CIANDU KUMAR & RAJYAM
JYOTHI
12682 ARCHMONT TRC
ALPHARETTA GA 30009

PEGJOON LLC
P.O. BOX 76228
ATLANTA GA 30358-1228

PERKINS ALJAI A.
310 DEVON CT
ALPHARETTA GA 30004

PHAM TRAM THU
5195 N SOMERSET LN
ALPHARETTA GA 30004

PHILLIPS ANDREA L
12743 ARCHMONT TRCE
MILTON GA 30009

PICIRILLO JAMES P
12703 ARCHMONT TRCE
ALPHARETTA GA 30009

POURKHOSROW IRANA
100 THOMAS CREEK CT
ALPHARETTA GA 30004

RACHAMALLA RAGHAVENDHAR RAMINENI SWATHI
12678 ARCHMONT TRCE
ALPHARETTA GA 30009

ROCHA ALBERTO ET AL
4810 DEVON LN
ALPHARETTA GA 30004-3807

RODRIGUEZ SERGIO
331 DEVON CT
ALPHARETTA GA 30004

RYAN GEORGE
1420 MILLSTONE DR
ALPHARETTA GA 30004

SARBAGH HOSSEIN & OSKOOI FARZIN
4831 DEVON LANE
ALPHARETTA GA 30004

SAKA OLUYEMI B & ADEREMI
310 RIDGEMILL VIEW
ALPHARETTA GA 30004

SAMPLE JANE A & LEONARD T
199 LAVALLEY RD
CHAMPLAIN NY 12919

SARRIS GEORGE S & ANNE B
7665 S SPALDING LAKE DR
SANDY SPRINGS GA 30350-1047

SCHULMAN JEROLD L & JENNIFER V
1045 ESSEX CT
ALPHARETTA GA 30004-3811

SERMENO OSCAR I GARDUNO
5180 NORTH SOMERSET LANE
ALPHARETTA GA 30004

SHIVVA SANTOSH KUMAR & RANGA ANUSHA
12698 ARCHMONT TRC
ALPHARETTA GA 30009

SMITH MITCHELL
5205 N SOMERSET LN
ALPHARETTA GA 30004

SOLLOGUB JACQUELINE
12731 ARCHMONT TRCE
MILTON GA 30004

SOMERSET HOME OWNER ASSOC INC
P.O. BOX 2458
ALPHARETTA GA 30023

SOUFASTAI BADRY
1270 CREST VALLEY DR
ATLANTA GA 30327-4529

SOUZA RICHAN M
5235 N SOMERSET LANE
ALPHARETTA GA 30004

SPIELER THOMAS T & KRISTIANA H
12671 ARCHMONT TRCE
ALPHARETTA GA 30009

TEAGUE REBECCA EDEN
12675 ARCHMONT TRCE
ALPHARETTA GA 30009

TINATI HELEN & ARDABILI SHAHIN D G
340 DEVON CT
ALPHARETTA GA 30004

TORRENCE EVELYN
5200 NORTH SOMERSET LN
ALPHARETTA GA 30004

VARELA LAURA & NAVA LEONEL
12687 ARCHMONT TRC
MILTON GA 30009

WAGNER JEFFREY E & WAGNER RUTH E
5110 N SOMERSET LANE
ALPHARETTA GA 30004

WATERCREST COMMUNITY ASSOCIATION INC
1630 MILITARY CUTOFF STE 200
WILMINGTON NC 28403

WAYSACK JAMES O
5111 NORTH SOMERSET LN
ALPHARETTA GA 30004-3804

WHITE MICHAEL C
5081 NORTH SOMERSET LN
ALPHARETTA GA 30004

WILLIS STEPHEN P
5100 NORTH SOMERSET LN
ALPHARETTA GA 30201

YOUNG PHILIP & YOUNG MARIA H
5020 N SOMERSET LANE
ALPHARETTA GA 30004

YU CHUNG G & YU SHERRYLYN
12719 ARCHMONT TRC
ALPHARETTA GA 30009

Henderson Commons

735 N. Main Street – Alpharetta, GA 30009

October 1, 2020

Dear Neighbor,

RE: Conditional Use Permit, CU-20-08, for Property Located at 735 N. Main Street, Alpharetta, GA

My name is David Pittman. I am the owner of Peach Coffee Roasters located at 10875 Jones Bridge Road in Johns Creek. I am looking to open an additional location at Henderson Commons located at 735 N. Main Street in Alpharetta. This new neighborhood location will feature a drive-thru, a large green space area, a patio for your convenience, more food items and will be located in a new building to be constructed at the property in 2021. Please visit our website at www.peachcoffeeroasters.com.

This Conditional Use Permit is requested to allow a drive-thru at this location which is essential for my business to succeed, especially since the COVID-19 Pandemic.

The following meetings will be held at Alpharetta City Hall, Council Chambers:

Community Zoning Information Meeting at 6:00 pm, October 14, 2020

Planning Commission Meeting at 6:30 pm, November 5, 2020

City Council Meeting at 6:30 pm, November 16, 2020 .

The reason for this letter is to reach out to you, introduce myself and request your support in my latest endeavor. I can be reached by cell at 404-414-1965 or by email david@peachcoffeeroasters.com.

With kindest regards,

David Pittman

Owner, Peach Coffee Roasters

Johns Creek, GA

CITY OF ALPHARETTA

9/1/20

Peachtree Roasters Coffee Shop
Henderson Commons

CU-20-08
FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

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: **David Pittman**

Telephone: **404-414-1965**

Address: **10875 Jones Bridge Road**

Suite: **5**

City: **Johns Creek**

State: **GA**

Zip: **30022**

Fax: **N/A**

Mobile Tel: **404-414-1965**

Email: **david@peachcoffeeroasters.com**

Subject Property Information:

Address: **735 N. Main Street - Alpharetta, GA 30009**

Current Zoning: **C-1**

District: **2nd**

Section: **2nd**

Land Lot: **1122**

Parcel ID: **22-496011233255**

Proposed Zoning: **C-1**

Current Use: **Land for Future Shopping Center**

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): _____

Alpharetta Planning Commission Review:

I am a small business owner in Johns Creek with my coffee shop business.

I would love to expand and open a second location in Alpharetta but in order for this location to survive a drive thru is essential for that to happen.

My Johns Creek location suffered severely these past several months due to Covid, we are slowly coming back but obviously will not know if it will return to normal.

It is an industry fact that a drive-thru operation will add an increase of 25% to 30% in revenue so this added revenue will be extremely important to my success at this location.

We will have a patio out front and the landlord has agreed to provide a very large green space area behind the building as an added feature that we will be able to use.

The restaurant will have a full kitchen so we will be able to provide various food items that we are very excited about and this property desperately needs since there are no other restaurants.

Thank you for your consideration of my request.



David Pittman

APPLICANT REQUEST AND INTENT

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

To open a coffee shop.

Applicant's Request (Please itemize the proposal):

Conditional Use Permit to allow a drive-thru lane.

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

We are a local coffee shop with one other location in Johns Creek. Our hours of operation are Monday - Friday 7:00 am - 6:00 pm, Saturday 8:00 am - 5:00 pm and Sunday 8:00 am - 3:00 pm.

What makes us different is we actually roast the coffee beans on site which creates our unique flavors. We also offer packages of coffee for you to take home. And, our food menu changes frequently.

Our shop will be approximately 2,000 SF and we offer inside and outside seating. The number of employees will range from 9 - 12. Please visit our website at www.peachcoffeeroasters.com.

9/1/20

Peachtree Roasters Coffee Shop

CU-20-08

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: **GG Henderson Commons, LLC**Telephone: **404-304-8414**Address: **10945 State Bridge Road**Suite: **401-177**City: **Johns Creek**State: **GA**Zip: **30022****8164**

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: **David Pittman**Telephone: **404-414-1965**Address: **10875 Jones Bridge Road**Suite: **5**City: **Johns Creek**State: **GA**Zip: **30022**

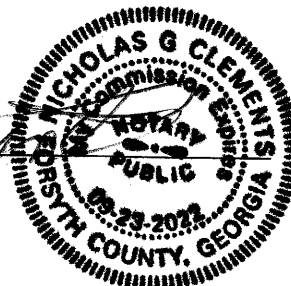
So Sworn and Attested:

Owner Signature: _____

Date: 8/26/20

Notary:

Notary Signature: _____

Date: 8/24/20

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: **David Pittman/Peach Coffee Roasters**

Subject Public Hearing Case: **N/A**

Campaign Contribution Information:

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

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

Name of Official: **N/A** Position: _____

Description of Contribution: _____ Value: **0**

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____

Date: **8-27-2020**

How will this proposal be compatible with surrounding properties?

No problem, there are retail and service uses all around the property.

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

It will actually make the current property better because they do not have any food or coffee at the property and this should make the area better with more customers.

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

Coffee shop just needs conditional use for drive-thru, not new zoning.

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

We will average, maybe, 50 - 70 cars per day at the drive-thru. The average customer count per day will be approximately 100 - 125. So, the population should not be a problem.

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?

Due to Covid-19, it is essential to have a drive-thru lane now if you have any chance to survive.

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

See attached.

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: _____

Contact Name: **David Pittman**

Telephone: **404-414-1965**

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

See attached mailing list.

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.

Email address and cell number was provided in the letter mailed to each name on list.

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: _____

Contact Name: **David Pittman** Telephone: **404-414-1965**

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: _____

Peachtree Roasters Coffee Shop
Henderson Commons

CU-20-08

9/1/20

ABDI HASHIM M
12691 ARCHMONT TRC
ALPHARETTA GA 30009

ALICKI BENJAMIN
12715 ARCHMONT TRCE
ALPHARETTA GA 30009

AP REAL ESTATE HOLDINGS INC
3129 W ADDISON LN
ALPHARETTA GA 30022-2586

ARHC ALALPGA01 LLC
7621 LITTLE AVE SUITE 200
CHARLOTTE NC 28226

ATASSI MAJD TONY
1025 ESSEX CT
ALPHARETTA GA 30004

BHATIA HOLDINGS ALPHARETTA LLC
315 HENDERSON VILLAGE PKWY
ALPHARETTA GA 30004

BONNE JAMES R & SUSAN C
4920 ATLANTA HIGHWAY # #220
ALPHARETTA GA 30004

BOUDOURIS GEORGE
5040 NORTH SOMERSET LANE
ALPHARETTA GA 30004

BROWN RUDY C SR & BETTY ANN
1370 MILLSTONE DR
ALPHARETTA GA 30004

BUTLER AUSTIN
5030 N SOMERSET LANE
ALPHARETTA GA 30004

CHAUBEY AMARENDRA KUMARI PRITI
2516 HIGHGLEN CT
ALPHARETTA GA 30004

CIANCIOLO DAVID A & CIANCIOLO SHIRLEY A
5071 N SOMERSET LANE
ALPHARETTA GA 30004

COMA DENISE
5125 NORTH SOMERSET LN
ALPHARETTA GA 30004

CONE WILLIAM C
1430 MILLSTONE DR
ALPHARETTA GA 30004

COX HELEN R
5090 NORTH SOMERSET LN
ALPHARETTA GA 30004

CRANDALL RUSSELL C & CRANDALL MARY L
311 DEVON CT
ALPHARETTA GA 30004

DAALI NAZHA & JOSEPH
5080 N SOMERSET LANE
ALPHARETTA GA 30004

DAS ANJANA
1535 DULUTH HWY SUITE 1901
LAWRENCEVILLE GA 30043-9001

DAWSON GINA
5220 NORTH SOMERSET LN
ALPHARETTA GA 30004

DENMIN SERGEY V
13964 SUNFISH BND
ALPHARETTA GA 30004

ELFENA IACONO FAMILY LIMITED PARTNERSHIP
235 MONTGOMERY ST STE 870
SAN FRANCISCO CA 94104-3004

ENRIQUEZ MARIA THERESA G
5175 N SOMERSET LANE
ALPHARETTA GA 30004

EXTRA SPACE PROPERTIES TWO LLC
2795 E COTTONWOOD PKWY # 300
SALT LAKE CITY UT 84121

FAIRGREEN CAPITAL L P
P.O. BOX 421068
ATLANTA GA 30342

FLEMING TERRENCE
12707 ARCHMONT TRC
ALPHARETTA GA 30009

FLESHLER VLADIMIR & STELLA
1035 ESSEX CT
ALPHARETTA GA 30004

FLORES JOEL
1065 ESSEX CT
ALPHARETTA GA 30004

GANOTE JEANNINE B
5190 NORTH SOMERSET LN
ALPHARETTA GA 30004

GG HENDERSON COMMONS LLC & SFGG
INVESTMENTS LLC
10946 STATE BRIDGE RD SUITE 401-177
ALPHARETTA GA 30022

GHAEMI SAEID & YAZDANI SEDIGHI
5185 NORTH SOMERSET LANE
ALPHARETTA GA 30004

Peachtree Roasters Coffee Shop
Henderson Commons

CU-20-08

9/1/20

GOLOSOV WAYNE D & DOROTHY

330 DEVON CT

ALPHARETTA GA 30004

GOMEZ RICARDO SCHAEF

300 RIDGEMILL VW

ALPHARETTA GA 30009

GROENER EVA

5070 N SOMERSET LN

ALPHARETTA GA 30004

GRUOSSO DANIEL & LOZANO XIMENA
SUAREZ

5041 N SOMERSET LANE

ALPHARETTA GA 30004

GUNTER CHARLENE & DU PLESSIS HERMANUS
BOSMAN

12667 ARCHMONT TRC

ALPHARETTA GA 30009

GUNTURI SUMANTH SHAH SONAL

2508 HIGHGLEN CT

ALPHARETTA GA 30009

HARDER IRINA & BRIAN

5155 N SOMERSET LANE

ALPHARETTA GA 30004

HEARING MICHAEL L

351 DEVON CT

ALPHARETTA GA 30004-3810

HEGDE SANTOSH MANJANATH & HEGDE PRADNYA
SANTOSH

2512 HIGHGLEN CT

ALPHARETTA GA 30009

HENDERSON HEIGHTS LLC

4776 MYSTIC DR NE

ATLANTA GA 30342

HENDERSON LANDING HOMEOWNERS ASSN INC

5665 ATLANTA HWY

ALPHARETTA GA 30004-3932

HFC REAL ESTATE LLC

793 N MAIN ST

ALPHARETTA GA 30009

HILL EARL III & MILLS HILL LAURA A

5210 NORTH SOMERSET LN

ALPHARETTA GA 30004-7419

HPA BORROWER 2018 1 MS LLC

180 N STETSON AVE SUITE 3650

CHICAGO IL 60601

IMAM SYED M

12690 ARCHMONT TRCE

ALPHARETTA GA 30009

IZZO ROBERT A

321 DEVON CT

ALPHARETTA GA 30004

JANNA LYNN WEBB NORDEN LIVING TRUST THE

12727 ARCHMONT TRCE

ALPHARETTA GA 30009

JNP INVESTMENT HOLDING LLC

793 N MAIN ST

ALPHARETTA GA 30009

JOINSON SONYA YVETTE

320 DEVON CT

ALPHARETTA GA 30004

KANOHLANI JERRY & CHOI MONICA S

1410 MILLSTONE DR

ALPHARETTA GA 30004

KEANE PHYLLIS

4841 DEVON LANE

ALPHARETTA GA 30004

KESSLER ROBERT J & SHEILA S

1015 ESSEX CT

ALPHARETTA GA 30004

KHODADADI SHAFEEAH

4801 DEVON LANE

ALPHARETTA GA 30004

KING HAROLD E

5215 NORTH SOMERSET LN

ALPHARETTA GA 30004-7417

KJM HOLDINGS LLC

1418 DRESDEN DR STE 220

ATLANTA GA 30319

KOPPISETTY MURTHY VENKATA SURYA &
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SIOUX FALLS SD 57108-3352

NAVARRO ROSARIO I
3772 AVENSONG VILLAGE CIR
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NG STONEWOOD VILLAGE LLC
1430 BROADWAY ST SUITE 1605
NEW YORK NY 10018

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ALPHARETTA GA 30004

OSUJI CHINWE
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4831 DEVON LANE
ALPHARETTA GA 30004

Peachtree Roasters Coffee Shop
Henderson Commons

CU-20-08

9/1/20

SAKA OLUYEMI B & ADEREMI
310 RIDGEMILL VIEW
ALPHARETTA GA 30004

SAMPLE JANE A & LEONARD T
199 LAVALLEY RD
CHAMPLAIN NY 12919

SARRIS GEORGE S & ANNE B
7665 S SPALDING LAKE DR
SANDY SPRINGS GA 30350-1047

SCHULMAN JEROLD L & JENNIFER V
1045 ESSEX CT
ALPHARETTA GA 30004-3811

SERMENO OSCAR I GARDUNO
5180 NORTH SOMERSET LANE
ALPHARETTA GA 30004

SHIVVA SANTOSH KUMAR & RANGA ANUSHA
12698 ARCHMONT TRC
ALPHARETTA GA 30009

SMITH MITCHELL
5205 N SOMERSET LN
ALPHARETTA GA 30004

SOLLOGUB JACQUELINE
12731 ARCHMONT TRCE
MILTON GA 30004

SOMERSET HOME OWNER ASSOC INC
P.O. BOX 2458
ALPHARETTA GA 30023

SOUFASTAI BADRY
1270 CREST VALLEY DR
ATLANTA GA 30327-4529

SOUZA RENAN M
5235 N SOMERSET LANE
ALPHARETTA GA 30004

SPELLER THOMAS T & KRISTIANA H
12671 ARCHMONT TRCE
ALPHARETTA GA 30009

TEAGUE REBECCA EDEN
12675 ARCHMONT TRCE
ALPHARETTA GA 30009

TINATI HELEN & ARDABILI SHAHIN D G
340 DEVON CT
ALPHARETTA GA 30004

TORRENCE EVELYN
5200 NORTH SOMERSET LN
ALPHARETTA GA 30004

VARELA LAURA & NAVA LEONEL
12687 ARCHMONT TRC
MILTON GA 30009

WAGNER JEFFREY E & WAGNER RUTH E
5110 N SOMERSET LANE
ALPHARETTA GA 30004

WATERCREST COMMUNITY ASSOCIATION INC
1630 MILITARY CUTOFF STE 200
WILMINGTON NC 28403

WAYSACK JAMES O
5111 NORTH SOMERSET LN
ALPHARETTA GA 30004-3804

WHITE MICHAEL C
5081 NORTH SOMERSET LN
ALPHARETTA GA 30004

WILLIS STEPHEN P
5100 NORTH SOMERSET LN
ALPHARETTA GA 30201

YOUNG PHILIP & YOUNG MARIA H
5020 N SOMERSET LANE
ALPHARETTA GA 30004

YU CHUNG G & YU SHERRYLYN
12719 ARCHMONT TRC
ALPHARETTA GA 30009

BRICK NOTES:

1. PROVIDE FLASHING AT ALL WINDOW/DOOR HEADS, CHANGES OF PLANE, CHANGES OF MATERIAL
2. PROVIDE BRICK TIES AT 24" VERT/48" HORIZ
3. PROVIDE WEEPS AT 48" OC ABOVE ALL HEADERS/LINTELS AND BOTTOM OF THE WALL

9/1/20

LINE	BEARING	DISTANCE
L1	N89°26'04"E	64.65
L2	S13°27'00"W	38.62
L3	N62°42'30"E	42.61
L4	S89°49'30"E	78.82
L5	N63°02'26"E	34.35
L6	N89°26'04"E	14.31
L7	S60°21'17"E	55.30
L8	N88°48'47"E	50.34
L10	S00°21'13"E	58.11

REFERENCES -

REFERENCE SHOULD BE MADE TO SITE PLANS FOR HENDERSON COMMONS PREPARED BY HILL, FOLEY, ROSSI AND ASSOCIATES, DATED 03/15/06.
D.B. 50183, PG. 504
P.B. 135, PG. 4
P.B. 192, PG. 116
ADDITIONAL REFERENCES AS SHOWN HEREON

TITLE EXCEPTIONS FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMENT NUMBER 11473, DATED JULY 13, 2018
GENERAL NOTE: IF SPECIAL EXCEPTIONS
ITEM 2 - DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HENDERSON COMMONS, BY CHARTERMAN HINES, INC. INITIALLY RECORDED AT DEED BOOK 2024, PAGE 244, OF FULTON COUNTY, GEORGIA RECORDS, LAST AMENDED BY RECYCLED DOCUMENTS OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AT DEED BOOK 2034, PAGE 122, AFORESAID RECORDS.
ITEM 3 - COVENANCE OF ACCESS, INITIALLY RECORDED AT DEED BOOK 9375, PAGE 289, AFORESAID RECORDS.
ITEM 4 - DECLARATION OF EASEMENTS AND RESTRICTIONS ORIGINALLY RECORDED AT DEED BOOK 2219, PAGE 68, AFORESAID RECORDS, AMENDED AT DEED BOOK 2349, PAGE 13, AFORESAID RECORDS.
ITEM 5 - DECLARATION OF EASEMENTS RECORDED AT DEED BOOK 4642, PAGE 482, AFORESAID RECORDS.
ITEM 6 - EASEMENT RECORDED AT DEED BOOK 4189, PAGE 363, AFORESAID RECORDS.
ITEM 7 - ATLANTA DAY LIGHT EASEMENT RECORDED AT DEED BOOK 4642, PAGE 482, AFORESAID RECORDS.
ITEM 8 - SHAWNEE ELECTRIC MEMORANDUM RIGHT-OF-WAY EASEMENT RECORDED AT DEED BOOK 4642, PAGE 482, AFORESAID RECORDS.
ITEM 9 - MATTERS AFFECTING THE SUBJECT PROPERTY SHOWN ON PLATS RECORDED AT DEED BOOK 196, PAGE 4 AND PLAT 1050, PAGE 116, AFORESAID RECORDS.
ITEM 10 - DISTANCES AND TERMS STATED IN LIMITED WARRANTY DEED RECORDED AT DEED BOOK 3078, PAGE 284, FULTON COUNTY, GEORGIA RECORDS.
AFFECTS THE SUBJECT PROPERTY, CANNOT BE PLOTTED

INFORMATION REGARDING THE RESULTED PRELIMINARY, SIZE, CHARACTER AND LOCATION OF EXISTING IMPROVEMENTS, UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED A PART OF THIS SURVEY. THE LOCATION AND AMOUNT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE LOCATED. THE OWNER, HIS EMPLOYEES, AGENTS, CONTRACTORS AND NO CONTRACTORS SHALL HEREBY EXPRESSLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. ANY REPRODUCTION DOES NOT EXTEND TO ANY UNPAID PERSON WHOSE NAME APPEARS REPRODUCTION BY THE SURVEYOR MAKING SAID PERSON.

SURVEYOR
APALACHEE LAND SURVEYING, INC.
P.O. BOX 2147
LOGANVILLE, GA 30052
770-466-7720
CHARLES NORTON

OWNER/SUBDIVIDER
GO HENDERSON COMMONS, LLC
10945 State Bridge Road
Suite 401-177
Johns Creek, GA 30022-8164
404-304-8414
BARRY GOLD

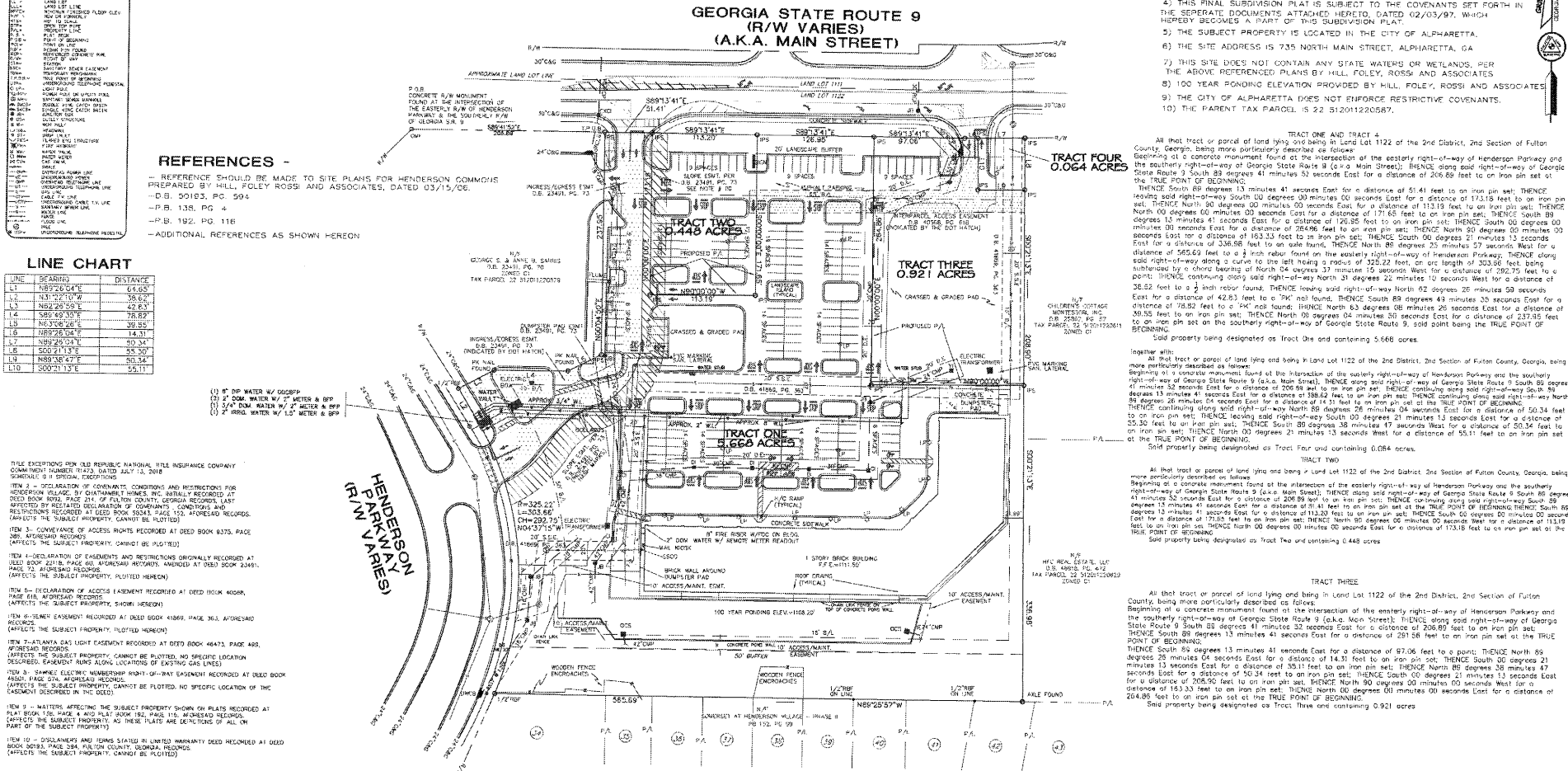
A LEICA TS12 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PROPORTION OF ONE (1) IN 25,000 FEET AND AN ANGULAR ERROR OF 10" PER FACE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,000 FEET AND CONTAINS 7,101 ACRES.



As required by subsection (g) of O.C.G.A. Section 15-8-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements herein. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat on to intended use of any parcel. Furthermore, the undersigned and 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 of Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-8-67.

CHARLES D. NORTON, CARL52872

HENDERSON COMMONS (R/W VARIES)



NOTES -

- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA PER FULTON COUNTY FIRM, PANEL 131-210008E, DATED 08/18/10. THE PROPERTY IS LOCATED IN A ZONE 'X'.
- HORIZONTAL AND VERTICAL DATUM BASED ON NAD 83 GEORGIA STATE PLANE WEST ZONE COORDINATES.
- THE SUBJECT PROPERTY IS ZONED C1.
- THIS FINAL SUBDIVISION PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENTS ATTACHED HERETO, DATED 02/03/97, WHICH HEREBY BECOMES A PART OF THIS SUBDIVISION PLAT.
- THE SUBJECT PROPERTY IS LOCATED IN THE CITY OF ALPHARETTA.
- THE SITE ADDRESS IS 735 NORTH MAIN STREET, ALPHARETTA, GA.
- THIS SITE DOES NOT CONTAIN ANY STATE WATERS OR WETLANDS, PER THE ABOVE REFERENCED PLANS BY HILL, FOLEY, ROSSI AND ASSOCIATES.
- 100 YEAR FLOODING ELEVATION PROVIDED BY HILL, FOLEY, ROSSI AND ASSOCIATES.
- THE CITY OF ALPHARETTA DOES NOT ENFORCE RESTRICTIVE COVENANTS.
- THE PARENT TAX PARCEL IS 22 512011220587.

At that tract or parcel of land lying and being in Land Lot 1122 of the 2nd District, 2nd Section of Fulton County, Georgia, being more particularly described as follows:
Beginning at a concrete monument found at the intersection of the easterly right-of-way of Henderson Parkway and the southerly right-of-way of Georgia State Route 9 (A.K.A. Main Street); THENCE along said right-of-way of Georgia State Route 9 South 82 degrees 41 minutes 52 seconds East for a distance of 206.89 feet to an iron pin set at the TRUE POINT OF BEGINNING;
THENCE South 89 degrees 13 minutes 41 seconds East for a distance of 51.41 feet to an iron pin set; THENCE leaving said right-of-way South 10 degrees 00 minutes 00 seconds East for a distance of 173.18 feet to an iron pin set; THENCE North 80 degrees 00 minutes 00 seconds East for a distance of 171.65 feet to an iron pin set; THENCE South 89 degrees 13 minutes 41 seconds East for a distance of 126.85 feet to an iron pin set; THENCE South 00 degrees 00 minutes 00 seconds East for a distance of 204.96 feet to an iron pin set; THENCE South 00 degrees 00 minutes 00 seconds East for a distance of 163.33 feet to an iron pin set; THENCE South 00 degrees 21 minutes 13 seconds East for a distance of 348.66 feet to an iron pin set; THENCE North 89 degrees 25 minutes 27 seconds West for a distance of 565.69 feet to a 3 inch rebar found on the easterly right-of-way of Henderson Parkway; THENCE along said right-of-way along a curve to the left being a radius of 325.22 feet, an arc length of 303.56 feet, being subdivided by a chord bearing N 17 degrees 17 minutes 10 seconds West for a distance of 192.75 feet to a point; THENCE continuing along said right-of-way North 31 degrees 22 minutes 10 seconds East for a distance of 36.62 feet to a 3 inch rebar found; THENCE leaving said right-of-way North 82 degrees 28 minutes 50 seconds East for a distance of 42.61 feet to a 3/4 inch nail found; THENCE South 89 degrees 43 minutes 35 seconds East for a distance of 78.82 feet to a 3/4 inch nail found; THENCE North 83 degrees 08 minutes 26 seconds East for a distance of 30.55 feet to an iron pin set; THENCE North 00 degrees 04 minutes 50 seconds East for a distance of 237.85 feet to an iron pin set on the southerly right-of-way of Georgia State Route 9, said point being the TRUE POINT OF BEGINNING.
Said property being designated as Tract One and containing 5.668 acres.

At that tract or parcel of land lying and being in Land Lot 1122 of the 2nd District, 2nd Section of Fulton County, Georgia, being more particularly described as follows:
Beginning at a concrete monument found at the intersection of the easterly right-of-way of Henderson Parkway and the southerly right-of-way of Georgia State Route 9 (A.K.A. Main Street); THENCE along said right-of-way of Georgia State Route 9 South 82 degrees 41 minutes 52 seconds East for a distance of 206.89 feet to an iron pin set; THENCE continuing along said right-of-way South 89 degrees 13 minutes 41 seconds East for a distance of 51.41 feet to an iron pin set; THENCE continuing along said right-of-way North 80 degrees 00 minutes 00 seconds East for a distance of 173.18 feet to an iron pin set; THENCE South 89 degrees 13 minutes 41 seconds East for a distance of 126.85 feet to an iron pin set; THENCE South 00 degrees 00 minutes 00 seconds East for a distance of 204.96 feet to an iron pin set; THENCE South 00 degrees 21 minutes 13 seconds East for a distance of 348.66 feet to an iron pin set; THENCE North 89 degrees 25 minutes 27 seconds West for a distance of 565.69 feet to a 3 inch rebar found on the easterly right-of-way of Henderson Parkway; THENCE along said right-of-way along a curve to the left being a radius of 325.22 feet, an arc length of 303.56 feet, being subdivided by a chord bearing N 17 degrees 17 minutes 10 seconds West for a distance of 192.75 feet to a point; THENCE continuing along said right-of-way North 31 degrees 22 minutes 10 seconds East for a distance of 36.62 feet to a 3 inch rebar found; THENCE leaving said right-of-way North 82 degrees 28 minutes 50 seconds East for a distance of 42.61 feet to a 3/4 inch nail found; THENCE South 89 degrees 43 minutes 35 seconds East for a distance of 78.82 feet to a 3/4 inch nail found; THENCE North 83 degrees 08 minutes 26 seconds East for a distance of 30.55 feet to an iron pin set; THENCE North 00 degrees 04 minutes 50 seconds East for a distance of 237.85 feet to an iron pin set on the southerly right-of-way of Georgia State Route 9, said point being the TRUE POINT OF BEGINNING.
Said property being designated as Tract Two and containing 0.448 acres.

At that tract or parcel of land lying and being in Land Lot 1122 of the 2nd District, 2nd Section of Fulton County, Georgia, being more particularly described as follows:
Beginning at a concrete monument found at the intersection of the easterly right-of-way of Henderson Parkway and the southerly right-of-way of Georgia State Route 9 (A.K.A. Main Street); THENCE along said right-of-way of Georgia State Route 9 South 82 degrees 41 minutes 52 seconds East for a distance of 206.89 feet to an iron pin set; THENCE continuing along said right-of-way South 89 degrees 13 minutes 41 seconds East for a distance of 51.41 feet to an iron pin set; THENCE continuing along said right-of-way North 80 degrees 00 minutes 00 seconds East for a distance of 173.18 feet to an iron pin set; THENCE South 89 degrees 13 minutes 41 seconds East for a distance of 126.85 feet to an iron pin set; THENCE South 00 degrees 00 minutes 00 seconds East for a distance of 204.96 feet to an iron pin set; THENCE South 00 degrees 21 minutes 13 seconds East for a distance of 348.66 feet to an iron pin set; THENCE North 89 degrees 25 minutes 27 seconds West for a distance of 565.69 feet to a 3 inch rebar found on the easterly right-of-way of Henderson Parkway; THENCE along said right-of-way along a curve to the left being a radius of 325.22 feet, an arc length of 303.56 feet, being subdivided by a chord bearing N 17 degrees 17 minutes 10 seconds West for a distance of 192.75 feet to a point; THENCE continuing along said right-of-way North 31 degrees 22 minutes 10 seconds East for a distance of 36.62 feet to a 3 inch rebar found; THENCE leaving said right-of-way North 82 degrees 28 minutes 50 seconds East for a distance of 42.61 feet to a 3/4 inch nail found; THENCE South 89 degrees 43 minutes 35 seconds East for a distance of 78.82 feet to a 3/4 inch nail found; THENCE North 83 degrees 08 minutes 26 seconds East for a distance of 30.55 feet to an iron pin set; THENCE North 00 degrees 04 minutes 50 seconds East for a distance of 237.85 feet to an iron pin set on the southerly right-of-way of Georgia State Route 9, said point being the TRUE POINT OF BEGINNING.
Said property being designated as Tract Three and containing 0.921 acres.

At that tract or parcel of land lying and being in Land Lot 1122 of the 2nd District, 2nd Section of Fulton County, Georgia, being more particularly described as follows:
Beginning at a concrete monument found at the intersection of the easterly right-of-way of Henderson Parkway and the southerly right-of-way of Georgia State Route 9 (A.K.A. Main Street); THENCE along said right-of-way of Georgia State Route 9 South 82 degrees 41 minutes 52 seconds East for a distance of 206.89 feet to an iron pin set; THENCE continuing along said right-of-way South 89 degrees 13 minutes 41 seconds East for a distance of 51.41 feet to an iron pin set; THENCE continuing along said right-of-way North 80 degrees 00 minutes 00 seconds East for a distance of 173.18 feet to an iron pin set; THENCE South 89 degrees 13 minutes 41 seconds East for a distance of 126.85 feet to an iron pin set; THENCE South 00 degrees 00 minutes 00 seconds East for a distance of 204.96 feet to an iron pin set; THENCE South 00 degrees 21 minutes 13 seconds East for a distance of 348.66 feet to an iron pin set; THENCE North 89 degrees 25 minutes 27 seconds West for a distance of 565.69 feet to a 3 inch rebar found on the easterly right-of-way of Henderson Parkway; THENCE along said right-of-way along a curve to the left being a radius of 325.22 feet, an arc length of 303.56 feet, being subdivided by a chord bearing N 17 degrees 17 minutes 10 seconds West for a distance of 192.75 feet to a point; THENCE continuing along said right-of-way North 31 degrees 22 minutes 10 seconds East for a distance of 36.62 feet to a 3 inch rebar found; THENCE leaving said right-of-way North 82 degrees 28 minutes 50 seconds East for a distance of 42.61 feet to a 3/4 inch nail found; THENCE South 89 degrees 43 minutes 35 seconds East for a distance of 78.82 feet to a 3/4 inch nail found; THENCE North 83 degrees 08 minutes 26 seconds East for a distance of 30.55 feet to an iron pin set; THENCE North 00 degrees 04 minutes 50 seconds East for a distance of 237.85 feet to an iron pin set on the southerly right-of-way of Georgia State Route 9, said point being the TRUE POINT OF BEGINNING.
Said property being designated as Tract Four and containing 0.064 acres.

ALTA/ACSM LAND TITLE SURVEY FOR:
GO HENDERSON COMMONS, LLC
COLUMBIA NATIONAL TITLE INSURANCE COMPANY
SFKG INVESTMENTS, LLC
APALACHEE LAND SURVEYING, INC.
LOGANVILLE, GA 30052
770-466-7720
CHARLES NORTON

NO.	DATE	REVISION	DATE	LAND LOT	DISTRICT	SHEET NO.
1	07/17/19		07/17/19	1122	2nd	1 of 1
2						
3						
4						
5						
6						
7						
8						
9						
10						



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: CU-21-01/V-21-01 C'est Vert Nails & Spa/55 Roswell Street

PLANNING COMMISSION: JANUARY 7, 2021

CITY COUNCIL: JANUARY 25, 2021

II. RECOMMENDATION:

Approve CU-21-01/V-21-01 C'est Vert Nails & Spa/55 Roswell Street, subject to the following conditions:

1. 'Spa Services' shall be added as a conditional use at 55 Roswell Street, Suite 110, and limited to no more than 1,918 square feet.
2. Conditional use approval shall be limited to the C'est Vert Nails & Spa; no additional spa services businesses or subleasing shall be permitted within the approved space.
3. Spa services shall be limited to facials, waxing, and massage.
4. Hours of operation shall be Monday – Saturday 9:30 AM – 7:00 PM and Sunday 12:00 PM – 5:00 PM.
5. Window signage shall be limited to no more than 10% of the window area. No lighting window trim.

III. REPORT IN BRIEF:

The applicant, Laurence Patten, is requesting a conditional use permit to allow 'Spa Services' for C'est Vert Nails & Spa, which is a nail salon that provides some spa services, including facial, massage and waxing. A variance is requested to reduce the minimum distance requirement between comparable 'Spa Services' uses. The subject property is located at 55 Roswell Street, Suite 110.

DISCUSSION

The submitted request, if approved, will permit the applicant to provide 'Spa Services' (facial, massage and waxing) in conjunction with a nail salon in a 1,918 square foot suite for C'est Vert Nails & Spa. A variance is requested to reduce the minimum distance requirement between comparable 'Spa Services' businesses. The subject property is located at 55 Roswell Street, Suite 110.

The property is zoned C-2 (General Commercial), which allows 'Spa Services' with approval of a conditional use permit. The property, which is currently under construction, received approval on May 18, 2015. The applicant's business is proposed within the ground-floor of a three (3) story office building. Surrounding properties are zoned C-2 to the north, east and south and R-10M to the west and north. The Roswell Street City Parking lot is located to the north and west, Made to the north, 54 Roswell Street to the east, and 61 Roswell Street to the south and west.

Unified Development Code (UDC) Section 1.4.2 defines 'Spa Services' as, "A business that provides services, which may include non-medical massage, other personal services such as skin, nail, hair treatments, and hair removal/waxing, and may have the sale of associated retail

products. Such business shall be located within a retail center, shall not occupy more than 4,000 sq. ft. and shall not be closer than 2,000 ft. to a comparable business."

The applicant is requesting a variance to the definition of 'Spa Services' to reduce the distance requirements between comparable businesses. There is a 'Spa Services' business, Natural Body Spa at 275 Commerce Street in City Center, that is located approximately 1,200' from the applicant's proposed site. However, Natural Body Spa is a day spa and does not provide nail services and the applicant's business is a nail salon with some accessory spa services.

C'est Vert Nails & Spa is a new business with a primary focus on nail services with some spa services that are typically found in a nail salon such as, facials, waxing, and massage. C'est Vert translates to 'It's Green' and the applicant's business model is to offer eco-friendly and sustainable nail and spa services with the use of healthy and quality products. Hours of operation are Monday – Saturday 9:30 AM – 7:00 PM and Sunday 12:00 PM – 5:00 PM. The applicant anticipates between 10 – 12 employees at the proposed location. The applicant's space will accommodate 13 manicure stations, eight (8) pedicure stations, retail display, and two (2) spa treatment rooms.

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: 55 Roswell Street was developed in compliance with all site access standards.

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

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

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

Response: The proposed retail service use would complement the other uses along Roswell Street and contribute to the walkable environment in the Downtown. Therefore, approval of the applicant's business should not be injurious to the use and enjoyment of the area.

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

Response: Not applicable.

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

Response: The proposed retail service use would complement the other uses along Roswell Street and contribute to the walkable environment in the Downtown. Therefore, approval of the applicant's business should not impede the normal and orderly development of surrounding properties.

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

Response: The proposed retail service use would complement the other uses along Roswell Street and contribute to the walkable environment in the Downtown.

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: Not applicable.

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

Response: Application of the Ordinance would prohibit a 'Spa Services' business at this location. However, the distance requirement talks about separation between comparable businesses. The applicant's business is a nail salon with accessory spa services typically provided at a nail salon. Whereas, Natural Body Spa is a day spa that does not offer nail services. In addition, the applicant's response to the variance review criteria points out that the subject location complies with the distance requirement, if measured along a sidewalk or street. Staff measures the 'Spa Services' distance requirement as a straight-line distance, as the crow flies.

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

Response: There are not peculiar conditions on the subject property that affect its reasonable use as currently zoned. However, the distance requirement talks about separation between comparable businesses. The applicant's business is a nail salon with accessory spa services typically provided at a nail salon. Whereas, Natural Body Spa is a day spa that does not offer nail services. In addition, the applicant's response to the variance review criteria points out that the subject location complies with the distance requirement, if measured along a sidewalk or street. Staff measures the 'Spa Services' distance requirement as a straight-line distance, as the crow flies.

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 conditional use would not cause a substantial detriment to the public good. The applicant's business is a nail salon, while Natural Body Spa is a day spa that does not offer nail services.

CONCURRENCES

Staff has reviewed the applicant's proposal finds that the requested conditional use and variance are consistent with the established review criteria. The proposed retail service use would complement other uses along Roswell Street and contribute to the Downtown walkable environment. In addition, C'est Vert is a nail salon, while Natural Body Spa is a day spa that does not offer nail services. The businesses are different, generally offering different types of services. If approved, conditions are recommended limiting the approval to C'est Vert Nails & Spa and limiting any expansion of services.

CITIZEN PARTICIPATION PLAN

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

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on December 9, 2020. There were no public comments.

IV. ATTACHMENTS:

- Site Plan
- Floor Plan

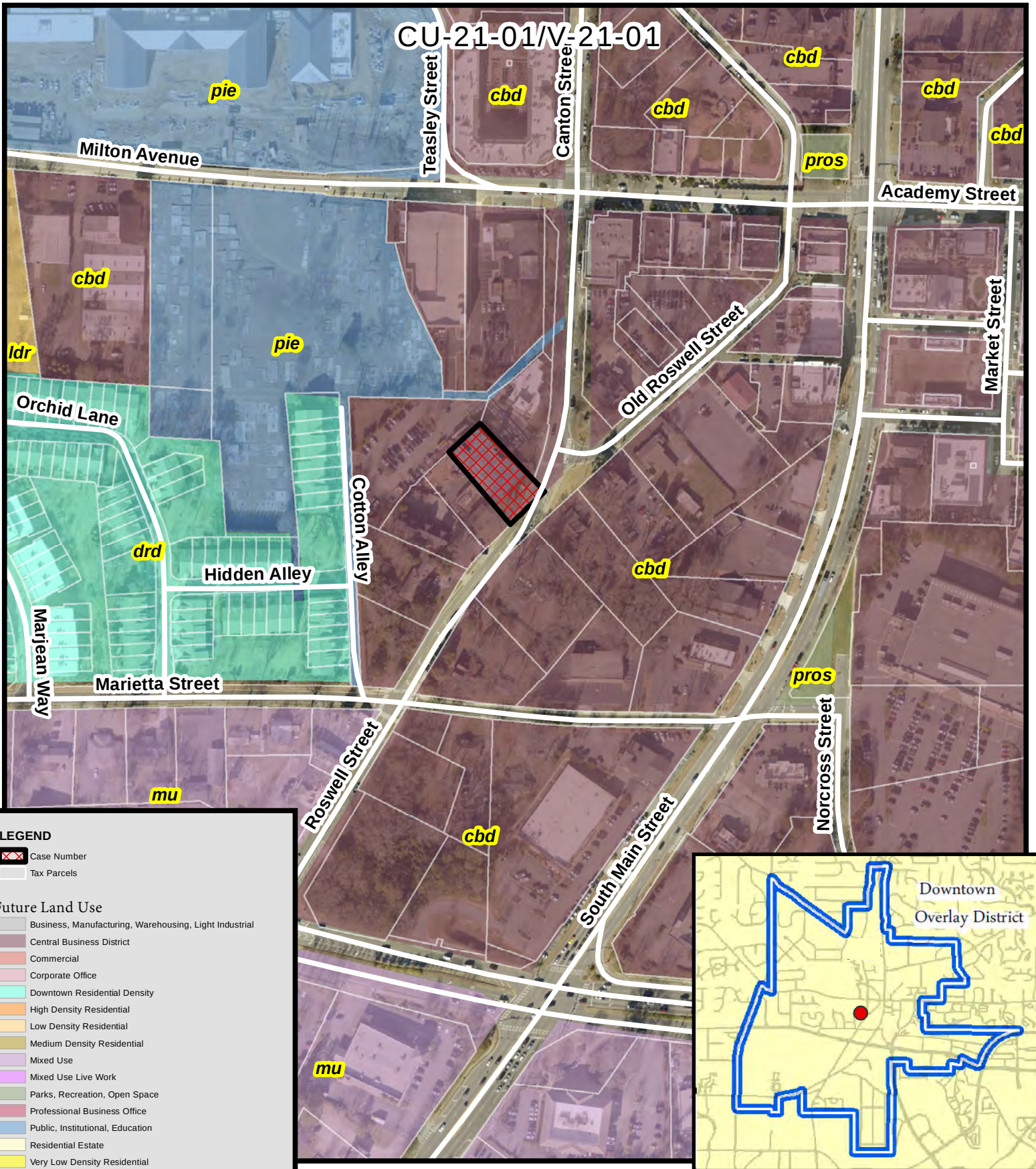


Aerial Map
C'est Vert Spa
55 Roswell Street

CU-21-01/V-21-01
D/LL: 2/2/1269
PC: 1/7/21
CC: 1/25/21

Location Map Provided by:
Community Development - GIS

CU-21-01/V-21-01

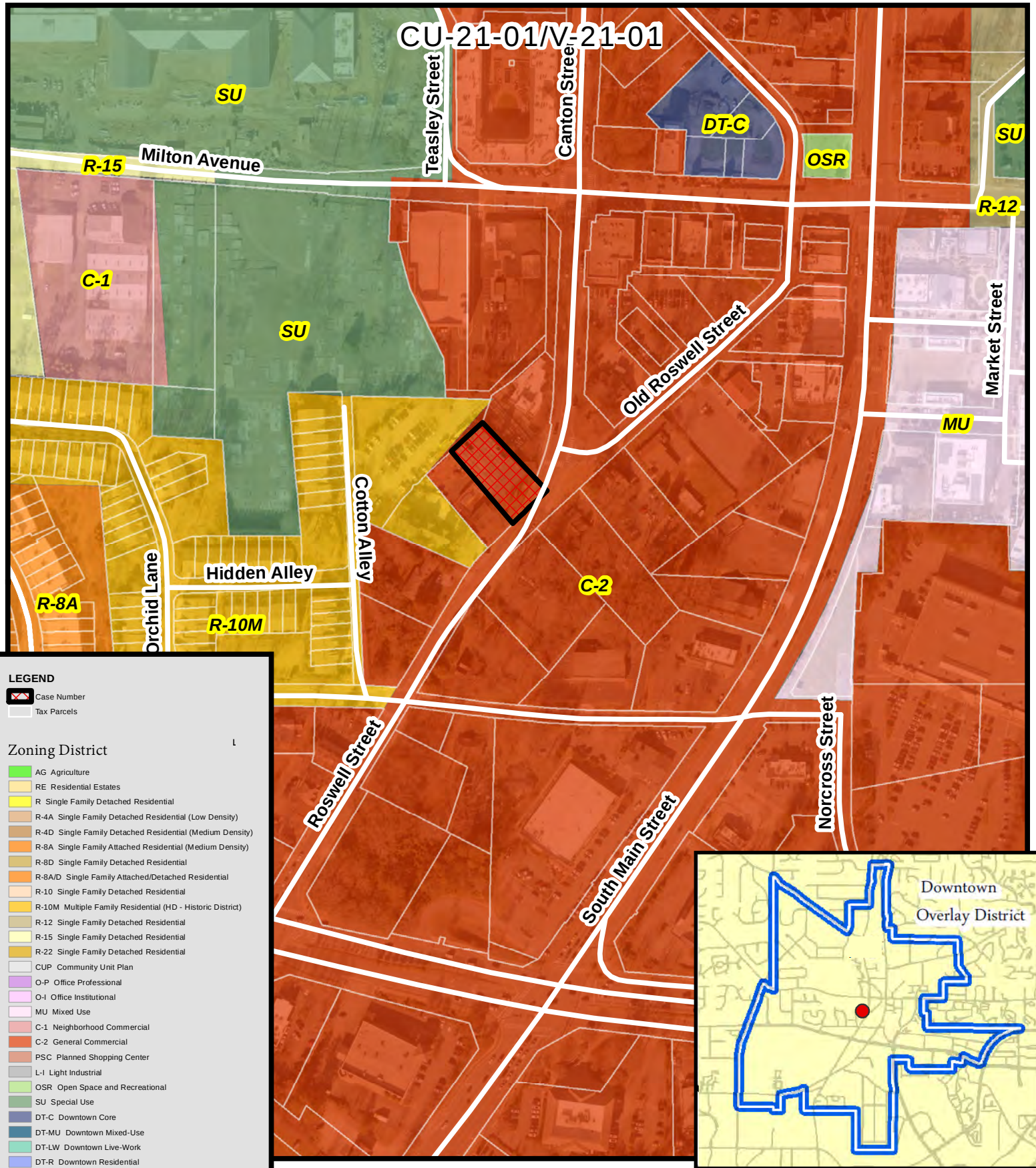


Future Land Use
C'est Vert Spa
55 Roswell Street

CU-21-01/V-21-01
D/LL: 2/2/1269
PC: 1/7/21
CC: 1/25/21



Location Map Provided by:
Community Development - GIS

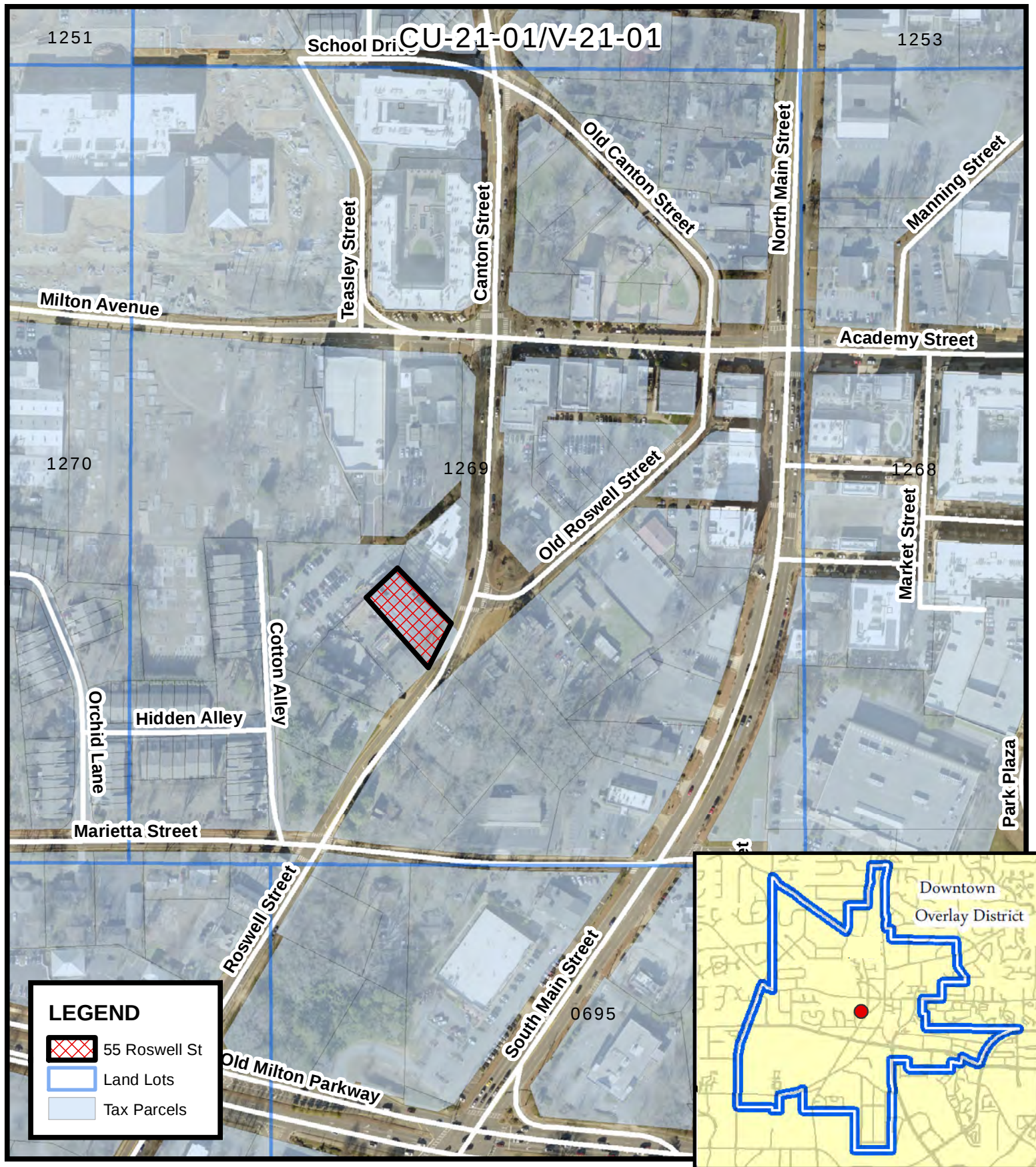


Zoning Map
C'est Vert Spa
55 Roswell Street

CU-21-01/V-21-01
D/LL: 2/2/1269
PC: 1/7/21
CC: 1/25/21



Location Map Provided by:
Community Development - GIS



Location Map
C'est Vert Spa
55 Roswell Street

CU-21-01/V-21-01
D/LL: 2/2/1269
PC: 1/7/21
CC: 1/25/21

Location Map Provided by:
Community Development - GIS



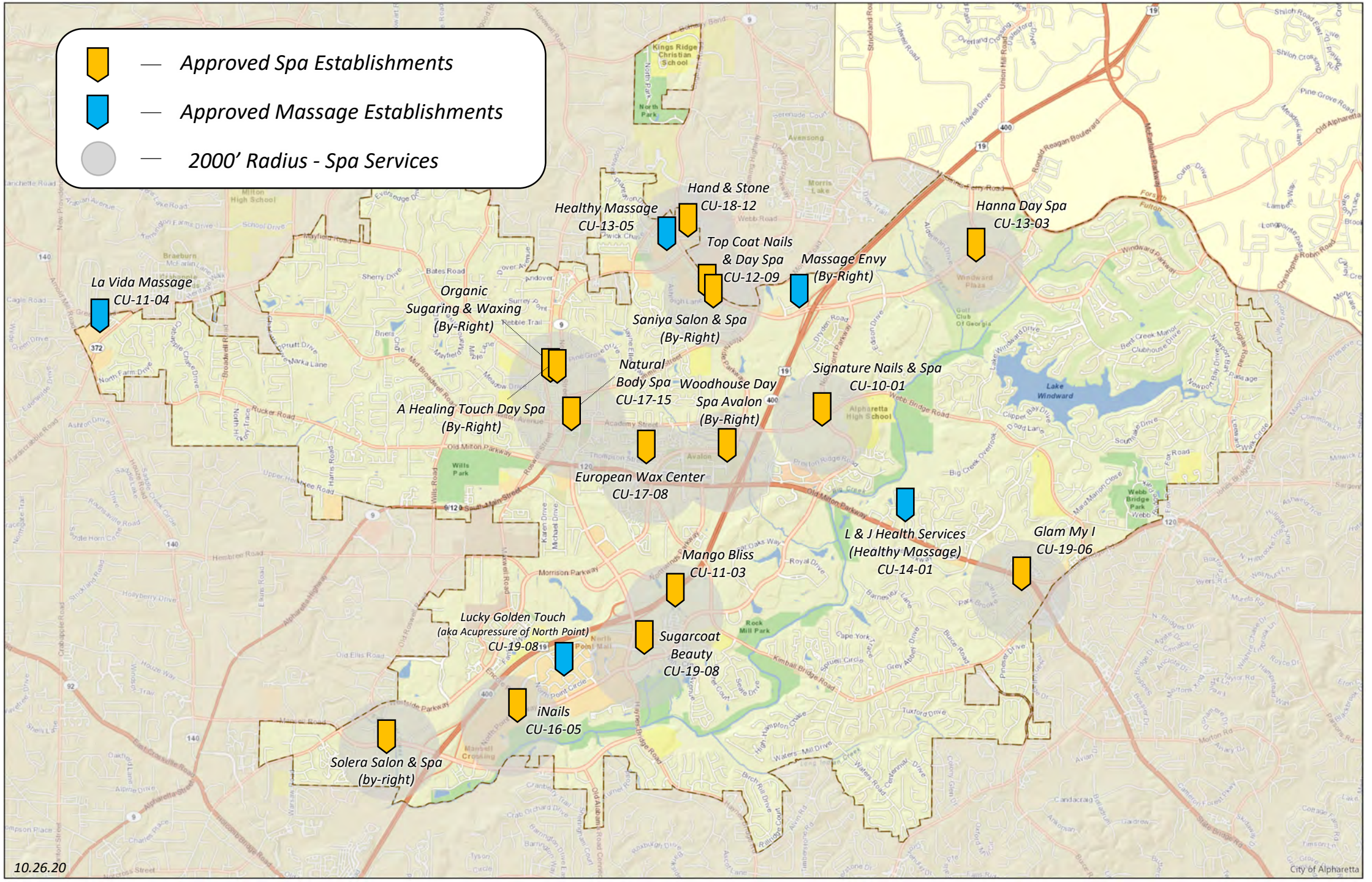
— Approved Spa Establishments



— Approved Massage Establishments



— 2000' Radius - Spa Services



12.9.20 CZIM

C'est Vert Nails and Spa/55 Roswell Street – CU-20-01 / V-21-01

NO COMMENTS

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:

C'est Vert Nails and Spa

CU-21-01/V-21-01

Contact Name:

Ms. Laurence "Cookie" Patten

Telephone:

646-637-6505

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

No Comments were received.

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



Letter



Personal Visits



Telephone



Group Meeting



Email



Other (Please Specify) _____

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:

Laurence Patten

Date:

12/18/2020

Received 12.18.20



November 17, 2020

RE:CU-21-01/V-21-01 C'est Vert Nails and Spa

Dear Property Owner:

We have filed a Public Hearing Application with the City of Alpharetta for consideration of a request for a conditional use to allow 'Spa Services' associated with a nail salon. A variance is requested to reduce the minimum distance requirement between 'Spa Services' businesses. The business is located at 55 Roswell Street, Ste 110, Alpharetta, GA 30009

The Community Zoning Information Meeting will be held on Wednesday, December 9, 2020 at 6:00 p.m. in Council Chambers at City Hall. This is an informal, drop in style meeting to allow the public to view current applications and speak with the applicants.

The Public Hearings are scheduled for:
Planning Commission: Thursday, January 7, 2021
City Council: Monday, January 25, 2021

Both meetings are at 6:30pm in Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have questions or wish further information, please contact Cookie at 646.637.6505.

Sincerely,

Ms Laurence "Cookie" Patten
C'est Vert Nails and Spa
Cell: 646.637.6505
Tel: 929.219.7812
cestvertnailspa@gmail.com

Received 12.18.20

44 MILTON AVENUE PARTNERS LLC

53 S MAIN ST SUITE 300

ALPHARETTA GA 30009

ALPHARETTA TOWN COMMONS LLC

2801 BUFORD HWY NE SUITE T 70

ATLANTA GA 30329

ARIEL HOLDINGS II FIFTY FOUR ROSWELL ST LLC

54 ROSWELL ST

ALPHARETTA GA 30009-1930

ARIEL HOLDINGS LLC

48 OLD ROSWELL ST

ALPHARETTA GA 30009-7908

ARMISTEAD PROPERTY GROUP LLC

3765 BOZEMAN LAKE RD NW

KENNESAW GA 30144

BAILEY DIANE C

12084 COTTON AVE

ALPHARETTA GA 30009

BENSON J B

122 MARIETTA ST

ALPHARETTA GA 30004

BERGGREN CATHERINE C

2015 HIDDEN AVE

ALPHARETTA GA 30009

BISH TRAVIS J & JACKSON KATHERINE E

12096 COTTON AVE

ALPHARETTA GA 30009

BISHOP PAULINE THYNNE & BISHOP THOMAS M

12068 COTTON AVE

ALPHARETTA GA 30009

BLALOCK ESTATE HOLDINGS LLC

7215 DONCASTER CT

CUMMING GA 30040-7662

BLEAKLEY CRAIG & CATHERINE

508 OSCEOLA RD

ROSWELL GA 33756

BUR ROG INC

PO BOX 642

ALPHARETTA GA 30009

CARLOS L BAGWELL REVOCABLE TRUST THE

40 ROSWELL ST

ALPHARETTA GA 30009

CEMETERY

3693 STEWART ROAD

ATLANTA GA 30340

CIACCIA LOUIS & MARYANNE

12009 ORCHID LANE

ALPHARETTA GA 30009

COLLINS MARINE GROUP THE

725 COOPER SANDY CV

MILTON GA 30004

COTTON ALLEY LLC

11785 NORTHFALL LANE SUITE 510

ALPHARETTA GA 30009

D & R MILLER HOLDINGS LLC

980 BIRMINGHAM RD SUITE 501-391

ALPHARETTA GA 30004

DAWSON JERRY W & GRACE

738 MUSTANG DR

HARTWELL GA 30643

DELSON STORES INC

3270 COCHISE DR

ATLANTA GA 30339

DETCHON TRACI L

2011 HIDDEN AVE

ALPHARETTA GA 30009

DUANE JAMES G & EDITH E

12460 CRABAPPLE RD SUITE 202 #317

ALPHARETTA GA 30004

EDGE JULIAN D III

2008 HIDDEN AVE

ALPHARETTA GA 30009

FRIEL TODD & FRIEL SUSAN

12021 ORCHID LANE

ALPHARETTA GA 30009

GRANGER STUART A

2006 HIDDEN AVE

ALPHARETTA GA 30009

GROSS SCOTT & LEA ANN

12090 COTTON AVE

ALPHARETTA GA 30009

HATFIELD HOWARD H & ALANNA

12072 COTTON AVE

ALPHARETTA GA 30009

HEIGHT EQUITIES INC

16 BROAD ST

RED BANK NJ 07701

HERZ MARCIA

12086 COTTON AVE

ALPHARETTA GA 30009

Received 12.18.20

HINTON MICHAEL E
2007 HIDDEN ALY
ALPHARETTA GA 30009

HOWELL DOROTHY O & HOWELL JAMES A
12064 COTTON ALY
ALPHARETTA GA 30009

JACK & KATHLEEN NUGENT REVOCABLE TR THE
12082 COTTON ALY
ALPHARETTA GA 30009

JCH PROPERTIES LLC
80 MILTON AVE
ALPHARETTA GA 30009-1508

JONES WILLIAM W & JONES DEBORAH J
2016 HIDDEN ALY
ALPHARETTA GA 30009

JWJ REAL ESTATE LLC
45 ROSWELL ST SUITE A
ALPHARETTA GA 30009

KELL BUILDING PARTNERS LLC
131 ROSWELL ST SUITE B201
ALPHARETTA GA 30009

LEINENWEBER FREDERICK W & KATHLEEN S
12066 COTTON ALY
ALPHARETTA GA 30009

MINICHIELLO DONALD & MARILYN
2012 HIDDEN ALLEY
ALPHARETTA GA 30004

MOHAMED M YUSUF M & KHEDR SHEREEN M
4649 PERSIMMON DR
DUBLIN CA 94568-7646

NASO VICKI
12092 COTTON ALY
ALPHARETTA GA 30009

PALMER FAMILY INVESTMENTS LLC
11460 ALPHARETTA HWY
ROSWELL GA 30076-3801

PALMER FAMILY INVESTMENTS LLC
79 S MAIN ST
ALPHARETTA GA 30009

PARK PLAZA PARTNERS LLC
15144 TAYLOR RD
ALPHARETTA GA 30004

PARSONS ACE HARDWARE INC
10465 STONEFIELD LNDG
DULUTH GA 30097-5951

PEACHTREE RESIDENTIAL LLC
7380 MC GINNIS FERRY RD
SUWANEE GA 30024

PRANA VIDA LLC
12023 ORCHID LANE
ALPHARETTA GA 30009

PRINCE FRANKLIN D & PRINCE VIRGINIA C
12088 COTTON ALY
ALPHARETTA GA 30009

PURE TAQUERIA LLC
103 ROSWELL ST
ALPHARETTA GA 30009

ROZEMA DONALD RAY & HEATHER S
2002 HIDDEN ALY
ALPHARETTA GA 30009

RUDD NICOLE M
2013 HIDDEN ALY
ALPHARETTA GA 30009

SASSER MICHAEL G & CURTIN LISA
12062 COTTON ALY
ALPHARETTA GA 30009

SMITH DAVID A
12070 COTTON ALLEY
ALPHARETTA GA 30004

SUTTON MARY LOU
12094 COTTON ALY
ALPHARETTA GA 30009-7983

TAPP THOMAS C TAPP NADIA B
12011 ORCHID LN
ALPHARETTA GA 30009

TAYLOR TRACE S & TAYLOR FRANCENE H
2017 HIDDEN ALY
ALPHARETTA GA 30009

VANCE DAVID A
2000 HIDDEN ALLEY
ALPHARETTA GA 30009-7986

VICTORIA SQUARE TOWNHOME ASSOCIATION
INC
P.O. BOX 2458
ALPHARETTA GA 30023-2458

VICTORIA SQUARE TOWNHOME ASSOCIATION INC
7380 MCGINNIS FERRY RD SUITE 200
SUWANEE GA 30024

WATSON DAVID E & HAMLIN MARK S
12025 ORCHID LN
ALPHARETTA GA 30004

Received 12.18.20

WOOD LY CEMETERY

1300 SYLVAN ROAD

ATLANTA GA 30310

YACKEI STEFFANIE

2010 HIDDEN AVE

ALPHARETTA GA 30009

Proposed Interior Renderings 1.4.21



Proposed Interior Renderings 1.4.21



Proposed Interior Renderings 1.4.21



Proposed Interior Renderings 1.4.21



CU-21-01/V-21-01
11/6/2020 C'est Vert Nails and Spa

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: Laurence Patten Telephone: 6466376505

Address: 198 Parkmont Lane Suite: _____

City: Dallas State: GA Zip: 30132 Fax: _____

Mobile Tel: 6466376505 Email: laurencepatten@gmail.com

Subject Property Information:

Address: 55 Roswell St, Alpharetta, GA 30009 Current Zoning: Commerical

District: 2nd Section: 2nd Land Lot: 1269 Parcel ID: 22482312690302

Proposed Zoning: _____ Current Use: Mixed-use Commerical Building

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): _____ | |

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

The proposed use of the property is for C'est Vert Nails and Spa is to offer eco-friendly and sustainable nail and spa services with the use of healthy and quality products to give the customer a unique experience.

Applicant's Request (Please itemize the proposal):

Our request is for approval to offer spa body treatment services in addition to nail services.

Services offered:

Nail Services - manicure and pedicures

Full body waxing - full face, under arms, chest, back, bikini line, arms, legs

Facials - face, chest and back

Massages - full body

Hours of operation: Mon-Friday 9:30am-7pm, Saturday 9:30am-7pm, Sunday 12-5pm
10-12 employess

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

This proposal will facilitate the current quality standards and needs of the local market in the city of Alpharetta. The space (1,918 sqft) is sufficient to accomodate 13 manicure stations, 8 pedicure stations, retail display, 2 spa treatment rooms, restroom and breakroom/office for staff/employees.

In addition to nail services offered, C'est Vert will offer spa/body treatments, such as waxing, facials and massages. It has become more prevalent that consumers receiving nail services or other pampered treatments in any capacity always inquire about spa/body treatments. This is one of the primary reasons for the \$8.5 billion nail industry's rapid growth and expansion in offering spa/body treatments as well. C'est Vert will be unique in all services due to our holistic and health conscious approach. We will not be utilizing any strong peels, microdermabrasion, extractions or the use of any harsh products for our spa treatments. We will utilize luxury and high quality brands of products that will allow our clients options for a customized and unique experience.

11/6/2020

CU-21-01/V-21-01

West Vert Nails and Spa

PROPERTY OWNER AUTHORIZATION

Property Owner Information:Contact Name: Brian BurksTelephone: 770-891-2082Address: 65 Roswell StreetSuite: 400City: AlpharettaState: GAZip: 30009Authorization:

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: Laurence PattenTelephone: 646-637-6505Address: 198 Parkmont Lane

Suite: _____

City: DallasState: GAZip: 30132So Sworn and Attested:

Owner Signature: _____

Date: 11-2-2020

Notary: _____

Notary Signature: _____

Date: 11/2/20

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: **Laurence Patten/C'est Vert Nails and Spa**

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 has been made.

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

Name of Official: **N/A** Position: **N/A**

Description of Contribution: **N/A** Value: **\$0**

Description of Contribution: **N/A** Value: **\$0**

Description of Contribution: **N/A** Value: **\$0**

Description of Contribution: **N/A** Value: **\$0**

Description of Contribution: **N/A** Value: **\$0**

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: _____

Laurence Patten

Date: _____

11/4/2020

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

C'est Vert will meet and exceed the current standards of the local market that current surrounding businesses offer. Alpharetta's resident population is a market that expects quality and high standards in products and services as seen offered by local businesses. C'est Vert will meet these standards. C'est Vert is a chic and fashion forward nails & spa that offers eco-friendly & sustainable products & services. We will have strong retail presence due to our unique, luxury and exclusive products and services. Our primary mission is the health awareness approach to nail and spa services as well as the beauty industry as a whole due to the use of organic ingredients, the use of sustainable furnishings and a ventilation system that exceeds the required codes.

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

C'est Vert will collaborate with local businesses, such as restaurants, cafes, clothing stores, gift shops, and hospitality. Collaboration by cross marketing allows consumers to be aware of other local businesses which can contribute to the growth of all businesses and an increase of revenue in the community. Without fail when local businesses cross market and compliment each other, it results in an economic growth for all.

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

Yes. The property can be developed for a reasonable economic use as currently zoned. C'est Vert will collaborate with local businesses, such as restaurants, cafes, clothing stores, gift shops, and hospitality. Collaboration by cross marketing allows consumers to be aware of other local businesses which can contribute to the growth of all businesses and an increase of revenue in the community. Without fail when local businesses cross market and compliment each other, it results in an economic growth for all.

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

There will be no negative affect on population or traffic. C'est Vert will not generate any more than any other commerical use.

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?

The use of the site is consistent with current land use.

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

N/A

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

11/6/2020

C'est Vert Nails and Spa

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.

We are different than Natural Body Spa located on 275 Commerce St due several factors. Primarily, Natural Body Spa does not offer nail services; they offer and utilize spa treatments that include strong peels, microdermabrasion and extraction services for facials and body treatments which C'est Vert does not. Our spa services include the options for our clients to have a customized and unique experience by choosing products available to meet their choices.

The other main difference between Natural Body Spa and C'est Vert Nails and Spa is the distance between the two locations which is 2,112 feet for pedestrians and driving. This is determined by pedestrian and driving traveling. The distance in miles is 0.4 to 0.8 depending if it's via S. Main St or Old Milton Pkwy. The minimum distance in miles is 0.4 miles = 2,112 feet. This clearly is a greater distance than 2000 feet which is the required distance.

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

Yes. The current zoning code standards as they relate to the subject property would create an unnecessary hardship. It would impede us to offer additional spa services that are in high demand which is one of the contributing factors to the great success of the nail and beauty industry. Many spas in the city of Alpharetta, in close proximity to C'est Vert, many times are unable to meet and accommodate the demands of spa services, along with hair salons, fitness centers and hospitality. Our availability would meet the demand and need.

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

No. There are no conditions that are peculiar to the subject property.

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. If relief were granted it would not cause substantial detriment to the public good or impair the purpose and intent of the zoning code. If variance is granted, it would allow a highly demanded quality and healthy service to the community. Since C'est Vert is a chic & fashion forward nails & spa salon that offers eco-friendly & sustainable products and services with a unique, luxury and exclusive experience, it would be an added benefit to the many beauty and health conscious consumers in the area as well as beauty industry.

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.

11/6/2020

CU-21-01/V-21-01
C'est Vert Nails and Spa
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: _____

Contact Name: **Laurence Patten**

Telephone: **6466376505**

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

See attached list

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.

A phone number, email and mailing address will be provided

CITY OF ALPHARETTA PERMIT # D180046
FULTON COUNTY PERMIT # 18-085WVR

AS-BUILT PLANS FOR 55 ROSWELL STREET

55 & 61 ROSWELL STREET
ALPHARETTA, FULTON COUNTY, GEORGIA 30004

LOCATED IN
LAND LOT(S) 1269
2 DISTRICT, 2 SECTION
PID# 22 482 312 690 724
22 482 312 260 302
OWNER/DEVELOPER
PARK PLAZA PARTNERS
1800 Howell Mill Road, Suite 110
Atlanta, Georgia, 30318
Mr. Robble Brannon
(404)697-0803

CONTRACTOR
JK LOCKWOOD
5 SOUTH MAIN STREET
ALPHARETTA, GEORGIA 30009
TODD LARSON
(770)713-8866

SURVEYOR
ALLAN LEIKAM
COVAL ENTERPRISES, INC.
435 MILLERS COURT
ALPHARETTA, GEORGIA 30004
(404)401-9436

CIVIL ENGINEER

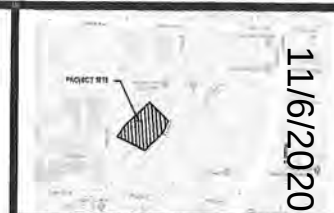


AEC CONTACT:
CHRISTOPHER J. FINKE
770-641-1942
GSWCC #: 29494

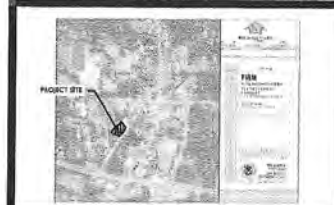
24 HOUR EROSION CONTROL CONTACT:

JOHN WATERS
770-663-3024
GSWCC #: 0000031312
EXP: 6/1/2021

AEC JOB # 18-4176
INITIAL AS-BUILT SUBMITTAL: SEPTEMBER 18, 2020



LOCATION MAP
N.T.S.



FEMA MAP
N.T.S.

TABLE OF CONTENTS

SHEET	TITLE
AB1.0	COVER
AB2.0	SANITARY SEWER AS-BUILT
AB2.1	WATER AS-BUILT
AB3.0	STORM SEWER AS-BUILT

SITE DATA: OWNER: C-3 GENERAL CONTRACT JOB # 18-4176 VARIANCE / PUBLIC HEARING 9-17-21 USE: OFFICE BLDG AS (2400 SF) - 1.5M AC IMPERVIOUS (92%) LIMITS OF DISTURBANCE: 0.9 AC - 0.9 AC SITE AC - 0.01 AC OFFSITE 0.9 AC REMARKS: FRONT: 11.5' (1/2' LANDSCAPE STRIP) SIDE: 11.5' REAR: 10' BARRIERS: USE: IMPROVED VINE (CONCRETE, RETAIL, RESTAURANT) VEGETATION: 40' MAX STORMWATER: FOOTPRINT: 2400 SF OF 180,000 SF TOTAL PARKING: OFFICE: 3 / 1,500 - RESTAURANT: 1 / 500 REQ: 10,000 + 1 / 500 = 15,000 + 1,500 = 16,500 + 1,500 = 18,000 PROV: 41 OFFICE PARKING SPACES (1.5 CAR / 1.5 OFFICE BUILDING) RELANDER PROVIDED VIA OFFICE PARKING LOT / ADJACENT BARRIERS: PAVEMENT REQ: 7' 20' x 17' / 20' = 3.18' x 4' PROV ELECTRIC: NONE	BUILDING USE BREAKDOWN: 1ST FLOOR: OFFICE, RESTAURANT, KITCHEN 2ND FLOOR: OFFICE 3RD FLOOR: OFFICE
---	--



Georgia 811
Dial 811 or Call 1-800-282-7411

AB 1.0

11/6/2020

CU 21 01/V 21 01
East Vert Nails and Spa

CITY OF ALPHARETTA APPROVAL STAMPS

FULTON COUNTY PERMIT # 18-085WR

OWNER/DEVELOPER
 PARK PLAZA PARTNERS
 1800 Howell Mill Road, Suite 110
 Atlanta, Georgia, 30318
 Mr. Robbie Brannon
 (404)697-0803

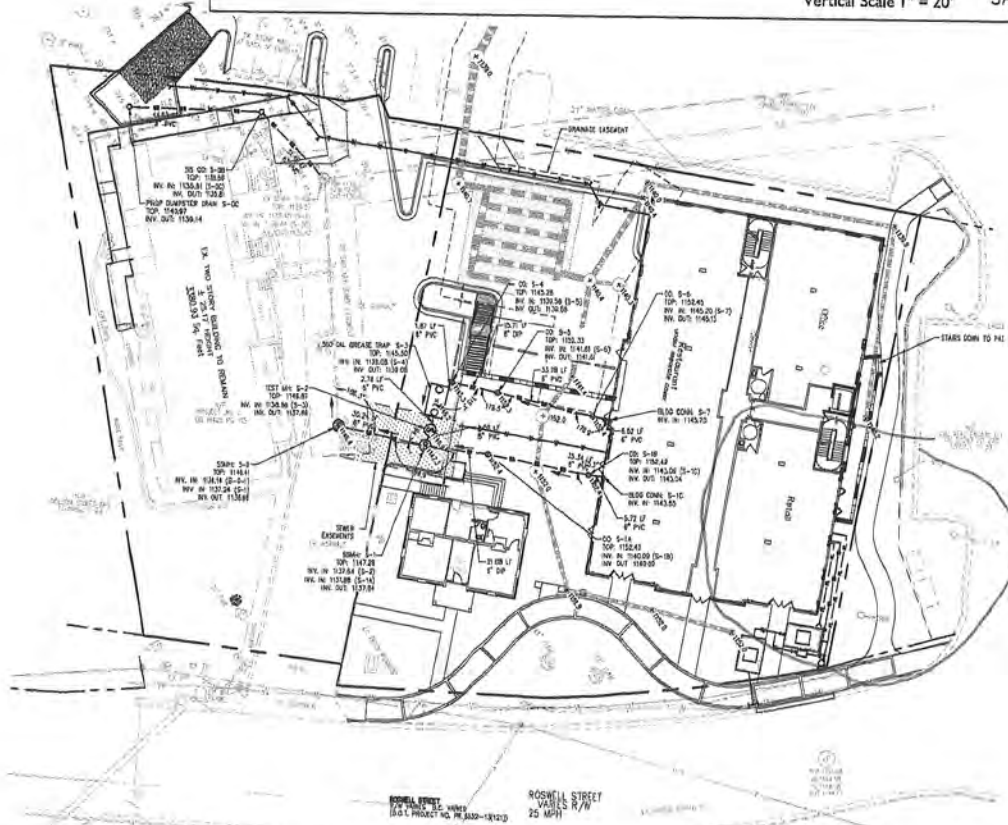
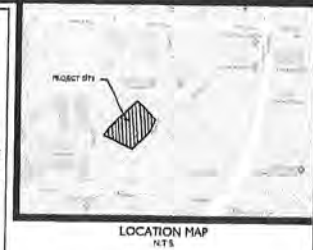
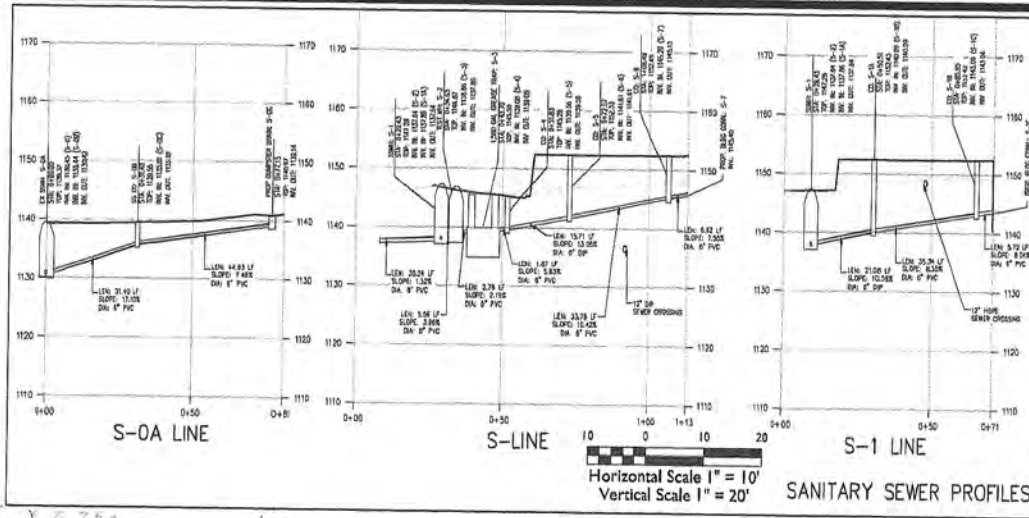
PROPERTY LOCATION
 LAND LOT(S) 1269
 2 DISTRICT, 2 SECTION
 PID# 22 482 312 690 724
 22 482 312 260 302

SURVEYOR
 Allen Leikari
 Caval Enterprises Inc.
 435 Millers Court
 Alpharetta, GA. 30004
 tovalinc@bellsouth.net
 404-401-9436

CONTRACTOR
 JK LOCKWOOD CONSTRUCTION
 5 South Main Street
 Alpharetta, Georgia 30009
 TODD LARKIN
 Cell: 770.713.8866
 Todd.larkin@jlockwood.com

FULTON COUNTY INSPECTOR APPROVAL

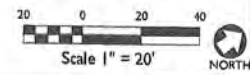
Signature	Date
Printed Name	



← Suite #110

UTILITY LEGEND	
W/P	BACKFLOW PREVENTOR
CO	SANITARY SEWER CLEANOUT
CV	CHECK VALVE
CB	CONCRETE THROST BLOCKING
CU	TYPE "K" COPPER
CM	COLD WATER
DP	DUSTILE IRON PIPE (CLASS 50)
DOM	DOMESTIC
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FPMH	FIRE MAIN MANHOLE
OV	ORATE VALVE
INV	INVERT
LF	LINEAR FEET
PVC	POLYVINYL CHLORIDE PIPE
RPE	REDUCED PRESSURE ZONE
SMH	SANITARY SEWER MANHOLE
TR	TRANSFORMER
WL	WATER LINE
WV	WATER VALVE
LD	LIGHTS
LINE TYPE LEGEND	
PVC SANITARY SEWER LINE	---
DP SANITARY SEWER LINE	---
WATER LINE	---
FIRE LINE	---
STORM SEWER LINE	---
SANITARY SEWER EASEMENT	---

GEORGIA811
 Utilities Protection Center, Inc.
 Call before you dig
 Dial 811 or Call 1-800-282-7411



11/6/21
AEC
 Civil, Mechanical, Land Planning, Geotechnical Engineering, Survey, Precast Concrete, Privacy Services, Airports Services
 20 Warm Springs Circle, Roswell, Georgia 30075
 (770) 641-4441 • www.aecusa.com

SANITARY SEWER
LINE S-OA LINE S-LINE S-1 LINE
Vertical Manholes and Easements
55 ROSWELL STREET
 ALPHARETTA, FULTON COUNTY, GEORGIA

DATE	
REVISIONS	
NO.	

PROJECT NO: 18-085WR
 CALDWELL/LEIKARI
 CIVIL DESIGNED BY: J. L. LARKIN
 SANITARY SEWER DESIGNED BY: J. L. LARKIN
 DATE: 10/20/21

Sheet
AB 2.0

FULTON COUNTY PERMIT # 18-085WR

OWNER/DEVELOPER
PARK PLAZA PARTNERS
1800 Howell Mill Road, Suite 110
Atlanta, Georgia, 30318
Mr. Robbie Brannon
(404)697-0803

PROPERTY LOCATION
LAND LOT(S) 1269
2 DISTRICT, 2 SECTION
PID# 22 482 312 690 724
22 482 312 260 302

SURVEYOR
Allan Leikam
Coval Enterprises Inc.
435 Millers Court
Alpharetta, GA, 30004
covalinc@ellsouth.net
404-401-9436

CONTRACTOR
JK LOCKWOOD CONSTRUCTION
5 South Main Street
Alpharetta, Georgia 30009

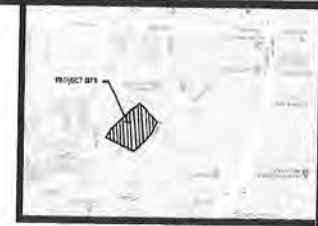
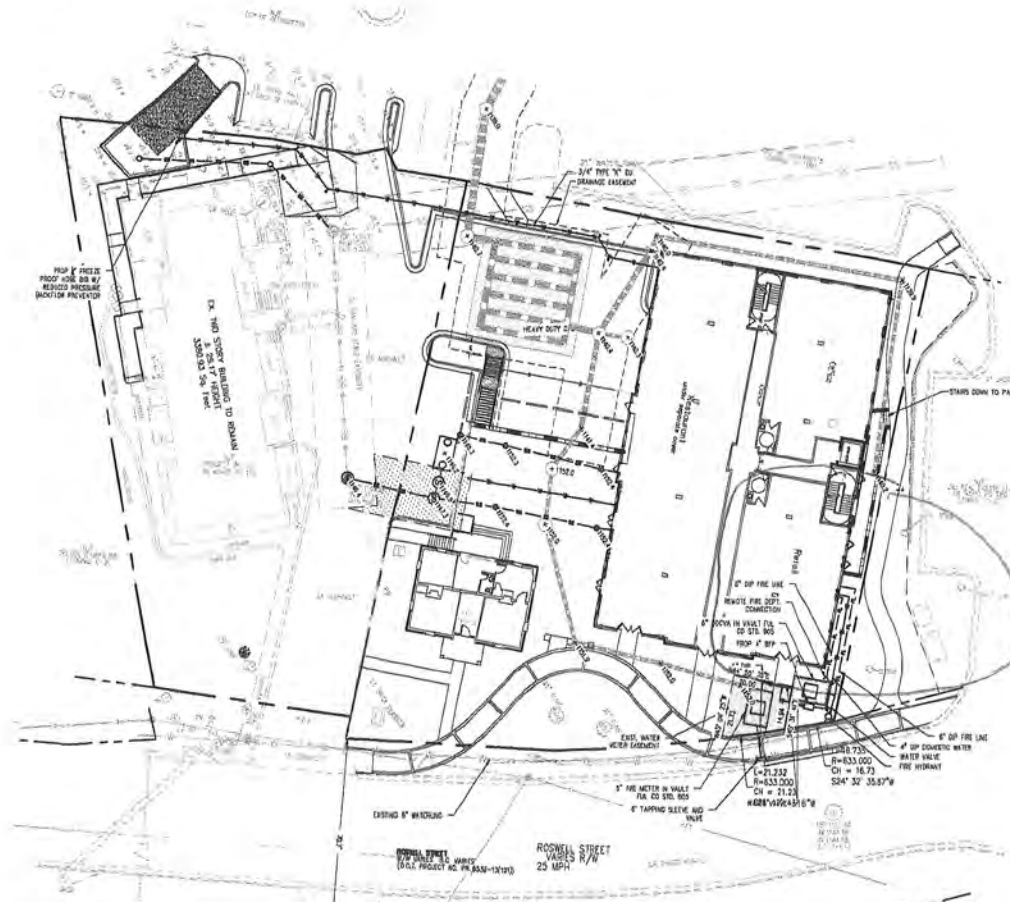
TODD LARKIN
Cell: 770.713.8866
todd.larkin@jlockwood.com

FULTON COUNTY INSPECTOR APPROVAL

DATE: _____

DATE: _____

NAME: _____



LOCATION MAP
NTA

UTILITY LEGEND	
BPP	BACKFLOW PREVENTER
CO	SANITARY SEWER CLEANOUT
	CHECK VALVE
	CONCRETE THRUST BLOCKING
CU	TYPE "K" COPPER
CW	COLD WATER
DIP	DUCTILE IRON PIPE (CLASS 50)
DOM	DOMESTIC
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
F/MH	FORCE MAIN MANHOLE
GV	GATE VALVE
INV	INVERT
LF	LINEAR FEET
PVC	POLYVINYL CHLORIDE PIPE
RPL	REDUCED PRESSURE ZONE
SSMH	SANITARY SEWER MANHOLE
TS	TRANSFORMER
WL	WATER LINE
WV	WATER VALVE
	LIGHTPOLE
LINE TYPE LEGEND	
PVC	SANITARY SEWER LINE
DIP	SANITARY SEWER LINE
WL	WATER LINE
FL	FIRE LINE
SL	STORM SEWER LINE
SS	SANITARY SEWER EASEMENT

GEORGIA 811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.
Dial 811 or Call 1-800-282-7411

Scale 1" = 20'
NORTH

TELEPHONE - COUNCIL BLVD.
POWER - GEORGIA POWER, INC.
WATER - FULTON COUNTY
GAS - ATLANTA GAS LIGHT, INC.

11/6/2018
A-E-C
28 Warm Springs Circle
Roswell, Georgia 30075
(770)441-1442 • www.a-e-c.com

Crest View
Vertical Mail and Sign
55 ROSWELL STREET
ALPHARETTA, GEORGIA 30009
FULTON COUNTY, GEORGIA

DATE: _____
REVISIONS: _____
NO: _____

PROJECT NO: 18-0118
CIVIL DRAWN BY: JLM
CIVIL DESIGNED BY: QJL
LANDSCAPE DRAWN BY: JLM
LANDSCAPE DESIGNED BY: JLM
DATE: 1/2020

SHEET
AB 2.1

OWNER/DEVELOPER
PARK PLAZA PARTNERS
1800 Howell Mill Road, Suite 110
Atlanta, Georgia, 30318
Mr. Robble Brannon
(404)697-0803

SURVEYOR
Allan Leikam
Coval Enterprises Inc.
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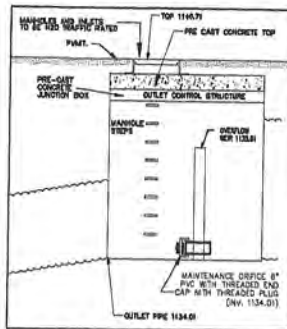
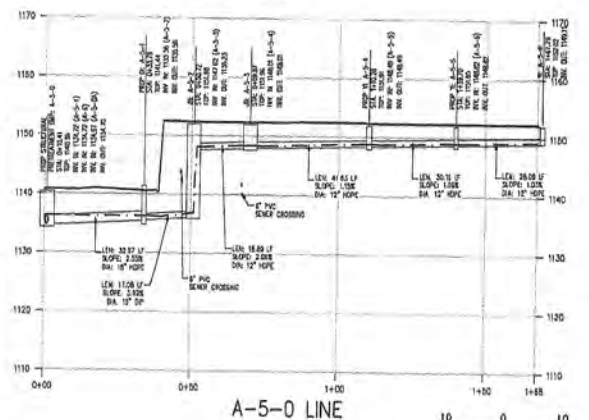
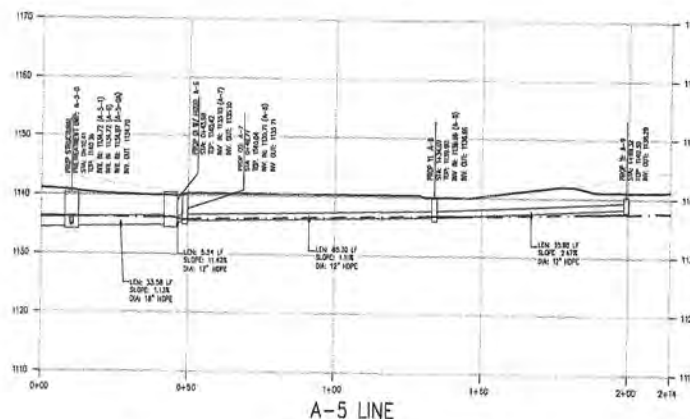
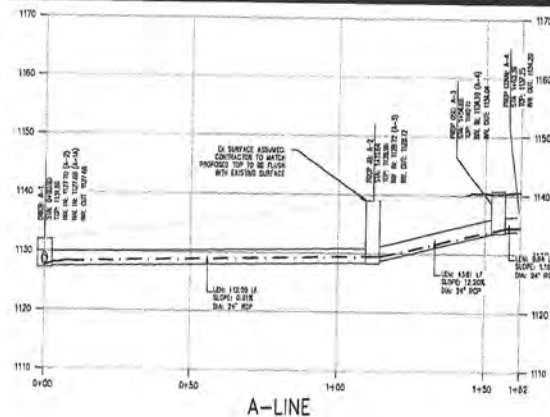
JK LOCKWOOD CONSTRUCTION
5 South Main Street
Alpharetta, Georgia 30009

TODD LARKIN
Cell: 770.713.8866
Todd.larkin@klockwood.com



STORM DRAINAGE LEGEND

	DI	DROP INLET
	YI	YARD INLET
	HDPE	HIGH-DENSITY POLYETHYLENE PIPE (10-12" SMOOTH INTERIOR)
		PPE BY KYLON(AST)
	JB	JUNCTION BOX
	OCs	OUTLET CONTROL STRUCTURE
	RCP	REINFORCED CONCRETE PIPE (CLASS 3)
		STORM PIPE
		RETAINING WALL
		LIMITS OF DISTURBANCE
		EXISTING GRADE
		PROPOSED GRADE
		STORM DRAINAGE EASEMENT
	X X X X	SPOT GRADES
	X X X X	COURTYARD SPOT GRADES



GEORGIA 811
Utilities Protection Center, Inc.

Know what's below.
— **Call before you dig.**
Dial 811 or Call 1-800-282-7411

NOTE:

1. THIS SITE DOES NOT CONTAIN ANY STATE WATERS OR WETLANDS.
2. THIS SITE DOES NOT CONTAIN ANY FEMA OR ALPHARETTA FLOOD PLAIN.

20 0 20 40

Scale 1" = 20'

Horizontal Scale 1" = 10'
Vertical Scale 1" = 20'

11/6/2



50 Warm Springs Circle
Kennesaw • Georgia • 30143
(770) 421-1942 • www.jactd.com

55 ROSWELL STREET
ALPHARETTA, FULTON COUNTY, GEORGIA

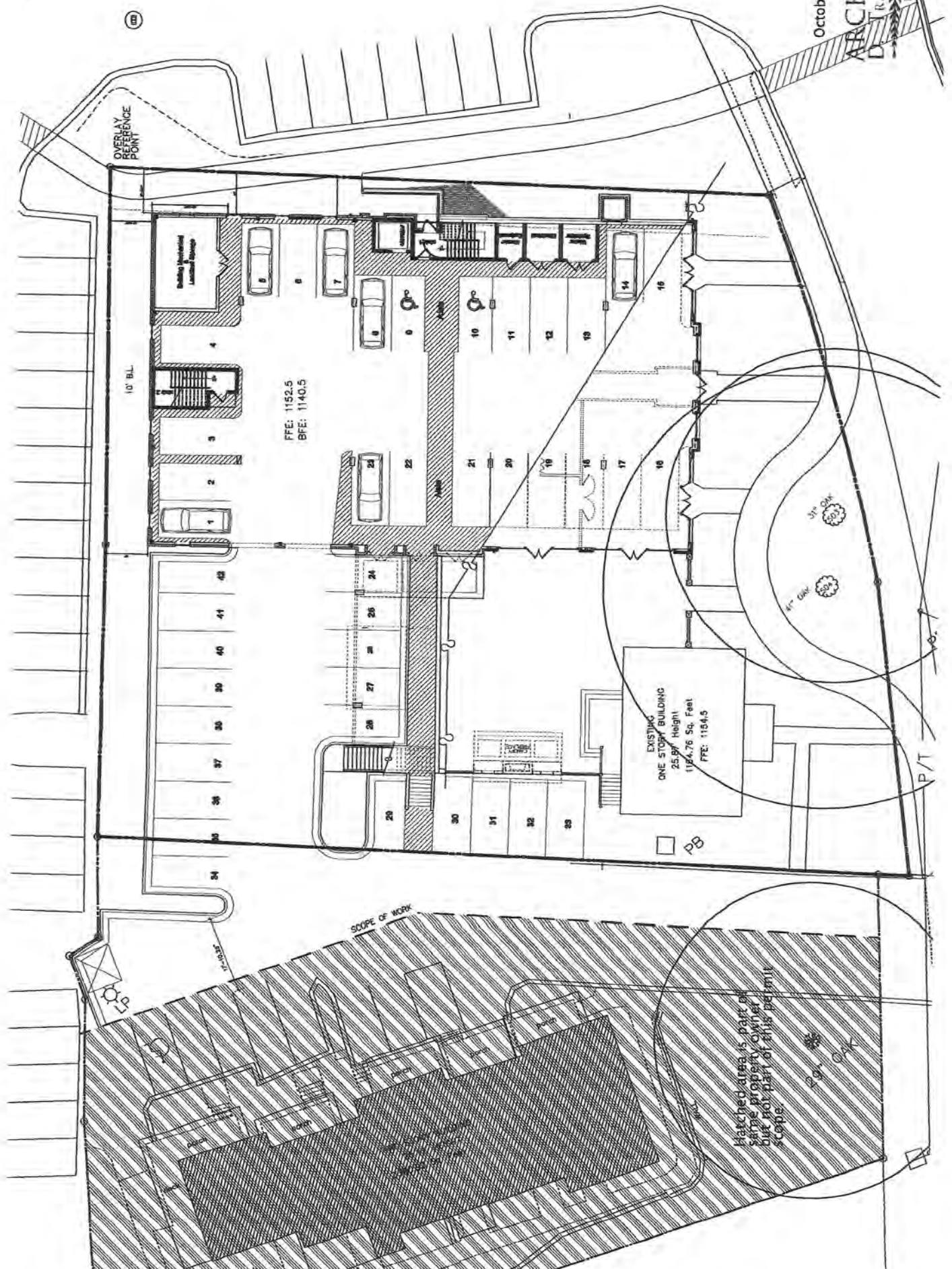
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PROJECT NO.: 15-0017
 LANDSCAPE DRAWN BY: JLM
 LANDSCAPE DESIGNED BY: CFS
 LANDSCAPE DRAWN BY: JFS, TFE
 LANDSCAPE DESIGNED BY: JFS
 CHECKED BY:
 DATE: 5/20/00

SHEET
AB 3.0

CU-21-01/V-21-01
C'est Vert Nails and Spa

ARCHITECT
D. TRACY WARD



C'est Vert Nails and Spa

11/6/2020

44 MILTON AVENUE PARTNERS LLC

53 S MAIN ST SUITE 300

ALPHARETTA GA 30009

ALPHARETTA TOWN COMMONS LLC

2801 BUFORD HWY NE SUITE T 70

ATLANTA GA 30329

ARIEL HOLDINGS II FIFTY FOUR ROSWELL ST L.L.C

54 ROSWELL ST

ALPHARETTA GA 30009-1930

ARIEL HOLDINGS LLC

48 OLD ROSWELL ST

ALPHARETTA GA 30009-7908

ARMISTEAD PROPERTY GROUP LLC

3765 BOZEMAN LAKE RD NW

KENNESAW GA 30144

BAILEY DIANE C

12084 COTTON ALY

ALPHARETTA GA 30009

BENSON J B

122 MARIETTA ST

ALPHARETTA GA 30004

BERGGREN CATHERINE C

2015 HIDDEN ALY

ALPHARETTA GA 30009

BISH TRAVIS J & JACKSON KATHERINE E

12096 COTTON ALY

ALPHARETTA GA 30009

BISHOP PAULINE THYNNE & BISHOP THOMAS M

12068 COTTON ALY

ALPHARETTA GA 30009

BLALOCK ESTATE HOLDINGS LLC

7215 DONCASTER CT

CUMMING GA 30040-7662

BLEAKLEY CRAIG & CATHERINE

508 OSCEOLA RD

ROSWELL GA 33756

BUR ROG INC

PO BOX 642

ALPHARETTA GA 30009

CARLOS L BAGWELL REVOCABLE TRUST THE

40 ROSWELL ST

ALPHARETTA GA 30009

CEMETERY

3693 STEWART ROAD

ATLANTA GA 30340

CIACCIA LOUIS & MARYANNE

12009 ORCHID LANE

ALPHARETTA GA 30009

COLLINS MARINE GROUP THE

725 COOPER SANDY CV

MILTON GA 30004

COTTON ALLEY LLC

11785 NORTHFALL LANE SUITE 510

ALPHARETTA GA 30009

D & R MILLER HOLDINGS LLC

980 BIRMINGHAM RD SUITE 501-391

ALPHARETTA GA 30004

DAWSON JERRY W & GRACE

738 MUSTANG DR

HARTWELL GA 30643

DELSON STORES INC

3270 COCHISE DR

ATLANTA GA 30339

DETHON TRACI L

2011 HIDDEN ALY

ALPHARETTA GA 30009

DUANE JAMES G & EDITH E

12460 CRABAPPLE RD SUITE 202 #317

ALPHARETTA GA 30004

EDGE JULIAN D III

2008 HIDDEN ALY

ALPHARETTA GA 30009

FRIEL TODD & FRIEL SUSAN

12021 ORCHID LANE

ALPHARETTA GA 30009

GRANGER STUART A

2006 HIDDEN ALY

ALPHARETTA GA 30009

GROSS SCOTT & LEA ANN

12090 COTTON ALY

ALPHARETTA GA 30009

HATFIELD HOWARD H & ALANNA

12072 COTTON ALY

ALPHARETTA GA 30009

HEIGHT EQUITIES INC

16 BROAD ST

RED BANK NJ 07701

HERZ MARCIA

12086 COTTON ALY

ALPHARETTA GA 30009

C'est Vert Nails and Spa

11/6/2020

HINTON MICHAEL E

2007 HIDDEN ALY

ALPHARETTA GA 30009

HOWE J. DOROTHY O & HOWE J. JAMES A

12064 COTTON ALY

ALPHARETTA GA 30009

JACK & KATHLEEN NUGENT REVOCABLE TR THE

12082 COTTON ALY

ALPHARETTA GA 30009

JCH PROPERTIES LLC

80 MILTON AVE

ALPHARETTA GA 30009-1508

JONES WILLIAM W & JONES DEBORAH J

2016 HIDDEN ALY

ALPHARETTA GA 30009

JWJ REAL ESTATE LLC

45 ROSWELL ST SUITE A

ALPHARETTA GA 30009

KELL BUILDING PARTNERS LLC

131 ROSWELL ST SUITE B201

ALPHARETTA GA 30009

LEINENWEBER FREDERICK W & KATHLEEN S

12066 COTTON ALY

ALPHARETTA GA 30009

MINICHELLO DONALD & MARILYN

2012 HIDDEN ALLEY

ALPHARETTA GA 30004

MOHAMED M YUSUF M & KHEDR SHEREEN M

4649 PERSIMMON DR

DUBLIN CA 94568-7646

NASO VICKI

12092 COTTON ALY

ALPHARETTA GA 30009

PALMER FAMILY INVESTMENTS LLC

11460 ALPHARETTA HWY

ROSWELL GA 30076-3801

PALMER FAMILY INVESTMENTS LLC

79 S MAIN ST

ALPHARETTA GA 30009

PARK PLAZA PARTNERS LLC

15144 TAYLOR RD

ALPHARETTA GA 30004

PARSONS ACE HARDWARE INC

10465 STONEFIELD LNDG

DULUTH GA 30097-5951

PEACHTREE RESIDENTIAL LLC

7380 MC GINNIS FERRY RD

SUWANEE GA 30024

PRANA VIDA LLC

12023 ORCHID LANE

ALPHARETTA GA 30009

PRINCE FRANKLIN D & PRINCE VIRGINIA C

12088 COTTON ALY

ALPHARETTA GA 30009

PURE TAQUERIA LLC

103 ROSWELL ST

ALPHARETTA GA 30009

ROZEMA DONALD RAY & HEATHER S

2002 HIDDEN ALY

ALPHARETTA GA 30009

RUDD NICOLE M

2013 HIDDEN ALY

ALPHARETTA GA 30009

SASSER MICHAEL G & CURTIN LISA

12062 COTTON ALY

ALPHARETTA GA 30009

SMITH DAVID A

12070 COTTON ALLEY

ALPHARETTA GA 30004

SUTTON MARY LOU

12094 COTTON ALY

ALPHARETTA GA 30009-7983

TAPP THOMAS C TAPP NADIA B

12011 ORCHID LN

ALPHARETTA GA 30009

TAYLOR TRACE S & TAYLOR FRANCENE H

2017 HIDDEN ALY

ALPHARETTA GA 30009

VANCE DAVID A

2000 HIDDEN ALLEY

ALPHARETTA GA 30009-7986

VICTORIA SQUARE TOWNHOME ASSOCIATION
INC

P.O. BOX 2458

ALPHARETTA GA 30023-2458

VICTORIA SQUARE TOWNHOME ASSOCIATION INC

7380 MCGINNIS FERRY RD SUITE 200

SUWANEE GA 30024

WATSON DAVID E & HAMLIN MARK S

12025 ORCHID LN

ALPHARETTA GA 30004

11/6/2020

WOODLY CEMETERY

1300 SYLVAN ROAD

ATLANTA GA 30310

CU-21-01/V-21-01

C'est Vert Nails and Spa

YACKEJ, STEFFANIE

2010 HIDDEN AVE

ALPHARETTA GA 30009



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. **AGENDA ITEM TITLE:** PH-20-18 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – NORTH POINT OVERLAY

PLANNING COMMISSION: JANUARY 7, 2021

CITY COUNCIL: JANUARY 25, 2021

II. **REPORT IN BRIEF:**

Consideration of text amendments to Unified Development Code (UDC) Subsection 2.10.2 North Point Overlay Use and Density, to amend the Overlay boundaries and priority areas. The City Council may authorize an increase to the residential density permitted in the underlying zoning district in conjunction with a request for conditional use permit for properties depicted in a priority area.

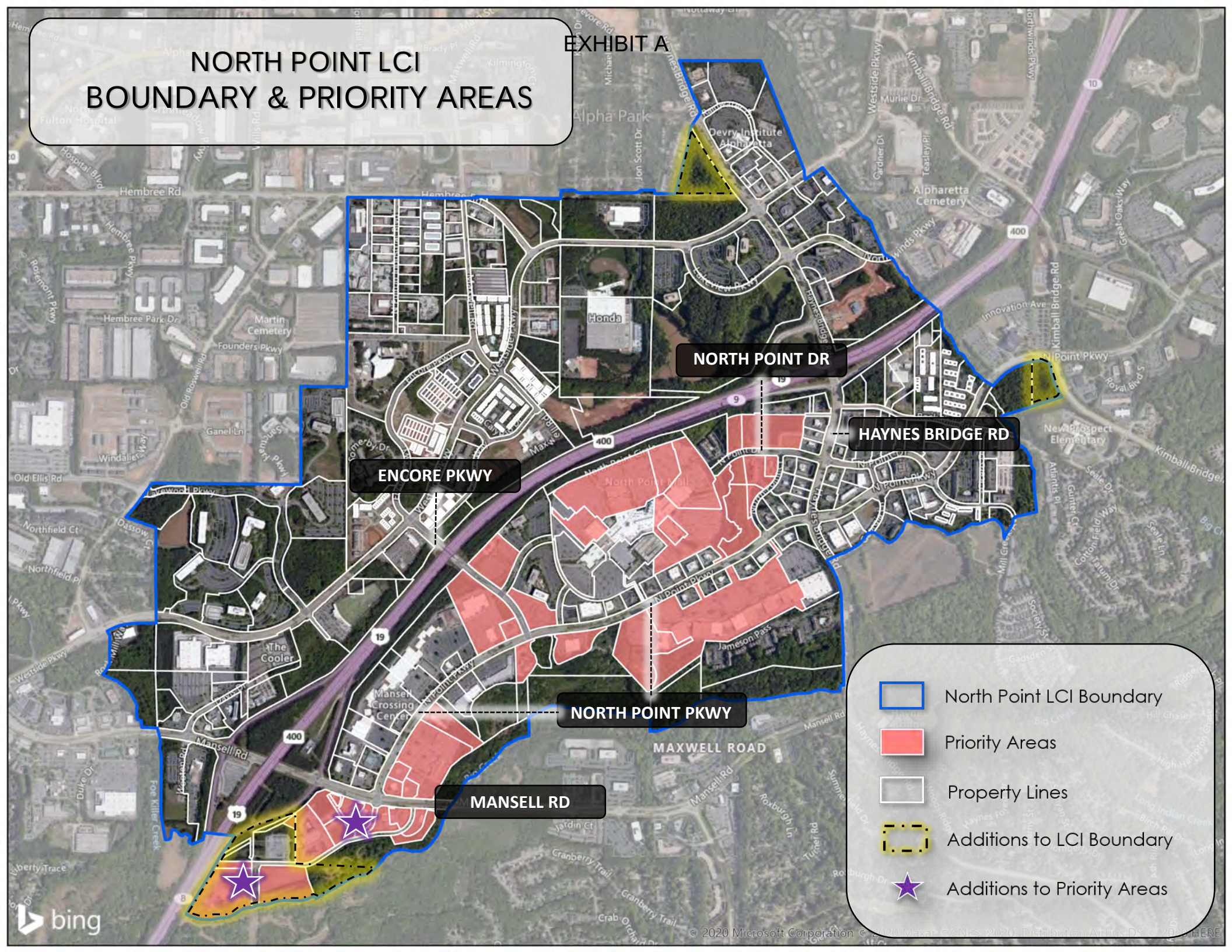
There are two (2) parcels of land, the Morrison Property at the northwest corner of Haynes Bridge Road and Morrison Parkway and the KB400 Property at the southwest corner of North Point Parkway and Kimball Bridge Road, where common ownership only includes a portion of the property within the North Point Overlay boundaries. In addition, the area south of the Mansell Road and North Point Parkway intersection is proposed to be added to the Overlay and become a priority area. There are currently three (3) shuttered restaurants and undeveloped properties in this area, which provide an opportunity to implement the vision of the Overlay to become a walkable, mixed-use environment.

III. **ATTACHMENTS:**

- UDC Strike Through and Underline Edits

EXHIBIT A

NORTH POINT LCI BOUNDARY & PRIORITY AREAS



NORTH POINT DR

HAYNES BRIDGE RD

ENCORE PKWY

NORTH POINT PKWY

MANSELL RD

- North Point LCI Boundary
- Priority Areas
- Property Lines
- Additions to LCI Boundary
- Additions to Priority Areas