



PLANNING COMMISSION MEETING FEBRUARY 1, 2024

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

1. **CALL TO ORDER**

- a. Welcome Commissioner Jeremy Scott

2. **ROLL CALL**

3. **APPROVAL OF MEETING MINUTES**

- a. Approve Meeting Minutes from January 4, 2024

4. **ITEMS FROM BOARD MEMBERS**

5. **ITEMS FROM STAFF**

6. **PUBLIC HEARING**

a. **Z-24-03/CU-24-03/V-24-03 Mamita's Cantina & Tacos/312 North Main Street**

Consideration of a rezoning, conditional use, and variance to allow for the construction of a 2-story, 4,000 square foot building to be used for a restaurant and professional office on 0.59 acres in the Downtown. A rezoning is requested from O-I (Office-Institutional) to DT-LW (Downtown Live-Work) and a conditional use is requested to allow Mamita's Cantina & Tacos to operate a 'Restaurant' on the subject property. A variance is requested to allow a stormwater facility within a 50' undisturbed buffer. The property is located at 312 North Main Street and is legally described as being located in Land Lot 1197, 2nd District, 2nd Section, Fulton County, Georgia.

b. **MP-24-01/CU-24-02 The Golf Sanctuary**

Consideration of a master plan amendment and conditional use to allow a 'Restaurant' and 'Recreation Facilities, Indoor' business to operate in an existing 20,450 square foot building. A master plan amendment is requested to the North Point Mall Master Plan to add 'Recreation Facilities, Indoor' and a conditional use is requested to allow 'Recreation Facilities, Indoor' for The Golf Sanctuary. The property is located at 380 North Point Circle and is legally described as being located in Land Lots 741 & 742, 1st District, 2nd Section, Fulton County, Georgia.

7. **ADJOURNMENT**



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1. CALL TO ORDER

Elle Taylor, Planning & Zoning Coordinator called the meeting to order at 6:30 p.m.

2. ROLL CALL

A. Commissioners Present

- o Francis Kung'u
- o Martine Zurinskas
- o D.C. Aiken
- o William Perkins
- o Todd Stratton
- o Valerie Manley

B. Commissioners Absent

- o Jill Reynolds

C. Staff present:

- o Kathi Cook, Director of Community Development & Economic Development
- o Michael Woodman, Planning + Development Services Manager
- o Nikisha Mistry, GIS Specialist/Planner
- o Elle Taylor Planning & Zoning Coordinator

3. ELECTION OF CHAIR

- ❖ Commissioner Perkins offered a motion to elect Francis Kung'u as Chair.
- o Commissioner Manley seconded the motion.
- o The motion carried (6-0) (Commissioner Aiken was not present for the vote, Commissioner Kung'u abstained.)

4. ELECTION OF VICE CHAIR

- ❖ Commissioner Perkins offered a motion to elect Martine Zurinskas as Vice Chair.
- o Commissioner Manley seconded the motion.
- o The motion carried (6-0)

5. APPROVAL OF MEETING MINUTES

- a. Approve Planning Commission Minutes 11-2-2023.

- ❖ Vice Chair Zurinkas offered a motion to approve.
- 0 Commissioner Stratton seconded the motion.
- 0 The motion carried (4-0-2) (Aiken, Perkins abstained)

6. ITEMS FROM BOARD MEMBERS

7. ITEMS FROM STAFF

- a. Open records presentation by the City Clerk, Lauren Shapiro.

8. PUBLIC HEARING

a. CU-24-01 Terra Nova Skin Clinic/5755 North Point Parkway

Michael Woodman, Planning & Development Manager, presented consideration of a conditional use to allow a 'Spa Services' business to operate in a 1,115 square foot suite within an office condominium development. A conditional use is requested to allow 'Spa Services' for Terra Nova Skin Clinic. The property is located at 5755 North Point Parkway, Suite 62 and is legally described as being located in Land Lots 797, 798, 807 & 808, 1st District, 2nd Section, Fulton County, Georgia.

- The subject property is zoned O-I (Office-Institutional), which allows 'Spa Services' as a conditional use. Suite 62 was previously occupied by Mango Bliss (d/b/a Tropical Bliss Spa & Beauty Bar), which received conditional use approval for 'Spa Services' in 2003. Surrounding properties are zoned O-I, except that a property to the south is zoned CUP (Community Unit Plan) and a property to the east is zoned R-8A/D. Fulton County Schools North Maintenance Shop is located to the north and west, Verizon Wireless Corporate Office is located to the northeast, Adora Day Care and Pinecone Subdivision are under construction and located to the east; and an office building and Chuck E. Cheese are located to the south.
- The submitted request, if approved, would allow Terra Nova Skin Clinic to operate a 'Spa Services' business in a 1,115 square foot suite in the North Point Park office park.
- North Point Park is an office (condominium) park developed with approximately 47, one (1) and two (2) story office buildings. A variety of businesses operate in the office park, including medical and professional offices, medical spas, commercial schools, insurance agencies, law offices, financial services, beauty shops and other personal services. The applicant's business is proposed in a building toward the front of the office park.
-
- The business provides skin care services and treatments to clients with a variety of skin care challenges.
- The business owner, Esther Real, has approximately ten (10) years of experience as a licensed esthetician providing skin care services for clients at Lifetime Fitness and Mango Bliss Spa in Alpharetta, as well as Sempre Day Spa in Johns Creek. She also opened Terra Nova Wellness Spa in 2015 before closing the business in 2021 due to a cancer diagnosis.
- Presented Location Map as well as Map of SPA & Massage establishments in the City.
- Conditional Use Review Criteria - If approved, the applicant's business would replace a 'Spa Services' business that was approved for conditional use in 2003. There are other similar businesses operating in the same office complex; however, those businesses are classified by the

City as 'Beauty Shop' or 'Medical Office'. The nearest business approved for 'Spa Services' is iNails Alpharetta Salon and Spa at 7300 North Point Parkway, which is approximately 7,400' to the southwest of the applicant's site. There are no conflicting uses in the immediate vicinity of the applicant's property.

- The proposed business would be compatible with surrounding businesses, which consist of a mix of medical and professional office uses, as well as personal services businesses. In addition, a conditional use permit was previously approved for 'Spa Services' at the subject property; however, that business is no longer in operation. If approved, conditions should be established that regulate and limit an expansion of services and signage.
- The CZIM was held on December 13, 2023. There were no public comments.

Staff's recommendation was to:

Approve CU-24-01 Terra Nova Skin Clinic/5755 North Point Parkway, subject to the following conditions:

1. 'Spa Services' shall be added as a conditional use at 5755 North Point Parkway, Suite 62 and limited to no more than 1,115 square feet.
2. Conditional use approval shall be limited to Terra Nova Skin Clinic; no additional 'Spa Services' use or subleasing shall be permitted within the approved space.
3. 'Spa Services' shall be limited to skin care services and treatments, including mastectomy reconstruction and 3D tattooing, scar and stretch mark camouflage, and antiaging skin treatments.
4. Hours of operation shall be Monday – Saturday 10:00 AM – 6:00 PM.
5. Window signage shall be limited to no more than 10% of the window area and window area shall not be covered or blacked out. No lighted window trim.

There was discussion by the Commission:

- State licensing is required as well as a SPA license from the City.
- Verbiage on Condition #3.
- Applicant does not foresee applying for alcohol license.

Esther Real, Applicant, presented.

- Career History
- Overview of Business

There was discussion by the Commission:

- Possible need for flexibility in list of services provided.
- Change hours of operation to 10:00 A.M.to 6:00 P.M.

There was no public comment.

- ❖ Commissioner Stratton offered a motion to approve with Staff recommended conditions with amendments to Conditions #3 and #4.
 - o Vice Chair Zurinkas seconded the motion.
 - o The motion carried (6-0)

- 1) Spa Services' shall be added as a conditional use at 5755 North Point Parkway, Suite 62 and limited to no more than 1,115 square feet.
- 2) Conditional use approval shall be limited to Terra Nova Skin Clinic; no additional 'Spa Services' use or subleasing shall be permitted within the approved space.
- 3) 'Spa Services' shall be limited to skin care services and treatments, including mastectomy reconstruction and 3D tattooing, scar and stretch mark camouflage, and ~~antiaging~~ skin treatments.
- 4) Hours of operation shall be Monday – Saturday 10:00 AM ~~– 5:00 PM~~ 6:00 PM.
 - a. Window signage shall be limited to no more than 10% of the window area and window area shall not be covered or blacked out. No lighted window trim.

b. PH-24-01 Unified Development Code Text Amendments – Golf Course Tree Removal

Kathi Cook, Director of Community Development and Economic Development presented consideration of text amendments to the Unified Development Code (UDC). Amend Subsection 3.2.3 Exemptions, to exempt golf courses from the tree conservation, landscape, and buffer requirements.

- Staff recommends changes to UDC Subsection 3.2.3 Exemptions, to exempt golf courses from the provisions of Section 3.2 Tree Conservation, Landscape, and Buffer Requirements and require a 60% minimum tree canopy. Specifically, the text amendment would exempt golf courses from the City's tree removal permit requirements if the golf course maintains a tree canopy coverage of at least 60%. Changes would not apply to areas of the golf course developed with permanent structures, such as parking lots, clubhouse, lodging, guest services, etc. In addition, the change does not apply to trees in stream buffers and new land development.

If approved, golf courses will be required to maintain a tree canopy coverage of at least 60% versus calculating tree inches. 60% tree canopy is double the canopy required in the city for detached single-family residential lots. Staff is recommending the change because golf courses, although close to 100% pervious, can be impacted by moisture and shade with an overabundance of trees. Golf courses require the ability to manage the various shade and moisture tolerances of the different types of turf grasses around the playing surfaces (tee box, fairway, green). Golf courses also must manage the playability of the course. Trees can be natural obstructions on a golf course and their presence can make the course more difficult.

The City Arborist and Golf Course Manager currently maintain a tally of replacement plantings for the removal of specimen trees. This is handled per the code and replacement trees are currently required at three times the inches removed. However, since most of the removals are being accomplished for turf grass management and playability, it is difficult to find new locations for replacement plantings without impacting these two objectives. Typical commercial and/or residential sites are not removing large amounts of trees and incurring extensive replacement plantings. A typical commercial property is only removing trees that need to be removed for safety purposes. Any replacement trees are typically planted back in the same or a similar location to meet the code requirements such as parking lot island trees, landscape strip trees, or minimum tree density. The Golf Club of Georgia is currently at 62% canopy coverage and a 60% requirement would maintain tree canopy.

Staff's recommendation was to amend Section 3.2.1 General to:

Willful injury or disfigurement of any tree growing within the City shall be a violation of this Ordinance.

B. No person shall:

1. Attach any sign, notice or other object to any tree or fasten wires, cables, nails, or screws to any tree in a manner that could prove harmful to the tree.
2. Pour any material on any tree or on nearby ground which could be harmful to the tree.
3. Cause or encourage any unnecessary fire or burning near or around any tree.
4. Construct a concrete, asphalt, brick, or gravel sidewalk, significantly compact the soil, place fill material, or create other impervious or semi-impervious surfaces around any tree so as to cut off air, light, or water from the roots of the tree so as to adversely impact the tree's root system.
5. Pile building material or equipment around any tree so as to cause injury thereto.
6. Deny routine maintenance, watering, and reasonable arboricultural care to existing and newly established trees as may be required as a result of activities taking place under this Section.
7. ~~Remove any tree without Permit.~~ The removal of trees from golf courses that maintain a tree canopy coverage of at least 60%. This exemption shall not apply to development of land, or areas improved as clubhouse, lodging, guest services, parking lots, or other similar areas, or removal of trees in buffers. A master tree removal plan shall be required for arborist approval. The plan may be updated, and removals shall include circumstances for removal that include one of the following:
 - a) Turf grass management for existing course.
 - b) Course playability/obstruction.
 - c) Safety.
8. Remove or prune a tree on commercial property during non-development activity unless they follow ISA industry standard protocols for pruning or have written approval from the Director.
9. Park any vehicle on the unpaved area underneath existing tree canopies.

There was discussion from the Commission on:

- Checks and Balances.
- 60% Requirement.
- Street trees on Golf Course Dr. not being affected.

There was no public comment.

❖ Commissioner Aiken offered a motion to approve with conditions provided by Staff with amendment to exemption #7 "as provided by Staff.

- o Commissioner Perkins seconded the motion.
- o The motion carried (6-0)

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2. Pour any material on any tree or on nearby ground which could be harmful to the tree.
3. Cause or encourage any unnecessary fire or burning near or around any tree.

4. Construct a concrete, asphalt, brick, or gravel sidewalk, significantly compact the soil, place fill material, or create other impervious or semi-impervious surfaces around any tree so as to cut off air, light, or water from the roots of the tree so as to adversely impact the tree's root system.
5. Pile building material or equipment around any tree so as to cause injury thereto.
6. Deny routine maintenance, watering, and reasonable arboricultural care to existing and newly established trees as may be required as a result of activities taking place under this Section.
7. ~~Remove any tree without Permit.~~ The removal of trees from golf courses that maintain a tree canopy coverage of at least 60%. This exemption shall not apply to development of land, or areas improved as clubhouse, lodging, guest services, parking lots, or other similar areas, or removal of trees in buffers. A master tree removal plan shall be required for arborist approval. The plan may be updated, and removals shall include circumstances for removal that include one of the following:
 - a) Turf grass management for existing course.
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8. Remove or prune a tree on commercial property during non-development activity unless they follow ISA industry standard protocols for pruning or have written approval from the Director.
9. Park any vehicle on the unpaved area underneath existing tree canopies.

9. ADJOURNMENT

Chair Kung-u adjourned the meeting at 7:22 p.m.



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: Z-24-03/CU-24-03/V-24-03 MAMITA'S TACOS & CANTINA/312 NORTH MAIN STREET

PLANNING COMMISSION: FEBRUARY 1, 2024

CITY COUNCIL: FEBRUARY 26, 2024

II. RECOMMENDATION:

Approve Z-24-03/CU-24-03/V-24-03 Mamita's Tacos & Cantina/312 North Main Street, subject to the following conditions:

1. Approximately 0.59 acres shall be zoned DT-LW and developed substantially similar to site plan prepared by Partain Engineering, LLC, dated 12/5/23, except for modifications required to comply with the conditions below.
2. Architecture and materials shall be substantially similar to the submitted renderings, labeled Exhibit B, and developed in compliance with the Downtown Code building design regulations and Downtown Consultant comments, subject to final approval by DRB. Building shall have 4-sided architecture, materials and details.
3. Decorative skirting to complement the primary building shall be required around the elevated outdoor seating deck, with final approval by DRB.
4. 'Restaurant' (with no drive through) shall be added as a conditional use at 312 North Main Street and limited to no more than 2,910 square feet on the first floor of the building and 900 square foot outdoor seating area. Professional office space shall be limited to no more than 1,118 square feet.
5. Conditional use approval shall be limited to Mamita's Tacos & Cantina; no additional 'Restaurant' use or subleasing shall be permitted within the approved space.
6. Hours of operation shall be limited to Sunday – Thursday 11:00 AM – 9:00 PM and Friday – Saturday 11:00 AM – 11:00 PM.
7. A 50' planted buffer shall be provided at the rear of the property with grading and tree removal limited to the area depicted on the landscape plan prepared by Bilson & Associates, dated 11/30/23. Buffer shall be replanted to City buffer standards and shall include similar landscape material, as depicted on the landscape plan prepared by Bilson & Associates, dated 11/30/23, with final approval by Staff. A catchment area and storm drain shall be permitted within the 50' buffer.
8. North Main Street streetscape shall include decorative pedestrian lighting, as approved by Staff.
9. Minimum 10' landscape strip shall be provided along North Main Street. Landscape strip shall be planted with shade trees as a continuation of what has been planted or designed in the Downtown and outside of utility easements and overhead utilities, as approved by DRB.
10. Minimum 5' landscape strips along the north and south property lines shall be planted with a mix of evergreen and hardwood trees and shrubs, as approved by DRB.
11. Project entrance shall include decorative landscape and hardscape, as approved by DRB.
12. Open space shall be developed substantially similar to the site plan prepared by Partain Engineering, LLC, dated 12/5/23, as approved by Staff. On-grade open space shall be developed with a park-like setting with decorative landscape, hardscape and seating. Landscape material shall include plant selections promoting the historic Downtown.
13. Developer shall plant Creeping Phlox (pink or white) at the top of the GDOT wall along the property frontage, with final approval by DRB. Creeping vines shall be planted to cover other retaining and low walls located on the property, with final approval by DRB.
14. Developer shall save tree #121 (28" Water Oak) and shall make efforts to save tree #120A (25" China fir) if CRZ impacts can be limited to no more than 20%. Construction within the critical root zone of saved trees shall be limited

to no more than 20% encroachment and shall be accomplished using innovative techniques to bridge over the root zones, as approved by Staff.

15. Dumpster enclosure shall be brick to match the primary building and shall have an opaque decorative metal gate, with final approval by DRB.
16. Venting for the restaurant shall be directed away from the adjacent residential properties to the rear.
17. Live music shall be limited to the interior of the building. Outside speakers for music shall be limited to the outdoor seating area at the front of the building and shall not be audible from the adjacent residential properties.
18. Employee break area shall be limited to the interior of the building or a designated outdoor area within 10' of the building.
19. Signage on the rear of the building shall not be illuminated.
20. To minimize impacts to nearby residential properties, grease trap shall be located as close as possible to the exterior of the building, with final approval by Staff.
21. Decorative metal fence shall be provided between the parking lot and planted buffer and shall extend from side property line to side property line, as approved by DRB.
22. Site lighting in the rear parking lot shall be on a timer with lights turned off at 10:00 PM Sunday – Thursday and 12:00 AM Friday – Saturday.

III. REPORT IN BRIEF:

The applicant, Linda Lopez, is requesting a rezoning, conditional use, and variance to allow for the redevelopment of the property with a two (2) story, 4,028 square foot building to be used for a sit-down restaurant and professional office on 0.59 acres in the Downtown. A rezoning is requested from O-I (Office-Institutional) to DT-LW (Downtown Live-Work), and a conditional use is requested to allow a 'Restaurant' for Mamita's Tacos & Cantina. A variance is requested to allow a stormwater feature in a 50' undisturbed buffer. The subject property is located at 312 North Main Street on the west side of North Main Street and north of Mayfield Road.

DISCUSSION

The submitted request, if approved, would allow for the construction of a two (2) story, 4,028 square foot building to be used for a restaurant and professional office. The applicant proposes a rezoning of the property from O-I (Office-Institutional) to DT-LW (Downtown Live-Work) and a conditional use is requested to allow a 'Restaurant' for Mamita's Tacos & Cantina. A variance is requested to allow a stormwater feature in a 50' undisturbed buffer. The subject property is located at 312 North Main Street on the west side of North Main Street and north of Mayfield Road.

The 0.59-acre property was developed in 1940 with a one (1) story, 1,275 square foot building originally used as a single-family home. Surrounding properties are zoned O-I to the north, east and south and R-15 (Dwelling, 'For-Sale', Residential) to the west. O'Neal Smiles (dental office) is located to the north, a former chiropractic center is located to the east, Pavlova by Marian Bakery has been approved to the south and an unplatted single-family residential lot to the west. The comprehensive land use designation of the property is 'Mixed Use Live Work', which allows the proposed zoning and uses.

A variance is requested from Unified Development Code (UDC) Subsection 3.2.8(B) Tree Replanting, Buffer, and Landscape Standards, Buffer Requirements requiring a 50' undisturbed buffer where a commercial property abuts a residential property. The applicant's site plan depicts a catchment area and storm drain within the 50' buffer at the rear of the property. The applicant provided a landscape plan depicting the graded portion of the 50' buffer to be replanted with evergreen landscape material.

A conditional use is requested to allow a 'Restaurant' (no drive through) for Mamita's Tacos & Cantina. The new business is proposed to occupy approximately 2,900 square feet on the first floor of the building, as well as a 900 square foot outdoor seating area. As stated in the application, Mamita's Tacos & Cantina is a full-service restaurant serving authentic Mexican street food. The business anticipates approximately ten (10) employees and will have hours of operation from Sunday – Thursday 11:00 AM – 9:00 PM and Friday – Saturday 11:00 AM – 11:00 PM.

SITE PLAN

The submitted site plan depicts a two (2) story, 4,028 square foot building with a sit-down restaurant on the first floor and professional office space on the second floor. The site plan depicts additions to the existing building with an addition at the side and rear of the existing building, as well as a second story being added to the building. An elevated deck to be used as an outdoor seating area is proposed at the front of the building along North Main Street. Access to the property is proposed from a new curb cut off North Main Street. The building is set back approximately 47' from North Main Street and the outdoor seating deck is approximately 30' from North Main Street. A minimum ten-foot (10') building setback and landscape strip are provided along North Main Street and a 50' undisturbed buffer replanted to buffer standards is depicted at the rear of the property.

Fifteen (15) parking spaces are depicted at the rear of the building. As shown in the table below, the Downtown Code requires eleven (11) parking spaces for the proposed development.

Use	Area	Parking Rate	Required Parking Spaces
Office	1,118 SF	3 spaces/1,000 SF	3.35
Restaurant (and outdoor seating)	3,808 SF	1 space/500 SF	7.62
TOTAL			10.97 (11)

The site plan depicts approximately 2,600 square feet, or ten percent (10%) amenity space within the proposed development, which complies with the minimum requirement in the DT-LW district. Amenity space is proposed to include an outdoor seating area, balcony, and landscaped yard area.

Several trees are identified in the submitted tree survey and arborist assessment. All trees located in the 50' undisturbed buffer at the rear of the property are proposed to be saved. If approved, the City Arborist recommends that the following trees be saved: #121 (28" Water Oak) and #120A (25" China Fir – called out as Yew). The applicant proposes the use of pervious pavers in the driveway and parking lot to address stormwater requirements. A catchment area and storm drain are depicted at the rear of the property.

RENDERINGS

The applicant submitted renderings depicting a two (2) story building in the Mercantile/Mill style. The building has a red brick exterior with a balcony overlooking the uncovered outdoor seating area. The City's Downtown Consultant reviewed the applicant's rendering and had the following comments on the proposed design:

- Utilize a more substantial and detailed terminating cornice consistent with historic precedents.
- Utilize a more traditional porch roof with details consistent with historic precedents.
- Utilize traditional railing detailing at open deck.
- Utilize wider double doors or use narrower masonry openings to eliminate asymmetrical sidelite or utilize single doors with sidelites on each side to create symmetry.
- Do not use lap siding as infill material within an overall masonry wall.
- Increase number of lites at front entrance transom to 4 lites to maintain vertical proportions.
- Utilize traditional wrought iron or wood railing consistent with historic precedents.
- Add additional windows and/or masonry detailing at first floor wall.

TRAFFIC

Staff estimates that the professional office space would generate approximately four (4) AM Peak Hour trips and two (2) PM Peak Hour trips and the high-turnover sit-down restaurant would generate approximately 37 PM Peak Hour trips.

STANDARDS FOR ZONING CHANGES

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

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

Response: The proposed zoning is consistent with the future land use designation of the property and surrounding area, which is 'Mixed Use Live Work'.

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

Response: The zoning proposal would not adversely affect the existing use or usability of adjacent or nearby properties. The proposed zoning and use are consistent with the development pattern along North Main Street corridor and a 50' planted buffer is provided adjacent to the residential property to the west.

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

Response: The proposal would not adversely affect the natural environment. Several trees will be saved in the 50' buffer and two (2) tree saves are recommended on the east side of the property.

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

Response: The property is currently zoned O-I, which has development regulations, such as a 65' front building setback, that are inconsistent with the Downtown vision to become a mixed-use, walkable environment. The proposed sit-down restaurant will add to the variety of restaurant offerings in the City and Downtown.

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

Response: The zoning proposal would not cause an excessive burden on public facilities and services. The proposed building is relatively small and would not have significant impacts on public facilities and services.

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

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

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

Response: The zoning proposal reflects a reasonable balance. The proposed zoning and use are consistent with the development pattern along North Main Street corridor and a 50' planted buffer is provided adjacent to the residential property to the west.

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

Response: The property is currently zoned O-I, which has development regulations, such as a 65' front building setback, that are inconsistent with the Downtown vision to become a mixed-use, walkable environment. The proposed sit-down restaurant will add to the variety of restaurant offerings in the City and Downtown.

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

Response: The future land use designation of the property is 'Mixed Use Live Work', which allows the proposed DT-LW zoning district and uses.

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 will be developed in compliance with site access development standards with access from a driveway off North Main Street.

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 applicant's site plan is in compliance with regard to refuse areas, loading and service areas, off-street parking, and buffers and screening.

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

Response: The proposed use would be compatible with the surrounding uses and other locations for this business, which are similarly situated in commercial areas and in the Downtown.

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 proposed use would be compatible with the surrounding uses and other locations for this business, which are similarly situated in commercial areas and in the Downtown. In addition, a 50' planted buffer is provided adjacent to the residential property to the west.

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 proposed use would be compatible with the surrounding uses and other locations for this business, which are similarly situated in commercial areas and in the Downtown. In addition, a 50' planted buffer is provided adjacent to the residential property to the west.

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: There are several restaurants operating in the Downtown and restaurants are typically grouped together and not separated from each other. The property abuts a residential property to the west; however, the applicant has provided a 50' planted buffer.

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: There are extraordinary or exceptional conditions pertaining to the subject property because of its size and adjacency to residential development. A 50' planted buffer is provided adjacent to the residential property to the west.

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

Response: Application of the ordinance would create an unnecessary hardship. The area at the rear of the property has trees within approximately twenty feet (20') of the rear property line and the remaining area is devoid of vegetation. The applicant proposes no tree removal within the 50' buffer and will revegetate the area to City buffer standards, which will improve the function of the buffer to provide screening between the subject property and residential property at the rear.

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

Response: The property has peculiar conditions that adversely affect its reasonable use as currently zoned due to its adjacency to residential development. A 50' planted buffer is provided adjacent to the residential property to the west.

(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: The requested relief would not cause a substantial detriment to the public good. The area at the rear of the property has trees within approximately twenty feet (20') of the rear property line and the remaining area is devoid of vegetation. The applicant proposes no tree removal within the 50' buffer and will revegetate the area to City buffer standards, which will improve the function of the buffer to provide screening between the subject property and residential property at the rear.

CONCURRENCES

Staff has reviewed the applicant's proposal against the review criteria for a rezoning, conditional use, and variance. The zoning proposal is consistent with the future land use designation of the property and surrounding area, which is 'Mixed Use Live Work'. In addition, the proposed conditional use would be compatible with surrounding uses and other locations for these businesses, which are similarly situated along commercial corridors. The proposed sit-down restaurant will add to the variety of restaurant offerings in the City and Downtown.

The property has extraordinary and peculiar conditions because of its size and adjacency to residential development. The area at the rear of the property has trees within approximately twenty feet (20') of the rear property line and the remaining area is devoid of vegetation. The applicant proposes no tree removal within the 50' buffer and will revegetate the area to City buffer standards, which will improve the function of the buffer to provide screening between the subject property and residential property at the rear.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that the applicant received feedback from several neighbors in support of the request. The adjacent residential property owner to the rear expressed concerns with noise, odors, and catchment area in the buffer.

City Staff has received correspondence from an adjacent residential property owner with concerns over the buffer variance, noise, odors, and site lighting. Several conditions of zoning are recommended to address these concerns.

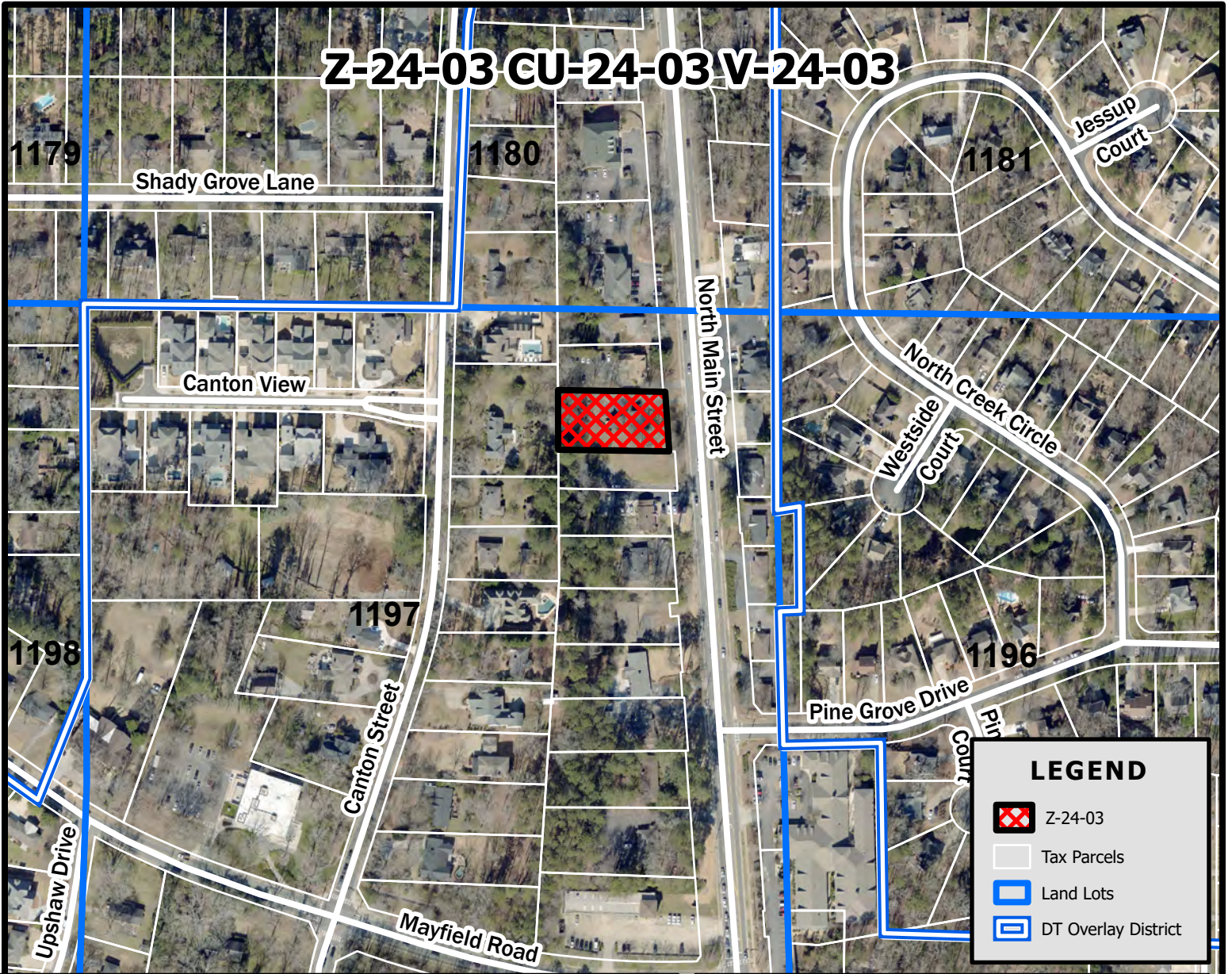
COMMUNITY ZONING INFORMATION MEETING

CZIM was held on January 11, 2023. There were two (2) public comments in support of the request.

IV. ATTACHMENTS:

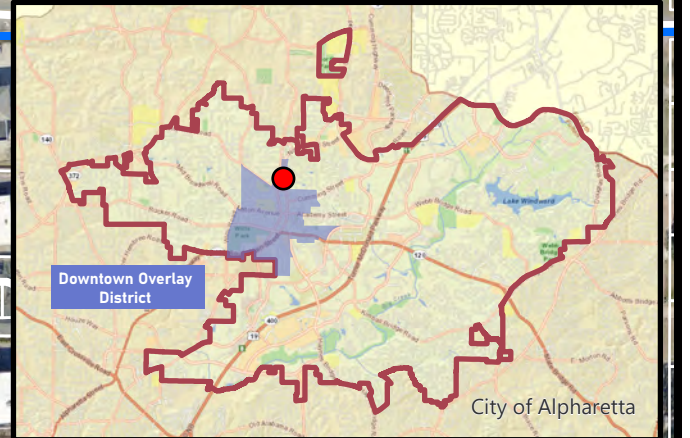
- Aerial Map
- Zoning Map
- Future Land Use Map
- Location Map
- Site Plan
- Exhibit B – Renderings
- CZIM
- Citizen Part B
- Application

Z-24-03 CU-24-03 V-24-03



LEGEND

-  Z-24-03
-  Tax Parcels
-  Land Lots
-  DT Overlay District



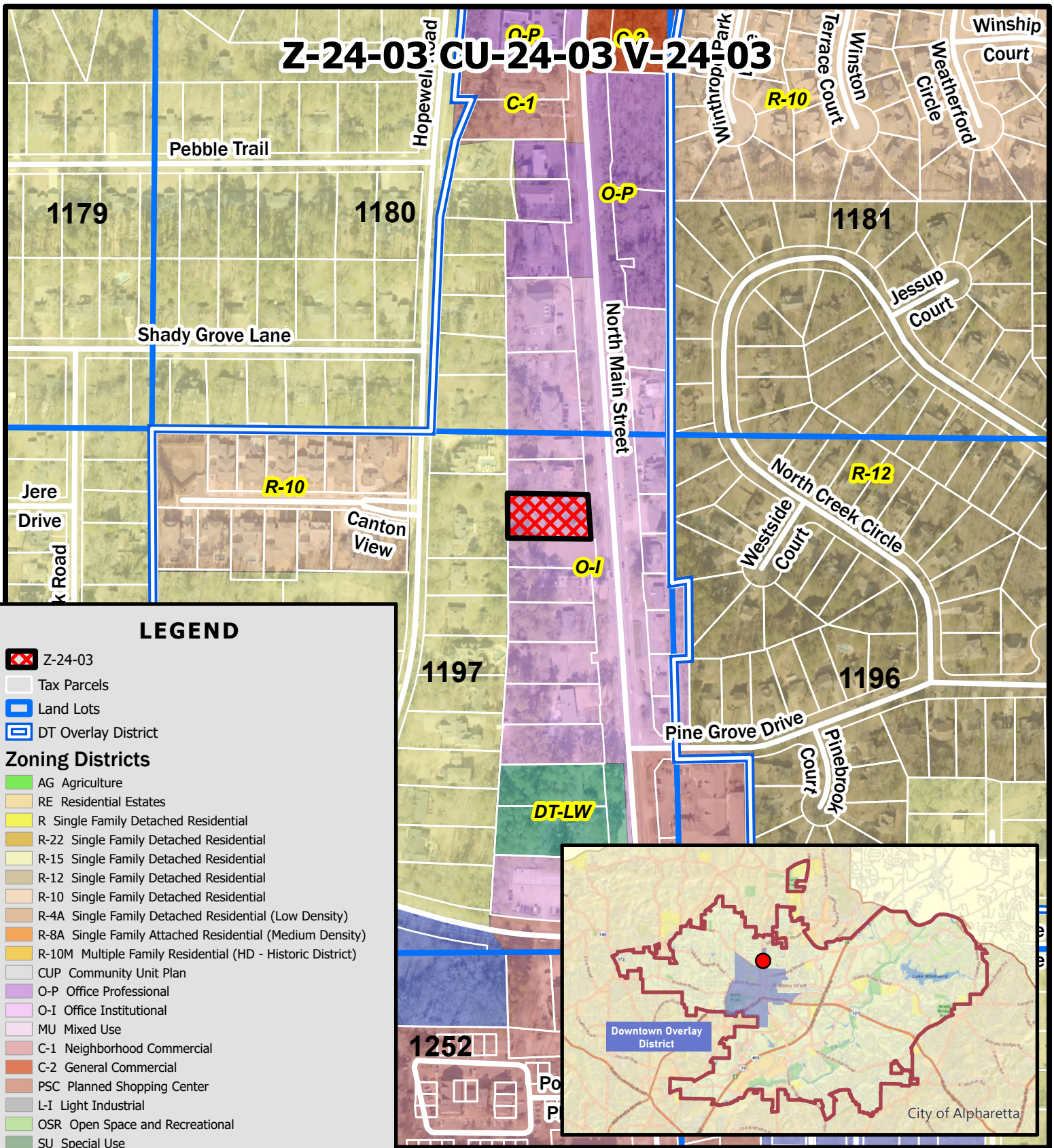
Z-24-03 CU-24-03 V-24-03

D/LL: 2/2/1197

PC: 2/01/24

CC: 2/26/24

Z-24-03 CU-24-03 V-24-03

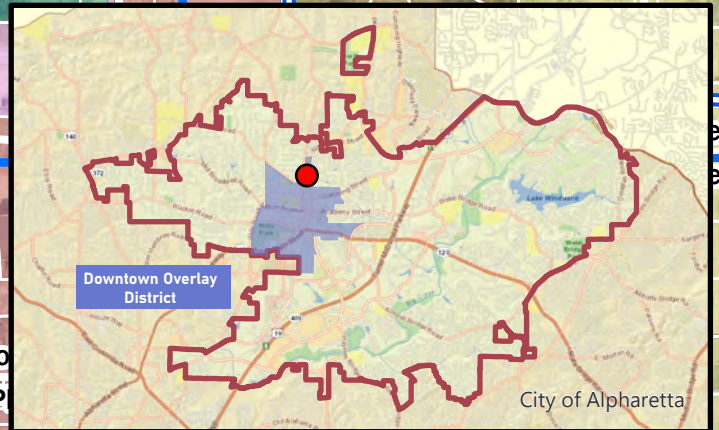


LEGEND

- Z-24-03
- Tax Parcels
- Land Lots
- DT Overlay District

Zoning Districts

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



Z-24-03 CU-24-03 V-24-03

D/LL: 2/2/1197

PC: 2/01/24

CC: 2/26/24

Zoning Map

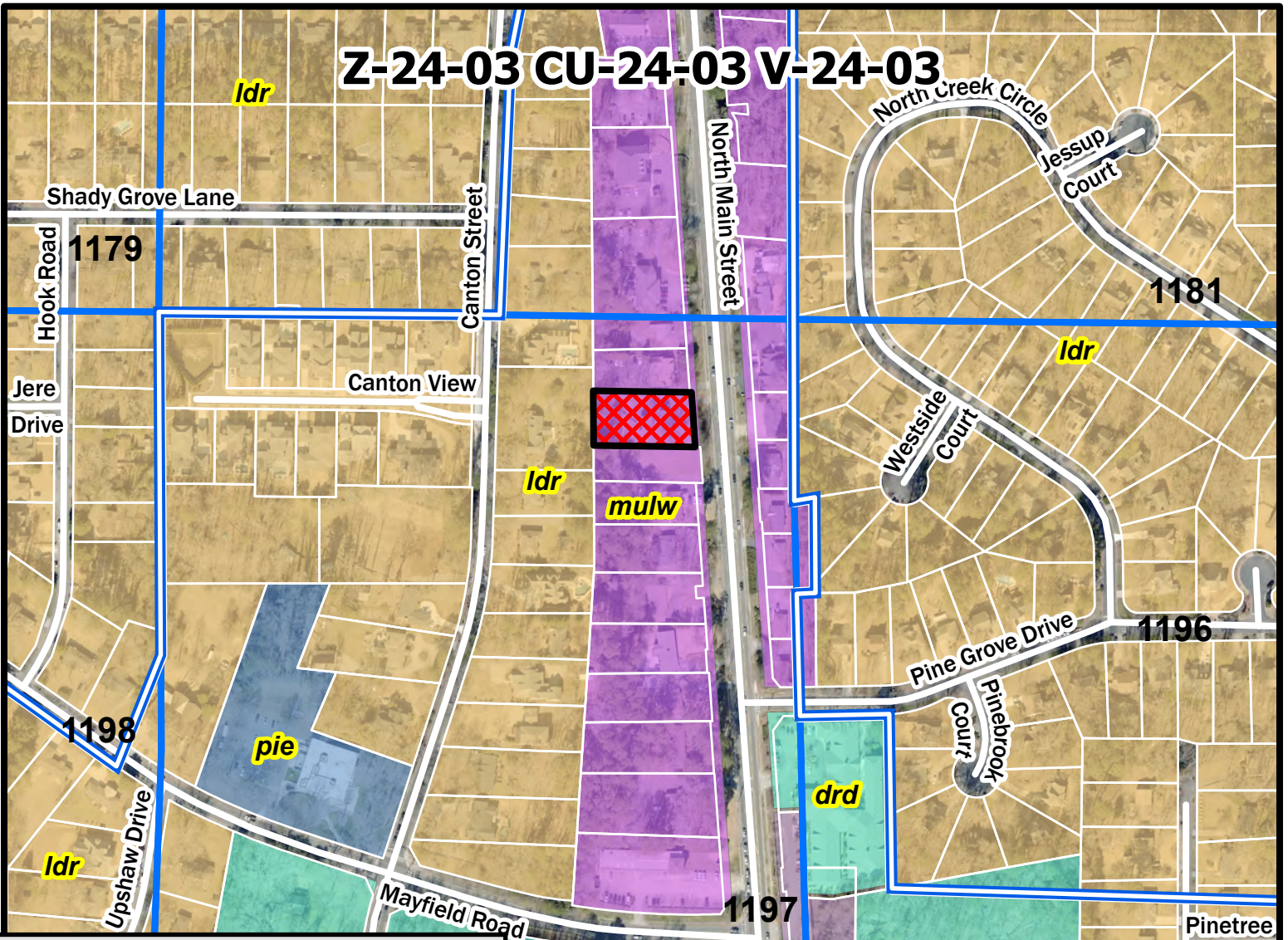
Mamita's Cantina & Tacos

312 North Main Street



Location Map Provided by:
Community Development - GIS

Z-24-03 CU-24-03 V-24-03

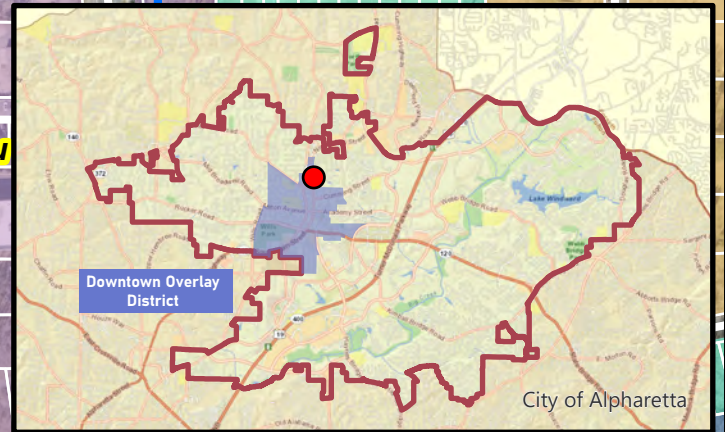


LEGEND

- Z-24-03
- Tax Parcels
- Land Lots
- DT Overlay District

2040 Future Land Use

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



Z-24-03 CU-24-03 V-24-03

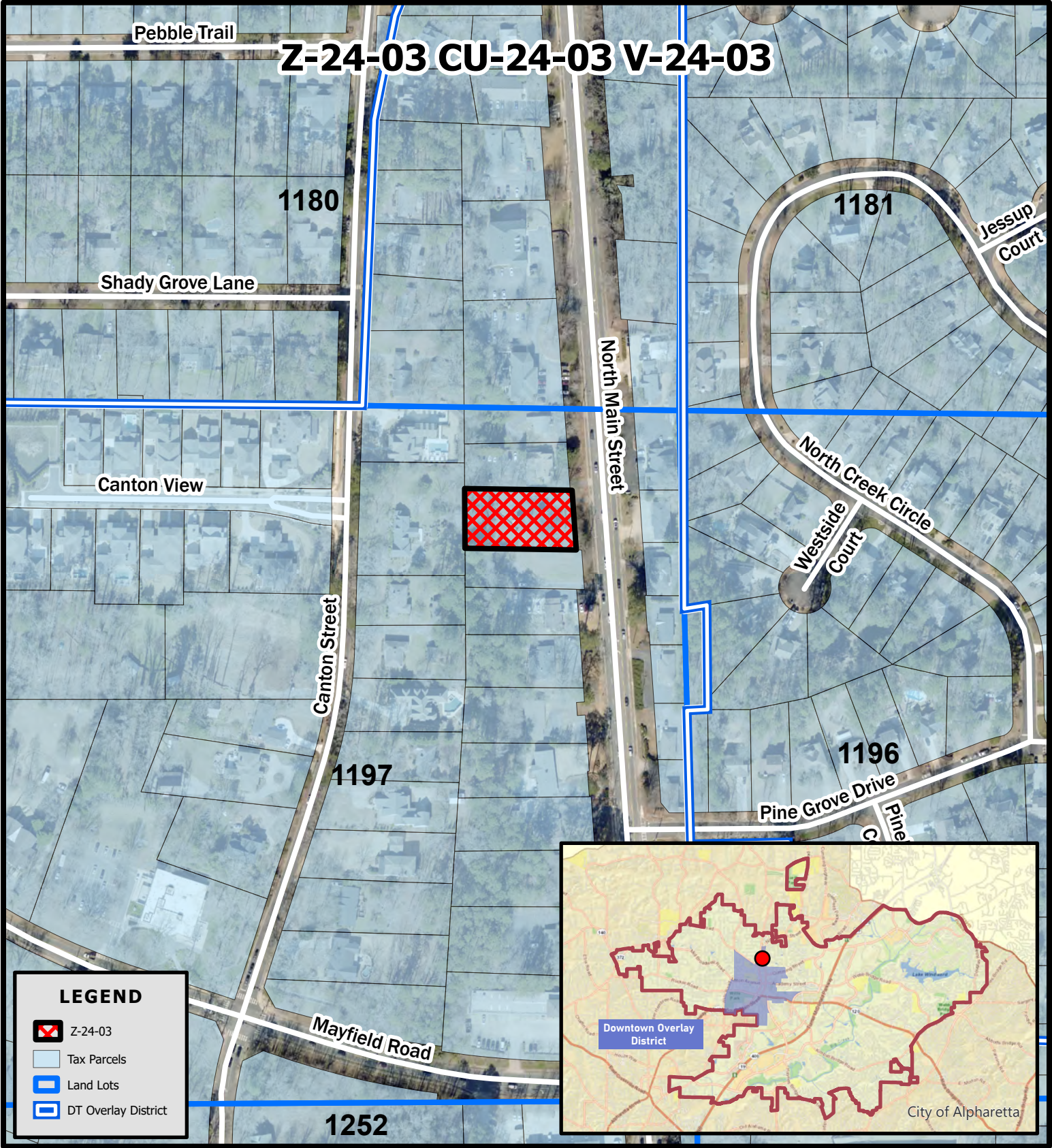
D/LL: 2/2/1197

PC: 2/01/24

CC: 2/26/24



Future Land Use Map
Mamita's Cantina & Tacos
312 North Main Street



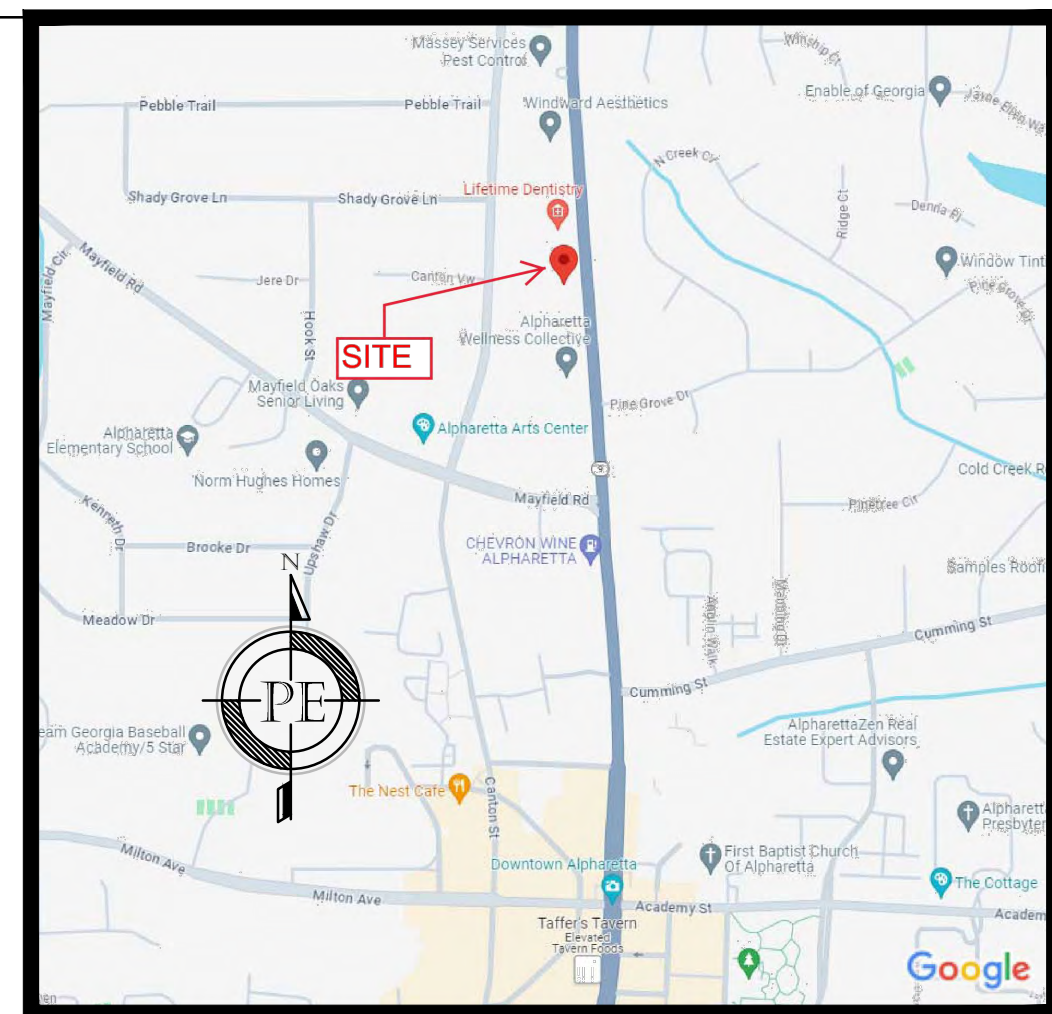
Z-24-03 CU-24-03 V-24-03

D/LL: 2/2/1197

PC: 2/01/24

CC: 2/26/24

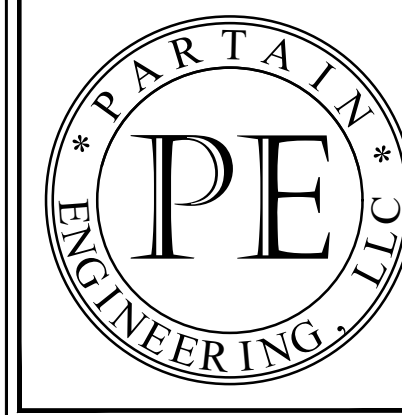




N.T.S.



OWNER/DEVELOPER:	XYZ DEVELOPER 1000 ROAD ATLANTA, GA 30005
ARCHITECT:	CAS ARCHITECTURE 183 N. PERRY STREET LAWRENCEVILLE, GA 30046 CHAD SMITH 678-646-7736
SITE AREA:	±0.59 ACRES
DIST. AREA:	±0.00 ACRES
SITE ZONING:	OFFICE INSTITUTIONAL (O-1), DOWN OVERLAY DISTRICT
EXISTING SITE USE:	EXISTING RESIDENTIAL OFFICE
PROPOSED PROJECT:	RESTAURANT AND OFFICE BUILDING
JURISDICTION:	ALPHARETTA, GA



P.O. Box 566
Woodstock, Georgia 30188
770.345.0589
www.PartainEngineering.com

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UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES ADJACENT TO OR WITHIN THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH UTILITY COMPANIES TO HAVE THEM RELOCATED WHEN NECESSARY FOR TIE-INS.

THE EXISTING CONDITIONS INFORMATION SHOWN ON THIS PLAN IS BASED ON THE SURVEY REFERENCED IN THE REFERENCE SECTION ON SHEET C001. ANY VERIFICATION OR CLARIFICATIONS OF EXISTING INFORMATION SHOULD BE DONE WITH THE SURVEYOR. CONTRACTOR IS TO FIELD VERIFY ALL INFORMATION BEFORE BEGINNING CONSTRUCTION. PARTAIN ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THIS INFORMATION AND IT IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.



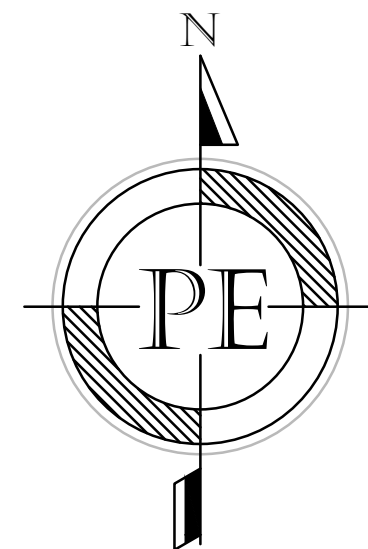
Know what's below.
Call before you dig

SCALE IN FEET
1 INCH = 20 FEET

NOTE: ALL ADJACENT PROPERTY ZONING SHOWN IS BASED ON CITY OF ALPHARETTA GIS INFORMATION FOUND ONLINE.

PROPOSED RESTAURANT	2,910 S.F.
PROPOSED OFFICE SPACE	1,118 S.F.
TOTAL BUILDING AREA	4,028 S.F.
<u>REQUIRED RESTAURANT PARKING</u>	
PARKING REQUIRED @ 1/500 S.F.	6 SPACES
<u>REQUIRED OFFICE PARKING</u>	
PARKING REQUIRED @ 3/1,000 S.F.	4 SPACES
TOTAL PARKING REQUIRED	10 SPACES
PARKING PROVIDED	15 SPACES
PROPOSED OUTDOOR SEATING	898 S.F.
PROPOSED BALCONY	393 S.F.
2-STORY TOTAL GROSS AREA (INCL. OUTDOOR AREAS)	5,319 S.F.

1. BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY PREPARED BY ENGINEERING 303, DATED 5-17-23, ENTITLED "ALTA/NSPS LAND TITLE SURVEY FOR: MILUSO INVESTMEN, LLC."
2. THE ABOVE REFERENCED SURVEY INDICATES THAT THE PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE AS IDENTIFIED ON A F.I.R.M. COMMUNITY PANEL NO. 13121C0058F FOR FULTON COUNTY, GA - DATED 09-18-13 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.).



NOT FOR
CONSTRUCTION

GASWCC LEVEL 2 CERT. NO.
0000005761

ISSUE

PROJECT

MAMITA RESTAURANT
312 NORTH MAIN STREET
ALPHARETTA, GEORGIA 30004
LL NO. 1197, 2ND DISTRICT, 2ND SECTION

JOB NUMBER	23-103
DATE	12-05-2

SHEET TITLE

PRELIMINARY
SITE PLAN

SHEET NUMBER

C311

ARCHISC3

Cos Architecture
183 N Perry St
Lawrenceville, GA
30046
404 806 0556
www.cosarc.com



Exhibit B - Renderings



1 SOUTH ELEVATION
1/4" = 1'-0"



2 WEST (REAR) ELEVATION
1/4" = 1'-0"

ARCHITECT



ARCHITECT

SEAL

**NOT FOR
CONSTRUCTION**

IF SEALED, DO NOT COPY

PROJECT

312 N MAIN
312 NORTH MAIN STREET ALPHARETTA, GA 30009

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THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED ARCHITECT OF CAS ARCHITECTURE, P.C.

THESE PLANS ARE COMPLEMENTARY; THEREFORE THE CONTRACTOR SHALL SEE THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, PAVING, AND ELECTRICAL PLANS AND SPECIFICATIONS. WHAT IS REQUIRED BY ANY ONE SHALL BE BINDING AS REQUIRED BY ALL. THE INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND OTHER THINGS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE WORK OF ALL TRADES.

REV.	DATE	ISSUED / BY (CPO)
------	------	-------------------

SHEET TITLE

ARCHITECTURAL 3-D PERSPECTIVE VIEWS

SHEET NUMBER _____

AD-401

PROJECT 23110	DATE 12/01/2023	DRAWN DF
------------------	--------------------	-------------

1/10/24

Please sign-in and leave your comments and/or concerns.

Mamita's Cantina and Tacos/ 312 N Main Street

NAME	ADDRESS	COMMENTS
Noel D Loyo LUNA	13300 Morris Rd. UNIT 181 ALPHARETTA GA Zip 30004.	THIS IS AGREED PROJECT
Brandon O'Neal	322 N. Main St Alpharetta GA 30009	Support.
Judy Sanders	319 Canton Street Alpharetta GA 30009	• Why the catch basins since there's possible drainage at present. Too much pavement • Noise • Odor • Vegetation (trees planted)
Karl Stenten	14193 Yacht Terr Alpharetta, GA 30004	I fully support this Project.
Noque Lin	620 Wellingbrough et Alpharetta GA 30005	I Agree Project
Gloria Herder	302 N Main St.	I Fully Support on this Incredible Project.

1/10/24

Please sign-in and leave your comments and/or concerns.

Mamita's Cantina and Tacos/ 312 N Main Street

NAME	ADDRESS	COMMENTS
Ana Andezar	2005 Falcon Glen Alpharetta GA 30022	I love the project
Moab/ Gonzalez	1330 Moonis Rd Unit 181 Alpharetta GA ZIP 30004	Excellent

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: Z-24-03/CU/24/03/V-24-03 312 North Main Street

Contact Name: LINDA LOPEZ Telephone: 404-819-4416

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

Letters to adjacent properties were mailed out on 12/22/2023. Please see attached list for recipients details.

Site plan was emailed to Brandon O'Neal (322 N. Main St), Gloria Herdee and Jorge Oropeza (302 N. Main St), and Judy Sanders (319 Canton St).

Subsequently neighbors, Brad Weiner (301 N. Main St), Brandon O'Neal (322 N. Main St), Gloria Herdee and Jorge Oropeza (302 N. Main St), Noel Loyo and Madel Gonzalez (13300 Morris Rd #181), and Yalexis Severit (285 Pebble Trail) called me to show their support and enthusiasm about my project. Other supporters included Karelis Ferrer, Roque Lira and Ana Andujar.

Neighbor Judy Sanders (319 Canton St) expressed concerns regarding noise, odor, and stormwater catch basin planned towards the back of the property. She would also like specific information about the trees that are going to be planted in the buffer.

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 <i>(Please Specify)</i> | <u>SMS Text.</u> |

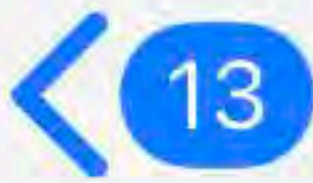
Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

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

Signature of Authorized Agent: 

Date: 01/11/2024

Print Form



Brad >



will go out in the mail tomorrow with the new dates.
Thank you so much for your support.
Have a great rest of your day!
Linda

I meant 312 N. Main



👍 thanks for keeping me posted, I will definitely show up and voice my support. We need good food down at this end of Main

Monday 1:48 PM

Hi Brad. I hope this text finds you well.
After many hurdles, I applied with the city again to get my restaurant going. I wanted to confirm if you got my letter. I hope to get your support this time again 😊

Hi Linda, I did get the letter, January 10th and then February 26th. Which meeting will be helpful to you? We need a place like yours, on this part of the block!



iMessage



TO WHOM IT MAY CONCERN
312 N MAIN ST
ALPHARETTA GA 30009

GOOD MICHAEL & ZARRINA
100 SHADY GROVE LANE
ALPHARETTA GA 30009

LEVY MELANIE &
BARNETT JEFFERSON SMITH
1004 PINE GROVE DR
ALPHARETTA GA 30009

TALABI SAYED A & ROZATI SHIRIN
1008 PINE GROVE DR
ALPHARETTA GA 30004

KNIGHT NATALIE & DAMON
1012 PINE GROVE DR
ALPHARETTA GA 30004

379 MAIN LLC
1049 SAINT LILY PL
MARIETTA GA 30068

ADAMS RICHARD E N & CATHERINE J
105 SHADY GROVE LN
ALPHARETTA GA 30009-3245

LANZO NICHOLAS & TRICIA
110 SHADY GROVE LANE
ALPHARETTA GA 30009

RICHEY JAMES DAVID JR &
STEPHANIE ANN
120 SHADY GROVE LANE
ALPHARETTA GA 30009

TUSHMAN HOLDINGS INC
15215 SANDPOINT TRCE
ALPHARETTA GA 30004

TWELVE ON CANTON COMMUNITY
ASSOCIATION INC
1585 OLD NORCROSS RD BLDG 101
LAWRENCEVILLE GA 30046

LIEBL GWYNNE E & MONES MICHAEL
ANTHONY
1840 N CREEK CIR
ALPHARETTA GA 30009

RICHARDSON DEAN &
HUMANN SHANNA L
1851 NORTH CREEK CIR
ALPHARETTA GA 30004

WILLIAMS LEIGHTON H
1856 NORTH CREEK CIR
ALPHARETTA GA 30004

CULLIGAN CATHY A
1861 NORTH CREEK CIR
ALPHARETTA GA 30004

HOTUNG ANDREW
1862 NORTH CREEK CIR
ALPHARETTA GA 30004

TAYLOR DAVID J & KIRSTEN G
1867 N CREEK CIR
ALPHARETTA GA 30004-2353

HANRAHAN SHAUN & CHRISTINE
1868 NORTH CREEK CIR
ALPHARETTA GA 30004

COUCH TIMOTHY D
1873 N CREEK CIR
ALPHARETTA GA 30009

BATES JOSHUA AP
1874 N CREEK CIR
ALPHARETTA GA 30009

UTZ Q WAYNE & CYNTHIA C
1880 NORTH CREEK CIR
ALPHARETTA GA 30004-1352

NIXON D LANA M
2105 CANTON VW
ALPHARETTA GA 30004

MOORE MARK & JOAN H
2110 CANTON VW
ALPHARETTA GA 30009

SIMMONS JAMES C & HURT SIMMONS
BARBARA
2115 CANTON VW
ALPHARETTA GA 30009

RADDEN NATASHA R
2120 CANTON VW
ALPHARETTA GA 30009

PALMER CHARLES J JR
2125 CANTON VW
ALPHARETTA GA 30009

RODNEY & SHERRY BARRON LIVING
TRUST THE
2445 FLAT STONE DR
CUMMING GA 30041

CMP PROPERTIES LLC
254 N MAIN ST
ALPHARETTA GA 30009

BURGESS JOHN R SR &
BURGESS VIRGINIA P
255 CANTON ST
ALPHARETTA GA 30009

FILIPOWICZ DAVID F & LAURA
260 CANTON ST
ALPHARETTA GA 30009

RAMIREZ CRISPINA N
261 N MAIN ST
ALPHARETTA GA 30004-1655

CROUCHER STEWART T & REBECCA K
263 CANTON ST
ALPHARETTA GA 30009

APITI PAINTING SERVICE INC
2682 HERRINGTON WOODS CT
LAWRENCEVILLE GA 30044

RAMIREZ CRISPINA N
271 N MAIN ST
ALPHARETTA GA 30004-1655

SMITH WILLIAM H & NANCY R
272 CANTON ST
ALPHARETTA GA 30009

CHALOUX MICHAEL & RHONDA
273 CANTON ST
ALPHARETTA GA 30009

LIBERTY SHAWNA A & TUMINELLO
DEBORAH L
3001 WESTSIDE CT
ALPHARETTA GA 30004

RICHARDSON KATHRYN S
3010 WESTSIDE CT
ALPHARETTA GA 30009

SOLARES AMILCAR
3011 WESTSIDE CT
ALPHARETTA GA 30004

ORDWAY CHRISTOPHER H & ORDWAY
MARY LYNN
3020 WESTSIDE CT
ALPHARETTA GA 30009-2372

MELTON DAVID A
3021 WESTSIDE CT
ALPHARETTA GA 30009

CLEVER MICHAEL T & STACY L
3030 CREEK TREE LN
CUMMING GA 30041

DUTTA ADITYA
3031 WESTSIDE CT
ALPHARETTA GA 30009

STEPHENS HAROLD A
319 CANTON ST
ALPHARETTA GA 30009

APPEN RAY & CHRISTINA
319 NORTH MAIN ST
ALPHARETTA GA 30004-1321

ONEAL GROUP LLC THE
322 N MAIN ST
ALPHARETTA GA 30009

LOGAN MICHAEL JASON & LOGAN
CHRISTINE L
329 CANTON ST
ALPHARETTA GA 30009

333 NORTH MAIN LLC
333 N MAIN ST
ALPHARETTA GA 30009

DEBORA ANN MOORE
REVOCABLE LIVING TRUST THE
339 CANTON ST
ALPHARETTA GA 30009

HYPERCHATTER LLC
35 CANTON ST
ALPHARETTA GA 30009

T OLIVE PROPERTIES LLC
351 CANTON ST
ALPHARETTA GA 30009

THREE HUNDRED SIXTY SIX
NORTH MAIN LLC
366 NORTH MAIN ST
ALPHARETTA GA 30004

HUGHES CULLENS HARRIET
3944 VINYARD WAY
MARIETTA GA 30062

THAI CHANG INVESTMENT LLC
3980 PEACHTREE INDUSTRIAL BLVD # 100
DULUTH GA 30096

RANGANATHAN BALAMOUGAN &
BALAMOUGAN ANJANA BALA
430 CONCORD ST
ALPHARETTA GA 30009

JCP3 PROPERTIES LLC
4945 NORTHRIDGE DR
CUMMING GA 30040

RED ELEPHANT INVESTMENT GROUP LLC
5665 ATLANTA HWY STE 102-309
ALPHARETTA GA 30004

GJTA REAL ESTATE HOLDINGS LLC
6740 VICKERY POST LANE
CUMMING GA 30040

GJTA REAL ESTATE HOLDINGS LLC
6740 VICKERY POST LN
CUMMING GA 30040

ZARZANA SEAN
709 FOUNDERS CT E
ALPHARETTA GA 30004

ANDMOR INVESTMENTS LLC
720 CREEK RD
ALPHARETTA GA 30004

TRIDAK LLC
985 HAMPRESTON CT
CUMMING GA 30041

AVANTI GROUP LLC
P O BOX 2591
ALPHARETTA GA 30023

HARVEY JOHN S
PO BOX 768995
ROSWELL GA 30076

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: Z-24-03/CU-24-03/V-24-03

PH #: PHA23004 4

☐ Property Taxes & Code Violations Verified

☐ 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." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted 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: LINDA LOPEZ

Telephone: 404-819-4416

Address: 7870 GEORGETOWN CIR

Suite: _____

City: SUWANEE

State: GA

Zip: 30024

Fax: 678-992-3192

Mobile Tel: 404-819-4416

Email: llopez@mlataxes.com

Subject Property Information:

Address: 312 N. MAIN ST

Current Zoning: O-I

District: 2

Section: 2ND

Land Lot: 1197

Parcel ID: 22 481411970763

Proposed Zoning: DTLW

Current Use: VACANT

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

☒ Conditional Use

☐ Master Plan Amendment

☐ Comprehensive Plan Amendment

☒ Rezoning

☐ Master Plan Review

☒ Variance

☐ Public Hearing

☐ Exception

☐ Other *(Specify):* _____

APPLICANT REQUEST AND INTENT

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

The proposed use of the property is full-service casual taqueria and bar. We plan to expand the current house, to provide a two-story building for the restaurant.

Main emphasis is selling quality Mexican fusion street food and provide our guests excellent service in a family-friendly and festive environment. Owners Francisco Matute and Linda Lopez are committed to creating extraordinary meals. Chef and staff will welcome new and returning customers by preparing the best authentic street Mexican food. Owners are uncompromising about quality from kitchen to table and dedication to personal service. That is a passion shared by everyone you will meet at Mamita Tacos & Cantina.

Applicant's Request (Please itemize the proposal):

We are respectfully applying for rezoning and conditional use to allow us to open and operate a full-service restaurant.

We are also applying for a variance to have a small retention pond in the 50' undisturbed buffer in the rear of the property. We intend to fully re-vegetate the 50' undisturbed buffer after the retention pond has been dug.

Rezoning Request: from O-I to DT-LW.

Conditional Use: for a full-service restaurant.

Variance: to dig a small retention pond in the 50' undisturbed buffer.

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

The conditional use and rezoning proposed, will allow us to open Mamita Tacos & Cantina at 312 N. Main St. The new restaurant will sit approximately 70 people. We plan to expand the current house, and build a two-story building for the restaurant. The new building will comply with the city of Alpharetta and the State of Georgia commercial building codes, and architectural design requirements.

As a tribute to the Mexican Street Food and the women who have contributed to its legacy, our mission at Mamita Tacos & Cantina is to consistently offer well prepared, appetizing, and enticing food that our guests will remember, crave, and come back to enjoy in a fun and friendly environment where families, local neighbors, and our staff can build positive relationships that will ultimately strengthen the local community.

The restaurant will be open 7 days, Sunday through Thursday 11 am to 9 pm and Friday through Saturday 11 am to 11 pm.

We will be hiring approximately 10 employees. Many of our employees will come from surrounding areas. Our staff will be the most pivotal part of achieving our mission and will be valued and appreciated. We firmly believe that providing a positive, supportive and energetic environment to our staff will result in a consistent and exceptional service to our guests.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: LINDA LOPEZ

Telephone: 404-819-4416

Address: 7870 GEORGETOWN CIR

Suite: _____

City SUWANEE

State: GA

Zip: 30024

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 |

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: _____

Telephone: _____

Address: _____

Suite: _____

City _____

State: _____

Zip: _____

So Sworn and Attested:

Owner Signature: _____

Date: 12/01/2023

Notary: _____

Notary Signature: _____

Date: 01 Dec 2023



DISCLOSURE FORM

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

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

Name of Applicant or Opponent: LINDA LOPEZ, FRANCISCO MATUTE

Subject Public Hearing Case: 312 N. MAIN ST.

Campaign Contribution Information:

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

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

Name of Official: N/A

Position: N/A

Description of Contribution: N/A

Value: 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-3.

Signature: _____

Date: 12/01/2023

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Our plan is to support the wonderful growth currently in progress in the downtown Alpharetta area by opening a new restaurant in a location that is outdated and currently vacant. Since the facade designs accepted by the city are very much of our liking, our business will be very compatible with the surrounding properties not only in terms of the architecture but also compatible with the commercial vibrancy that attracts neighbors and the general public to the downtown area.

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

Our mission is to provide a fun and friendly environment where families, local neighbors, and our staff can build positive relationships that will ultimately strengthen the local community. We believe our restaurant will be positive for the residents and an asset to the surrounding properties.

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

The property is currently zoned as OI, and therefore conditional use and rezoning to DT-LW will be necessary to operate a full-service restaurant. The property currently standing at this location is very outdated, vacant and does not provide the space or floor plan necessary for operating the restaurant. After visiting the current house with our architect and builder, we realized that expanding the current building would be more valuable for our restaurant and the community.

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

As this property is located on the Highway 9 Corridor Project, we will benefit from the currently underway widening of sidewalks and beautification project. As this area is already very popular, we anticipate no traffic increase, yet it will provide an additional venue to current pedestrians, bicycle riders, and vehicle riders. Moreover, we believe our restaurant will motivate locals to walk more and become a more pedestrian-oriented downtown than it currently is. As we understand, this would directly support the city of Alpharetta's plan to be a more walkable city.

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

We anticipate no negative impact for the schools or utilities. On the contrary, we firmly believe in the value of community outreach as a way to give back. Therefore, supporting local schools as sponsors or as event supporters is something we are very eager to do.

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

Our proposal is absolutely consistent with the Alpharetta Comprehensive Plan. As set forth in the Future Land Use Map, this area will be designated for "Mixed Use Live Work." Our proposal will not only be an addition to the downtown current vibrancy, but also contribute to spreading this trend further north on Main Street Highway 9.

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

There are no existing conditions, and we do not anticipate any changing conditions which would affect the development of the property or the support for this request.

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

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

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

Yes.

1) Property constraints: the small size of the property, at 0.592 Acres, has presented several hardships that limit the options for construction and development in this commercial zone.

2) Drainage considerations: the topography of this property provides extraordinary conditions as water naturally flows downhill, with some of the water flowing from adjacent properties into this property. With this variance, we will be able to dig a small retention pond in the 50' undisturbed buffer in the rear of the property to provide for better drainage and stormwater solution for the limited space available.

3) Safety and Functionality: the unique topography and the small size of the property present challenges in terms of safety and functionality as water will flow down into the proposed building. With the small retention pond in the rear of the property, we will ensure safe and functional use of the property, considering the natural water flow and limited space available.

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

Yes.

1) Economic Hardship: without this variance, I, the property owner, will face significant economic hardship as it would not be viable to operate my business in such a limited space.

2) Utilization of Space: without this variance, I, the property owner, will struggle to optimize the use of the available space efficiently. This would result in underutilization of the property, hindering its amazing potential to generate revenue, provide an additional family-oriented venue to our neighbors, create jobs, and contribute to the local economy.

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

None.

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. Granting this variance would not cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code. The proposed variance would improve the current situation with the natural flow of water in this property and will be nearly imperceptible to the neighbors in the adjacent properties or the general public. In addition, we intend to fully re-vegetate the proposed water retention pond area in accordance with the city code.

This variance will not interfere with the existing character and land uses of the surrounding area. We are very interested in enhancing the visual appeal, functionality, and cohesiveness of the neighborhood.

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

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: 312 N. MAIN ST.

Contact Name: LINDA LOPEZ Telephone: 404-819-4416

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

PLEASE SEE ATTACHED 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 <i>(Please Specify)</i> |

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.

ABBREVIATION LEGEND:	
AE	= access easement
CB	= catch basin
CL	= centerline
CMF	= concrete monument found
CO	= corrugated metal pipe
CO	= clean out
CT	= crimp top pipe
CP	= communication pedestal
DE	= drainage easement
DI	= drop inlet
DIP	= ductile iron pipe
DWCB=	dbl. wing catch basin
FH	= fire hydrant
GI	= grate inlet
GW	= guy wire
HW	= head wall
IPS	= iron pin set
JB	= junction box
INV	= invert
L.L.L.	= land lot line
LP	= light pole
MH	= manhole (sanitary sewer)
OCS	= outlet control structure
OT	= open top pipe
PI	= pedestal inlet
PL	= property line
POL	= point on line
PP	= power pole
RB	= reinforcing bar
RCP	= reinforced concrete pipe
R/W	= right-of-way
SSE	= sanitary sewer easement
SWCB=	single wing catch basin
TSP	= traffic signal pole
TSB	= traffic signal box
TP	= telephone pole
TSP	= traffic signal pole
WM	= water meter
WV	= water valve
YI	= yard inlet

SYMBOL LEGEND:	
	double wing catch basin
	fire hydrant
	guy wire
	light pole
	power pole
	sanitary sewer manhole
	clean out
	transformer
	water meter
	single wing catch basin
	grate inlet
	junction box
	head wall
	stop sign
	buffer
	bldg setback
	fence
	overhead electric
	underground electric
	water line
	sanitary line
	gas line
	computed point

As Surveyed Description

All that tract or parcel of land lying and being in Land Lot 1197 of the 2nd District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

Beginning at a ½" rebar set with blue cap (LSF# 1121) on the Western Right-of-Way of North Main Street aka Georgia Highway 9 (R/W Varies) 150.00' south of the corner common to Land Lot 1197, said ½" rebar being the POINT OF BEGINNING;

Thence continuing along the Western Right-of-Way of North Main Street S 04°28'36" E, a distance of 119.01 feet to a ½" rebar set with blue cap (LSF# 1121) at the corner common to the lands now or formerly held by Apiti Painting Service Inc. (DB 64721, PG 657);

Thence departing the Western Right-of-Way of North Main Street and continuing along the line common to the lands now or formerly held by Apiti Painting Services Inc. N 89°48'49" W, a distance of 207.82 feet to a ½" open top pipe at the corner common to the lands now or formerly held by Harold and Judy Stephens (DB 55920, PG 280);

Thence continuing along the line common to the lands now or formerly held by Harold and Judy Stephens the following courses and distances:

N 06°41'43" E, a distance of 5.02 feet to a point monumented by a ½" open top pipe found 1.54' east;

S 87°28'02" W, a distance of 17.46 feet to a 1" rod;

N 01°29'16" E, a distance of 113.77 feet to a 1" open top pipe found at the corner common to the lands now or formerly held by The O'Neal Group LLC (DB 59405, PG 9);

Thence continuing along the line common to the lands now or formerly held by The O'Neal Group N 89°59'31" E, a distance of 212.43 feet to a ½" rebar set with blue cap (LSF# 1121) on the Western Right-of-Way of North Main Street, said ½" rebar being the POINT OF BEGINNING;

Said tract contains 0.592 acres as shown on an ALTA/NSPS Survey for Miluso Investments LLC, Jay D. Kessler as Trustee of the Bootery Inc. Profit Sharing Trust and Chicago Title Insurance Company, dated 05/17/2023 and prepared by Engineering 303, LLC.

= Pine Tree

= Hardwood

= Understory

Record Description

All that tract or parcel of land lying and being in Land Lot 1197 of the 2nd District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

Beginning at an iron pin found on the westerly right side of the right-of-way of North Main Street (an 80 foot right-of-way) 150.00 feet southerly from the corner formed by the westerly side of North Main Street and the northerly line of Land Lot 1197, running thence south 03 degrees 28 minutes 36 seconds east 119.05 feet to an iron pin, running thence north 88 degrees 48 minutes 50 seconds west 218.44 feet to an iron pin; running thence north 04 degrees: 15 minutes 00 seconds east 5.02 feet to an iron pin, running thence south 85 degrees 52 minutes 33 seconds west 17.64 feet to an iron pin; running thence north 01 degrees 59 minutes 00 seconds east 113.92 feet to an iron pin, running thence south 89 degrees 09 minutes 54 seconds east 224.48 feet to an iron pin and the POINT OF BEGINNING, the foregoing tract being depicted as 0.622 acres on that certain plat of survey for John S. Harvey dated November 23, 1998, prepared by Survey Concepts, Inc.

Less and Except that certain portion of the above described property conveyed by Right of Way Deed recorded in Deed Book 59017, Page 95, Fulton County, Georgia records.

ALTA/NSPS Notes:

- Zoning: O-4, Downtown Overlay District.
- Property address: 312 North Main Street, Fulton County, Georgia.
- The property has direct access to a public roadway at North Main Street.
- There was observed evidence of road construction in the right of way of North Main Street.
- There is no observed evidence of waste dump, sump, or sanitary landfill on subject property.
- The boundary lines of the property are contiguous and contain no gaps, gores or overlaps.

REVISIONS:		
NO.	DESCRIPTION	DATE
1	Add storm sewer diameter and type of pipe	8/01/23
2	Revise certification	8/18/23

MATTERS OF RECORD - John S. Harvey, MD					COMMITMENT NO:	901474-00-230508-717014
Traditional Title Services, Inc.					EFFECTIVE DATE:	May 1, 2023
#	DEED BOOK	PAGE	DATE	INSTRUMENT	GRANTOR	GRANTEE
1	12620	100	7/6/1989	Sewer Easement	Michael E. Sullivan and William J. Sullivan	Fulton County
2	64008	527	6/23/2021	Easement	John S. Harvey, MD	Georgia Power Company
3	59017	95	7/18/2018	Right of Way Deed	John S. Harvey, MD	Georgia Department of Transportation

TOPOGRAPHIC SURVEY NOTES:

- Vertical Datum is NAVD 88(2012B) based on network-based RTK GPS solution using a Leica GS14 GPS System and SmartNet network. Bearing basis and elevation derived from 2 control points. All other work performed with methods described below.
- Contours displayed at a 2-foot interval.
- Measurements shown are US Survey Feet (ground).
- Vertical accuracy complies with 180-7-.04 (3) - measurements vertical.

LOCATION MAP NOT TO SCALE

GENERAL NOTES:

- Only evidence of easements or structures which are readily apparent from an above ground field inspection of the premises are shown, unless stated otherwise hereon. No liability is assumed by this firm for losses relating to the existence of any easement not discovered by above ground field inspection of the premises.
- This plat was prepared for the exclusive use of the person, persons, or entity named hereon. Said certification does not extend to any unnamed persons without a recertification by the surveyor.
- Jurisdictional areas or negative easements, if any, which might impact the use of the property were not located, unless stated otherwise. No liability is assumed by this firm for any losses resulting from the exercise of any government jurisdiction affecting the use of the property.
- The property shown and described hereon is subject to any existing easements, rights-of-way, restrictive covenants, zoning regulations, underground utilities and/or setback lines whether or not they may be shown. No liability is assumed by this firm for any losses that may be associated with the existence of any easements or restrictions on the use of the property.
- Location map from Fulton County GIS.
- All building ties are perpendicular to the property lines unless otherwise noted.
- Utility locations show per Level D utility mark out by Groundhawk Job Nnumber GH23099.

SURVEY NOTES:

- Certain interior improvements may not be shown hereon, i.e. fence lines, guy wires, etc.
- Matters of record not shown hereon are excepted.
- Bearings based on Reference 1 Record line held as indicated.
- Measurements shown are US Survey Feet (ground).
- Field angles and linear distances measured using a Trimble S5 Robotic Total Station.
- The field data upon which this plat is based has a field closure of one foot in 34,272 feet and an angular error of 1.5 seconds per angle point and was adjusted using Compass Rule. Fieldwork Completed on 03/15/23.
- Property corners marked IPS (Iron Pin Set) are 1/2" x 18" rebar with blue plastic cap (E303 LSF #1121) unless otherwise indicated. Unless indicated as set, monumentation shown was found.
- No evidence of human burials or cemeteries was observed on site during the course of the fieldwork.
- Riparian boundaries subject to change due to natural forces and may not represent the actual limit of title.
- This plat has been calculated for closure and is found to be accurate within one foot in 112,238 feet.

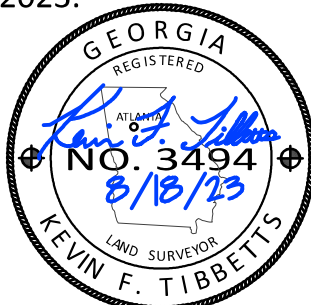
FLOOD HAZARD NOTE:

No portion of this property is contained within the limits of a Special Flood Hazard Zone as defined by the Federal Emergency Management Agency Flood Insurance Rate Map No.13121C0058F of Fulton County, GA. (Community Panel No. 1300840058F), most recently revised 9/18/13.

SURVEYOR CERTIFICATION:

To:
Miluso Investment, LLC, Jay D. Kessler, as Trustee of the Bootery Inc. Profit Sharing Trust, & Chicago Title Insurance Company .

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 7(a), 7(b)(1), 7(c), 8, 9, 11 (surface visible only) 13, 16, 17 & 18. The field work was completed On March 15, 2023.



Civil Engineering, Land Surveying,
Stream and Wetland Restoration

Drawn: KFT
Date: 05/17/23
Sheet
1 of 1
Project Number
22-4971

ALTA/NSPS Land Title Survey for:
Miluso Investment, LLC,
Jay D. Kessler, as Trustee of the Bootery Inc. Profit Sharing Trust,
Bank Five Nine, ISAOA, Georgia Small Business Capital and US Small Business Administration
& Chicago Title Insurance Company
City of Alpharetta
2nd District, 2nd Section
Land Lot 1197
Fulton County, GA

Engineering
E303

TO WHOM IT MAY CONCERN
312 N MAIN ST
ALPHARETTA GA 30009

GOOD MICHAEL & ZARRINA
100 SHADY GROVE LANE
ALPHARETTA GA 30009

LEVY MELANIE &
BARNETT JEFFERSON SMITH
1004 PINE GROVE DR
ALPHARETTA GA 30009

TALABI SAYED A & ROZATI SHIRIN
1008 PINE GROVE DR
ALPHARETTA GA 30004

KNIGHT NATALIE & DAMON
1012 PINE GROVE DR
ALPHARETTA GA 30004

379 MAIN LLC
1049 SAINT LILY PL
MARIETTA GA 30068

ADAMS RICHARD E N & CATHERINE J
105 SHADY GROVE LN
ALPHARETTA GA 30009-3245

LANZO NICHOLAS & TRICIA
110 SHADY GROVE LANE
ALPHARETTA GA 30009

RICHEY JAMES DAVID JR &
STEPHANIE ANN
120 SHADY GROVE LANE
ALPHARETTA GA 30009

TUSHMAN HOLDINGS INC
15215 SANDPOINT TRCE
ALPHARETTA GA 30004

TWELVE ON CANTON COMMUNITY
ASSOCIATION INC
1585 OLD NORCROSS RD BLDG 101
LAWRENCEVILLE GA 30046

LIEBL GWYNNE E & MONES MICHAEL
ANTHONY
1840 N CREEK CIR
ALPHARETTA GA 30009

RICHARDSON DEAN &
HUMANN SHANNA L
1851 NORTH CREEK CIR
ALPHARETTA GA 30004

WILLIAMS LEIGHTON H
1856 NORTH CREEK CIR
ALPHARETTA GA 30004

CULLIGAN CATHY A
1861 NORTH CREEK CIR
ALPHARETTA GA 30004

HOTUNG ANDREW
1862 NORTH CREEK CIR
ALPHARETTA GA 30004

TAYLOR DAVID J & KIRSTEN G
1867 N CREEK CIR
ALPHARETTA GA 30004-2353

HANRAHAN SHAUN & CHRISTINE
1868 NORTH CREEK CIR
ALPHARETTA GA 30004

COUCH TIMOTHY D
1873 N CREEK CIR
ALPHARETTA GA 30009

BATES JOSHUA AP
1874 N CREEK CIR
ALPHARETTA GA 30009

UTZ Q WAYNE & CYNTHIA C
1880 NORTH CREEK CIR
ALPHARETTA GA 30004-1352

NIXON D LANA M
2105 CANTON VW
ALPHARETTA GA 30004

MOORE MARK & JOAN H
2110 CANTON VW
ALPHARETTA GA 30009

SIMMONS JAMES C & HURT SIMMONS
BARBARA
2115 CANTON VW
ALPHARETTA GA 30009

RADDEN NATASHA R
2120 CANTON VW
ALPHARETTA GA 30009

PALMER CHARLES J JR
2125 CANTON VW
ALPHARETTA GA 30009

RODNEY & SHERRY BARRON LIVING
TRUST THE
2445 FLAT STONE DR
CUMMING GA 30041

CMP PROPERTIES LLC
254 N MAIN ST
ALPHARETTA GA 30009

BURGESS JOHN R SR &
BURGESS VIRGINIA P
255 CANTON ST
ALPHARETTA GA 30009

FILIPOWICZ DAVID F & LAURA
260 CANTON ST
ALPHARETTA GA 30009

RAMIREZ CRISPINA N
261 N MAIN ST
ALPHARETTA GA 30004-1655

CROUCHER STEWART T & REBECCA K
263 CANTON ST
ALPHARETTA GA 30009

APITI PAINTING SERVICE INC
2682 HERRINGTON WOODS CT
LAWRENCEVILLE GA 30044

RAMIREZ CRISPINA N
271 N MAIN ST
ALPHARETTA GA 30004-1655

SMITH WILLIAM H & NANCY R
272 CANTON ST
ALPHARETTA GA 30009

CHALOUX MICHAEL & RHONDA
273 CANTON ST
ALPHARETTA GA 30009

LIBERTY SHAWNA A & TUMINELLO
DEBORAH L
3001 WESTSIDE CT
ALPHARETTA GA 30004

RICHARDSON KATHRYN S
3010 WESTSIDE CT
ALPHARETTA GA 30009

SOLARES AMILCAR
3011 WESTSIDE CT
ALPHARETTA GA 30004

ORDWAY CHRISTOPHER H & ORDWAY
MARY LYNN
3020 WESTSIDE CT
ALPHARETTA GA 30009-2372

MELTON DAVID A
3021 WESTSIDE CT
ALPHARETTA GA 30009

CLEVER MICHAEL T & STACY L
3030 CREEK TREE LN
CUMMING GA 30041

DUTTA ADITYA
3031 WESTSIDE CT
ALPHARETTA GA 30009

STEPHENS HAROLD A
319 CANTON ST
ALPHARETTA GA 30009

APPEN RAY & CHRISTINA
319 NORTH MAIN ST
ALPHARETTA GA 30004-1321

ONEAL GROUP LLC THE
322 N MAIN ST
ALPHARETTA GA 30009

LOGAN MICHAEL JASON & LOGAN
CHRISTINE L
329 CANTON ST
ALPHARETTA GA 30009

333 NORTH MAIN LLC
333 N MAIN ST
ALPHARETTA GA 30009

DEBORA ANN MOORE
REVOCABLE LIVING TRUST THE
339 CANTON ST
ALPHARETTA GA 30009

HYPERCHATTER LLC
35 CANTON ST
ALPHARETTA GA 30009

T OLIVE PROPERTIES LLC
351 CANTON ST
ALPHARETTA GA 30009

THREE HUNDRED SIXTY SIX
NORTH MAIN LLC
366 NORTH MAIN ST
ALPHARETTA GA 30004

HUGHES CULLENS HARRIET
3944 VINYARD WAY
MARIETTA GA 30062

THAI CHANG INVESTMENT LLC
3980 PEACHTREE INDUSTRIAL BLVD # 100
DULUTH GA 30096

RANGANATHAN BALAMOUGAN &
BALAMOUGAN ANJANA BALA
430 CONCORD ST
ALPHARETTA GA 30009

JCP3 PROPERTIES LLC
4945 NORTHRIDGE DR
CUMMING GA 30040

RED ELEPHANT INVESTMENT GROUP LLC
5665 ATLANTA HWY STE 102-309
ALPHARETTA GA 30004

GJTA REAL ESTATE HOLDINGS LLC
6740 VICKERY POST LANE
CUMMING GA 30040

GJTA REAL ESTATE HOLDINGS LLC
6740 VICKERY POST LN
CUMMING GA 30040

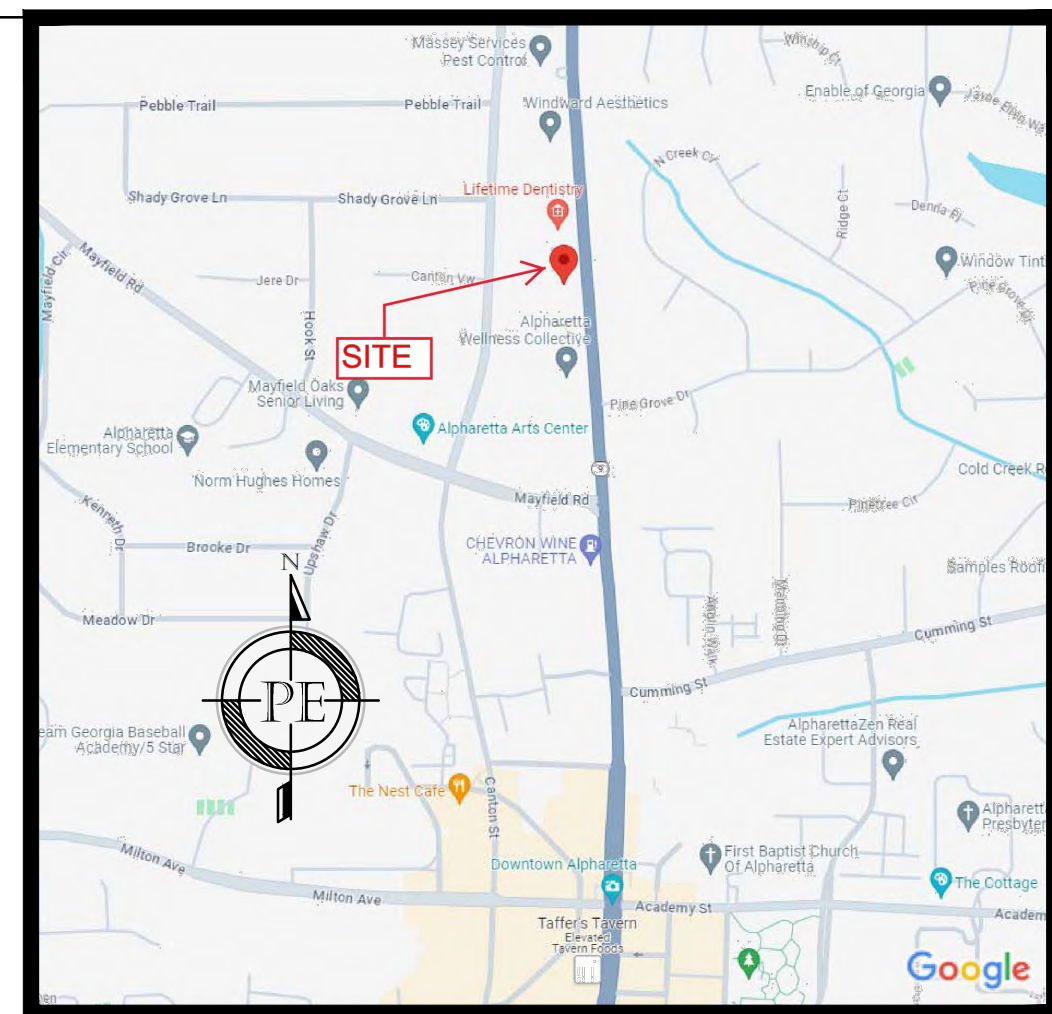
ZARZANA SEAN
709 FOUNDERS CT E
ALPHARETTA GA 30004

ANDMOR INVESTMENTS LLC
720 CREEK RD
ALPHARETTA GA 30004

TRIDAK LLC
985 HAMPRESTON CT
CUMMING GA 30041

AVANTI GROUP LLC
P O BOX 2591
ALPHARETTA GA 30023

HARVEY JOHN S
PO BOX 768995
ROSWELL GA 30076



N.T.S.

M "60 D"
1:1096.82

Know what's below.
Call before you dig.

GRAPHIC SCALE



SCALE IN FEET
1 INCH = 20 FEET

SITE INFORMATION

OWNER/DEVELOPER:	XYZ DEVELOPER 1000 ROAD ATLANTA, GA 30005 CONTACT NAME CONTACT NUMBER
ARCHITECT:	CAS ARCHITECTURE 183 N. PERRY STREET LAWRENCEVILLE, GA 30046 CHAD SMITH 678-646-7736
SITE AREA:	±0.59 ACRES
DIST. AREA:	±0.00 ACRES
SITE ZONING:	OFFICE INSTITUTIONAL (O-I), DOWNTOWN OVERLAY DISTRICT
EXISTING SITE USE:	EXISTING RESIDENTIAL OFFICE
PROPOSED PROJECT:	RESTAURANT AND OFFICE BUILDING
JURISDICTION:	ALPHARETTA, GA

24 HOUR EMERGENCY CONTACT
JOHN DOE 770-555-5555

UTILITY DISCLAIMER

UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES ADJACENT TO OR WITHIN THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH UTILITY COMPANIES TO HAVE THEM RELOCATED WHEN NECESSARY FOR TIE-INS.

EXISTING CONDITIONS DISCLAIMER

THE EXISTING CONDITIONS INFORMATION SHOWN ON THIS PLAN IS BASED ON THE SURVEY REFERENCED IN THE REFERENCE SECTION ON SHEET C001. ANY VERIFICATION OR CLARIFICATIONS OF EXISTING INFORMATION SHOULD BE DONE WITH THE SURVEYOR. CONTRACTOR IS TO FIELD VERIFY ALL INFORMATION BEFORE BEGINNING CONSTRUCTION. PARTAIN ENGINEERING, LLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THIS INFORMATION AND IT IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.



The logo for Partain Engineering, LLC is a circular emblem. It features a double-lined border. Inside the border, the words "PARTAIN" and "ENGINEERING, LLC" are written in a serif font, separated by two small stars. In the center of the circle, the letters "PE" are prominently displayed in a large, stylized serif font.

CIVIL ENGINEERING
LAND PLANNING
CONSULTING

P.O. Box 566
Woodstock, Georgia 30188
770.345.0589
www.PartainEngineering.com

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*GASWCC LEVEL 2 CERT. NO.
0000005261*

ISSUE

PROJECT

MAMITA RESTAURANT
312 NORTH MAIN STREET
ALPHARETTA, GEORGIA 30004
LL NO. 1197, 2ND DISTRICT, 2ND SECTION

JOB NUMBER	23-103
DATE	12-05-2

SHEET TITLE

PRELIMINARY SITE PLAN

SHEET NUMBER

C311

As Surveyed Description

All that tract or parcel of land lying and being in Land Lot 1197 of the 2nd District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

Beginning at a ½" rebar set with blue cap (LSF# 1121) on the Western Right-of-Way of North Main Street aka Georgia Highway 9 (R/W Varies) 150.00' south of the corner common to Land Lot 1197, said ½" rebar being the POINT OF BEGINNING;

Thence continuing along the Western Right-of-Way of North Main Street S 04°28'36" E, a distance of 119.01 feet to a ½" rebar set with blue cap (LSF# 1121) at the corner common to the lands now or formerly held by Apiti Painting Service Inc. (DB 64721, PG 657);

Thence departing the Western Right-of-Way of North Main Street and continuing along the line common to the lands now or formerly held by Apiti Painting Services Inc. N 89°48'49" W, a distance of 207.82 feet to a 1/2" open top pipe at the corner common to the lands now or formerly held by Harold and Judy Stephens (DB 55920, PG 280);

Thence continuing along the line common to the lands now or formerly held by Harold and Judy Stephens the following courses and distances:

N 06°41'43" E, a distance of 5.02 feet to a point monumented by a ½" open top pipe found 1.54' east;

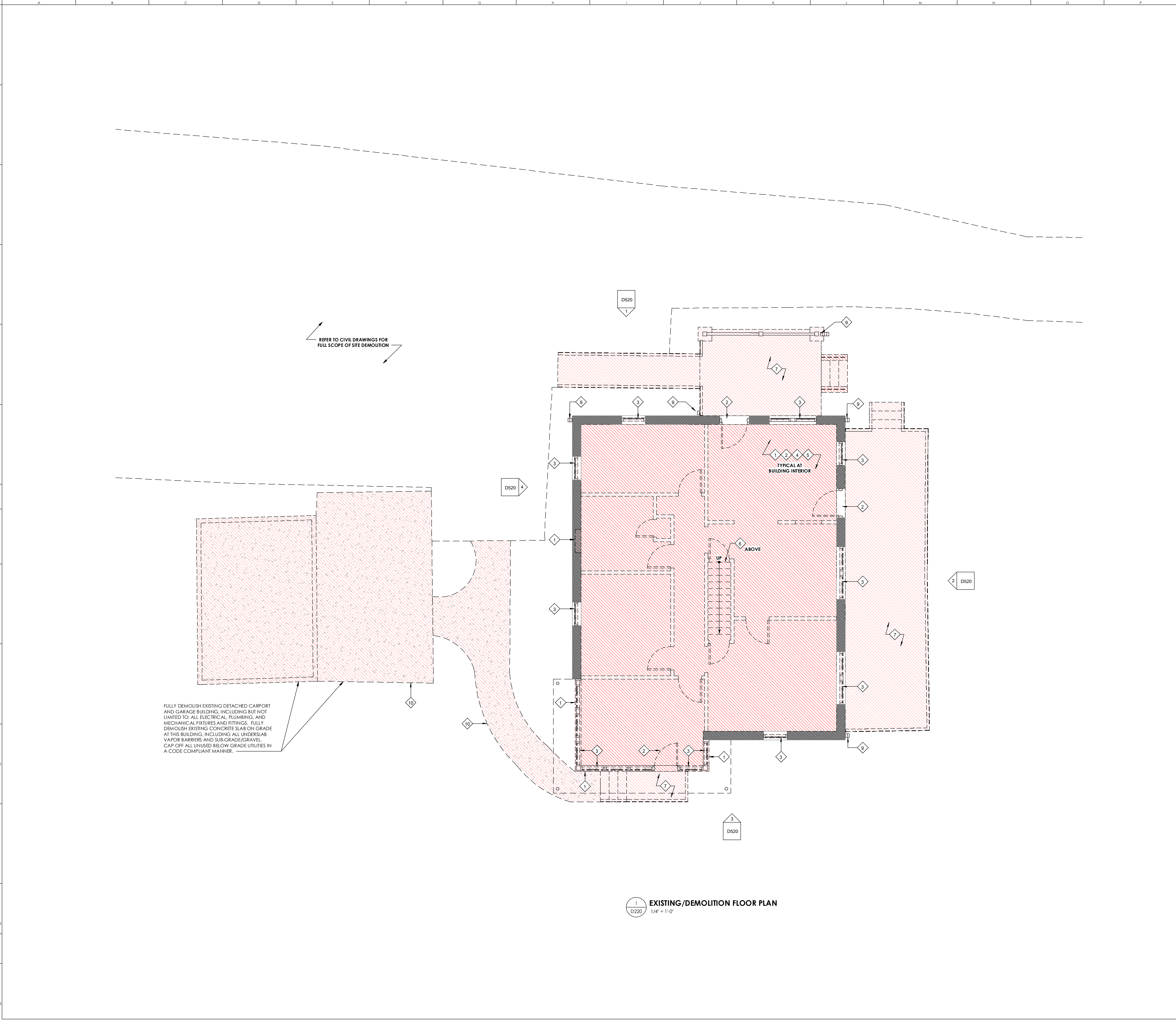
S 87°28'02" W, a distance of 17.46 feet to a 1" rod;

N 01°29'16" E, a distance of 113.77 feet to a 1" open top pipe found at the corner common to the lands now or formerly held by The O'Neal Group LLC (DB 59405, PG 9);

Thence continuing along the line common to the lands now or formerly held by The O'Neal Group N 89°59'31" E, a distance of 212.43 feet to a ½" rebar set with blue cap (LSF# 1121) on the Western Right-of-Way of North Main Street, said ½" rebar being the POINT OF BEGINNING;

Said tract contains 0.592 acres as shown on an ALTA/NSPS Survey for Miluso Investments LLC, Jay D. Kessler as Trustee of the Bootery Inc. Profit Sharing Trust and Chicago Title Insurance Company, dated 05/17/2023 and prepared by Engineering 303, LLC.

1. BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY PREPARED BY ENGINEERING 303, DATED 5-17-23, ENTITLED "ALTA/NSPS LAND TITLE SURVEY FOR: MILSOU INVESTMEN, LLC."
2. THE ABOVE REFERENCED SURVEY INDICATES THAT THE PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE AS IDENTIFIED ON A F.I.R.M. COMMUNITY PANEL NO. 13121C0058F FOR FULTON COUNTY, GA - DATED 09-18-13 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.).



1 EXISTING/DEMOLITION FLOOR PLAN
1/4" = 1'-0"

DEMOLITION GENERAL NOTES		
NOTE: CONTRACTOR SHALL CONFIRM WITH OWNER ITEMS TO BE REUSED. ALL ITEMS TO BE REMOVED SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR OR STORED AND REUSED BY THE CONTRACTOR PER OWNER'S DIRECTION.		
1.	COORDINATE ALL DEMOLITION WITH OTHER TRADES. REFER TO ENGINEER DRAWINGS FOR FURTHER REQUIREMENTS AND SCOPE OF WORK.	
2.	DURING DEMOLITION, DAMAGE TO WORK NOTED TO REMAIN SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER. EXTREME CARE SHALL BE TAKEN TO NOT DAMAGE OR DISTURB WORK THAT IS TO REMAIN IN PLACE.	
3.	ANY EXISTING ELECTRICAL OUTLETS, WIRING, CONDUIT, FIXTURES, DEVICES, PHONE JACKS AND DATA OUTLETS (AND ITEMS OF SIMILAR NATURE) ENCOUNTERED IN EXISTING WORK TO BE DEMOLISHED SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR. REMOVE ELECTRICAL CONDUIT AND FEEDERS BACK TO THE PANEL. CONFIRM ITEMS TO BE SALVAGED FOR REUSE BY THE OWNER.	
4.	ANY PREVIOUSLY ABANDONED WORK ENCOUNTERED IN EXISTING WORK TO BE DEMOLISHED SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.	
5.	ANY EXISTING MECHANICAL EQUIPMENT, DEVICES, DUCTWORK, ETC. SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.	
6.	THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION WASTE AND DEBRIS.	
7.	REMOVE AND DISPOSE OF ANY AND ALL WALL MOUNTED ITEMS IN EXISTING SPACES.	
8.	ALL DEMOLITION WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE 2020 EDITION OF NFPA 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.	
9.	REFER TO ALL PLANS FOR ALL ROUGH-IN WORK TO BE LOCATED IN THE CRAWL SPACE BELOW EXISTING FLOOR FRAMING TO REMAIN. PROVIDE NEW GRAVEL BASE AND VAPOR BARRIER AT CRAWL SPACE PRIOR TO INSTALLING NEW FLOORING AT THE EXISTING BUILDING FOOTPRINT.	
10.	FULLY DEMOLISH EXISTING DETACHED CARPORT AND GARAGE BUILDING, INCLUDING BUT NOT LIMITED TO: ALL ELECTRICAL, PLUMBING, AND MECHANICAL FIXTURES AND FITTINGS. FULLY DEMOLISH EXISTING CONCRETE SLAB ON GRADE AT THIS BUILDING, INCLUDING ALL UNDERSLAB VAPOR BARRIERS AND SUB-GRADE/GRAVEL. CAP OFF ALL UNUSED BELOW GRADE UTILITIES IN A CODE COMPLIANT MANNER.	
DEMOLITION LEGEND		
	EXISTING BUILDING ELEMENTS TO REMAIN (SECTION CUT)	
	EXISTING BUILDING ELEMENTS TO REMAIN	
	EXISTING BUILDING ELEMENTS TO BE DEMOLISHED	
DEMOLITION KEY NOTES		
1	DEMOLISH EXISTING WALL AT INDICATED AREA - CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AS REQUIRED TO ENSURE STRUCTURAL STABILITY THROUGHOUT THE DEMOLITION PHASE. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION.	
2	DEMOLISH EXISTING DOOR AND FRAME AS INDICATED. INFILL ROUGH OPENINGS WITH NEW WOOD FRAMING AND BRICK VENEER TO MATCH EXISTING (AS REQUIRED). PATCH AND REPAIR ANY AND ALL DAMAGED AREAS SCHEDULED TO REMAIN TO LIKE NEW CONDITION.	
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4	DEMOLISH PLUMBING FIXTURES, FITTINGS, AND ALL ASSOCIATED PLUMBING LINES AT EXISTING BUILDING. CAP OFF ALL ABANDONED PLUMBING LINES IN A CODE COMPLIANT MANNER.	
5	DEMOLISH ALL FLOORING IN EXISTING BUILDING AS INDICATED, DOWN TO SUB-FLOOR AND JOISTS. SALVAGE EXISTING WOOD FLOORING ON BOTH THE MAIN LEVEL AND IN THE ATTIC, AND STORE FOR INSTALLATION IN THE RENOVATED SPACE.	
6	DEMOLISH EXISTING ATTIC IN ITS ENTIRETY, INCLUDING BUT NOT LIMITED TO: STAIRS, FLOOR FRAMING SYSTEM, BRICK CHIMNEY, AND ALL ELECTRICAL, PLUMBING, AND MECHANICAL FIXTURES AND FITTINGS. CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AS REQUIRED TO ENSURE STRUCTURAL STABILITY THROUGHOUT THE DEMOLITION PHASE.	
7	DEMOLISH EXISTING WOOD DECK, RAILINGS, SUPPORT POSTS, WALLS AND STAIRS IN ITS ENTIRETY.	
8	EXISTING ROOF / STRUCTURE TO BE DEMOLISHED IN ITS ENTIRETY - PROTECT ALL ADJACENT PORTIONS OF EXISTING BUILDING SCHEDULED TO REMAIN. CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AS REQUIRED TO ENSURE STRUCTURAL STABILITY THROUGHOUT THE DEMOLITION PHASE.	
9	DEMOLISH EXISTING GUTTERS AND DOWNSPOUTS IN THEIR ENTIRETY, INCLUDING BUT NOT LIMITED TO ALL UNDERGROUND PIPING THAT CONNECTS DOWNSPOUTS TO AN UNDERGROUND STORMWATER DETENTION SYSTEM.	
10	DEMOLISH EXISTING EXTERIOR CONCRETE PAVING IN ITS ENTIRETY. PATCH AND REPAIR ANY AND ALL DAMAGED AREAS SCHEDULED TO REMAIN TO LIKE NEW CONDITION.	
11	NEW TOP OF EXISTING FRAMING AND BRICK VENEER HEIGHT TO BE 8'-0" ABOVE LOWER LEVEL FINISH FLOOR ELEVATION. DEMOLISH EXISTING FRAMING AND BRICK VENEER ABOVE 8'-0" AND PREPARE TO RECEIVE NEW UPPER LEVEL FLOOR FRAMING.	
12	DEMOLISH EXISTING WALL FRAMING AND BRICK VENEER AT AREAS INDICATED TO ACCOMMODATE NEW DOOR / OPENING. CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AS REQUIRED TO ENSURE STRUCTURAL STABILITY THROUGHOUT THE DEMOLITION PHASE.	

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PROJECT

MAMITA

312 N MAIN

312 NORTH MAIN STREET, ALPHARETTA, GA 30009

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NO.	DATE	REVISION / REVISIONS
1	12/01/2023	PROGRESS SET

SHEET TITLE
EXISTING/DEMOLITION FLOOR PLAN

SHEET NUMBER
D220

PROJECT Z3110	DATE 12/01/2023	DRAWN DF
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23105_MAMITA_ALPHARETTA_RVT23

Page 42 of 99



- DEMOLITION GENERAL NOTES
- NOTE: CONTRACTOR SHALL CONFIRM WITH OWNER ITEMS TO BE REUSED. ALL ITEMS TO BE REMOVED SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR OR STORED AND REUSED BY THE CONTRACTOR PER OWNER'S DIRECTION.

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- DEMOLITION LEGEND
- EXISTING BUILDING ELEMENTS TO REMAIN (SECTION CUT)

EXISTING BUILDING ELEMENTS TO REMAIN

EXISTING BUILDING ELEMENTS TO BE DEMOLISHED

- DEMOLITION KEY NOTES
- 1

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NO.	DATE	REVISION / REVISIONS
1	12/01/2023	PROGRESS SET

SHEET TITLE

EXISTING/DEMOLITION ELEVATIONS

SHEET NUMBER

D520

PROJECT

23110

DATE

12/01/2023

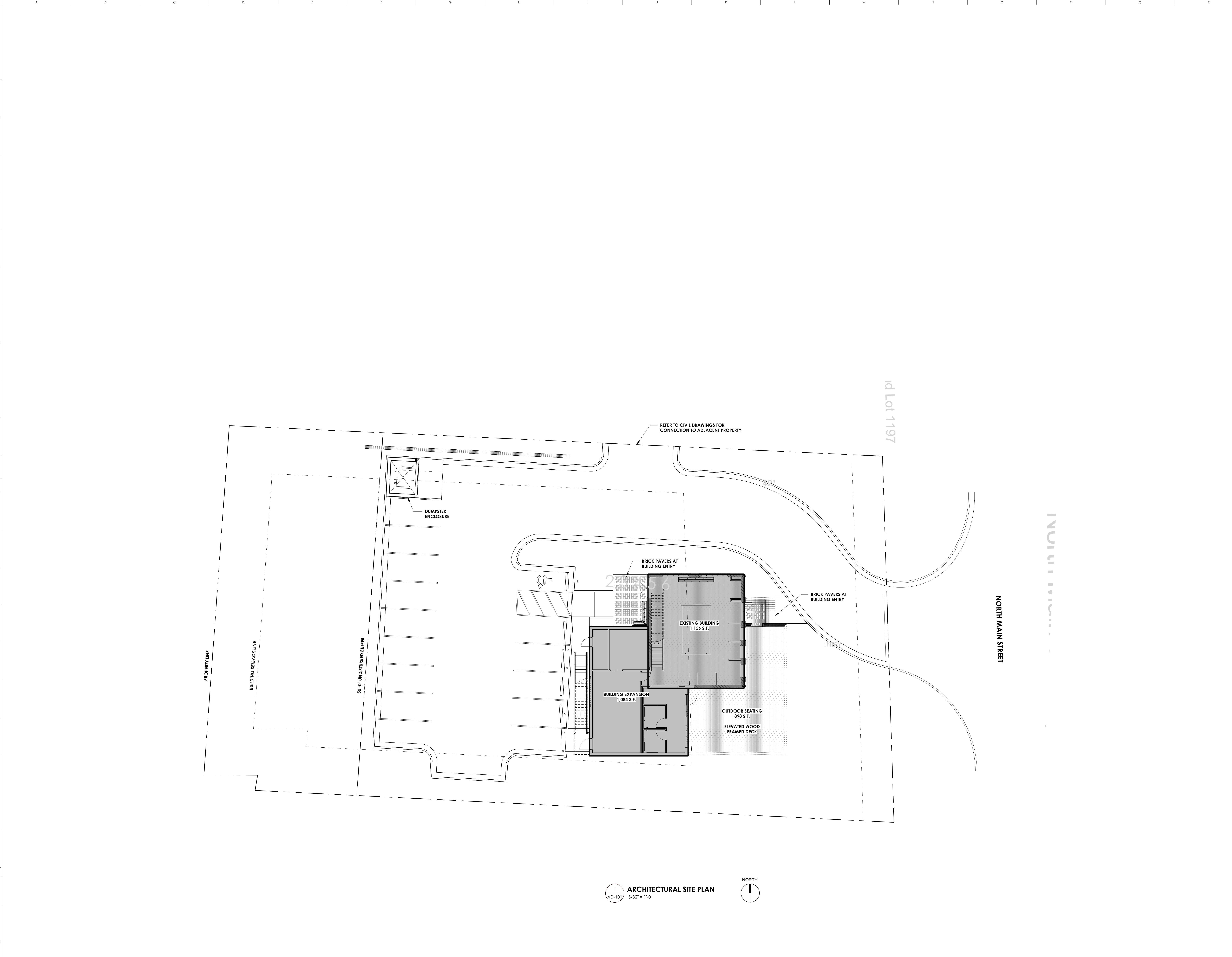
DRAWN

DF

FILE

23105_MAMITA_ALPHARETTA_RVT23

Page 43 of 99



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NO.	DATE	ISSUANCE / REVISIONS

1
AD-101

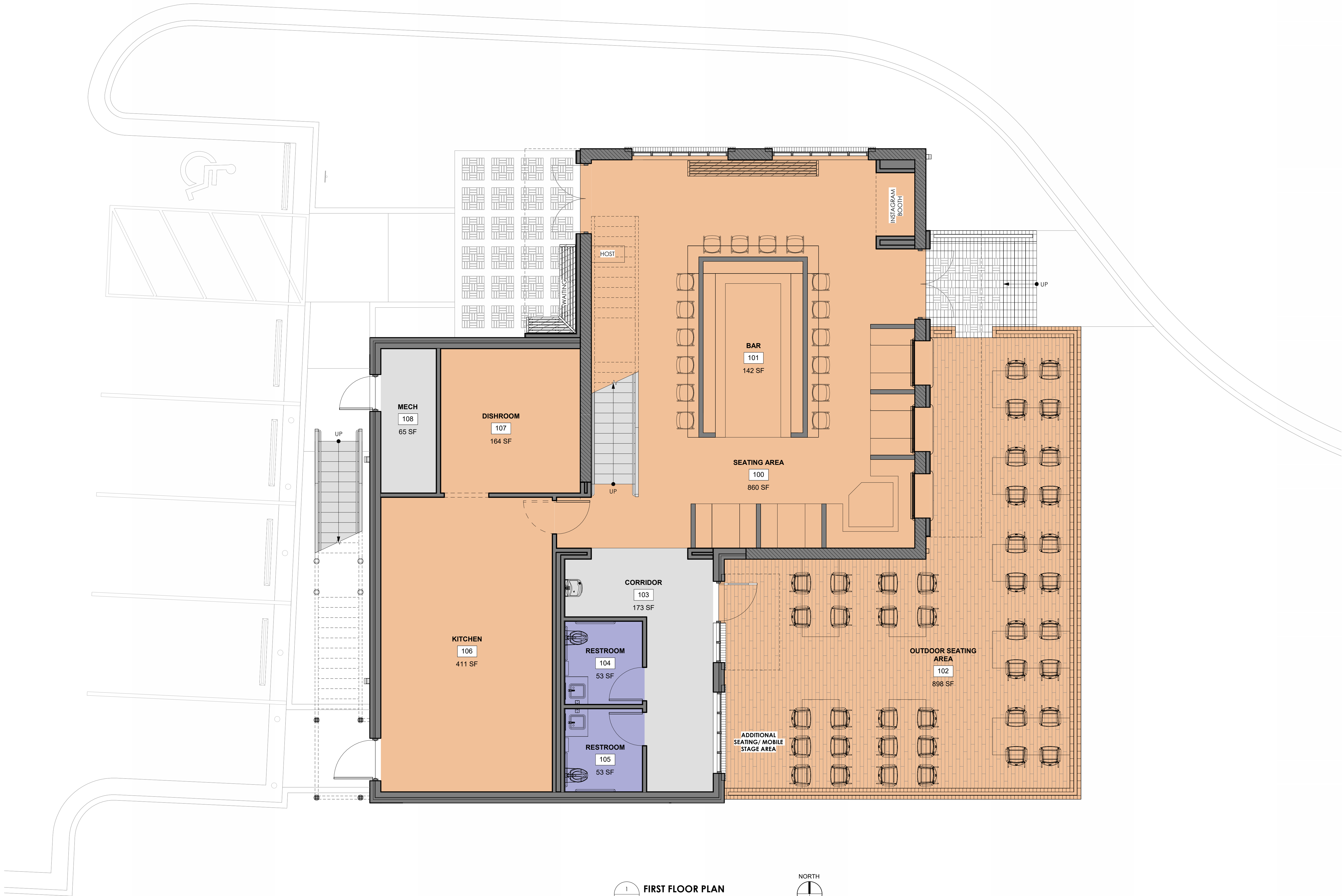
ARCHITECTURAL SITE PLAN
3/32" = 1'-0"

NORTH

SHEET TITLE
ARCHITECTURAL SITE PLAN

SHEET NUMBER
AD-101

PROJECT 23110	DATE 12/01/2023	DRAWN DF
FILE		



AREA CALCULATION NOTES

SQUARE FOOTAGE SUMMARY

FIRST FLOOR NET S.F.	
SEATING AREA 100	860 S.F.
BAR 101	142 S.F.
CORRIDOR 103	173 S.F.
RESTROOM 104	53 S.F.
RESTROOM 105	53 S.F.
KITCHEN 106	411 S.F.
DISHROOM 107	164 S.F.
MECH. 108	65 S.F.
TOTAL FINISHED SPACE	1,921 S.F.

SECOND FLOOR NET S.F.	
PRIVATE BREAK ROOM 200	545 S.F.
CORRIDOR 202	229 S.F.
OFFICE 203	120 S.F.
OFFICE 204	113 S.F.
BREAK ROOM 205	205 S.F.
CONFERENCE 206	182 S.F.
MECH. 207	59 S.F.
RESTROOM 208	42 S.F.
RESTROOM 209	43 S.F.
TOTAL FINISHED SPACE	1,536 S.F.

2-STORY TOTAL NET S.F.	3,459 S.F.
------------------------	------------

FIRST FLOOR GROSS S.F.	2,240 S.F.
SECOND FLOOR GROSS S.F.	1,788 S.F.
2-STORY TOTAL GROSS S.F.	4,028 S.F.

OUTDOOR SEATING AREA	898 S.F.
BALCONY	393 S.F.
2-STORY TOTAL GROSS S.F. (INCLUDING OUTDOOR AREAS)	5,319 S.F.

GRAPHIC LEGEND

- RESTAURANT / KITCHEN
- OFFICE / STAFF WORKSPACE
- RESTROOMS
- CIRCULATION / MECHANICAL

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NO.	DATE	ISSUANCE / REVISIONS
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SHEET TITLE
ARCHITECTURAL FLOOR PLAN - FIRST FLOOR

SHEET NUMBER

AD-201

PROJECT	DATE	DRAWN
Z3110	12/01/2023	DF
FILE		



AREA CALCULATION NOTES

SQUARE FOOTAGE SUMMARY

FIRST FLOOR NET S.F.	
SEATING AREA 100	840 S.F.
BAR 101	142 S.F.
CORRIDOR 103	173 S.F.
RESTROOM 104	53 S.F.
RESTROOM 105	53 S.F.
KITCHEN 106	411 S.F.
DISHROOM 107	144 S.F.
MECH. 108	65 S.F.
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CORRIDOR 202	229 S.F.
OFFICE 203	120 S.F.
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BREAK ROOM 205	205 S.F.
CONFERENCE 206	182 S.F.
MECH. 207	59 S.F.
RESTROOM 208	42 S.F.
RESTROOM 209	43 S.F.
TOTAL FINISHED SPACE	1,536 S.F.

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FIRST FLOOR GROSS S.F.	2,240 S.F.
SECOND FLOOR GROSS S.F.	1,788 S.F.
2-STORY TOTAL GROSS S.F.	4,028 S.F.

OUTDOOR SEATING AREA	898 S.F.
BALCONY	393 S.F.
2-STORY TOTAL GROSS S.F. (INCLUDING OUTDOOR AREAS)	5,319 S.F.

GRAPHIC LEGEND

- RESTAURANT / KITCHEN
- OFFICE / STAFF WORKSPACE
- RESTROOMS
- CIRCULATION / MECHANICAL

ARCHITECT

Cos Architecture
183 N Perry St
Lawrenceville, GA
30046
404.806.0556
www.cosarc.com

CONSULTANT

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PROJECT

MAINTA
312 N MAIN
312 NORTH MAIN STREET, ALPHARETTA, GA 30009

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NO.	DATE	ISSUANCE / REVISIONS
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SHEET TITLE
ARCHITECTURAL FLOOR PLAN -
SECOND FLOOR

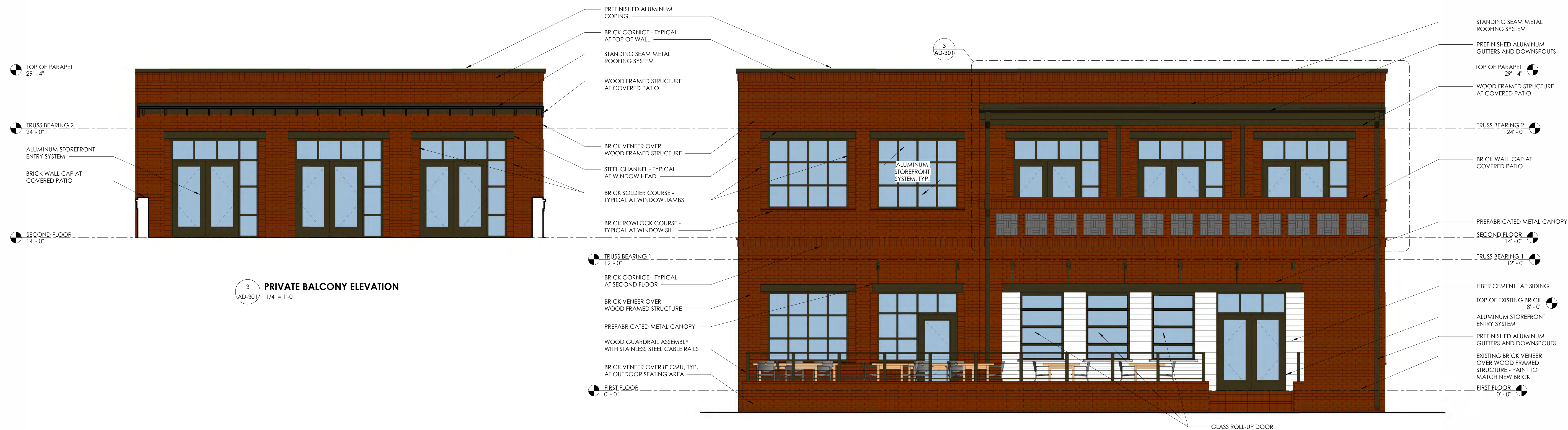
SHEET NUMBER

AD-202

PROJECT	DATE	DRAWN
Z3110	12/01/2023	DF
FILE		

1
AD-202
SECOND FLOOR PLAN
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"1 EAST (FRONT) ELEVATION
1/4" = 1'-0"3 PRIVATE BALCONY ELEVATION
1/4" = 1'-0"

A B C D E F G H I J K L M N O P Q R

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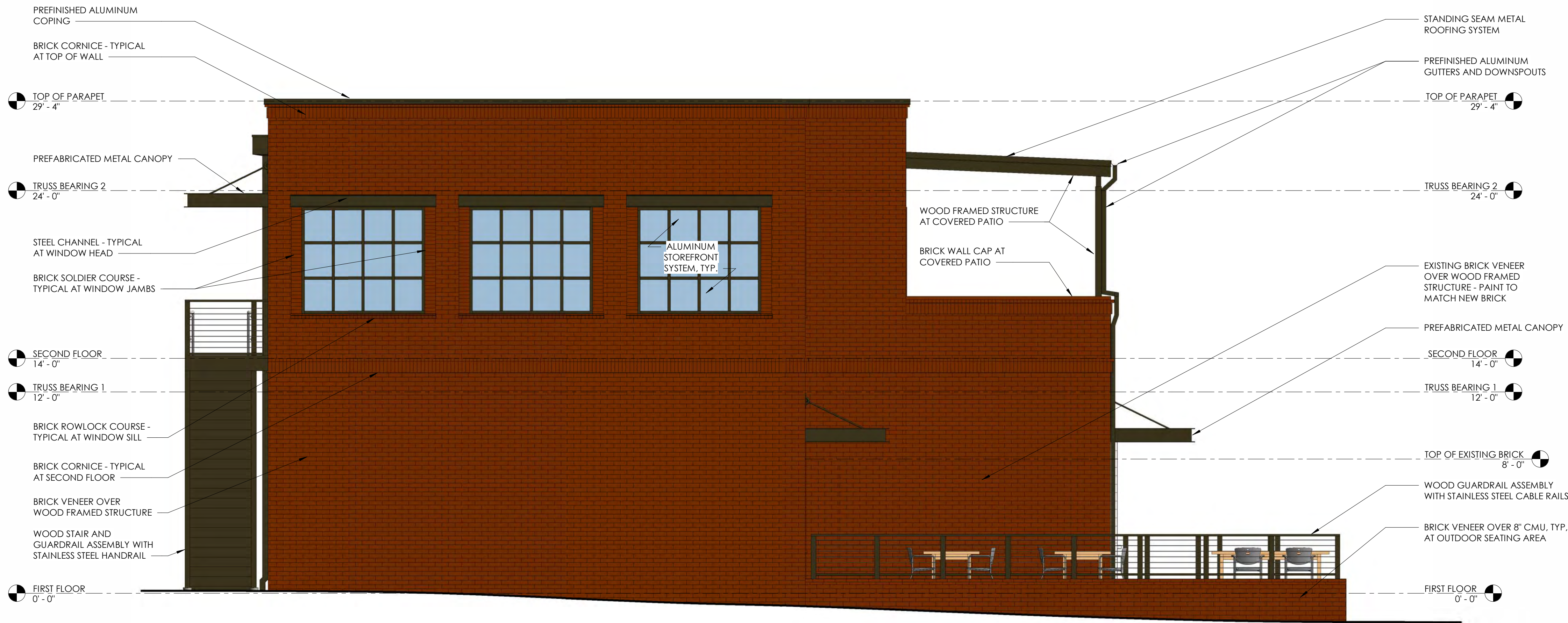
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11

12

13



1 SOUTH ELEVATION
1/4" = 1'-0"



2 WEST (REAR) ELEVATION
1/4" = 1'-0"

ARCHITECT

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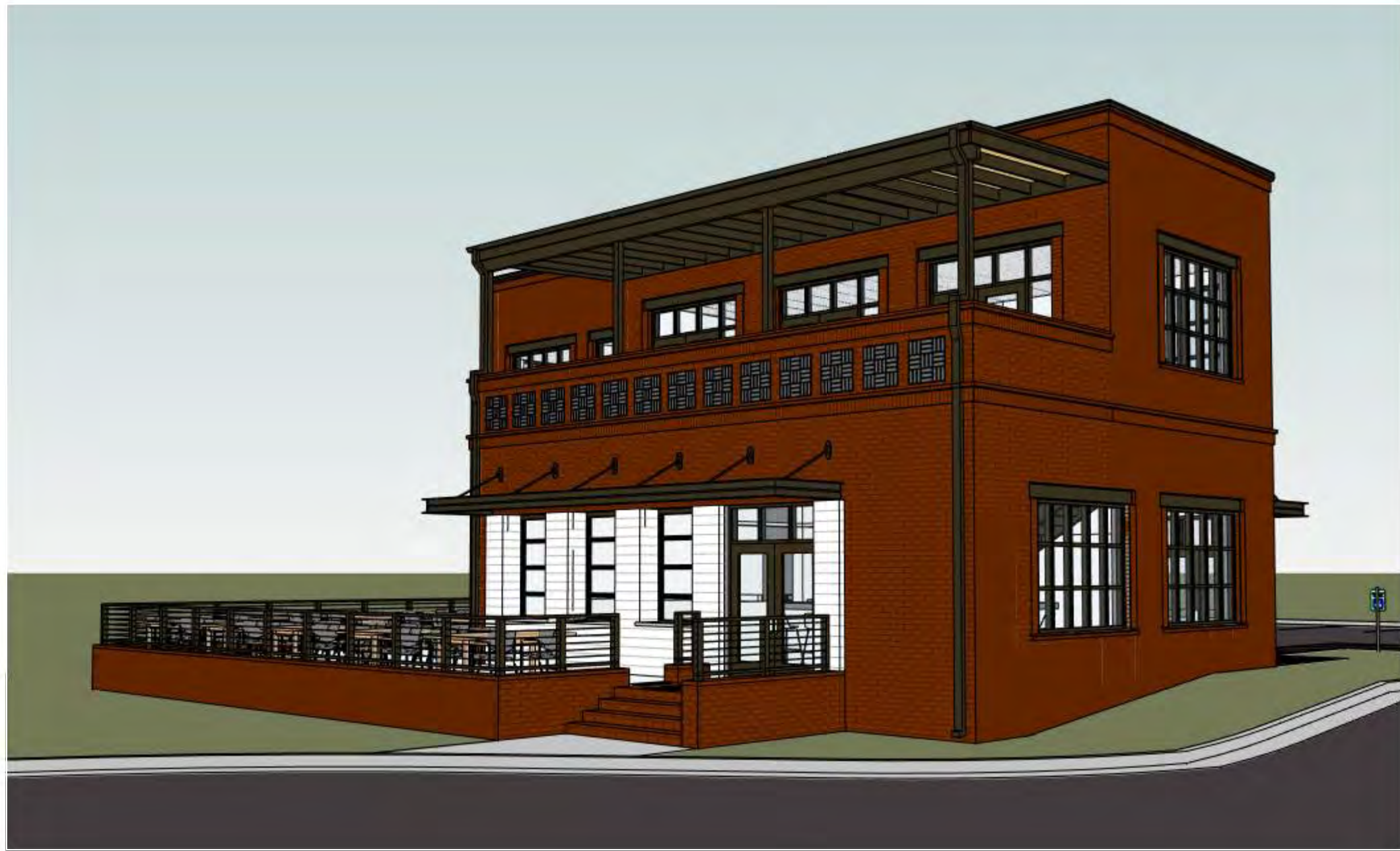
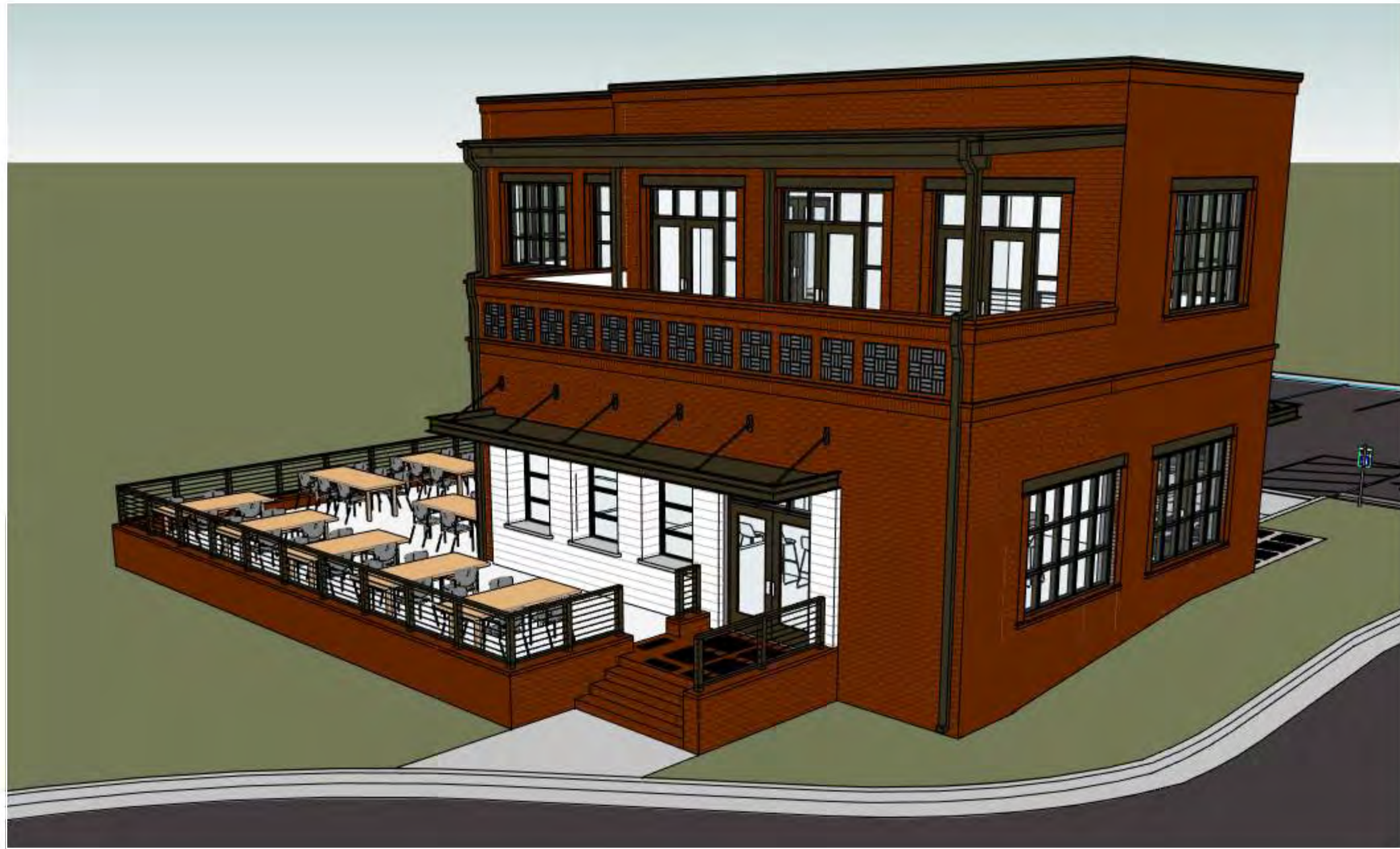
NO.	DATE	ISSUANCE / REVISIONS
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SHEET TITLE
ARCHITECTURAL BUILDING
ELEVATIONS

SHEET NUMBER

AD-302

PROJECT	DATE	DRAWN
Z3110	12/01/2023	DF
FILE		



ARCHITECT

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30046
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PROJECT

MAMITA

312 N MAIN

312 NORTH MAIN STREET, ALPHARETTA, GA 30009

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NO.

DATE

ISSUANCE / REVISIONS

SHEET TITLE

ARCHITECTURAL 3-D PERSPECTIVE

SHEET NUMBER

AD-401

PROJECT

23110

DATE

12/01/2023

DRAWN

DF

FILE

Page 49 of 99

Date: 11-21-2022

REF: VTA [visual tree inspection], Aluminum Tag application, species determination, condition, recommendations, SRP & CRZ of any specimen trees [overstory or understory], prior survey inspection with changes if any. 72TS&L [j.d.shamoun, certified arborist SOS524-A were retained by Linda Lopez for property located at 312 North Main Street, Alpharetta,GA.

Specimen trees per tree ordinance [City of Alpharetta, GA.] listed below:

- a. pines = 30 inch dbh [pinus]
- b. conifers = 20 inch dbh [cedrus, thuja, arborvitae]
- c. overstory [tulip poplars] = 30 inch dbh +
- d. beech , persimmon , magnolia, sassafras, tupelo= 20 Inch dbh +
- e. 24 inch dbh [Alf others] specified oaks , ect.
- f. understory = 8 inch dbh +
- g. sourwood = 10 inch dbh +

Upon inspection, our findings indicated a few measurements that differ as well as a tree no identified on the original survey.

A yew tree was also found in the front, left within 5 ft. of tree no. 120.

Metal , aluminum tags with aluminum nails were fastened to each tree for proper ID for corroboration with the city arborist. The Dense overgrowth, vines, briars and metal fencing made it very difficult to access the rear trees to the West.

File no. 1. indicates added tree tag numbers listed in plain writing. Numbers 120-137

Tag numbers: SPECIMEN TREE

No. 120 [30 inch dbh water oak], good condition, needs pruning to remove all dead, diseased & broken limbs, CRZ = 39 ft., SRP =15 ft. Location : front, left

No. YEW Tree : approximate 12 inches+, multi-stem [no tag], located approximately 5 ft East of tree, no. 120. [ornamental evergreen]

Note: the city arborist can make final determination on this tree concerning classification

Location : front , left

No. 121 [28 inch dbh water oak], fair condition , needs pruning same as above, CRZ = 36.4, SRP = 14 [root damage minimal by excavation

For widened highway 9.

Location: front, left

No. 122 [original survey only labeled 42 inches). [72 TS&L noted there are 2 separate trees or codominant under grade, hence, A 42 inch dbh *and* a 20 inch dbh] , however the basal zone can be concentric for the CRZ = 54ft. , SRP = 21

Both trees are in good condition that need pruning to remove dead, diseased & broken + elevation as needed per ISA arborist on site.

Location : front, right

Notation: metal fence post imbedded West of large section

No. 123 [water oak/ multi-stem 16 inch, 14 inch & 6 inch], measuring approximately 38 inches total under the unions, = 38 inch dbh

Original survey measurement indicated 42 inch but this is debatable.

Recommendations : removal, decay suspect in lower basal trunk flare

Location: right side

No. 125 [PECAN TREE original survey indicated 27 inches]....72 TS&L measured 22 inch dbh , pecan tree in fair condition, CRZ = 35, SRP=13

Location: right side

No. 132 [28 inch dbh water oak], good condition, , prune to remove dead, diseased & Broken , CRZ = 36.4, SRP = 14

Location: rear

No. 133 [southern magnolia], co-dominant [15 & 8 , measuring approximately 23 inches under unions = 23 inch

Condition, fair.

Location : rear



Page [2] continuation of property 312 N. main tree assessment:

No. 134 [original survey indicated a 35 inch tree]...this is inaccurate, 72 TS&L measured 43 + inch dbh water oak [preservation tree] Tree appears to be in good condition. Advocate tree save fence zone around the tree 55 inch CRZ, 21 inch SRP. The tree protection zone Needs to be cleaned of all unsuitables as in any trash, dead trees, vines, etc. then erect tree save fencing before any construction or grading or erosion control fencing whatsoever. Any erosion control fencing as in type 'C' can surround the outer limits of the tree save zone. Pruning to remove any dead, diseased or broken sections per ANSI A 300 standards by a certified arborist. This particular tree would also Include trunk protection as well with vertical 2x4's around lower 8ft. tied together with banding approved by certified arborist on site.

Location: rear

Non Specimen Trees:

TREE no. 124 [6 inch water oak, condition : good]

Location: right side

TREE no. 126 & TREE no. 127 [original survey indicated 15 inch trees; we assume they combined nearby juvenile trees. 72TS&L assessed these to be two trees 6+ diameter water oaks, fair condition growing into fenceline.

Location: right side

Recommendations: optional per building plans

TREE no. 128 water oak , 9 inch dbh , fair condition

Location : right side

Condition : fair

Recommendations: optional per building plans

TREE no. 129 & TREE no. 130. water oaks, approximately 6 inch dbh, condition fair

Location: right side

Recommendations: optional per building plans

TREE no. 130 [pecan tree, leaning ...8 inch dbh]

Location ;right side

Recommedations: removal

TREE no. 131 [hardwood , possible tupelo, located on right side, 8 inch dbh, condition : good

TREE, No. 135 (11 inch) & TREE no. 136 (17 inch) [dead, Leyland cypress trees need removal]

Both trees located in rear in CRZ of tree no. 134.

Location: rear

TREE: No. 137 added tree not disclosed on original survey located right side...

Approximate 10-13 inch water oak

Condition: good

In conclusion, this has been a complex re-evaluation of the prior survey performed by E303 Engineering. 72TS&L did our best to corroborate the actual field measurements as well as our expertise on recommendations listed. The city arborist is welcome to contact Joseph D. Shamoun @ 678-223-5495 if he has any questions.

The fence located on the right has trees intertwined into the wire, posts, ect.

Thank you, j.d.s / 72TS&L owner, C.A. S0-5524-A



"REGISTERED - U.S. Patent and Trademark Office"

Ecological Restoration, Land Development & Construction Consultants

Date: 11-21-2022

REF: VTA [visual tree inspection], Aluminum Tag application, species determination, condition, recommendations, SRP & CRZ of any specimen trees [overstory or understory], prior survey inspection with changes if any. 72TS&L [J.d.shamoun , certified arborist SO5524-A were retained by Linda Lopez for property located at 312 North Main Street, Alpharetta,GA.

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- a. pines = 30 inch dbh [pinus]
- b. conifers = 20 inch dbh [cedrus, thuja, arborvitae]
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No. 133 [southern magnolia], co-dominant [15 & 8 , measuring approximately 23 inches under unions = 23 inch
Condition, fair.
Location : rear

12850 Highway 9 • Suite 600-311 • Alpharetta, GA 30004
678.223.5495 • jd@72tree.com • www.72tree.com



"REGISTERED - U.S. Patent and Trademark Office"

***Ecological Restoration, Land Development &
Construction Consultants***

Page [2] continuation of property 312 N. main tree assessment:

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Location: right side
Recommendations: optional per building plans

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Location : right side
Condition : fair
Recommendations: optional per building plans

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Location: right side
Recommendations: optional per building plans

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Location ;right side
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Approximate 10-13 inch water oak
Condition: good

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72TS&L did our best to corroborate the actual field measurements as well as our expertise on recommendations
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678.223.5495 • jd@72tree.com • www.72tree.com

ABBREVIATION LEGEND:

Downloaded by [University of Southern California]

Parcel ID No.: 22481411970763

Property is Zoned Office Institutional (O.I.), Downtown Overlay District Building setbacks lines shown hereon. All setbacks and buffers shown are governed by the local jurisdiction and should be confirmed in writing prior to land planning or any construction activities.

REFERENCES:

1. *Quintajim Deed to Hobbs S. Harvey, M.D.*, recorded in Deed Book 25988, Page 238.
2. *Georgia Department of Transportation Right of Way Deed* recorded in Deed 99017, Page 95.

100

- GENERAL NOTES:**
1. Only evidence of an easement or structures which are readily apparent from an above ground field inspection of the premises are shown. No other evidence of an easement or structures is shown, but the location is indicated. The existence of any easement not discovered by above ground field inspection is the prerogative of the permittee.
 2. This plat was prepared for the conditional use of the person, person or persons named herein. Said construction does not extend to any other person or persons.
 3. Jurisdictional lines or right-of-way easements, if any, which might impact the use of the property were not located, unless stated otherwise. No liability is assumed by this firm for any losses resulting from the location of any government jurisdiction affecting the use of the property.
 4. The property shown and described hereon is subject to any existing easements, rights-of-way, easements, covenants, zoning regulations, underground utilities and/or setbacks, none of which are or may be shown on this plat. The existence of any easement, right-of-way or setback associated with the existence of any easement or restrictions on the use of the property.
 5. Location map from Fresno County GIS.
 6. All building lines are perpendicular to any property line unless otherwise noted.
 7. Only surface observable features were located. There is any degree of concealment, created (GDS) or (GIS) by urban masking. Right of Way shown per reference 2.

1. Certain habitat improvements may not be shown here, i.e. fence
2. Most of the trees were dead
3. Most of the trees were dead
4. Measurements based on reference 1. Second line also indicated
5. Field notes and other distance measurements were used. (Reference 55. Robert)
6. The birds that were seen in this area, it is stated that a field observer of one foot in 44,322 feet and a regular error of 15 feet could be applied per point and was included using Compuser (a. F. Williams) computer program
7. 10/11/72
8. This point is on the edge of the forest (100 ft) is 427 ft. x 100 ft. (100 ft. x 100 ft.)
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11. No preference of human factors or comments was observed on this
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REVIEWER CERTIFICATION

- [illegible]

1121



Civil Engineering, Land Surveying,
Stream and Wetland Restoration

108 Allen Street Cumming, Georgia 30040
Phone: 770-442-0500 www.engineering303.com

Boundary, Topographic, & Tree SURvey of:
Parcel: 22481411970763 // 312 North Main Street

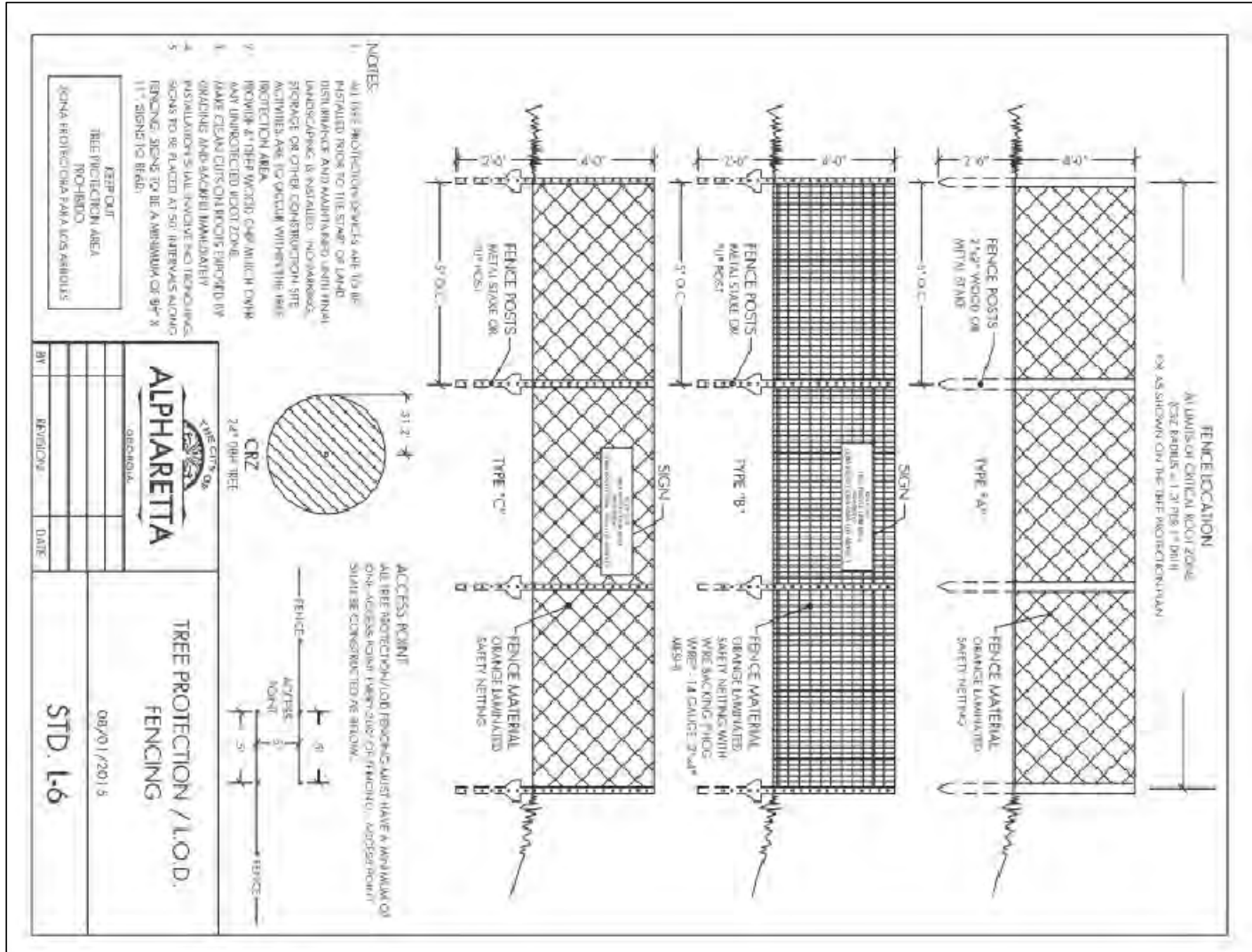
Linda Lopez

City of Alpharetta
2nd District, 2nd Session

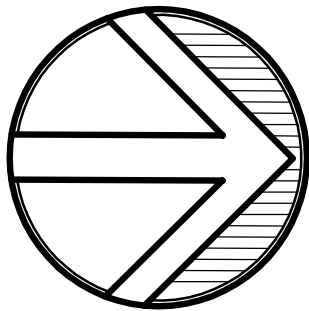
Eulalia County, GA



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TREE PROTECTION PLAN/TREE ASSESSMENT
SCALE: 1" = 20'



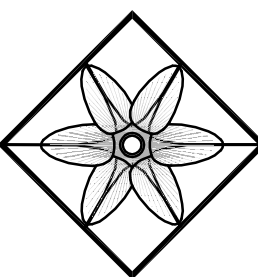
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CHECKED
DATE 11-30-23
SCALE 1" = 20'
JOB NO. 2023-154
SHEET

L1-01
OF 2 SHEETS



Bilson & Associates

LANDSCAPE ARCHITECTS & LAND PLANNERS
 P.O. Box 3442
 Phone 770-419-0006
 Marietta, Georgia 30061
www.bilsonassociates.com



LANDSCAPE A
P.O. Box 3442
Phone 770-419-0006

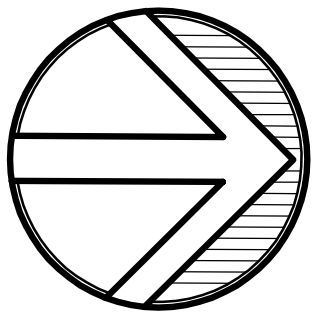
PREPARED FOR
MAMITA RESTARUANT

DATE
11-30-20
SCALE
1" = 20'

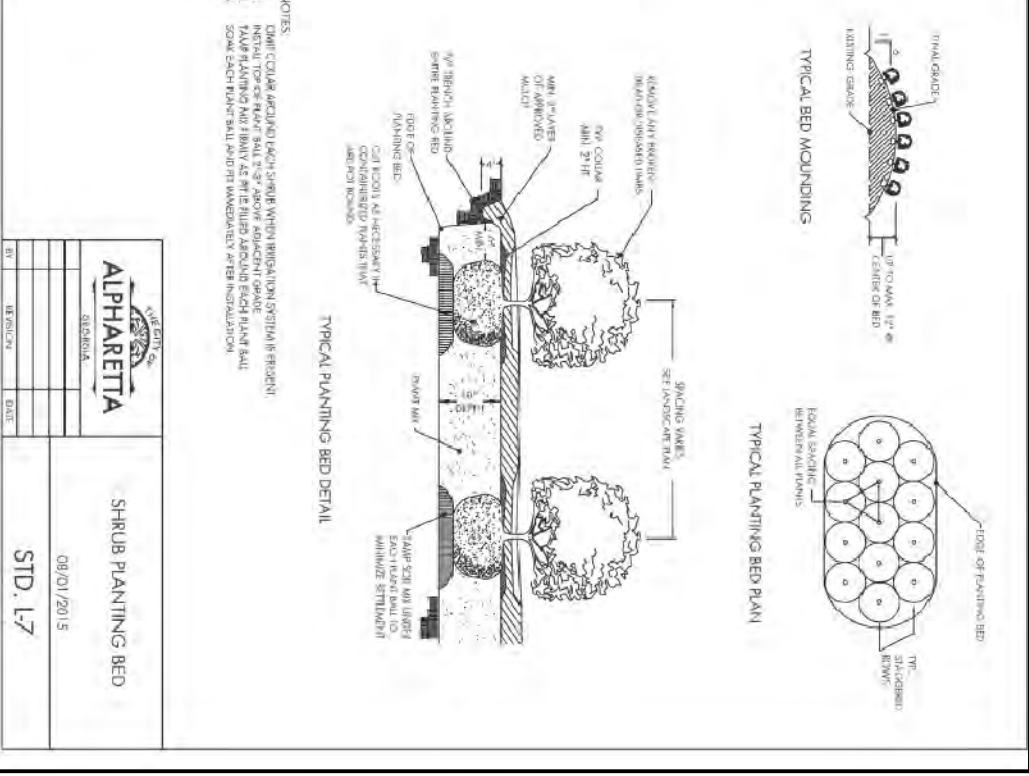
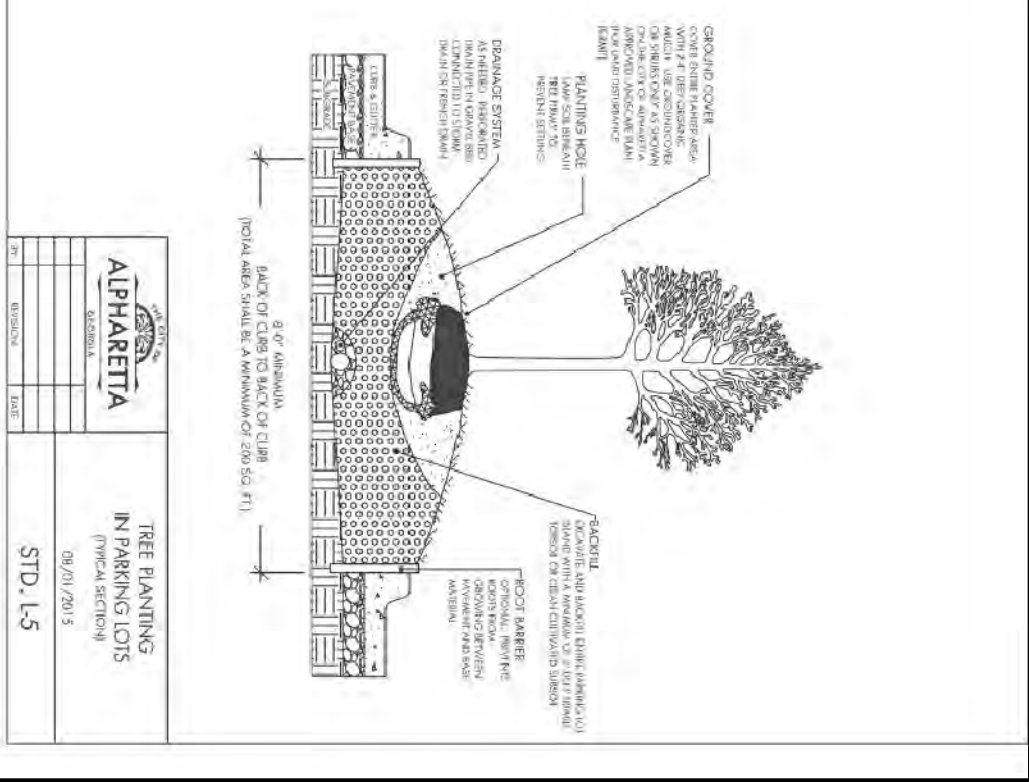
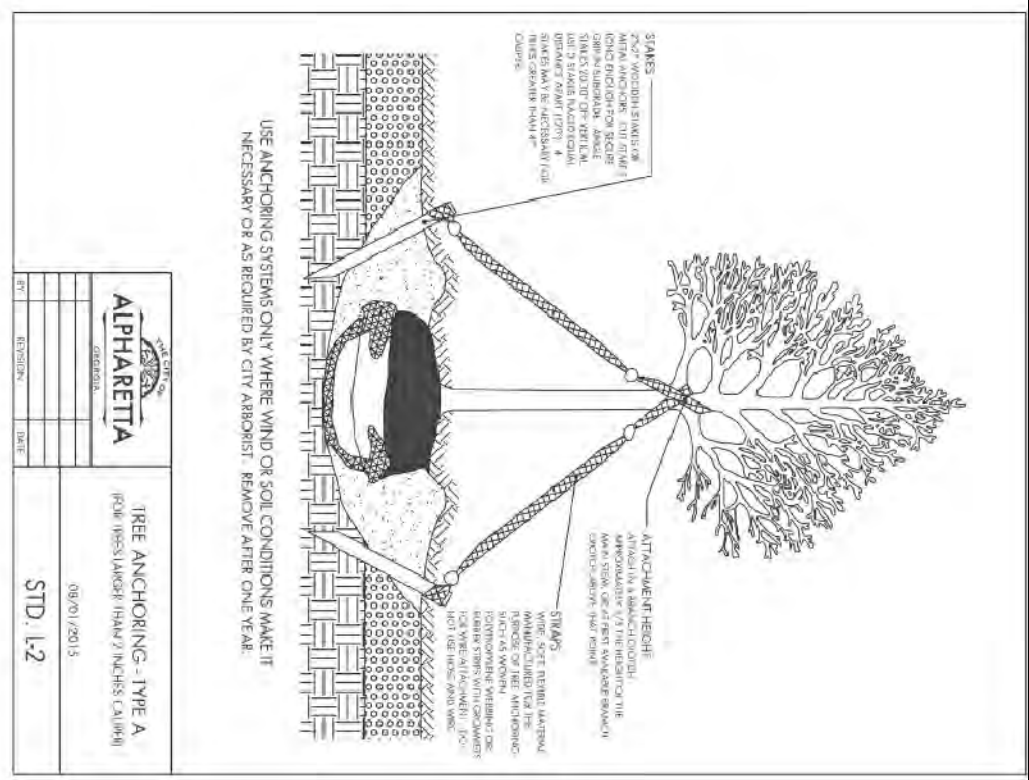
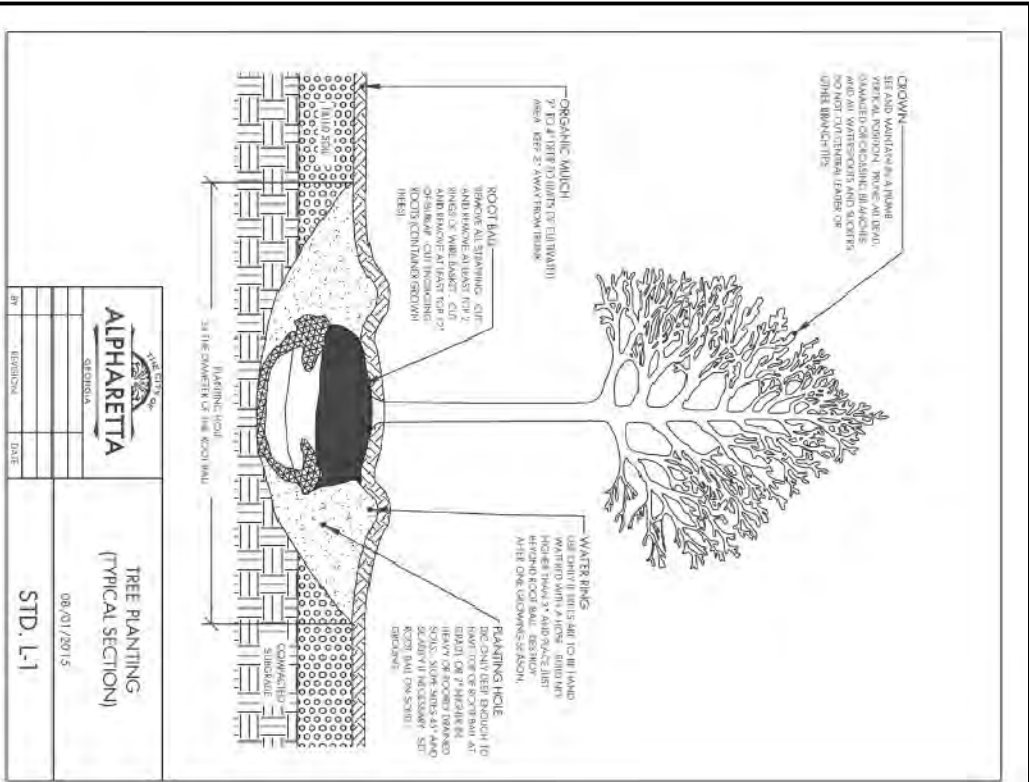
OF 2 SHEETS



SCALE: **1" = 20'**



PLANT LIST								
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING	COMMENT	USE
AB	8	ACER DIURNIFOLIUM	REDBARK MAPLE	22-25' CAL./12-14' HT.	BAB	15' O.C.	FULL & WELL FORMED	LANDSCAPE STRIP
AD	8	ACER DIURNIFOLIUM	REDBARK MAPLE	44-5' CAL./14-16' HT.	BAB	15' O.C.	FULL & WELL FORMED	SPECIMEN RECOMPENSE
INSB	8	ALEXA EMILI V. BRUNNER	EMILI V. BRUNNER HOLLY	6' HT. MIN.	BAB	10' O.C.	FULL & WELL FORMED	BUFFER
LCM	6	MAGNOLIA LITTLE GEM	LITTLE GEM MAGNOLIA	6' HT. MIN.	BAB	20' O.C.	MAX. SYSTEMS	BUFFER
EL	8	ELAEAGNUS	ELAEAGNUS	12' HT. MIN.	BAB	15' O.C.	FULL & WELL FORMED	BUFFER
PV	4	PNUS VIRGINIANA	VIRGINIA PINE	6' HT. MIN.	BAB	10' O.C.	FULL & WELL FORMED	BUFFER
GP	4	QUERCUS PHELLOS	WILLOW OAK	32-5' CAL./12-14' HT.	BAB	30' O.C.	MATCHING CROWNS	PARKING LOT
OL	4	QUERCUS PHELLOS	WILLOW OAK	44-5' CAL./14-16' HT.	BAB	30' O.C.	MATCHING CROWNS	SPECIMEN RECOMPENSE
TD	2	TAEDONIA DISTICHUM	BALD CYPRESS	22-5' CAL./12-14' HT.	BAB	25' O.C.	MATCHING CROWNS	SPECIMEN RECOMPENSE
TD	2	TAEDONIA DISTICHUM	BALD CYPRESS	22-5' CAL./12-14' HT.	BAB	25' O.C.	MATCHING CROWNS	SPECIMEN RECOMPENSE
UPB	4	ULMUS PARVIFOLIA BOSQUE	BOSQUE LAGERBARK ELM	22-25' CAL./12-14' HT.	BAB	25' O.C.	MATCHING GROWNS	LANDSCAPE STRIP/PARKING LOT
SHRUBS								
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING	COMMENT	USE
AZ	75	AZALEA GEORGE L. YABER	GEORGE L. YABER AZALEA	22" HT. MIN.	CONT	3' O.C.	FULL & WELL FORMED	LANDSCAPE STRIP
ICL	75	ILEX GREYNA V. CARSSA	CARSSA HOLLY	22" HT. MIN.	CONT	3' O.C.	FULL & WELL FORMED	LANDSCAPE STRIP
LC	12	LEUCODENDRUM	FLORIDA ANISE	22" HT. MIN.	CONT	4.5' O.C.	FULL & WELL FORMED	LANDSCAPE STRIP
LC	12	LEUCODENDRUM	FLORIDA ANISE	22" HT. MIN.	CONT	4.5' O.C.	FULL & WELL FORMED	LANDSCAPE STRIP
LB	16	LOBLOELIA VIRENS	FRANCE FLOWER	22" HT. MIN.	CONT	5' O.C.	FULL & WELL FORMED	LANDSCAPE STRIP
VB	16	VIBURNUM LACINIOSUM	DOBBIELE VIBURNUM	24" HT. MIN.	CONT	5' O.C.	FULL & WELL FORMED	LANDSCAPE STRIP



LANDSCAPE CALCULATIONS
TOTAL SITE AREA: 0.592 AC. (25,775 SF)
SDF: 130 INCHES / AC
0.592 AC. x 130 = 77 INCHES
EDF: 105 INCHES
RDF: 0

(1) 28 INCH SPECIMEN TREE IS TO REMAIN
230 INCHES OF SPECIMEN TREES TO BE REMOVED

230 x 3 = 690 INCHES REPLACEMENT REQUIRED
28' x 2 = 56 REPLACEMENT CREDIT
9 - 4" CAL. TREES PLANTED ON SITE = 36 INCHES

TOTAL SPECIMEN TREE REPLACEMENT:
690 - 92 = 598 INCHES

SPECIMEN RECOMPENSE PAYMENT BASED ON:
598 INCHES / 4" TREE = 150 - 4" CALIPER TREES

20' LANDSCAPE STRIP ALONG NORTH MAIN STREET
119.0 LF - 25' DRIVE =
94 LF / 30 TREES = 3 TREES REQD
3 TREES PROVIDED (3 BOSQUE ELM)

5' LANDSCAPE STRIP ALONG NORTH PROPERTY LINE
212.43 LF - 24' DRIVE = 188.43
188.43 LF / 50 = 4 TREES REQUIRED
4 EXISTING TREES TO REMAIN

5' LANDSCAPE STRIP ALONG SOUTH PROPERTY LINE
207.82 LF
207.82 LF / 50 = 4 TREES REQUIRED
4 NEW TREES PROVIDED (4 TRIDENT MAPLE)

If a recompense payment to the City of Alpharetta Tree Replacement Fund is approved, the amount of the donation shall be established by the Director. The amount of the recompense payment shall be 100% of the estimated costs of the average 3 bids from reputable landscape contractors, licensed to do business in the City, for the materials, installation, and care during the trees establishment period (18 months) provided by the owner and renewed and approved by the City.

Mamita's Tacos & Cantina Management and Personnel Overview

Both, Francisco Matute and Linda Lopez will be the managing members of the restaurant's legal entity. Francisco Matute is the general manager of Mamita's Cantina and Linda Lopez will be part of the management team,

Francisco Matute, Owner and General Manager of Mamita's Cantina. Francisco has over 20 years of professional experience providing auditing, accounting, financial planning and business consulting specifically to *the restaurant industry*. Francisco is a seasoned financial and accounting professional with ample experience in General Accounting, Liabilities, and Financial Reports. He has a proven ability to manage company financials, including budgeting, forecasting, cash management, accounting functions (accounts payable/receivable), and payroll preparation. As a President of Matute Lopez & Associates, Francisco specialized in the restaurant industry with 87% of the portfolio being restaurants. He has worked closely with numerous restaurant owners along the East Coast and Midwest United States, has provided restaurant business consulting, not only in accounting and financial matters, but also operational. Francisco maintains knowledge of current restaurant business trends through ongoing financial and personnel programs provided by industry leadership and personal research efforts. He also attends, understands and anticipates the Mexican and Ethnic restaurant market needs to boost sales and reduce costs. Since Matute Lopez & Associates is a well-established profitable company with the necessary structure to continue operations, Francisco Matute will become the full time General Manager of Mamita's Cantina.

Linda Lopez, Chief Operating Officer of BOND Community Federal Credit Union, and Owner and Assistant Manager of Mamita's Cantina. Linda is an executive professional with over 20 years of experience in operations, strategic planning, marketing, brand growth strategies and positioning, and event planning. She has a proven track record in human resources management aimed at increasing customer

and member focus at all organization levels, as well as a great ability to lead, motivate, and empower teams. Linda has solid experience in streamlining processes, maximizing efficiency, and cultivating a positive work environment. She has ample knowledge in contract negotiation, workplace safety, vendor management and pricing negotiation skills. Linda graduated with a *Certificate in Hospitality Administration* from Georgia State University, J. M. Robinson College of Business in Atlanta, GA. As COO of BOND Community Federal Credit Union, Linda has focused on improving customer and member services, increasing product penetration and cross-selling initiatives, and designing and implementing products and services to enhance the customer and member experience.

Monthly accounting will be handled and reviewed by a Matute Lopez Accounting & Associates.

Personnel Summary – Many of our employees will come from surrounding areas. We are hiring approximately 10 employees. We plan to hire Francisco Matute as the General Manager, 2 chefs, 2 kitchen helpers, one bartender and four servers. Our employees will wear a business logoed shirt and solid color pants. Our staff will be trained extensively on food safety, workplace safety, food service rules and regulations, guest and building safety, and foremost on excellent customer service. Our staff will be the most pivotal part of achieving our mission and will be valued and appreciated. We firmly believe that providing a positive, supportive and energetic environment to our staff will result in a consistent and exceptional service to our guests.

The restaurant will be open 7 days, hours:

Sunday – Thursday 11 am – 9 pm

Friday - Saturday 11 am- 11 pm

LINDA LOPEZ

llopez@mlataxes.com | Suwanee, GA 30024 | 404 819 4416 | linkedin.com/in/linda-lopez-9973b21b

PROFESSIONAL PROFILE

Executive professional with over twenty years of experience in operations, strategic planning, marketing, and event planning. Proven track record in human resources management aimed at increasing customer and member focus at all organization levels. Solid experience in streamlining processes, maximizing efficiency, and cultivating a positive work environment.

ACHIEVEMENT CATEGORIES

- Strategic Planning and Revenue Management
- Bilingual in both Spanish and English (basic German)
- Strong project management skills
- Process reengineering and cost reduction
- Brand Growth Strategies and Positioning
- Ability to lead, motivate, and empower teams
- Proficiency in Financial Services and Banking products
- Solid experience in Compliance Monitoring & Regulations
- Highly skilled in Microsoft Office® Suite and Fiserv Portico®
- Proven ability to work with cross-functional teams

RELEVANT WORK EXPERIENCE

B.O.N.D. Community Federal Credit Union

Atlanta, GA

A \$54M in assets, not-for-profit, member-owned financial institution with 4,500 members

CHIEF OPERATIONS OFFICER

2016 – Current

Managed the day-to-day operations, including supervising 12 employees and overseeing a customer portfolio of 3000+ individual and business accounts. Managed all levels of vendor relations and negotiated pricing and contracts for diverse credit union products and service acquisitions. Monitored compliance to federal credit union regulations and fully managed internal compliance programs and federal audits.

Achievements:

- Reduced customer service response time by 58% within six months with the same staffing structure.
- Recruited, interviewed and hired team members and contractors and reduced employee turnover by 80% by transforming the credit union branch into an engaging, learning and developing environment; fostering teamwork, high employee involvement and interdepartmental integration.
- Increased daily cross-selling efforts by 94% and customer use of the automated phone system and online banking by 90% through implementing customer orientation strategies and changes in the service culture.
- Implemented the development and implementation of annual marketing and strategic plans and drove changes to the business plan contributing to an 80% increase in the effectiveness of marketing efforts.
- Became a product and service expert by improving the management and development of multiple financial customer service programs.
- Revamped all HR procedures from hiring to termination; including a new performance evaluation system and establishing a reward, communication and motivation program improving organizational communication, employee engagement and satisfaction by 55%.
- Restructured and redesigned lines of authority and communication channels, changing the organizational structure and improving the work culture.
- Played a crucial role in implementing member satisfaction surveys and introducing new convenience-oriented products and services, increasing member satisfaction by 60%.
- Collaborated with leadership to devise strategies to improve processes and risk controls as well as implement new systems and best practices guidelines under strict federal regulations.

OPERATIONS MANAGER

2000 – 2016

Created policies and written procedures for numerous departments, increasing employee training efficiency by 50%, increasing standardization of processes by 70% and improving compliance and regulations. Monitored employee performance and provided ongoing training to improve productivity and service skills.

Achievements:

- Played a key role in decision making, planning, executing marketing plans and developing performance reports improving profitability by 25%.
- Supervised and negotiated internal and external contracts and partnerships with technology administration and cybersecurity, achieving cost savings of up to 37%.
- Continuously participated in community affairs and neighborhood activities, resulting in business referrals, and increasing client portfolio by 45%.
- Led the development and organization of the Field of Membership Expansion and the Merger with Grant Park-S.A.N.D. Community Federal Credit Union presented to and approved by NCUA in 2007.
- Played an essential role in the application process for four different governmental grants and one secondary capital initiative to improve credit union lending and community involvement. Served as the liaison between external consultants, CDFI, NAFCU and executive management.

EDUCATION

Southeast CUNA Management School. University of Georgia. Athens, GA.

Graduate Certificate in **CREDIT UNION MANAGEMENT**

Honors: Outstanding Work for the Second Year Project

Debate Winner. Third Year Debate Speaker

Georgia State University, J. M. Robinson College of Business. Atlanta, GA

Certificate: **HOSPITALITY ADMINISTRATION**

Honors: Summa Cum Laude - GPA 4.0

Georgia State University, J. M. Robinson College of Business. Atlanta, GA.

Bachelor's Degree in **BUSINESS MANAGEMENT**, Honors: Summa Cum Laude (GPA 4.0)

Universidad Simon Bolivar. Estado Vargas, Venezuela.

Associate Degree in **ORGANIZATIONAL MANAGEMENT**

Francisco Matute

fmatute@mlataxes.com | Suwanee, GA 30024 | 770 572 3524

PROFESSIONAL PROFILE

Seasoned financial and accounting professional with over 20 years of experience in General Accounting, Liabilities, and Financial Reports. Proven ability to manage company financials, including budgeting, forecasting, cash management, accounting functions (accounts payable/receivable), and payroll preparation.

- Ability to analyze statistical and financial data
- Extensive knowledge of IRS Tax Law
- Bilingual in both Spanish and English
- Proficiency in Accounting, Financial Analysis, and Budgeting
- Foodservice and restaurant business knowledge
- Problem-solving and conflict resolution skills
- Solid knowledge of audit procedures
- Proven ability to work with cross-functional teams
- Advanced skills in MS Office Excel, QuickBooks, Peachtree Acct and advanced accounting software

WORK EXPERIENCE

PRESIDENT

2015 – Current

MATUTE LOPEZ & ASSOCIATES MLA TAXES

Atlanta, GA

- Develops and implements new business strategies, increasing customer portfolio by up to 45% annually.
- Oversees all financial reporting processes for all the customers, including month-end close process, quarterly filings, annual audit preparation, and budgeting/forecasting, reducing operating costs by 30%.
- Manages a team of accountants and assists with the development of accounting policies, procedures, and systems to ensure compliance with GAAP standards.
- Maintains knowledge of current restaurant business trends through ongoing financial and personnel programs provided by industry leadership and personal research efforts.
- Attends, understands, and anticipates the Mexican and Ethnic restaurant market needs to boost sales by 57% and reduce costs by 35%.

STAFF ACCOUNTANT

2012 – 2015

ESG ACCOUNTING

Tyrone, GA

- Processed invoices and payments, reconciled general ledger accounts, and prepared reports for management.
- Prepared monthly financial statements, including budgeting, forecasting and variance analysis to improve the administrative processes of assigned clients.
- Managed payroll and benefits administration for more than 100 employees.
- Prepared and maintained client's journal entries, reconciled accounts, and maintained the general ledger for up to \$1M in assets.
- Prepared financial statements, including income statements, balance sheets, and cash flow statements.
- Performed bank and accounting reconciliations between the general ledger and subsidiary ledgers and financial statements allowing a faster and more efficient financial evaluation.
- Prepared and filed tax documents, including sales taxes, and payroll taxes.
- Maintained strong and effective communication with clients increasing new business from referrals by 15%.
- Maintained financial records for small businesses, including invoices, receipts, and bank statements.

STAFF ACCOUNTANT

2007 – 2012

FORRESTALL GALEANO & LI CPA

Atlanta, GA

- Maintained required records, reports, and files organized, improving response time.
- Managed payroll and benefits administration for over 100 employees; prepared W-2s and 1099s and quarterly and annual payroll reports.

- Developed strong relationships with clients to collect financial information, answer questions about their investments, and provide advice to improve their finances to increase the referral portfolio by 12%.
- Prepared monthly financial statements, including income statements, balance sheets, and statements of cash flows, for more than 50 clients.
- Prepared journal entries, reconciled accounts, and maintained client's ledger and subsidiary ledger accounts, including posting, opening, adjusting, and closing journal entries.
- Prepared tax returns, ensuring compliance with IRS regulations for individuals and small businesses.
- Assisted the Senior Accountant in special projects with varying timelines to ensure timely delivery while maintaining high-quality standards.

SENIOR ACCOUNTANT

2002 – 2007

PRO-TAX ACCOUNTING SERVICE

Atlanta, GA

- Developed strong relationships with clients to understand business needs, objectives as well as internal processes and procedures.
- Created and implemented a system to track accounts receivables and payables, resulting in an average of 2 days saved per invoice.
- Prepared all necessary documents to file tax returns for individuals and small businesses.
- Managed all transactions related to payroll, including tax withholdings, garnishments and 401(k) contributions.
- Maintained inventory control systems and prepared month-end closing activities such as journal entries and account reconciliations.
- Processed vendor invoices by emailing the documents to vendors for payment within 48 hours of receipt and maintained vendor contact information in a database.
- Managed multiple projects simultaneously with varying timelines to ensure timely delivery while maintaining high-quality standards.
- Prepared reports for the CEO, including profit and loss statements and balance sheets.

FINANCIAL AUDITOR

1997 – 2001

DELOITTE & TOUCHE

Caracas, Venezuela

- Processed invoices for payment in a timely and efficient manner.
- Managed the company's accounts receivable and accounts payable, ensuring all invoices were paid on time and customers were billed correctly.
- Analyzed account balances, reconciled transactions, and researched discrepancies on a daily basis.
- Identified financial trends through weekly analysis of monthly bank statements and reconciliations, and emailed financial reports to accounting staff.
- Assisted in developing audit plans and auditing financial statements, internal controls, and compliance programs.
- Collaborated with multiple managers to develop strategies to improve overall operations and reduce costs.
- Researched and reported on findings to propose recommendations and corrective actions, and presented findings at meetings with the Accounting Manager and Audit Manager.

EDUCATION

Enrolled Agent Preparation Course. LABITA. 2020. US

Forensic Document Training. LABITA. 2020. US

IRS Registration and issuance of preparer Tax Identification Number. IRS. 2015. US

Bachelor of Science in ACCOUNTING (requirements met for CPA). Universidad Santa Maria. Venezuela.

CERTIFICATIONS & SEMINARS

- IRS Annual Filing Season Program Certificate. IRS. 2015 – 2022
- Miami Tax Convention. MIA. 2022
- Annual IRS Forum. 2012 through. 2022
- IRS Certified Acceptance Agent, IRS. 2020
- Certification in Corporate Taxes, LABITA. 2019
- CPA Association Corporate Tax 1120 Seminar. 2011
- CPA Association Individual Tax 1040 Seminar. 2011



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: MP-24-01/CU-24-02 The GOLF SANCTUARY/NORTH POINT MALL MASTER PLAN

PLANNING COMMISSION: FEBRUARY 1, 2024

CITY COUNCIL: FEBRUARY 26, 2024

II. STAFF RECOMMENDATION:

Approve MP-24-01/CU-24-02 The Golf Sanctuary/North Point Mall Master Plan, subject to the following conditions:

1. 'Recreation Facilities, Indoor' shall be listed as a conditional use in North Point Mall Master Plan.
2. 'Recreation Facilities, Indoor' shall be added as a conditional use at 380 North Point Circle and limited to no more than 20,450 square feet.
3. Conditional use approval shall be limited to The Golf Sanctuary; no additional 'Recreation Facilities, Indoor' use or subleasing shall be permitted within the approved space.
4. 'Recreation Facilities, Indoor' shall be limited to golf simulators and restaurant with no drive through.
5. Regular hours of operation shall be Monday – Sunday 7:00 AM – 10:00 PM. 24-hour access to members shall be limited to the golf simulators only. Restaurant and bar shall be limited to the regular hours of operation.
6. Site and open space shall be developed substantially similar to the site plan prepared by Civilogistics, dated 1/22/24.
7. Building exterior shall be substantially similar to the submitted renderings, labeled Exhibit A, with final approval by DRB. Proposed exterior materials shall be similar to type, style, and colors depicted in the North Point Overlay District Design Guidelines.
8. EcoDistrict points shall be substantially similar to the description provided in the staff report, as approved by Staff. Developer shall provide detailed information at LDP and building permit regarding compliance with each requested EcoDistrict measure.
9. Property owner shall assess site landscaping and replace missing, dead or dying landscape material, with final approval by DRB. New landscape material shall be sustainable (native and/or drought-tolerant) landscaping, with final approval by DRB.
10. Dumpster shall have painted metal doors that complement the principal building, with final approval by DRB.
11. Native and drought-tolerant shrubs and grasses shall be added to the foundation area around the building, planter area along North Point Circle and at the highest elevation of the landscape strip along North Point Parkway, with final approval by DRB.
12. A green wall shall be added to the north or south elevation of the building, with final approval by DRB.

III. REPORT IN BRIEF:

The applicant, Candace Shriver, is requesting a master plan amendment and conditional use to allow The Golf Sanctuary to re-use a 20,450 square foot building on 2.18 acres in the North Point Overlay. The Golf Sanctuary is an entertainment use consisting of indoor golf simulators and a restaurant. The building was previously occupied by Total Wine. A master plan amendment is requested to add 'Recreation Facilities, Indoor' to the North Point Mall Master Plan and a conditional use is requested to allow 'Recreation Facilities, Indoor' for The Golf Sanctuary. The subject property is located at 380 North Point Circle on the north side of North Point Parkway and between the North Point Mall access driveways.

DISCUSSION

The submitted request, if approved, would allow the applicant to operate a 'Recreation Facilities, Indoor' and 'Restaurant' in a 20,450 square foot building formerly occupied by Total Wine. A master plan amendment is

requested to the North Point Mall Master Plan to add 'Recreation Facilities, Indoor' as a conditional use and a conditional use is requested to allow 'Recreation Facilities, Indoor' for The Golf Sanctuary. The subject property is located at 380 North Point Circle on the north side of North Point Parkway and between the North Point Mall access driveways.

The property is zoned PSC (Planned Shopping Center) and is subject to the North Point Mall Master Plan. The property is developed with a one (1) story, 20,450 square foot building formerly occupied by Total Wine. Surrounding properties are also zoned PSC. North Point Mall is located to the north, American Backyard Outdoor Furniture is located to the east, Truist Bank is located to the west, and Outback Steakhouse is located to the south. The comprehensive land use plan designation of the property is 'Mixed Use', which allows the applicant's proposed use.

The North Point Mall Master Plan was approved in 1990 and amended in 1995 to allow retail and restaurant uses on the three (3) outparcels located between North Point Mall and North Point Parkway. A master plan amendment and conditional use was approved in 2008 to allow a Liquor Store for Total Wine on the subject property.

The Golf Sanctuary is an indoor golf recreational facility with sit down restaurant and bar. The business offers corporate and family memberships, which includes 24-hour access to the golf simulators. The Golf Sanctuary has an existing location in Brentwood, Tennessee and the proposed location would be the first in Georgia. Staffed hours of operation are Monday – Sunday 7:00 AM – 10:00 PM. According to the applicant, peak demand outside of staffed hours are between 4:00 AM – 7:00 AM. Access to the golf simulators, outside of regular business hours, is managed through a mobile smart phone app. The applicant anticipates approximately 20-25 employees.

SITE PLAN

The Golf Sanctuary proposes to re-use the former Total Wine building, which includes aesthetic changes to the exterior, and interior renovations. The site plan depicts the 20,450 square foot building to remain. In addition, the existing driveway and shared driveway on North Point Circle will continue to service the property. There are 114 parking spaces existing on the property, of which all will remain except for eight (8) spaces that will be converted to parking lot landscape islands. Unified Development Code (UDC) parking requirements are calculated in the table below, which includes a required 20% parking reduction for properties located in the North Point Overlay. The applicant's site plan exceeds the minimum parking requirement for the proposed use.

Required Parking

Use	Area (SF)	Parking Rate	Required Parking
Recreation Facilities, Indoor Courts	7,268 SF	1/500 SF	14.5
Recreation Facilities, Indoor Support Areas	6,268	1/200 SF	31.3
Restaurant	6,629 SF	1/100 SF	66.3
TOTAL	North Point Overlay	20% reduction Required	90 spaces

The applicant's proposal does not trigger compliance with North Point open space or EcoDistrict measures. However, the applicant has committed to providing Sustainable Landscaping (1 EcoDistrict point) for all new landscaping provided and Alternative Transportation (1-2 EcoDistrict points) to include van pool and ride share designated parking spaces. In addition, approximately 1,590 square feet of open space will be added to the site with the conversion of eight (8) parking spaces to parking lot landscape islands.

RENDERINGS

The applicant submitted renderings and a floor plan depicting the re-use of the former Total Wine building. The floor plan depicts fourteen (14) golf simulator bays, a 6,600 square foot restaurant and bar, and 6,300 square feet

of indoor recreation support area. The renderings depict aesthetic enhancements to the exterior of the building, including the addition of fenestration (windows) on the front elevation (west) and elevation facing North Point Parkway (south), the addition of window framing on the elevation facing North Point Circle (north), painting the masonry block exterior with high contrasting colors, the addition of slatted awnings, and the addition of horizontal natural wood accents and flat travertine trowel accents. The City's Downtown Consultant reviewed the applicant's renderings and felt that the exterior changes are in keeping with the North Point Design Guidelines.

TRAFFIC

The applicant provided a trip generation report which estimates that the proposed use will generate approximately 100 PM Peak Hour trips. This represents a reduction of approximately 236 PM Peak Hour trips from the previous use of the property as a liquor store.

Weekday PM Peak Hour Volumes				Weekday PM Peak Hour
Proposed Land Use	ITE Land Code	Size (1000 SF)	Trips per Unit	
Multipurpose Recreational Facility	435	13.54	3.58	48
Fine Dining Restaurant	931	6.63	7.8	52
Golf Sanctuary	-	20.17	-	100

Weekday PM Peak Hour Volumes				Weekday PM Peak Hour
Existing Land Use	ITE Land Code	Size (1000 SF)	Trips per Unit	
Liquor Store	899	20.17	16.62	336

STANDARDS FOR MASTER PLAN AMENDMENT

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

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

Response: The North Point Mall Master Plan allows retail and restaurant uses on the subject property, which is consistent with the development pattern along North Point Parkway. In addition, the property is located within the North Point Overlay, which envisions a mixed-use, walkable environment with an emphasis on sustainability, greenspace, and connectivity. The addition of an entertainment and restaurant use to North Point will aid the continued innovation and reinvention of the area by providing more than just a shopping experience.

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

Response: The North Point Mall Master Plan allows retail and restaurant uses on the subject property, which is consistent with the development pattern along North Point Parkway. In addition, the property is located within the North Point Overlay, which envisions a mixed-use, walkable environment with an emphasis on sustainability, greenspace, and connectivity. The addition of an entertainment and restaurant use to North Point will aid the continued innovation and reinvention of the area by providing more than just a shopping experience.

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

Response: The proposed development would not adversely impact the natural environment. The applicant's request is to re-use an existing, vacant building with minimal site changes proposed.

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

Response: The subject property could be re-used for retail and restaurant uses. However, the addition of an entertainment and restaurant use to North Point will aid the continued innovation and reinvention of the area by providing more than just a shopping experience.

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

Response: The proposal to allow 'Recreation Facility, Indoor' would add an entertainment and restaurant use to North Point that will aid the continued innovation and reinvention of the area by providing more than just a shopping experience.

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

Response: The North Point Mall Master Plan allows retail and restaurant uses on the subject property, which is consistent with the development pattern along North Point Parkway. In addition, the property is located within the North Point Overlay, which envisions a mixed-use, walkable environment with an emphasis on sustainability, greenspace, and connectivity. The addition of an entertainment and restaurant use to North Point will aid the continued innovation and reinvention of the area by providing more than just a shopping experience.

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

Response: The proposal to allow 'Recreation Facility, Indoor' reflects a reasonable balance. Adding an entertainment and restaurant use to North Point will aid the continued innovation and reinvention of the area by providing more than just a shopping experience.

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

Response: The subject property could be re-used for retail and restaurant uses. However, the addition of an entertainment and restaurant use to North Point will aid the continued innovation and reinvention of the area by providing more than just a shopping experience.

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

Response: The zoning proposal meets the comprehensive land use plan designation of the property, which is 'Mixed Use'.

CONDITIONAL USE REVIEW CRITERIA

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

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

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

Response: The property has two (2) points of access from North Point Circle. Approval of the proposed use would reduce impacts on vehicular and pedestrian access due to fewer vehicular trips being generated from the proposed use.

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-referenced improvements are provided on the subject property.

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

Response: The proposal should not adversely affect the existing use or usability of adjacent or nearby properties, which are developed with retail and restaurant uses. In addition, the property has two (2) points of access from North Point Circle.

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, which are developed with retail and restaurant uses. In addition, the property has two (2) points of access from North Point Circle. In addition, adding an entertainment and restaurant use to North Point will aid the continued innovation and reinvention of the area by providing more than just a shopping experience.

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 location and character of the proposed use is appropriate as it relates to the use and development of adjacent or nearby properties. Properties in the immediate vicinity are developed with retail and restaurant uses. In addition, adding an entertainment and restaurant use to North Point will aid the continued innovation and reinvention of the area by providing more than just a shopping experience.

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: There are other entertainment and restaurant uses existing or approved in the area. There are no conflicting uses in the area.

CONCURRENCES

Staff has reviewed the applicant's proposal against the review criteria for a master plan amendment and conditional use. The property is located in the North Point Overlay where walkability, mix of uses, site design and EcoDistrict measures are key components to a successful development. The addition of an entertainment use to North Point will aid the continued innovation and reinvention of the area by providing more than just a shopping experience.

CITIZEN PARTICIPATION PLAN

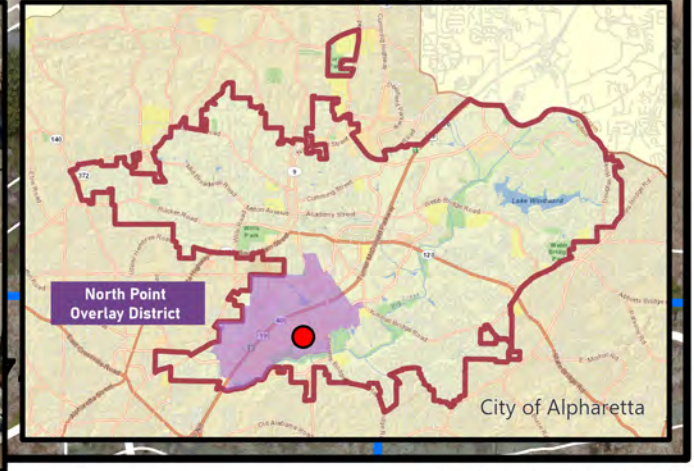
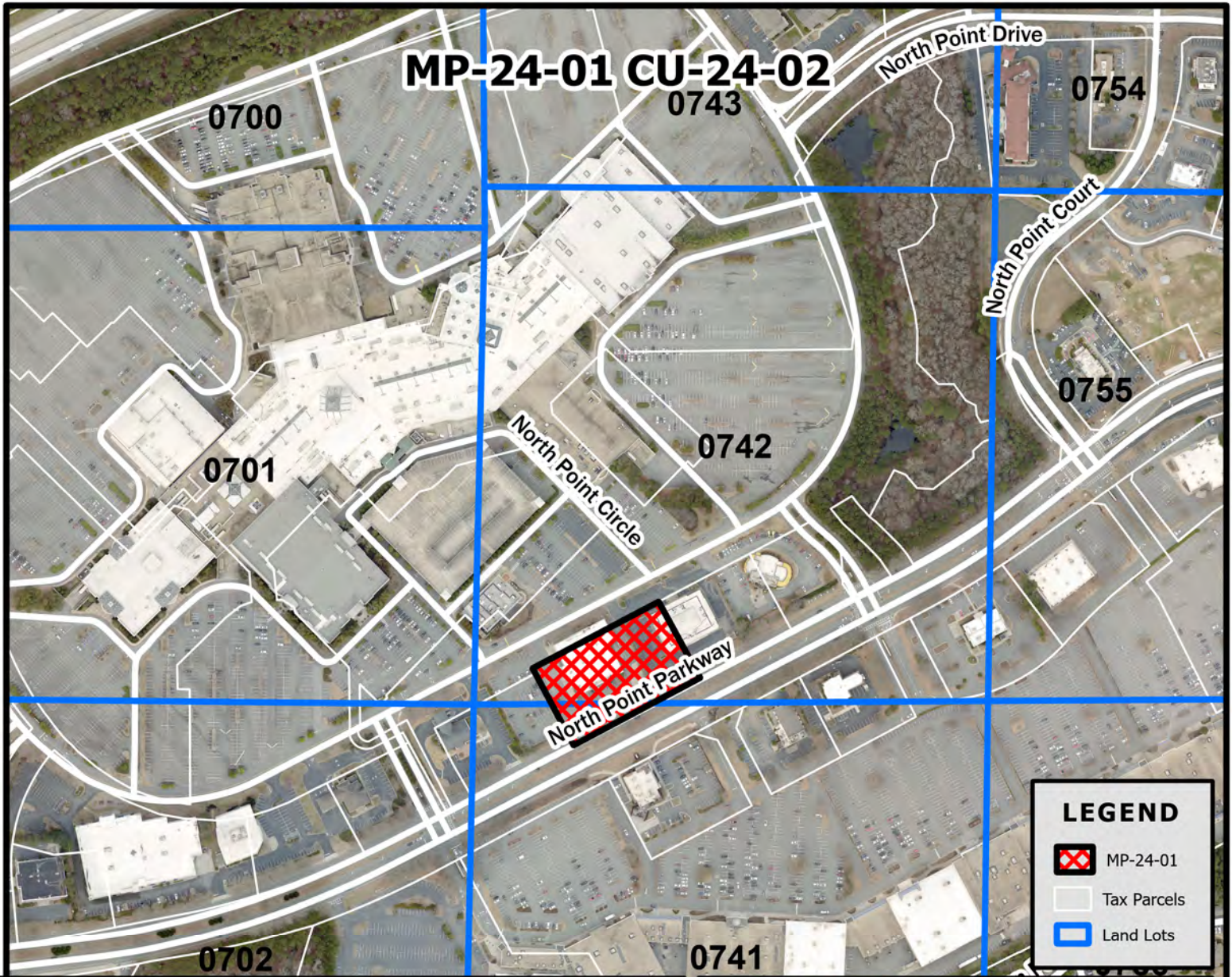
The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that positive feedback was received from two (2) members of the public.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on January 10, 2024. There was one (1) public comment in support of the request.

IV. ATTACHMENTS:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Location Map
- Latest Site Plan
- Exhibit A – Renderings
- CZIM
- Citizen Part B
- Application

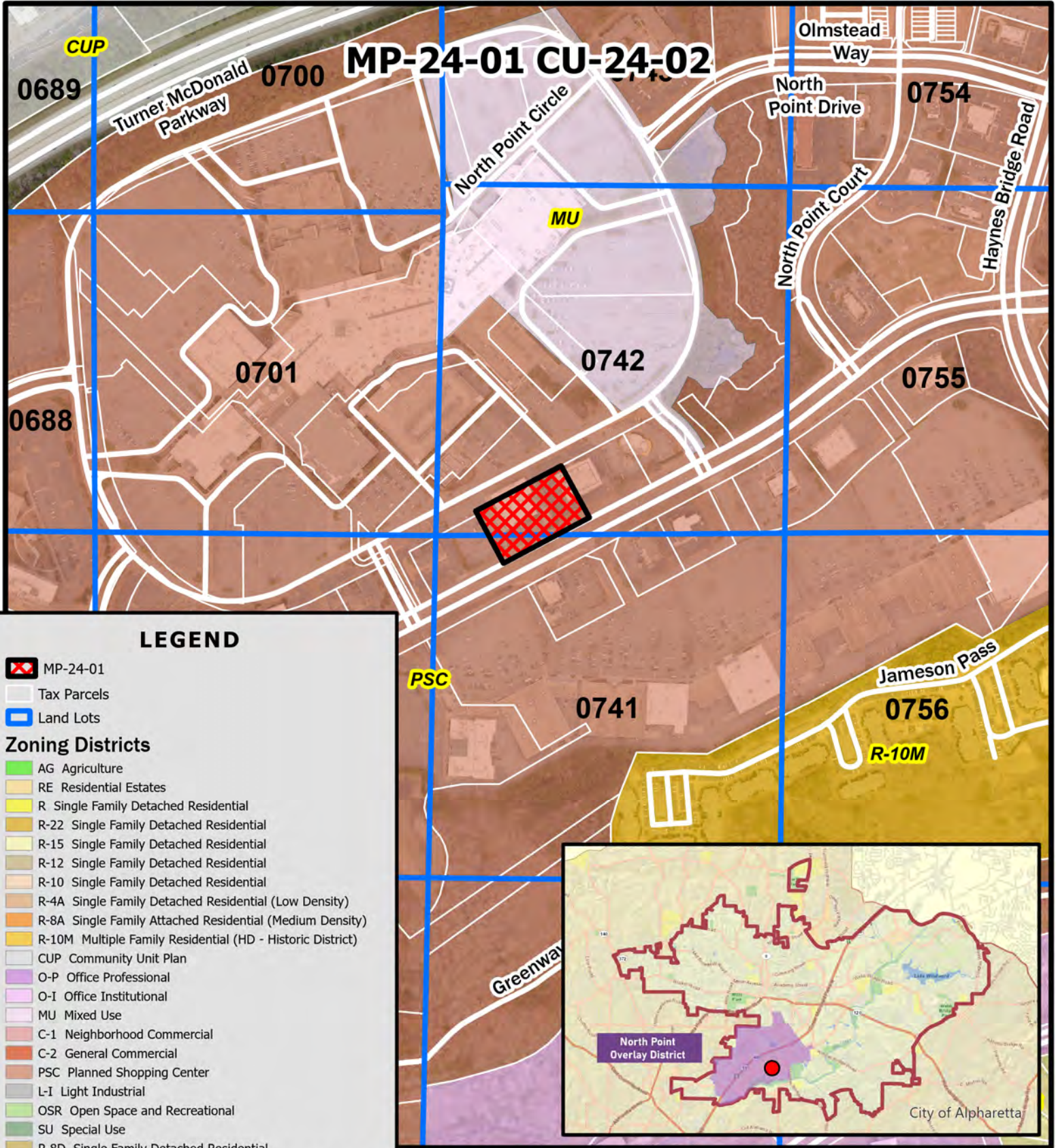


MP-24-01 CU-24-02

D/LL: 1/2/741, 742

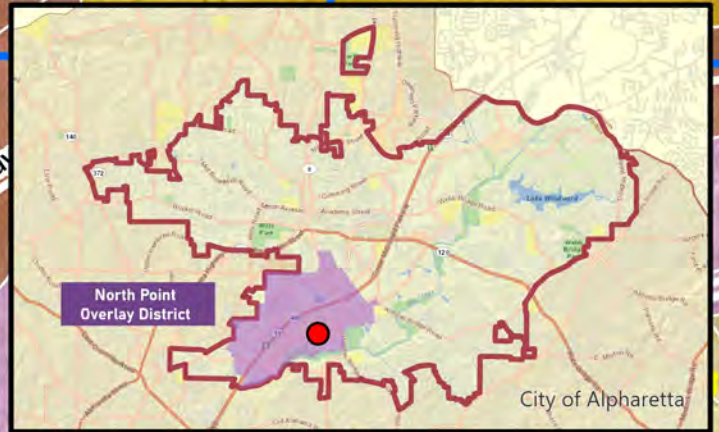
PC: 2/01/24

CC: 2/26/24



LEGEND

- MP-24-01
- Tax Parcels
- Land Lots
- Zoning Districts**
- AG Agriculture
- RE Residential Estates
- R Single Family Detached Residential
- R-22 Single Family Detached Residential
- R-15 Single Family Detached Residential
- R-12 Single Family Detached Residential
- R-10 Single Family Detached Residential
- R-4A Single Family Detached Residential (Low Density)
- R-8A Single Family Attached Residential (Medium Density)
- R-10M Multiple Family Residential (HD - Historic District)
- CUP Community Unit Plan
- O-P Office Professional
- O-I Office Institutional
- MU Mixed Use
- C-1 Neighborhood Commercial
- C-2 General Commercial
- PSC Planned Shopping Center
- L-I Light Industrial
- OSR Open Space and Recreational
- SU Special Use
- R-8D Single Family Detached Residential
- R-4D Single Family Detached Residential (Medium Density)
- R-8A/D Single Family Attached/Detached Residential
- DT-C Downtown Core
- DT-MU Downtown Mixed-Use
- DT-LW Downtown Live-Work
- DT-R Downtown Residential

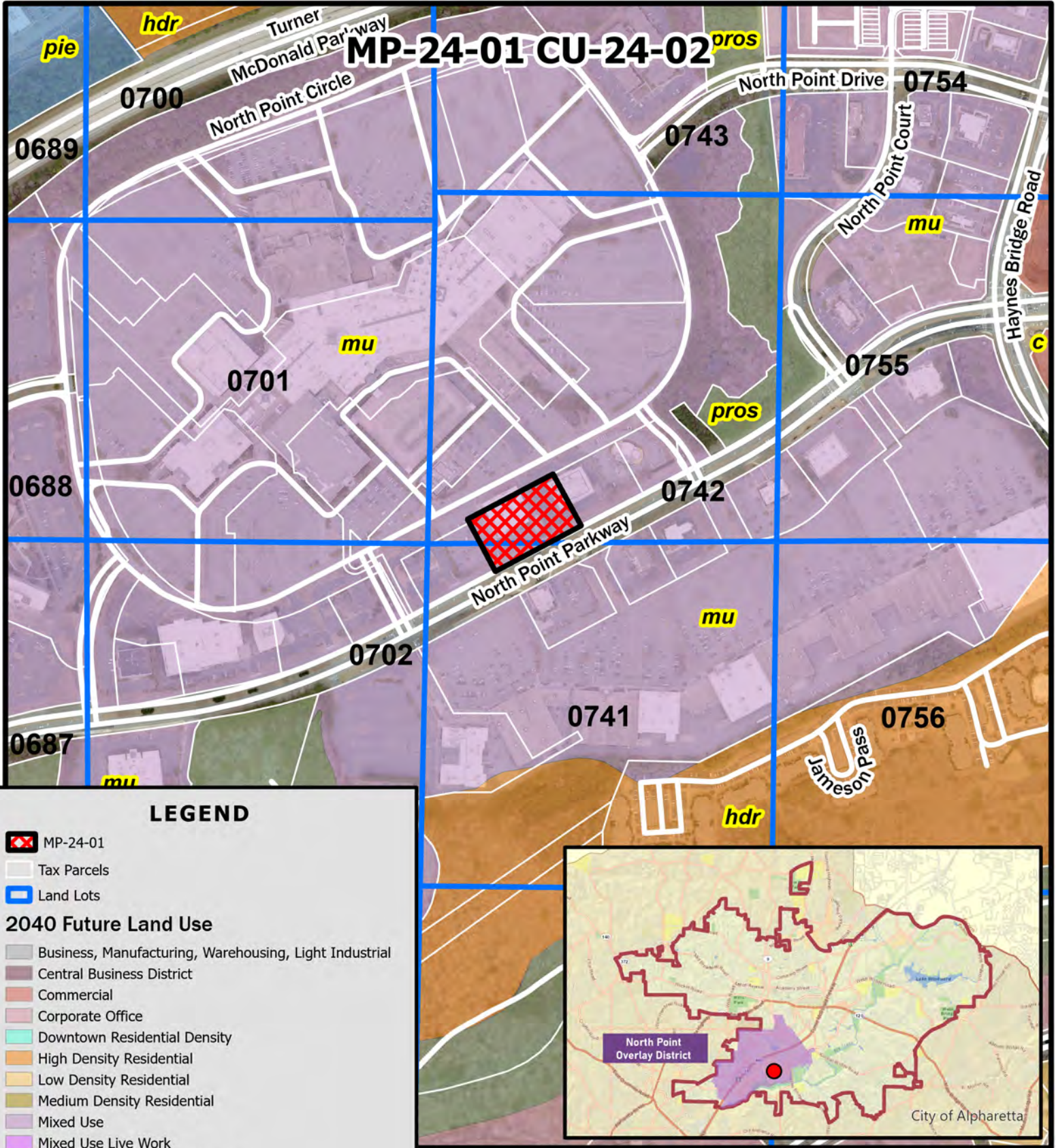


MP-24-01 CU-24-02

D/LL: 1/2/741, 742

PC: 2/01/24

CC: 2/26/24



LEGEND

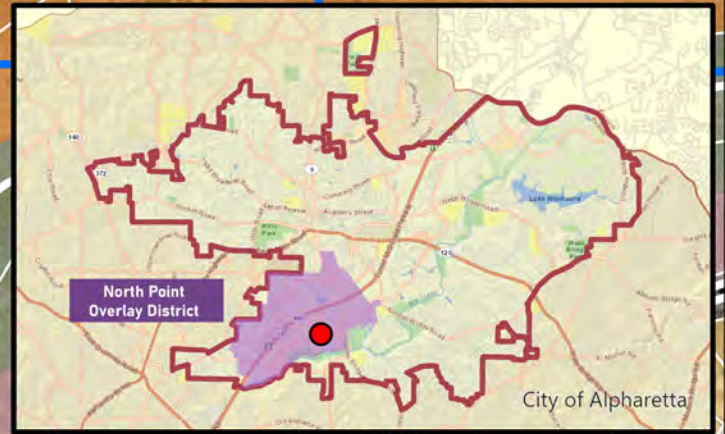
MP-24-01

Tax Parcels

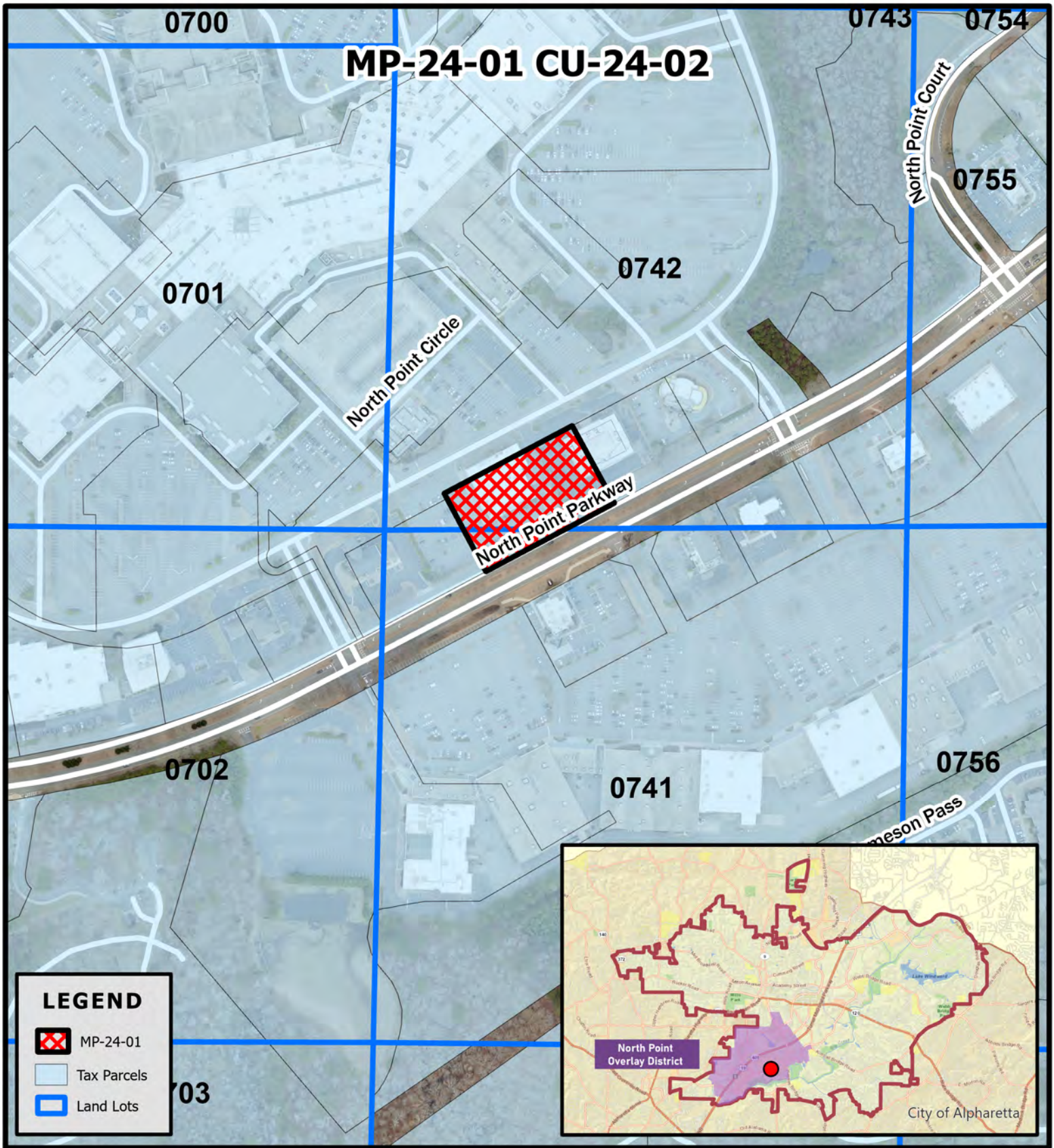
Land Lots

2040 Future Land Use

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



MP-24-01 CU-24-02
D/LL: 1/2/741, 742
PC: 2/01/24
CC: 2/26/24

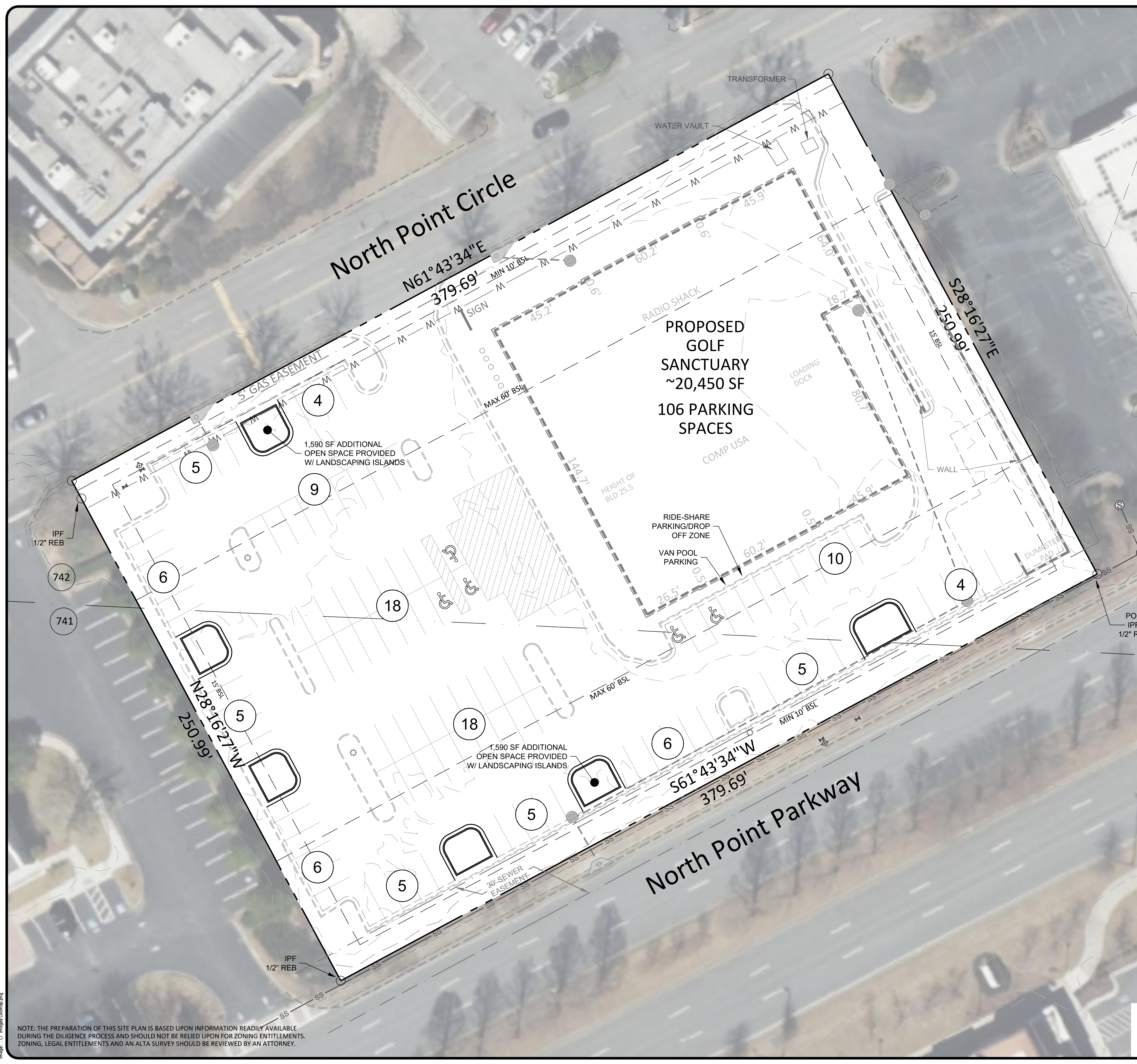


MP-24-01 CU-24-02

D/LL: 1/2/741, 742

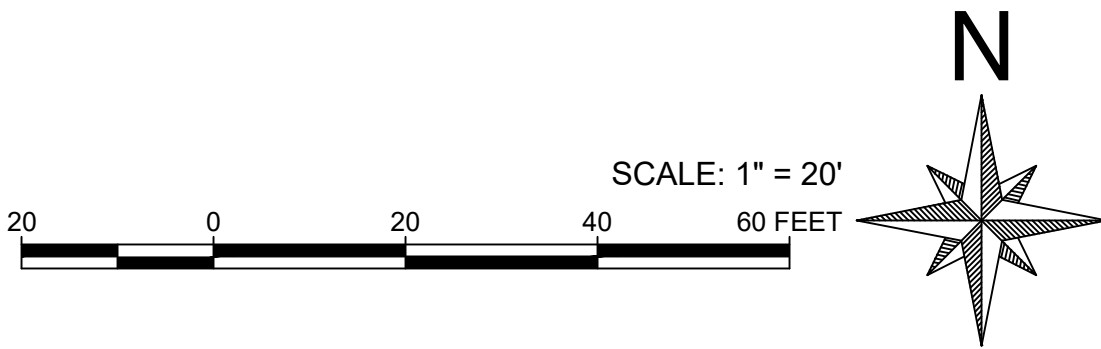
PC: 2/01/24

CC: 2/26/24



- NORTH POINT ECO DISTRICT POINTS
- 1) SUSTAINABLE LANDSCAPING MEASURES
 - 2) ALTERNATIVE TRANSPORTATION MEASURES

Level 1		
	Existing/Req'	Proposed
Zoning	PSC	-
Use Allowed	CUP	-
Use Specific Req'	-	-
Flood Zone	Zone X	-
National Wetlands Inventory	✓	-
Overlay District	North Point	-
RadioShack	9,720 SF	-
COMP USA	10,730 SF	-
Golf Sanctuary	-	20,450 SF
Total Bldg SF	20,450 SF	20,450 SF
Parcel A	2.19 AC	-
Building Setbacks	-	-
Major	65'	-
Minor	50'	-
Side	15'	-
Rear	15'	-
Landscape Strips	-	-
Major	10'	-
Minor	-	-
Side	-	-
Land Use Buffers	-	-
Environmental Buffers	-	-
Level 2		
	Existing/Req'	Proposed
Parking Ratio	-	-
Parking Spaces	90 SPACES	106 SPACES
Parking Size	-	-
Compact Parking %	-	-
Loading Space	-	-
Max Principle Building Cov.	40%	-
Minimum Lot Size	none	-
Minimum Frontage	none	-
Adjacent Zoning North	North point Cir	-
Adjacent Zoning South	North Point Pkwy	-
Adjacent Zoning East	PSC	-
Adjacent Zoning West	PSC	-
Water Sewer Proximity	✓	-
Overlay Requirements	✓	-

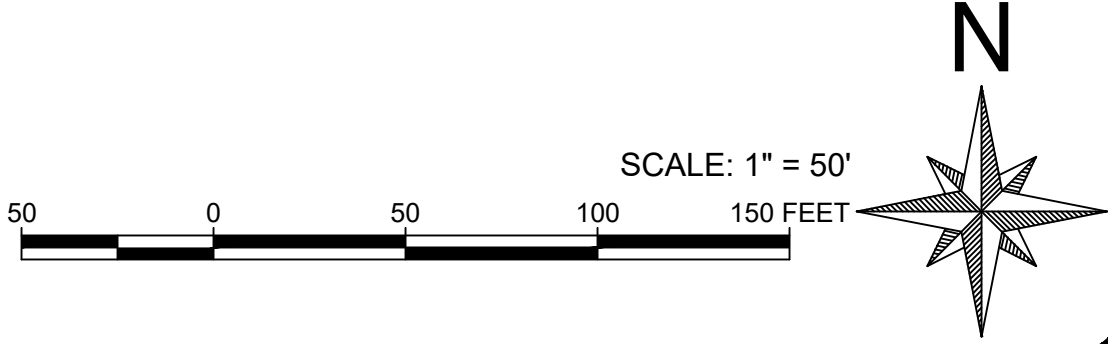


NOTE: THE PREPARATION OF THIS SITE PLAN IS BASED UPON INFORMATION READILY AVAILABLE DURING THE DILIGENCE PROCESS AND SHOULD NOT BE RELIED UPON FOR ZONING ENTITLEMENTS. ZONING, LEGAL ENTITLEMENTS AND AN ALTA SURVEY SHOULD BE REVIEWED BY AN ATTORNEY.

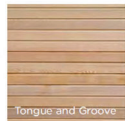


- NORTH POINT ECO DISTRICT POINTS
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Use Specific Req'	-	-
Flood Zone	Zone X	-
National Wetlands Inventory	✓	-
Overlay District	North Point	-
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Side	15'	-
Rear	15'	-
Landscape Strips		
Major	10'	-
Minor	-	-
Side	-	-
Land Use Buffers	-	-
Environmental Buffers	-	-
Level 2		
	Existing/Req'	Proposed
Parking Ratio	-	-
Parking Spaces	90 SPACES	106 SPACES
Parking Size	-	-
Compact Parking %	-	-
Loading Space	-	-
Max Principle Building Cov.	40%	-
Minimum Lot Size	none	-
Minimum Frontage	none	-
Adjacent Zoning North	North point Cir	-
Adjacent Zoning South	North Point Pkwy	-
Adjacent Zoning East	PSC	-
Adjacent Zoning West	PSC	-
Water Sewer Proximity	-	-
Overlay Requirements	✓	-

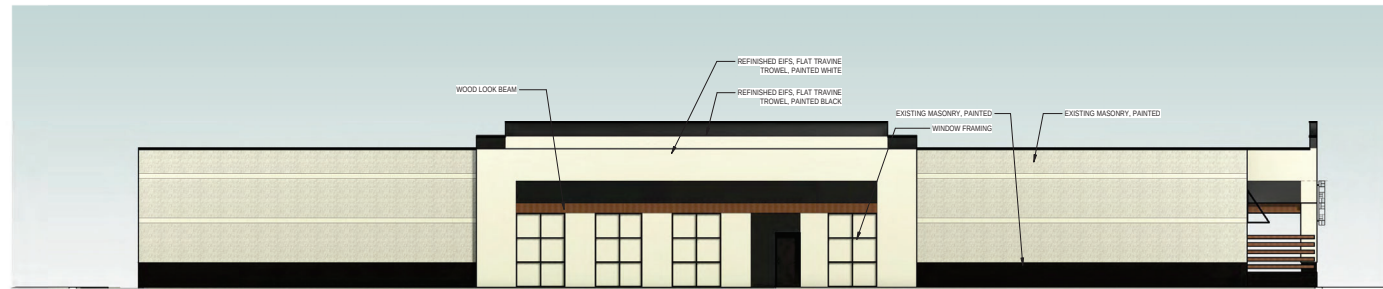


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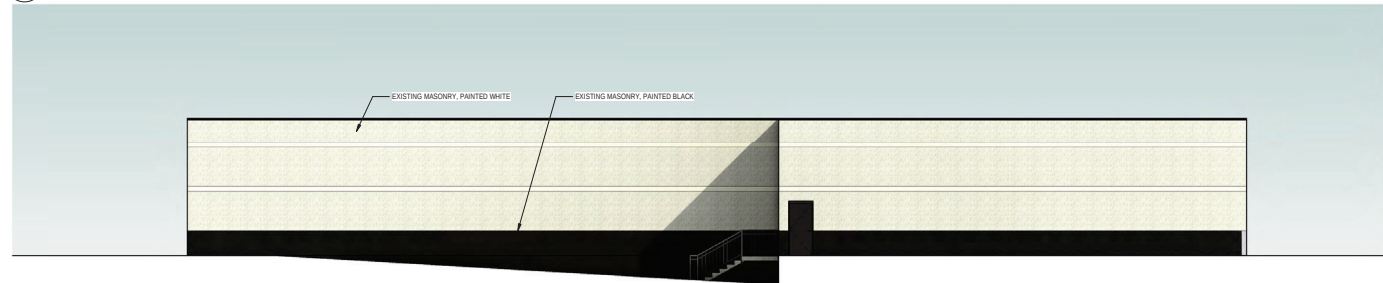


MATERIALS PALETTE

Exhibit A - Renderings



1 NORTH
SCALE: 1/8" = 1'-0"



2 EAST
SCALE: 1/8" = 1'-0"



3 SOUTH
SCALE: 1/8" = 1'-0"



4 WEST
SCALE: 1/8" = 1'-0"



H. Michael Hindman
Architects, P.C.

1857 Westgate Circle - Suite 100
Buckhead, Georgia 30329
818.370.3000
www.hindmanhmda.com



THE GOLF
SANCTUARY

380 NORTH POINT CIRCLE
ALPHARETTA, GA 30022

Revisions

HMH Job Number
21010

Drawn By
CS

Date
11/30/2023

Drawing
ELEVATIONS

A2

Exhibit A - Renderings



H M H A
H. Michael Hindman
Architects, P.C.

1607 Westgate Circle - Suite 100
Buckhead, Georgia 30329
855.370.3402
www.hmharchitects.com



THE GOLF
SANCTUARY

380 NORTH POINT CIRCLE
ALPHARETTA, GA 30022

Revisions

HMH Job Number
21010

Drawn By
CS

Date
11/30/2023

Drawing
RENDERINGS

A3

1/10/24

Please sign-in and leave your comments and/or concerns.

The Golf Sanctuary/ 380 North Point Circle

NAME	ADDRESS	COMMENTS
Reginald Griffith	ETA 4414 SONORAN WAY UNION CITY, GA. 30291	
Gloria f. rae	302 N MAIN ST. ALPHARETTA GA 30009	Very good Project.

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: Alpharetta Golf Sanctuary

Contact Name: Michael Corcoran Telephone: (678) 699-1125

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.

Received positive feedback from 2 individuals.

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: 01-10-24

Print Form

1/10/24

Please sign-in and leave your comments and/or concerns.

The Golf Sanctuary/ 380 North Point Circle

NAME	ADDRESS	COMMENTS
Reginald Griffith	ETA 4414 SONORAN WAY UNION CITY, GA. 30291	
Gloria fford	302 N MAIN ST. ALPHARETTA GA 30009	Very good Project.

January 10, 2024

Candance Shriver
1607 Westgate Circle, STE 100
Brentwood, TN 37027

RE: MP-24-01/CU-24-02 The Golf Sanctuary/380 North Point Circle

Dear Property Owner:

Please allow this letter to serve as public notice for a Master Plan Amendment and Conditional use permit to renovate the existing building to construct The Golf Sanctuary at 380 North Point Circle. This use will provide indoor recreation with golf simulators and there will be a restaurant inside as well.

The Community Zoning Information Meeting (CZIM) for this request will be held on **Wednesday, January 10 at 6:00 PM** in the Multipurpose Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by **Planning Commission on Thursday, February 1 at 6:30 PM and by City Council on Monday, February 26 at 6:30 PM**. The meeting(s) will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at CSHRIVER@HMHARCHITECTS.COM OR (615) 370-3252.

Sincerely,

Candance Shriver

TO WHOM IT MAY CONCERN
380 NORTH POINT CIR
ALPHARETTA GA 30022

DILLARD DEPARTMENT STORES INC
4501 NORTH BEACH ST
FORT WORTH TX 76137

REEP RTL NPM GA LLC
51 MADISON AVE
NEW YORK NY 10010

ALPHA REGIONS PARTNERS LLC
289 S CULVER ST
LAWRENCEVILLE GA 30046-4805

PALM J LLC
13833 WELLINGTON TRC E4 #238
WEST PALM BEACH FL 33414

NPMC RETAIL LC
2100 MC KINNEY AVE STE 700
DALLAS TX 75201

SUN TRUST BANK ATL
PO BOX 26665, VA-RIC-8614
RICHMOND VA 23261-6665

NPMC RETAIL LC
2100 MC KINNEY AVE STE 700
DALLAS TX 75201

SWANN INVESTMENTS L P
850 KENNESAW AVE NW STE C2
MARIETTA GA 30060-1095

COLE CP ALPHARETTA GA LLC
12181 BLUFF CREEK DR 5TH FL
PLAYA VISTA CA 90094

REEP RTL NPM GA LLC
51 MADISON AVE
NEW YORK NY 10010

NPMC RETAIL LC
2100 MC KINNEY AVE STE 700
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WEST PALM BEACH, FL 33414



KEEP RTL NPM GA LLC
51 MADISON AVE
NEW YORK, NY 10010



ALPHA REGIONS PARTNERS LLC
289 S CULVER ST
LAWRENCEVILLE GA 30046



CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

MP-24-01/CU-24-02

PHA230043

☐ Property Taxes & Code Violations Verified

☐ 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." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted 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: CANDACE SHRIVER

Telephone: 615-620-3950

Address: 1607 WESTGATE CIRCLE

Suite: 100

City: BRENTWOOD

State: TN

Zip: 37027

Fax: _____

Mobile Tel: 615-815-5293

Email: CSHRIVER@HMHARCHITECTS.COM

Subject Property Information:

Address: 380 NORTH POINT CIRCLE

Current Zoning: PSC

District: 1

Section: 2

Land Lot: 741,742

Parcel ID: 12 273007420415

Proposed Zoning: PSC

Current Use: VACANT RETAIL BOX

This Application For (Check All That Apply):

☒ Conditional Use

☒ Master Plan Amendment

☐ Comprehensive Plan Amendment

☐ Rezoning

☐ Master Plan Review

☐ Variance

☐ Public Hearing

☐ Exception

☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

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

RESTAURANT & INDOOR RECREATION

Applicant's Request (Please itemize the proposal):

CONDITIONAL USE PERMIT AND MASTER PLAN AMENDMENT TO ALLOW FOR INDOOR RECREATION OCCUPANCY

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

THE INTENT OF THIS APPLICATION IS TO ALLOW FOR OUR BUSINESS'S OCCUPANCY. THE BUSINESS WILL FACILITATE A COMMUNITY OF BELONGING AND CONNECTION BETWEEN GOLF ENTHUSIASTS AND THEIR COLLEAGUES. THIS FACILITY WOULD ALSO PROVIDE A SEAMLESS PLACE FOR MEMBERS TO NOT ONLY PLAY BUT TO CONDUCT BUSINESS AND RELAX. THIS USAGE EMBODIES THE IDEALS OF THE ECO DISTRICT REVITALIZATION.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Palm J LLC Lisa Leder

Telephone: 561-314-3942

Address: 13833 Wellington Trace E4

Suite: PMB #238

City Wellington

State: FL

Zip: 33414

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 |

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: MICHAEL CORCORAN AND CANDICE SHRIVER Telephone: 415-370-3252

Address: H. MICHAEL HINDMAN ARCHITECTS 1607 WESTGATE CIRCLE Suite: 100

City BRENTWOOD State: TN Zip: 37027

So Sworn and Attested:

Owner Signature: [Signature]

Date: 11/22/23

Notary:



Notary Signature: [Signature]

Date: 11/22/23

DISCLOSURE FORM

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

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

Name of Applicant or Opponent:

**MICHAEL CORCORAN AND
CANDICE SMUTEN**

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: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-3

Signature: _____

Date: 11/22/23

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Indoor recreation is complimentary to the surrounding shopping center usages. Similar usages exist in the adjacent mall- with the Cosmic Mini Golf

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

This proposal will increase the use and value of the surrounding properties as the current building is vacant and unused. Furthermore this business would bring more users to the adjacent properties.

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

Conceivably the property can be developed for a reasonable use as currently zoned but this usage is a higher and better usage of the site as we will be revitalizing the dilapidated building with a different user group than previously inhabiting.

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

This proposal would result in a significant reduction in traffic according to the ITE Trip Generation study. The proposed facility would generate 73 weekday trips as opposed to the previous liquor store usage that resulted in 2187 trips.

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?

Proposal is consistent with the Future Land Use Map. This land is slated to be Mixed Use in the Future plan. Indoor recreational uses are essential in a Live Work Play Mixed Use environment.

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

This property is included in the North Point EcoDistrict Overlay. This usage revitalizes the property and plans on incorporating sustainable measures in the remodel. Any damaged or dying landscaping will be replaced with native plants, charging stations will be added for electric cars and space will be allocated for those utilizing rideshare and carpooling.

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

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: THE GOLF SANCTUARY

Contact Name: CANDACE SHRIVER Telephone: 615-620-3950

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.

NPMC RETAIL LC

SWANN INVESTMENTS L P

REEP RTL NPM GA LLC

PALM J LLC

COLE CP ALPHARETTA GA LLC

DILLARD DEPARTMENT STORES INC

ALPHA REGIONS PARTNERS LLC

SUN TRUST BANK ATL

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.



David White, PE
500 Sun Valley Dr, Ste H3
Roswell, GA 30076

November 29, 2023
City of Alpharetta

Re: 380 North Point Pkwy, Alpharetta, GA 30005
Trip Generation Memorandum

To whom it may concern,

This memorandum is to provide information concerning traffic that will be generated by the referenced proposed development, Alpharetta Golf Sanctuary, located at 380 North Point Pkwy, Alpharetta, GA 30005. The proposed recreational facility will consist of approximately 20,400 square feet.

The Trip Generation Manual published by the Institute of Transportation Engineers (ITE), contains tables, rates, and equations that provide projected volumes based on specific land uses. The following table and the number of trips generated by the proposed development was determined based upon the information provided in the Trip Generation Manual.

ITE Trip Generation

Average Weekday Volumes				Gross Daily Trip Ends
Proposed Land Use	ITE Land Code	Size (1000 SF)	Trips per Unit	
Multipurpose Recreational Facility	435	20.4	3.58	73
Liquor Store	899	20.4	107.21	2187

The proposed recreational facility trip generation results for the project indicate 73 weekday trips. The previous liquor store trip generation results indicated 2187 weekday trips. This is a significant reduction in weekday trips from the previous use to the proposed recreational facility.

As shown, the projected future traffic volumes for the Alpharetta Golf Sanctuary project are below the county/state threshold requirements for preparation of a Traffic Impact Analysis (TIA).

Based on the trip generation information and projected future traffic volumes provided above, please consider this a formal request to waive the TIA requirement for the Alpharetta Golf Sanctuary.

Best regards,

David White, PE, LEED AP
(404) 594-4403
david@civilogistix.com



David White, PE
500 Sun Valley Dr, Ste H3
Roswell, GA 30076

January 11, 2024
City of Alpharetta

Re: 380 North Point Pkwy, Alpharetta, GA 30005
Trip Generation Memorandum

To whom it may concern,

This memorandum is to provide information concerning traffic that will be generated by the referenced proposed development, Alpharetta Golf Sanctuary, located at 380 North Point Pkwy, Alpharetta, GA 30005. The proposed recreational facility will consist of approximately 20,165 square feet.

The Trip Generation Manual published by the Institute of Transportation Engineers (ITE), contains tables, rates, and equations that provide projected volumes based on specific land uses. The following table and the number of trips generated by the proposed development was determined based upon the information provided in the Trip Generation Manual.

ITE Trip Generation

Weekday PM Peak Hour Volumes				Weekday PM Peak Hour
Proposed Land Use	ITE Land Code	Size (1000 SF)	Trips per Unit	
Multipurpose Recreational Facility	435	13.54	3.58	48
Fine Dining Restaurant	931	6.63	7.8	52
Golf Sanctuary	-	20.17	-	100

Weekday PM Peak Hour Volumes				Weekday PM Peak Hour
Existing Land Use	ITE Land Code	Size (1000 SF)	Trips per Unit	
Liquor Store	899	20.17	16.62	336

The proposed Golf Sanctuary use is made up of rec facility and a restaurant that generates 100 hourly trips in the PM peak hour. The previous liquor store trip generation results indicated 336 hourly trips in the PM peak hour. This is a significant reduction in weekday trips from the previous use to the proposed facility.

As shown, the projected future traffic volumes for the Alpharetta Golf Sanctuary project are below the county/state threshold requirements for preparation of a Traffic Impact Analysis (TIA).

Based on the trip generation information and projected future traffic volumes provided above, please consider this a formal request to waive the TIA requirement for the Alpharetta Golf Sanctuary.

Best regards,

David White, PE, LEED AP
(404) 594-4403
david@civilogistix.com

THE GOLF SANCTUARY

HMHA # 21010

380 NORTH POINT CIRCLE
ALPHARETTA, GA 30022

ISSUED FOR: CONDITIONAL USE PERMIT & MASTER PLAN AMENDMENT

11/30/2023

PROJECT DATA

PROJECT ADDRESS & PARCEL NO.
380 NORTH POINT CIRCLE
ALPHARETTA, GA 30022

PARCEL ID: 12 273007420415

APPLICABLE CODES
GEORGIA GOVERNING CODES:

International Building Code 2018 Edition
International Residential Code 2018 Edition
International Plumbing Code 2018 Edition
International Mechanical Code 2018 Edition
International Fuel Gas Code 2018 Edition
International Energy Conservation Code 2015 Edition
International Fire Code 2018 Edition
National Electrical Code 2020 Edition
International Swimming Pool and Spa Code 2018 Edition

ZONING
PSC - PLANNED SHOPPING CENTER

INDEX OF DRAWINGS

CIVIL
REV. ALTA SURVEY
CP-1 SITE PLAN

ARCHITECTURAL
REV. A1 EXISTING CONDITIONS
A2 ELEVATIONS
A3 RENDERINGS

CONTACTS

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BRENTWOOD, TN 37027
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EMAIL: billy@billybrown.me

ARCHITECT:

H. MICHAEL HINDMAN ARCHITECTS, P.C.
1607 WESTGATE CIRCLE, SUITE 100
BRENTWOOD, TENNESSEE 37027
PHONE: (615) 370-3252
CONTACT: CANDACE SHRIVER, PRINCIPAL
EMAIL: cshrivers@hnharchitects.com
CONTACT: MICHAEL HINDMAN, PRINCIPAL
EMAIL: mhindman@hnharchitects.com

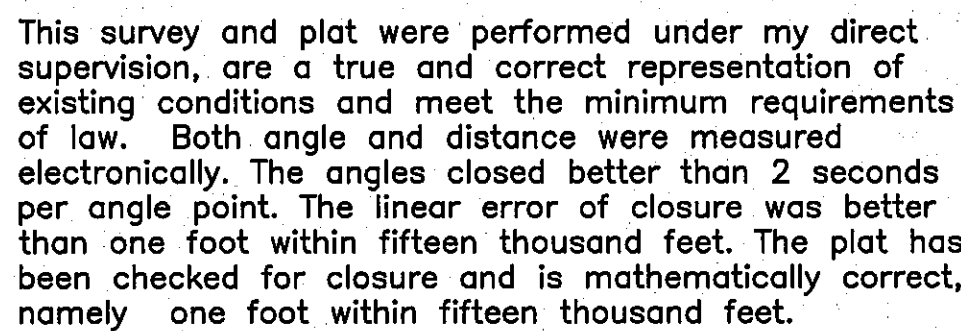
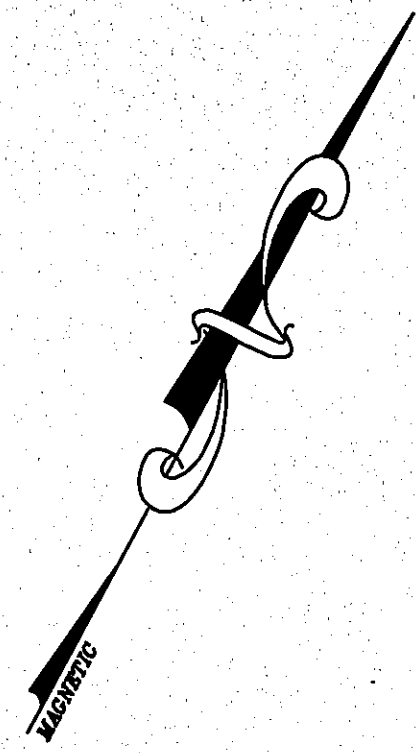
CIVIL ENGINEER:

CIVILOGISTIX
500 SUN VALLEY DRIVE, STE H3
ROSWELL, GA 30076
PHONE: (404) 594-4403
CONTACT: MICHAEL CORCORAN
EMAIL: michael@civilogistix.com

VICINITY MAP



H. Michael Hindman
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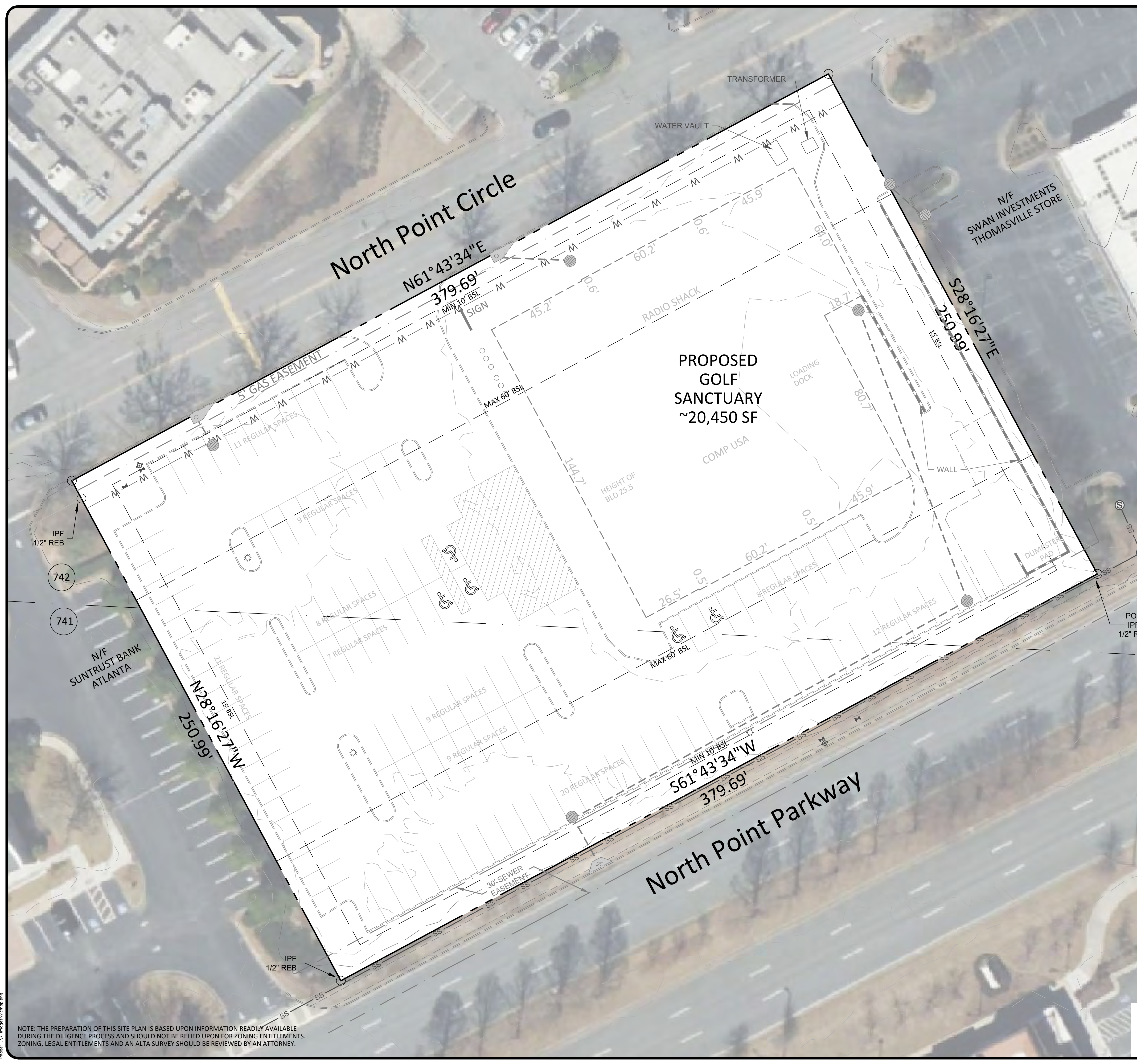
NOTE:
NO GEODETIC CONTROL MONUMENT FOUND
WITHIN 500 FEET OF THE PROPERTY.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1.2.4.7a, 8.9, 10, 11a, 13, of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Georgia, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

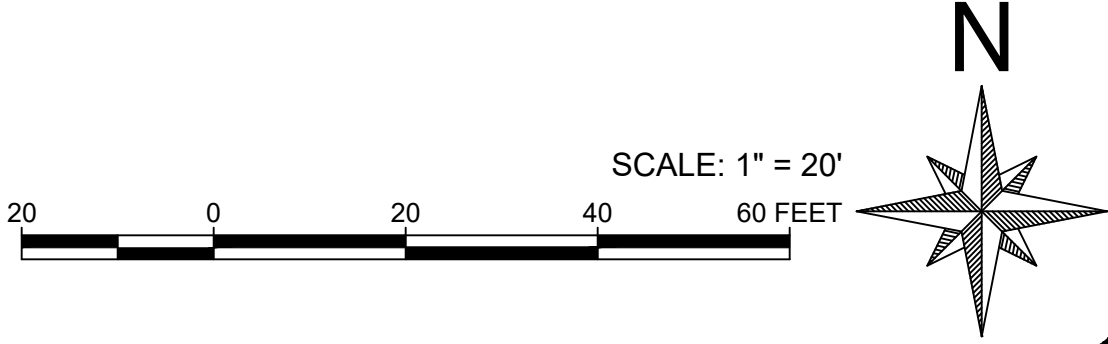
Date: George T.White PLS. 1929

The above tract or parcel of land contains 2.188 acres of land and being more particularly shown on As-Built Survey for Jefferson-Pilot Life Insurance Company, Chicago Title Insurance Company, Herman D. Gordon, Harold Sandier and Myron F. Seeberg, prepared by C&C Land Surveyors, Inc., Anastasios Costarides, Georgia Registered Land Surveyor No. 2248, dated November 30, 1995, last revised December 14, 1995.

SHEET NO.
of ---

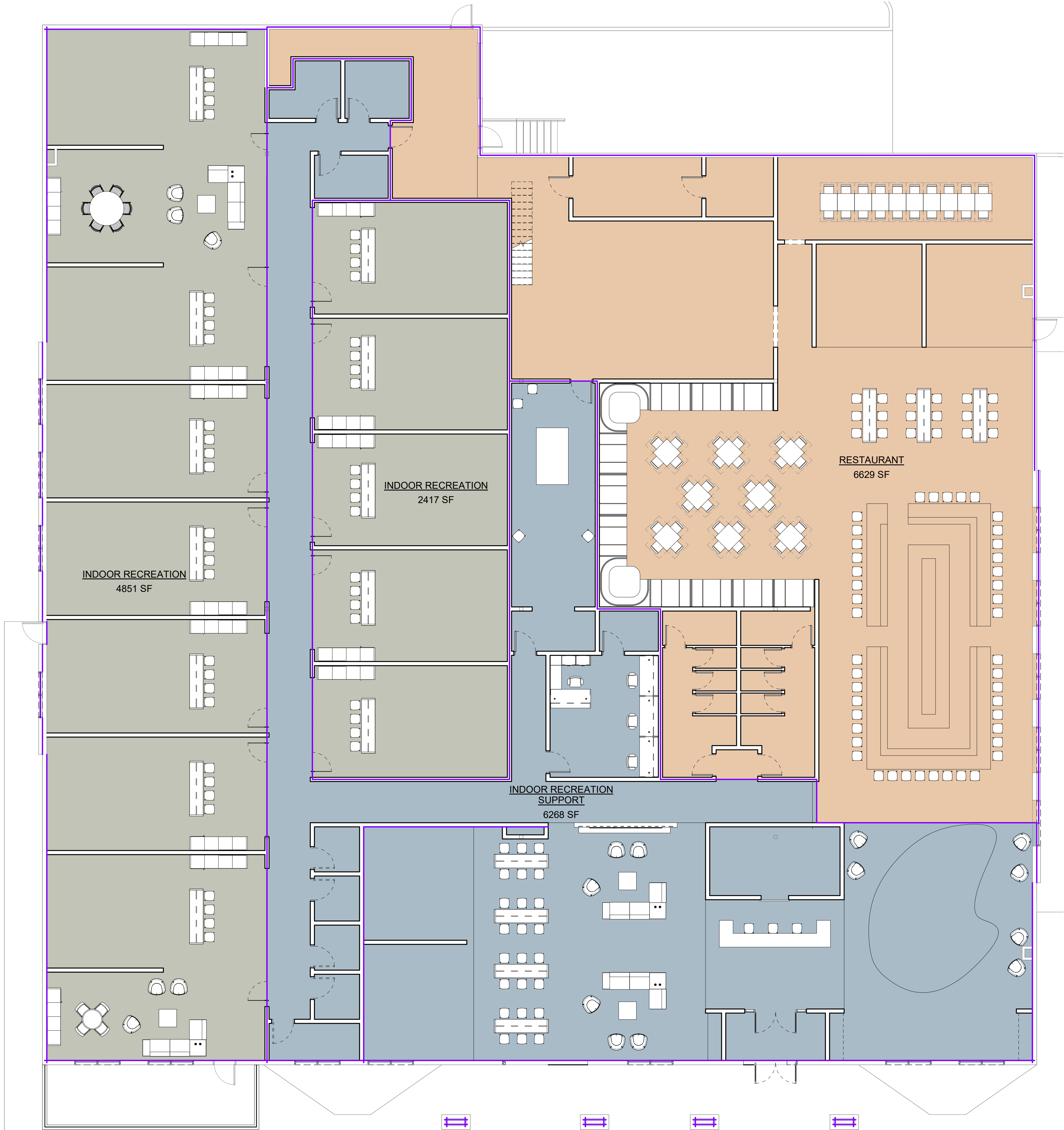


Level 1		
	Existing/Req'	Proposed
Zoning	PSC	-
Use Allowed	CUP	-
Use Specific Req'	-	-
Flood Zone	Zone X	-
National Wetlands Inventory	✓	-
Overlay District	North Point	-
RadioShack	9,720 SF	-
COMP USA	10,730 SF	-
Golf Sanctuary	-	20,450 SF
Total Bldg SF	20,450 SF	20,450 SF
Parcel A	2.19 AC	-
Building Setbacks		
Major	65'	-
Minor	50'	-
Side	15'	-
Rear	15'	-
Landscape Strips		
Major	10'	-
Minor	-	-
Side	-	-
Land Use Buffers	-	-
Environmental Buffers	-	-
Level 2		
	Existing/Req'	Proposed
Parking Ratio	-	-
Parking Spaces	-	-
Parking Size	-	-
Compact Parking %	-	-
Loading Space	-	-
Max Principle Building Cov.	40%	-
Minimum Lot Size	none	-
Minimum Frontage	none	-
Adjacent Zoning North	North point Cir	-
Adjacent Zoning South	North Point Pkwy	-
Adjacent Zoning East	PSC	-
Adjacent Zoning West	PSC	-
Water Sewer Proximity	-	-
Overlay Requirements	✓	-



NOTE: THE PREPARATION OF THIS SITE PLAN IS BASED UPON INFORMATION READILY AVAILABLE DURING THE DILIGENCE PROCESS AND SHOULD NOT BE RELIED UPON FOR ZONING ENTITLEMENTS. ZONING, LEGAL ENTITLEMENTS AND AN ALTA SURVEY SHOULD BE REVIEWED BY AN ATTORNEY.

1/9/2024 8:49:01 AM Z:\HMH Project Files\2023\2072 THE GOLF SANCTUARY - ALPHARETTA\24 - Revit Central Model\23072 - GOLF SANCTUARY - ALPHARETTA - SCHEME 1.rvt



PARKING OCCUPANCY SF TOTALS		
Name	Area	
INDOOR RECREATION	4851 SF	
INDOOR RECREATION	2417 SF	
	7268 SF / 500SF	= 15 SPACES
INDOOR RECREATION SUPPORT	6268 SF	
	6268 SF / 200SF	= 32 SPACES
RESTAURANT	6629 SF	
	6629 SF / 100SF	= 67 SPACES
TOTAL AREA	20165 SF	114 SPACES



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THE GOLF SANCTUARY

380 NORTH POINT CIRCLE
ALPHARETTA, GA 30022

Revisions		
1	REVIEW RESPONSE	01.08.24

HMH Job Number
21010

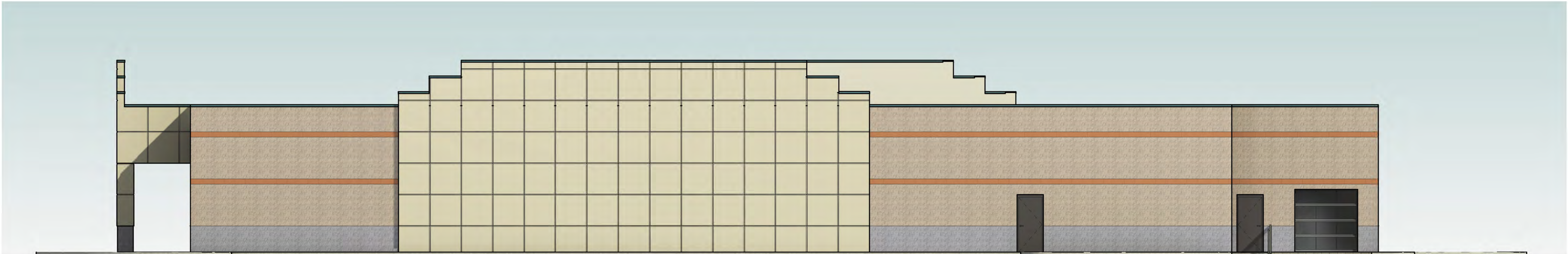
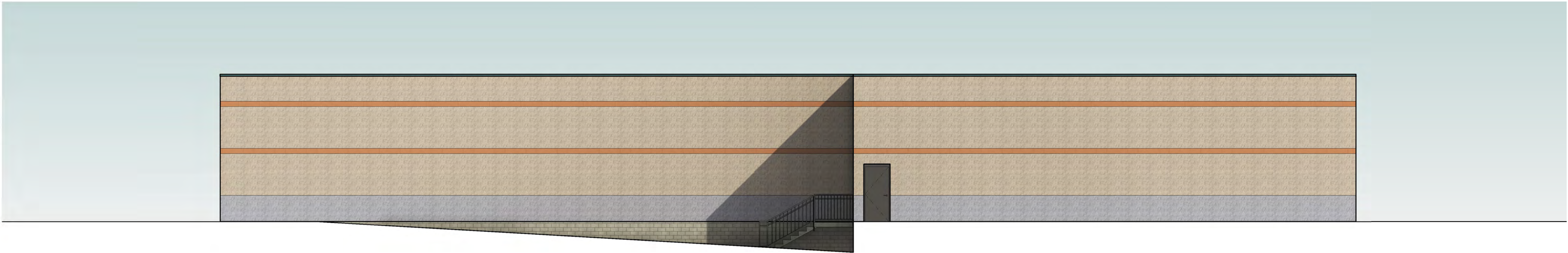
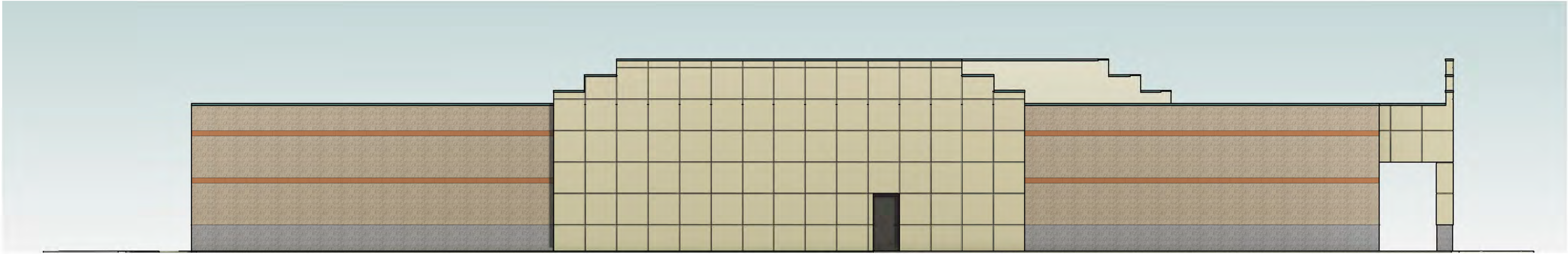
Drawn By
CS

Date
11/30/2023

Drawing
INTERIOR OCCUPANCY

A4

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THE GOLF
SANCTUARY

380 NORTH POINT CIRCLE
ALPHARETTA, GA 30022

Revisions

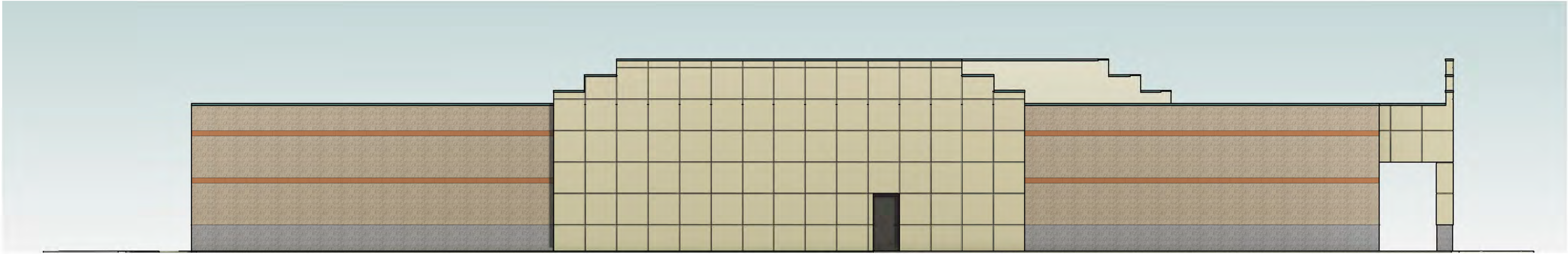
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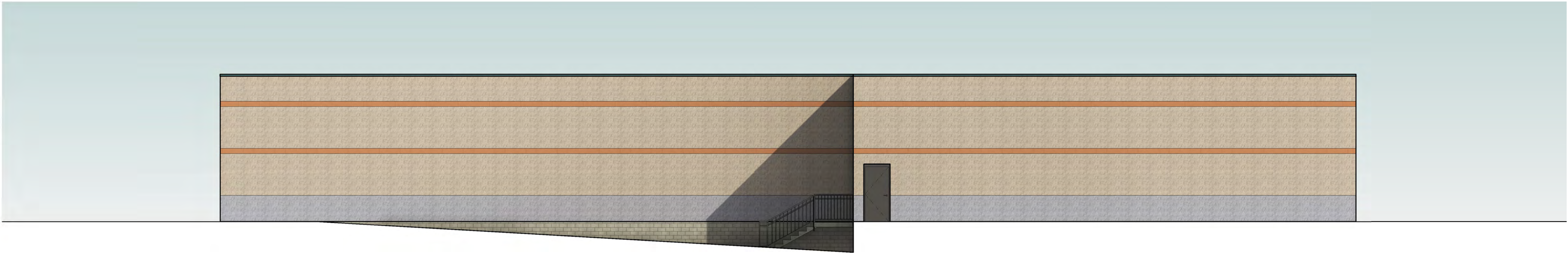
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EXISTING CONDITIONS

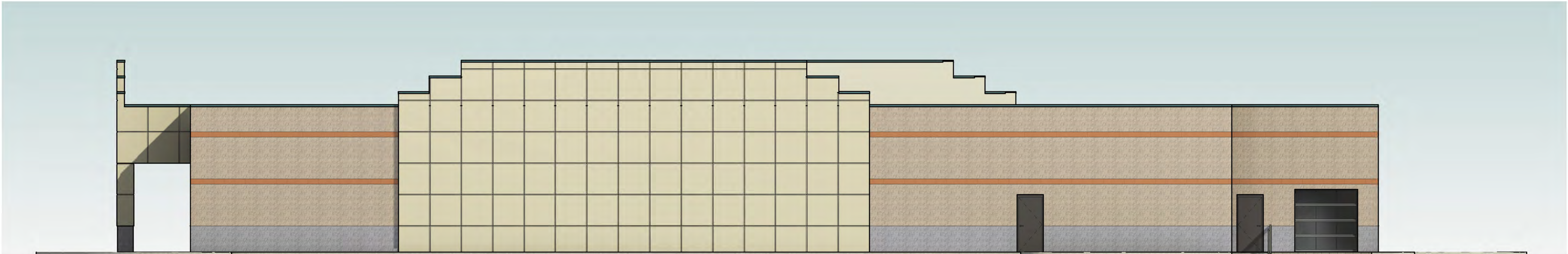
A1



1 NORTH
A1 SCALE: 1/8" = 1'-0"



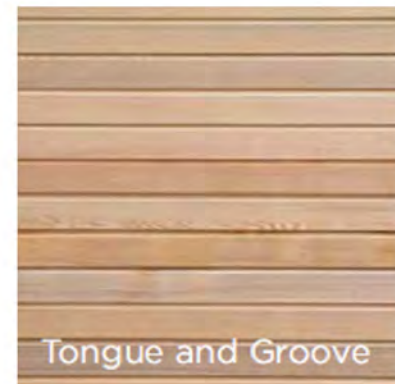
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A1 SCALE: 1/8" = 1'-0"



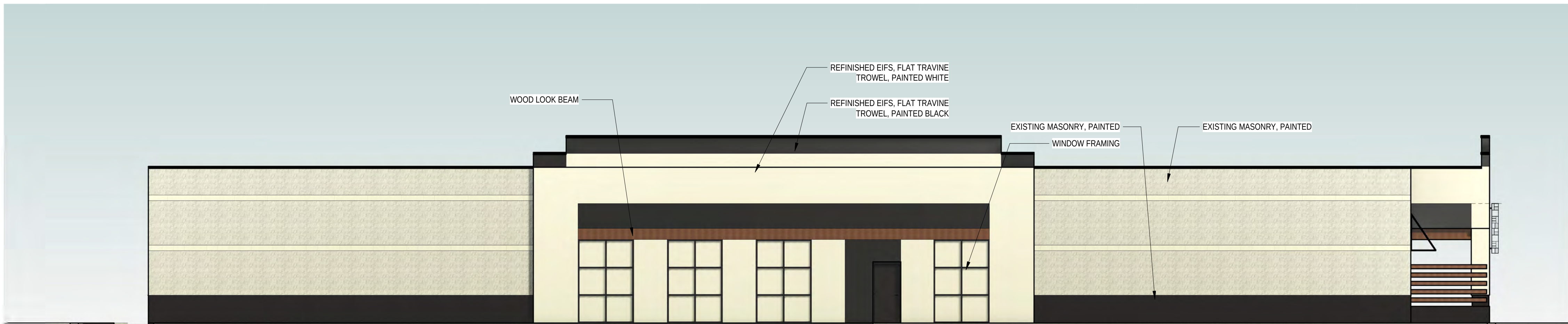
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A1 SCALE: 1/8" = 1'-0"



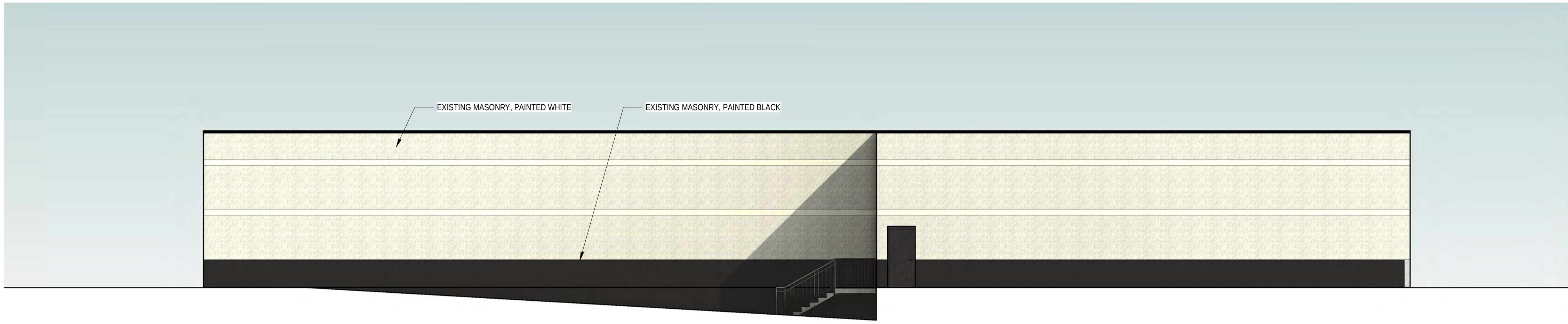
4 WEST
A1 SCALE: 1/8" = 1'-0"



MATERIALS PALETTE



1 NORTH
A2 SCALE: 1/8" = 1'-0"



2 EAST
A2 SCALE: 1/8" = 1'-0"



3 SOUTH
A2 SCALE: 1/8" = 1'-0"



4 WEST
A2 SCALE: 1/8" = 1'-0"



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Revisions

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21010

Drawn By
CS

Date
11/30/2023

Drawing
ELEVATIONS

A2

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Drawing
RENDERINGS

A3