



PLANNING COMMISSION MEETING JANUARY 4, 2018

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

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MEETING MINUTES**
 - a. December 7, 2017**
- IV. ITEMS FROM BOARD MEMBERS**
- V. ITEMS FROM STAFF**
- VI. PUBLIC HEARING**
 - a. CU-17-14 Currahee Brewing Company**
Consideration of a request for conditional use to allow a 'Brewery' for Currahee Brewing Company. The property is located at 25 South Main Street on the west side of South Main Street and south of Milton Avenue and is legally described as being located in Land Lot 1269, 2nd District, 2nd Section, Fulton County, Georgia.
 - b. Z-17-17 Jalali/Douglas Road**
Consideration of a request to rezone 2.98 acres from AG (Agriculture) to R-10 (Dwelling, 'For-Sale' Residential) to develop an 8-lot 'For-Sale' single-family detached subdivision. The property is located at 12375 Douglas Road on the west side of Douglas Road and north of Newport Bay Passage and is legally described as Land Lot 1190, 2nd District, 1st Section, Fulton County, Georgia.
- VII. ADJOURNMENT**



PLANNING COMMISSION MEETING
SUMMARY DECEMBER 7, 2017

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

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

I. CALL TO ORDER

II. ROLL CALL

- Members Present

- Francis Kung'u
- Kyle Caswell
- Karen Richard
- Rob Partee
- John Hipes
- Steve Usry

- Staff Present

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

III. APPROVAL OF MEETING MINUTES

a. November 2, 2017 Minutes

- ❖ Commissioner Richard offered a motion to approve
 - The motion received a second from Vice-Chairman Caswell

- The Motion was approved (6-0)

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

a. Z-17-13/V-17-29 East of Main Phase II/Cricket Lane

Kathi Cook presented consideration of a request to rezone 3.44 acres from R-15 (Dwelling, 'For-Sale', Residential) to DT-R (Downtown Residential) to develop Phase II of East of Main subdivision, including 20 'For-Sale' single-family detached homes. Variances are requested to increase the building height from 35' to 40' and to reduce stream buffers from 150' to 75'. The property is located on the west side of Cricket Lane between Cumming Street and the East of Main subdivision and is legally described as Land Lot 1253, 2nd District, 2nd Section, Fulton County, Georgia.

After discussion by the Board and Applicant of:

- Lot sizes on South Side
- Alley Lots
- Surrounding neighborhood heights and variances
- Tree Encroachment
- Stream Buffers
- Lots 11 & 17 impact to trees
- Improvement of Cricket Lane helping flow of traffic
- Origin of stream
- 150' stream buffer inhibits ability of property owner to sell property
- Applicant has ability to pipe stream, but Applicant chose to request a variance in order to preserve the stream in its current state
- Greenspace
- Guest Parking
- Site Plan
- Architecture
- Trees # 262, 263, 269
- Cumming St. ROW
- Traffic
- Schools
- Price point of \$600k
- Detention Pond
 - o Possibility of being underground
 - o Underground Detention not recommended by Stormwater staff due to maintenance costs
- #268 Tree in Condition #20

- Buffer between Church and fence
- Driveway cuts
- Condition #2

Public Comment:

1. Janet Vaughan

Concerns:

1. Proposed alleys in relation to the driveways of homes on the east side of Cricket Lane.

❖ Commissioner Caswell offered a motion to approve the application with the following conditions

- The motion received a second from Commissioner Richard
- The motion was approved (6-0)

1. The site, consisting of approximately 3.44 acres, shall be zoned DT-R and developed substantially similar to site plan submitted by Travis Pruitt & Associates, Inc., dated 10/10/2017, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. There shall be no more than 3 single-family detached lots fronting Cumming Street (Lots 18-20) and those lots shall have a minimum lot width of 40' and minimum lot size of 4,500 square feet. Lots 18-20 shall have a 30' heavily landscaped front setback along Cumming Street.
3. The maximum permitted building height shall be no more than 40' along Cricket Lane and max 2 stories height and 35' fronting Cumming Street.
4. Minimum building setbacks shall be:
 - a. Front – Cricket Ln – 10', Cumming St – 30', Lot – 10'
 - b. Side – Perimeter – 10', Lot – 0' (10' between structures)
 - c. Rear – Perimeter – 10', Lot – 10' (as measured from edge of alley)
5. Architecture and materials shall be developed similar to the submitted renderings, except for modifications required to comply with these conditions and Downtown Architect/Staff

comments, and in compliance with the Alpharetta Downtown Code subject to approval by Staff. All homes shall have 4-sided architecture with brick or stone. Majority of units facing Cricket Ln and Cumming St shall have front porches with a minimum 6' deep and a minimum 50% of the façade length. Stoops shall have a minimum depth of 6'. Bay windows shall have a minimum depth of 2'.

6. Homes along Cumming Street shall include courtyards with low stacked stone walls between sidewalk and home.
7. Amenity space along Cricket Lane shall be developed with a park-like setting with decorative landscape and 1 sculpture approved by Staff. The landscape shall include plant selections promoting the historic district.
8. Street trees shall be required along Cumming Street and Cricket Lane within the beauty strip except where parallel parking is to be installed, as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown and outside of any utility easements, as approved by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
9. Final streetscape shall match the approved Downtown streetscape standards and include decorative pedestrian lighting as approved by Staff. A 6' sidewalk shall be required on Cricket Lane and an 8' sidewalk shall be required on Cumming Street. Minimum 3 on-street parallel parking spaces shall be required along Cricket Lane for the site to meet the required guest parking.
10. The corner of Cumming Street and Cricket Lane shall include a decorative knee wall and shall be heavily landscaped with ornamental plantings as approved by Staff. Landscape, hardscape, fences and walls shall complement materials used in the Downtown, as approved by Staff. Creeping fig or another creeping vine shall be planted to cover decorative and retaining walls as approved by Staff.
11. 5' area between the alley and the west and south property lines shall be planted with evergreen trees to provide a screen, as approved by Staff.
12. Developer shall remove exotic and invasive trees and shrubs within stream buffers and tree save areas and replant where sparse as approved by Staff.
13. Provide heavy landscape screening and decorative brick walls where alleys are exposed to streets. Sides of homes shall be screened with a minimum 10' landscape strip adjacent to public roadways.
14. Decorative paver aprons shall be required at the project driveways, as approved by Staff.
15. Development shall not be gated and roads will be private and maintained by the HOA.
16. Driveways shall be a minimum 18' from garage to alley.
17. Internal sidewalks shall be provided, including a connection to the fronts of units and shall be a minimum 5' and pedestrian-scale lighting provided throughout the development.
18. Fencing visible from the street shall be decorative as approved by Staff.
19. Existing trees shall be preserved as depicted on the site plan prepared by Travis Pruitt & Associates, Inc., dated 10/10/2017. In addition, the developer shall save tree #262, 265, 266, 269, 275, 278, 280 – 283 and 287. Additional encroachments shall be allowed per this plan with additional tree care to offset the encroachment as approved by Staff.

20. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by administrative variance.
21. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
22. Overhead utilities on the west side of Cricket Lane shall be placed underground or relocated on the east side of Cricket Lane, subject to utility provider approval.
23. The buffer to the west shall be improved, as approved by Staff.

b. **CU-17-15/V-17-37 Natural Body Spa/City Center**

Michael Woodman presented consideration of a request for conditional use to allow "Spa Services" for Natural Body Spa within City Center. A variance is requested to reduce the minimum distance requirement between comparable "Spa Services" uses and to allow the spa to occupy a space larger than 4,000 square feet. The property is located at 575 Commerce Street and is legally described as being located in Land Lot 1268, 2nd District, 2nd Section, Fulton County, Georgia.

After discussion by the Board:

- Hours of operation
- Hotel SPA
- Scale of footprint in relation to building
- Distance requirement
- More Mixed Use developments in the future in downtown
- Hardship not proven

Applicant:

- History of City Center
- Service oriented retail
- Information about Natural Body SPA business
- Location of Spa in City Center
- Surrounding restaurants "health based"
- Demand for Spa business
- Use previously presented to Council

- ❖ Commissioner Hipes offered a motion to deny the application
 - The motion received a second from Commissioner Richard
 - The motion was approved (4-2) (Partee, Kung'u)
- ❖ Commissioner Partee offered a motion to approve the application
 - The motion failed for lack of a second

c. **PH-17-29 Unified Development Code Text Amendments**

Michael Woodman presented consideration of text amendments to Unified Development Code, Appendix A: Alpharetta Downtown Code and Alpharetta Downtown Design Guidelines to add a Heritage Design Area, as well as other amendments.

- ❖ Vice-Chairman Caswell offered a motion to approve the application
 - The motion received a second from Commissioner Usry
 - The motion was approved (6-0)

vii. **ADJOURNMENT**



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: CU-17-14 CURRAHEE BREWING COMPANY

PLANNING COMMISSION: JANUARY 4, 2018

CITY COUNCIL: JANUARY 22, 2018

II. RECOMMENDATION:

Approve CU-17-14 Currahee Brewing Company, subject to the following conditions:

1. Conditional use approval shall be limited to Currahee Brewing Company; no additional 'Brewery' businesses or subleasing shall be permitted within the approved space.
2. Hours of operation shall be limited to Sunday – Saturday 12:00 PM – 12:00 AM.
3. Exterior improvements, including outdoor seating areas, shall require approval by the Design Review Board.

III. REPORT IN BRIEF:

The applicant, Brandon Hintz, is requesting approval of a conditional use permit to allow 'Brewery' within a 2,647 square foot building in the Downtown. The business is Currahee Brewing Company. The proposed location is currently occupied by Hop Alley Brew Pub. The subject property is located at 25 South Main Street on the west side of South Main Street and south of Milton Avenue.

DISCUSSION

The submitted request, if approved, will permit a 'Brewery' in a 2,647 square foot building in the Downtown. Currahee Brewing Company would replace Hop Alley Brewpub as a full production brewery at the proposed location. The subject property is located at 25 South Main Street on the west side of South Main Street and south of Milton Avenue.

The property is zoned C-2 (General Commercial), which allows 'Brewery' with approval of a conditional use. Surrounding properties are zoned C-2, except for City Center is zoned MU (Mixed Use) Smoke Jack is located to the south, Karen's Fabrics and Digital Scientists to the north and the Old Roswell Street City Parking Lot is located to the west.

The business, Currahee Brewing Company, was founded in 2015 in Franklin, North Carolina. Hop Alley Brewpub is under the same ownership as Currahee Brewing Company. If approved, the proposed location would be the applicant's first in the Atlanta metro area. The brewery will have a primary focus on manufacturing, but would serve craft beer brewed at Currahee facilities to its patrons. The brewery will not serve liquor and will not serve food. However, the applicant would like to allow food from surrounding restaurants to be brought to this location. The applicant anticipates that most beer manufactured at this location will be consumed on-site. Therefore, distributor pickups would be limited to once a month. Hours

of operation are anticipated not to exceed Sunday – Saturday 12:00 PM – 12:00 AM. The applicant anticipates up to 12 employees at the proposed location.

BUILDING

The business is proposed in a 2-story, 2,647 square foot building that is currently occupied by Hop Alley Brew Pub. The building is served by a shared surface parking lot located at the rear of the building. The applicant intends to utilize the existing layout used by Hop Alley Brewpub. In addition, the existing outdoor seating area at the rear of the building will remain and an outdoor seating area is proposed at the front of the building along South Main Street. Also, the applicant would like to replace the existing storefront system windows with roll-up doors similar to Truck and Tap, as well as adding awnings similar to Smoke Jack.

TRAFFIC

The applicant's traffic impact analysis indicates that 20 PM Peak Hour trips are generated for the existing use, brewpub, and for the proposed use, Currahee Brewing Company.

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 applicant proposes changing the use of the building from a brewpub to a brewery, which has a greater emphasis on manufacturing. Vehicular and pedestrian access is provided to the subject property.

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

Response: The proposed location has access to refuse areas, loading and service areas and off-street parking.

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

Response: The applicant proposes changing the use of the building from a brewpub to a brewery, which has a greater emphasis on manufacturing. The proposed use would be compatible with the uses

approved in the Downtown and would not be injurious or diminish the property values of surrounding properties.

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

Response: Not applicable.

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

Response: The applicant proposes changing the use of the building from a brewpub to a brewery, which has a greater emphasis on manufacturing. The proposed use would be compatible with the uses approved and developed in the Downtown and should have little impact on the development of surrounding properties.

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

Response: The applicant proposes changing the use of the building from a brewpub to a brewery, which has a greater emphasis on manufacturing. The proposed use would be compatible with the character of the Downtown.

CONCURRENCES

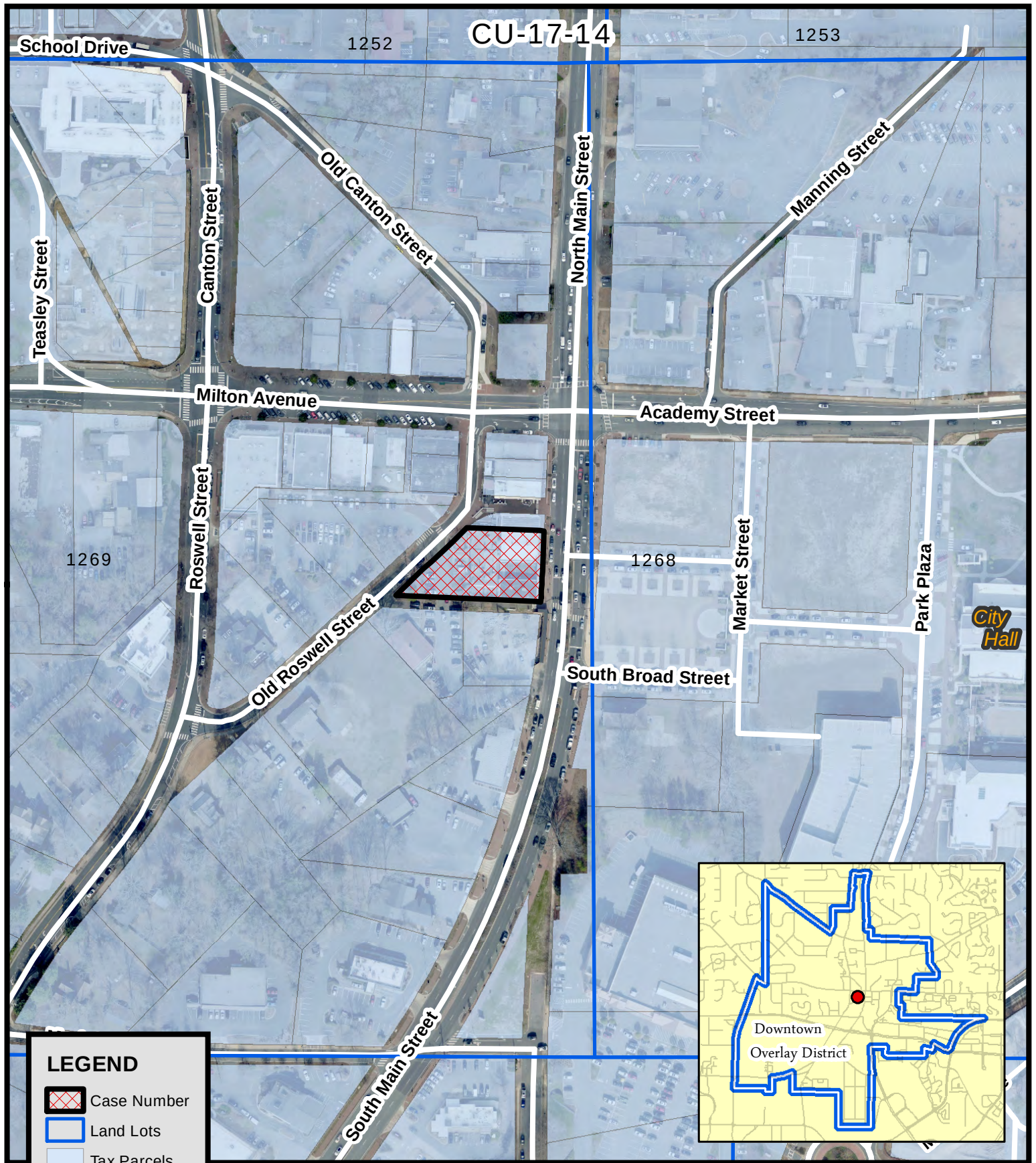
Staff's analysis finds that the requested conditional use is consistent with the established conditional use standards. The proposed 'Brewery' would complement City Center and other Downtown developments and sufficient parking exists to support the proposed use. While the brewery has a greater emphasis on manufacturing, the applicant has stated that most beer manufactured at this location will be consumed on-site. If approved, conditions are recommended limiting the approval to Currahee Brewing Company and limiting any expansion of services.

CITIZEN PARTICIPATION PLAN

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

IV. ATTACHMENTS:

- Site Plan
- Floor Plan



Location Map
Currahee Brewery
25 South Main Street

CU-17-24
D/LL: 2/2/1269
PC Date: 1/04/18
CC Date: 1/22/18

Location Map Provided by:
Community Development - GIS

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta."
5. Applications will be accepted only on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Brandon Hintz Telephone: _____

Address: 3002 Arnold Mill Ct Suite: _____

City: Woodstock State: GA Zip: 30188 Fax: _____

Mobile Tel: 563-570-1811 Email: brandon@curraheebrew.com

Subject Property Information:

Address: 25 S Main St Current Zoning: C-2

District: 2 Section: 2 Land Lot: 1269 Parcel ID: 22 4825126 90201

Proposed Zoning: _____ Current Use: Hop Alley Brewpub

This Application For (Check All That Apply):

☒ Conditional Use

☐ Rezoning

☐ Variance

☐ Comprehensive Plan Amendment

☐ Master Plan Amendment

☐ Master Plan Review

☐ Public Hearing

☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

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

We plan to turn Hop Alley Brewpub from a brewpub into a full production brewery, Currahee Brewing Company. Currahee already has a larger production facility located in Franklin, NC where we have generated a strong following both in NC and GA. We propose to bring Currahee, and our brewing expertise, to Alpharetta in replace of Hop Alley Brewpub.

Applicant's Request (Please itemize the proposal):

We request that the Alpharetta City Council allow us to modify our license from a brewpub to a production brewery at the facility where Hop Alley Brewpub is currently located. Hop Alley Brewpub's shares the same ownership as Currahee; therefore there is no change in ownership of the location.

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

Our primary intent is to brew craft beer. Secondly, with the new Georgia laws that were just put into effect, we will also plan to serve our beer to patrons. To be clear, the only alcohol that we will serve is our beer that was brewed at Currahee facility(ies) by Currahee employees. We do not plan to serve liquor. Currahee will also not serve food; however, we hope to be able to allow patrons to bring or order food from surrounding restaurants downtown. We plan to support the City of Alpharetta's Downtown Master Plan and hope to be an integral part of the city's growth initiatives.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: James ParsonsTelephone: 770-490-6907Address: 27 S Main StSuite: 200City: AlpharettaState: GAZip: 30009

Authorization:

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

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

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

Identify Authorized Applicant:

Name of Authorized Applicant: Brandon HintzTelephone: 563-570-1811Address: 3002 Arnold Mill Ct

Suite: _____

City: WoodstockState: GAZip: 30188

So Sworn and Attested:

Owner Signature: J. Parsons Pres. Parsons Ace Hardware IncDate: 10-30-2017

Notary:

Notary Signature: _____

Date: _____

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: Brandon Hintz

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-1.

Signature: 

Date: 10/30/17

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Our proposal complements the surrounding properties by providing a local craft beer option to visitors of the city. We propose to do minimal exterior modifications and modify the interior such that our facility becomes a destination for Alpharetta residents and visitors.

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

We hope that our proposal will bring additional new business to the area. Breweries are popular destinations for tourists as well when visiting a new town as most beer drinkers tend to gravitate towards areas where the "local" beer is brewed.

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

Yes. We plan to do minimal exterior work to affect the zoning. The interior work that is planned will complement the overall design and age of the building.

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

Speaking from experience at our other facility, the entire City of Franklin, NC has seen a notable increase in traffic as tourists now make it a point to pass through Franklin to visit our brewery. We hope the same can be said for Alpharetta given the central location.

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

None that we are aware of. Utilities will remain the same for Currahee as they are for Hop Alley Brewpub.

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

Application is consistent with the Future Land Use Map as well as the Downtown Master Plan. The use helps facilitate the Downtown Master Plan by adding a unique use within the Downtown Core.

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

Not that we are aware of other than some minor modifications to the front of the property that will hopefully encourage more passersby to stop in and protect the interior better from the outside elements. We have discussed some of these plans with the property owner and he is supportive of them.

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: Currahee brewing Company

Contact Name: Brandon Hintz

Telephone: 563-570-1811

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

See attached list.

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

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

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

We plan to include email(s), phone number, and address in the letter should any owners wish to contact us and inquire about our intentions.

28 NORTH MAIN STREET LLC
Or Current Property Owner
3270 COCHISE DR SE
ATLANTA GA 30339-4319

ALPHARETTA TOWN COMMONS LLC
Or Current Property Owner
2801 BUFORD HWY NE SUITE T 70
ATLANTA GA 30329

ARIEL HOLDINGS LLC
Or Current Property Owner
48 OLD ROSWELL ST
ALPHARETTA GA 30009-7908

BLALOCK ESTATE HOLDINGS LLC
Or Current Property Owner
7215 DONCASTER CT
CUMMING GA 30040-7662

BLUE DEVIL ASSOCIATES L L C
Or Current Property Owner
1100 POWERS PL
ALPHARETTA GA 30004

CARLOS L BAGWELL REVOCABLE TRUST THE
Or Current Property Owner
40 ROSWELL ST
ALPHARETTA GA 30009

ALPHA 1-2-3 LLC
Or Current Property Owner
4940 LONG ISLAND DRIVE
ATLANTA GA 30327

CORO REALTY LESSEE
Or Current Property Owner
P O BOX 450233
ATLANTA GA 31145

D & R MILLER HOLDINGS LLC
Or Current Property Owner
980 BIRMINGHAM RD SUITE 501-391
ALPHARETTA GA 30004

DELSON STORES INC
Or Current Property Owner
3270 COCHISE DR
ATLANTA GA 30339

EAST CANTON LLC
Or Current Property Owner
11785 NORTHFALL LN SUITE 510
ALPHARETTA GA 30009

FIRST BAPTIST CHURCH OF ALPHARETTA INC
Or Current Property Owner
44 ACADEMY ST
ALPHARETTA GA 30004

GEORGIA FED SAV & LOAN ASSN
Or Current Property Owner
P.O. BOX 2609
CARLSBAD CA 92018-2609

HINES JAN C
Or Current Property Owner
80 MILTON AVE
ALPHARETTA GA 30009-1508

JWJ REAL ESTATE LLC
Or Current Property Owner
45 ROSWELL ST SUITE A
ALPHARETTA GA 30009

KELL BUILDING PARTNERS LLC
Or Current Property Owner
131 ROSWELL ST SUITE B201
ALPHARETTA GA 30009

TRUCK & TAP ALPHARETTA LLC
Or Current Property Owner
8640 MAIN ST
WOODSTOCK, GA 30188

LOCKWOOD JOSEPH K
Or Current Property Owner
369 DORRIS RD
ALPHARETTA GA 30004

MILTON CAPITAL FUND LLC
Or Current Property Owner
705 WINDWALK DR
ROSWELL GA 30076

ONE SOUTH MAIN LLC
Or Current Property Owner
710 COOPER SANDY CV
ALPHARETTA GA 30004

PALMER FAMILY INVESTMENTS LLC
Or Current Property Owner
79 S MAIN ST
ALPHARETTA GA 30009

PALMER FAMILY INVESTMENTS LLC
Or Current Property Owner
11460 ALPHARETTA HWY
ROSWELL GA 30076-3801

PARSONS JAMES J
Or Current Property Owner
10465 STONEFIELD LNDG
DULUTH GA 30097-5951

PHILLIPS ERMINE B
Or Current Property Owner
205 SLATON CIR
ROSWELL GA 30075

PRASANTH PROPERTIES LLC
Or Current Property Owner
416 PIRKLE FERRY RD SUITE H400
CUMMING GA 30040

PUBLIX SUPER MARKETS INC
Or Current Property Owner
P O BOX 32025
LAKE LAND FL 33802-2025

44 MILTON AVENUE PARTNERS LLC
Or Current Property Owner
53 S MAIN ST STE 300
ALPHARETTA GA 30009

SEDG INVESTMENTS LLC
Or Current Property Owner
13050 BETHANY RD
ALPHARETTA GA 30009

TWENTY NORTH MAIN LLC
Or Current Property Owner
233 CANTON ST
ALPHARETTA GA 30004

WATERS BUILDING LLC THE
Or Current Property Owner
241 LAKE FORREST LN
ATLANTA GA 30342-3211

CITIZEN PARTICIPATION FORM - PART B

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

Public Hearing or Project Name: _____

Contact Name: _____ Telephone: _____

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

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

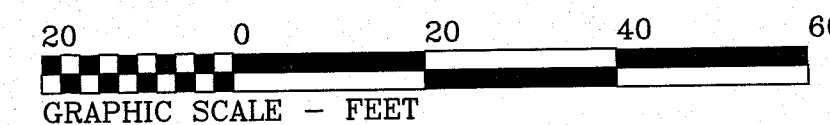
- | | |
|------------------------------------|---|
| ☐ Letter | ☐ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☐ Email | ☐ Other (Please Specify) _____ |

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

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

Signature of Authorized Agent: _____ Date: _____

Print Form



SHEET #	SHEET TITLE
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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: Currahee Brewing Company LLC

Contact Name: Brandon Hintz

Telephone: 563-570-1811

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

No comments received

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



Letter



Personal Visits



Telephone



Group Meeting



Email



Other (Please Specify) _____

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

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

Signature of Authorized Agent: _____



Date: 12/11/2017

Print Form



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: Z-17-17 JALALI/12375 DOUGLAS ROAD

PLANNING COMMISSION: JANUARY 4, 2018

CITY COUNCIL: JANUARY 22, 2018

II. RECOMMENDATION:

Approve Z-17-17 Jalali/12375 Douglas Road, subject to the following conditions:

1. The site, consisting of approximately 2.98 acres, shall be zoned R-10 and developed substantially similar to site plan submitted by ACR Engineering, Inc., dated 10/31/2017, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. At least 50% of homes shall be brick or stone on the front and 2 sides, with final approval by Staff. Homes shall have a front covered entry a minimum 6' in depth. The side of the home on Lot 1, facing Douglas Road, shall have the same level of architectural detail and materials as the front.
3. Minimum home size shall be 2,800 square feet, above grade.
4. Unfinished wood decks, fences or porches shall not be visible from Douglas Road.
5. Existing trees shall be preserved as depicted on alternative tree plan prepared by ACR Engineering, Inc., dated 12/11/2017. Developer shall provide additional tree save areas within the property.
6. Home sites shall be laid out to minimize impact to the existing tree canopy, as approved by Staff.
7. Off-site tree encroachment shall be limited to no more than 20% on the CRZ and shall require notification/approval by property owner, as approved by administrative variance.
8. A minimum 10' undisturbed buffer, replanted where sparse, shall be provided along the north, east and south sides of the property. Existing trees shall be saved, where possible, within the perimeter landscape buffers.
9. Landscape strip along Douglas Road shall be exclusive of any utilities and easements and shall include a minimum 3' high planted berm or decorative low wall, as approved by Staff.
10. Douglas Road shall include a 6' planting strip with street trees and 6' sidewalk.
11. Provide approximately 17' of additional right-of-way along Douglas Road to match the Douglas Road corridor, final configuration of the improvement shall be approved by Staff and shall be included on the LDP.
12. Developer shall incorporate existing and/or new trees into the design of the stormwater management system utilizing Green infrastructure or similar method, as approved by Staff.
13. Developer shall not use access through Hartsmill Pointe during construction.
14. There shall be no concentrated stormwater flow onto the adjacent property where existing conditions are sheet flow.
15. Any visible stormwater structures shall be faced with decorative stone.

III. REPORT IN BRIEF:

The applicant, Kamran Jalali, is requesting a change in zoning for 2.98 acres from AG (Agriculture) to R-10 (Dwelling 'For-Sale', Residential) for the purpose of subdividing the property into eight (8) single-family detached lots. The subject property is located at 12375 Douglas Road, on the east side of Douglas Road and north of Newport Bay Passage.

DISCUSSION

The submitted request, if approved, would allow for the development of eight (8) 'For-Sale' single-family detached lots on 2.98 acres with a proposed residential density of 2.68 dwelling units per acre. The subject property is located at 12375 Douglas Road, on the east side of Douglas Road and north of Newport Bay Passage.

The property is currently zoned AG and is developed with one (1) single-family detached home. Surrounding properties are zoned CUP (Community Unit Plan). Hartsmill subdivision, located to the south, and Douglas Downs subdivision, located to the north and east, were developed in Fulton County and annexed into the City of Alpharetta. Hartsmill Pointe was platted in 2003 and has a minimum lot size of 9,000 square feet with a density of 2.97 dwelling units per acre. Douglas Downs subdivision developed in the early 1990's and also has a minimum lot size of 9,000 square foot lots with a maximum density of 3.45 dwelling units per acre. Woodland Cove subdivision, located to the south, was rezoned to R-10 in 2012. Surrounding subdivisions are developed as shown in the table below.

Subdivision	Location	Zoning	Min. Lot Size	Density	Setbacks	Typical Home Size
Douglas Downs	North & East	CUP	9,000 SF	3.45 du/ac	F – 35', S – 7', R – 25'	2,000 SF
Hartsmill Pointe	South	CUP	9,000 SF	2.97 du/ac	F – 10', S – 7', R – 25'	3,900 SF
Landings	West	CUP	20,000 SF (typical)	1.94 du/ac	F – 30', S – 10', R – 35'	3,000 SF
Woodland Cove	South	R-10	10,000 SF	2.8 du/ac	F – 30', S – 10', R – 25'	3,700 SF

The Comprehensive Land Use Plan reflects a 'Low Density Residential' future land use designation for the subject property. The R-10 (minimum 10,000 square feet) zoning district is appropriate within the 'Low Density Residential' land use designation. The surrounding area is predominately zoned CUP with minimum lot sizes of 9,000 square feet; therefore, the R-10 zoning district would be appropriate for the property.

SITE PLAN

The submitted site plan depicts eight (8) single-family detached lots with lots ranging in size from 10,050 to 12,998 square feet. All lots are oriented to and have access from a new private street along the north side of the property. A five-foot (5') sidewalk is depicted along the both sides of the new street. Each lot has a minimum lot width of 75'. The proposed site plan meets or exceeds all development standards in the R-10 zoning district.

The property consists primarily of Pines and some hardwoods. The tree survey and assessment identify two (2) specimen quality trees on the property. However, the applicant's tree plan only shows off-site trees and trees on the property line as being saved. If approved, staff recommends additional tree save areas within the property and that home sites be laid out to minimize impacts on the tree canopy. A stormwater pond is depicted at the rear of the property, but is shown without an off-site drainage easement. Currently, water from the property is spread across two (2) lots within Douglas Downs subdivision. In order to ensure sheet

flow onto properties, the applicant may lose a lot so that concentrated stormwater stays within the subject property.

TRAFFIC

The proposed subdivision, consisting of eight (8) single-family detached homes, would generate eight (8) PM Peak Hour trips.

SCHOOLS

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

FULTON COUNTY SCHOOLS – 8 Single-Family Detached Homes

School	Single Family Average #
Lake Windward Elementary School	2 to 4 students
Taylor Road Middle School	0 to 1 students
Chattahoochee High School	1 to 3 students
TOTAL	3 to 8 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 3 – 8 school age children. Numbers provided by Fulton County Schools show that Lake Windward Elementary School and Taylor Road Middle School have capacity; however, Chattahoochee High School is currently over capacity.

STANDARDS FOR ZONING CHANGES

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

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

Response: The zoning proposal would allow 'For-Sale' single-family detached homes on minimum 10,000 square foot lots, which is consistent with the use of adjacent and nearby properties.

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

Response: The zoning proposal is consistent with the zoning and existing use of adjacent and nearby properties, which are developed with minimum 9,000 square foot lots.

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

Response: The applicant's proposal should not have significant impacts on the natural environment, if conditions are approved requiring protection of the existing tree canopy.

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

Response: The subject property could be developed with one (1) single-family detached home under the existing AG zoning. The zoning proposal is consistent with the zoning and existing use of adjacent and nearby properties, which are developed with minimum 9,000 square foot lots.

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 should not have significant impacts on public facilities or services as the applicant's proposal would result in only eight (8) residential units.

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

Response: Not applicable.

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

Response: The applicant's zoning proposal generally reflects a reasonable balance as the proposed development is consistent with the Comprehensive Land Use Plan designation of the property and surrounding development.

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

Response: The subject property could be developed with one (1) single-family detached home under the existing AG zoning. The zoning proposal is consistent with the zoning and existing use of adjacent and nearby properties, which are developed with minimum 9,000 square foot lots.

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

Response: The request to rezone the property to R-10 and to allow 'For-Sale' single-family detached use is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Low Density Residential'.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it can generally support the applicant's request for rezoning. The proposal is consistent with the Comprehensive Land Use Plan designation of the property

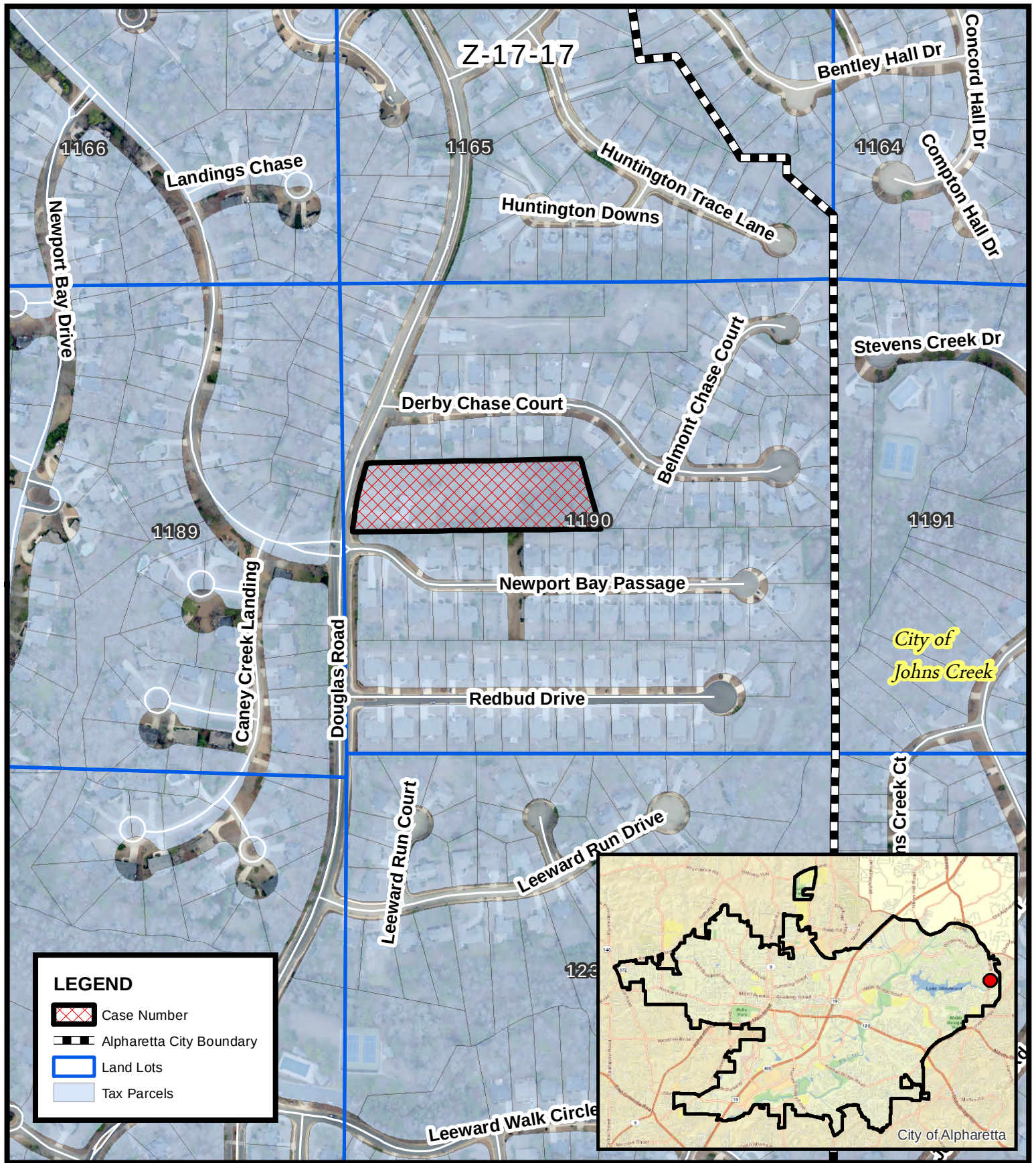
and surrounding residential development, which is Low Density Residential. Surrounding subdivisions have residential densities between 1.94 and 3.45 dwelling units per acre and adjacent lots are minimum 9,000 square feet. Therefore, the applicant's proposed minimum lot size and density is appropriate for the subject property. If approved, conditions are recommended requiring protection of the existing tree canopy and architectural and material standards.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners were contacted regarding the applicant's intent and notified of a community meeting. Three (3) residents attended the community meeting with concerns over the impact from a deceleration lane on Douglas Road, if required.

IV. ATTACHMENTS:

- Site Plan
- Home Photographs



Location Map
Jalali
12375 Douglas Road

Z-17-17
D/LL: 2/1/1190
PC Date: 01/04/18
CC Date: 01/22/18



Location Map Provided by:
Community Development - GIS

CITIZEN PARTICIPATION FORM - PART B

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

Public Hearing or Project Name: 12375 Douglas Road PHA 170066

Contact Name: Kamran Jalali

Telephone: 678-858-0255

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

The only concern with our rezoning was the possible turn lane which will cause them lose their buffer on the other side of

Douglas Road. They were told that as far as we know there would be no requirements for a turn lane that would negate this 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 (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: 12/4/2017

Print Form

November 17, 2017

City of Alpharetta
2 Park Plaza
Alpharetta GA, 30009

RE: Rezoning Application by TJ & KJ Properties, LLC for 3 acres located at 12375 Douglas Road , Alpharetta, GA; rezoning from AG to R-10.

Dear Property Owner,

TJ & KJ Properties, LLC has filed an application to rezone 3 acres at 12375 Douglas Road from AG to R-10 to permit the development of 8 single family residential lots.

The Planning Commission meeting is scheduled for January 4th, 2018 at 6:30 p.m. at the Alpharetta City Hall Council Chambers. The City Council meeting is scheduled for January 22nd, 2018 at 6:30 p.m. at the Alpharetta City Hall Council Chambers.

We have reserved an upper level meeting room at the Alpharetta Branch Public Library, located at 10 Park Plaza, Alpharetta, Georgia 30009, for Monday November 27th from 6:30-7:30 p.m., where you can ask any questions or express any concerns. Moreover, if you have any questions or concerns, please feel free to contact me at 678-858-0255 or kamranjalali60@gmail.com.

A site plan is attached for your consideration.

Sincerely,

Kamran Jalai

TJ & KJ Properties, LLC

12375 DOUGLAS ROAD PUBLIC HEARING MEETING

11/27/2017 6:30PM

ALPHARETTA PUBLIC LIBRARY/

row	name	Address/phone
1	Fred Coates	5306 Newport Bay Passag e ALPHARETTA, GA 30005 678 860-4099
2	Michael Barill	12290 Douglas Rd <Concerned with any changes to Douglas Rd.>
3	Ryan Vann	12280 Douglas Rd

OWNER/DEVELOPER

KAMRAN JALALI
1005 CHASEWOOD TRIAL
ALPHARETTA, GA. 30005
PHONE: (678) 858-0255
CONTACT: KAMRAN JALALI

ENGINEER

ACR ENGINEERING, INC.
600 PINNACLE ROAD
SUITE 685
NORCROSS, GEORGIA 30071
(678) 291-0000
CONTACT: ABBAS HEIDARI

SURVEY BY:

ACR ENGINEERING, INC.
600 PINNACLE ROAD
SUITE 685
NORCROSS, GEORGIA 30071
(678) 291-0000
CONTACT: ABBAS HEIDARI
DATED: OCTOBER 27, 2017

TAX PARCEL I.D.

21 573011900158

BENCHMARK

FULTON COUNTY FULTON COUNTY
MONUMENT F315 MONUMENT F415
N: 1486158.656 N: 1486943.445
E: 2284780.395 E: 2284673.516
ELEV. 1165.926 ELEV. 1179.919

UTILITY PROVIDERS:

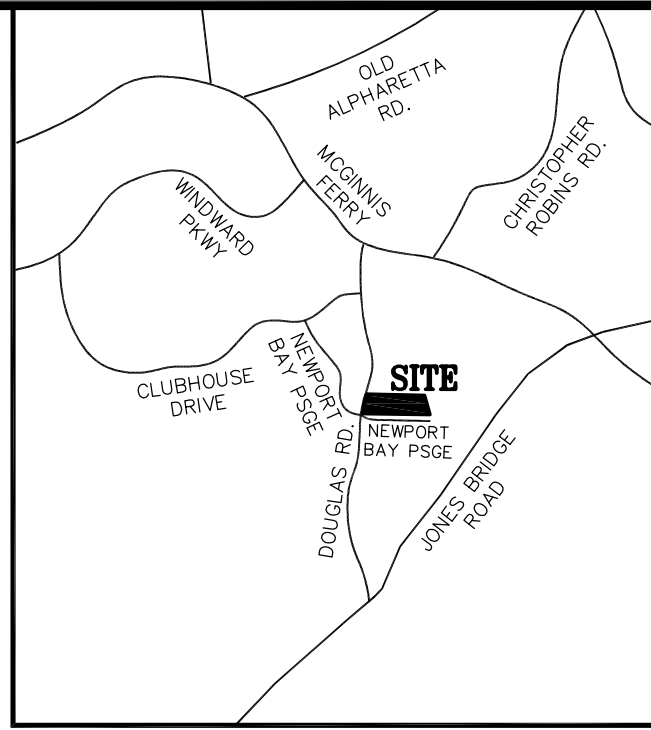
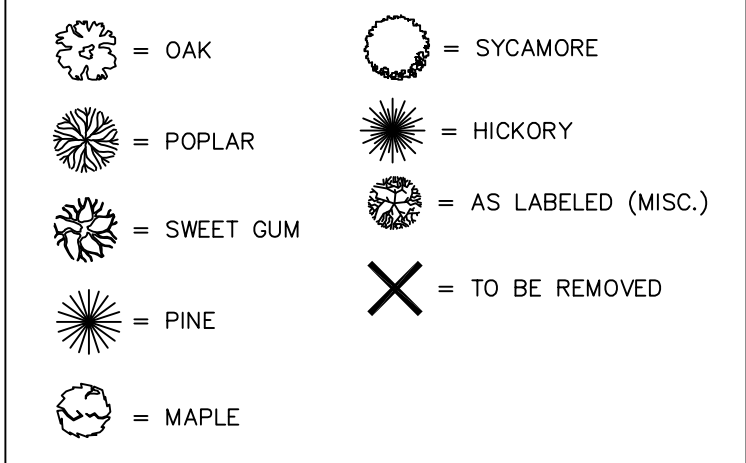
TELEPHONE- AT&T
POWER- SAWNEE ELCTRIC
WATER- FULTON COUNTY
SEWER- FULTON COUNTY
GAS- GEORGIA NATURAL GAS CO.

24 HOUR EMERGENCY CONTACT:

KAMRAN JALALI
(678) 858-0255

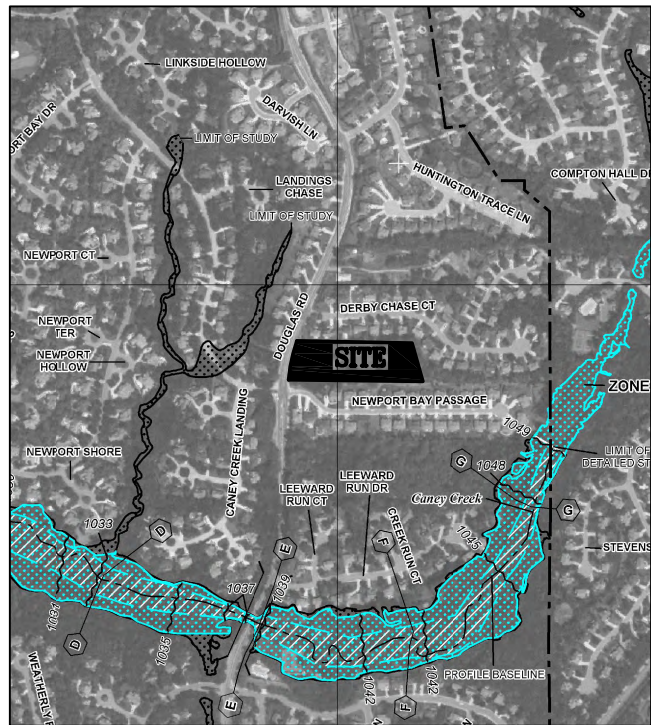
SIZE (INCHS)	SPECIES	SIZE (INCHS)	SPECIES	SIZE (INCHS)	SPECIES	SIZE (INCHS)	SPECIES
1(33)* 16"	B. CHERRY	36* 16"	L.L. PINE	71(TQ5) 20"	OAK	106* 10"	BIRCH
2(34)* 6"	B. CHERRY	37(TQ3)(13)* 27"	L.L. PINE	72 9"	BIRCH	107 8"	OAK
3(32)* 14"	L.L. PINE	38(12)* 6"	AM. BEECH	73 21"	L.L. PINE	108 24"	L.L. PINE
4(31)* 12"	L.L. PINE	39(11)* 8"	L.L. PINE	74 10"	OAK	109 18"	L.L. PINE
5(35)* 15"	B. CHERRY	40(10)* 17"	L.L. PINE	75 10"	L.L. PINE	110 10"	L.L. PINE
6(30)* 12"	POPLAR	41* 8"	CEDAR	76 9"	OAK	111 11"	L.L. PINE
7(29)* 8"	RED. MAPLE	42(56)* 14"	L.L. PINE	77 21"	SWEET GUM	112 11"	L.L. PINE
8(28)* 8",9"	B. CHERRY, MULTI STEM	43(54)* 22"	L.L. PINE	78 8"	L.L. PINE	113 26"	L.L. PINE
9(27)* 20",10",9"	B. CHERRY, MULTI STEM	44(53)* 14"	L.L. PINE	79 26"	L.L. PINE	114 8"	L.L. PINE
10* 10"	L.L. PINE	45(52)* 8"	SWEET GUM	80 21"	L.L. PINE	115 14"	L.L. PINE
11* 24"	L.L. PINE	46(51)* 5"	BLACK GUM	81 23"	L.L. PINE	116 13"	L.L. PINE
12(26)* 10"	B. CHERRY	47(49)* 21"	L.L. PINE	82 10"	L.L. PINE	117 13"	L.L. PINE
13(2) 32"	L.L. PINE, SPECIMEN	48(50)* 18"	L.L. PINE	83 12"	L.L. PINE	118 17"	L.L. PINE
14* 24"	L.L. PINE	49(48)* 11"	SWEET GUM	84 17"	L.L. PINE	119 10"	L.L. PINE
15(25)* 10"	L.L. PINE	50* 9"	L.L. PINE	85 14"	L.L. PINE	120 16"	L.L. PINE
16(TQ1) 16"	OAK	51* 23"	L.L. PINE	86 8"	L.L. PINE	121 8"	L.L. PINE
17(24)* 24"	L.L. PINE	52(47)* 16"	L.L. PINE	87(1)* 37"	L.L. PINE, SPECIMEN	122 14"	L.L. PINE
18(23)* 16"	L.L. PINE	53(46)* 20"	L.L. PINE	88 10"	L.L. PINE	123 14"	L.L. PINE
19(22)* 18"	L.L. PINE	54* 12"	SWEET GUM	89 8"	L.L. PINE	124* 17"	L.L. PINE
20(21)* 22"	L.L. PINE	55(45)* 6"	RED OAK	90 15"	L.L. PINE	125* 11"	L.L. PINE
21(20)* 20"	L.L. PINE	56(44)* 10"	WHITE OAK	91 9"	L.L. PINE	126(TQ4) 13"	OAK
22(19)* 10"	RED. MAPLE	57(43)* 18"	L.L. PINE	92 12"	L.L. PINE	127 15"	L.L. PINE
23(18)* 12"	POPLAR	58(42)* 15",15"	L.L. PINE, MULTI STEM	93 10"	L.L. PINE	128 8"	SWEET GUM
24(17)* 17"	L.L. PINE	59(41)* 17"	L.L. PINE	94 20"	L.L. PINE	129 18"	L.L. PINE
25(16)* 8"	SWEET GUM	60(40)* 14"	RED MAPLE	95 26"	L.L. PINE	130 8"	SWEET GUM
26(15)* 18"	L.L. PINE	61(39)* 12"	RED MAPLE	96 12"	L.L. PINE	131 11"	BIRCH
27(14)* 11"	L.L. PINE	62(38)* 13"	RED MAPLE	97 10"	L.L. PINE	132 9"	SWEET GUM
28(9)* 14"	L.L. PINE	63* 14"	WHITE OAK	98 12"	L.L. PINE	133 17"	L.L. PINE
29(8)* 14"	SWEET GUM	64(37)* 10"	BIRCH	99 19"	L.L. PINE	134 8"	L.L. PINE
30(3)* 6"	L.L. PINE	65(36)* 22"	LEYLAND CYPRESS	100 10"	L.L. PINE	135 13"	L.L. PINE
31(7)* 6"	L.L. PINE	66 10"	OAK	101* 10"	L.L. PINE	136 13"	L.L. PINE
32(6)* 7"	L.L. PINE	67 8",8"	OAK, MULTI STEM	102* 8"	L.L. PINE	137 15"	L.L. PINE
33(5)* 8"	L.L. PINE	68 10"	OAK	103* 9"	L.L. PINE	138 13"	L.L. PINE
34(4)* 7"	L.L. PINE	69 10"	OAK	104 14"	L.L. PINE	139* 10"	L.L. PINE
35* 15"	L.L. PINE	70 11"	OAK	105(TQ2)* 9"	SWEET GUM	* = TREES TO BE SAVED	

TREE LEGEND

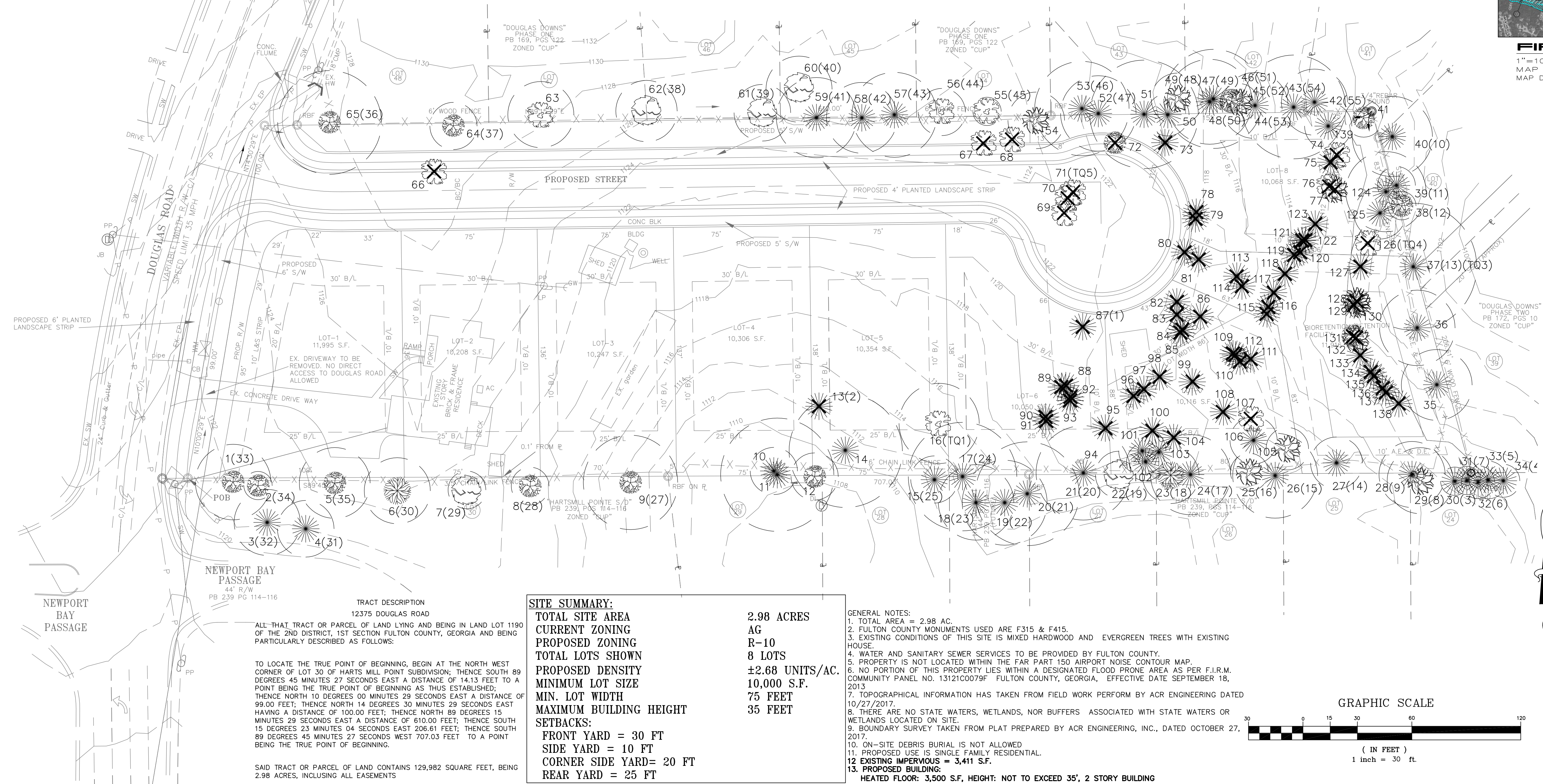


VICINITY MAP SCALE 1"=2000'

PROPERTY ADDRESS:
12375 DOUGLAS RD
ALPHARETTA, GA 30005



FIRM PANEL
1"=1000' PANEL 68 OF 490
MAP NUMBER: 131212100079F
MAP DATED: SEPTEMBER 18, 2013



LEGEND

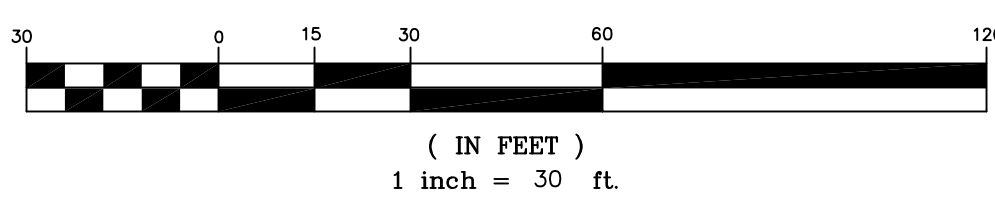
- IFP = IRON PIN FOUND (P)
- IPS = IRON PIN SET (Q)
- CMF = CONCRETE MONUMENT FOUND (C)
- CMG = CONCRETE MONUMENT SET (G)
- R/W = RIGHT OF WAY
- ST = STATION NUMBER
- CA = CENTERLINE
- P/L = PROPERTY LINE
- BM = BENCHMARK
- PT = POINT OF TANGENCY
- PC = POINT OF CURVATURE
- EL = INVERT ELEVATION
- IE = ELEVATION (ELEV.)
- B/L = BUILDING LINE
- R/S = RADIUS
- SE = SUBGRADE ELEVATION
- Q = FLOW
- PC = PROPERTY CORNER
- P = POLE
- T = TELEPHONE LINE
- TV = TELEVISION LINE
- P = POWER LINE
- S = SANITARY SEWER LINE
- SS = SEWER FORCE MAIN
- MH = MANHOLE
- G = GAS LINE
- W = WATER LINE
- PL = PLUGGED SUB
- GV = GATE VALVE
- EH = EXIST. FIRE HYDRANT
- F.H. = PROP. FIRE HYDRANT
- WM = WATER METER (M)
- ST = STORM SEWER LINE
- Y = YARD INLET
- DI = DROP INLET
- CB = CATCH BASIN
- HW = HEAD WALL (H)
- JB = JUNCTION BOX
- DE = DRAINAGE EASEMENT
- SE = SEWER FORCE MAIN
- DS = DOWNSPOUT
- CO = CLEAN OUT
- CMF = CORRUGATED METAL PIPE
- RCF = REINFORCED CONCRETE PIPE
- VCP = VITREOUS CLAY PIPE
- DIP = DUCTILE IRON PIPE
- PVC = POLYVINYL CHLORIDE PIPE
- C & G = CURB AND GUTTER
- F.I.R.M. = FEDERAL INSURANCE RATE MAP
- T.P.O.B. = TRUE POINT OF BEGINNING
- GND = GA. MILITIA DISTRICT
- REB = REBAR
- BR = BRANCH
- - - = EXISTING CONTOURS (DASHED)
- - - = PROPOSED CONTOURS (SOLID)
- TC = TOP OF CURB ELEVATION
- A = TRAVERSE POINT
- LP = LIGHT POLE (P)
- PL = PLANTED TREE
- MT = MARKED TREE

SITE SUMMARY:

TOTAL SITE AREA
2.98 ACRES
AG
R-10
8 LOTS
±2.68 UNITS/AC.
10,000 S.F.
75 FEET
35 FEET
MIN. LOT WIDTH
MAXIMUM BUILDING HEIGHT
SETBACKS:
FRONT YARD = 30 FT
SIDE YARD = 10 FT
CORNER SIDE YARD= 20 FT
REAR YARD = 25 FT

GENERAL NOTES:
1. TOTAL AREA = 2.98 AC.
2. FULTON COUNTY MONUMENTS USED ARE F315 & F415.
3. EXISTING CONDITIONS OF THIS SITE IS MIXED HARDWOOD AND EVERGREEN TREES WITH EXISTING HOUSE.
4. WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY FULTON COUNTY.
5. PROPERTY IS NOT LOCATED WITHIN THE FAR PART 150 AIRPORT NOISE CONTOUR MAP.
6. NO PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD PRONE AREA AS PER F.I.R.M. COMMUNITY PANEL NO. 131210079F FULTON COUNTY, GEORGIA, EFFECTIVE DATE SEPTEMBER 18, 2013
7. TOPOGRAPHICAL INFORMATION HAS TAKEN FROM FIELD WORK PERFORM BY ACR ENGINEERING DATED 10/27/2017.
8. THERE ARE NO STATE WATERS, WETLANDS, NOR BUFFERS ASSOCIATED WITH STATE WATERS OR WETLANDS LOCATED ON SITE.
9. BOUNDARY SURVEY TAKEN FROM PLAT PREPARED BY ACR ENGINEERING, INC., DATED OCTOBER 27, 2017.
10. ON-SITE DEBRIS BURIAL IS NOT ALLOWED.
11. PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
12. EXISTING IMPERVIOUS = 3,411 S.F.
13. PROPOSED BUILDING:
HEATED FLOOR: 3,500 S.F., HEIGHT: NOT TO EXCEED 35', 2 STORY BUILDING

GRAPHIC SCALE



Engineering, inc.
ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
600 PINNACLE ROAD
SUITE 685
NORCROSS, GA 30071
TEL: (678) 291-0000
FAX: (678) 291-6887

TREE PLAN
FOR
12375 DOUGLAS RD
ALPHARETTA, GA 30005
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA



No.	Revision/Issue	By	Date
	1	CR	12/11/17

LAND LOT(S):	1190
DISTRICT:	21ST
SECTION:	1ST
COUNTY:	FULTON
STATE:	GEORGIA
DESIGNED:	IP
DRAWN:	IP

DRAWING:	17049E-TREE	Sheet
Snapshots:		1
DATE:	DECEMBER 4, 2017	of
SCALE:	1"=30'	1
H:	N/A	
V:	N/A	

Arborist Report For The City of Alpharetta



Tree Report for:

ACR ENGINEERING, INC.
600 Pinnacle Court
Suite 658
Norcross, Georgia 30071

Property Address:

12375 Douglas Road
Alpharetta, Georgia 30005

Moore Urban Forestry
5962 Lake Lanier Heights Road
Buford, Georgia 30518
Van Moore, Consulting Arborist
ISA Certified Arborist # SO 1171
Registered Forester # 2043
Updated 12/11/2017

The City of Alpharetta requires an Arborist report that assesses the condition of all specimen trees, boundary trees, trees of quality, and landscape trees.

Criteria for a Specimen Tree:

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

Coniferous Trees: 20-inch diameter or larger for trees in the *Cedrus* (deodar cedar), *Thuja* (Arborvitae), or other ecologically similar trees.

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

20-inch diameter or larger for trees in the *Fagus* (Beech), *Nyssa* (Tupelo), *Diospyros* (Persimmon), *Sassafras* (Sassafras), or other ecologically similar trees.

20-inch diameter or larger for *Magnolia grandiflora* (Southern magnolia) and those cultivars that generally reach a mature height over 40'.

24-inch diameter or larger for trees in all other genera

Understory Trees: 8-inch diameter or larger.

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

Criteria for a Boundary Tree:

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

Criteria for a Landscape Tree:

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

The diameter of all trees that were collected at 12375 Douglas Road were measured at dbh (diameter at breast height, 4 ½' off the ground). The diameter of trees that were not accessible were estimated at dbh. The condition of Boundary Trees that were not accessible shall be considered good to fair unless obvious reasons could be readily observed. A closer inspection of the inaccessible Boundary Trees will be necessary prior to the commencement of any construction if it is determined their Critical Root Zone (CRZ) may be impacted by the proposed land disturbance. Trees collected with Trimble Geo Xh (Real-time subfoot accuracy).

Specimen Trees

Tree #	Scientific Name	Common Name	dbh in Inches	Condition	Comments
1	<i>Pinus taeda</i>	Loblolly pine	35	Poor	double, chain and rot in crotch
2	<i>Pinus taeda</i>	Loblolly pine	32	Good	double trunk above dbh

Only 1 of the Specimen size trees was in good enough condition to be considered a specimen tree. It was tree # 2. A 32" loblolly pine with a double trunk above dbh. I do not feel like this tree would be worth designing around in order to save it.



Tree # 1

Boundary Trees

Tree #	Scientific Name	Common Name	dbh in Inches	Condition	Comments
3	<i>Cryptomeria japonica</i>	Japanese cryptomeria	6	*	boundary tree, no access
4	<i>Cryptomeria japonica</i>	Japanese cryptomeria	7	*	boundary tree, no access
5	<i>Cryptomeria japonica</i>	Japanese cryptomeria	8	*	boundary tree, no access
6	<i>Cryptomeria japonica</i>	Japanese cryptomeria	7	*	boundary tree, no access
7	<i>Cryptomeria japonica</i>	Japanese cryptomeria	6	*	boundary tree, no access
8	<i>Liquidambar styraciflua</i>	Sweetgum	14	*	boundary tree, no access
9	<i>Pinus taeda</i>	Loblolly pine	14	*	boundary tree, no access
10	<i>Pinus taeda</i>	Loblolly pine	17	*	boundary tree, no access
11	<i>Pinus taeda</i>	Loblolly pine	8	*	boundary tree, no access
12	<i>Fagus grandifolia</i>	American beech	6	*	boundary tree, no access
13	<i>Pinus taeda</i>	Loblolly pine	12	*	boundary tree, no access
14	<i>Pinus taeda</i>	Loblolly pine	11	*	boundary tree, no access
15	<i>Pinus taeda</i>	Loblolly pine	18	*	boundary tree, no access
16	<i>Liquidambar styraciflua</i>	Sweetgum	8	*	boundary tree, no access
17	<i>Pinus taeda</i>	Loblolly pine	17	*	boundary tree, no access
18	<i>Pinus virginiana</i>	Virginia pine	12	*	boundary tree, no access
19	<i>Acer rubrum</i>	Red maple	10	*	boundary tree, no access
20	<i>Pinus taeda</i>	Loblolly pine	20	*	boundary tree, no access
21	<i>Pinus taeda</i>	Loblolly pine	22	*	boundary tree, no access
22	<i>Pinus taeda</i>	Loblolly pine	18	*	boundary tree, no access
23	<i>Pinus taeda</i>	Loblolly pine	16	*	boundary tree, no access
24	<i>Pinus taeda</i>	Loblolly pine	23	*	boundary tree, no access
25	<i>Pinus taeda</i>	Loblolly pine	10	*	boundary tree, no access
26	<i>Prunus serotina</i>	Black cherry	10	*	boundary tree, no access
27	<i>Prunus serotina</i>	Black cherry	20, 10, 9	poor	multi stem
28	<i>Prunus serotina</i>	Black cherry	8, 9	*	boundary tree, no access
29	<i>Acer rubrum</i>	Red maple	8	*	boundary tree, no access
30	<i>Liriodendron tulipifera</i>	Yellow poplar	14	*	boundary tree, no access
31	<i>Pinus taeda</i>	Loblolly pine	12	*	boundary tree, no access
32	<i>Pinus taeda</i>	Loblolly pine	14	*	boundary tree, no access
33	<i>Prunus serotina</i>	Black cherry	16	*	boundary tree, no access
34	<i>Prunus serotina</i>	Black cherry	6	*	boundary tree, no access

35	<i>Prunus serotina</i>	Black cherry	15	*	boundary tree, no access
36	<i>Cupressus × leylandii</i>	Leyland cypress	22	*	boundary tree, no access
37	<i>Quercus spp.</i>	White oak	14	*	boundary tree, no access
38	<i>Acer rubrum</i>	Red maple	13	*	boundary tree, no access
39	<i>Acer rubrum</i>	Red maple	12	*	boundary tree, no access
40	<i>Acer rubrum</i>	Red maple	14	*	boundary tree, no access
41	<i>Pinus taeda</i>	Loblolly pine	17	*	boundary tree, no access
42	<i>Pinus taeda</i>	Loblolly pine	15, 15	*	boundary tree, no access
43	<i>Pinus taeda</i>	Loblolly pine	18	*	boundary tree, no access
44	<i>Quercus spp.</i>	White oak	10	*	boundary tree, no access
45	<i>Quercus spp.</i>	Red oak	6	*	boundary tree, no access
46	<i>Pinus taeda</i>	Loblolly pine	20	*	boundary tree, no access
47	<i>Pinus taeda</i>	Loblolly pine	16	*	boundary tree, no access
48	<i>Liquidambar styraciflua</i>	Sweetgum	11	*	boundary tree, no access
49	<i>Pinus taeda</i>	Loblolly pine	21	*	boundary tree, no access
50	<i>Pinus taeda</i>	Loblolly pine	18	*	boundary tree, no access
51	<i>Nyssa sylvatica</i>	Blackgum	5	*	boundary tree, no access
52	<i>Liquidambar styraciflua</i>	Sweetgum	8	*	boundary tree, no access
53	<i>Pinus taeda</i>	Loblolly pine	14	*	boundary tree, no access
54	<i>Pinus taeda</i>	Loblolly pine	22	*	boundary tree, no access
55	<i>Pinus taeda</i>	Loblolly pine	14	*	boundary tree, no access

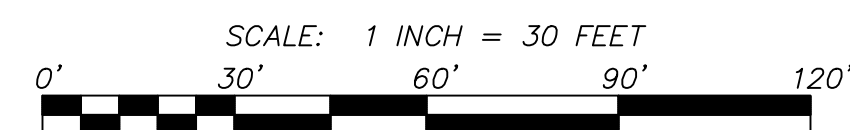
*Unable to determine no access. If land disturbance will be impacting the CRZ of a Boundary Tree, it will be necessary to gain access and re-inspect the tree.

Trees of Quality

Tree #	Scientific Name	Common Name	dbh in Inches	Condition	Comments
TQ1	<i>Quercus spp.</i>	Water oak	16	Good	
TQ2	<i>Liquidambar styraciflua</i>	Sweetgum	9	Good	
TQ3	<i>Pinus taeda</i>	Loblolly pine	27	Good	
TQ4	<i>Quercus spp.</i>	Water oak	13	Good	
TQ5	<i>Quercus spp.</i>	Water oak	20	Good	

Landscape Trees

No trees on the property met the Landscape Tree criteria.



CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

Z-17-17
JALALI/DOUGLAS RD

FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta."
5. Applications will be accepted only on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Kamran Jalali

Telephone: 678-858-0255

Address: 1005 Chasewood Trail

Suite: N/A

City: Alpharetta

State: Ga

Zip: 30005

Fax: N/A

Mobile Tel: 678-858-0255

Email: kamranjalali@yahoo.com

Subject Property Information:

Address: 12375 Douglas Road

Current Zoning: AG

District: 2

Section: 1

Land Lot: 1190

Parcel ID: 21 573011900158

Proposed Zoning: R-10

Current Use: Residential

This Application For (Check All That Apply):

☐ Conditional Use

☐ Master Plan Amendment

☒ Rezoning

☐ Master Plan Review

☐ Variance

☐ Public Hearing

☐ Comprehensive Plan Amendment

☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

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

We are proposing a 8 lot R-10 single family residential subdivision

Applicant's Request (Please itemize the proposal):

1. To rezone the property from AG TO R-10

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

We are intending to rezone the property from AG to R-10 zoning so that we can subdivide the 3 acre property into 8 minimum 10,000 sf. lots.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Kamran Jalali

Telephone: 678-858-0255

Address: 1005 Chasewood Trail

Suite: N/A

City Alpharetta

State: GA

Zip: 30005

Authorization:

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

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

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

Identify Authorized Applicant:

Name of Authorized Applicant: Kamran Jalali

Telephone: 678-858-0255

Address: 1005 Chasewood Trail

Suite: N/A

City Alpharetta

State: GA

Zip: 30005

So Sworn and Attested:

Owner Signature: _____

Date: 10/30/17

Notary:

Notary Signature: _____

Date: 10/30/17



PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Ruby L. Kendrix Telephone: 770-475-6077

Address: 12375 Douglas Rd. Suite: _____

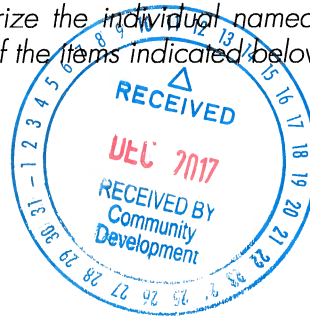
City: Alpharetta State: GA Zip: 30005-8781

Authorization:

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

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

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



Identify Authorized Applicant:

Name of Authorized Applicant: Kamran Talali Telephone: 678-8580255

Address: 1005 chasewood Trail Suite: _____

City: Alpharetta State: GA Zip: 30005

So Sworn and Attested:

Owner Signature: Ruby L. Kendrix Date: 12-11-17

Notary:

Notary Signature: [Signature] Date: 12/11/2017



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: Kamran Jalali

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:

0

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Campaign Contribution Information:

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

Signature:



Date:

10/30/17

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

This proposal will change the 3 acre AG tract of land into R-10. This will be compatible with the surrounding properties which are zoned CUP, and have an average lot size of 11,845 sf.

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

We anticipate that by subdividing the property and building houses on these lots that the values of the surrounding properties would go up. This proposal will have no impact on the use of the surrounding properties.

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

No, the property is currently zoned as AG, which would limit its developability to having 1 house on the property. The proposed R-10 zoning designation would allow the development of 8 single family lots on the 3 acre tract.

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

The increase to population would be 8 new households. The increase in traffic on the surrounding roads would be negligible.

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

The impact to schools and utilities would be 8 new households.

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

12375 Douglas Road is designated Low Density Residential in the 2030 Future Land Use Map. The proposed R-10 zoning designation meets this designation.

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

Yes, this is one of the few tracts of land in the immediate area that is not zoned CUP, OR R-10.

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:

12375 DOUGLAS ROAD

Contact Name: Kamran Jalali

Telephone: 687-858-0255

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

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

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

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

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

These individuals will be able to voice there concerns at a public meeting.

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: 12375 DOUGLAS ROAD

Contact Name: Kamran Jalali

Telephone: 678-858-0255

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

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

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

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

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

Signature of Authorized Agent: _____

Date: 10/30/17

Print Form



October 30, 2017

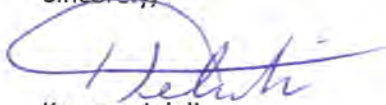
Subject: Rezoning 12375 Douglas Road

To Whom It May Concern,

We are writing to request a change of zoning for 12375 Douglas Road within the City of Alpharetta, GA. Currently this tract of land is zoned AG. We are requesting that the tract be rezoned to the R-10 zoning designation. We believe that the R-10 zoning designation would be more in line with the surrounding properties. These properties are zoned CUP, and R-10. We also feel that the R-10 zoning designation would better meet the low density residential classification that the property is designated as on the 2030 Future Land Use Map.

Thank you for considering our rezoning request.

Sincerely,



Kamran Jalali

OWNER/DEVELOPER

KAMRAN JALALI
1005 CHASEWOOD TRIAL
ALPHARETTA, GA. 30005
PHONE: (678) 858-0255
CONTACT: KAMRAN JALALI

ENGINEER

ACR ENGINEERING, INC.
600 PINNACLE ROAD
SUITE 685
NORCROSS, GEORGIA 30071
(678) 291-0000
CONTACT: ABBAS HEIDARI

SURVEY BY:

ACR ENGINEERING, INC.
600 PINNACLE ROAD
SUITE 685
NORCROSS, GEORGIA 30071
(678) 291-0000
CONTACT: ABBAS HEIDARI
DATED: OCTOBER 27, 2017

TAX PARCEL I.D.

21 573011900158

BENCHMARK

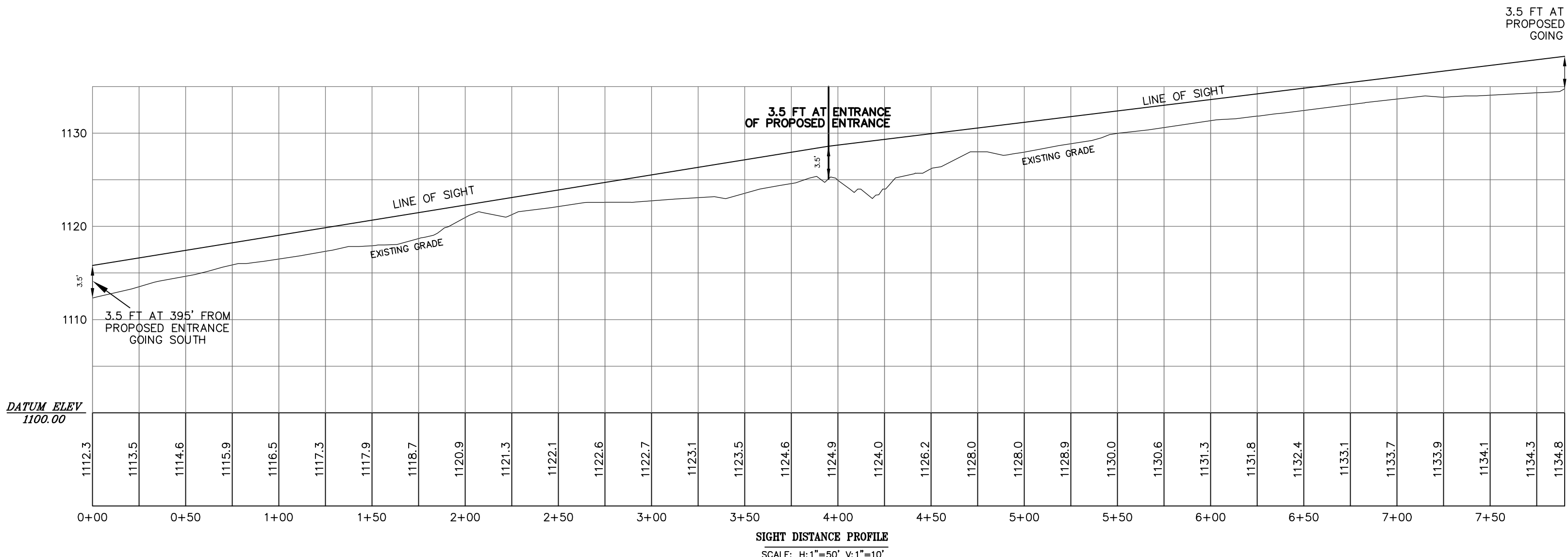
FULTON COUNTY
MONUMENT F315 MONUMENT F415
N: 1486158.656 N: 1486943.445
E: 2284780.395 E: 2284673.516
ELEV. 1165.926 ELEV. 1179.919

UTILITY PROVIDERS:

TELEPHONE- AT&T
POWER- SAWNEE ELCTRIC
WATER- FULTON COUNTY
SEWER- FULTON COUNTY
GAS- GEORGIA NATURAL GAS CO.

24 HOUR EMERGENCY CONTACT:

KAMRAN JALALI
(678) 858-0255

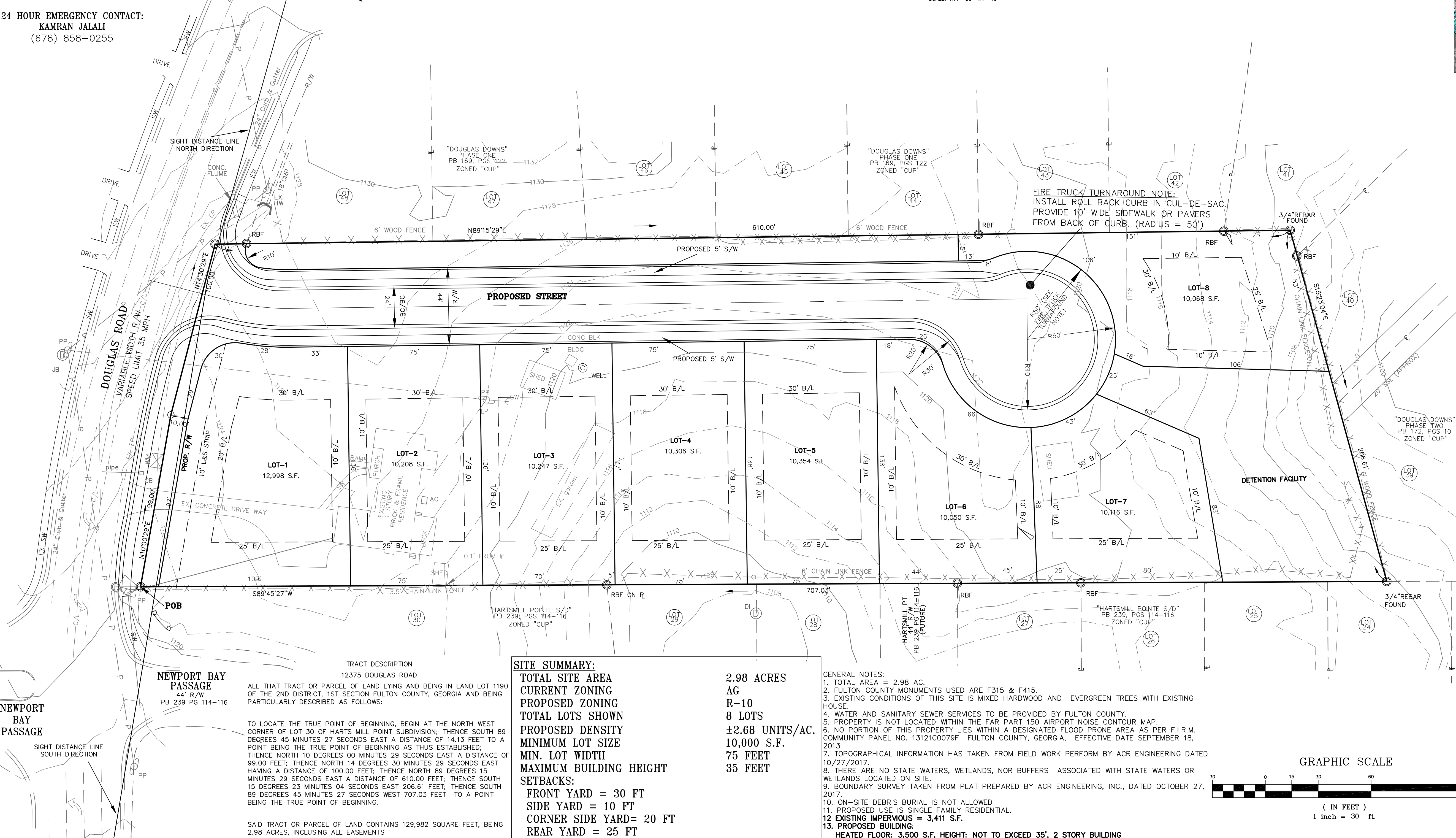


VICINITY MAP SCALE 1"=2000'



FIRM PANEL

1"=1000' PANEL 68 OF 490
MAP NUMBER 13121C0079F
MAP DATED: SEPTEMBER 18, 2013

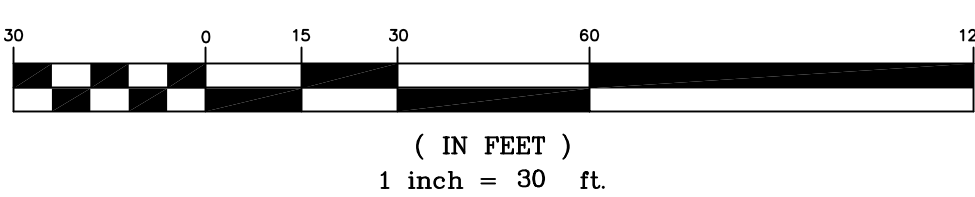


PROPERTY ADDRESS:
12375 DOUGLAS RD
ALPHARETTA, GA 30005

LEGEND

- IFP = IRON PIN FOUND (P)
- IPS = IRON PIN SET (Q)
- CMF = CONCRETE MONUMENT FOUND (C)
- CMQ = CONCRETE MONUMENT SET (Q)
- R/W = RIGHT OF WAY
- STN = STATION NUMBER
- LL = LAND LOT LINE
- CL = CENTERLINE
- P/L = PROPERTY LINE
- BN = BENCHMARK
- PT = POINT OF TANGENCY
- PC = POINT OF CURVATURE
- IE = INVERT ELEVATION
- EL = ELEVATION (ELEV.)
- B/L = BUILDING LINE
- R = RADIUS
- R/S = RADIUS OF SUPERELEVATION
- Q = FLOW
- FC = PROPERTY CORNER
- POB = POINT OF BEGINNING
- T = TELEPHONE LINE
- TV = TELEVISION LINE
- P = POWER LINE
- S-S = SANITARY SEWER LINE
- SE = SEWER EASEMENT
- MH = MANHOLE
- GL = GAS LINE
- W = WATER LINE
- PLUGGED TUB
- GV = GATE VALVE
- EXST. FIRE HYDRANT
- F.H. = PROP. FIRE HYDRANT
- WM = WATER METER (M)
- ST = STORM SEWER LINE
- Y = YARD INLET
- DI = AREA
- CB = CATCH BASIN
- HW = HEAD WALL (H)
- JB = JUNCTION BOX
- DE = DRAINAGE EASEMENT
- FM = SEWER FORCE MAIN
- DS = DOWNPOUT
- CO = CLEAN OUT
- CMF = CORRUGATED METAL PIPE
- RCF = REINFORCED CONCRETE PIPE
- VCP = VITREOUS CLAY PIPE
- DIP = DUCTILE IRON PIPE
- PCP = POLYETHYLENE CHLORIDE PIPE
- C & G = CURB AND GUTTER
- F.I.R.M. = FEDERAL INSURANCE RATE MAP
- T.P.O.B. = TRUE POINT OF BEGINNING
- QMD = QUANTITY OF MATERIAL
- GA. MILITIA DISTRICT
- REB = REBAR
- BR = BRANCH
- EXST. CONTOURS (DASHED)
- 912- = PROPOSED CONTOURS (SOLID)
- TO = TOP OF CURB ELEVATION
- TRP = TRAVERSE POINT
- LP = LIGHT POLE (P)
- PL = PLANTED TREE
- MT = MARKED TREE

GRAPHIC SCALE



SITE SUMMARY:

TOTAL SITE AREA
2.98 ACRES
CURRENT ZONING
AG
PROPOSED ZONING
R-10
TOTAL LOTS SHOWN
8 LOTS
PROPOSED DENSITY
±2.68 UNITS/AC.
MINIMUM LOT SIZE
10,000 S.F.
MIN. LOT WIDTH
75 FEET
MAXIMUM BUILDING HEIGHT
35 FEET
SETBACKS:
FRONT YARD = 30 FT
SIDE YARD = 10 FT
CORNER SIDE YARD= 20 FT
REAR YARD = 25 FT

GENERAL NOTES:

- TOTAL AREA = 2.98 AC.
- FULTON COUNTY MONUMENTS USED ARE F315 & F415.
- EXISTING CONDITIONS OF THIS SITE IS MIXED HARDWOOD AND EVERGREEN TREES WITH EXISTING HOUSE.
- WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY FULTON COUNTY.
- PROPERTY IS NOT LOCATED WITHIN THE FAR PART 150 AIRPORT NOISE CONTOUR MAP.
- NO PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD PRONE AREA AS PER F.I.R.M. COMMUNITY PANEL NO. 13121C0079F FULTON COUNTY, GEORGIA, EFFECTIVE DATE SEPTEMBER 18, 2013.
- TOPOGRAPHICAL INFORMATION HAS TAKEN FROM FIELD WORK PERFORM BY ACR ENGINEERING DATED 10/27/2017.
- THERE ARE NO STATE WATERS, WETLANDS, NOR BUFFERS ASSOCIATED WITH STATE WATERS OR WETLANDS LOCATED ON SITE.
- BOUNDARY SURVEY TAKEN FROM PLAT PREPARED BY ACR ENGINEERING, INC., DATED OCTOBER 27, 2017.
- ON-SITE DEBRIS BURIAL IS NOT ALLOWED.
- PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
- EXISTING IMPERVIOUS = 3,411 S.F.
- PROPOSED BUILDING:
HEATED FLOOR: 3,500 S.F., HEIGHT: NOT TO EXCEED 35', 2 STORY BUILDING

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND, LYING AND BEING IN LANDS LOT 1190 OF THE 2nd DISTRICT, 1st SECTION, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT LOCATED ON THE RIGHT-OF-WAY LINE OF DOUGLAS ROAD (HAVING A VARIABLE WIDTH RIGHT-OF-WAY), HAVING GEORGIA STATE PLANE (WEST ZONE) COORDINATES OF Northing: 1494466.54 FEET AND Easting: 2288013.76 FEET; THENCE FROM SAID POINT LOCATED AT THE TRUE POINT OF BEGINNING, RUNNING ALONG SAID RIGHT-OF-WAY LINE NORTH 10 DEGREES 00 MINUTES 29 SECONDS EAST A DISTANCE OF 99.00 FEET TO POINT; THENCE NORTH 14 DEGREES 30 MINUTES 29 SECONDS EAST A DISTANCE OF 100.00 FEET TO A POINT; THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND RUNNING ALONG THE PROPERTY LINE OF THE DOUGLAS DOWNS SUBDIVISION, PHASE ONE, LOTS 42-48, AND PHASE TWO LOT 41, NORTH 89 DEGREES 15 MINUTES 29 SECONDS EAST A DISTANCE OF 610.00 FEET TO AN IRON PIN FOUND (3/4 INCH REBAR); THENCE DEPARTING SAID PROPERTY LINE AND RUNNING ALONG THE PROPERTY LINE OF DOUGLAS DOWNS PHASE TWO, LOTS 39-41 SOUTH 15 DEGREES 23 MINUTES 04 SECONDS EAST A DISTANCE OF 206.61 FEET TO AN IRON PIN FOUND (3/4 INCH REBAR); THENCE DEPARTING SAID PROPERTY LINE AND RUNNING ALONG THE PROPERTY LINE OF HARTSMILL POINTE SUBDIVISION LOTS 24-30 SOUTH 89 DEGREES 45 MINUTES 27 SECONDS WEST A DISTANCE OF 707.03 FEET TO SAID POINT LOCATED ON THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 129,982 SQUARE FEET, BEING 2.98 ACRES.

GENERAL NOTES

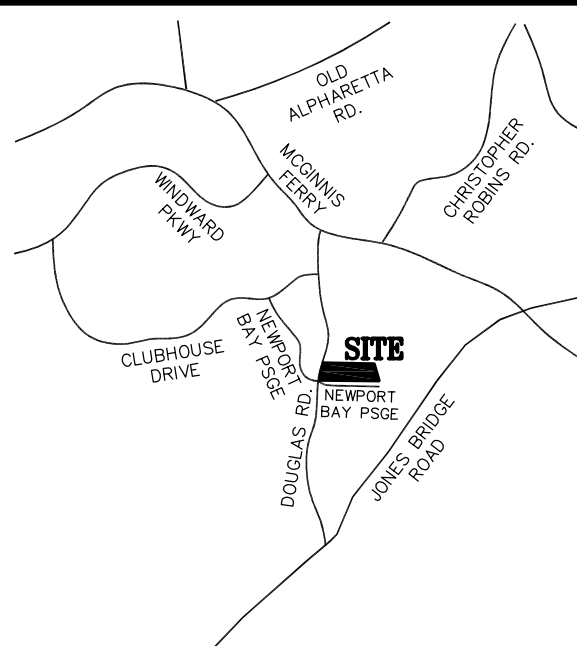
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4. I HAVE EXAMINED THE FLOOD RATE INSURANCE MAP (F.I.R.M.) FOR FULTON COUNTY, GEORGIA PANEL NO. 13121C0079--F, EFFECTIVE DATE SEPTEMBER 18, 2013 AND FOUND THAT NO PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD PRONE AREA.
5. THIS SITE IS SERVICED BY SOME UNDERGROUND UTILITIES. THE FIRM OF "ACR ENGINEERING, INC." DOES NOT CERTIFY TO THE ACCURACY OF THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN HEREON. CONTACT THE UTILITY PROTECTION CENTER AT 1-800-282-7411 PRIOR TO ANY DIGGING.
6. THE FIELD WORK FOR THIS SURVEY WAS CONDUCTED BY AN "ACR ENGINEERING, INC." SURVEY CREW IN OCTOBER OF 2017.

TRACT DESCRIPTION

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VICINITY MAP

NOT TO SCALE



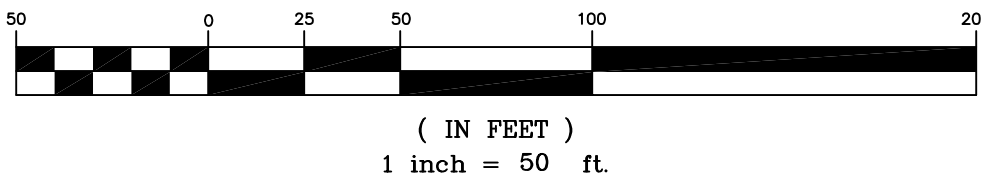
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LEGEND

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F = FLOW
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F = FENCE
P = POLE
T = TELEPHONE LINE
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P = POWER LINE
S = SANITARY SEWER LINE
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G = GAS LINE
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GRAPHIC SCALE



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A THREE SECOND THEODOLITE AND AN ELECTRONIC DISTANCE METER. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 213,219 FEET.

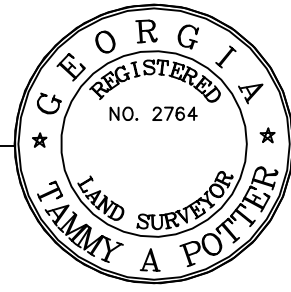
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 175,202 FEET AND AN ANGULAR ERROR OF 1.8 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE

SURVEYORS CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GA. REG. L.S. License No. 2764

Date:



BOUNDARY SURVEY
FOR
KAMRAN JALALI

No.	Revision/Issue	By	Date

#12375 DOUGLAS ROAD	TAX PARCEL 21-573011900158
LAND LOT(S): 1190	DISTRICT: 2nd
SECTION: 1st	COUNTY: FULTON
STATE: GEORGIA	SURVEYED: J.L. DRAWN: TP

DRAWING: 17049-BNDY	Sheet
SNAPSHOT: BNDY	1
DATE: OCTOBER 27, 2017	or
H: SCALE: 1"=50'	1
V: N/A	

Engineering, inc.
ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
800 PINNACLE ROAD
SUITE 683
NORCROSS, GA 30071
TEL: (678) 291-0000 LSF# 000927
Land Surveying FIRM #000927

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TREE LEGEND

	= OAK		= SYCAMORE
	= POPLAR		= HICKORY
	= SWEET GUM		= AS LABELED (MISC.)
	= PINE		EXAMPLES
	= MAPLE		= 18" D.B.H. SWEET GUM
			= TWIN 24" HICKORY
			= TRIPLE 18" OAK

VICINITY MAP

NOT TO SCALE

#	SIZE (INCH)	SPECIMEN
1	17	PINE
2	TWIN 15	PINE
3	18	PINE
4	20	PINE
5	18	PINE
6	23	PINE
7	9	PINE
8	23	PINE
9	21	PINE
10	21	PINE
11	10	PINE
12	20	PINE
13	10	PINE
14	17	PINE
15	10	PINE
16	11	PINE
17	27	PINE
18	15	PINE
19	18	PINE
20	16	PINE
21	15	PINE
22	14	PINE
23	17	PINE
24	11	PINE
25	18	PINE
26	18	PINE
27	12	PINE
28	14	PINE
29	20	PINE
30	22	PINE
31	22	PINE
32	27	PINE
33	23	PINE
34	16	PINE
35	24	PINE
36	24	PINE
37	24	PINE
38	10	PINE
39	32	PINE
40	9	PINE
41	15	PINE
42	10	PINE
43	12	PINE
44	8	PINE
45	10	PINE
46	37	PINE
47	26	PINE
48	10	PINE
49	8	PINE
50	9	PINE
51	14	PINE
52	10	PINE
53	12	PINE
54	10	PINE
55	12	PINE
56	24	PINE
57	10	PINE
58	10	PINE
59	11	PINE
60	18	PINE
61	11	PINE
62	11	PINE
63	8	PINE
64	16	PINE
65	10	PINE
66	17	PINE
67	13	PINE
68	13	PINE
69	14	PINE
70	8	PINE
71	26	PINE
72	21	PINE
73	23	PINE
74	26	PINE
75	8	PINE
76	10	PINE
77	12	PINE
78	8	PINE
79	17	PINE
80	14	PINE
81	17	PINE
82	8	PINE
83	13	PINE
84	13	PINE
85	15	PINE
86	13	PINE
87	9	BIRCH
88	11	BIRCH
89	10	BIRCH
90	10	OAK
91	TWIN 8	OAK
92	10	OAK
93	20	OAK
94	11	OAK
95	10	OAK
96	11	OAK
97	9	OAK
98	8	OAK
99	13	OAK
100	8	OAK
101	19	OAK
102	17	OAK
103	10	OAK
105	12	OAK
106	9	CYPRESS
107	16	POPLAR
108	12	SWGUM
109	8	SWGUM
110	10	POPLAR
111	8	SWGUM
112	8	SWGUM
113	8	GEDAR
114	21	SWGUM
115	9	SWGUM
116	9	SWGUM

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GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

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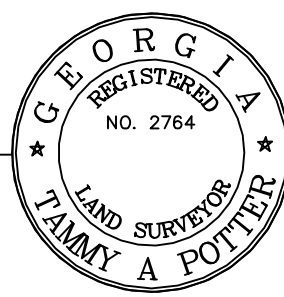
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GA. REG. L.S. License No. 2764

Date:



Engineering, inc.

ATLANTA COMMERCIAL & RESIDENTIAL ENGINEERING
600 PINNACLE ROAD

SUITE 685

NORCROSS, GA 30071

TEL: (678) 291-0000 LSF# 000927

Land Surveying FIRM #000927

TREE SURVEY

FOR

KAMRAN JALALI

By

Date

Revision/Issue

No.

#12375 DOUGLAS ROAD
TAX PARCEL 21-573011900158

LAND LOT(S): 1190

DISTRICT: 2nd

SECTION: 1st

COUNTY: FULTON

STATE: GEORGIA

SURVEYED: 4.2

DRAWN: TP

DRAWING: 17049-BNDY

SNAPSHOT: BNDY

DATE: OCTOBER 27, 2017

SCALE: 1"=50'

N/A

Sheet

1

of

1

Property owners within 500 FT. for 12375 Douglas Road

Property Address	8220 NEWPORT BAY PASSAGE
Owner	CRUST DAVID C & GAIL B
Mailing Address	8220 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	8230 NEWPORT BAY PASSAGE
Owner	HANI RAHIM & HANI NAHID
Mailing Address	8230 NEWPORT BAY PSGE ALPHARETTA GA 30005

Property Address	8240 NEWPORT BAY PASSAGE
Owner	GRAYSON LAWRENCE E & JOYCE L
Mailing Address	8240 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	8250 NEWPORT BAY PASSAGE
Owner	CHUN SANG H & WHERIM
Mailing Address	8250 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	8260 NEWPORT BAY PASSAGE
Owner	HILL JAMES D & JUDY M
Mailing Address	8260 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	8270 NEWPORT BAY PASSAGE
Owner	MC KINNEY KATHLEEN E
Mailing Address	8270 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	8280 NEWPORT BAY PASSAGE
Owner	TAYI SIVA K
Mailing Address	8280 NEWPORT BAY PSGE ALPHARETTA GA 30005

Property Address	8290 NEWPORT BAY PASSAGE
Owner	GARCIA DEAN R & GARCIA CYNTHIA M
Mailing Address	8290 NEWPORT BAY PSGE ALPHARETTA GA 30005

Property Address	8300 NEWPORT BAY PASSAGE
Owner	DOMINICK JONATHAN O & MICHELLE L
Mailing Address	8300 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	8255 NEWPORT BAY PASSAGE
Owner	HANMER KIMBERLY K
Mailing Address	8255 NEWPORT BAY PSGE ALPHARETTA GA 30005

Property Address	8265 NEWPORT BAY PASSAGE
Owner	COOK DAVID M & ANN S
Mailing Address	8265 NEWPORT BAY PASSAGE ALPHARETTA GA 30202

Property Address	0 NEWPORT BAY PASSAGE
Owner	WINDWARD PROPERTIES INC
Mailing Address	1235 OLD ALPHARETTA RD STE 100 ALPHARETTA GA 30005-2902

Property Address	1015 LANDINGS CT
Owner	DIBAI CAMERAN & NEDA
Mailing Address	1015 LANDINGS CT ALPHARETTA GA 30005

Property Address	1005 LANDINGS CT
Owner	CARTER KAYE C
Mailing Address	1005 LANDINGS CT ALPHARETTA GA 30005

Property Address	8425 CANEY CREEK LANDING
Owner	GORCZYCA MARK
Mailing Address	8425 CANEY CREEK LNDG ALPHARETTA GA 30005

Property Address	1105 LANDINGS OVERLOOK
Owner	WHITE KENNETH & RUSSELL WHITE TRACEY
Mailing Address	1105 LANDINGS OVERLOOK ALPHARETTA GA 30005

Property Address	8430 CANEY CREEK LANDING
Owner	CLEMENTS CURTIS T & MARIAN H
Mailing Address	8430 CANEY CREEK LANDING ALPHARETTA GA 30005

Property Address	8420 CANEY CREEK LANDING
Owner	FEINOR BARBARA L
Mailing Address	8420 CANEY CREEK LANDING ALPHARETTA GA 30202

Property Address	8410 CANEY CREEK LANDING
Owner	CUNNINGHAM RICHARD L & PENNY L
Mailing Address	8410 CANEY CREEK LANDING ALPHARETTA GA 30534

Property Address	8400 CANEY CREEK LANDING
Owner	GWALTNEY WILLIAM H & EMILY U
Mailing Address	8400 CANEY CREEK LANDING ALPHARETTA GA 30005

Property Address	12280 DOUGLAS RD
Owner	VANN RYAN R & MAICERE D
Mailing Address	12280 DOUGLAS RD ALPHARETTA GA 30005-8740

Property Address	12290 DOUGLAS RD
Owner	BONELL MICHAL N & BONELL MICHAEL T
Mailing Address	12290 DOUGLAS RD ALPHARETTA GA 30005

Property Address	12300 DOUGLAS RD
Owner	RILEY KENNETH W & ADAMSON CELIA J
Mailing Address	12300 DOUGLAS RD ALPHARETTA GA 30005

Property Address	12310 DOUGLAS RD
Owner	OVERSTREET TREVOR & OVERSTREET JANET
Mailing Address	4945 BUCKNELL TRCE CUMMING GA 30028

Property Address	12320 DOUGLAS RD
Owner	CAH 2014 1 BORROWER LLC
Mailing Address	8665 E HARTFORD DR STE 200 SCOTTSDALE AZ 85255

Property Address	12330 DOUGLAS RD
Owner	JOHNSON ANTHONY & TRENACE
Mailing Address	12330 DOUGLAS RD ALPHARETTA GA 30005

Property Address	12340 DOUGLAS RD
Owner	BATTULA NARSI REDDY & LALITHA
Mailing Address	12340 DOUGLAS RD ALPHARETTA GA 30005

Property Address	12350 DOUGLAS RD
Owner	ALPHARETTA DOUGLAS HOLDINGS LLC
Mailing Address	1350 FINN TER FAIR LAWN NJ 07410-5133

Property Address	12360 DOUGLAS RD
Owner	RABBANI REIMAN L
Mailing Address	12360 DOUGLAS RD ALPHARETTA GA 30005

Property Address	511 HUNTINGTON DOWNS
Owner	RUDRA HANUMANTH R & PRASANNA L
Mailing Address	511 HUNTINGTON DOWNS ALPHARETTA GA 30005

Property Address	515 HUNTINGTON DOWNS
Owner	MOHAMMED SHAJRUDDIN & NAFISA S
Mailing Address	515 HUNTINGTON DOWNS ALPHARETTA GA 30005

Property Address	519 HUNTINGTON DOWNS
Owner	PECORA DANIELLE
Mailing Address	519 HUNTINGTON DOWNS ALPHARETTA GA 30005

Property Address	523 HUNTINGTON DOWNS
Owner	WOO JEFFREY & SEE SARLINA
Mailing Address	12007 COVE HILL LN CYPRESS TX 77433

Property Address	527 HUNTINGTON DOWNS
Owner	PARIKH RIPPLE & TRUSHABEN
Mailing Address	527 HUNTINGTON DOWNS ALPHARETTA GA 30005

Property Address	12387 DOUGLAS RD
Owner	LEV RON
Mailing Address	11925 LEEWARD WALK CIR ALPHARETTA GA 30005

Property Address	12383 DOUGLAS RD
Owner	STIEWING SCOTT W & OLGA A
Mailing Address	12383 A DOUGLAS RD ALPHARETTA GA 30005

Property Address	5300 DERBY CHASE CT
Owner	SHTAIDA GRISEL R & SHTAIDA PHILLIP E
Mailing Address	5300 DERBY CHASE CT ALPHARETTA GA 30005

Property Address	5310 DERBY CHASE CT
Owner	CODES FRED L & MARGARET B
Mailing Address	5310 DERBY CHASE CT ALPHARETTA GA 30005

Property Address	5320 DERBY CHASE CT
Owner	BROYLES JAMES E & SUE G
Mailing Address	5320 DERBY CHASE CT ALPHARETTA GA 30005-7875

Property Address	5330 DERBY CHASE CT
Owner	JONES BRYAN & STEPHANIE
Mailing Address	19102 DEER POINT CIR ALPHARETTA GA 30004

Property Address	5340 DERBY CHASE CT
Owner	GILL JUAN CAMILO & KENNY
Mailing Address	5340 DERBY CHASE CT ALPHARETTA GA 30005

Property Address	5350 DERBY CHASE CT
Owner	FULLWOOD MICHAEL
Mailing Address	5350 DERBY CHASE CT ALPHARETTA GA 30005

Property Address	5360 DERBY CHASE CT
Owner	MENON SANDEEP
Mailing Address	5360 DERBY CHASE CT ALPHARETTA GA 30005

Property Address	5370 DERBY CHASE CT
Owner	LIU ZHAN
Mailing Address	715 SPENCER MILL CT DULUTH GA 30097

Property Address	5380 DERBY CHASE CT
Owner	WANG XIAODONG
Mailing Address	36 LEXINGTON DR ACTON MA 01720

Property Address	5390 DERBY CHASE CT
Owner	DAI RUI & YANG JIDONG
Mailing Address	5390 DERBY CHASE CT ALPHARETTA GA 30005

Property Address	5400 DERBY CHASE CT
Owner	BRADY DEREK W
Mailing Address	5400 DERBY CHASE CT ALPHARETTA GA 30005

Property Address	310 BELMONT CHASE CT
Owner	YIM SUNGSHIK
Mailing Address	4425 WARWICKE CT CUMMING GA 30041-5829

Property Address	320 BELMONT CHASE CT
Owner	RAO MANU B & JYOTHI
Mailing Address	320 BELMONT CHASE CT ALPHARETTA GA 30005

Property Address	330 BELMONT CHASE CT
Owner	RAMAS HEIDI REINA ET AL
Mailing Address	330 BELMONT CHASE CT ALPHARETTA GA 30005

Property Address	340 BELMONT CHASE CT
Owner	GREEN BRANDY M
Mailing Address	340 BELMONT CHASE CT ALPHARETTA GA 30005

Property Address	335 BELMONT CHASE CT
Owner	BILLS MATTHEW A & HESS KRISTIN M
Mailing Address	335 BELMONT CHASE CT ALPHARETTA GA 30005

Property Address	325 BELMONT CHASE CT
Owner	BHATTACHARYYA BISWANATH & SAHELI
Mailing Address	325 BELMONT CHASE CT ALPHARETTA GA 30005

Property Address	315 BELMONT CHASE CT
Owner	LI QINQIN & ZHU XIAOWEI
Mailing Address	315 BELMONT CHASE CT ALPHARETTA GA 30005

Property Address	305 BELMONT CHASE CT
Owner	HOSEMAN MICHAEL
Mailing Address	305 BELMONT CHASE CT ALPHARETTA GA 30005

Property Address	5430 DERBY CHASE CT
Owner	FOXX THOMAS JEFFERSON & FOXX STARLETTE EUNIGUE
Mailing Address	5430 DERBY CHASE CT ALPHARETTA GA 30005

Property Address	5440 DERBY CHASE CT
Owner	DAVE HARSHA A & ANUPKUMAR G
Mailing Address	5440 DERBY CHASE CT ALPHARETTA GA 30005

Property Address	5455 DERBY CHASE CT
Owner	MIGLIORISI DANIEL K & DENISE
Mailing Address	5455 DERBY CHASE CT ALPHARETTA GA 30005

Property Address	5445 DERBY CHASE CT
Owner	SANTOS MARCOS A D & IRACI FERREIRA
Mailing Address	5445 DERBY CHASE CT ALPHARETTA GA 30005

Property Address	5435 DERBY CHASE CT
Owner	WONG VINCENT SHI CHIANG
Mailing Address	5435 DERBY CHASE CT ALPHARETTA GA 30202

Property Address	5425 DERBY CHASE CT
Owner	BLANC FAMILY TRUST THE
Mailing Address	3060 GRAND BAY BLVD UNIT 112 LONGBOAT KEY FL 34228

Property Address	5415 DERBY CHASE CT
Owner	MIRDAMADI SAEID & PEJMAN FARIDEH
Mailing Address	5415 DERBY CHASE CT ALPHARETTA GA 30005

Property Address	5405 DERBY CHASE CT
Owner	BROWN ZHU MICHELLE
Mailing Address	5405 DERBY CHASE CT ALPHARETTA GA 30005

Property Address	5395 DERBY CHASE CT
Owner	ASENOVA ZVETA & ASENOV PLAMEN
Mailing Address	5395 DERBY CHASE CT ALPHARETTA GA 30005

Property Address	5385 DERBY CHASE CT
Owner	IMM KEE H
Mailing Address	5385 DERBY CHASE CT ALPHARETTA GA 30005

Property Address	5375 DERBY CHASE CT
Owner	WRIGHT LAJUAN & WRIGHT NEKISHA
Mailing Address	5375 DERBY CHASE CT ALPHARETTA GA 30005

Property Address	5365 DERBY CHASE CT
Owner	HUSSAINI SYED AND ASHRAFUNISSA
Mailing Address	735 PINE CIR ALPHARETTA GA 30022

Property Address	5355 DERBY CHASE CT
Owner	WANG XIAODONG
Mailing Address	36 LEXINGTON DR ACTON MA 01720

Property Address	5345 DERBY CHASE CT NE
Owner	JONES MARGARET M
Mailing Address	5345 DERBY CHASE CT ALPHARETTA GA 30005

Property Address	5335 DERBY CHASE CT
Owner	ISMAIL NABIL
Mailing Address	5335 DERBY CHASE CT ALPHARETTA GA 30005

Property Address	5325 DERBY CHASE CT
Owner	MOBLEY DEBORAH
Mailing Address	5325 DERBY CHASE CT ALPHARETTA GA 30005

Property Address	5315 DERBY CHASE CT
Owner	ELIZAN ENRICO D & GERALDINE V
Mailing Address	5315 DERBY CHASE CT ALPHARETTA GA 30202

Property Address	5305 DERBY CHASE CT
Owner	MUNAWAR NAUSHABA
Mailing Address	5305 DERBY CHASE CT ALPHARETTA GA 30005

Property Address	5266 NEWPORT BAY PASSAGE
Owner	HAMMACK JOHN W & SHELLY J
Mailing Address	5266 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	5274 NEWPORT BAY PASSAGE
Owner	MC DANIEL DAVID J JR & VIVIAN C
Mailing Address	5274 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	5282 NEWPORT BAY PASSAGE
Owner	RAMACHANDRAN BHARATHI J & SIVASUBRAMANIAM KRITHIKA
Mailing Address	5282 NEWPORT BAY PSGE ALPHARETTA GA 30005

Property Address	5298 NEWPORT BAY PASSAGE
Owner	PETERS ASWANN J & PETERS CHANYA
Mailing Address	5298 NEWPORT BAY PSGE ALPHARETTA GA 30005

Property Address	5306 NEWPORT BAY PASSAGE
Owner	CODES FRED L & MARGARET B
Mailing Address	5306 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	5314 NEWPORT BAY PASSAGE
Owner	BATRA ANURAG & BATRA KOMAL
Mailing Address	5314 NEWPORT BAY PSGE

Property Address	5322 NEWPORT BAY PASSAGE
Owner	KHANNA VINAY K & VINITA
Mailing Address	5322 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	5330 NEWPORT BAY PASSAGE
Owner	ANANDARAJ NAVIN KUMAR & NARAYAN PRAVEENA MUKKARA
Mailing Address	5330 NEWPORT BAY PSGE ALPHARETTA GA 30005

Property Address	5338 NEWPORT BAY PASSAGE
Owner	LOUISON REGINA
Mailing Address	5338 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	5346 NEWPORT BAY PASSAGE
Owner	KUMAR UDAYA V
Mailing Address	5346 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	5354 NEWPORT BAY PASSAGE
Owner	NEWTON DARWIN
Mailing Address	5354 NEWPORT BAY PSGE ALPHARETTA GA 30005

Property Address	5362 NEWPORT BAY PASSAGE
Owner	HARTMAN ALYSON S
Mailing Address	5362 NEWPORT BAY PSGE ALPHARETTA GA 30005

Property Address	5370 NEWPORT BAY PASSAGE
Owner	BUTCHER ADRIAN J & RACHEL J
Mailing Address	5370 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	5378 NEWPORT BAY PASSAGE
Owner	KLOES WILLIAM A & KIMBERLY A
Mailing Address	5378 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	5381 NEWPORT BAY PASSAGE
Owner	LEBER CHRISTOPHER J & ANNE S
Mailing Address	5381 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	5373 NEWPORT BAY PASSAGE
Owner	PAVULURI AKKINENI REVOCABLE TRUST THE
Mailing Address	5373 NEWPORT BAY PSGE ALPHARETTA GA 30005

Property Address	5365 NEWPORT BAY PASSAGE
Owner	AMIN BIMAL & CHHAYA B
Mailing Address	5365 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	5357 NEWPORT BAY PASSAGE
Owner	REISER MARK & JENNIFER
Mailing Address	5357 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	5349 NEWPORT BAY PASSAGE
Owner	TSAO RAYCHANG & BAI CHIUNG HUA
Mailing Address	5349 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	5341 NEWPORT BAY PASSAGE
Owner	KEE SOK KWAY & HO WAI KWONG
Mailing Address	5341 NEWPORT BAY PASSAGE ALPHARETTA GA 30005-7525

Property Address	5333 NEWPORT BAY PASSAGE
Owner	LI YONG TIAN & KAN TAMMY C
Mailing Address	5333 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	5325 NEWPORT BAY PASSAGE
Owner	TIPPER LAWRENCE F & TRACY ANN
Mailing Address	5325 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	5317 NEWPORT BAY PASSAGE
Owner	HALL DONNA F & RAO KIMBERLY A
Mailing Address	5317 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	5309 NEWPORT BAY PASSAGE
Owner	MACATULA MEDEL P & CARMEN F
Mailing Address	5309 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	5301 NEWPORT BAY PASSAGE
Owner	THOMPSEN RICHARD N & KIMBERLY S
Mailing Address	5301 NEWPORT BAY PSGE ALPHARETTA GA 30005

Property Address	0 NEWPORT BAY PASSAGE
Owner	FIRST CLASSIC HOMES INC
Mailing Address	403 MOUNT PARAN RD NW ATLANTA GA 30327

Property Address	5285 NEWPORT BAY PASSAGE
Owner	PAN NIE & CHU JEANNE
Mailing Address	5285 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	5277 NEWPORT BAY PASSAGE
Owner	DAI DONG XIANG & ZHANG QING
Mailing Address	5277 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	5269 NEWPORT BAY PASSAGE
Owner	PUNYALA VANI G
Mailing Address	5269 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	5261 NEWPORT BAY PASSAGE
Owner	GURUSAMY ARUMUGAM SUBBANNAN KARTHI
Mailing Address	5261 NEWPORT BAY PASSAGE ALPHARETTA GA 30005-7523

Property Address	5253 NEWPORT BAY PASSAGE
Owner	KOHLER MICHAEL E
Mailing Address	5253 NEWPORT BAY PASSAGE ALPHARETTA GA 30005

Property Address	1205 REDBUD DR
Owner	BROWN FREDERICK & BROWN LAUREN C
Mailing Address	1205 REDBUD DR ALPHARETTA GA 30005

Property Address	1215 REDBUD DR
Owner	MUKHERJEE SUSHMIT & VERMA NAMITA
Mailing Address	1215 REDBUD DR ALPHARETTA GA 30005

Property Address	1225 REDBUD DR
Owner	ALT DANIEL & JACQUELYN
Mailing Address	1225 REDBUD DR ALPHARETTA GA 30005

Property Address	1235 REDBUD DR
Owner	PIMENTA ALEXANDRE P & FONSECA MARCIA C
Mailing Address	1235 REDBUD DR ALPHARETTA GA 30005

Property Address	1245 REDBUD DR
Owner	AHN JOSHUA YONGSHOO & YOON SUNG AH
Mailing Address	1245 REDBUD DR ALPHARETTA GA 30005

Property Address	1255 REDBUD DR
Owner	NGUYEN VIET & NGUYEN KIMLIEN
Mailing Address	1255 REDBUD DR ALPHARETTA GA 30005

Property Address	1265 REDBUD DR
Owner	JENABZADEH REZA & HAMEDANI NARGES
Mailing Address	1265 REDBUD DR ALPHARETTA GA 30005

Property Address	1275 REDBUD DR
Owner	SAIDOV BAKHODIR & SAIDOVA KHALIDA
Mailing Address	1275 REDBUD DR ALPHARETTA GA 30005

Property Address	1285 REDBUD DR
Owner	WHITE BRIAN H & WHITE KAREN C
Mailing Address	1285 REDBUD DR ALPHARETTA GA 30005

Property Address	1295 REDBUD DR
Owner	SAMPSON LARRY
Mailing Address	1295 REDBUD DR ALPHARETTA GA 30005

Property Address	1305 REDBUD DR
Owner	TAN NGIAP TEEN & YAP POH WEE
Mailing Address	1305 REDBUD DR ALPHARETTA GA 30005

Property Address	1315 REDBUD DR
Owner	ZOMKOWSKI MICHAEL & ZOMKOWSKI VALERIE
Mailing Address	1315 REDBUD DR ALPHARETTA GA 30005

Property Address	1325 REDBUD DR
Owner	BHARAT BRUCE & BHARAT ARCHNA
Mailing Address	1325 REDBUD DR ALPHARETTA GA 30005

Property Address	1335 REDBUD DR
Owner	LIANG STEVIE
Mailing Address	1335 REDBUD DR ALPHARETTA GA 30005-4323

Property Address	1300 REDBUD DR
Owner	UGAS MOHAMED M & ADAM NIMO
Mailing Address	1300 REDBUD DR ALPHARETTA GA 30005

Property Address	1290 REDBUD DR
Owner	ALKHATIB MHD ANAS & ALLOUL MAYSAA
Mailing Address	4369 BLUEHOUSE LANE ALPHARETTA GA 30022

Property Address	1280 REDBUD DR
Owner	BALAKRISHNAN MAHESWARAN
Mailing Address	1280 REDBUD DR ALPHARETTA GA 30005

Property Address	1270 REDBUD DR
Owner	ALI MUHAMMAD ARBAB
Mailing Address	1270 REDBUD DR ALPHARETTA GA 30005

Property Address	1260 REDBUD DR
Owner	PANKAU SHAUN
Mailing Address	1260 REDBUD DR ALPHARETTA GA 30005

Property Address	1250 REDBUD DR
Owner	KIM STEPHEN C & YOON SUNG WOON
Mailing Address	1250 REDBUD DR ALPHARETTA GA 30005

Property Address	1240 REDBUD DR
Owner	VALLE KRANTHI KUMAR & BASAVARAJU DEEPA
Mailing Address	1240 REDBUD DR ALPHARETTA GA 30005

Property Address	1230 REDBUD DR
Owner	DUTTA PROSENJIT
Mailing Address	1230 REDBUD DR ALPHARETTA GA 30005

Property Address	1220 REDBUD DR
Owner	ENGBER MARTIN & ELKE
Mailing Address	1220 REDBUD DR ALPHARETTA GA 30005

Property Address	1210 REDBUD DR
Owner	VALLABHANENI SRIKANTH & DAVULURI ANUSHA
Mailing Address	1210 REDBUD DR ALPHARETTA GA 30005

Property Address	1200 REDBUD DR
Owner	LOVELL TRAVIS CADE & JULIE L
Mailing Address	1200 REDBUD DR ALPHARETTA GA 30005