



MARCH 28, 2016

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE TO THE FLAG

IV. CONSENT AGENDA

A. Alcoholic Beverage License Applications

1. PH-16-AB-10: Firebirds Of Alpharetta, LLC
d/b/a Firebirds Wood Fired Grill
2665 Old Milton Parkway
Consumption On Premises: Liquor / Beer / Wine / Sunday Sales
2. PH-16-AB-11: Gongtong Group, LLC
d/b/a Green Lotus Thai Cuisine
875 North Main Street, Suite 301
Consumption On Premises: Beer / Wine / Sunday Sales

V. PROJECT UPDATES

A. City Center

1. Public Components
2. Private Components

B. Convention Center

VI. PUBLIC HEARING

A. CLUP-16-01 / Z-16-02: Lehigh Homes / 130 Cumming Street

B. Z-15-12 / V-16-05: Old Milton Holdings / DT-LW

C. MP-16-01 / V-16-03: Parkway 400

D. PH-15-26: Update To The Downtown Master Plan Map

E. PH-16-03: Norcross Street Abandonment

VII. NEW BUSINESS

A. Resolution: Conference Center

A resolution of the Council of the City of Alpharetta, Georgia to approve the execution and delivery of an intergovernmental contract and conference center lease, the preparation, use and distribution of a preliminary official statement, the participation by the City of Alpharetta, Georgia in the validation of certain bonds; and for other purposes

VIII. PUBLIC COMMENT

IX. REPORTS

X. ADJOURNMENT TO EXECUTIVE SESSION



STAFF REPORT

Submitting Department: Administration

Submitted By:

Meeting Date: March 28, 2016

I. AGENDA ITEM TITLE: ALCOHOLIC BEVERAGE LICENSE APPLICATIONS

II. RECOMMENDATION:

Staff recommends approval of the requested alcoholic beverage license applications.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

On March 24, 2016 public hearings were conducted regarding the following Alcohol License Applications.

PH-16-AB-10: Firebirds Of Alpharetta, LLC

d/b/a Firebirds Wood Fired Grill

2665 Old Milton Parkway

Consumption On Premises: Liquor / Beer / Wine / Sunday Sales

PH-16-AB-11: Gongtong Group, LLC

d/b/a Green Lotus Thai Cuisine

875 North Main Street, Suite 301

Consumption On Premises: Beer / Wine / Sunday Sales

No member of the public came forward to speak for or against the applications.

Prior to the public hearings, Staff conducted the required background checks and reviews and found no issues or circumstances in conflict with the ordinance as defined in the City Code. As such, Staff recommends that the applications be approved.

V. ALTERNATIVES:

VI. ATTACHMENTS:



STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: March 28, 2016

I. AGENDA ITEM TITLE: CITY CENTER

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:



STAFF REPORT

Submitting Department: Administration

Submitted By:

Meeting Date: March 28, 2016

I. AGENDA ITEM TITLE: PUBLIC COMPONENTS

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:



STAFF REPORT

Submitting Department: Administration

Submitted By:

Meeting Date: March 28, 2016

I. AGENDA ITEM TITLE: PRIVATE COMPONENTS

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:



STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: March 28, 2016

I. AGENDA ITEM TITLE: CONVENTION CENTER

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

COUNCIL AGENDA REPORT

FROM: Kathi Cook, Community Development Director
Prepared by: Richard McLeod, Senior Planner

SUBJECT: CLUP-16-01/Z-16-02 Lehigh Homes/Cumming Street

CITY COUNCIL: March 28, 2016

PLANNING COMMISSION:

This item was heard at the March 3 Planning Commission Meeting. After discussion concerning traffic, greenspace, tree impacts and drainage, the Planning Commission voted unanimously to recommend approval of the request (5-0).

RECOMMENDATION:

Approve CLUP-16-01/Z-16-02 Lehigh Homes/Cumming Street request for a Land Use amendment and to rezone from R-15 to DT-R with the following recommended conditions:

- 1. The property to be rezoned shall have a “DT-R” zoning classification and a “Medium Density Residential” land use. The minimum lot size shall be 7,000 square feet.**
- 2. Property shall be developed substantially in accordance with submitted plan. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements.**
- 3. Development shall preserve tree canopy coverage to the rear of lots with limited disturbance. A 15’ landscape strip shall be added to the rear of lots with final approval by Staff.**
- 4. Trees determined to be of significance along Cumming Street shall remain with final approval by Staff.**
- 5. Historic architecture shall be required for the development with elevations requiring Staff approval. A minimum of 4 of the homes shall be 4-sided brick.**
- 6. Home on lot adjacent to Cumming Street shall front Cumming Street and require full porch, masonry fireplace and a setback similar to existing historic home with design to be approved by Staff.**
- 7. Minimum setbacks shall be as follows:**
 - Front setbacks along internal street shall be 15’; lot 10 shall have a front setback of 35’ along Cumming Street with a 20’ minimum side setback on the eastern property line.**

- Side setbacks shall be 5'.
 - Rear setbacks shall be 20'.
 - The building setback along the north property line on Lot 5 shall be 20'. The 20' setback along the northern property line shall be enhanced were sparse with final approval by Staff.
8. Street frontage shall include decorative pedestrian lighting, and landscape strip. Walls, gates and landscaping shall compliment the historic architecture and require Staff approval. Sidewalk section along Cumming Street shall be constructed with brick pavers.
 9. 10% of the site must be set aside and improved as an amenity space, as defined in the Alpharetta Downtown Code.
 10. All lots shall be side or rear loaded or shall have a detached garage to the rear of the principal structure. Applicant shall be permitted to add a detached garage to the existing home in the area where the existing concrete pad is located (side loaded) pursuant to Historic Preservation Commission and Staff approval.
 11. The home on Lot 10 shall be side or rear loaded. The garage shall not be visible from Cumming Street and shall be accessed from the internal roadway.
 12. The historic home on Lot 1 shall be maintained and restoration and/or changes shall require approval of the Historic Preservation Commission.
 13. Development shall preserve tree canopy coverage to the rear of lots (development perimeter) with limited disturbance, as approved by the City Arborist.
 14. Design and Construction of Detention Pond to be approved by Staff.
 15. Minimum 5 foot sidewalk and 4 foot planting area required along internal street.
 16. Minimum 6 foot sidewalk and 6 foot planting area required along Cumming Street.
 17. Cumming Street to be improved to 30 foot half width R/W including a 14 foot travel lane.

REPORT-IN-BRIEF

The subject property is located on the north side of Cumming Street and is 3.1 acres in size. The applicant is requesting approval to rezone the property from R-15 to DT-R in order to develop 9 new lots. The existing historic house will remain on the property. The applicant is also requesting an amendment to the Land Use Plan to change from Low Density Residential to Medium Density Residential.

DISCUSSION

The applicant proposes to develop a 9 lot subdivision with one historic house remaining on the property on 3.1 acres with a minimum lot size depicted of 7,000 square feet. The property is located on the north side of Cumming Street just to the east of Cricket Lane.

The subdivision will be accessed from one curb cut off Cumming Street and has only one roadway. The roadway shows a hammer head being developed at the end of the new street in order to limit impact to specimen trees. The sidewalks will require street trees planted between the back of curbs. Brick sidewalks along Cumming Street are recommended by Staff because the property is located within the Downtown District. The Code does not require the sidewalks, however, other developments within the Downtown District have been required to install brick sidewalks.

The property is currently zoned R-15 and could currently be developed with 15,000 square foot lots with architectural review due to the Alpharetta Downtown Code. The request to reduce the lot size from 15,000 square feet to allow smaller 7,000 square foot lots would require a rezoning. Requirements such as lots along Cumming Street must have homes fronting Cumming Street and the elevations should include porches with historic design are important to preserving the character of Cumming Street.

The property currently has a mixture of hardwoods and pines. Several specimen trees were identified with a large number of trees located along the north property lines. Some of the specimens will be removed as a result of the roadway construction and the applicant will be required to adhere to the Tree Ordinance. The site plan includes saving some large specimen and understory trees with planting of trees along Cummings Street and the new road in order to preserve the street character.

The detention pond is shown at the northeastern end of the site and will drain to a drainage easement.

The City of Alpharetta's Comprehensive Plan recommends the future land use for the property as "Low Density Residential" with 12,000 or 15,000 square foot lots, as appropriate to the surrounding area with a maximum density of 3 units to the acre. The applicant's request is for "Medium Density Residential" is in keeping with the Downtown Master Plan recommendation of a maximum density of 4 units per acre however the lot size of 7,000 square feet is smaller than adjacent lots within the surrounding properties which are a minimum of 18,000 square feet in size.

Traffic

USE	PROGRAM TOTAL S.F.	AM Peak Factor	Total AM Peak	PM Peak Factor	Total PM Peak	Total Trips Per Day Factor	Total Trips Per Day
Retail	0 s.f.	1.03	0	3.74	0	42.92	0
Restaurant	0 s.f.	14.62	0	19.38	0	130.34	0
Office	0 s.f.	1.56	0	1.49	0	11.01	0
Hotel	0 rooms	0.64	0	0.74	0	8.92	0
Mini-Warehouse	0 s.f.	0.28	0	0.29	0	2.50	0
Residential (Senior)	0 units	0.21	0	0.23	0	3.48	0
Residential (Multi-Family)	0 units	0.44	0	0.54	0	5.86	0
Residential (Single-Family)	10 units	0.77	8	1.02	10	9.57	96
Totals			8		10		96

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 distinguish the number of children that a residential development will generate. The following chart outlines these figures:

FULTON COUNTY SCHOOLS AVERAGE SCHOOL AGE CHILDREN PER HOUSEHOLD BASED ON HOUSING TYPE

Single Family Average #9	
Manning Oaks Elementary School	0 - 34
Hopewell Middle School	0 - 4
Alpharetta High School	0 - 14

Based on the total figure for all three-school levels, it can be assumed that the proposed development could house approximately 2-9 school age children. Mannings Oaks Elementary, Hopewell Middle and Alpharetta High can meet demand however; they are shown to be over capacity.

STANDARDS FOR ZONING CHANGES

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

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

*The lot sizes are smaller than adjacent 15,000 square foot lots;
however existing tree canopies will be maintained between the lots.*

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

The proposal will not impact adjacent property if conditions are included protecting the tree canopy as well as the historic home. Storm water will be addressed by the City's Stormwater Ordinance.

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

The site plan depicts saving tree canopy along Cumming Street as well as to the rear of the property.

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

The property is currently zoned R-15 and could be developed with lots 15,000 square feet in size without a public hearing.

- 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.

The 9 lots proposed are not expected to add significant additional traffic.

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

The Alpharetta Downtown Code was adopted in July 2015. This is meeting the downtown code.

- 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.

The request to subdivide into lots smaller than the 15,000 permitted is a reasonable balance because the density is the same and there is not a gain of additional density as a result of the request, only a better design.

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

The Future Land Use Plan identified a density of up to 3 units per acre, the applicant's request is for 3.2 units per acre.

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

The Future Land Use Plan identified a density of up to 3 units per acre. The recent changes to the Land Use plan which was approved in 2015 shows higher density close to this property along Cricket Lane and the Manning property close to Main Street.

COMPREHENSIVE LAND USE PLAN

The Unified Development Code Section 4.1.3 STANDARDS FOR CLUP AMENDMENT APPROVAL provides criteria for consideration when evaluating a request for a CLUP amendment as listed below:

- A. The extent to which a change in the economy, land use or development opportunities of the area has occurred.

The proposed development reflects the goals outlined in the Downtown Master Plan.

- B. The extent to which the proposed designation is in compliance with the goals and policies of the Plan.

The Comprehensive Land Use Plan discusses the goal to promote and encourage residential densities and designs that ensure varied living areas and housing types. The properties to the south across Cricket Lane have been developed with Medium density residential.

- C. The extent to which the proposed designation would require changes in the provision of public facilities and services.

The designation would not require changes to public facilities and services.

- D. The extent to which the proposed designation would impact the public health, safety, and welfare.

The proposal would not impact the public health, safety and welfare.

- E. The extent to which additional land area is needed to be developed for a specific type of use.

N/A

F. The extent to which area demographics or projections are not occurring as projected.

The Downtown Master Plan demand analysis results show 5 year projects of Single Family detached homes as 40-45 units. Demographics and projections have changed for the area. However the Downtown Plan study found that additional residential density is needed close to the downtown area.

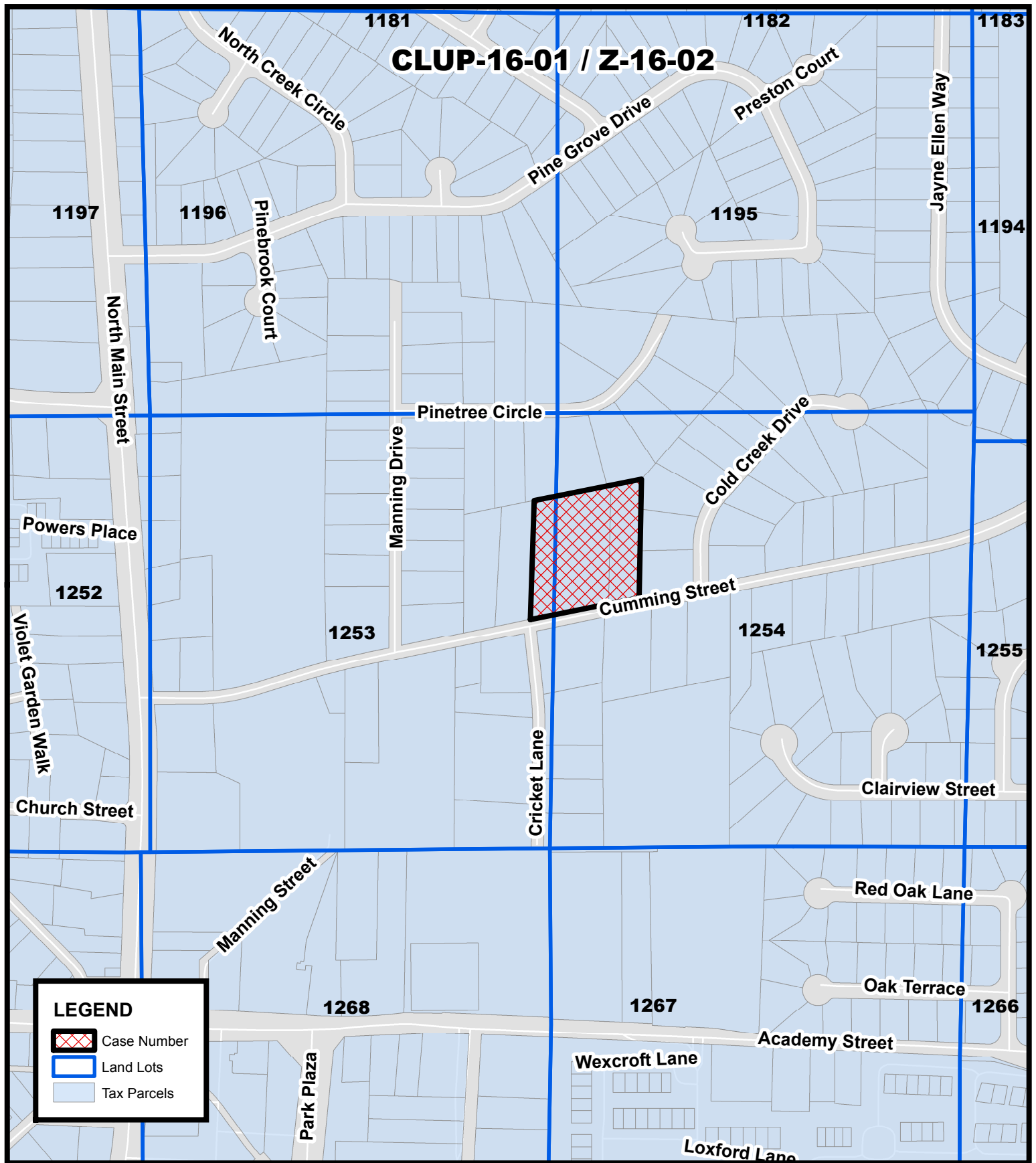
CONCURRENCES

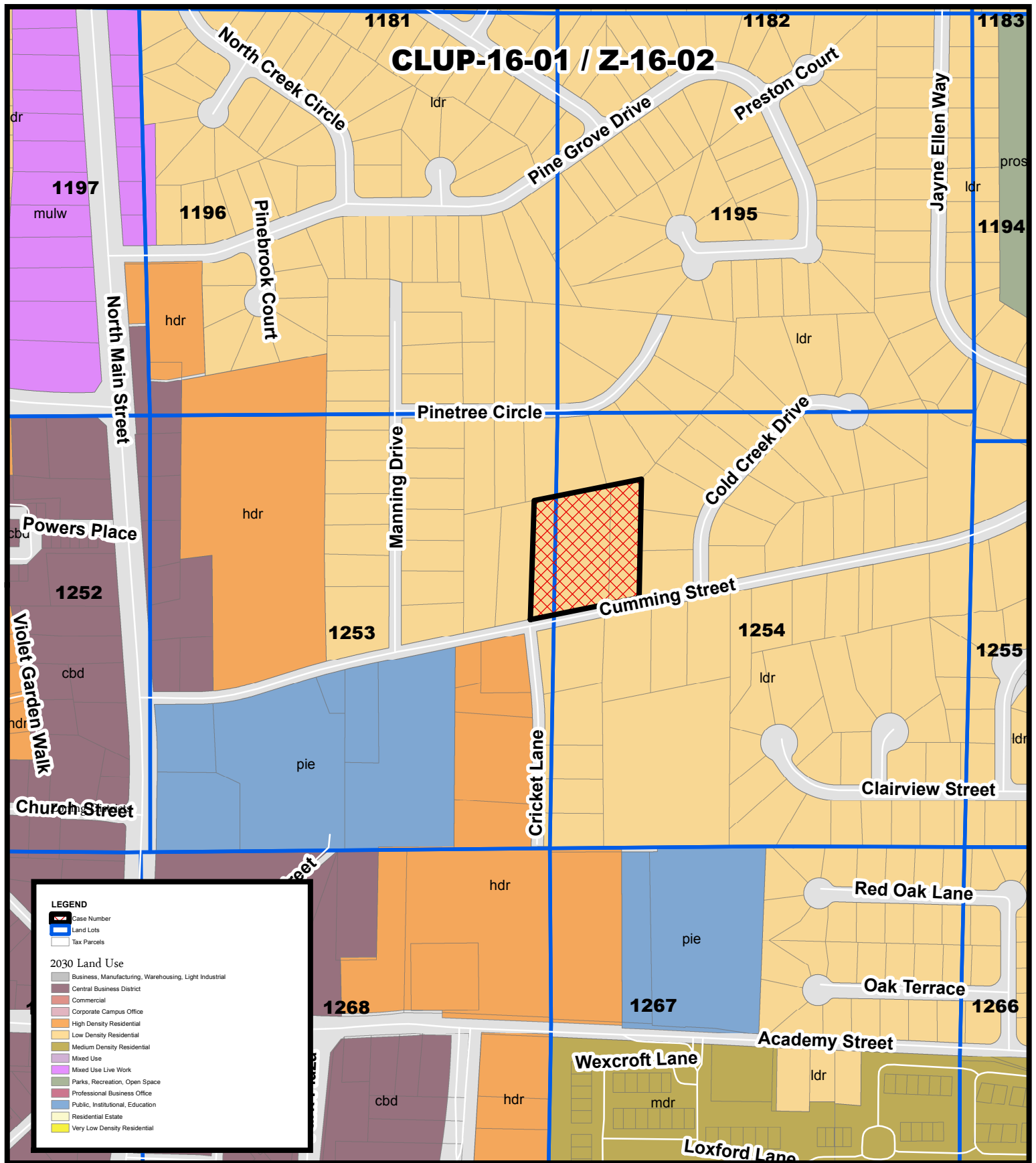
City Staff has reviewed the applicant's proposal and finds that it can support the applicant's request. The lot size depicted of 7,000 square feet is smaller than the adjacent R-15 zoning with the lots ranging from half of an acre to over one acre. Additionally the property could be developed with 15,000 square foot lots without conditions of zoning. The applicant's site plan includes leaving almost a half-acre lot for the historic home along Cumming Street with homes fronting Cumming Street in order to preserve the character.

Careful consideration should be given to saving existing specimen trees on the north side where possible.

CITIZEN PARTICIPATION PLAN

The applicant notified everyone within 500 feet of the intent for the property. A meeting was held with surrounding neighbors. The report states that the neighbors liked the proposed plan and architecture but were concerned about traffic and setbacks from homes.

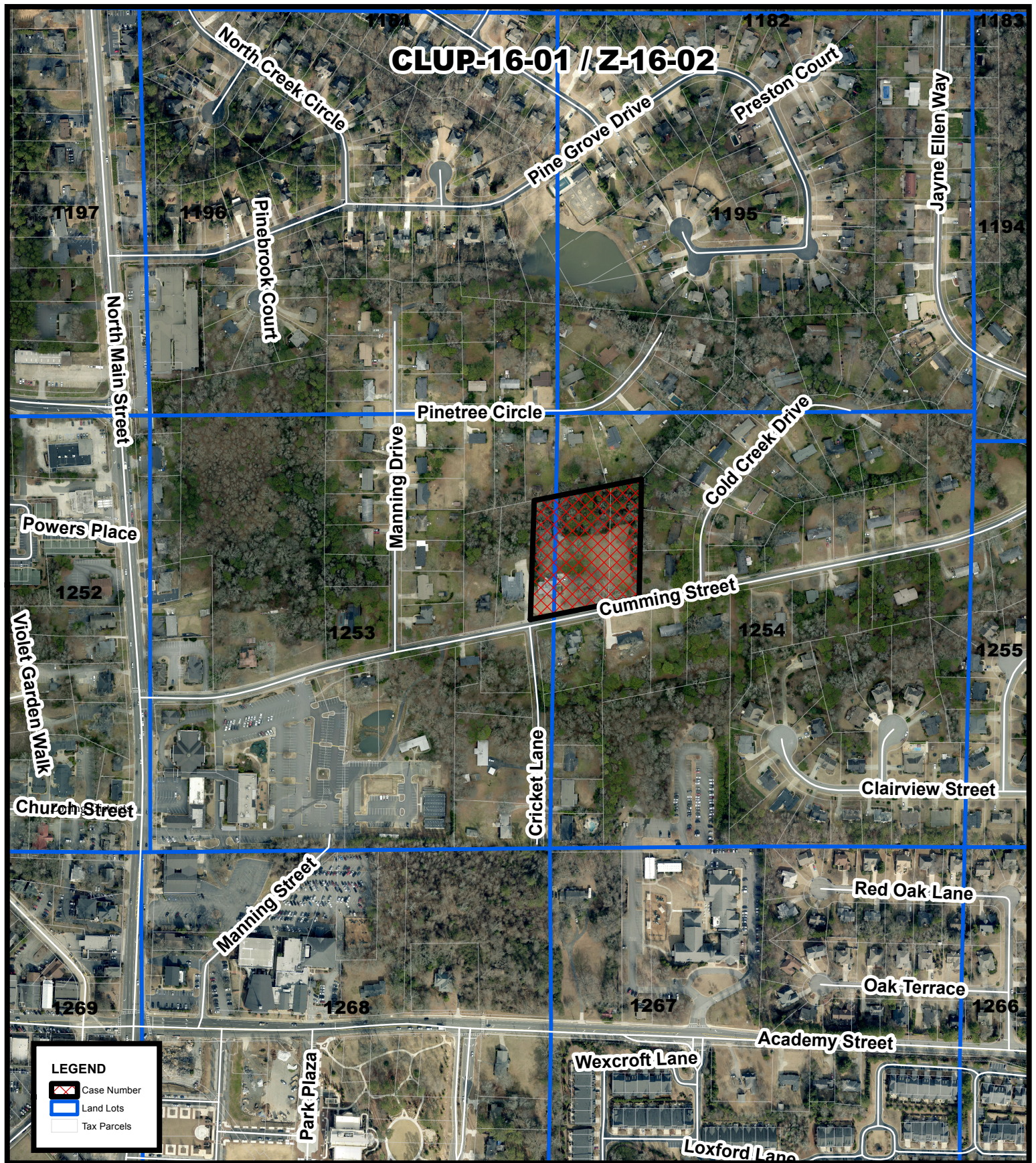




2030 Land Use **Lehigh Homes** **130 Cumming Street**

CLUP-16-01 Z-16-02
D/LL: 2/2/1253,1254
PC Date: 3/03/16
CC Date: 3/28/16

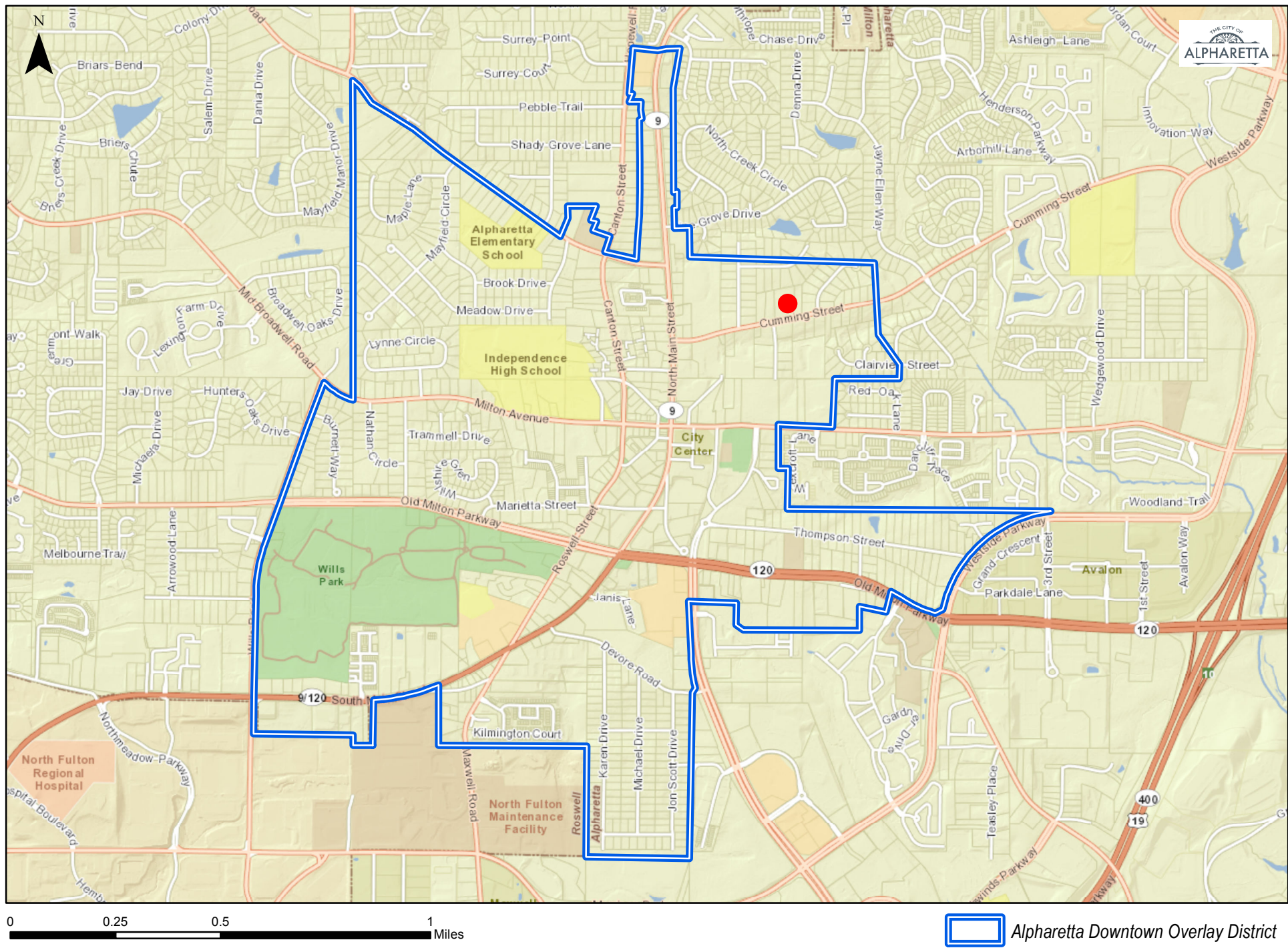
Location Map Provided by:
Community Development - GIS



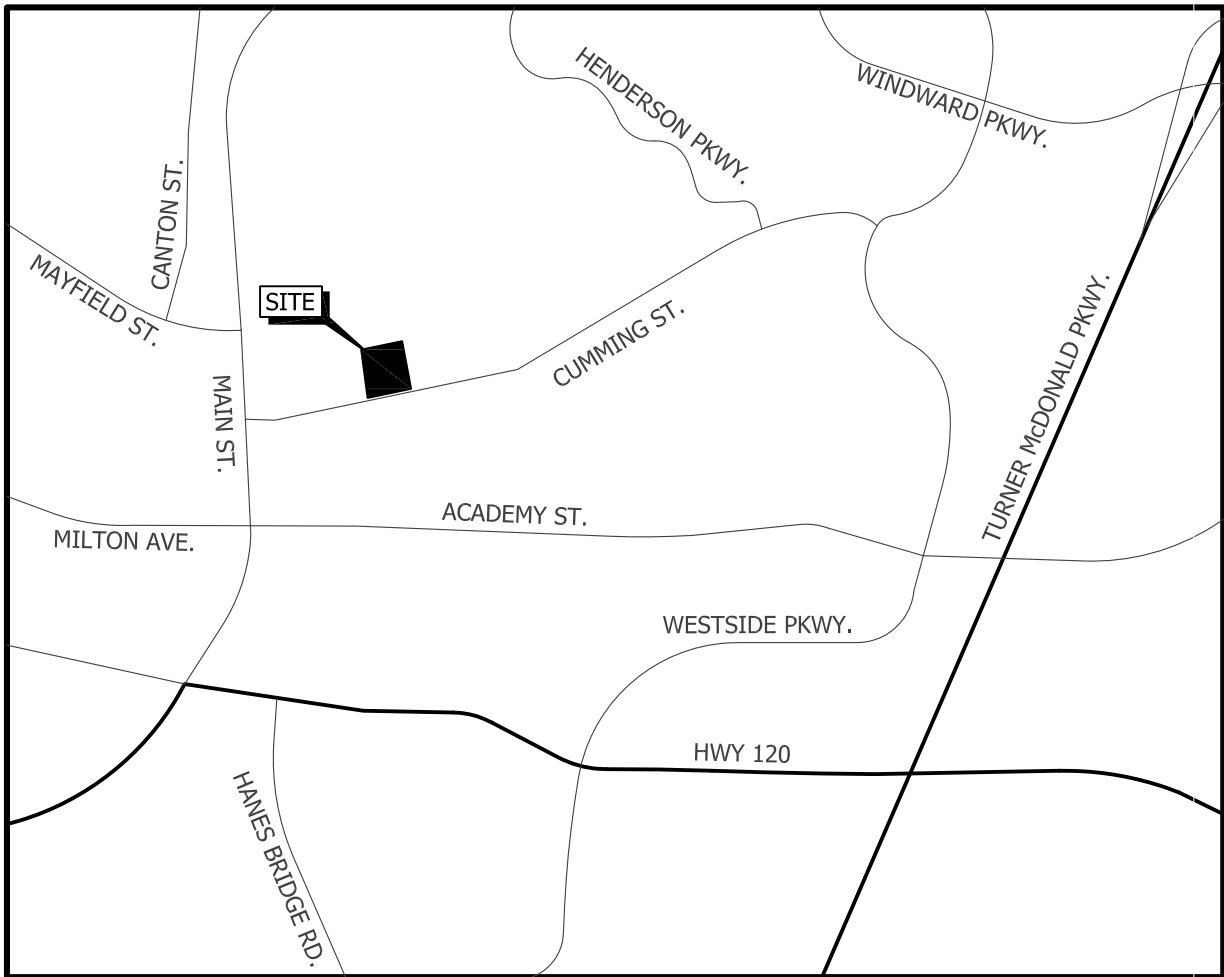
Aerial Map **Lehigh Homes** **130 Cumming Street**

CLUP-16-01 Z-16-02
D/LL: 2/2/1253,1254
PC Date: 3/03/16
CC Date: 3/28/16

Location Map Provided by:
Community Development - GIS



130 Cumming Street



VICINITY MAP
N.T.S.

GENERAL NOTES FROM SURVEY BY
LAND ENGINEERING, INC. dated 12/09/2015:

- THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR OF LAND ENGINEERING, INC. AUTHORITY OF O.C.G.A. 43-15-22.
- THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS OF RECORD OR OTHER TITLE MATTERS AFFECTING THE SUBJECT PROPERTY MAY EXIST.
- TRACT 1 HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 180,236 FEET. TRACT 2 HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 113,536 FEET. A GEOMAX ZOOM 80 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 69,859 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT AND WAS ADJUSTED USING THE METHOD OF LEAST SQUARES. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.
- NOT ALL UNDERGROUND UTILITIES ARE SHOWN. UNDERGROUND UTILITIES THAT ARE SHOWN WERE LOCATED BY ABOVE GROUND APPURTENANCES AND OBSERVED EVIDENCE. UTILITIES SHOWN ON THIS SURVEY MAY NOT BE SHOWN IN THEIR EXACT FIELD LOCATION. NO ATTEMPT WAS MADE TO TRACE OR MARK THE LOCATION OF UNDERGROUND UTILITIES WHICH WAS OUTSIDE THE SCOPE OF THIS SURVEY.
- ANY DIMENSIONAL OR OTHER ZONING REQUIREMENTS SHOWN HEREON WERE OBTAINED FROM WWW.MUNICODE.COM AND MAY NOT REFLECT ANY ALTERNATE OR CONDITIONAL REQUIREMENTS APPLICABLE TO THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT CERTIFY TO ANY MATTERS OF ZONING.
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER F.I.R.M. MAP NUMBER 13121C 0058F, EFFECTIVE DATE SEPTEMBER 18, 2013.
- THIS SURVEY WAS PREPARED BY LAND ENGINEERING, INC.
REF #: 1023-011
1601 S ZACK HINTON PARKWAY, MCDONOUGH, GEORGIA 30253
OFFICE: (678) 814-4346 FAX: (678) 814-4348
WWW.LAND.ENG

ABBREVIATIONS

BLDG	BUILDING
CONC.	CONCRETE
CTP	CRIMP TOP PIPE
DB	DEED BOOK
DIST.	DISTURBED
LL	LAND LOT
MON.	MONUMENT
N/F	NOW OR FORMERLY
N.T.S.	NOT TO SCALE
OTP	OPEN TOP PIPE
PB	PLAT BOOK
PG	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.I.N.	PARCEL IDENTIFICATION NUMBER
P/L	PROPERTY LINE
RB	REBAR
R/W	RIGHT OF WAY
S.F.	SQUARE FEET
TW	TOP OF WALL

LEGEND

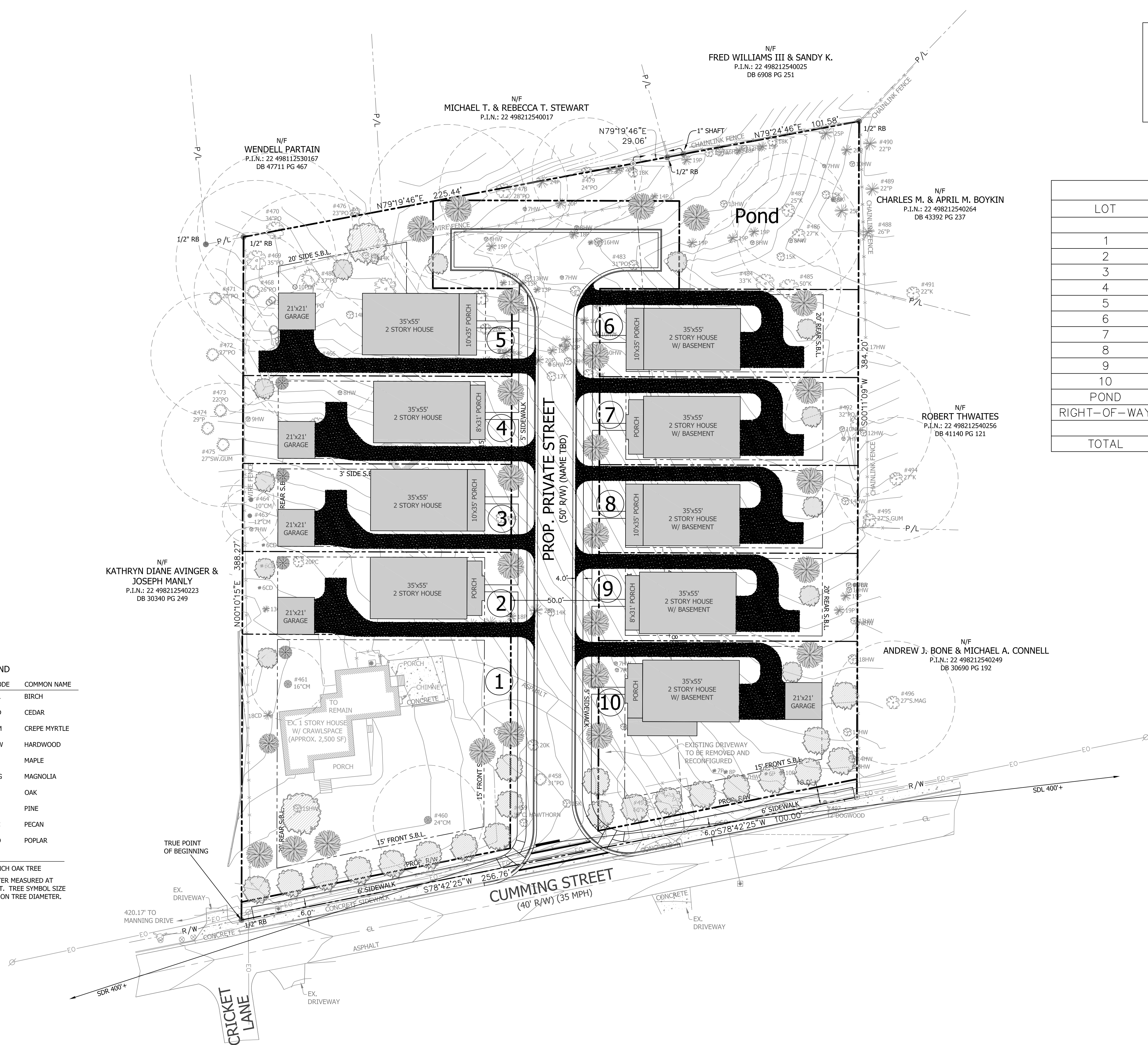
●	IRON PIN FOUND
⊙	IRON PIN SET (5/8" REBAR)
○	CALCULATED POINT
⊠	RIGHT OF WAY MONUMENT
⊡	WATER METER
⊕	WATER VALVE
⊙	FIRE HYDRANT
⊙	UTILITY POLE
⊡	AIR CONDITIONER UNIT

TREE LEGEND

SYMBOL	CODE	COMMON NAME
⊙	BR	BIRCH
⊙	CD	CEDAR
⊙	CM	CREPE MYRTLE
⊙	HW	HARDWOOD
⊙	M	MAPLE
⊙	MG	MAGNOLIA
⊙	K	OAK
⊙	P	PINE
⊙	PC	PECAN
⊙	PO	POPLAR

EXAMPLE

16K = 16 INCH OAK TREE
TRUNK DIAMETER MEASURED AT
BREAST HEIGHT. TREE SYMBOL SIZE
VARIES BASED ON TREE DIAMETER.



PARCEL INFORMATION
LOCATED IN LAND LOTS 1253 & 1254
2nd DISTRICT, 2nd SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GA

PROPERTY CURRENTLY CONSISTS OF TWO
SEPARATE PARCELS.
PARCEL 1: 91,520 sf (2.101 acres)
PARCEL 2: 43,550 sf (1.000 acres)
TOTAL: 135,070 sf (3.101 acres)

LOT SUMMARY

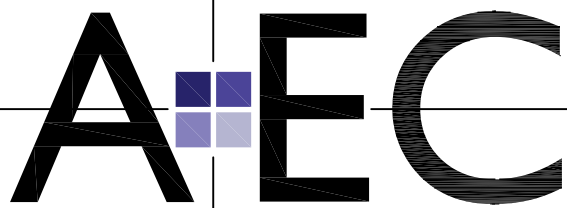
LOT	AREA (acres)
1	20,883
2	7,176
3	7,634
4	7,634
5	11,846
6	7,350
7	7,350
8	7,350
9	7,350
10	13,705
POND	10,561
RIGHT-OF-WAY	26,231
TOTAL	135,070

AMENITY AREA SUMMARY

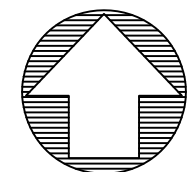
LOT	LAWN + PATIO
1	9,856
2	954
3	951
4	897
5	1,140
6	974
7	967
8	974
9	897
10	7,690
TOTAL	25,300
% AMENITY SPACE PROVIDED	18.70%

CURRENT ZONING
R-15 SINGLE FAMILY DETACHED RESIDENTIAL
CURRENT SETBACKS
FRONT: 65'
SIDE: 25'
REAR: 50'

PROPOSED ZONING
DT-R DOWNTOWN RESIDENTIAL
MIN. REQ'D. LOT SIZE: 2,500sf
SETBACK SHOWN (EXCEED REQUIREMENTS):
FRONT: 15'
SIDE: 3'
REAR: 20'



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



NORTH



PRELIMINARY SITE PLAN

LEHIGH HOMES

130 Cumming Street
Alpharetta, Georgia

PROJECT INFORMATION

PROJECT NO.: 15-3829

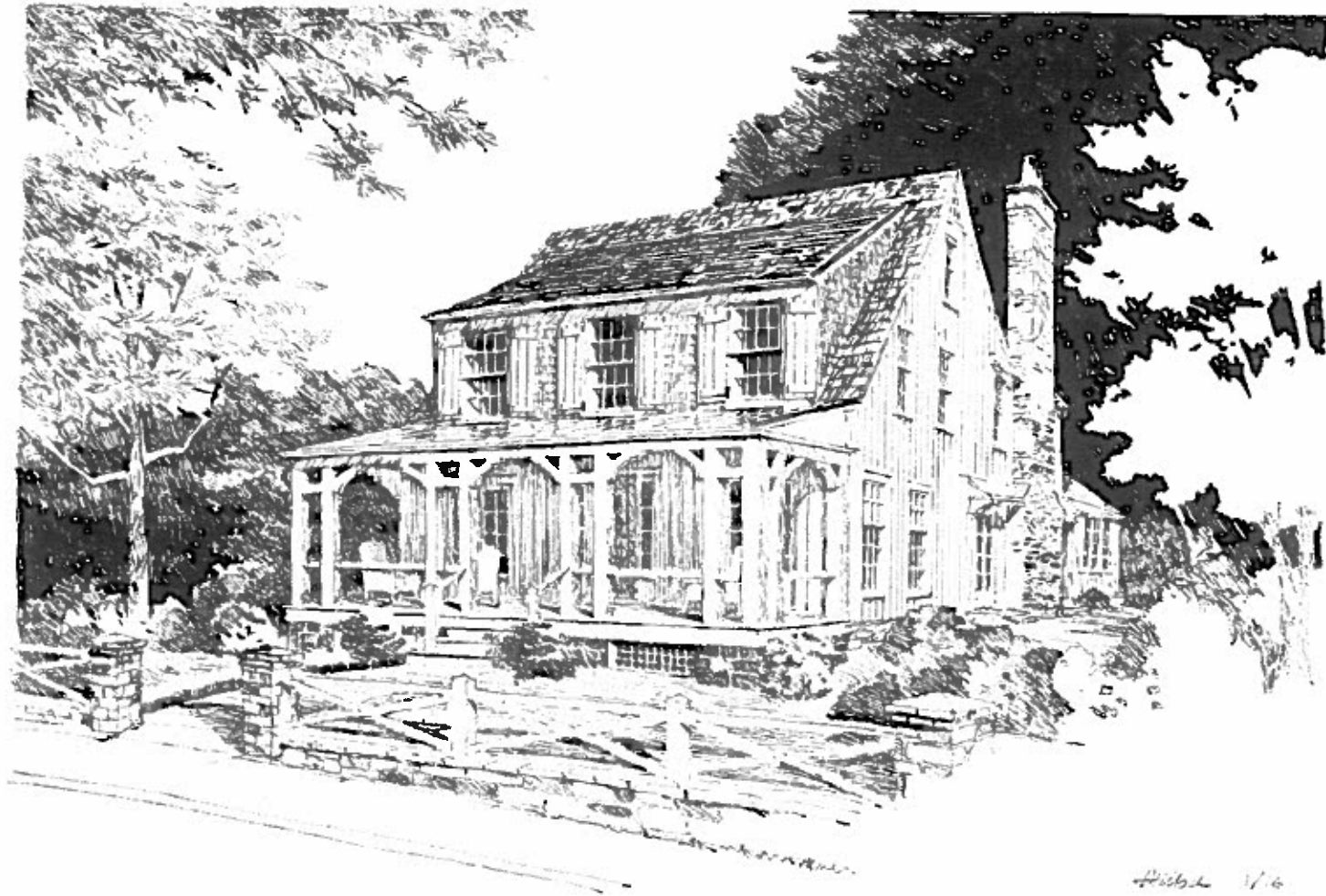
DATE: 02-25-2016

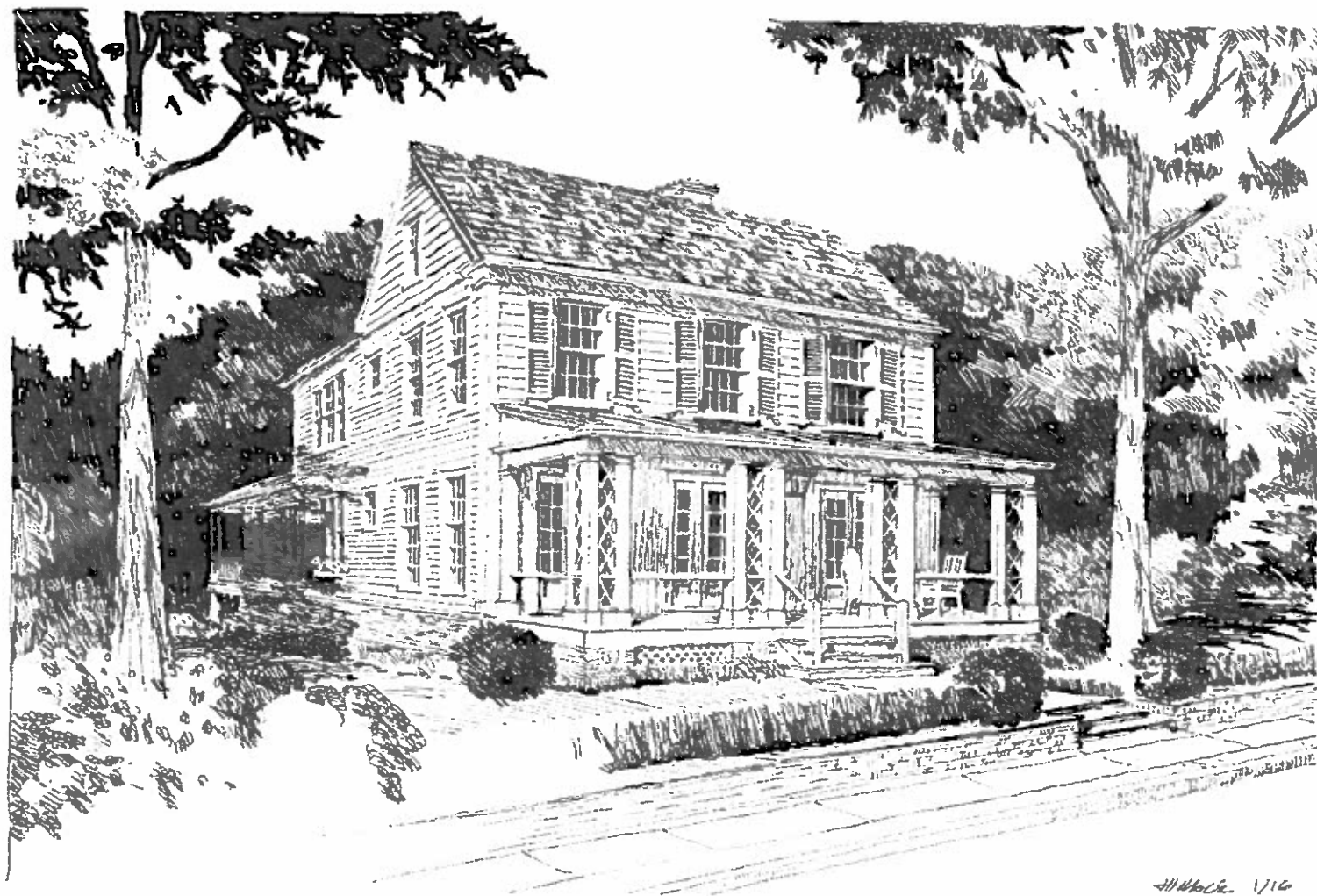
SCALE: 1" = 30'

FILE NAME: 15-3829 P01.dwg

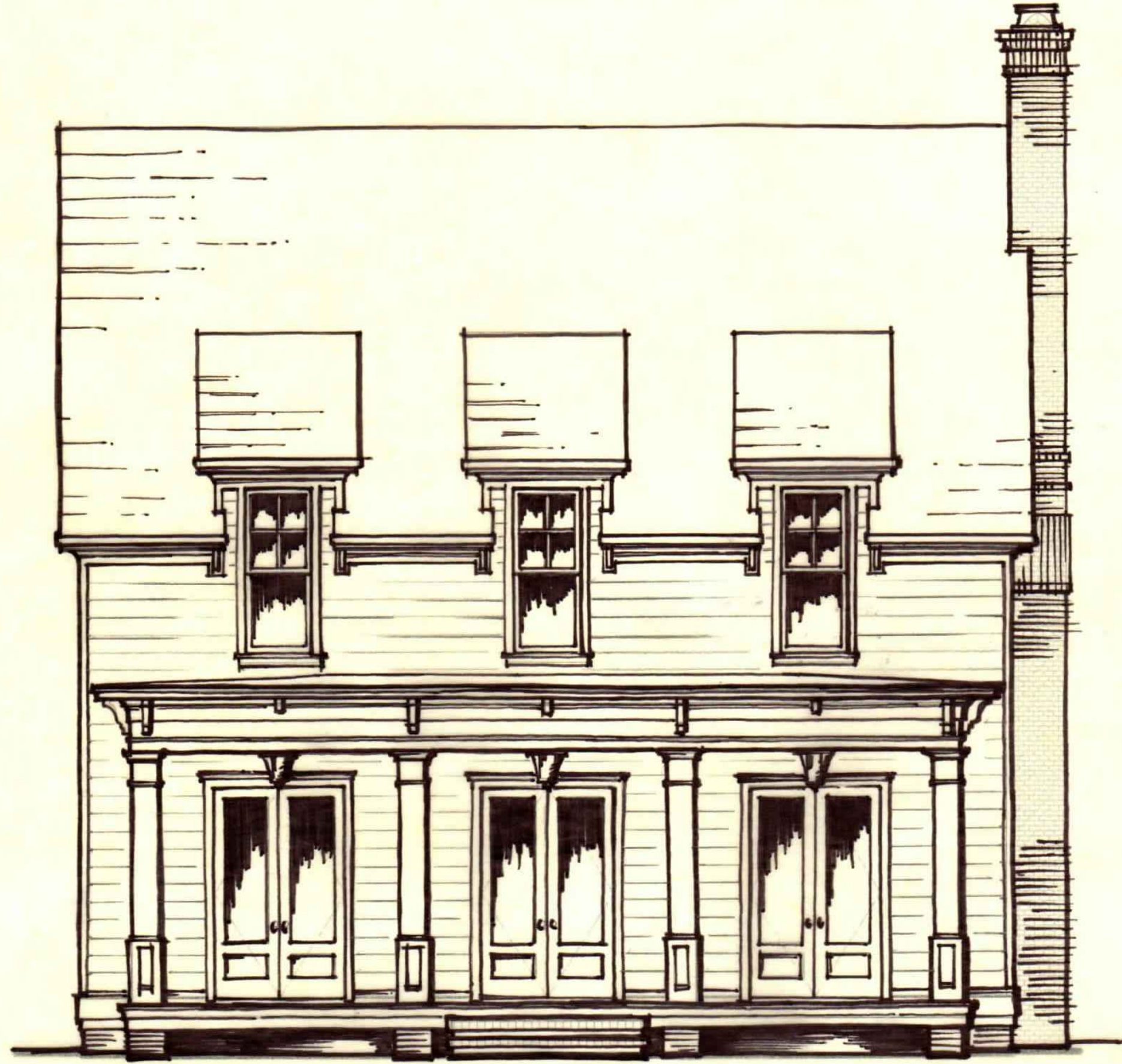
DESIGN/DRAWN: CJF

Le High Homes





H. H. C. 1/16



A

PROPOSED SCHEMATIC EXTERIOR ELEVATION A

SCALE: N.T.S.

A-1

SCHEM. ELEVATION A

LeHigh - Alpharetta
10 Home Development

130 CUMMING HIGHWAY
ALPHARETTA, GA 30009

PROJECT: 01601
DATE: 01.15.2015

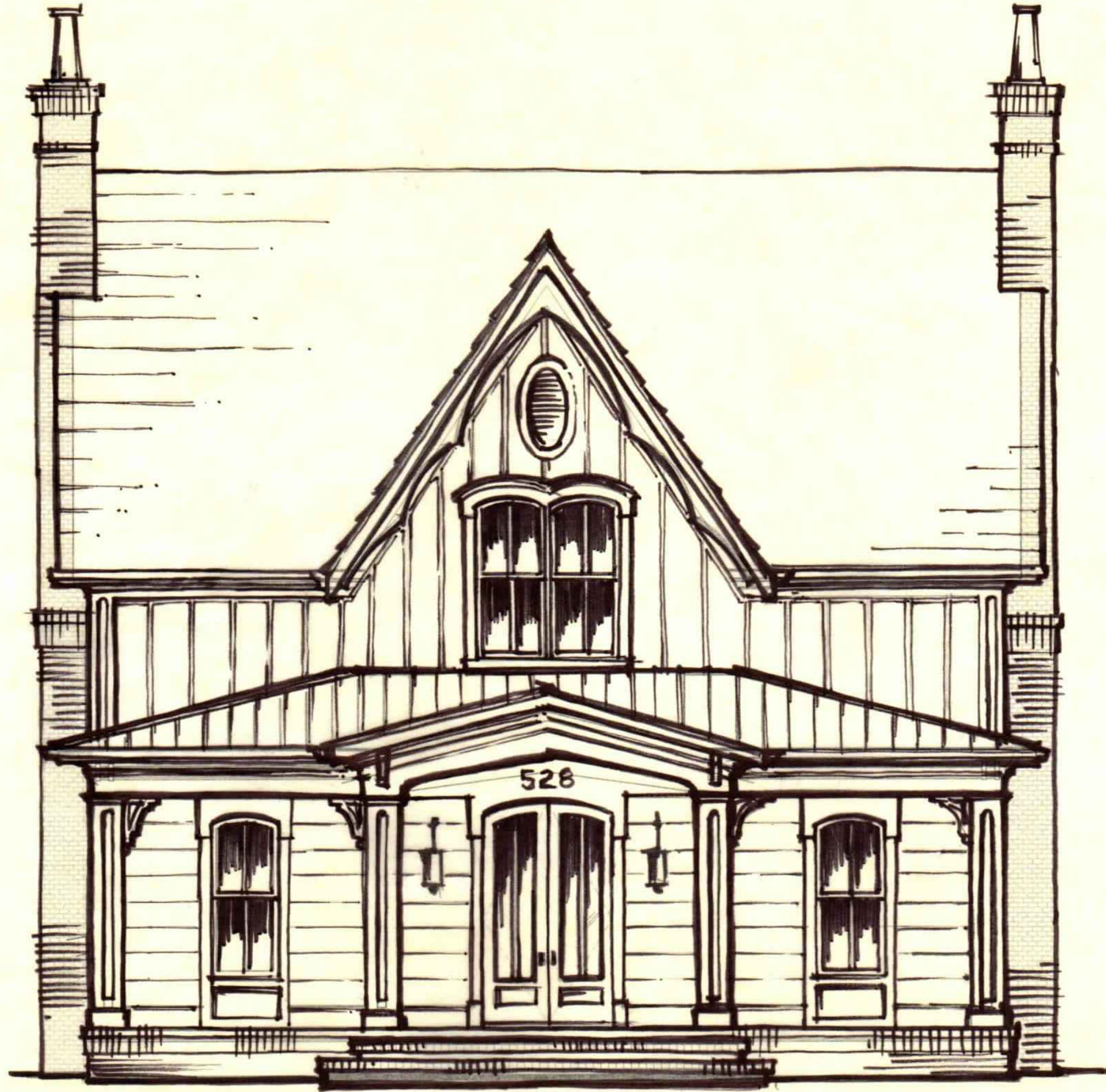


ARIE KOHN ARCHITECTS, P.C.

74 WOODSTOCK ROAD, ROSWELL, GA 30075 ~ (770) 642-9030

NOTE:

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FROM ARIE KOHN ARCHITECTS, P.C.



B

PROPOSED SCHEMATIC EXTERIOR ELEVATION B

SCALE: N.T.S.

A-2

SCHEM. ELEVATION B

LeHigh - Alpharetta
10 Home Development

130 CUMMING HIGHWAY
ALPHARETTA, GA 30009

PROJECT: 01601
DATE: 01.15.2015

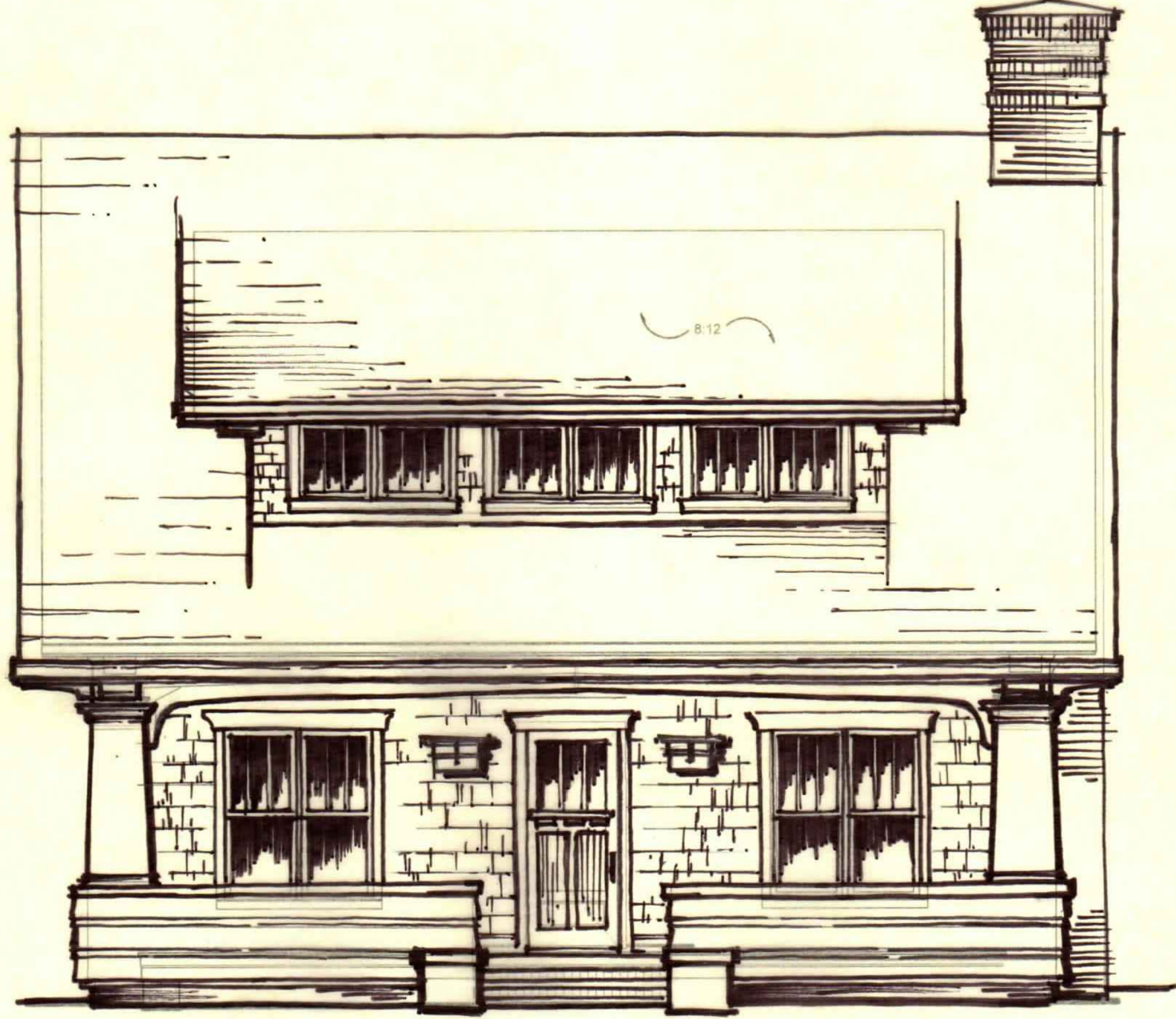


ARIE KOHN ARCHITECTS, P.C.

74 WOODSTOCK ROAD, ROSWELL, GA 30075 ~ (770) 642-9030

NOTE:

THESE DRAWINGS ARE THE PROPERTY OF
ARIE KOHN ARCHITECTS, P.C. AND SHALL
NOT BE USED, REPRODUCED, AND/OR
MODIFIED WITHOUT WRITTEN CONSENT
FROM ARIE KOHN ARCHITECTS, P.C.



C

PROPOSED SCHEMATIC EXTERIOR ELEVATION C

SCALE: N.T.S.

A-3

SCHEM. ELEVATION C

LeHigh - Alpharetta
10 Home Development

130 CUMMING HIGHWAY
ALPHARETTA, GA 30009

PROJECT: 01601
DATE: 01.15.2015



ARIE KOHN ARCHITECTS, P.C.

74 WOODSTOCK ROAD, ROSWELL, GA 30075 ~ (770) 642-9030

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FROM ARIE KOHN ARCHITECTS, P.C.

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: Brendan Walsh

Telephone: 678-371-8165

Address: 43 Woodstock St

Suite: _____

City Roswell

State: GA

Zip: 30075

Fax: N/A

Mobile Tel: 704-609-2827

Email: bwalsh@lehighinc.com

Subject Property Information:

Address: 130 Cumming Street

Current Zoning: R-15

District: 2

Section: 2

Land Lot: 1253, 1254

Parcel ID: 22 498112530621 and 22 498212540223

Proposed Zoning: DT-R

Current Use: Single Family Home

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?

A residential single family home neighborhood consisting of ten (10) lots, that will preserve and update the existing historic home on the property.

Applicant's Request (Please itemize the proposal):

Applicant is requesting to rezone the property from R-15 to DT-R (Downtown Residential) and to update the comprehensive use plan to change the classification of the property from low density to medium density.

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

Please refer to the attached letter.

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

This proposal is for the development of single family homes which is compatible with surrounding properties. The adjoining properties are comprised of single family homes. The proposed homes will fit with the types of homes in the downtown master plan.

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

This proposal will not affect the use of the surrounding properties. Values will be increased as a this product will be comprised of high end custom homes.

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

A change in zoning is required in order to develop the property for a a reasonable economic use, while preserving the existing historic home on site.

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

An increase of nine (9) households, which would not have any meaningful affect. Refer to attached trip generation numbers.

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

An increase of nine (9) households, which would not have any meaningful affect.

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

Follows the downtown master plan, of providing a walkable area, with a mix of housing types. A change to the comprehensive use plan is requested, from low density to medium density residential.

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

A change in zoning is required in order to develop the property for a a reasonable economic use, while preserving the existing historic home on site. Providing single family homes to the downtown area will enhance the City's efforts toward expanding the walkable nature of the downtown area.

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

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Michael Connell

Telephone: 678-230-8891

Address: 130 Cumming Street

Suite:

City Alpharetta

State: GA

Zip: 30009

Authorization:

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

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

☐ Annexation

☐ Special Use

☒ Rezoning

☐ Conditional Use

☐ Variance

☐ Master Plan

☐ Land Use Application

☒ Other Comprehensive Plan Amendment

Identify Authorized Applicant:

Name of Authorized Applicant: Lehigh Development

Telephone: 678-371-8165

Address: 43 Woodstock St

Suite:

City Roswell

State: GA

Zip: 30075

So Sworn and Attested:

Owner Signature:

Michael A. Connell

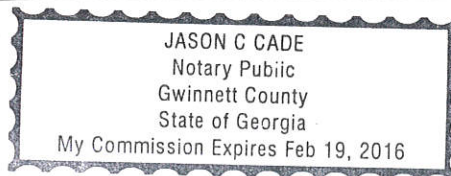
Date:

1/4/16

Notary:

Notary Signature:

J. C. Cade



Date:

1/4/16

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: Lehigh Development

Subject Public Hearing Case: 130 Cumming Street

Campaign Contribution Information:

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

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

Name of Official: N/A

Position: _____

Description of Contribution: N/A

Value: _____

Description of Contribution: _____

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: 1/4/16

DISCLOSURE FORM

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Position:

Description of Contribution: N/A

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

Description of Contribution:

Value:

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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:

Brendan Walsh

Date:

1-4-16

EXHIBIT "A"

Description of Property

130 Cumming Street, Alpharetta, Georgia

All that tract or parcel of land lying and being in Land Lots 1253 and 1254 of the 2nd District, 2nd Section of the City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at the northeast intersection of the northerly right-of-way of Cumming Street (40' Public R/W) and the easterly right-of-way of Manning Drive (40' Public R/W), which is the POINT OF BEGINNING; running thence along the northerly right-of-way of Cumming Street (40' Public R/W) to the east a distance of 420.17 feet to an iron pin; said pin being the TRUE POINT OF BEGINNING; leaving said right-of-way and running thence N00°10'15"E a distance of 388.27 feet to a point; running thence N79°19'46"E a distance of 225.44 feet to a point; running thence N79°19'46"E a distance of 29.06 feet to a point; running thence N79°24'46"E a distance of 101.58 feet to a point; running thence S00°11'09"W a distance of 384.20 feet to a point on the northerly right-of-way of Cumming Street (40' Public R/W); continuing along said right-of-way of Cumming Street (40' Public R/W) and running thence S78°42'25"W a distance of 100.00 feet to a point; continuing along said right-of-way of Cumming Street (40' Public R/W) and running thence S78°42'25"W a distance of 256.76 feet to an iron pin, which is the TRUE POINT OF BEGINNING; said property contains 3.101 acres (135,070 sq. feet).

This description is based on information from boundary surveys by Brumbelow-Reese & Assoc., Inc., dated 07/20/94 and Land Engineering, Inc. dated 11/03/15.



January 4, 2016

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

RE: Rezoning Submittal for 130 Cumming Street
Land Lots 1253 & 1254 of the 2nd District, 2nd Section,
City of Alpharetta, Fulton County, Georgia

Dear Mayor and Councilpersons:

Lehigh Development, the applicant in the above referenced application, seeks rezoning approval for a 3.101 acre property on Cumming Street from R-15 to DT-R (Downtown Residential) for the purpose of constructing a ten (10) lot subdivision.

The property is located at 130 Cumming Street, east of Manning Drive. The site includes one existing, historic home structure. The property is surrounded on all sides by single family homes.

It is the intention of Lehigh Development is to develop a walkable, single family home neighborhood, consisting of ten (10) lots, which will preserve and update the existing historic home on the property.

The specific requests are as follows:

1. Rezone property from R-15 to DT-R (Downtown Residential).
2. Request a change to the Comprehensive Plan from low density residential to medium density residential.

The granting of these requests will have no negative impact on adjoining or nearby properties. This project follows the downtown masterplan by providing a walkable area with a mix of housing types. The development will not unduly tax any City of Alpharetta services, including, but not limited to, fire and police protection, water service and garbage collection. There will be a negligible impact on surrounding school population. Sanitary sewer will be provided by public Fulton County sewer.

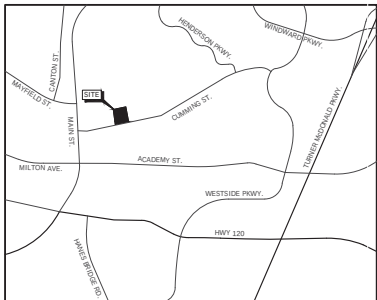
In so much as it is believed that this aforementioned development is in the best interest of the City of Alpharetta, its citizens, surrounding property owners and the property owner, the applicant respectfully requests that the City of Alpharetta Mayor and Council approve this application as a part of the approval process.

Sincerely,
AEC, Inc.

A handwritten signature in blue ink, appearing to read "Chris J. Finke", with a long horizontal flourish extending to the right.

Christopher J. Finke, P.E.
President
CJF/slr
Attachments

M:\2015 JOBS\15-3829 Lehigh Homes-130 Cumming Street Alpharetta\Zoning files\Letter Of Intent.docx



VICINITY MAP
N.T.S.

GENERAL NOTES FROM SURVEY BY
LAND ENGINEERING, INC. dated 12/09/2015:

- THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR OF LAND ENGINEERING, INC. AUTHORITY OF G.C.S.A. 43-15-22.
- THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS OF RECORD OR OTHER TITLE MATTERS AFFECTING THE SUBJECT PROPERTY MAY EXIST.
- TRACT 1 HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 180,236 FEET. TRACT 2 HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 113,538 FEET. A GEDMAX ZOOM 80 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 89,898 FEET AND AN ANGULAR ERROR OF 5" PER ANGLE POINT AND WAS ADJUSTED USING THE METHOD OF LEAST SQUARES. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.
- NOT ALL UNDERGROUND UTILITIES ARE SHOWN. UNDERGROUND UTILITIES THAT ARE SHOWN WERE LOCATED BY ABOVE GROUND APPURTENANCES AND OBSERVED EVIDENCE. UTILITIES SHOWN ON THIS SURVEY MAY NOT BE SHOWN IN THEIR EXACT FIELD LOCATION. NO ATTEMPT WAS MADE TO TRACE OR MARK THE LOCATION OF UNDERGROUND UTILITIES WHICH WAS OUTSIDE THE SCOPE OF THIS SURVEY.
- ANY DIMENSIONAL OR OTHER ZONING REQUIREMENTS SHOWN HEREON WERE OBTAINED FROM WWW.MANICODE.COM AND MAY NOT REFLECT ANY ALTERNATE OR CONDITIONAL REQUIREMENTS APPLICABLE TO THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT CERTIFY TO ANY MATTERS OF ZONING.
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER F.I.M. MAP NUMBER 13121C 0058F, EFFECTIVE DATE SEPTEMBER 18, 2013.
- THIS SURVEY WAS PREPARED BY LAND ENGINEERING, INC. REF #: 1023-011 1601 S ZACK HINTON PARKWAY, MCDONOUGH, GEORGIA 30253 OFFICE: (878) 814-4346 FAX: (878) 814-4348 WWW.LAND.ENG

ABBREVIATIONS

ABBREVIATIONS	LEGEND
B.L.D.G. BUILDING	● IRON PIN FOUND
CONC. CONCRETE	● IRON PIN SET (5/8" REBAR)
CTP. CHIMP TOP PIPE	○ CALCULATED POINT
DB. DEED BOOK	▣ RIGHT OF WAY MONUMENT
DIST. DISTURBED	▣ WATER METER
L.L. LAND LOT	▣ WATER VALVE
MON. MONUMENT	⚡ FIRE HYDRANT
N.F. NOW OR FORMERLY	⚡ UTILITY POLE
N.T.S. NOT TO SCALE	▣ AIR CONDITIONER UNIT
OTP. OPEN TOP PIPE	
PL. PLAT BOOK	
P.G. PAGE	
P.O.B. POINT OF BEGINNING	
P.O.C. POINT OF COMMENCEMENT	
P.I.N. PARCEL IDENTIFICATION NUMBER	
P.L. PRIORITY LINE	
RB. REBAR	
R/W. RIGHT OF WAY	
S.F. SQUARE FEET	
T.W. TOP OF WALL	

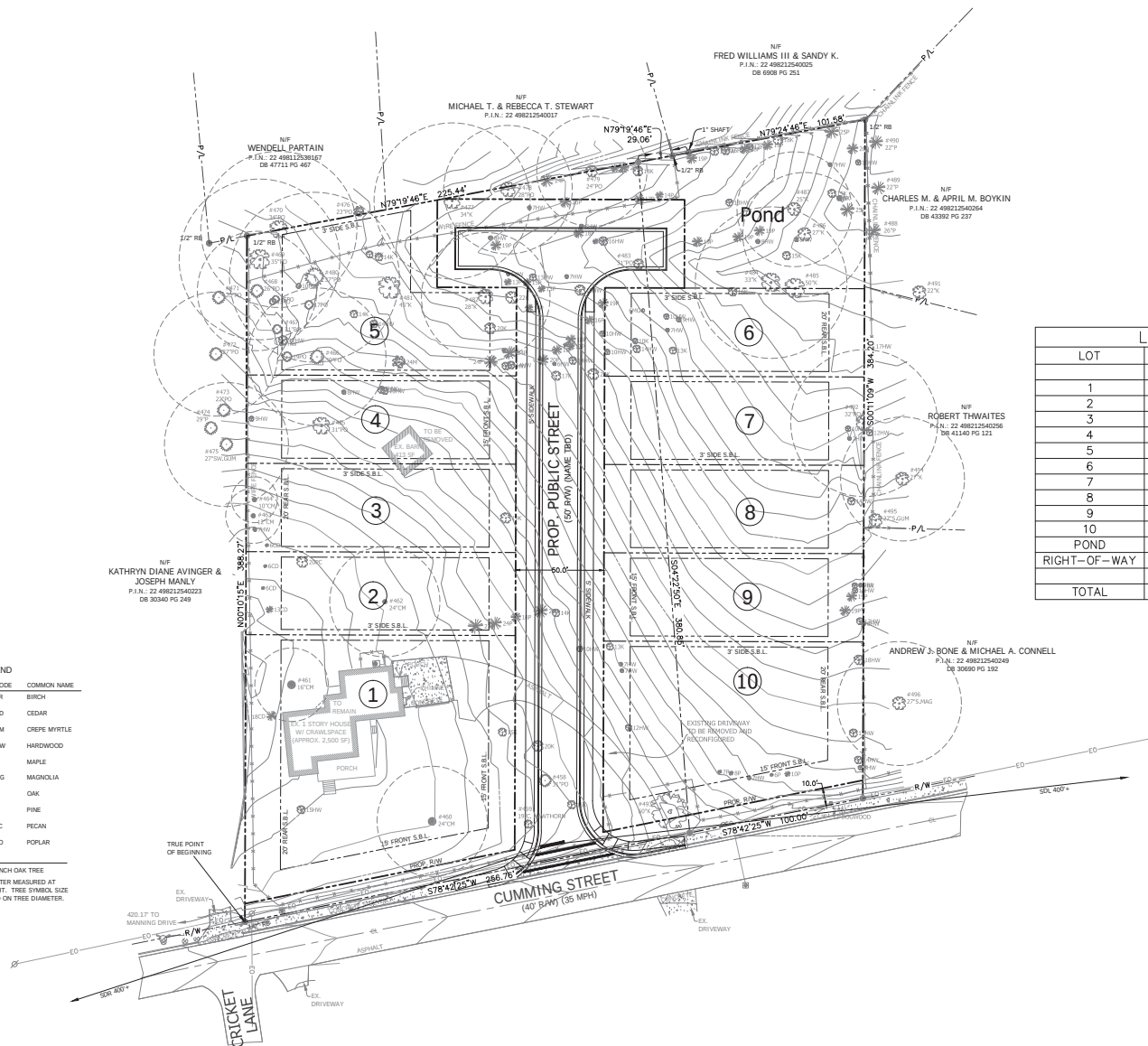
TREE LEGEND

SYMBOL	CODE	COMMON NAME
BR	BR	BIRCH
CD	CD	CEDAR
CM	CM	CREPE MYRTLE
HW	HW	HARDWOOD
M	M	MAPLE
MG	MG	MAGNOLIA
K	K	OAK
P	P	PINE
PC	PC	PECAN
PO	PO	POPLAR

EXAMPLE

156K = 16 INCH OAK TREE
TRUNK DIAMETER MEASURED AT
BREAST HEIGHT. TREE SYMBOL SIZE
VARIES BASED ON TREE DIAMETER.

KATHRYN DIANE AVINGER &
JOSEPH MANLY
P.I.N.: 22 498212540023
DB 30340 PG 249



PARCEL INFORMATION
LOCATED IN LAND LOTS 1293 & 1254
2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GA
PROPERTY CURRENTLY CONSISTS OF TWO
SEPARATE PARCELS.
PARCEL 1: 94,500 sq ft (2.161 acres)
PARCEL 2: 43,500 sq ft (1.000 acres)
TOTAL: 138,000 sq ft (3.161 acres)

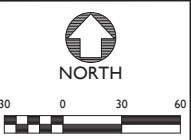
LOT SUMMARY		
LOT		AREA (acres)
1	20,883	0.479
2	7,176	0.165
3	7,634	0.175
4	7,634	0.175
5	11,846	0.272
6	7,350	0.169
7	7,350	0.169
8	7,350	0.169
9	7,350	0.169
10	13,705	0.315
POND	10,561	0.242
RIGHT-OF-WAY	26,231	0.602
TOTAL	135,070	3.101

CURRENT ZONING
P-15 SINGLE-FAMILY DETACHED RESIDENTIAL
CURRENT SETBACKS
FRONT: 65'
SIDE: 25'
REAR: 50'

PROPOSED ZONING
DT-16 DOWNTOWN RESIDENTIAL
MIN. REQ'D LOT SIZE: 2,900sf
SETBACK SHOWN (EXCEEDS REQUIREMENTS):
FRONT: 15'
SIDE: 3'
REAR: 20'



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30 Warm Springs Circle
Roswell • Georgia • 30075
(770) 841-1192 • www.aecatl.com

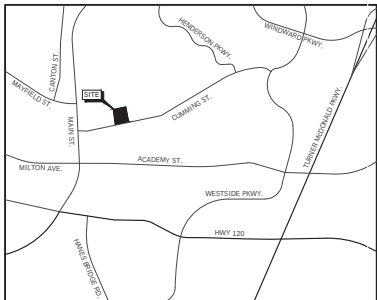


PRELIMINARY SITE PLAN

LEHIGH HOMES

130 Cumming Street
Alpharetta, Georgia

PROJECT INFORMATION	
PROJECT NO.:	15-3829
DATE:	01-04-2016
SCALE:	1" = 30'
FILE NAME:	15-3829 P01.dwg
DESIGN/DRAWN:	CJF



VICINITY MAP
N.T.S.

GENERAL NOTES FROM SURVEY BY
LAND ENGINEERING, INC. dated 12/09/2015:

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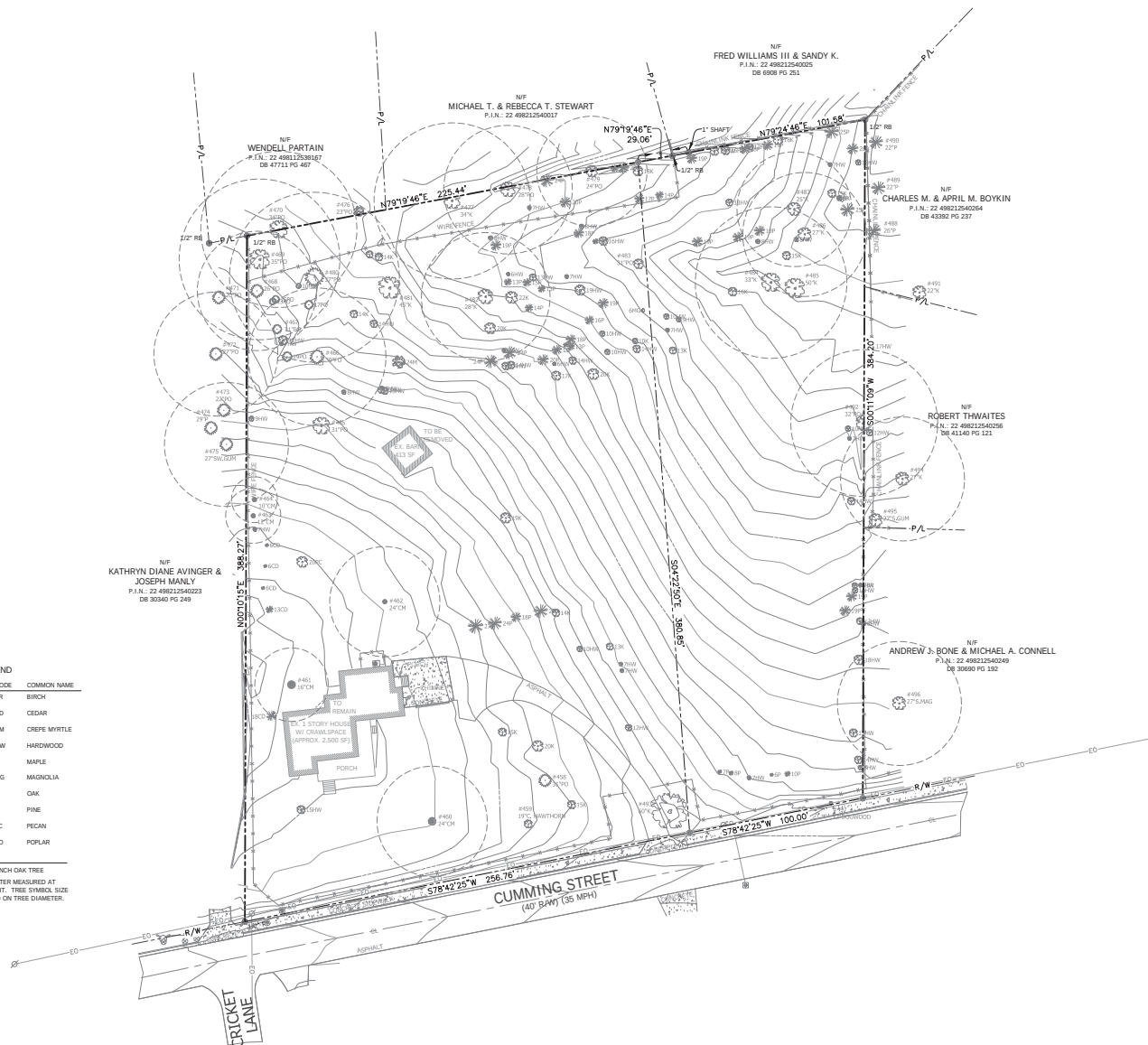
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FB. FLAT BOOK	
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P.O.B. POINT OF BEGINNING	
P.O.C. POINT OF COMMENCEMENT	
P.I.N. PARCEL IDENTIFICATION NUMBER	
P.L. PRIORITY LINE	
RB. REBAR	
R/W. RIGHT OF WAY	
S.F. SQUARE FEET	
T.W. TOP OF WALL	

TREE LEGEND

SYMBOL	CODE	COMMON NAME
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CD	CD	CEDAR
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EXAMPLE

156K = 16 INCH OAK TREE
TRUNK DIAMETER MEASURED AT
GREATEST HEIGHT. TREE SYMBOL SIZE
VARIES BASED ON TREE DIAMETER.



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LOCATED IN LAND LOTS 1293 & 1254
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PROPERTY CURRENTLY CONSISTS OF TWO
SEPARATE PARCELS.
PARCEL 1: 91,500 SF (2.101 ACRES)
PARCEL 2: 43,500 SF (1.000 ACRES)
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P-15 SINGLE-FAMILY DETACHED RESIDENTIAL
CURRENT SETBACKS
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REAR: 50'

PROPOSED ZONING
DT-16 DOWNTOWN RESIDENTIAL
MIN. REQ'D LOT SIZE: 2,900sf
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SIDE: 3'
REAR: 20'



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TREE SURVEY

LEHIGH HOMES

130 Cumming Street
Alpharetta, Georgia

PROJECT INFORMATION

PROJECT NO.: 15-3829
DATE: 01-04-2016
SCALE: 1" = 30'
FILE NAME: 15-3829 P01.dwg
DESIGN/DRAWN: CJF

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: 130 Cumming Street

Contact Name: Brendan Walsh, Lehigh Development Telephone: 678-371-8165

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) <u></u>

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.

Individuals may contact the applicant with questions or concerns via telephone, e-mail or an in person meeting, if requested.

Attachment

Citizen Participation Form - Part A

PIN	Address	Owner
22 497311950036	227 PINETREE CIR	GUREVICH VLADIMIR
22 497311950044	221 PINETREE CIR	CHILDRESS JOHN D III & SALLY J
22 497311950051	215 PINETREE CIR	HOWARD EFFIE I S ET AL
22 497311950069	210 PINETREE CIR	LUTZ MARTY
22 497311950077	218 PINETREE CIR	DEMPSEY LINDA
22 497311950101	194 COLD CREEK DR	NORTON PHIL
22 497411960026	192 PINETREE CIR	FOWLER HAROLD E & MARY H
22 497411960034	182 PINETREE CIR	CASTLEBERRY MICHAEL
22 497411960059	211 MANNING DR	DEBBAN ANNA M & VIRGO GEORGE E
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22 498112530183	112 CUMMING ST	ALPHARETTA WOMANS CLUB INC
22 498112530217	155 MANNING DR	260 WAVETREE DRIVE LLC
22 498112530225	165 MANNING DR	EQUITY TRUST COMPANY CUSTODIAN FBO & OF DANIEL M FRIES IRA
22 498112530233	175 MANNING DR	STOVALL LINDA STRICKLAND
22 498112530241	185 MANNING DR	GALLAGHER KATHERINE
22 498112530316	109 CUMMING ST	SCHAEFFER JAMES T
22 498112530357	89 CUMMING ST	ALPHARETTA FIRST UNITED METHODIST CHURCH
22 498112530415	133 CUMMING ST	MONZO PHILLIP R
22 498112530431	0 CUMMING ST	THOMPSON STEPHEN M & THOMPSON DONNA S
22 498112530480	145 MANNING DR	MENTO CRAIG JAMES II & KINAST MENTO JENNIFER
22 498112530498	135 MANNING DR	LACHGAR REBECCA G
22 498112530522	0 CRICKET LN	MONZO PHILLIP R
22 498112530571	262 CRICKET LN	CASTLEBERRY EMILY J
22 498112530589	241 CRICKET LN	GARDNER JOAN LAUTRELL
22 498112530613	120 CUMMINGS ST	AVINGER KATHRYN DIANE & JOSEPH MANLY
22 498112530621	130 CUMMINGS ST	CONNELL MICHAEL A AND JOHNNA C
22 498112530639	0 CUMMING ST	THOMPSON STEPHEN M & DONNA S
22 498212540017	203 PINETREE CIR	STEWART MICHAEL T & REBECCA A
22 498212540025	211 PINETREE CIR	WILLIAMSON FRED III & SANDY K
22 498212540173	205 CUMMING ST	SHIRLEY GORDON
22 498212540199	155 CUMMING ST	H & R PROPERTY HOLDINGS LLC
22 498212540223	130 CUMMING ST	CONNELL MICHAEL A
22 498212540249	134 COLD CREEK DR	BONE ANDREW J & CONNELL MICHAEL A
22 498212540256	144 COLD CREEK DR	THWAITES ROBERT
22 498212540264	154 COLD CREEK DR	BOYKIN CHARLES M & APRIL M

Attachment

Citizen Participation Form - Part A

22 498212540272	164 COLD CREEK DR	ENABLE OF GEORGIA FOUNDATION INC
22 498212540280	174 COLD CREEK DR	HERSHORAN JUSTIN M & HILL STEVEN CHARLES
22 498212540298	184 COLD CREEK DR	MC MILLIAN JEANISE & SCHRAFFT BENJAMIN
22 498212540371	135 COLD CREEK DR	EWING MICHAEL R & EWING JOANNE S
22 498212540389	210 CUMMING ST	CONNELLY MICHAEL J & KRISTINA L
22 498212540439	145 CUMMING ST	IVEY WESLEY & ANGELA
22 498212540454	165 COLD CREEK DR	SAMUELSON AMY E
22 498212540470	145 COLD CREEK DR	BRAMBLETT JOE E & EDITH W
22 498212540488	155 COLD CREEK DR	WHITMIRE MARVIN LEE
22 498212540496	165 CUMMING ST	ASBURY DEBORAH
22 498212540504	0 CUMMING ST REAR	ATLANTA PRESBYTERY INC
22 498212540637	2565 CLAIRVIEW ST	ALBERTSON ROBERT C & JULIE K
22 498212540736	0 CUMMING ST	ALPHARETTA PRESBYTERIAN CHURCH INC

Layers

- City Facilities
- Businesses
- Address Points
- Street Centerlines
- Tax Parcels 2015
- Zoning Districts
- Cities

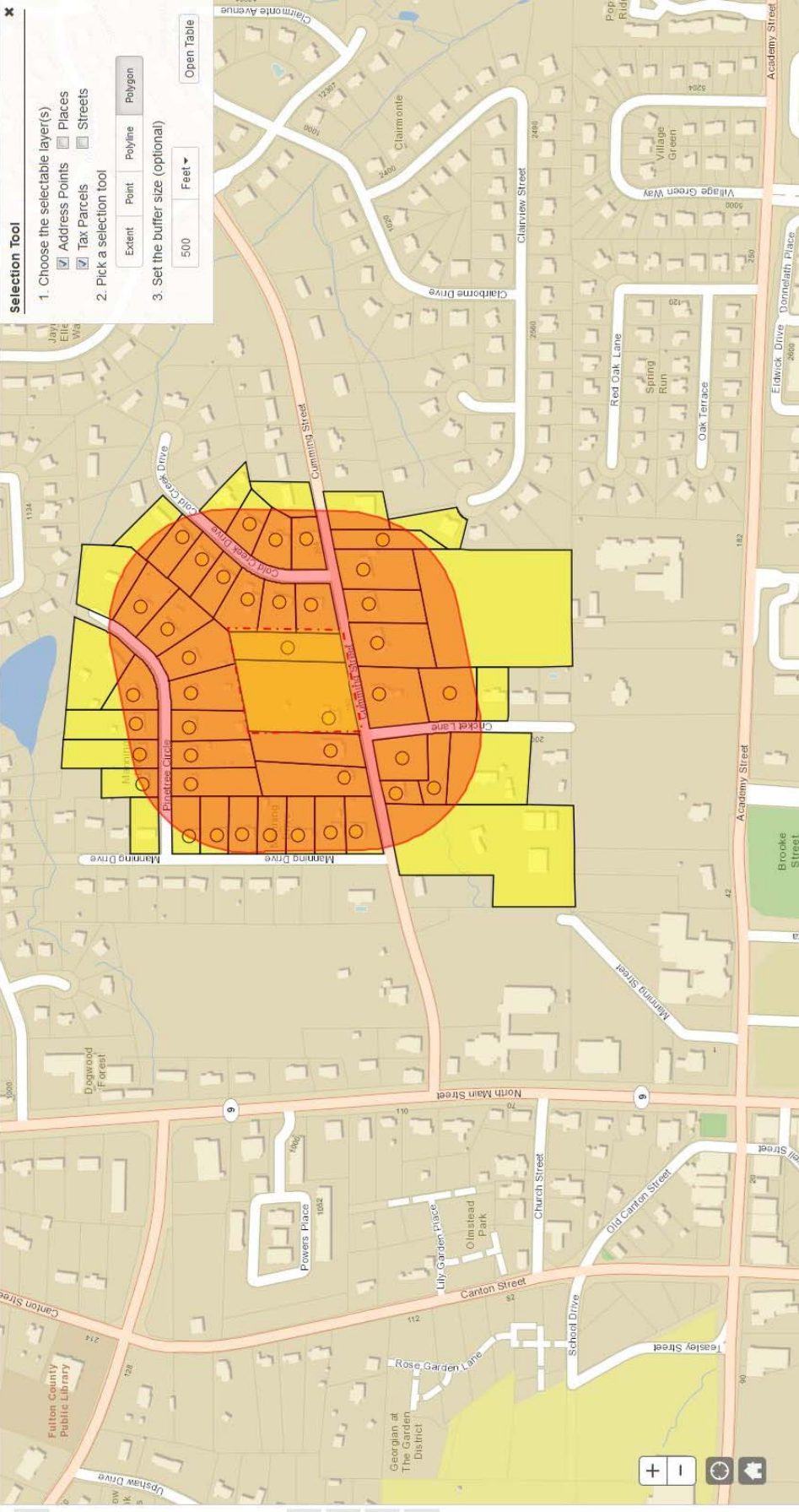
Links

PDF Maps

Share

About

Clear Map



Selection Tool

- Choose the selectable layer(s)
 - ☒ Address Points
 - ☐ Places
 - ☒ Tax Parcels
 - ☐ Streets
- Pick a selection tool
 - Extent
 - Point
 - Polyline
 - Polygon
- Set the buffer size (optional)
 - 500
 - Feet

Open Table

15-11-17-01 Cumming Street 130 Arborist Report Alpharetta Arborist Report

Reference UDC
Alpharetta, Georgia



Location Map



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

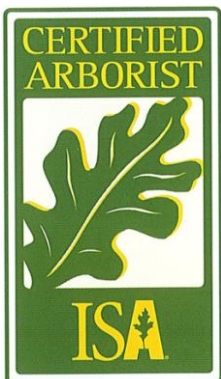
Outdoor Spaces, LLC

By Scott Hall, Owner

On Site Specimen Evaluation Date: December 9, 2015

Report Date: December 12, 2015

Revised Date:



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

Warranty Disclaimer:

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

Arborist Note:

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

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

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

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

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

ARTICLE III. LAND DEVELOPMENT ACTIVITIES

SECTION 3.2 TREE PROTECTION

3.2.1 DEFINITIONS

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

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

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

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

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

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

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

APPENDIX B

SPECIMEN TREES

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

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

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

Size Criteria

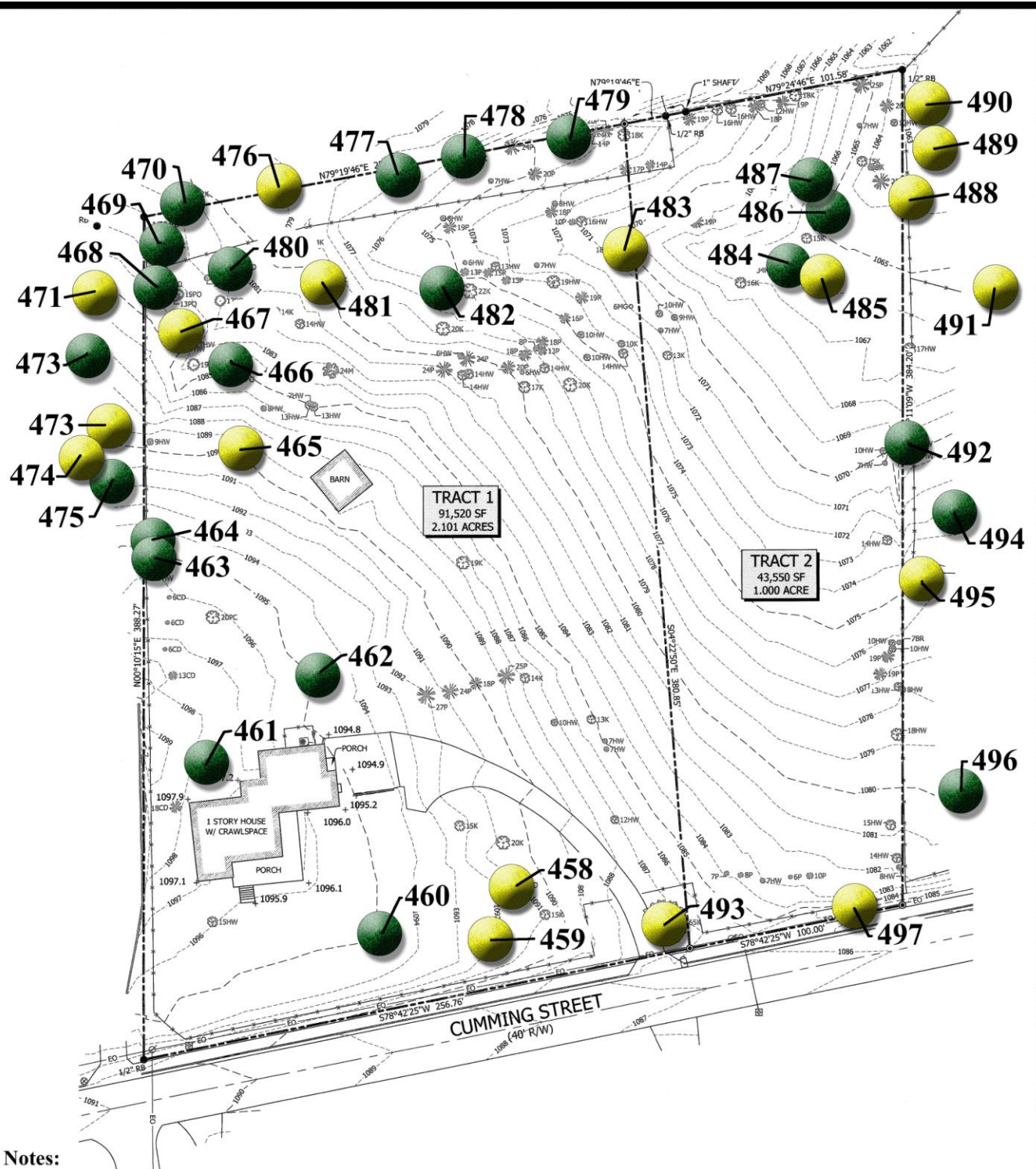
Pine Trees: 30-inch (30") diameter or larger Overstory Trees: 24-inch (24") diameter or larger Understory Trees: 8-inch (8") diameter or larger

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

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

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

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



 Specimen
 Non-Specimen

 North
 Not To Scale

Specimen
 Location Plan

Appendix A
Specimen Analysis

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)
458	31" Tulip Poplar	Poor	Poor	No	Fruiting bodies at root flair indicating rot. Portions of the trunk sounds hollow.	1
459	19" Cockspur Hawthorn	Poor	Poor	No	Several cavities with decay	2
460	(Estimated) 24" Crape Myrtle	Good	Good	Yes	Size has been estimated because of trunk spacing.	3
461	16" Carpe Myrtle	Good	Good	Yes		
462	(Estimated) 24" Crape Myrtle	Good	Good	Yes	Size has been estimated because of trunk spacing.	4
463	12" Crape Myrtle	Good	Good	Yes		
464	10" Crape Myrtle	Good	Good	Yes		
465	31" Tulip Poplar	Poor	Poor	No	Large cavity with decay. Trunk sounds hollow. 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	5
466	30" Tulip Poplar	Good	Good	Yes		
467	31" Tulip Poplar	Poor	Poor	No	2 Co-Dominate Leaders with large hollow cavity and decay in crotch. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	6
468	26" Tulip Poplar	Good	Good	Yes		
469	35" Tulip Poplar	Good	Good	Yes		
470	34" Tulip Poplar	Good	Good	Yes		
471	20" Tulip Poplar	Good	Good	No	Not of specimen size.	
472	27" Tulip Poplar	Good	Good	Yes		
473	22" Tulip Poplar	Good	Good	No	Not of specimen size.	
474	29" Pine	Good	Good	No	Not of specimen size.	
475	27" Sweet Gum	Good	Good	Yes		
476	23" Tulip Poplar	Good	Good	No	Not of specimen size.	
477	34" Southern Red Oak	Fair	Good	Yes		
478	28" Tulip Poplar	Fair	Good	Yes		
479	24" Tulip Poplar	Good	Good	Yes		
480	37" Tulip Poplar	Good	Good	Yes		
481	45" White Oak	Poor	Poor	No	Fruiting bodies on trunk indicating trunk rot. Several limbs dead.	7-8
482	28" Water Oak	Good	Good	Yes		
483	31" Tulip Poplar	Poor	Poor	No	2 Co-Dominate Leaders with weak crotches and decay in crotch. Trunks sound hollow. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	9
484	33" Water Oak	Fair	Fair	Yes	1 Trunk gall on trunk. Trunk sounds solid.	10

Appendix A
Specimen Analysis

Tree #	Size/ Species	Health Condition	Structural Condition	Specimen	Comments	Photo # (See Attached)
485	50" Water Oak	Fair	Poor	No	Cavity at base with decay. 2 Co-Dominate Leaders with weak crotches, included bark and vine growing in crotch.. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	11-12
486	27" Water Oak	Fair	Good	Yes		
487	25" Water Oak	Fair	Good	Yes		
488	26" Pine	Good	Good	No	Not of specimen size.	
489	22" Pine	Good	Good	No	Not of specimen size.	
490	22" Pine	Good	Good	No	Not of specimen size and large cavity in trunk.	13
491	22" Water Oak	Good	Good	No	Not of specimen size.	
492	32" Tulip Poplar	Good	Good	Yes		
493	60" Southern Red Oak	Poor	Poor	No	Has lower branch dieback visible signs of Hypoxylon Canker	14-15
494	27" Water Oak	Good	Good	Yes		
495	27" Sweet Gum	Fair	Poor	No	3 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree at or near the base of the tree is undesirable and a life safety issue.	
496	27" Southern Magnolia	Good	Good	Yes		
497	12" Dogwood	Poor	Poor	No	Several cavities with decay. Several dead limbs.	16

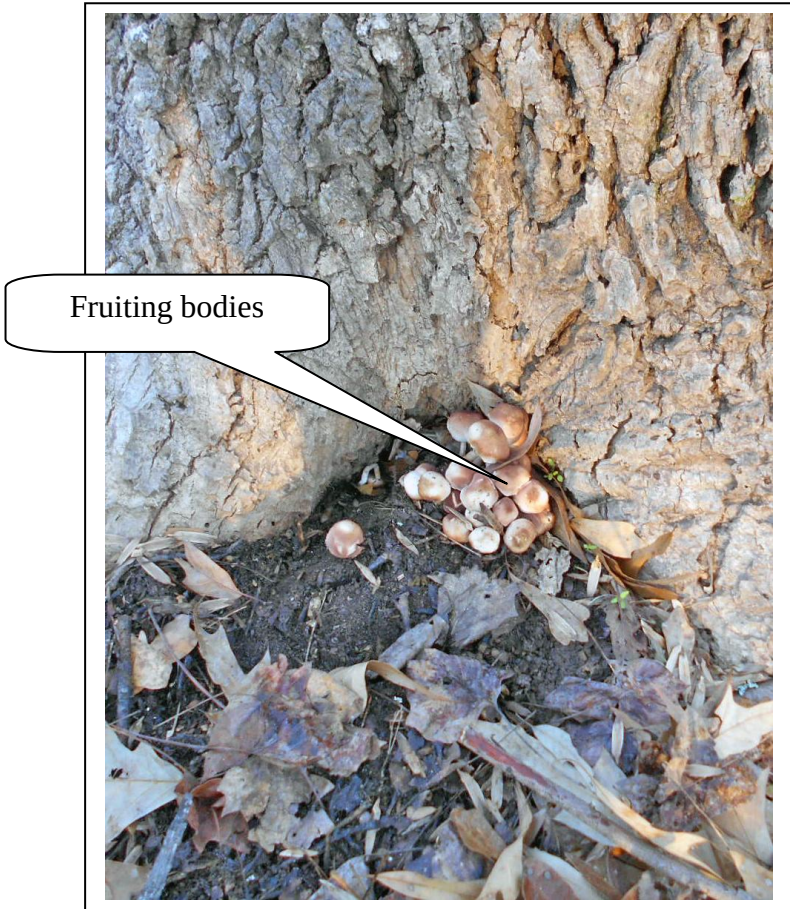


Photo 1

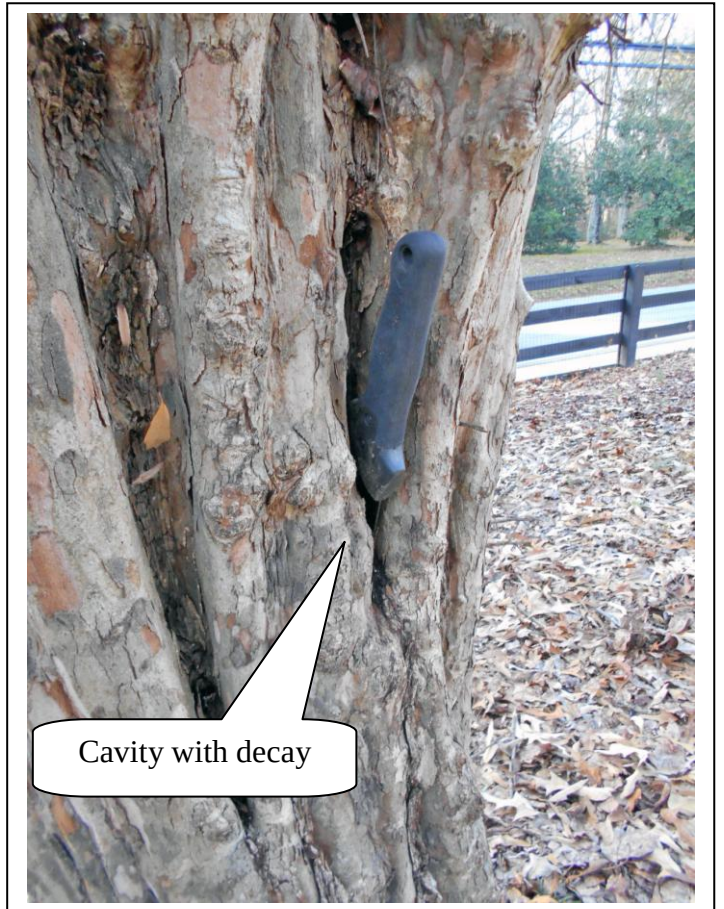


Photo 2



Photo 3

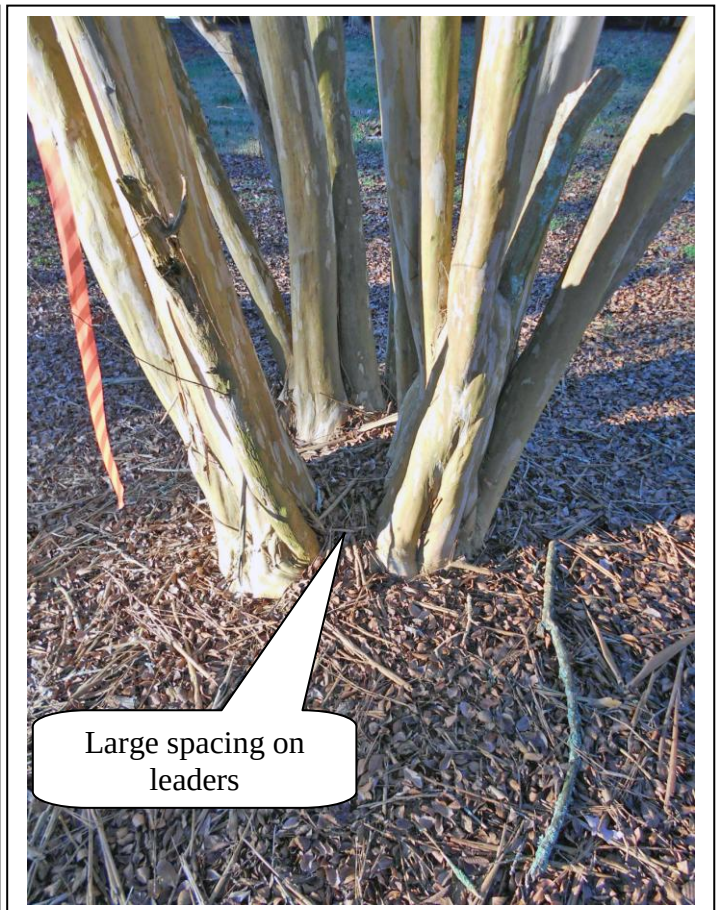


Photo 4

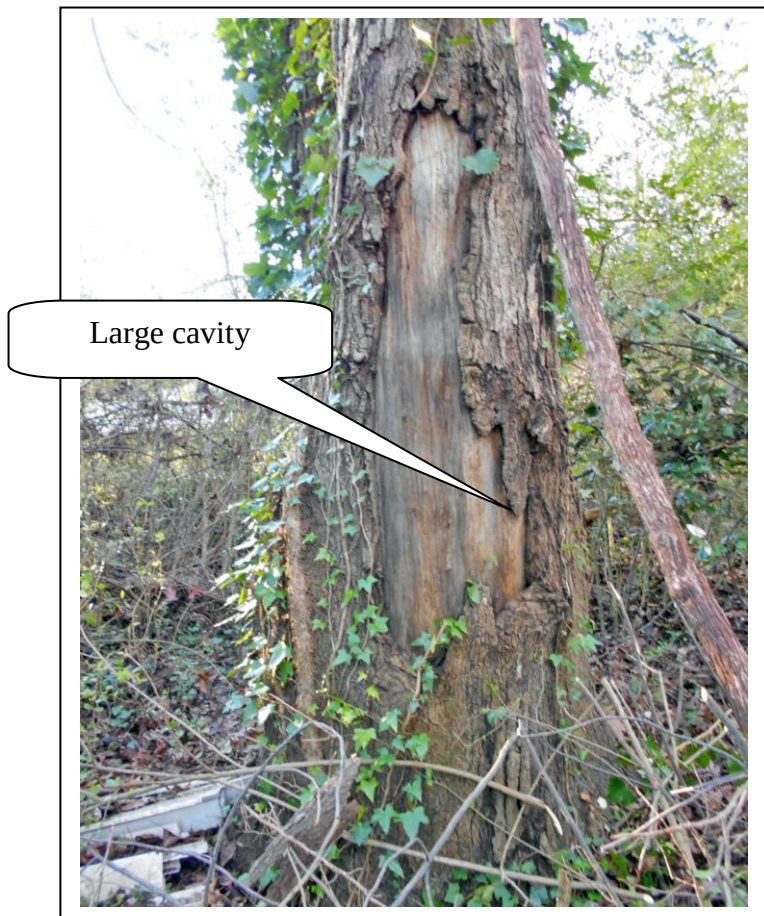


Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11

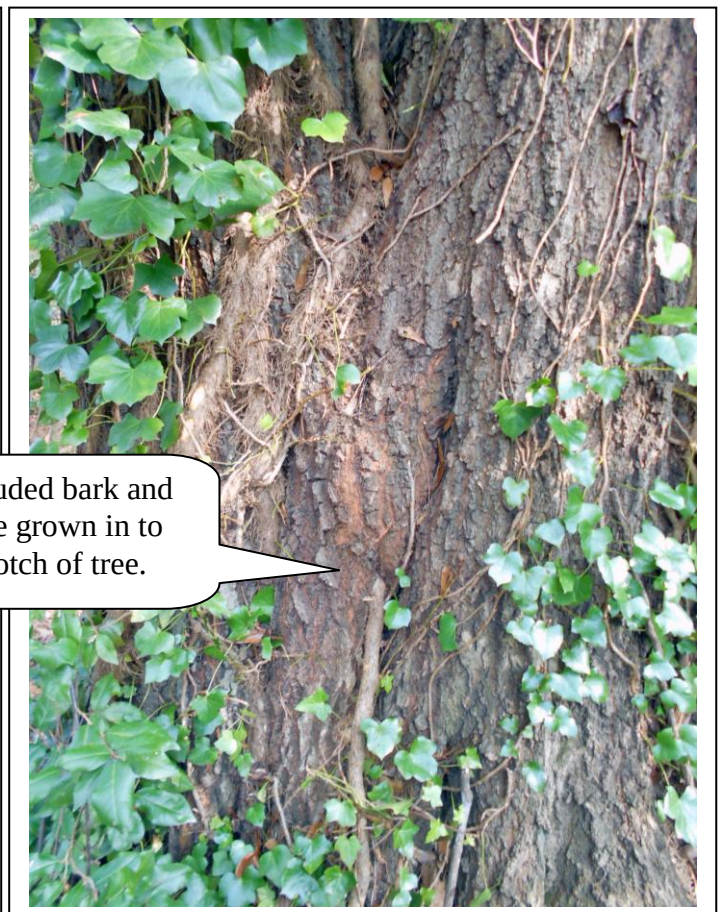
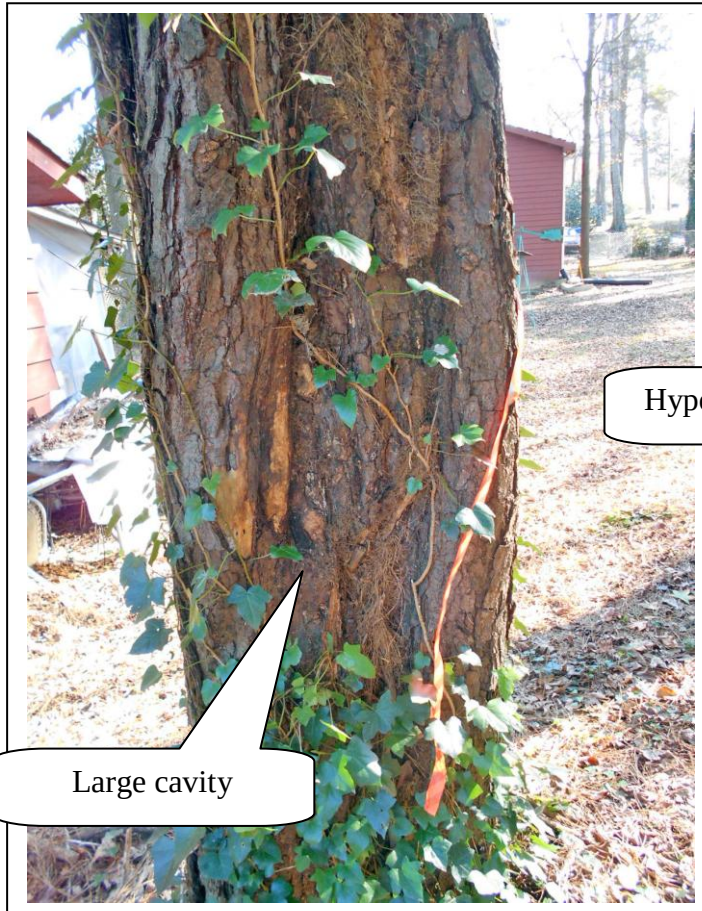


Photo 12



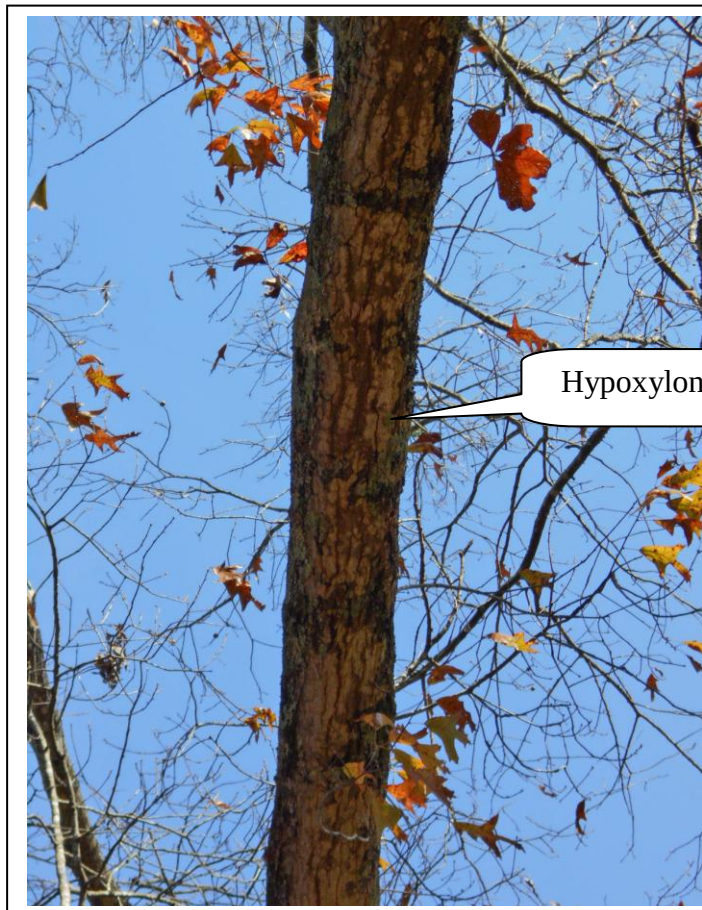
Large cavity

Photo 13



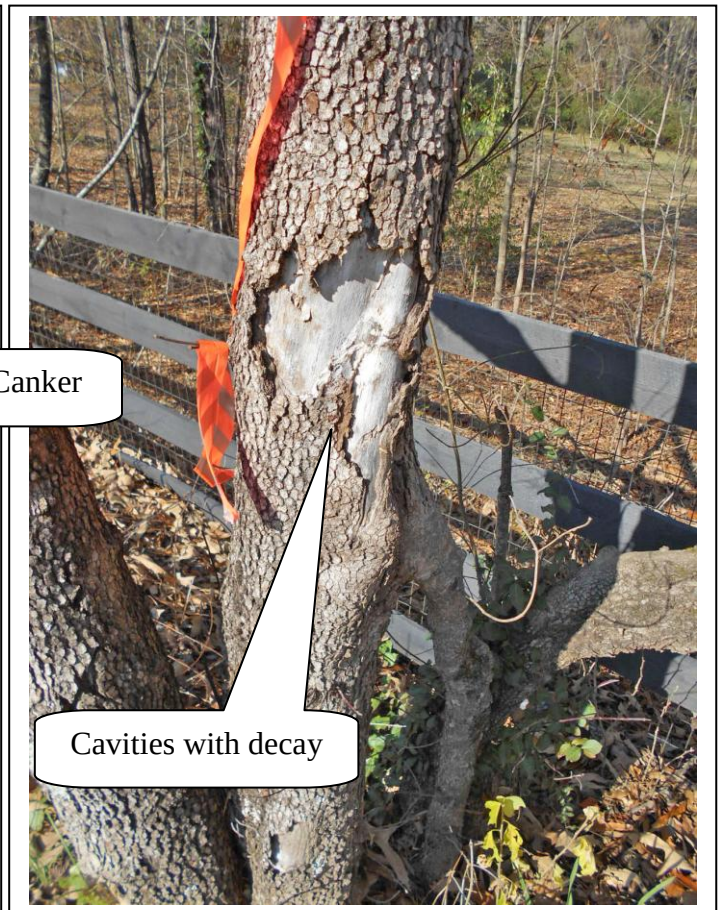
Hypoxylon Canker

Photo 14



Hypoxylon Canker

Photo 15



Cavities with decay

Photo 16

Traffic

USE	PROGRAM TOTAL S.F.		AM Peak Factor	Total AM Peak	PM Peak Factor	Total PM Peak	Total Trips Per Day Factor	Total Trips Per Day
Retail	0	s.f.	1.03	0	3.74	0	42.92	0
Restaurant	0	s.f.	14.62	0	19.38	0	130.34	0
Office	0	s.f.	1.56	0	1.49	0	11.01	0
Hotel	0	rooms	0.64	0	0.74	0	8.92	0
Mini-Warehouse	0	s.f.	0.28	0	0.29	0	2.50	0
Residential (Senior)	0	units	0.21	0	0.23	0	3.48	0
Residential (Multi-Family)	0	units	0.44	0	0.54	0	5.86	0
Residential (Single-Family)	10	units	0.77	8	1.02	10	9.57	96
Totals				8		10		96

SITE PLAN CHECK LIST

This document is provided as a resource for the applicant to assist in the preparation of site plans to be submitted in support of applications for public hearing. The items listed below reflect the minimum information that must be included on all site plans submitted as part of the public hearing process.

Site plans submitted as part of a public hearing application must be drawn to scale, and the scale must be displayed in the lower left corner of the plan page. The maximum page size for original full-size plan documents is 30" x 42". Plan copies submitted as part of the completed application packets may be a maximum of 11" x 17", must be folded to a size of 8.5" x 11", and must be attached to each submittal packet set.

Applications that include site plan documents that do not meet these requirements will not be accepted.

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

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: 130 Cumming Street

Contact Name: Brendan Walsh, Lehigh Development

Telephone: 678-371-8165

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.

Mr. Walsh was contacted by one individual, Joe Avinger of 120 Cumming Street. A copy of the email correspondence is attached. 

Mr. Avinger asked about landscaping along the property line and sight distance visibility from his driveway on Cumming Street.

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: _____

 AEC, Inc.

Date: 02-19-16

Print Form

Chris Finke

From: Brendan Walsh <brendanwalsh9@gmail.com>
Sent: Friday, February 19, 2016 4:17 PM
To: Chris Finke
Subject: Fwd: Proposed development of 130 Cumming St

Begin forwarded message:

Date: February 17, 2016 at 11:04:06 AM EST
From: Joseph Avinger <joeavinger@bellsouth.net>
Reply-To: Joseph Avinger <joeavinger@bellsouth.net>
To: Brendan Walsh <brendanwalsh9@gmail.com>
Subject: Re: Proposed development of 130 Cumming St

Thanks for the info.

Joe Avinger

From: Brendan Walsh <brendanwalsh9@gmail.com>
To: Joseph Avinger <joeavinger@bellsouth.net>
Sent: Wednesday, February 17, 2016 10:51 AM
Subject: Re: Proposed development of 130 Cumming St

Joe,

At this point we have not specified the exact locations of shrubbery/trees and fencing. As most of our clients will more than likely want some privacy, I do envision some shrubbery/trees being planted along the adjoining property line.

Yes I don't anticipate anything being over 4,000 square feet, and our targeting a price pointing the high 500's and 600's.

Yes we will absolutely consider your site lines when designing the landscaping. We will work with the transportation department and arborist to fine tune those details as the project progresses to make sure we are meeting the Alpharetta standards.

If you have any other questions please feel free to reach out.

Thanks

Brendan

On Feb 15, 2016, at 4:43 PM, Joseph Avinger <joeavinger@bellsouth.net> wrote:

Hi Brendan,

I have a couple quick questions about the development.

Will there be a fence and privacy shrubbery/trees between the development area and our land?

You said the houses will be in the 600s. It looks like they will be around 4000 sq ft. Is that correct?

The proposed site plan appears to have trees lining the front of the property. This may block our ability to see down the street when exiting our driveway. It's the reason the Connells cut the corner on the existing fence. Will your development also take into account our need to be able to see down the road?

Thanks,
Joe Avinger
120 Cumming St
770 753 4135
813 390 1429

Brendan Walsh
brendanwalsh9@gmail.com



50 Warm Springs Circle
Roswell, Georgia 30075-4937

Main: 770.641.1942
Fax: 770.998.6924

January 27, 2016

Attn: Property Owner

RE: **Rezoning and Comprehensive Plan Application**
130 Cumming Street
Alpharetta, Georgia

Dear Property Owner:

This letter is to notify you that Lehigh Homes and Development has requested a rezoning and comprehensive plan amendment for the approximately 3.101 acres located at 130 Cumming Street.

The Planning Commission and City Council hearing dates for this application are scheduled for March 2016.

The proposed rezoning would allow for the creation of ten (10) single family home lots. The existing, historic residence will be preserved and updated and it will occupy one of the ten lots. The proposed lot and home layout plans are attached for your review.

If you need any further information or have any questions regarding the application please feel free to contact Mr. Brendan Walsh, President, Lehigh Homes and Development by phone (704-609-2827) or email bwalsh@lehighinc.com.

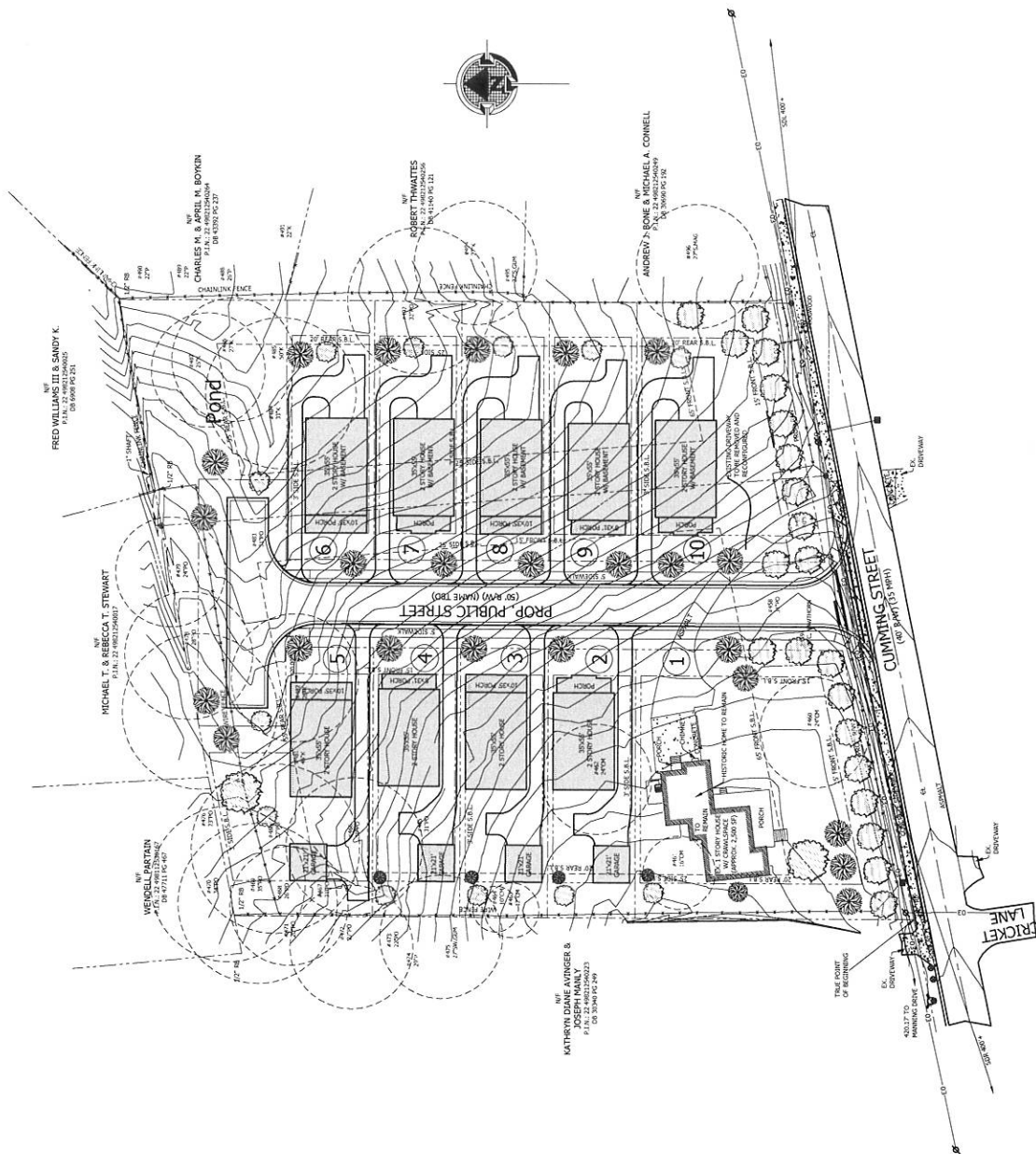
Sincerely,
AEC, Inc.

A handwritten signature in black ink, appearing to read 'Chris J. Finke'.

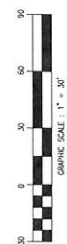
Christopher J. Finke, PE, LEED AP
President

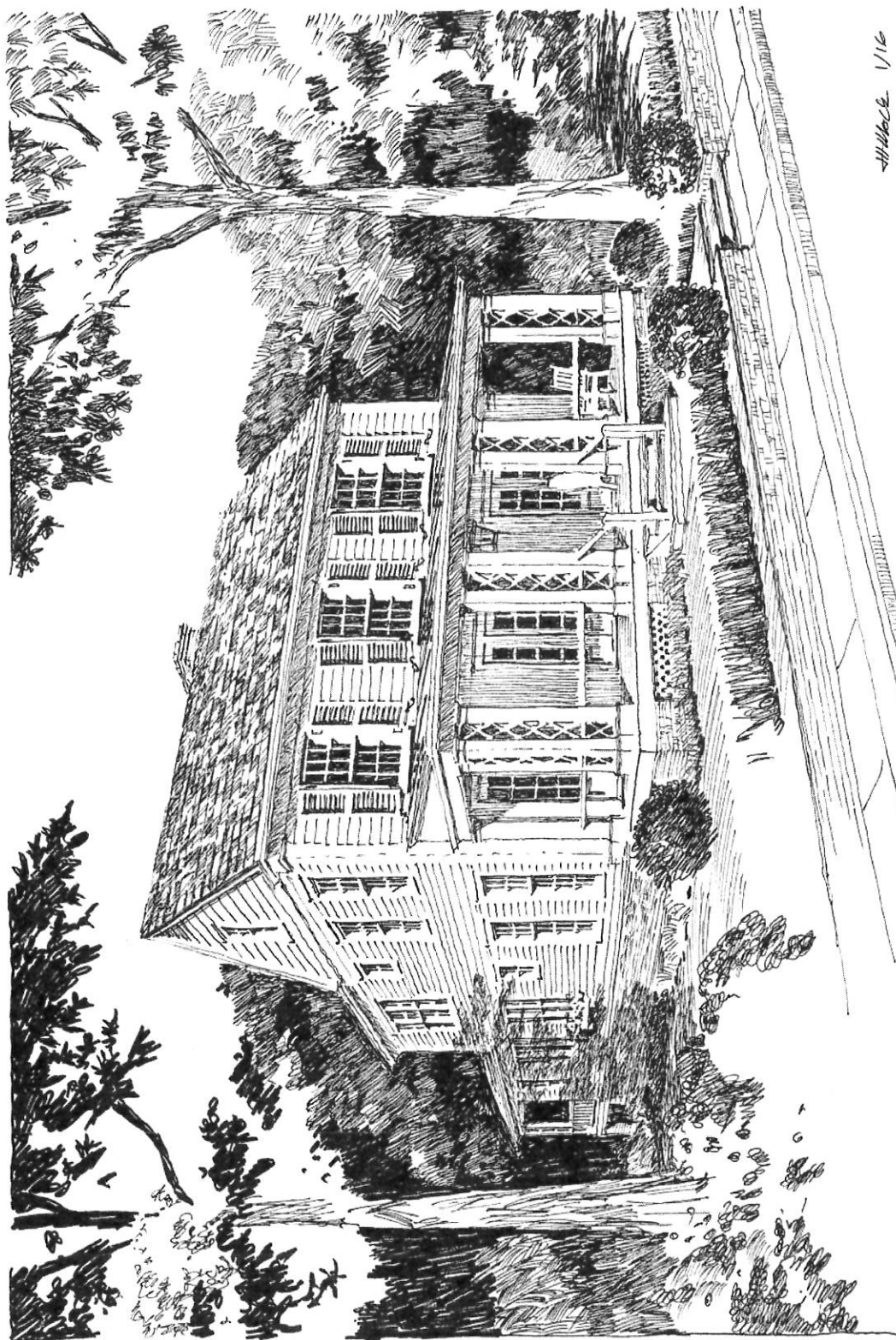
CJF/bw

M:\2015 JOBS\15-3829 Lehigh Homes-130 Cumming Street Alpharetta\Documents\15-3829 Homeowner letter - 130 Cumming St
Rezoning.docx

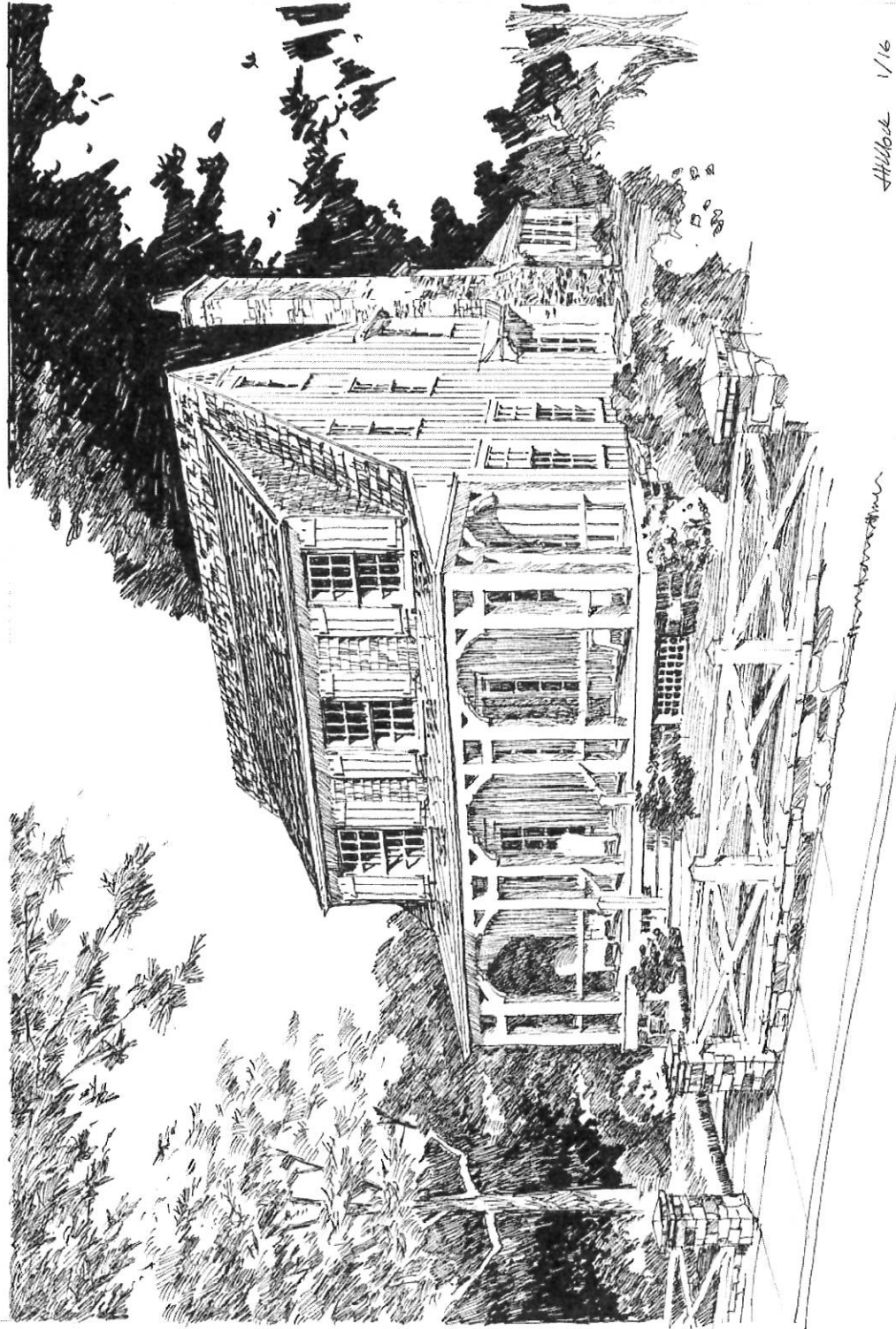


PROPOSED SITE PLAN





W. H. Black 1/16



Hill 1/16

Handwritten signature

Attachment**Citizen Participation Form - Part A**

PIN	Address	Owner
22 497311950036	227 PINETREE CIR	GUREVICH VLADIMIR
22 497311950044	221 PINETREE CIR	CHILDRESS JOHN D III & SALLY J
22 497311950051	215 PINETREE CIR	HOWARD EFFIE I S ET AL
22 497311950069	210 PINETREE CIR	LUTZ MARTY
22 497311950077	218 PINETREE CIR	DEMPSEY LINDA
22 497311950101	194 COLD CREEK DR	NORTON PHIL
22 497411960026	192 PINETREE CIR	FOWLER HAROLD E & MARY H
22 497411960034	182 PINETREE CIR	CASTLEBERRY MICHAEL
22 497411960059	211 MANNING DR	DEBBAN ANNA M & VIRGO GEORGE E
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22 498112530233	175 MANNING DR	STOVALL LINDA STRICKLAND
22 498112530241	185 MANNING DR	GALLAGHER KATHERINE
22 498112530316	109 CUMMING ST	SCHAEFFER JAMES T
22 498112530357	89 CUMMING ST	ALPHARETTA FIRST UNITED METHODIST CHURCH
22 498112530415	133 CUMMING ST	MONZO PHILLIP R
22 498112530431	0 CUMMING ST	THOMPSON STEPHEN M & THOMPSON DONNA S
22 498112530480	145 MANNING DR	MENTO CRAIG JAMES II & KINAST MENTO JENNIFER
22 498112530498	135 MANNING DR	LACHGAR REBECCA G
22 498112530522	0 CRICKET LN	MONZO PHILLIP R
22 498112530571	262 CRICKET LN	CASTLEBERRY EMILY J
22 498112530589	241 CRICKET LN	GARDNER JOAN LAUTRELL
22 498112530613	120 CUMMINGS ST	AVINGER KATHRYN DIANE & JOSEPH MANLY
22 498112530621	130 CUMMINGS ST	CONNELL MICHAEL A AND JOHNNA C
22 498112530639	0 CUMMING ST	THOMPSON STEPHEN M & DONNA S
22 498212540017	203 PINETREE CIR	STEWART MICHAEL T & REBECCA A
22 498212540025	211 PINETREE CIR	WILLIAMSON FRED III & SANDY K
22 498212540173	205 CUMMING ST	SHIRLEY GORDON
22 498212540199	155 CUMMING ST	H & R PROPERTY HOLDINGS LLC
22 498212540223	130 CUMMING ST	CONNELL MICHAEL A
22 498212540249	134 COLD CREEK DR	BONE ANDREW J & CONNELL MICHAEL A
22 498212540256	144 COLD CREEK DR	THWAITES ROBERT
22 498212540264	154 COLD CREEK DR	BOYKIN CHARLES M & APRIL M

Attachment

Citizen Participation Form - Part A

22 498212540272	164 COLD CREEK DR	ENABLE OF GEORGIA FOUNDATION INC
22 498212540280	174 COLD CREEK DR	HERSHORAN JUSTIN M & HILL STEVEN CHARLES
22 498212540298	184 COLD CREEK DR	MC MILLIAN JEANISE & SCHRAFFT BENJAMIN
22 498212540371	135 COLD CREEK DR	EWING MICHAEL R & EWING JOANNE S
22 498212540389	210 CUMMING ST	CONNELLY MICHAEL J & KRISTINA L
22 498212540439	145 CUMMING ST	IVEY WESLEY & ANGELA
22 498212540454	165 COLD CREEK DR	SAMUELSON AMY E
22 498212540470	145 COLD CREEK DR	BRAMBLETT JOE E & EDITH W
22 498212540488	155 COLD CREEK DR	WHITMIRE MARVIN LEE
22 498212540496	165 CUMMING ST	ASBURY DEBORAH
22 498212540504	0 CUMMING ST REAR	ATLANTA PRESBYTERY INC
22 498212540637	2565 CLAIRVIEW ST	ALBERTSON ROBERT C & JULIE K
22 498212540736	0 CUMMING ST	ALPHARETTA PRESBYTERIAN CHURCH INC

Layers

City Facilities

Businesses

Address Points

Street Centerlines

Tax Parcels 2015

Zoning Districts

Cities

Selection Tool

1 Choose the selectable layer(s)

☒ Address Points

☒ Places

☒ Tax Parcels

☐ Streets

2 Pick a selection tool

Extent

Point

Polyline

Polygon

3 Set the buffer size (optional)

500

Feet

Open Table



COUNCIL AGENDA REPORT

FROM: Kathi Cook, Community Development Director

SUBJECT: Z-15-12/V-16-05 Old Milton Holdings/DT-LW

CITY COUNCIL: March 28, 2016

PLANNING COMMISSION:

This item was heard at the March 3 Planning Commission Meeting. After discussion concerning parking and drainage the Planning Commission voted unanimously to recommend approval of the request (5-0).

RECOMMENDATION:

Approve Z-15-12/V-16-05, Old Milton Holdings/DT-LW request for a Zoning change and height variances with the following conditions:

- 1. Site shall be zoned DT-LW and substantially similar to site plan submitted by AEC and dated 1-22-2016.**
- 2. Streetscape shall match the Downtown Code and include decorative pedestrian street lights.**
- 3. In order to limit impacts to specimen trees the plan shall be amended to remove Lot 10 which impacts offsite specimen trees. There shall be no encroachment into Trees 178 (32" Loblolly Pine), 102 (28" Water Oak) and 103 (36" Water Oak) except as approved by the City Arborist.**
- 4. On-street parking shall be expanded to the internal streets west of Park Street.**
- 5. Townhomes/Detached residential shall accommodate 18 foot driveway in addition to the two car garage or site shall provide convenient (within 500') on street parking of one per additional bedroom.**
- 6. Linear Park shall be developed along frontage with a minimum width of 12 feet with an improved 6' green space as designed by Applicant and approved by Staff.**
- 7. Architecture shall be representative of southern historic vernacular style and townhomes shall have roof top terraces as depicted, however, materials and details require Staff approval.**
- 8. Each elevation shall be different for the proposed single family homes along Thompson Street. All architecture will require Staff review and approval. Product along Thompson Street shall be rear entry.**

March 2016

9. **A 15' heavily planted landscape strip shall be required adjacent to property to the east, west and south.**

REPORT-IN-BRIEF

The applicant, Old Milton Holdings LLC., is requesting a change in Zoning from R-12 and O-P to DT-LW. Variances for the height of the buildings from the required 40' to 42' for the single family homes and 45' for the townhomes are also requested. The property is 2.2 acres in size. The applicant is requesting approval of 7 townhomes and 10 detached homes on lots that are 3,200 square feet in size.

DISCUSSION

The submitted request, if approved, will allow Old Milton Holdings to construct a project consisting of residential as part of their adjoining project with residential restaurant, office and commercial uses with park and open space east of the site. The property is located on the north side of Old Milton Parkway and south of Thompson Street and to the west of Park Street across from Andrews Homes.

Applicant is proposing to build 17 residential units which include ten single-family detached homes, 2200-3800 square feet in size and seven townhomes. The site is 2.19 acres in size.

Results from the Downtown Master Plan study show residential demand over the next five years within the downtown area (which includes the Manning site) as follows:

- Townhomes: 185 – 210 units;
- Single-family detached: 40 - 45 units; and,
- For-sale condo: 220- 250 units.

The following townhome projects are currently under construction, received zoning approval, or are in the pre-construction land disturbance permit process:

1. The Georgian (under construction) – 54 units
2. Windsong Townhomes (land disturbance) – 28 units
3. Olmstead Park Townhomes (land disturbance) – 21 units
4. Stonewalk Mayfield Corners (rezoned) – 20 units
5. Canton Street Townhomes (rezoned) – 40 units
6. Appen Townhomes (rezoned) – 17 units

Total Townhomes Units – 180 units

The applicant has included detached housing as well as attached residential providing a mixed product as recommended by Staff. Elevations will require review by Staff and the City's Downtown Architect. Initial comments were received by the Architect indicating the style was appropriate however, details, such as the stucco band, would not meet the Downtown Code.

Detached homes will front Thompson Street where other properties have been required to provide a linear path with 12' trail and associated green space to promote the connection between Avalon and Downtown. The applicant's plan should include the linear link which should be dedicated to the City after construction.

The site does not incorporate significant tree save areas and will be required to meet the Tree Ordinance and impacts to offsite specimen trees will not be permitted.

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.

The development proposal does match the Downtown Master Plan, however, additional efforts to incorporate tree save as well as develop the linear green park along the frontage should be required.

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

The proposal will impact adjacent property by increasing traffic in the residential neighborhood.

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

There are several specimen trees will be taken down as part of the project. An alternate plan should be required which incorporates additional trees as well as limits off site impacts.

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

The applicant's request is in keeping with the Downtown Master Plan. However, the parcel is currently being used for office and could continue the office use which also meets the Future Land Use Plan.

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

Not applicable.

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

The project in its current variant fits within the recommendations of the Downtown Master Plan.

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.

The request to rezoning from R-12 and O-P to a residential reflects a reasonable balance.

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

The property could continue to be used for an office use.

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

Property does meet the Comprehensive Land Use plan.

CONCLUSION

Staff's analysis finds that the requested rezoning can be supported with conditions of zoning. The development should include a mix of detached and attached residential as depicted. However, greater efforts to save trees need to be included in the site plan as well as incorporation of the linear park along the frontage which has been required of other applicants.

Attachments

Site Plan

Architectural Drawings

COUNCIL AGENDA REPORT

FROM: Kathi Cook, Community Development Director

SUBJECT: Z-15-12/V-16-05 Old Milton Holdings/DT-LW

CITY COUNCIL: March 28, 2016

PLANNING COMMISSION:

This item was heard at the March 3 Planning Commission Meeting. After discussion concerning the street profile, and possible damage to offsite specimen trees, the Planning Commission voted unanimously to recommend approval of the request (5-0).

RECOMMENDATION:

Approve Z-15-12/V-16-05, Old Milton Holdings/DT-LW request for a Zoning change and height variances with the following conditions:

- 1. Site shall be zoned DT-LW and substantially similar to site plan submitted by AEC and dated 1-22-2016.**
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- 8. Each elevation shall be different for the proposed single family homes along Thompson Street. All architecture will require Staff**

review and approval. Product along Thompson Street shall be rear entry.

- 9. A 15' heavily planted landscape strip shall be required adjacent to property to the east, west and south.**

REPORT-IN-BRIEF

The applicant, Old Milton Holdings LLC., is requesting a change in Zoning from R-12 and O-P to DT-LW. Variances for the height of the buildings from the required 40' to 42' for the single family homes and 45' for the townhomes are also requested. The property is 2.2 acres in size. The applicant is requesting approval of 7 townhomes and 10 detached homes on lots that are 3,200 square feet in size.

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Detached homes will front Thompson Street where other properties have been required to provide a linear path with 12' trail and associated green space to promote the connection between Avalon and Downtown. The applicant's plan should include the linear link which should include an easement to the City after construction.

The site does not incorporate significant tree save areas and will be required to meet the Tree Ordinance and impacts to offsite specimen trees could be minimized if Lot 10 were removed.

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:

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The development proposal does match the Downtown Master Plan, however, additional efforts to incorporate tree save as well as develop the linear green park along the frontage should be required.

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The proposal will impact adjacent property by increasing traffic in the residential neighborhood.

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

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

The applicant's request is in keeping with the Downtown Master Plan. However, the parcel is currently being used for office and could continue the office use which also meets the Future Land Use Plan.

- e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not

limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Not applicable.

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

The project in its current variant fits within the recommendations of the Downtown Master Plan.

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Staff's analysis finds that the requested rezoning can be supported with conditions of zoning. The development should include a mix of detached and attached residential as depicted. However, greater efforts to save trees need to be included in the site plan as well as incorporation of the linear park along the frontage which has been required of other applicants.

Attachments

Site Plan

Architectural Drawings

Applicant's Proposed Revisions to Planning Commission's Recommended Conditions

Z-15-12; V-16-05

March 25, 2016

1. Site shall be zoned DT-LW and substantially similar to site plan submitted by AEC and dated ~~March 25, 2016~~ 1-22-2016.
2. Streetscape shall match the Downtown Code and include decorative pedestrian street lights.
3. ~~In order to limit impacts to specimen trees the plan shall be amended to remove Lot 10 which impacts offsite specimen trees. There shall be no encroachment into Trees 178 (32" Loblolly Pine), 102 (28" Water Oak) and 103 (36" Water Oak) except as approved by the City Arborist.~~
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5. Townhomes/Detached residential shall accommodate 18 foot driveway in addition to the two car garage or site shall provide convenient (within 500') on street parking of one per additional bedroom.
6. Linear Park shall be developed along frontage with a minimum width of 12 feet with an improved 6' green space as designed by Applicant and approved by Staff.
7. Architecture shall ~~be representative of southern historic vernacular style~~ comply with the Downtown Code and townhomes ~~shall~~ may have roof top terraces as depicted, however, materials and details require Staff approval.
8. Each elevation shall be different for the proposed single family homes along Thompson Street. All architecture will require Staff review and approval. Product along Thompson Street shall be rear entry.
9. A ~~1015'~~ 15' heavily planted landscape strip shall be required adjacent to property to the east, west and south, and may be expanded to 15' where possible. No landscape strip is required adjacent to the property to the south owned by the Applicant, Old Milton Holdings, LLC.

Comment [JA1]: Date changed to reflect revised site plan.

Comment [JA2]: The Applicant intends to remove Trees 102 and 103. Although the trees will be removed, a private greenspace area will be provided where the Trees are currently located as shown on the revised site plan.

Development Summary

LAND LOTS: 749 & 802
1ST DISTRICT, 2ND SECTION

Existing Zoning: O-P & R-12
Proposed Zoning: DT-LW

Site Acreage: 2.19 ac.

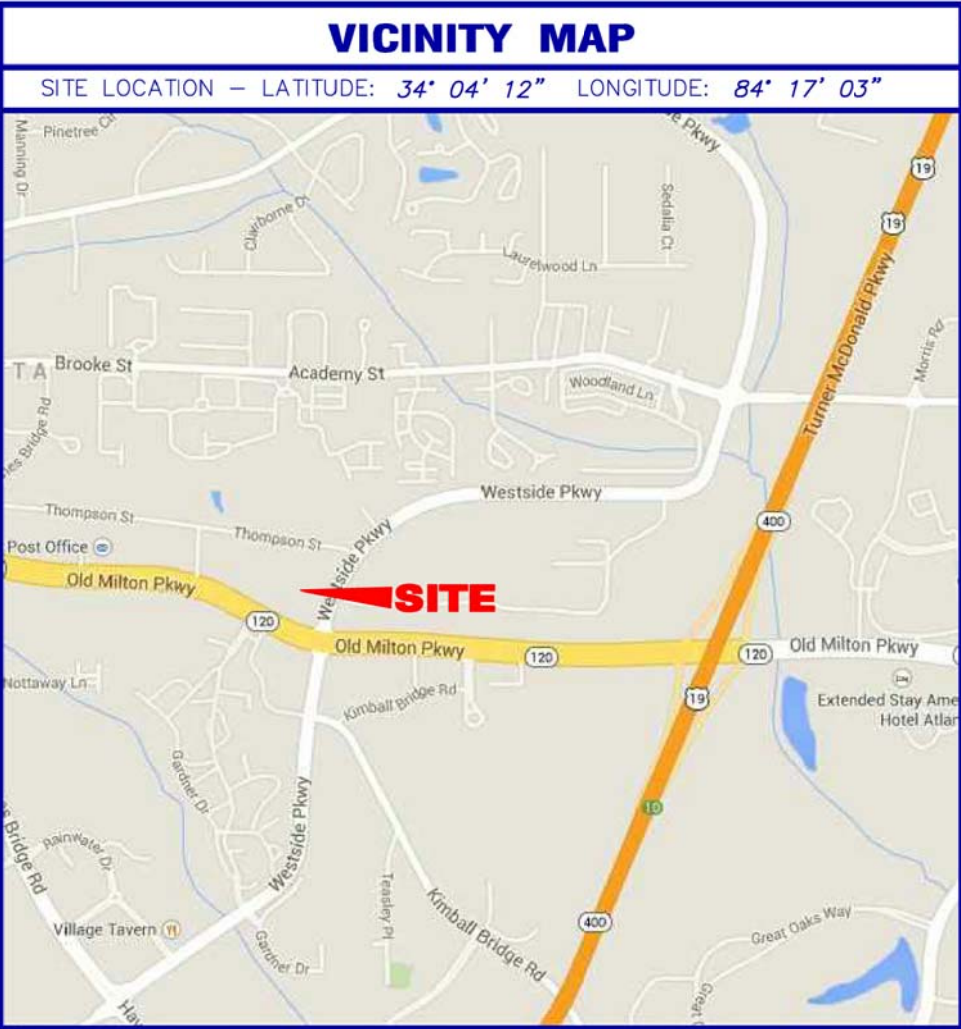
Residential:
Lots (40'x80'): 10
Townhomes: 7

Density:
Setbacks: 7.76 un/ac.

Front: 10'
Rear: 3' or 10'
Side: 0'

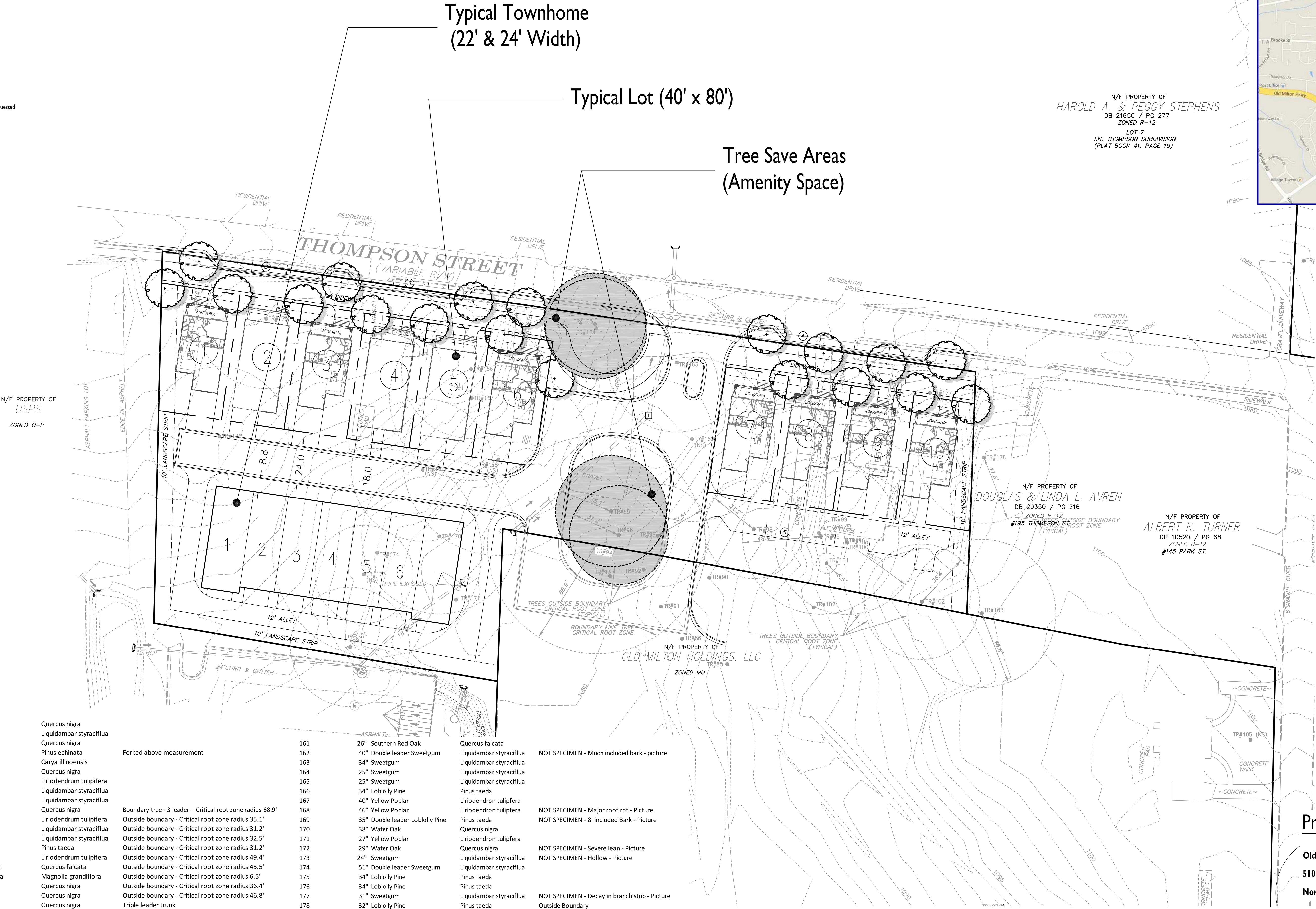
Maximum Building Height: 45' (3 stories)- Variance Requested

Required Amenity Space: .219 ac. (10%)
Actual Amenity Space: .22 ac



N/F PROPERTY OF
HAROLD A. & PEGGY STEPHENS
DB 21650 / PG 277
ZONED R-12

LOT 7
I.N. THOMPSON SUBDIVISION
(PLAT BOOK 41, PAGE 19)



TREE LEGEND

85	36"	Water Oak	Quercus nigra		161	26" Southern Red Oak	Quercus falcata	
86	29"	Sweetgum	Liquidambar styraciflua		162	40" Double leader Sweetgum	Liquidambar styraciflua	NOT SPECIMEN - Much included bark - picture
87	33"	Water Oak	Quercus nigra		163	34" Sweetgum	Liquidambar styraciflua	
88	33"	Short Leaf Pine	Pinus echinata	Forked above measurement	164	25" Sweetgum	Liquidambar styraciflua	
89	30"	Pecan	Carya illinoensis		165	25" Sweetgum	Liquidambar styraciflua	
90	26"	Water Oak	Quercus nigra		166	34" Loblolly Pine	Pinus taeda	
91	36"	Yellow Poplar	Liriodendron tulipifera		167	40" Yellow Poplar	Liriodendron tulipifera	
92	27"	Sweetgum	Liquidambar styraciflua		168	46" Yellow Poplar	Liriodendron tulipifera	NOT SPECIMEN - Major root rot - Picture
93	36"	Sweetgum	Liquidambar styraciflua		169	35" Double leader Loblolly Pine	Pinus taeda	NOT SPECIMEN - 8' included Bark - Picture
94	53"	Water Oak	Quercus nigra	Boundary tree - 3 leader - Critical root zone radius 68.9'	170	38" Water Oak	Quercus nigra	
95	27"	Yellow Poplar	Liriodendron tulipifera	Outside boundary - Critical root zone radius 35.1'	171	27" Yellow Poplar	Liriodendron tulipifera	
96	24"	Sweetgum	Liquidambar styraciflua	Outside boundary - Critical root zone radius 31.2'	172	29" Water Oak	Quercus nigra	
97	25"	Sweetgum	Liquidambar styraciflua	Outside boundary - Critical root zone radius 32.5'	173	24" Sweetgum	Liquidambar styraciflua	NOT SPECIMEN - Severe lean - Picture
98	24"	Loblolly Pine	Pinus taeda	Outside boundary - Critical root zone radius 31.2'	174	51" Double leader Sweetgum	Liquidambar styraciflua	NOT SPECIMEN - Hollow - Picture
99	38"	Yellow Poplar	Liriodendron tulipifera	Outside boundary - Critical root zone radius 49.4'	175	34" Loblolly Pine	Pinus taeda	
100	35"	Southern Red Oak	Quercus falcata	Outside boundary - Critical root zone radius 45.5'	176	34" Loblolly Pine	Pinus taeda	
101	13"	Southern Magnolia	Magnolia grandiflora	Outside boundary - Critical root zone radius 6.5'	177	31" Sweetgum	Liquidambar styraciflua	NOT SPECIMEN - Decay in branch stub - Picture
102	28"	Water Oak	Quercus nigra	Outside boundary - Critical root zone radius 36.4'	178	32" Loblolly Pine	Pinus taeda	Outside Boundary
103	36"	Water Oak	Quercus nigra	Outside boundary - Critical root zone radius 46.8'				
104	44"	Water Oak	Quercus nigra	Triple leader trunk				

CIVIL ENGINEERING PLANNING LANDSCAPE ARCHITECTURE

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

NORTH

30 0 30 60

PRELIMINARY SITE PLAN

EAST VILLAGE

Alpharetta , Georgia

PROJECT INFORMATION

PROJECT NO.: 15-3749

DATE: 8-3-2015; REVISED 3-25-2016

SCALE: 1" = 30'

FILE NAME: 15-3749C09.dwg

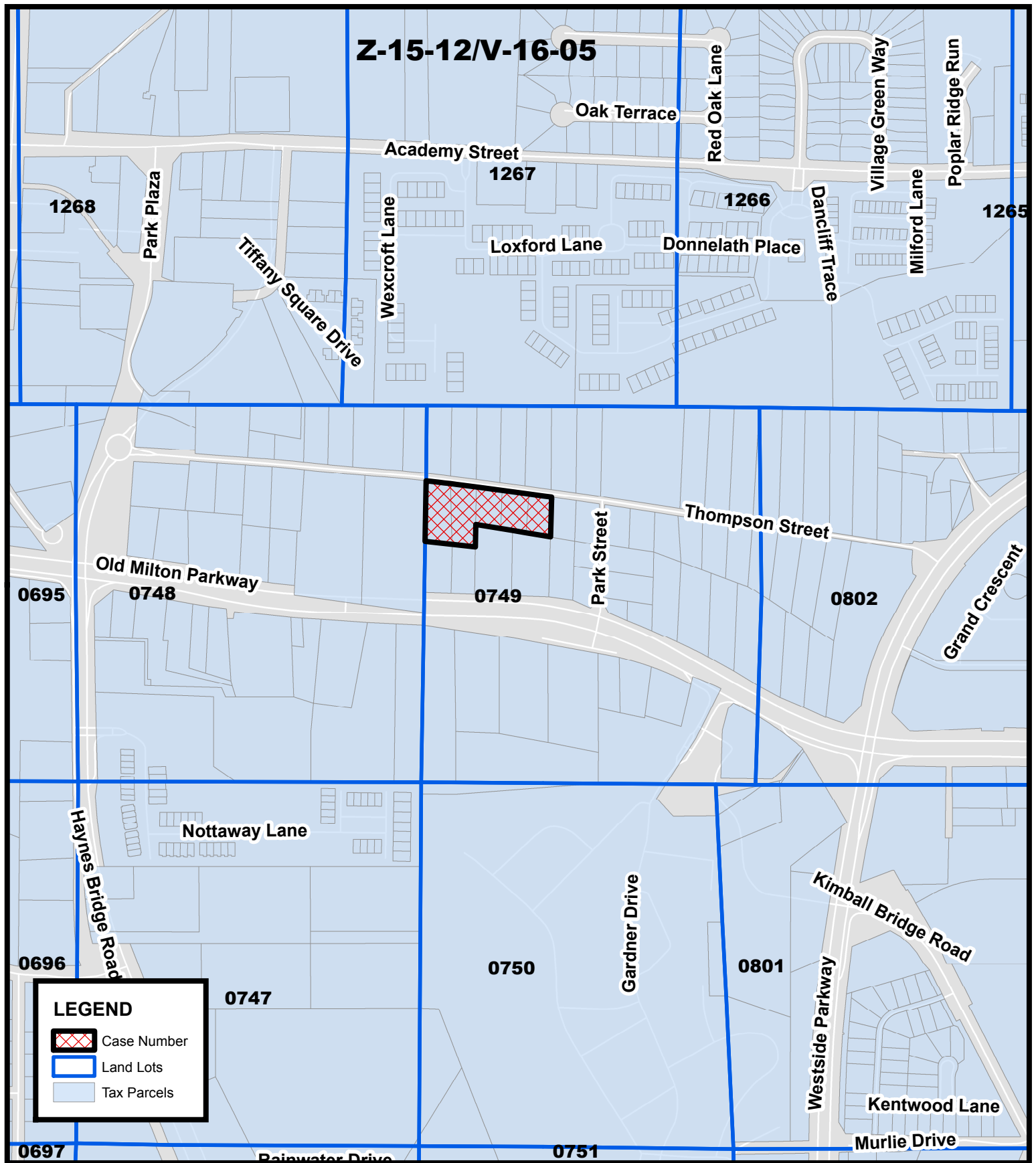
DESIGN/DRAWN: SLR/MDA

Property Owner/ Applicant

Old Milton Holdings, LLC

5100 Peachtree Parkway, Suite 200

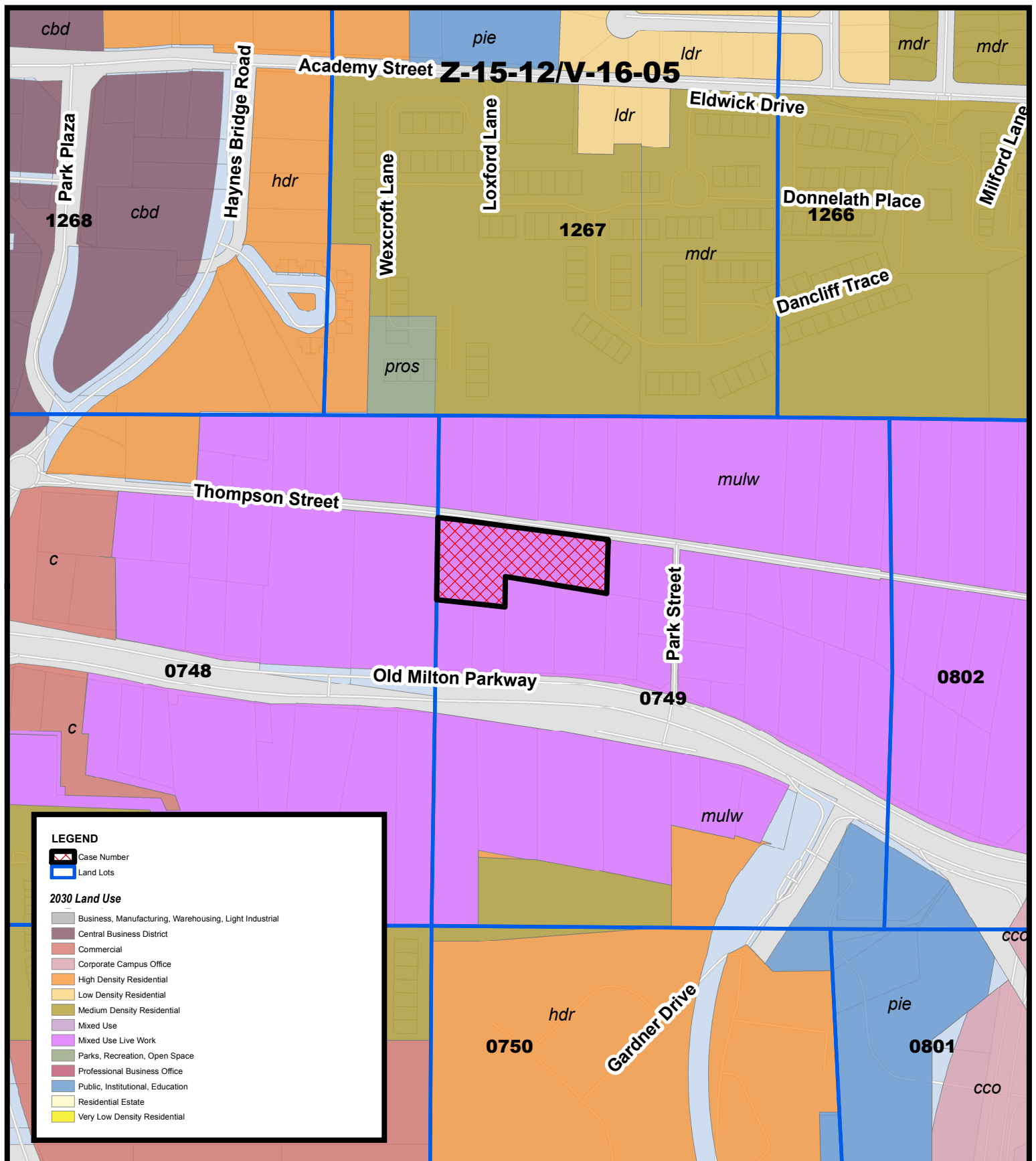
Norcross, GA 30092



Location Map **Old Milton Holdings** **DT-LW**

Z-15-12/V-16-05
D/LL: 1/2/749
PC Date: 3/03/16
CC Date: 3/28/16

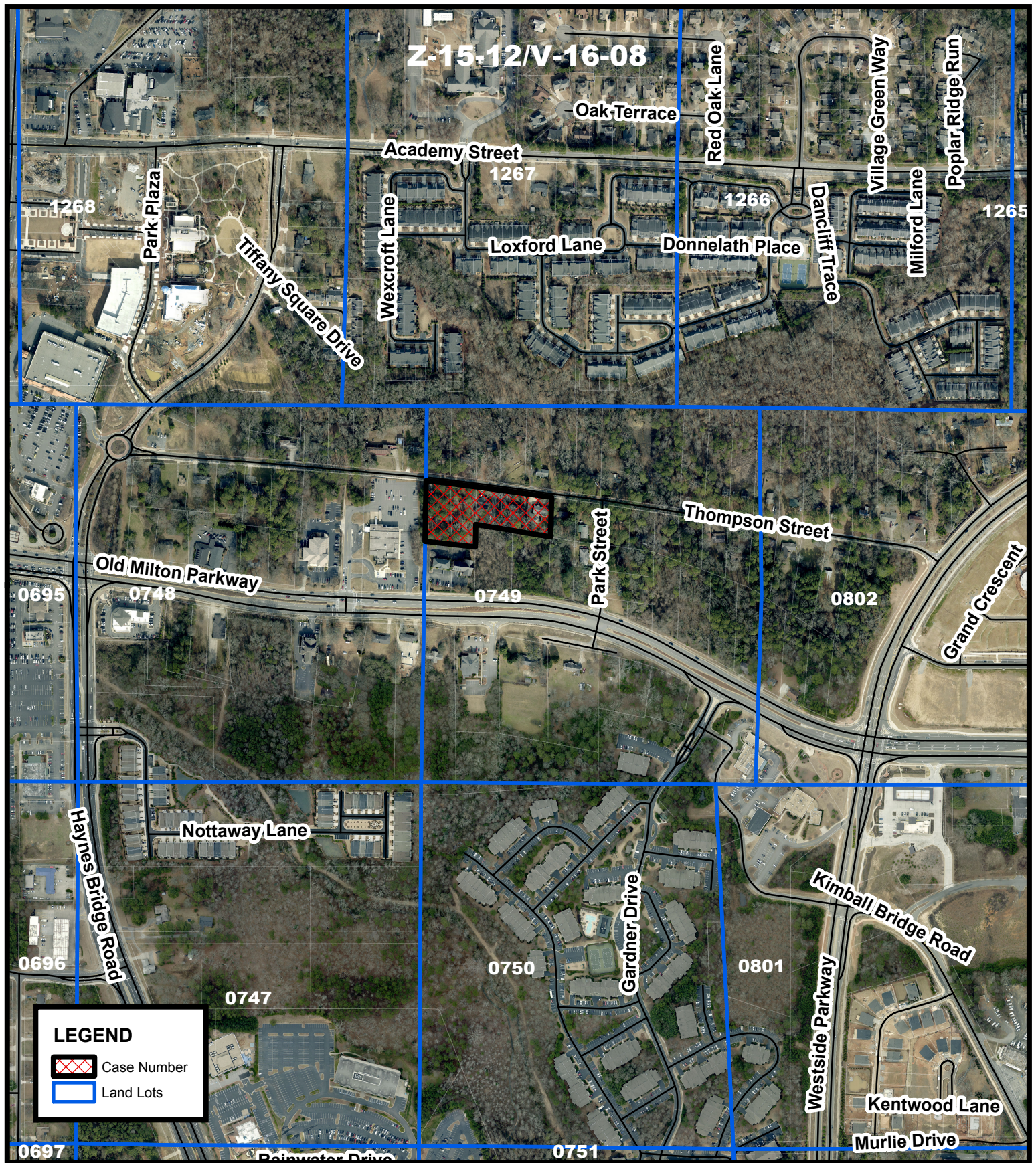
Location Map Provided by:
Community Development - GIS



2030 Land Use **Old Milton Holdings** **DT-LW**

Z-15-12/V-16-05
D/LL: 1/2/749
PC Date: 3/03/16
CC Date: 3/28/16

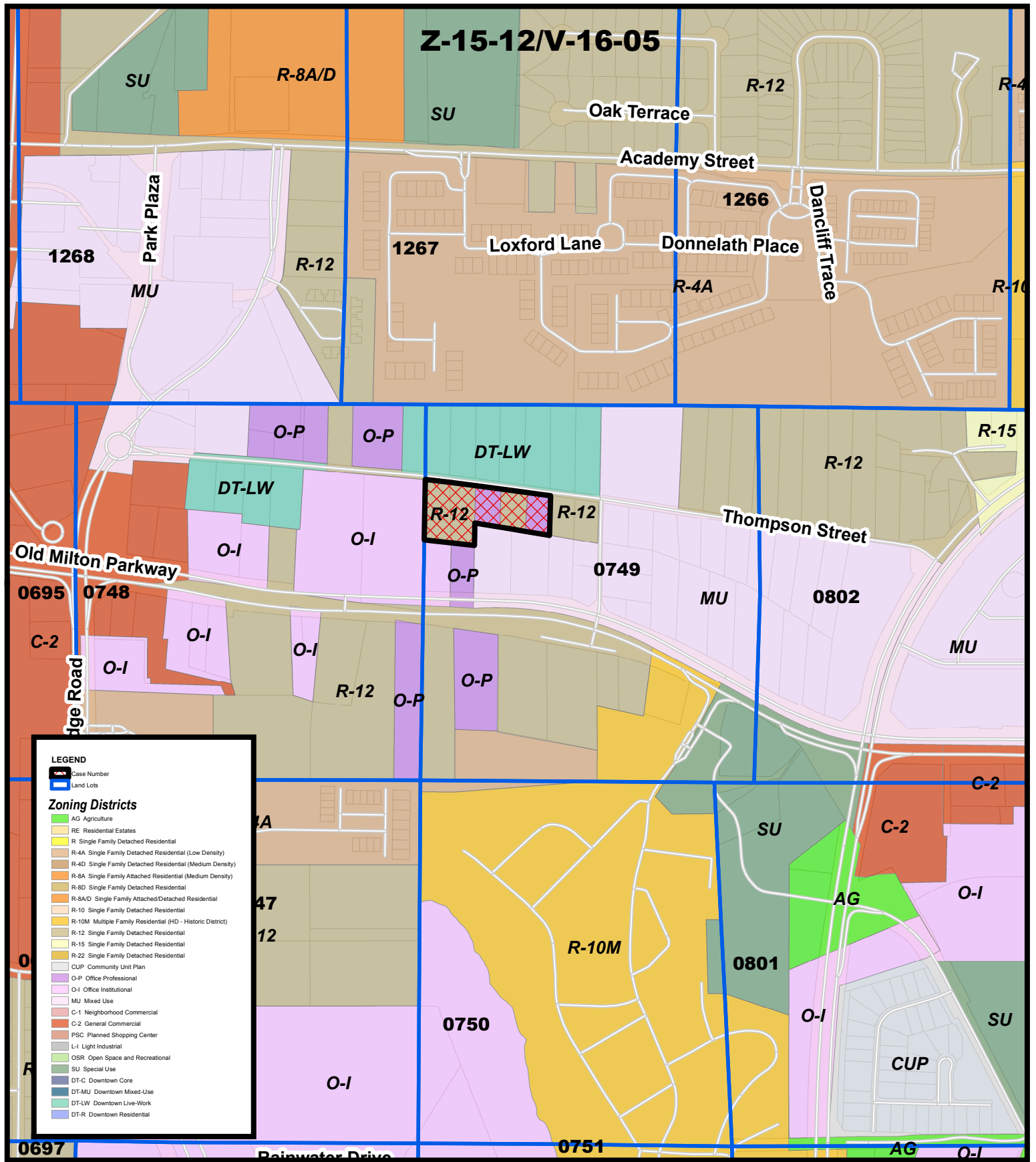
Location Map Provided by:
Community Development - GIS



Aerial Map **Old Milton Holdings** **DT-LW**

Z-15-12/V-16-05
D/LL: 1/2/749
PC Date: 3/03/16
CC Date: 3/28/16

Location Map Provided by:
Community Development - GIS

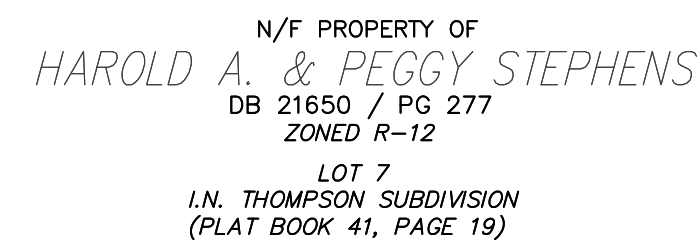


Zoning Map **Old Milton Holdings** **DT-LW**

Z-15-12/V-16-05
D/LL: 1/2/749
PC Date: 3/03/16
CC Date: 3/28/16

Location Map Provided by:
Community Development - GIS

Tree Save Areas (Amenity Space)



161	26" Southern Red Oak	<i>Quercus falcata</i>	
162	40" Double leader Sweetgum	<i>Liquidambar styraciflua</i>	NOT SPECIMEN - Much included bark - picture
163	34" Sweetgum	<i>Liquidambar styraciflua</i>	
164	25" Sweetgum	<i>Liquidambar styraciflua</i>	
165	25" Sweetgum	<i>Liquidambar styraciflua</i>	
166	34" Loblolly Pine	<i>Pinus taeda</i>	
167	40" Yellow Poplar	<i>Liriodendron tulipifera</i>	
168	46" Yellow Poplar	<i>Liriodendron tulipifera</i>	NOT SPECIMEN - Major root rot - Picture
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171	27" Yellow Poplar	<i>Liriodendron tulipifera</i>	
172	29" Water Oak	<i>Quercus nigra</i>	NOT SPECIMEN - Severe lean - Picture
173	24" Sweetgum	<i>Liquidambar styraciflua</i>	NOT SPECIMEN - Hollow - Picture
174	51" Double leader Sweetgum	<i>Liquidambar styraciflua</i>	
175	34" Loblolly Pine	<i>Pinus taeda</i>	
176	34" Loblolly Pine	<i>Pinus taeda</i>	
177	31" Sweetgum	<i>Liquidambar styraciflua</i>	NOT SPECIMEN - Decay in branch stub - Picture
178	32" Loblolly Pine	<i>Pinus taeda</i>	Outside Boundary



PROJECT INFORMATION	
PROJECT NO.:	15-3749
DATE:	8-3-2015; REVISED 1-22-2016
SCALE:	1" = 30'
FILE NAME:	15-3749C09.dwg
DESIGN/DRAWN:	SLR/MDA







Jill Arnold
404-665-1243

E-Mail:
jarnold@pftlegal.com

February 10, 2016

Via Hand Delivery and E-mail: kcook@alpharetta.ga.us

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

Re: Old Milton Holdings, LLC; Rezoning Application; +/- 2.20 acres of land located
in Land Lots 749 and 802, 2nd Section, 1st District of Fulton County

Dear Kathi:

Please find enclosed the Citizen Participation Form – Part B along with the following attachments:

- Notice letter regarding the Citizen Participation Meeting dated January 26, 2016
- Certified mail receipt/mail cards (January 26, 2016 notice letter)
- List of property owners within 500 feet of property
- Notice letter regarding the Citizen Participation Meeting dated February 5, 2016 with corrected Planning Commission time
- Certificate of Mailing (February 5, 2016 notice letter)

Please note that the February 5, 2016 letter was mailed revising the time of the Planning Commission meeting.

Thank you and please contact me with any questions.

Very truly yours,

PURSLEY FRIESE TORGRIMSON



G. Douglas Dillard
Jillian Arnold

Enclosures



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: Old Milton Holdings-Thompson Street Rezoning (+/- 2.20 acres)

Contact Name: Jill Arnold

Telephone: 404-665-1243

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.

At this time, I have not received any comments or concerns about the rezoning application from individuals contacted as part of

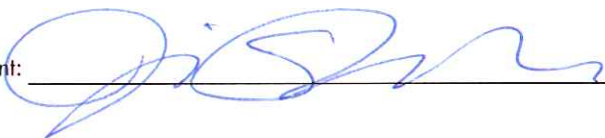
the Citizen Participation Program.

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 <u>(Attached)</u> | ☐ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☐ Email | ☐ Other <u>(Please Specify)</u> |

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

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

Signature of Authorized Agent: 

Date: 2/10/2016

Print Form

**Old Milton Holdings, LLC c/o G. Douglas Dillard, Esq.
Pursley Friese Torgrimson
Promenade, Suite 1200
1230 Peachtree Street NE
Atlanta, GA 30309**

January 26, 2016

Dear Property Owner:

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

CASE NUMBER: Z-15-12

APPLICANT NAME: Old Milton Holdings, LLC

ZONING CHANGE: O-P and R-12 to Downtown Live Work (DT-LW)

VARIANCE: A Variance to exceed the 40 foot height limitation in the DT-LW zoning district to allow for 42-foot Single-Family Homes and 45-foot Townhomes

STREET LOCATION: 145 Thompson Street, 155 Thompson Street, 165 Thompson Street, 175 Thompson Street, and 185 Thompson Street (+/- 2.20 acres)

PROPOSED DEVELOPMENT: 10 Single-Family Homes; 7 Townhomes

PLANNING COMMISSION HEARING

March 3, 2016

7:30 PM

CITY COUNCIL HEARING

March 28, 2016

7:30 PM

PUBLIC HEARING LOCATION

Alpharetta City Hall

2 Park Plaza

Alpharetta, Georgia 30009

If you have questions about the Application, please contact Jill Arnold at (404) 665-1243 or jarnold@pftlegal.com.

Sincerely,

Jill Arnold

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

HENDERLIGHT CAROL W
12506 WEXCROFT LN
ALPHARETTA GA 30009 8761

Old Milton



9590 9402 1351 5285 3331 22

2. Article Number (Transfer from service label)

7009 2820 0001 0468 1365

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? If YES, enter delivery address below:

☐ Yes☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☒ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☒ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☒ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

GLEITER LINDA DICKERSON
12500 WEXCROFT LN
ALPHARETTA GA 30004

Old Milton



9590 9402 1351 5285 3331 15

2. Article Number (Transfer from service label)

7009 2820 0001 0468 1259

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? If YES, enter delivery address below:

☐ Yes☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☒ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TORTORELLO MICHAEL F
12515 WEXCROFT LN
ALPHARETTA GA 30009

Old Milton



9590 9402 1351 5285 3331 08

2. Article Number (Transfer from service label)

7009 2820 0001 0468 1242

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? If YES, enter delivery address below:

☐ Yes☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☒ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
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- ☐ Signature Confirmation Restricted Delivery

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

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■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 2405 OLD MILTON PARKWAY LLC P O BOX 550345 ATLANTA GA 30355 Old Milton  9590 9402 1351 5285 3330 85 2. Article Number (Transfer from service label) 7009 2820 0001 0468 1228	A. Signature X ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type <table style="width: 100%; font-size: small;"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☐ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Return Receipt for Merchandise</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☐ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Return Receipt for Merchandise	☐ Collect on Delivery	☐ Signature Confirmation™	☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery	☐ Insured Mail Restricted Delivery (over \$500)	
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PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

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■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: SULLIVAN BEVERLY A 138 MOSSLAND DR PERRY GA 31069 9213 Old Milton  9590 9402 1351 5285 3330 78 2. Article Number (Transfer from service label) 7009 2820 0001 0468 1211	A. Signature X ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type <table style="width: 100%; font-size: small;"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☐ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Return Receipt for Merchandise</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☐ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Return Receipt for Merchandise	☐ Collect on Delivery	☐ Signature Confirmation™	☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery	☐ Insured Mail Restricted Delivery (over \$500)	
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PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

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1. Article Addressed to: STEPHENS HAROLD A & PEGGY 319 CANTON ST ALPHARETTA GA 30009 Old Milton		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 7009 2820 0001 0468 1204		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Collect on Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery			

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

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1. Article Addressed to: CHESTER CHARLES E 2465 OLD MILTON PKWY ALPHARETTA GA 30004 Old Milton		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 7009 2820 0001 0468 1198		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Collect on Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery			

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1. Article Addressed to: PEEVY JACK 485 CARYBELL LN ALPHARETTA GA 30004 Old Milton		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 7009 2820 0001 0468 1181		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Collect on Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery			

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1. Article Addressed to: CITY OF ALPHARETTA 2 S MAIN ST ALPHARETTA GA 30004 Old Milton	B. Received by (Printed Name) C. Date of Delivery
2. Article Number (Transfer from service label) 7009 2820 0001 0468 1174	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
 9590 9402 1351 5285 3330 30	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
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1. Article Addressed to: MATTS WALTER J & SANDRA L 12504 WEXCROFT LN ALPHARETTA GA 30009 8761 Old Milton	B. Received by (Printed Name) C. Date of Delivery
2. Article Number (Transfer from service label) 7009 2820 0001 0467 8273	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
 9590 9402 1351 5285 3330 23	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
PS Form 3811, July 2015 PSN 7530-02-000-9053	

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1. Article Addressed to: ROBERT M STEVENS LIVING TRUST 12511 WEXCROFT LANE ALPHARETTA GA 30009 Old Milton	B. Received by (Printed Name) C. Date of Delivery
2. Article Number (Transfer from service label) 7009 2820 0001 0467 8266	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
 9590 9402 1351 5285 3330 16	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
PS Form 3811, July 2015 PSN 7530-02-000-9053	

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

RONALD D & LINDA J COLEMAN
TRUST AGREEMENT THE
514 WHITE PELICAN CIR
VERO BEACH FL 32963
Old Milton



9590 9402 1351 5285 3330 09

2. Article Number (Transfer from service label)

7009 2820 0001 0467 8259

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from Item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

Restricted Delivery

Domestic Return Receipt

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DREYFUS PROPERTIES L L C
6094 ODELL ST
CUMMING GA 30040

Old Milton



9590 9402 1351 5285 3329 96

2. Article Number (Transfer from service label)

7009 2820 0001 0467 8242

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from Item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

Restricted Delivery

Domestic Return Receipt

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- Complete Items 1, 2, and 3.
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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

RANSOPHER TAD D
82 THOMPSON ST
ALPHARETTA GA 30004

Old Milton



9590 9402 1351 5285 3329 89

2. Article Number (Transfer from service label)

7009 2820 0001 0467 8235

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from Item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

Restricted Delivery (over \$500)

Domestic Return Receipt

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1. Article Addressed to: MOSS LESLIE MOSS RHONDA 112 THOMPSON ST ALPHARETTA GA 30004 Old Milton	B. Received by (Printed Name) C. Date of Delivery
2. Article Number (Transfer from service label) 7009 2820 0001 0467 8228	D. Is delivery address different from Item 1? ☐ Yes If YES, enter delivery address below: ☐ No
 5950 9402 1351 5285 3329 72	3. Service Type ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Collect on Delivery Restricted Delivery (over \$500)

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1. Article Addressed to: STEPHENS PEGGY & HAROLD ENTERPRISES L P 319 CANTON ST ALPHARETTA GA 30009 Old Milton	B. Received by (Printed Name) C. Date of Delivery
2. Article Number (Transfer from service label) 7009 2820 0001 0467 8211	D. Is delivery address different from Item 1? ☐ Yes If YES, enter delivery address below: ☐ No
 5950 9402 1351 5285 3329 65	3. Service Type ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Collect on Delivery Restricted Delivery (over \$500)

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1. Article Addressed to: KYLE A ROBINSON PROPERTIES II L 918 HOLCOMB BRIDGE RD SUITE 100 ROSWELL GA 30076 Old Milton	B. Received by (Printed Name) C. Date of Delivery
2. Article Number (Transfer from service label) 7009 2820 0001 0467 8204	D. Is delivery address different from Item 1? ☐ Yes If YES, enter delivery address below: ☐ No
 5950 9402 1351 5285 3329 58	3. Service Type ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Collect on Delivery Restricted Delivery (over \$500)

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete Items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☐ Agent ☐ Addressee X
1. Article Addressed to: AVREN LINDA L & DOUGLAS 205 HEMBREE PARK TERR ROSWELL GA 30076 Old Milton	B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
 9590 9402 1351 5285 3329 41 2. Article Number (Transfer from service label) 7009 2820 0001 0467 8198	3. Service Type ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete Items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☐ Agent ☐ Addressee X
1. Article Addressed to: MAYFIELD TRADING LLC 485 CARYBELL LN ALPHARETTA GA 30004 Old Milton	B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
 9590 9402 1351 5285 3329 34 2. Article Number (Transfer from service label) 7009 2820 0001 0467 8181	3. Service Type ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete Items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☐ Agent ☐ Addressee X
1. Article Addressed to: LUMSDEN DONNA KAY 12502 WEXCROFT LANE UNIT 283 ALPHARETTA GA 30009 Old Milton	B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
 9590 9402 1351 5285 3329 27 2. Article Number (Transfer from service label) 7009 2820 0001 0468 0955	3. Service Type ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

EICKHOFF ROBERT W & NIKKI C
12513 WEXCROFT LANE
ALPHARETTA GA 30009

Old Milton



9590 9402 1351 5285 3329 10

2. Article Number (Transfer from service label)

7009 2820 0001 0468 0948

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Registered Mail®
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

RODDY JOSEPH H & KIMBERLY A
284 CANTON ST
ALPHARETTA GA 30004 1339

Old Milton



9590 9402 1351 5285 3329 03

2. Article Number (Transfer from service label)

7009 2820 0001 0468 0931

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Registered Mail®
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MULL JAMES R
2385 OLD MILTON PKY
ALPHARETTA GA 30009

Old Milton



9590 9402 1351 5285 3328 97

2. Article Number (Transfer from service label)

7009 2820 0001 0468 0924

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Registered Mail®
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete Items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: RANSOPHER TAD D 82 THOMPSON ST ALPHARETTA GA 30004 Old Milton  9590 9402 1351 5285 3328 80 2. Article Number (Transfer from service label) 7009 2820 0001 0468 0917	A. Signature X ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053
Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete Items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: STEPHENS HAROLD A & PEGGY 319 CANTON ST ALPHARETTA GA 30009 Old Milton  9590 9402 1351 5285 3328 73 2. Article Number (Transfer from service label) 7009 2820 0001 0468 0900	A. Signature X ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053
Domestic Return Receipt

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■ Complete Items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: AYCOCK ELVIN 185 THOMPSON ST ALPHARETTA GA 30004 Old Milton  9590 9402 1351 5285 3328 66 2. Article Number (Transfer from service label) 7009 2820 0001 0468 0894	A. Signature X ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053
Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY														
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☐ Agent ☐ Addressee X														
1. Article Addressed to: WADE JACKIE J 184 THOMPSON ST ALPHARETTA GA 30004 1726 Old Milton  9590 9402 1351 5285 3328 59	B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No														
2. Article Number (Transfer from service label) 7009 2820 0001 0468 0887	3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☒ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Return Receipt for Merchandise</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Restricted Delivery</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Return Receipt for Merchandise	☐ Collect on Delivery	☐ Signature Confirmation™	☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery	☐ Restricted Delivery	
☐ Adult Signature	☐ Priority Mail Express®														
☐ Adult Signature Restricted Delivery	☐ Registered Mail™														
☒ Certified Mail®	☐ Registered Mail Restricted Delivery														
☐ Certified Mail Restricted Delivery	☐ Return Receipt for Merchandise														
☐ Collect on Delivery	☐ Signature Confirmation™														
☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery														
☐ Restricted Delivery															
PS Form 3811, July 2015 PSN 7530-02-000-9053															
Domestic Return Receipt															

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY														
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☐ Agent ☐ Addressee X														
1. Article Addressed to: TURNER ALBERT K 145 PARK ST ALPHARETTA GA 30004 1720 Old Milton  9590 9402 1351 5285 3328 42	B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No														
2. Article Number (Transfer from service label) 7009 2820 0001 0467 8297	3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☒ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Return Receipt for Merchandise</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Restricted Delivery</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Return Receipt for Merchandise	☐ Collect on Delivery	☐ Signature Confirmation™	☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery	☐ Restricted Delivery	
☐ Adult Signature	☐ Priority Mail Express®														
☐ Adult Signature Restricted Delivery	☐ Registered Mail™														
☒ Certified Mail®	☐ Registered Mail Restricted Delivery														
☐ Certified Mail Restricted Delivery	☐ Return Receipt for Merchandise														
☐ Collect on Delivery	☐ Signature Confirmation™														
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☐ Restricted Delivery															
PS Form 3811, July 2015 PSN 7530-02-000-9053															
Domestic Return Receipt															

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY														
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☐ Agent ☐ Addressee X														
1. Article Addressed to: LEWIS J PEEVY LIVING TRUST THE 485 CARY BELL LN ALPHARETTA GA 30004 Old Milton  9590 9402 1351 5285 3328 35	B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No														
2. Article Number (Transfer from service label) 7009 2820 0001 0467 8280	3. Service Type <table border="0"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☒ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Return Receipt for Merchandise</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> <tr> <td>☐ Restricted Delivery</td> <td></td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Return Receipt for Merchandise	☐ Collect on Delivery	☐ Signature Confirmation™	☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery	☐ Restricted Delivery	
☐ Adult Signature	☐ Priority Mail Express®														
☐ Adult Signature Restricted Delivery	☐ Registered Mail™														
☒ Certified Mail®	☐ Registered Mail Restricted Delivery														
☐ Certified Mail Restricted Delivery	☐ Return Receipt for Merchandise														
☐ Collect on Delivery	☐ Signature Confirmation™														
☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery														
☐ Restricted Delivery															
PS Form 3811, July 2015 PSN 7530-02-000-9053															
Domestic Return Receipt															

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

GLUCK PROPERTIES LLC
2455 OLD MILTON PKWY
ALPHARETTA GA 30004

Old Milton



9590 9402 1351 5285 3328 28

2. Article Number (Transfer from service label)

7009 2820 0001 0468 1051

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

STATE BANK & TRUST COMPANY
4219 FORSYTH RD
MACON GA 31208

Old Milton



9590 9402 1351 5285 3328 11

2. Article Number (Transfer from service label)

7009 2820 0001 0468 1044

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

GILKEY SCOTT L
2095 WILLSHIRE GLN
ALPHARETTA GA 30009

Old Milton



9590 9402 1351 5285 3328 04

2. Article Number (Transfer from service label)

7009 2820 0001 0468 1037

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete Items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X ☐ Agent ☐ Addressee
1. Article Addressed to: LEWIS J PEEVY LIVING TRUST 485 CARYBELL LN ALPHARETTA GA 30004 6302 Old Milton	B. Received by (Printed Name) C. Date of Delivery
2. Article Number (Transfer from service label) 7009 2820 0001 0468 1020	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
 9590 9402 1351 5285 3327 98	3. Service Type ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Adult Signature ☐ Registered Mail Restricted Delivery ☒ Certified Mail® ☐ Return Receipt for Merchandise ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery (over \$500)
PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete Items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X ☐ Agent ☐ Addressee
1. Article Addressed to: WADE JACKIE J & DOROTHY J 184 THOMPSON ST ALPHARETTA GA 30004 1726 Old Milton	B. Received by (Printed Name) C. Date of Delivery
2. Article Number (Transfer from service label) 7009 2820 0001 0468 1013	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
 9590 9402 1351 5285 3327 81	3. Service Type ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Adult Signature ☐ Registered Mail Restricted Delivery ☒ Certified Mail® ☐ Return Receipt for Merchandise ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery (over \$500)
PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt	

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■ Complete Items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X ☐ Agent ☐ Addressee
1. Article Addressed to: BETHEA JOHN D & ZHANG XIAOLING 139 PARK POINTE WAY SUWANEE GA 30024 Old Milton	B. Received by (Printed Name) C. Date of Delivery
2. Article Number (Transfer from service label) 7009 2820 0001 0468 1006	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
 9590 9402 1351 5285 3327 74	3. Service Type ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Adult Signature ☐ Registered Mail Restricted Delivery ☒ Certified Mail® ☐ Return Receipt for Merchandise ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery (over \$500)
PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt	

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1. Article Addressed to: MAYFIELD TRADING LLC 485 CARYBELL LN ALPHARETTA GA 30004 Old Milton		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 7009 2820 0001 0468 0993		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☐ Agent ☐ Addressee X	
1. Article Addressed to: ACADEMY PARK NEIGHBORHOOD ASSOCIATION INC 1465 NORTHSIDE DR NW STE 128 ATLANTA GA 30318 4244 Old Milton		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 7009 2820 0001 0468 0986		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☐ Agent ☐ Addressee X	
1. Article Addressed to: GUSKI STANLEY E & GUSKI BONNIE J 12310 DANCLIFF TRC ALPHARETTA GA 30009 Old Milton		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 7009 2820 0001 0468 0979		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2015 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY												
■ Complete Items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: FUQUA DOROTHY TODD 260 SHADY GROVE LN ALPHARETTA GA 30004 Old Milton  9590 9402 1351 5285 3327 29 2. Article Number (Transfer from service label) 7009 2820 0001 0468 0962	A. Signature ☒ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type <table style="width: 100%; font-size: small;"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☒ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Return Receipt for Merchandise</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Return Receipt for Merchandise	☐ Collect on Delivery	☐ Signature Confirmation™	☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery
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PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

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■ Complete Items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: JONES KEITH A & JILL A 122 THOMPSON ST ALPHARETTA GA 30004 Old Milton  9590 9402 1351 5285 3327 12 2. Article Number (Transfer from service label) 7009 2820 0001 0468 1150	A. Signature ☒ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type <table style="width: 100%; font-size: small;"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☒ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Return Receipt for Merchandise</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Return Receipt for Merchandise	☐ Collect on Delivery	☐ Signature Confirmation™	☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery
☐ Adult Signature	☐ Priority Mail Express®												
☐ Adult Signature Restricted Delivery	☐ Registered Mail™												
☒ Certified Mail®	☐ Registered Mail Restricted Delivery												
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PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

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■ Complete Items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: STEPHENS HAROLD A & PEGGY 319 CANTON ST ALPHARETTA GA 30009 Old Milton  9590 9402 1351 5285 3327 05 2. Article Number (Transfer from service label) 7009 2820 0001 0468 1143	A. Signature ☒ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No 3. Service Type <table style="width: 100%; font-size: small;"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☒ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Return Receipt for Merchandise</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Return Receipt for Merchandise	☐ Collect on Delivery	☐ Signature Confirmation™	☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery
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☐ Adult Signature Restricted Delivery	☐ Registered Mail™												
☒ Certified Mail®	☐ Registered Mail Restricted Delivery												
☐ Certified Mail Restricted Delivery	☐ Return Receipt for Merchandise												
☐ Collect on Delivery	☐ Signature Confirmation™												
☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery												

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

LEWIS J PEEVY LIVING TRUST THE
485 CARYBELL LN
ALPHARETTA GA 30004

Old Milton



9590 9402 1351 5285 3326 99

2. Article Number (Transfer from service label)

7009 2820 0001 0468 1136

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

all Restricted Delivery

Domestic Return Receipt

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DEPT OF TRANSPORTATION
2 CAPITOL SQUARE
ATLANTA GA 30334

Old Milton



9590 9402 1351 5285 3326 82

2. Article Number (Transfer from service label)

7009 2820 0001 0468 1129

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery

all Restricted Delivery

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PORTER DAVID E
376 AIR ACRES WAY
WOODSTOCK GA 30188 2910

Old Milton



9590 9402 1351 5285 3326 75

2. Article Number (Transfer from service label)

7009 2820 0001 0468 1112

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery

all Restricted Delivery

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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1. Article Addressed to: JONES JAMES T & JONES CATHERINE G 2305 DINSMORE RD ALPHARETTA GA 30004 Old Milton	B. Received by (Printed Name) C. Date of Delivery
2. Article Number (Transfer from service label) 7009 2820 0001 0468 1105	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Collect on Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery all Restricted Delivery (over \$500)	
PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt	

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■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☐ Agent ☐ Addressee X
1. Article Addressed to: STEPHENS HAROLD A & PEGGY 319 CANTON ST ALPHARETTA GA 30009 Old Milton	B. Received by (Printed Name) C. Date of Delivery
2. Article Number (Transfer from service label) 7009 2820 0001 0468 1099	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Collect on Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery all Restricted Delivery (over \$500)	
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1. Article Addressed to: TIFFANY SQUARE HOMEOWNERS ASSOC INC 4004 TIFFANY SQ ALPHARETTA GA 30009 3768 Old Milton	B. Received by (Printed Name) C. Date of Delivery
2. Article Number (Transfer from service label) 7009 2820 0001 0468 1082	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Collect on Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery all Restricted Delivery (over \$500)	
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1. Article Addressed to: CAMPBELL THOMAS J & KOWALSKI ROBERT E 12320 DANCLIFF TRCE ALPHARETTA GA 30009 Old Milton	B. Received by (Printed Name) C. Date of Delivery												
2. Article Number (Transfer from service label) 9590 9402 1351 5285 3326 37	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No												
 9590 9402 1351 5285 3326 37	3. Service Type <table style="width: 100%; font-size: small;"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☒ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Return Receipt for Merchandise</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Return Receipt for Merchandise	☐ Collect on Delivery	☐ Signature Confirmation™	☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery
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1. Article Addressed to: BELL ANCA P.O. BOX 201962 DENVER CO 80220 Old Milton	B. Received by (Printed Name) C. Date of Delivery												
2. Article Number (Transfer from service label) 9590 9402 1351 5285 3326 20	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No												
 9590 9402 1351 5285 3326 20	3. Service Type <table style="width: 100%; font-size: small;"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☒ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Return Receipt for Merchandise</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Return Receipt for Merchandise	☐ Collect on Delivery	☐ Signature Confirmation™	☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery
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1. Article Addressed to: UNITED STATES POSTAL SERVICE 1735 NORTH BROWN RD SUITE 200 LAWRENCEVILLE GA 30043 8153 Old Milton	B. Received by (Printed Name) C. Date of Delivery												
2. Article Number (Transfer from service label) 9590 9402 1351 5285 3326 13	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No												
 9590 9402 1351 5285 3326 13	3. Service Type <table style="width: 100%; font-size: small;"> <tr> <td>☐ Adult Signature</td> <td>☐ Priority Mail Express®</td> </tr> <tr> <td>☐ Adult Signature Restricted Delivery</td> <td>☐ Registered Mail™</td> </tr> <tr> <td>☒ Certified Mail®</td> <td>☐ Registered Mail Restricted Delivery</td> </tr> <tr> <td>☐ Certified Mail Restricted Delivery</td> <td>☐ Return Receipt for Merchandise</td> </tr> <tr> <td>☐ Collect on Delivery</td> <td>☐ Signature Confirmation™</td> </tr> <tr> <td>☐ Collect on Delivery Restricted Delivery</td> <td>☐ Signature Confirmation Restricted Delivery</td> </tr> </table>	☐ Adult Signature	☐ Priority Mail Express®	☐ Adult Signature Restricted Delivery	☐ Registered Mail™	☒ Certified Mail®	☐ Registered Mail Restricted Delivery	☐ Certified Mail Restricted Delivery	☐ Return Receipt for Merchandise	☐ Collect on Delivery	☐ Signature Confirmation™	☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery
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☐ Adult Signature Restricted Delivery	☐ Registered Mail™												
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1. Article Addressed to: STRAIN MYRON I 233 FIELDS CHAPEL RD CANTON GA 30114 Old Milton	B. Received by (Printed Name) C. Date of Delivery		
2. Article Number (Transfer from service label) 7009 2820 0001 0468 1341	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No		
 9590 9402 1351 5285 3326 06	3. Service Type <table style="width: 100%; border: none;"> <tr> <td style="vertical-align: top;"> ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Registered Mail Restricted Delivery (over \$500) </td> <td style="vertical-align: top;"> ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery </td> </tr> </table>	☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Registered Mail Restricted Delivery (over \$500)	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Registered Mail Restricted Delivery (over \$500)	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery		
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1. Article Addressed to: LEWIS J PEEVY LIVING TRUST THE 485 CARYBELL LN ALPHARETTA GA 30004 Old Milton	B. Received by (Printed Name) C. Date of Delivery		
2. Article Number (Transfer from service label) 7009 2820 0001 0468 1334	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No		
 9590 9402 1351 5285 3325 90	3. Service Type <table style="width: 100%; border: none;"> <tr> <td style="vertical-align: top;"> ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Registered Mail Restricted Delivery (over \$500) </td> <td style="vertical-align: top;"> ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery </td> </tr> </table>	☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Registered Mail Restricted Delivery (over \$500)	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Registered Mail Restricted Delivery (over \$500)	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery		
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1. Article Addressed to: OLD MILTON LEASING ENTERPRISES LLC & NORRIS PROPERTY HOLDINGS LLC 1645 EVERSEDGE DR ALPHARETTA GA 30004 Old Milton	B. Received by (Printed Name) C. Date of Delivery		
2. Article Number (Transfer from service label) 7009 2820 0001 0468 1327	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No		
 9590 9402 1351 5285 3325 83	3. Service Type <table style="width: 100%; border: none;"> <tr> <td style="vertical-align: top;"> ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Registered Mail Restricted Delivery (over \$500) </td> <td style="vertical-align: top;"> ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery </td> </tr> </table>	☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Registered Mail Restricted Delivery (over \$500)	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Registered Mail Restricted Delivery (over \$500)	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery		
PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt			

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete Items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☐ Agent ☐ Addressee X
1. Article Addressed to: FULTON CONCRETE COMPANY INC 1200 URBAN CENTER DR BIRMINGHAM AL 35242 2545 Old Milton	B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from Item 1? ☐ Yes If YES, enter delivery address below: ☐ No
2. Article Number (Transfer from service label) 9590 9402 1351 5285 3325 76	3. Service Type ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Adult Signature ☐ Registered Mail Restricted Delivery ☐ Adult Signature Restricted Delivery ☐ Return Receipt for Merchandise ☒ Certified Mail® ☐ Signature Confirmation™ ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete Items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☐ Agent ☐ Addressee X
1. Article Addressed to: KALDANI NARDEN & KAHVAADEH HAMID R 145 THOMPSON ST ALPHARETTA GA 30004 Old Milton	B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from Item 1? ☐ Yes If YES, enter delivery address below: ☐ No
2. Article Number (Transfer from service label) 9590 9402 1351 5285 3325 69	3. Service Type ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Adult Signature ☐ Registered Mail Restricted Delivery ☐ Adult Signature Restricted Delivery ☐ Return Receipt for Merchandise ☒ Certified Mail® ☐ Signature Confirmation™ ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☐ Agent ☐ Addressee X
1. Article Addressed to: ACADEMY PARK NEIGHBORHOOD ASSN INC P O BOX 87363 ATLANTA GA 30337 Old Milton	B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from Item 1? ☐ Yes If YES, enter delivery address below: ☐ No
2. Article Number (Transfer from service label) 9590 9402 1351 5285 3325 52	3. Service Type ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Adult Signature ☐ Registered Mail Restricted Delivery ☐ Adult Signature Restricted Delivery ☐ Return Receipt for Merchandise ☒ Certified Mail® ☐ Signature Confirmation™ ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

COMSTOCK GREGORY W &
KATHLEEN M
12300 DANCLIFF TRCE
ALPHARETTA GA 30009

Old Milton



9590 9402 1351 5285 3325 45

2. Article Number (Transfer from service label)

7009 2820 0001 0468 1280

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MEEKER DAVID A & NANCY S
12330 DANCLIFF TRCE
ALPHARETTA GA 30009 8710

Old Milton



9590 9402 1351 5285 3325 38

2. Article Number (Transfer from service label)

7009 2820 0001 0468 1273

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

STEPHENS HAROLD A & PEGGY
319 CANTON ST
ALPHARETTA GA 30009

Old Milton



9590 9402 1351 5285 3325 21

2. Article Number (Transfer from service label)

7009 2820 0001 0468 1266

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MC DANIEL MARK F MC DANIEL LISA J
1556 CENTRAL PKWY
HAROLD FL 32563

old miltan



9590 9402 1351 5285 3325 14

2. Article Number (Transfer from service label)

7009 2820 0001 0468 1167

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Restricted Delivery

Domestic Return Receipt

HENDERLIGHT CAROL W
12506 WEXCROFT LN
ALPHARETTA GA 30009 8761

MATTS WALTER J & SANDRA L
12504 WEXCROFT LN
ALPHARETTA GA 30009 8761

LUMSDEN DONNA KAY
12502 WEXCROFT LANE UNIT 283
ALPHARETTA GA 30009

GLEITER LINDA DICKERSON
12500 WEXCROFT LN
ALPHARETTA GA 30004

ROBERT M STEVENS LIVING TRUST
THE
12511 WEXCROFT LANE
ALPHARETTA GA 30009

EICKHOFF ROBERT W & NIKKI C
12513 WEXCROFT LANE
ALPHARETTA GA 30009

TORTORELLO MICHAEL F
12515 WEXCROFT LN
ALPHARETTA GA 30009

RONALD D & LINDA J COLEMAN
TRUST AGREEMENT THE
514 WHITE PELICAN CIR
VERO BEACH FL 32963

RODDY JOSEPH H & KIMBERLY A
284 CANTON ST
ALPHARETTA GA 30004 1339

MC MAHON KEVIN J
310 OAK RIDGE TER
ALPHARETTA GA 30005 2580

DREYFUS PROPERTIES L L C
6094 ODELL ST
CUMMING GA 30040

MULL JAMES R
2385 OLD MILTON PKY
ALPHARETTA GA 30009

2405 OLD MILTON PARKWAY LLC
P O BOX 550345
ATLANTA GA 30355

RANSOPHER TAD D
82 THOMPSON ST
ALPHARETTA GA 30004

RANSOPHER TAD D
82 THOMPSON ST
ALPHARETTA GA 30004

SULLIVAN BEVERLY A
138 MOSSLAND DR
PERRY GA 31069 9213

MOSS LESLIE MOSS RHONDA
112 THOMPSON ST
ALPHARETTA GA 30004

STEPHENS HAROLD A & PEGGY
319 CANTON ST
ALPHARETTA GA 30009

STEPHENS HAROLD A & PEGGY
319 CANTON ST
ALPHARETTA GA 30009

STEPHENS PEGGY & HAROLD
ENTERPRISES L P
319 CANTON ST
ALPHARETTA GA 30009

AYCOCK ELVIN
185 THOMPSON ST
ALPHARETTA GA 30004

CHESTER CHARLES E
2465 OLD MILTON PKWY
ALPHARETTA GA 30004

KYLE A ROBINSON PROPERTIES II
LLC
918 HOLCOMB BRIDGE RD SUITE 100
ROSWELL GA 30076

WADE JACKIE J
184 THOMPSON ST
ALPHARETTA GA 30004 1726

PEEVY JACK
485 CARYBELL LN
ALPHARETTA GA 30004

AVREN LINDA L & DOUGLAS
205 HEMBREE PARK TERR
ROSWELL GA 30076

TURNER ALBERT K
145 PARK ST
ALPHARETTA GA 30004 1720

CITY OF ALPHARETTA
2 S MAIN ST
ALPHARETTA GA 30004

MAYFIELD TRADING LLC
485 CARYBELL LN
ALPHARETTA GA 30004

LEWIS J PEEVY LIVING TRUST THE
485 CARY BELL LN
ALPHARETTA GA 30004

GLUCK PROPERTIES LLC
2455 OLD MILTON PKWY
ALPHARETTA GA 30004

JONES KEITH A & JILL A
122 THOMPSON ST
ALPHARETTA GA 30004

UNITED STATES POSTAL SERVICE
1735 NORTH BROWN RD SUITE 200
LAWRENCEVILLE GA 30043 8153

STATE BANK & TRUST COMPANY
4219 FORSYTH RD
MACON GA 31208

STEPHENS HAROLD A & PEGGY
319 CANTON ST
ALPHARETTA GA 30009

STRAIN MYRON I
233 FIELDS CHAPEL RD
CANTON GA 30114

GILKEY SCOTT L
2095 WILLSHIRE GLN
ALPHARETTA GA 30009

LEWIS J PEEVY LIVING TRUST THE
485 CARYBELL LN
ALPHARETTA GA 30004

LEWIS J PEEVY LIVING TRUST THE
485 CARYBELL LN
ALPHARETTA GA 30004

LEWIS J PEEVY LIVING TRUST
485 CARYBELL LN
ALPHARETTA GA 30004 6302

DEPT OF TRANSPORTATION
2 CAPITOL SQUARE
ATLANTA GA 30334

OLD MILTON LEASING ENTERPRISES
LLC & NORRIS PROPERTY HOLDINGS
LLC
1645 EVERSEDGE DR
ALPHARETTA GA 30004

WADE JACKIE J & DOROTHY J
184 THOMPSON ST
ALPHARETTA GA 30004 1726

PORTER DAVID E
376 AIR ACRES WAY
WOODSTOCK GA 30188 2910

FULTON CONCRETE COMPANY INC
1200 URBAN CENTER DR
BIRMINGHAM AL 35242 2545

BETHEA JOHN D & ZHANG XIAOLING
139 PARK POINTE WAY
SUWANEE GA 30024

JONES JAMES T & JONES CATHERINE
G
2305 DINSMORE RD
ALPHARETTA GA 30004

KALDANI NARDEN & KAHVAZADEH
HAMID R
145 THOMPSON ST
ALPHARETTA GA 30004

MAYFIELD TRADING LLC
485 CARYBELL LN
ALPHARETTA GA 30004

STEPHENS HAROLD A & PEGGY
319 CANTON ST
ALPHARETTA GA 30009

ACADEMY PARK NEIGHBORHOOD
ASSN INC
P O BOX 87363
ATLANTA GA 30337

ACADEMY PARK NEIGHBORHOOD
ASSOCIATION INC
1465 NORTHSIDE DR NW STE 128
ATLANTA GA 30318 4244

TIFFANY SQUARE HOMEOWNERS
ASSOC INC
4004 TIFFANY SQ
ALPHARETTA GA 30009 3768

COMSTOCK GREGORY W &
KATHLEEN M
12300 DANCLIFF TRCE
ALPHARETTA GA 30009

GUSKI STANLEY E & GUSKI BONNIE J
12310 DANCLIFF TRC
ALPHARETTA GA 30009

CAMPBELL THOMAS J & KOWALSKI
ROBERT E
12320 DANCLIFF TRCE
ALPHARETTA GA 30009

MEEKER DAVID A & NANCY S
12330 DANCLIFF TRCE
ALPHARETTA GA 30009 8710

FUQUA DOROTHY TODD
10745 Morton Chase Way
Alpharetta, GA 30022-5699

BELL ANCA
P.O. BOX 201962
DENVER CO 80220

STEPHENS HAROLD A & PEGGY
319 CANTON ST
ALPHARETTA GA 30009

MC DANIEL MARK F
MC DANIEL LISA J
1556 CENTRAL PKWY
HAROLD FL 32563

OLD MILTON HOLDINGS, LLC
5100 PEACHTREE PKWY, SUITE 200
NORCROSS, GEORGIA 30092

FUQUA DOROTHY TODD
10745 Morton Chase Way
Alpharetta, GA 30022-5699

**Old Milton Holdings, LLC c/o G. Douglas Dillard, Esq.
Pursley Friese Torgrimson
Promenade, Suite 1200
1230 Peachtree Street NE
Atlanta, GA 30309**

February 5, 2016

Dear Property Owner:

This letter is to inform you that the previous letter dated January 26, 2016 for Old Milton Holdings, LLC's Rezoning and Variance Application (the "Application") incorrectly listed the time of the City of Alpharetta Planning Commission meeting. Please be advised that the Planning Commission meeting is scheduled for **6:30pm** on March 3, 2016.

CASE NUMBER: Z-15-12

APPLICANT NAME: Old Milton Holdings, LLC

ZONING CHANGE: O-P and R-12 to Downtown Live Work (DT-LW)

VARIANCE: A Variance to exceed the 40 foot height limitation in the DT-LW zoning district to allow for 42-foot Single-Family Homes and 45-foot Townhomes

STREET LOCATION: 145 Thompson Street, 155 Thompson Street, 165 Thompson Street, 175 Thompson Street, and 185 Thompson Street (+/- 2.20 acres)

PROPOSED DEVELOPMENT: 10 Single-Family Homes; 7 Townhomes

PLANNING COMMISSION HEARING

March 3, 2016

6:30 PM

CITY COUNCIL HEARING

March 28, 2016

7:30 PM

PUBLIC HEARING LOCATION

Alpharetta City Hall

2 Park Plaza

Alpharetta, Georgia 30009

If you have questions about the Application, please contact Jill Arnold at (404) 665-1243 or jarnold@pftlegal.com.

Sincerely,


Jill Arnold



Name and Address of Sender
Jill Arnold, Esq.
Pursley Friese Torgrimson, LLP
1230 Peachtree Street, Suite 1200
Atlanta, GA 30309

☐ Adult Signature Required	☐ Priority Mail Express
☐ Adult Signature Restricted Delivery	☐ Registered Mail
☐ Certified Mail	☐ Return Receipt for Merchandise
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation
☐ Collect on Delivery (COD)	☐ Signature Confirmation Restricted Delivery
☐ Insured Mail	
☐ Priority Mail	

USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	.49	.38										
HENDERLIGHT CAROL W												
12506 WEXCROFT LN												
ALPHARETTA GA 30009 8761												
2.	.49	.38										
GLEITER LINDA DICKERSON												
12500 WEXCROFT LN												
ALPHARETTA GA 30004												
3.	.49	.38										
TORTORELLO MICHAEL F												
12515 WEXCROFT LN												
ALPHARETTA GA 30009												
4.	.49	.38										
MC MAHON KEVIN J												
310 OAK RIDGE TER												
ALPHARETTA GA 30005 2580												
5.	.49	.38										
2405 OLD MILTON PARKWAY LLC												
P O BOX 550345												
ATLANTA GA 30355												
6.	.49	.38										
SULLIVAN BEVERLY A												
138 MOSSLAND DR												
PERRY GA 31069 9213												
7.	.49	.38										
STEPHENS HAROLD A & PEGGY												
319 CANTON ST												
ALPHARETTA GA 30009												
8.	.49	.38										
CHESTER CHARLES E												
2465 OLD MILTON PKWY												
ALPHARETTA GA 30004												

Postmaster, Per (Name of receiving employee)

Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

8

8

Complete in Ink

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PS Form 3877, April 2015 (Page 1 of 2)

PSN 7530-02-000-9098



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U.S. POSTAGE
PAID
ATLANTA, GA
30309
FEB 03, 16
AMOUNT
\$18.62
R2304M115962-20

Accountable Mail



Name and Address of Sender
Jill Arnold, Esq.
Pursley Friese Torgimson, LLP
1230 Peachtree Street, Suite 1200
Atlanta, GA 30309

☐ Adult Signature Required	☐ Priority Mail Express
☐ Adult Signature Restricted Delivery	☐ Registered Mail
☐ Certified Mail	☐ Return Receipt for Merchandise
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation
☐ Collect on Delivery (COD)	☐ Signature Confirmation Restricted Delivery
☐ Insured Mail	
☐ Priority Mail	

USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
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1.

MATTS WALTER I & SANDRA L
12504 WEXCROFT LN
ALPHARETTA GA 30009 8761

2.

ROBERT M STEVENS LIVING TRUST
12511 WEXCROFT LANE
ALPHARETTA GA 30009

3.

RONALD D & LINDA J COLEMAN
TRUST AGREEMENT THE
514 WHITE PELICAN CIR
VERO BEACH FL 32963

4.

DREYFUS PROPERTIES L L C
6094 ODELL ST
CUMMING GA 30040

5.

RANSOPHER TAD D
82 THOMPSON ST
ALPHARETTA GA 30004

6.

MOSS LESLIE MOSS RHONDA
112 THOMPSON ST
ALPHARETTA GA 30004

7.

STEPHENS PEGGY & HAROLD
ENTERPRISES L P
319 CANTON ST
ALPHARETTA GA 30009

8.

KYLE A ROBINSON PROPERTIES II LLC
918 HOLCOMB BRIDGE RD SUITE 100
ROSWELL GA 30076

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office
8	8

Postmaster, Per (Name of receiving employee)

Complete in Ink

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U.S. POSTAGE
PAID
ATLANTA, GA
30309
FEB 03, '16
AMOUNT
\$4.94
R2304M115962-20

IN POST
ccountable Mail

FEB 05 2016



Firm Mailing Book For Accountable Mail

Name and Address of Sender
Jill Arnold, Esq.
Pursley Friese Torgimson, LLP
1230 Peachtree Street, Suite 1200
Atlanta, GA 30309

☐ Adult Signature Required	☐ Priority Mail Express
☐ Adult Signature Restricted Delivery	☐ Registered Mail
☐ Certified Mail	☐ Return Receipt for Merchandise
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation
☐ Collect on Delivery (COD)	☐ Signature Confirmation Restricted Delivery
☐ Insured Mail	
☐ Priority Mail	

Affix Stamp Here
(If issued as an international certificate of mailing or for additional copies of this receipt),
Postmark with Date of Receipt.



USPS Tracking/Article Number

Addressee (Name, Street, City, State, & ZIP Code™)

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
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1.	LUMSDEN DONNA KAY 12502 WEXCROFT LANE UNIT 283 ALPHARETTA GA 30009	.49	.38									
2.	EICKHOFF ROBERT W & NIKKI C 12513 WEXCROFT LANE ALPHARETTA GA 30009	.49	.38									
3.	RODDY JOSEPH H & KIMBERLY A 284 CANTON ST ALPHARETTA GA 30004 1339	.49	.38									
4.	MULL JAMES R 2385 OLD MILTON PKY ALPHARETTA GA 30009	.49	.38									
5.	RANSOPHER TAD D 82 THOMPSON ST ALPHARETTA GA 30004	.49	.38									
6.	STEPHENS HAROLD A & PEGGY 319 CANTON ST ALPHARETTA GA 30009	.49	.38									
7.	AYCOCK ELVIN 185 THOMPSON ST ALPHARETTA GA 30004	.49	.38									
8.	WADE JACKIE J 184 THOMPSON ST ALPHARETTA GA 30004 1726	.49	.38									

Handling Charge - if Registered and over \$50,000 in value

Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling

Total Number of Pieces Listed by Sender
8

Total Number of Pieces Received at Post Office
8

Postmaster, Per (Name of receiving employee)

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit usps.com/privacypolicy.



Firm Mailing Book For Accountable Mail

Name and Address of Sender
Jill Arnold, Esq.
Pursley Friese Torgimson, LLP
1230 Peachtree Street, Suite 1200
Atlanta, GA 30309

☐ Adult Signature Required	☐ Priority Mail Express
☐ Adult Signature Restricted Delivery	☐ Registered Mail
☐ Certified Mail	☐ Return Receipt for Merchandise
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation
☐ Collect on Delivery (COD)	☐ Signature Confirmation Restricted Delivery
☐ Insured Mail	
☐ Priority Mail	

Affix Stamp Here
(if issued as an international certificate of mailing or for additional copies of this receipt).
Postmark with Date of Receipt.



USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage (Extra Service) Fee	Handling Charge	Actual Value	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
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1.	GLUCK PROPERTIES LLC 2455 OLD MILTON PKWY ALPHARETTA GA 30004	.49	.38										
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2.	STATE BANK & TRUST COMPANY 4219 FORSYTH RD MACON GA 31208	.49	.38										
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3.	GILKEY SCOTT L 2095 WILSHIRE GLN ALPHARETTA GA 30009	.49	.38										
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4.	LEWIS J PEEVY LIVING TRUST 485 CARYBELL LN ALPHARETTA GA 30004 6302	.49	.38										
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5.	WADE JACKIE J & DOROTHY J 184 THOMPSON ST ALPHARETTA GA 30004 1726	.49	.38										
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6.	BETHEA JOHN D & ZHANG XIAOLING 139 PARK POINTE WAY SUWANEE GA 30024	.49	.38										
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7.	MAYFIELD TRADING LLC 485 CARYBELL LN ALPHARETTA GA 30004	.49	.38										
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8.	ACADEMY PARK NEIGHBORHOOD ASSOCIATION INC 1465 NORTHSIDE DR NW STE 128 ATLANTA GA 30318 4244	.49	.38										
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1.	JONES KEITH A & JILL A 122 THOMPSON ST ALPHARETTA GA 30004	.49	.38									
2.	STEPHENS HAROLD A & PEGGY 319 CANTON ST ALPHARETTA GA 30009	.49	.38									
3.	LEWIS J PEEVY LIVING TRUST THE 485 CARYBELL LN ALPHARETTA GA 30004	.49	.38									
4.	DEPT OF TRANSPORTATION 2 CAPITOL SQUARE ATLANTA GA 30334	.49	.38									
5.	PORTER DAVID E 376 AIR ACRES WAY WOODSTOCK GA 30188 2910	.49	.38									
6.	JONES JAMES T & JONES CATHERINE G 2305 DINSMORE RD ALPHARETTA GA 30004	.49	.38									
7.	STEPHENS HAROLD A & PEGGY 319 CANTON ST ALPHARETTA GA 30009	.49	.38									
8.	TIFFANY SQUARE HOMEOWNERS ASSOC 4004 TIFFANY SQ ALPHARETTA GA 30009 3768	.49	.38									

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1.	UNITED STATES POSTAL SERVICE 1735 NORTH BROWN RD SUITE 200 LAWRENCEVILLE GA 30043 8153	.49	.38											
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2.	STRAIN MYRON I 233 FIELDS CHAPEL RD CANTON GA 30114	.49	.38											
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3.	LEWIS J PEEVY LIVING TRUST THE 485 CARYBELL LN ALPHARETTA GA 30004	.49	.38											
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4.	OLD MILTON LEASING ENTERPRISES LLC & NORRIS PROPERTY HOLDINGS LLC 1645 EVERSEDGE DR ALPHARETTA GA 30004	.49	.38											
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5.	FULTON CONCRETE COMPANY INC 1200 URBAN CENTER DR BIRMINGHAM AL 35242 2545	.49	.38											
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6.	KALDANI NARDEN & KAHVAZADEH HAMID R 145 THOMPSON ST ALPHARETTA GA 30004	.49	.38											
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7.	ACADEMY PARK NEIGHBORHOOD ASSN P O BOX 87363 ATLANTA GA 30337	.49	.38											
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8.	COMSTOCK GREGORY W & KATHLEEN M 12300 DANCLIFF TRCE ALPHARETTA GA 30009	.49	.38											
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1.	CITY OF ALPHARETTA 2 S MAIN ST ALPHARETTA GA 30004	.49	.38									
2.	MAYFIELD TRADING LLC 485 CARYBELL LN ALPHARETTA GA 30004	.49	.38									
3.	LEWIS J PEEVY LIVING TRUST THE 485 CARY BELL LN ALPHARETTA GA 30004	.49	.38									
4.	PEEVY JACK 485 CARYBELL LN ALPHARETTA GA 30004	.49	.38									
5.	AVREN LINDA L & DOUGLAS 205 HEMBREE PARK TERR ROSWELL GA 30076	.49	.38									
6.	TURNER ALBERT K 145 PARK ST ALPHARETTA GA 30004 1720	.49	.38									
7.	GUSKI STANLEY E & GUSKI BONNIE J 12310 DANCLIFF TRC ALPHARETTA GA 30009	.49	.38									
8.	CAMPBELL THOMAS J & KOWALSKI ROBERT E 12320 DANCLIFF TRCE ALPHARETTA GA 30009	.49	.38									

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1.	MEEKER DAVID A & NANCY S 12330 DANCLIFF TRCE ALPHARETTA GA 30009 8710	.49	.38											
2.	FUQUA DOROTHY TODD 10745 Morton Chase Way ALPHARETTA GA 30022-5699	.49	.38											
3.	BELL ANCA P.O. BOX 201962 DENVER CO 80220	.49	.38											
4.	STEPHENS HAROLD A & PEGGY 319 CANTON ST ALPHARETTA GA 30009	.49	.38											
5.	MC DANIEL MARK F MC DANIEL LISA J 1556 CENTRAL PKWY HAROLD FL 32563	.49	.38											
6.	OLD MILTON HOLDINGS, LLC 5100 PEACHTREE PKWY, SUITE 200 NORCROSS, GEORGIA 30092	.49	.38											
7.		.49	.38											
8.		.49	.38											

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PURSLEYFRIESE
TORGRIMSON

G. Douglas Dillard
404-665-1241

E-mail
ddillard@pftlegal.com

January 25, 2016

Via Hand Delivery and E-mail

Mayor Belle Isle and Members of the City Council
c/o Kathi Cook, Director of Community Development
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

Re: Old Milton Holdings, LLC; Z-15-12; Second Amendment to Rezoning
Application

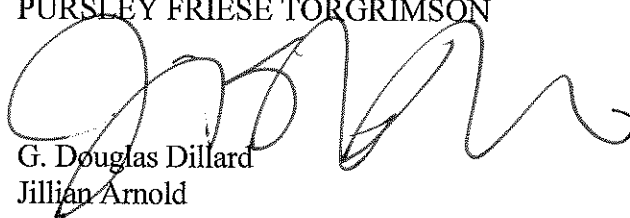
Dear Mayor Belle Isle and Members of the City Council:

Please find enclosed the Applicant's Second Amendment for the above-referenced rezoning application. The Second Amendment includes a revised Letter of Intent and Site Plan.

Thank you and please contact me with any questions.

Very truly yours,

PURSLEY FRIESE TORGRIMSON



G. Douglas Dillard
Jillian Arnold

SECOND AMENDMENT TO
REZONING APPLICATION
CITY OF ALPHARETTA

IN RE:)
)
OLD MILTON HOLDINGS, LLC) Application No. Z-15-12
Applicant,)
)
+/- 2.20 acres of land located in Land Lots)
749 and 802, 2nd Section, 1st District)
of Fulton County)
)

COMES NOW the Applicant, OLD MILTON HOLDINGS, LLC, and respectfully requests that the above-captioned Rezoning Application be amended as follows:

1.

By incorporating the attached Site Plan attached hereto as Exhibit "1" in lieu of the Site Plan filed with the Application on August 3, 2015 and January 11, 2016.

2.

By incorporating the attached Revised Letter of Intent and Review Criteria attached hereto as Exhibit "2" in lieu of the Letter of Intent filed with the Application on August 3, 2015.

WHEREFORE, the Applicant respectfully requests that this Second Amendment be filed; that the Application be amended in accordance with this Second Amendment; and that the Applicant has such other and further relief as is just and proper under the circumstances.

Respectfully submitted,

PURSLEY FRIESE TORGRIMSON



G. Douglas Dillard
Jillian Arnold
Attorneys for Applicant

1230 Peachtree Street, NE
Suite 1200, Promenade
Atlanta, GA 30309
404-665-1241

Development Summary

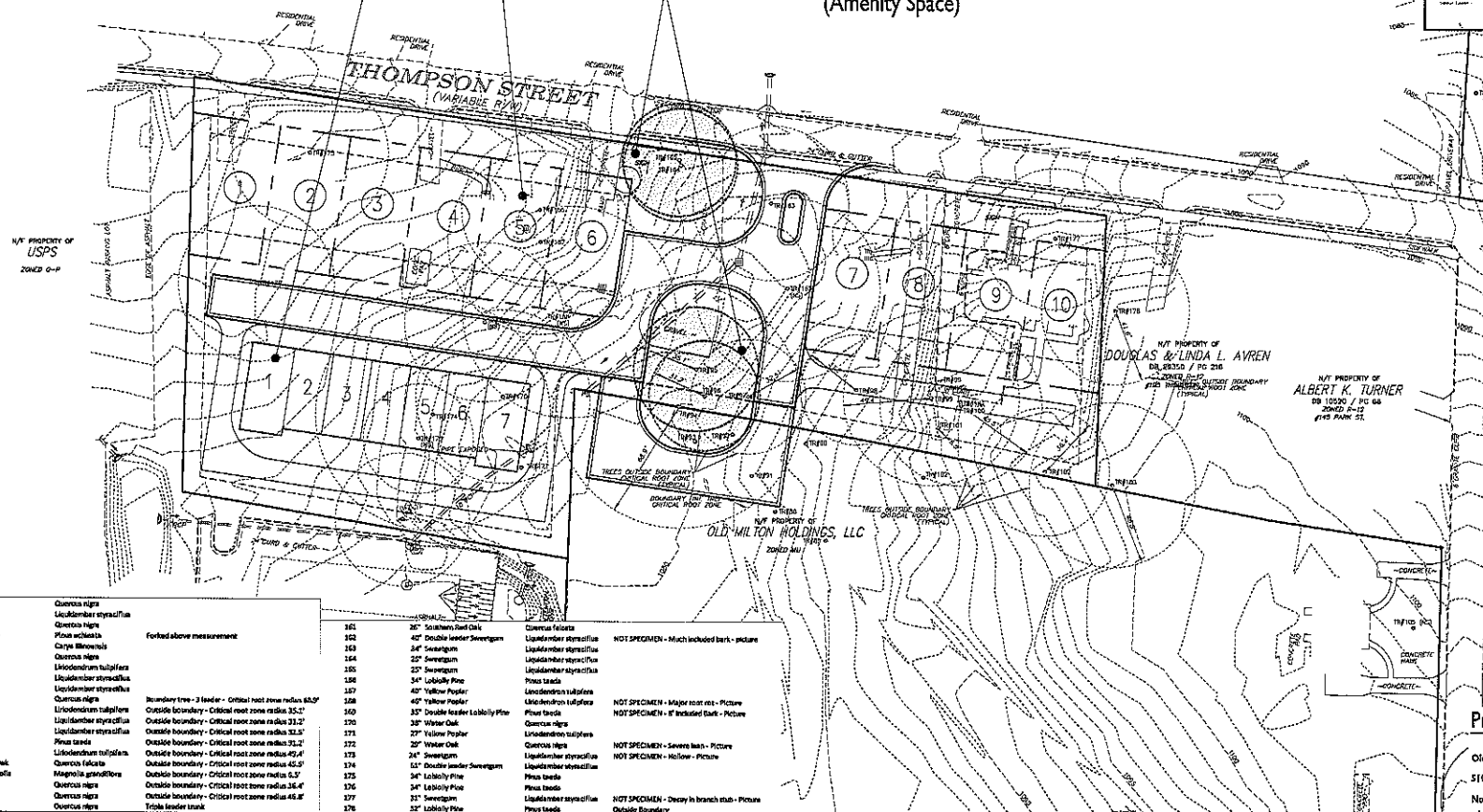
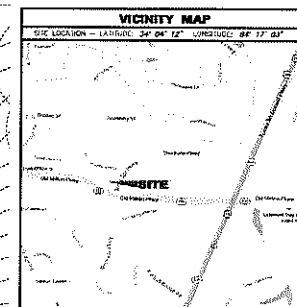
LAND LOTS: 24 & 25
 LOT: 24 & 25
 Subdividing: 24 & 25
 Proposed Zoning: R-10
 Proposed Zoning: R-10
 Site Area: 2.17 ac.
 Number of Lots: 17
 Lot Area: 12
 Density: 7.24 units/acre
 Front: 10'
 Side: 10'
 Rear: 10'
 Minimum Building Height: 45' (3 stories) - Victorian Regency
 Required Setback: 25 ft (100%)
 Actual Setback: 25 ft

Typical Townhome
 (22' x 46' & 24' x 50')

Typical Lot (40' x 80')

Tree Save Areas
 (Amenity Space)

N/E PROPERTY OF
 HAROLD A. & PEGGY STEPHENS
 DB 01850 / PG 277
 ZONED R-10
 1/4 THOMPSON SUBDIVISION
 (PLAT BOOK 11, PAGE 18)



TREE LEGEND

25	35'	Water Oak	Quercus nigra
26	25'	Sweetgum	Liquidambar styraciflua
27	35'	Water Oak	Quercus nigra
28	35'	Short Leaf Pine	Pinus strobus
29	30'	Pecan	Carya illinoensis
30	25'	Water Oak	Quercus nigra
31	30'	Yellow Poplar	Liriodendron tulipifera
32	25'	Sweetgum	Liquidambar styraciflua
33	30'	Sweetgum	Liquidambar styraciflua
34	35'	Water Oak	Quercus nigra
35	25'	Yellow Poplar	Liriodendron tulipifera
36	25'	Sweetgum	Liquidambar styraciflua
37	25'	Sweetgum	Liquidambar styraciflua
38	25'	Yellow Poplar	Liriodendron tulipifera
39	30'	Yellow Poplar	Liriodendron tulipifera
40	35'	Southern Red Oak	Quercus falcata
41	15'	Southern Magnolia	Magnolia grandiflora
42	35'	Water Oak	Quercus nigra
43	35'	Water Oak	Quercus nigra
44	45'	Water Oak	Quercus nigra
45	35'	Southern Red Oak	Quercus falcata
46	25'	Sweetgum	Liquidambar styraciflua
47	35'	Water Oak	Quercus nigra
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199	35'	Water Oak	Quercus nigra
200	35'	Water Oak	Quercus nigra

NOT SPECIMEN - Much included bark - Picture
 NOT SPECIMEN - Major root rot - Picture
 NOT SPECIMEN - If included Bark - Picture
 NOT SPECIMEN - Severe bark - Picture
 NOT SPECIMEN - Hollow - Picture
 NOT SPECIMEN - Decay in branch stub - Picture
 Outside Boundary

Property Owner/ Applicant

Old Milton Holdings, LLC
 5100 Peachtree Parkway, Suite 200
 Norcross, GA 30092



PRELIMINARY SITE PLAN

EAST VILLAGE

Alpharetta, Georgia

PROJECT INFORMATION

PROJECT NO.: 15-3749
 DATE: 8-3-2015; REVISED 1-22-2016
 SCALE: 1" = 30'
 FILE NAME: 15-3749CON.dwg
 DESIGN/DRAWN: SLR/MDA

Revised Letter of Intent and Review Criteria

City of Alpharetta Rezoning and Variance Application

Applicant: Old Milton Holdings, LLC

Property:

+/- 2.20 acres of Land

Located in

Land Lots 749 and 802, 2nd Section, 1st District, Fulton County

O-P and R-12 to DT-LW

&

Height Variance

Submitted for Applicant by:

G. Douglas Dillard

Jillian Skinner Arnold

PURSLEY FRIESE TORGRIMSON

1230 Peachtree Street, Suite 1200

Atlanta, Georgia 30309

(404) 665-1243

ddillard@pftlegal.com

jarnold@pftlegal.com

I. INTRODUCTION

The subject property is approximately 2.20 acres of land located in Land Lots 749 and 802, 2nd Section, 1st District in Fulton County (the "Property"). The current zoning is a mixture of residential (R-12) and office (O-P) uses, and includes a number of dated single-family detached dwellings. The Property has for the most part become sub-standard as a result of the recently-approved mixed use developments in the area, including the adjacent Old Milton Village mixed use project (Case # CLUP-14-07; Z-14-11; V-14-26), Avalon, and the Alpharetta City Center project. The property's unique position as a corridor between Old Milton Village and Avalon to downtown Alpharetta makes it ideally situated for the proposed mix of residential uses.

The Applicant's intent is to create a truly unique planned community that prioritizes livability and connectivity, and which balances the City's need for a variety of housing options within walking distance to retail, office and restaurant uses. It should be noted that the Property at issue in this zoning application is an extension of the adjacent Old Milton Village community.

II. REZONING REQUEST

Old Milton Holdings, LLC (the "Applicant") is requesting said Property be rezoned to the Downtown Live-Work (DT-LW) zoning category to allow for 7 "For Sale" attached townhomes and 10 "For Sale" single-family detached residences, for a total of 17 new "For Sale" residences at a residential density of 7.76 units/acre. Concurrent with the rezoning request, the Applicant is also requesting a height variance to allow the proposed townhomes and single-family homes to exceed the height of the DT-LW zoning district. The height and design of the townhomes and single-family homes on the Property will be consistent with the height of the townhomes and single-family homes on the adjacent MU (Old Milton Village) property.

The detached single-family residences will be 2,200-3,800 square foot homes, while the attached single-family townhomes will be 2,200-3,800 square foot residences. The architectural style of the single-family homes and townhomes will be consistent with the Downtown Overlay and adjacent Old Milton Village development. Residential elevations are included in the enclosed application. The proposed residences will seamlessly integrate with the residential and non-residential uses approved in the neighboring Mixed Use zoning district (Old Milton Village) in terms of design, character, and standardized architectural elements.

Finally, the Rezoning Request is consistent with the Downtown Alpharetta Master Plan (“Master Plan”). According to the Master Plan, the Old Milton/Thompson Street Corridor is “envisioned as a primarily residential and residential-compatible, professional-office district capitalizing on the short walk or bike ride to these other areas....[and] buildings in the Thompson Street area should be relatively small and compatible with the character of single-family houses and townhouses.”¹ The City’s Downtown Master Plan also notes:

“The demand is high for lifestyle and convenience housing that provides a desirable mix of attributes in addition to the square footage of the home. Additionally, nearby quality schools, shopping, restaurants, and other services that create a true community feel are increasingly appealing to empty nester Baby Boomers, Millennials, and young professionals who are coming to Alpharetta for high tech job opportunities. These trends bode well for Downtown Alpharetta serving as a housing location over the next several years.”²

The Applicant’s Rezoning Request promotes the City’s goal of providing more housing options within and around downtown as it is providing 17 new townhomes and single-family homes, which are specifically identified as desirable housing types in the City’s Master Plan.

III. PLANNING COMMISSION REVIEW CRITERIA

The Applicant satisfies all of the criteria for rezoning as set forth in the City’s Unified Development Code.

1) How will this proposal be compatible with surrounding properties?

The Applicant’s rezoning proposal is compatible with surrounding properties, many of which are in a transitional state or have recently been approved for mixed use development, including attached and detached residential uses. The Property is adjacent to MU, O-P, O-I, and R-12, and is between the new Alpharetta City Center project, a recently-approved 21-acre Mixed Use Project (Old Milton Village) and Avalon. Furthermore, the proposed residences will seamlessly integrate with the residential and non-residential uses approved in the neighboring Mixed Use zoning district in terms of design, character, and standardized architectural elements.

¹Downtown Alpharetta Master Plan, p. 97

² Downtown Alpharetta Master Plan, p. 35.

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

The proposed residential development will enhance the area and surrounding property values by redeveloping under-utilized properties. The proposed residential development is an extension of the Old Milton Village development approved by the City in March 2015.

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

No, the property cannot be developed for a reasonable economic use as currently zoned. Portions of the property are currently zoned single-family residential and office-professional. The current patchwork zoning on the Property detracts from its potential economic use and value, especially considering the redevelopment projects and mixed use zonings approved for adjacent and nearby properties.

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

The Applicant proposes 17 new "For Sale" residences. The anticipated increase in the total population would be 45-50 residents according to U.S. Census statistics, many of which may simply be moving from within the Alpharetta community. This nominal increase in population will not impact traffic in the area. Moreover, the benefit of providing increased residential options near groceries, retail, restaurants, etc., as the Applicant proposes with this Rezoning Request, reduces the dependence on automobiles which takes traffic off of the streets.

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

The increase in the number of new students will be nominal since the anticipated increase in the total population would only be 45-50 residents, many of which may be families without children or families that choose to send their children to private schools. Adequate public facilities exist in and around the subject property to support the Rezoning Request. As such, there is no expected impact on utilities.

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

Yes. The Rezoning Request is consistent with the Master Plan. The Downtown Master Plan designates the Property as Mixed Use-Live Work. The Mixed Use Live Work character area explicitly identifies the requested zoning district, DT-LW, as an appropriate and compatible zoning district. The Master Plan also specifically identifies townhomes and single-family detached residences as permitted and desirable uses in the Mixed Use Live Work character area and DT-

LW zoning district. The Old Milton/Thompson Street Corridor is “envisioned as a primarily residential and residential-compatible, professional-office district capitalizing on the short walk or bike ride to these other areas...[and] buildings in the Thompson Street area should be relatively small and compatible with the character of single-family houses and townhouses.”³ As such, the Rezoning Request is consistent with the policy, intent, and plain language of the Master Plan.

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

Yes. There are changing conditions which affect the development of the Property and support the proposed request. The Property is ideally situated between the new Alpharetta City Center project and Avalon, and is adjacent to the recently-approved 21-acre Old Milton Village project, all of which are mixed use developments. The current R-12 and O-P patchwork zoning is no longer economically viable or appropriate for the changing conditions in the area.

IV. VARIANCE REQUEST AND REVIEW CRITERIA

Concurrent with the rezoning request, the Applicant seeks a variance to allow 45-foot townhomes and 42-foot single-family homes on the Property. The variance is necessitated by the fact that the Property will be developed as an extension of the adjacent Old Milton Village planned community, which allows 45-foot townhomes and 42-foot single-family homes. This Application meets the criteria for variances as set forth in the Alpharetta Unified Development Code, § 4.5.3.

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

Yes, there are extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, topography, and location within the City of Alpharetta. In March of 2015, the City Council approved the Old Milton Village mixed use zoning on the adjacent 21-acre parcel, which included townhomes at a height of 45 feet and single-family homes along Thompson Street. As noted above, the Applicant intends to develop the 2.2-acre site as an extension of the 21-acre mixed use property, with identical single-family homes and townhomes. A variance is required to allow the heights of the townhomes and single-family homes on the 2.2-acre site to

³ Downtown Alpharetta Master Plan, p. 97

match the height of the homes on the adjacent 21-acre property. The height variance will allow uniform residential development along the Thompson Street Corridor.

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

Yes, the application of the Zoning Code standards as they relate to the property would cause an unnecessary hardship. The DT-LW zoning district standards limit the height of residences on the Property to 40 feet, which is an arbitrary height requirement with no relation to the public health, safety, morals or welfare. The imposition of that height limitation on the Property would force a different residential product to be developed on the Property than that which will be developed on the adjacent 21-acre site. Again, the Applicant's intent is to incorporate the 2.20 acre site into the adjacent 21-acre site such that the project is one unified planned development. Uniformity in development along the Thompson Street corridor is critical to the aesthetics of this area as a gateway to the City Center project and Avalon. The requested height variances would allow uniform development along the south side of Thompson Street.

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

The subject property is uniquely positioned across Westside Parkway from the new Avalon mixed use development and the recently-approved 21-acre mixed use development. The property's adjacency to these new projects provides the City with an opportunity to capitalize on the rapidly changing uses of surrounding and contiguous properties. The proposed rezoning and associated variances will compliment Avalon and surrounding properties, and the broader changing conditions in this area.

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

No, the variance, if granted, would not cause a substantial detriment to the public good or impair the intent of the Zoning Code. On the contrary, the relief, if granted, would allow for the development of a uniform and cohesive mixed-use community along the Thompson Street corridor. Moreover, no precedent is set with this variance request because the Property for which

it is sought is part of a larger development scheme that is already entitled to the height allowances requested herein.

CONSTITUTIONAL AND ANTE LITEM NOTICE

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

The portions of the City of Alpharetta Unified Development Code, facially and as applied to the Property, which restrict the Property to any zoning classification, uses, or to any zoning district other than that proposed by the Applicant are unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the City of Alpharetta Unified Development Code, facially and as applied to the Property, which restricts the Property to any zoning classification, uses, heights, or to any conditions other than the those as proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests. A denial of this Application would constitute an arbitrary and capricious act by the City of Alpharetta without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Alpharetta City Council to rezone the Property in accordance with the zoning criteria as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to a unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal by the City of Alpharetta City Council to grant the variance as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any use restrictions or conditions placed on the Property which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

Finally, we would like to go on record challenging the constitutionality of the City of Alpharetta Tree Ordinance ("Tree Ordinance"), both facially and as applied in this case, as it violates both the Constitution of the State of Georgia of 1983 and the Fourteenth Amendment and Fifth Amendment to the Constitution of the United States. The Tree Ordinance unlawfully delegates unbridled discretion to administrative officials without providing sufficient objective criteria by which the administrative officials can evaluate compliance with the Tree Ordinance. Moreover, the Tree Ordinance constitutes a taking of valuable property rights in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the

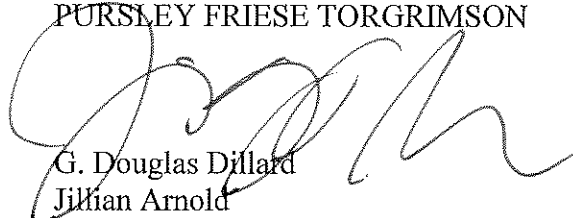
Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests. Finally, the Tree Ordinance is unconstitutionally vague and indefinite that men of common intelligence must necessarily guess at its meaning and differ as to its application in violation of due process.

The existing zoning classifications and height restrictions which prohibit the Applicant's use of the property are unconstitutional. This notice is being given to comply with the provisions of O.C.G.A. § 36-33-5 to afford the City an opportunity to revise the Property to a constitutional classification and grant the requested height variance. If action is not taken by the City to rectify this unconstitutional zoning classification within a reasonable time, a claim will be filed in the Superior Court of Fulton County demanding just and adequate compensation under Georgia law for the taking of the Property, diminution of value of the Property, attorney's fees and not less than \$4,000,000.00 in other damages arising out of the unlawful deprivation of the Applicant's property rights.

Accordingly, your Applicant respectfully requests that this Application be granted as requested by the Applicant. If there are any questions about this rezoning request, you may contact me at 404-665-1243 or jarnold@pftlegal.com.

Sincerely,

PURSLEY FRIESE TORGRIMSON



G. Douglas Dillard
Jillian Arnold
Attorneys for Applicant

CITY OF ALPHARETTA

Z-15-12
OLD MILTON HOLDINGS/DT- LW

PUBLIC HEARING APPLICATION

☐ 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: Old Milton Holdings, LLC c/o Jill Arnold Telephone: 404-665-1243
Address: Pursley Friese Torgrimson
1230 Peachtree Street, NE Suite: 1200
City: Atlanta State: GA Zip: 30309 Fax: 404-876-4757
Mobile Tel: 615-714-1755 Email: jarnold@pftlegal.com

Subject Property Information:

Address: Please see attached list. Current Zoning: O-P; R-12
District: 1 Section: 2 Land Lot: 0749; 802 Parcel ID: Please see attached list.
Proposed Zoning: DT-LW Current Use: Office; 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): _____ |

Tax Parcel ID	Address	Owner
12 -2704-0749-066-7	145 Thompson	Hamid
12 -2704-0749-065-9	155 Thompson	Jim Jones
12 -2704-0749-023-8	165 Thompson	Scott Gilkey
12 -2704-0749-022-0	175 Thompson	Myron Strain
12 -2704-0749-021-2	185 Thompson	Elvin Aycock

Thompson Street- Additional Property
Property Description

All that tract or parcel of land lying and being Land Lots 749 and 802, 1st District, 2ND Section, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at the intersection of the northwestern intersection of the northern right-of-way of Thompson Street (variable right-of-way) with the western Right of Way of Park Street (30' right-of-way), said point being the **POINT OF BEGINNING**; thence running westerly along the Southern Right of Way of Thompson a distance of 185.33 feet to a point, said point being the **TRUE POINT OF BEGINNING**; thence departing the Right of Way of Thompson Street South 2 degrees 3 minutes 19 seconds West a distance of 153.13 feet to a point; thence North 79 degrees 31 minutes 4 seconds West a distance of 99.39 feet to a point; thence South 1 degrees 59 minutes 96 seconds West a distance of 96.42 feet to a point; thence North 80 degrees 22 minutes 13 seconds East a distance of 220.30 feet to a point; thence North 1 degrees 19 minutes 50 seconds East a distance of 235.10 feet to a point, said point being on the Southern Right of Way of Thompson Street; thence South 81 degrees 33 minutes 21 seconds West a distance of 519.52 feet to a point, said point being the **TRUE POINT OF BEGINNING**;

Said tract of land contains 2.19 Acres (95,519.17 sf).

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: Old Milton Holdings, LLC; Thompson Street rezoning

Contact Name: Jill Arnold, Esq.

Telephone: 404-665-1243

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

Please see attached list.

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

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

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

A letter will be sent to adjacent and nearby property owners with information about the rezoning proposal.

Owner	OwnerAddr1	OwnerAddr2	ParcellID
HENDERLIGHT CAROL W	12506 WEXCROFT LN	ALPHARETTA GA 30009 8761	22 498312671084
MATTS WALTER J & SANDRA L	12504 WEXCROFT LN	ALPHARETTA GA 30009 8761	22 498312671092
LUMSDEN DONNA KAY	12502 WEXCROFT LANE UNIT 283	ALPHARETTA GA 30009	22 498312671100
GLEITER LINDA DICKERSON	12500 WEXCROFT LN	ALPHARETTA GA 30004	22 498312671118
ROBERT M STEVENS LIVING TRUST THE	12511 WEXCROFT LANE	ALPHARETTA GA 30009	22 498312671126
EICKHOFF ROBERT W & NIKKI C	12513 WEXCROFT LANE	ALPHARETTA GA 30009	22 498312671134
TORTORELLO MICHAEL F	12515 WEXCROFT LN	ALPHARETTA GA 30009	22 498312671142
RONALD D & LINDA J COLEMAN TRUST AGREEMENT	514 WHITE PELICAN CIR	VERO BEACH FL 32963	22 498312671159
RODDY JOSEPH H & KIMBERLY A	284 CANTON ST	ALPHARETTA GA 30004 1339	22 498412680381
MC MAHON KEVIN J	310 OAK RIDGE TER	ALPHARETTA GA 30005 2580	12 270307480347
DREYFUS PROPERTIES L L C	6094 ODELL ST	CUMMING GA 30040	12 270307480396
MULL JAMES R	2385 OLD MILTON PKY	ALPHARETTA GA 30009	12 270307480636
2405 OLD MILTON PARKWAY LLC	P O BOX 550345	ATLANTA GA 30355	12 270307480644
RANSOPHER TAD D	82 THOMPSON ST	ALPHARETTA GA 30004	12 270307480701
RANSOPHER TAD D	82 THOMPSON ST	ALPHARETTA GA 30004	12 270307480719
SULLIVAN BEVERLY A	138 MOSSLAND DR	PERRY GA 31069 9213	12 270307480743
MOSS LESLIE MOSS RHONDA	112 THOMPSON ST	ALPHARETTA GA 30004	12 270307480776
STEPHENS HAROLD A & PEGGY	319 CANTON ST	ALPHARETTA GA 30009	12 270407490014
STEPHENS HAROLD A & PEGGY	319 CANTON ST	ALPHARETTA GA 30009	12 270407490071
STEPHENS PEGGY & HAROLD ENTERPRISES L P	319 CANTON ST	ALPHARETTA GA 30009	12 270407490170
AYCOCK ELVIN	185 THOMPSON ST	ALPHARETTA GA 30004	12 270407490212
CHESTER CHARLES E	2465 OLD MILTON PKWY	ALPHARETTA GA 30004	12 270407490402
KYLE A ROBINSON PROPERTIES II LLC	918 HOLCOMB BRIDGE RD SUITE 100	ROSWELL GA 30076	12 270407490493
WADE JACKIE J	184 THOMPSON ST	ALPHARETTA GA 30004 1726	12 270407490568
PEEVY JACK	485 CARYBELL LN	ALPHARETTA GA 30004	12 270407490592
AVREN LINDA L & DOUGLAS	205 HEMBREE PARK TERR	ROSWELL GA 30076	12 270407490618
TURNER ALBERT K	145 PARK ST	ALPHARETTA GA 30004 1720	12 270407490626
CITY OF ALPHARETTA	2 S MAIN ST	ALPHARETTA GA 30004	12 270407490683
MAYFIELD TRADING LLC	485 CARYBELL LN	ALPHARETTA GA 30004	12 270407490709
LEWIS J PEEVY LIVING TRUST THE	485 CARY BELL LN	ALPHARETTA GA 30004	12 270407490733
GLUCK PROPERTIES LLC	2455 OLD MILTON PKWY	ALPHARETTA GA 30004	12 270007490059
JONES KEITH A & JILL A	122 THOMPSON ST	ALPHARETTA GA 30004	12 270307480768
UNITED STATES POSTAL SERVICE	1735 NORTH BROWN RD SUITE 200	LAWRENCEVILLE GA 30043 8153	12 270307480800

STATE BANK & TRUST COMPANY	4219 FORSYTH RD	MACON GA 31208	12 270307480818
STEPHENS HAROLD A & PEGGY	319 CANTON ST	ALPHARETTA GA 30009	12 270407490188
STRAIN MYRON I	233 FIELDS CHAPEL RD	CANTON GA 30114	12 270407490220
GILKEY SCOTT L	2095 WILLSHIRE GLN	ALPHARETTA GA 30009	12 270407490238
LEWIS J PEEVY LIVING TRUST THE	485 CARYBELL LN	ALPHARETTA GA 30004	12 270407490279
LEWIS J PEEVY LIVING TRUST THE	485 CARYBELL LN	ALPHARETTA GA 30004	12 270407490287
LEWIS J PEEVY LIVING TRUST	485 CARYBELL LN	ALPHARETTA GA 30004 6302	12 270407490295
DEPT OF TRANSPORTATION	2 CAPITOL SQUARE	ATLANTA GA 30334	12 270407490337
OLD MILTON LEASING ENTERPRISES LLC & NORRIS F	1645 EVERSEDGE DR	ALPHARETTA GA 30004	12 270407490394
WADE JACKIE J & DOROTHY J	184 THOMPSON ST	ALPHARETTA GA 30004 1726	12 270407490550
PORTER DAVID E	376 AIR ACRES WAY	WOODSTOCK GA 30188 2910	12 270407490576
FULTON CONCRETE COMPANY INC	1200 URBAN CENTER DR	BIRMINGHAM AL 35242 2545	12 270407490584
BETHEA JOHN D & ZHANG XIAOLING	139 PARK POINTE WAY	SUWANEE GA 30024	12 270407490634
JONES JAMES T & JONES CATHERINE G	2305 DINSMORE RD	ALPHARETTA GA 30004	12 270407490659
KALDANI NARDEN & KAHVAZADEH HAMID R	145 THOMPSON ST	ALPHARETTA GA 30004	12 270407490667
MAYFIELD TRADING LLC	485 CARYBELL LN	ALPHARETTA GA 30004	12 270407490691
STEPHENS HAROLD A & PEGGY	319 CANTON ST	ALPHARETTA GA 30009	12 270407490741
ACADEMY PARK NEIGHBORHOOD ASSN INC	P O BOX 87363	ATLANTA GA 30337	22 498312670284
ACADEMY PARK NEIGHBORHOOD ASSOCIATION INC	1465 NORTHSIDE DR NW STE 128	ATLANTA GA 30318 4244	22 514212670503
TIFFANY SQUARE HOMEOWNERS ASSOC INC	4004 TIFFANY SQ	ALPHARETTA GA 30009 3768	22 498512680018
COMSTOCK GREGORY W & KATHLEEN M	12300 DANCLIFF TRCE	ALPHARETTA GA 30009	22 514212671030
GUSKI STANLEY E & GUSKI BONNIE J	12310 DANCLIFF TRC	ALPHARETTA GA 30009	22 514212671048
CAMPBELL THOMAS J & KOWALSKI ROBERT E	12320 DANCLIFF TRCE	ALPHARETTA GA 30009	22 514212671055
MEEKER DAVID A & NANCY S	12330 DANCLIFF TRCE	ALPHARETTA GA 30009 8710	22 514212671063
FUQUA DOROTHY TODD	260 SHADY GROVE LN	ALPHARETTA GA 30004	12 270407490022
BELL ANCA	P.O. BOX 201962	DENVER CO 80220	12 270407490030
STEPHENS HAROLD A & PEGGY	319 CANTON ST	ALPHARETTA GA 30009	12 270407490063
MC DANIEL MARK F MC DANIEL LISA J	1556 CENTRAL PKWY	HAROLD FL 32563	12 270407490428

Letter of Intent and Planning Commission Review Criteria

City of Alpharetta Rezoning Application

Applicant: Old Milton Holdings, LLC

Property:

+/- 2.20 acres of Land

Located in

Land Lots 749 and 802, 2nd Section, 1st District, Fulton County

O-P and R-12 to DT-LW

Submitted for Applicant by:

G. Douglas Dillard

Jillian Skinner Arnold

PURSLEY FRIESE TORGRIMSON

1230 Peachtree Street, Suite 1200

Atlanta, Georgia 30309

(404) 665-1243

ddillard@pftlegal.com

jarnold@pftlegal.com

I. INTRODUCTION

The subject property is approximately 2.20 acres of land located in Land Lots 749 and 802, 2nd Section, 1st District in Fulton County (the "Property"). The current zoning is a mixture of residential (R-12) and office (O-P) uses, and includes a number of dated single-family detached dwellings. The Property has for the most part become sub-standard as a result of the recently-approved mixed use developments in the area, including the adjacent Old Milton Village mixed use project (Case # CLUP-14-07; Z-14-11; V-14-26), Avalon, and the Alpharetta City Center project. The property's unique position as a corridor between Old Milton Village and Avalon to downtown Alpharetta makes it ideally situated for the proposed mix of residential uses.

II. REZONING REQUEST

Old Milton Holdings, LLC (the "Applicant") is requesting said Property be rezoned to the Downtown Live-Work (DT-LW) zoning category to allow for 11 "For Sale" attached townhomes and 7 "For Sale" single-family detached residences, for a total of 18 new "For Sale" residences.

The detached single-family residences will be 2,200-3,800 square foot homes, while the attached single-family townhomes will be 2,200-3,800 square foot residences. The architectural style of the single-family homes and townhomes will be consistent with the Downtown Overlay and surrounding development. Based on the Battle House, the homes will be designed in the style of English and American Classicism. The houses will have a variety of brick and stone and siding. The detailing will range from classical (Battle House) to a simple vernacular that maintains classical principles in modest materials. Transitional buildings would need to maintain good proportions and materials to avoid 'cartoonish' interpretations of classical buildings. Overall, the proposed residences will seamlessly integrate with the residential and non-residential uses approved in the neighboring Mixed Use zoning district (Old Milton Village) in terms of design, character, and standardized architectural elements.

Finally, the Rezoning Request is consistent with the Downtown Alpharetta Master Plan ("Master Plan"). According to the Master Plan, the Old Milton/Thompson Street Corridor is "envisioned as a primarily residential and residential-compatible, professional-office district

capitalizing on the short walk or bike ride to these other areas....[and] buildings in the Thompson Street area should be relatively small and compatible with the character of single-family houses and townhouses.”¹The City’s Downtown Master Plan also notes:

“The demand is high for lifestyle and convenience housing that provides a desirable mix of attributes in addition to the square footage of the home. Additionally, nearby quality schools, shopping, restaurants, and other services that create a true community feel are increasingly appealing to empty nester Baby Boomers, Millennials, and young professionals who are coming to Alpharetta for high tech job opportunities. These trends bode well for Downtown Alpharetta serving as a housing location over the next several years.”²

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III. PLANNING COMMISSION REVIEW CRITERIA

The Applicant satisfies all of the criteria for rezoning as set forth in the City’s Unified Development Code.

1) How will this proposal be compatible with surrounding properties?

The Applicant’s rezoning proposal is compatible with surrounding properties, many of which are in a transitional state or have recently been approved for mixed use development, including attached and detached residential uses. The Property is adjacent to MU, O-P, O-I, and R-12, and is between the new Alpharetta City Center project, 21-acre Mixed Use Project (Old Milton Village) and Avalon. Furthermore, the proposed residences will seamlessly integrate with the residential and non-residential uses approved in the neighboring Mixed Use zoning district in terms of design, character, and standardized architectural elements.

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

¹Downtown Alpharetta Master Plan, p. 97

² Downtown Alpharetta Master Plan, p. 35.

The proposed residential development will enhance the area and surrounding property values by redeveloping under-utilized properties. The proposed residential development is an extension of the Old Milton Village development approved by the City in March.

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

No, the property cannot be developed for a reasonable economic use as currently zoned. Portions of the property are currently zoned single-family residential and office-professional. The current patchwork zoning on the Property detracts from its potential economic use and value, especially considering the redevelopment projects and mixed use zonings approved for adjacent and nearby properties.

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

The Applicant proposes 18 new “For Sale” residences. The anticipated increase in the total population would be 45-50 residents according to U.S. Census statistics, many of which may simply be moving from within the Alpharetta community. This nominal increase in population will not impact traffic in the area. Moreover, the benefit of providing increased residential options near groceries, retail, restaurants, etc., as the Applicant proposes with this Rezoning Request, reduces the dependence on automobiles which takes traffic off of the streets.

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

The increase in the number of new students will be nominal since the anticipated increase in the total population would only be 45-50 residents, many of which may be families without children or families that choose to send their children to private schools. Adequate public facilities exist in and around the subject property to support the Rezoning Request. As such, there is no expected impact on utilities.

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

Yes. The Rezoning Request is consistent with the Master Plan. The Downtown Master Plan designates the Property as Mixed Use-Live Work. The Mixed Use Live Work character area explicitly identifies the requested zoning district, DT-LW, as an appropriate and compatible zoning district. The Master Plan also specifically identifies townhomes and single-family detached residences as permitted and desirable uses in the Mixed Use Live Work character area and DT-LW zoning district. The Old Milton/Thompson Street Corridor is “envisioned as a primarily residential and residential-compatible, professional-office district capitalizing on the short walk or bike ride to these other areas....[and] buildings in the Thompson Street area should be relatively small and compatible with the character of single-family houses and townhouses.”³As such, the Rezoning Request is consistent with the policy, intent, and plain language of the Master Plan.

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

Yes. There are changing conditions which affect the development of the Property and support the proposed request. The Property is ideally situated between the new Alpharetta City Center project and Avalon, and is adjacent to the recently-approved 21-acre Old Milton Village project, all of which are mixed use developments. The current R-12 and O-P patchwork zoning is no longer economically viable or appropriate for the changing conditions in the area.

IV. CONSTITUTIONAL AND ANTE LITEM NOTICE

The hereinafter constitutional and ante litem notice is required by Georgia law.

The portions of the City of Alpharetta Unified Development Code, facially and as applied to the Property, which restrict the Property to any zoning classification, uses, or to any zoning district other than that proposed by the Applicant are unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the

³ Downtown Alpharetta Master Plan, p. 97

Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the City of Alpharetta Unified Development Code, facially and as applied to the Property, which restricts the Property to any zoning classification, uses, or to any zoning classification other than the classification as proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests. A denial of this Application would constitute an arbitrary and capricious act by the City of Alpharetta without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Alpharetta City Council to rezone the Property in accordance with the zoning criteria as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to a unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

The existing zoning classifications which prohibit the Applicant's use of the property are unconstitutional. This notice is being given to comply with the provisions of O.C.G.A. § 36-33-

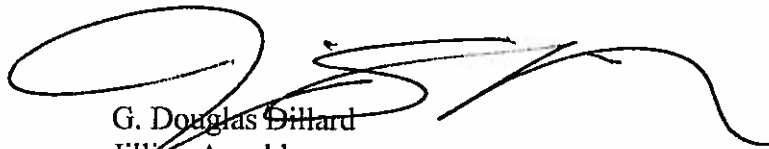
5to afford the City an opportunity to revise the Property to a constitutional classification. If action is not taken by the City to rectify this unconstitutional zoning classification within a reasonable time, a claim will be filed in the Superior Court of Fulton County demanding just and adequate compensation under Georgia law for the taking of the Property, diminution of value of the Property, attorney's fees and not less than \$4,000,000.00 in other damages arising out of the unlawful deprivation of the Applicant's property rights.

Accordingly, your Applicant respectfully requests that this Application be granted as requested by the Applicant.

If there are any questions about this rezoning request, you may contact me at 404-665-1243 or jarnold@pfillegal.com.

Sincerely,

PURSLEY FRIESE TORGRIMSON

A handwritten signature in black ink, appearing to read 'G. Douglas Dillard', is written over the typed name. The signature is fluid and cursive, with a large loop at the beginning and a long, sweeping tail.

G. Douglas Dillard
Jillian Arnold
Attorneys for Applicant

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name:

Scott Gilkey

Telephone:

(770) 560-0996

Address:

165 Thompson St

Suite:

City:

Alpharetta

State:

GA

Zip:

30009

Authorization:

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

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

☐

Annexation

☐

Special Use

☐

Rezoning

☐

Conditional Use

☐

Variance

☐

Master Plan

☐

Land Use Application

☐

Other _____

Identify Authorized Applicant:

Name of Authorized Applicant:

Old Milton Holdings, LLC

Telephone:

Address:

Suite:

City:

State:

Zip:

So Sworn and Attested:

Owner Signature:

Scott Gilkey

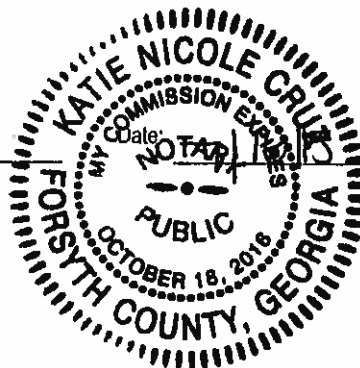
Date:

7/16/15

Notary:

Notary Signature:

Katie Cruik



PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Hamid R. Kahvazadeh / NARDEN KALDAN Telephone: 404-819-6886
678-665-1219
Address: 145 Thompson Rd Suite: _____
City: Alpharetta State: GA Zip: 30009

Authorization:

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

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

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

Identify Authorized Applicant:

Name of Authorized Applicant: Old Milton Holdings, LLC Telephone: _____
Address: _____ Suite: _____
City: _____ State: _____ Zip: _____

So Sworn and Attested:

Owner Signature: [Signature] Date: 8/01/2015

Notary:

Notary Signature: [Signature] Date: 8/01/2015
SYNA YADEGARY
NOTARY PUBLIC
Cherokee County
State of Georgia

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: ELVIN Aycock Telephone: 678-297-2565
Address: 185 Thompson st Suite: _____
City Alpharetta State: GA Zip: 30009

Authorization:

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

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

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

Identify Authorized Applicant:

Name of Authorized Applicant: Old Milton Holdings, LLC Telephone: _____
Address: _____ Suite: _____
City _____ State: _____ Zip: _____

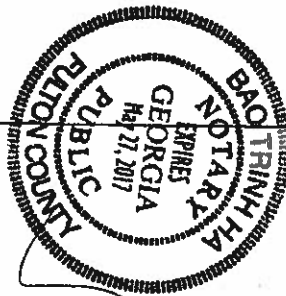
So Sworn and Attested:

Owner Signature: _____

Elvin Aycock

Notary: _____

Notary Signature: _____



Date: _____

7-23-15

Date: _____

7/23/15

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Myron I. Strain Telephone: 704 79 1776
Address: 175 Thompson Street Suite: _____
City: Alpharetta State: GA Zip: 30009

Authorization:

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

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

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

Identify Authorized Applicant:

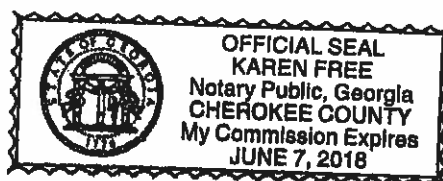
Name of Authorized Applicant: Old Milton Holdings, LLC Telephone: _____
Address: _____ Suite: _____
City: _____ State: _____ Zip: _____

So Sworn and Attested:

Owner Signature: Myron I. Strain Date: 7-18-15

Notary:

Notary Signature: Karen Free Date: 7-18-2015



PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: JAMES T. JONES Telephone: 678-230-0849
Address: 155 TITMPPSON ST. Suite: _____
City: ALPHARETTA State: GA Zip: 30004

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: Old Milton Holdings, LLC Telephone: _____
Address: _____ Suite: _____
City: _____ State: _____ Zip: _____

So Sworn and Attested:

Owner Signature: _____

Date: 7/29/15

Notary:

Notary Signature: Anita Mehrotra

Date: 7/29/2015



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 Attorney:

Jill Arnold, Pursley Friese Torgimson

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:

None

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:

Jill Arnold, Esq.

Date:

8/3/2015

Taras Landscape Consulting, LLC
2470 Kingscliff Dr NE
Atlanta, GA 30345
404-861-2719

August 21, 2015

Mr. Bob Cheeley
Butler Wooten Cheeley & Peak LLP
2719 Buford Highway
Atlanta, GA 30324

Re: East Village Specimen Tree Survey - 5 Additional lots on Thompson Street

Mr. Cheeley,

This specimen tree survey includes the 5 additional residential and commercial lots on Thompson Street (145,155,165,175,185 Thompson Street). This is a continuation of the Old Milton Assemblage Specimen Tree Survey now referred to as East Village.

These lots are characterized by large forest grown trees. There were no measurable understory trees present on site.

There are 9 trees already on the survey that were previously trees outside the boundary on the original Old Milton Assemblage. These trees have the same previous tree survey numbers. These are trees # 94 – 102. Of these trees, #98 and #101 no longer meet size specifications of specimen trees.

There were an additional 17 new trees of specimen size. Of these, 6 had significant defects that should disqualify them from specimen trees, which means there are 11 new Specimen trees in this area. Each of the 6 trees with defects have pictures attached. Table 1 lists the specimen trees.

Please contact me if you have any questions or need any additional information.

Sincerely,

Chris Taras
ISA Certified Arborist #304

East Village Specimen Tree Survey - Additional 5 lots on Thompson Street
(Formerly Old Milton Assemblage)

Tree #	Diameter (inches)	Common Name	Latin Name	Notes
<i>Trees 94 - 102 were previously outside boundary</i>				
94	53"	Water Oak	Quercus nigra	Previously Boundary line tree
95	27"	Yellow Poplar	Liriodendron tulipifera	Previously Outside Boundary
96	24"	Sweetgum	Liquidambar styraciflua	Previously Outside Boundary
97	25"	Sweetgum	Liquidambar styraciflua	Previously Outside Boundary
98	24"	Loblolly Pine	Pinus taeda	NOT SPECIMEN - Does not meet size
99	38"	Yellow Poplar	Liriodendron tulipifera	Previously Outside Boundary
100	35"	Southern Red Oak	Quercus falcata	Previously Outside Boundary
101	13"	Southern Magnolia	Magnolia grandiflora	NOT SPECIMEN - Does not meet size
102	28"	Water Oak	Quercus nigra	Previously Outside Boundary
<i>Trees 161 - 178 are newly surveyed</i>				
161	26"	Southern Red Oak	Quercus falcata	NOT SPECIMEN - Much included bark - picture
162	40"	Double leader Sweetgum	Liquidambar styraciflua	
163	34"	Sweetgum	Liquidambar styraciflua	
164	25"	Sweetgum	Liquidambar styraciflua	
165	25"	Sweetgum	Liquidambar styraciflua	
166	34"	Loblolly Pine	Pinus taeda	NOT SPECIMEN - Major root rot - Picture
167	40"	Yellow Poplar	Liriodendron tulipifera	
168	46"	Yellow Poplar	Liriodendron tulipifera	
169	35"	Double leader Loblolly Pine	Pinus taeda	NOT SPECIMEN - 8' included Bark - Picture
170	38"	Water Oak	Quercus nigra	
171	27"	Yellow Poplar	Liriodendron tulipifera	NOT SPECIMEN - Severe lean - Picture
172	29"	Water Oak	Quercus nigra	
173	24"	Sweetgum	Liquidambar styraciflua	NOT SPECIMEN - Hollow - Picture
174	51"	Double leader Sweetgum	Liquidambar styraciflua	
175	34"	Loblolly Pine	Pinus taeda	NOT SPECIMEN - Decay in branch stub - Picture
176	34"	Loblolly Pine	Pinus taeda	
177	31"	Sweetgum	Liquidambar styraciflua	
178	32"	Loblolly Pine	Pinus taeda	



#162



#168



169



#172



#173



#177

Development Summary

LAND LOTS: 749 & 802
1ST DISTRICT, 2ND SECTION

Existing Zoning: CDP & R-1
Proposed Zoning: D1-LW

Site Area: 2.19 ac.

Residential: 18 Units

- Units (40 x 80)
- 3 Story (40) max
- Townhomes
- 22 x 46 units
- 24 x 50 units
- 3 Story (40) max

Density: 8.11 units

Front: 60'

Rear: 1' or 10'

Side: 0'



PROPERTY OF
JESSY STEPHENS
/ PG 279
M-12
T-7
N. SUBDIVISION
#1 PAGE 19)

N/T PROPERTY OF
USPS
ZONED: O-P

N/T PROPERTY OF
ALBERT K. TURNER
DB 10520 / PG 68
ZONED: R-12
#145 PARK ST

TREE LEGEND

161	26" Southern Red Oak	Quercus falcata	
162	40" Double leader Sweetgum	Liquidambar styraciflua	NOT SPECIMEN - Much included bark
163	34" Sweetgum	Liquidambar styraciflua	
164	25" Sweetgum	Liquidambar styraciflua	
165	25" Sweetgum	Liquidambar styraciflua	
166	34" Loblolly Pine	Pinus taeda	
167	40" Yellow Poplar	Liriodendron tulipifera	
168	46" Yellow Poplar	Liriodendron tulipifera	NOT SPECIMEN - Major root rot - Pic
169	35" Double leader Loblolly Pine	Pinus taeda	NOT SPECIMEN - 8" Included Bark - P6
170	38" Water Oak	Quercus nigra	
171	27" Yellow Poplar	Liriodendron tulipifera	
172	29" Water Oak	Quercus nigra	NOT SPECIMEN - Severe lean - Picture
173	24" Sweetgum	Liquidambar styraciflua	NOT SPECIMEN - Hollow - Picture
174	51" Double leader Sweetgums	Liquidambar styraciflua	
175	34" Loblolly Pine	Pinus taeda	
176	34" Loblolly Pine	Pinus taeda	
177	31" Sweetgum	Liquidambar styraciflua	NOT SPECIMEN - Decay in branch/stem
178	32" Loblolly Pine	Pinus taeda	Outside Boundary

Property Owner/ Applicant

Old Milton Holdings, LLC
5100 Peachtree Parkway, Suite 200
Norcross, GA 30092

PROJECT INFORMATION

PROJECT NO: 15-3749
DATE: 8-3-2015; REVISED 8-26-2015
SCALE: 1" = 30'
FILE NAME: 15-3749C09.dwg
DESIGN/DRAWN: SLR/MDA



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



NORTH





STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: March 28, 2016

I. AGENDA ITEM TITLE: MP-16-01 / V-16-03: PARKWAY 400

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Location Map, Future Land Use Map, Aerial Map, Zoning Map, Council Conditions 5.26.15, Original Application, Elevations, Kimball Bridge Elevations - Option B

COUNCIL AGENDA REPORT

FROM: Kathi Cook, Community Development Director
Eric Graves, Senior Engineer/Planner

SUBJECT: MP-16-01/V-16-03 Parkway 400

CITY COUNCIL: March 28, 2016

PLANNING COMMISSION:

This item was heard at the March 3 Planning Commission Meeting. After discussion concerning parking and retaining walls the Planning Commission voted unanimously to recommend approval of the request (5-0).

RECOMMENDATION:

Approve MP-16-01/V-16-03 Parkway 400 request for a Master Plan amendment and variances with the following conditions:

- 1. One select service business class hotel (Even Hotel Presented) shall be permitted not to exceed 6 stories in height with a maximum of 132 guest rooms. No extended stay or “suites” hotel shall be permitted.**
- 2. Site shall be developed substantially as shown on plan dated January 4, 2016 prepared by AEC, Inc.**
- 3. Extensive landscaping and decorative street lights shall be provided along the roadway and at the entrance from Kimball Bridge Road. Corner features with heavy landscaping and decorative stone or brick wall, as approved by Staff, to be provided on both sides of the private drive at the Kimball Bridge Road intersection.**
- 4. Provide a heavy landscape screening along the south Property Line**
- 5. A 10 foot minimum aesthetic evergreen landscape screen shall be provided along Private Drive to break up the view of the parking deck from the road.**
- 6. Stormwater facilities shall be moved and/or completely screened from roadway as approved by staff or incorporated into the landscape.**
- 7. A planted green wall shall be installed on the sides of the parking deck visible from Private Drive.**
- 8. Site plan, landscaping, and architecture shall be approved by Staff.**

9. **Parking decks visible from Kimball Bridge Rd and Northwinds Parkway shall be treated with comparable materials and finishes to the buildings they serve and designed so that its use is not readily apparent. Suitability of parking deck elevation, visibility and landscape screening shall be approved by Staff.**
10. **Minimum 5 foot sidewalk with 4 foot minimum planting strip shall be required along the south side of existing private drive as approved by Staff.**
11. **Minimum 6 foot sidewalk with 6 foot minimum planting strip shall be required along Kimball Bridge Road.**
12. **Pedestrian access from the private drive to building access points shall be required. Provide pedestrian scale lighting and amenities throughout development.**
13. **Shared parking easement shall be provided on Kimball Bridge parcel for the Hotel site.**
14. **Required focal point feature at the access to Northwinds shall provide a minimum 5,000 square feet greenspace/plaza area.**
15. **All previous conditions in the master plan remain in effect unless explicitly superseded with these conditions.**

REPORT-IN-BRIEF

The applicant, Greenstone Parkway 400 LLC, is requesting approval of a master plan amendment in order to increase the allowed hotel room count from 131 to 132 rooms. They are also requesting a variance to the side setback from 10' to 0' enabling proposed parking decks to be continuous across Parcel 1 and Parcel 2; and a front setback variance to reduce the front yard setback from 65' to 25' for a parcel along Kimball Bridge Road, allowing construction of a parking deck to be closer to the road.

DISCUSSION

The subject property, zoned O-I, is located on the south side of Old Milton Parkway west of GA 400. The 41 acre Parkway 400 master planned development is situated roughly between the extension of Northwinds Parkway and Kimball Bridge Road. Located to the north is Avalon, zoned MU which currently contains retail, office, and residential uses. South of the property on the east end is the recently approved Northwinds Residential zoned R-8 A/D. To the east is Gwinnett Technical College. To the west is a Fulton County Schools facility as well as commercial zoned properties including Quick Trip and the Atwater Retail development.

The applicant is requesting a change to conditions of a master plan amendment approved by the City Council in MP-14-09 Parkway 400/Hotel on May 26, 2016. Condition number one states "One select service business class hotel shall be permitted not to exceed 6 stories in height with a maximum of 131 guest rooms. No extended stay or "suites" hotel shall be permitted".

The submitted request, if approved, will allow construction of a 132 room hotel. The approved site plan provides for 110 parking spaces. In addition, the zoning condition allows a reduction in

required parking of up to 20%, but requires accommodating overflow hotel parking on the parcel to the north. The increase of one room from 131 to 132 rooms and staying within six stories is consistent with the previously approved conditions.

Two variances are also being requested by the applicant. One is for the reduction of the front setback of a parcel along Kimball Bridge Road from 65 feet to 25 feet in order to better utilize the existing topography. An office building and parking deck are proposed for this parcel. Using the natural topography of the site, the top level of a three level parking deck can be positioned at an elevation approximating a surface lot in relation to the roadway. While surface parking would be allowed in this location, the building setback along Kimball Bridge road is 65 feet prohibiting the construction of the parking deck walls.

The other variance requested is to eliminate the side setback requirement of 10' allowing two parcels to combine parking structures. This variance is in advance of anticipated development of two office buildings and associated structured parking. Council approved a master plan amendment in 2013 in order to increase density and establish a rear building setback at 25 feet. The plan presented then included three new office buildings with two parking structures. At this time, the applicant is proposing to subdivide the property. The 10 foot side setback requirement would require two separate structures along the rear property line. The applicant is requesting Council waive this requirement for the parking deck only in order to allow the two parcels to be constructed at different times and still share the efficiencies of one parking deck. When completed, the two parking decks will have a similar footprint of the parking structure presented at the 2013 hearing.

VARIANCE REQUIREMENTS

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

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

The front setback for the parking deck on Kimball Bridge Road rises slightly up from the road. The parking deck which is three stories in height would be below grade at the setback line and actually resemble a surface lot. Heavy landscaping and streetscape improvements will be required along Kimball Bridge Road in front of the parking deck and water quality pond.

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

The ordinance does create a hardship for the property owner due to the 10' requirement of the setback between two parking structures. It is reasonable to stage the construction of the deck presented at the previous hearing.

Without the front setback variance of 65' to 25' the parking structure would be fully visible. The topography of the site creates an opportunity to fully screen the parking structure and appear as surface parking from the roadway. Heavy landscaping and streetscape amenities will fully mask the structure.

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

The proposed parking structure was approved at a previous hearing as one structure. It is reasonable to stage the construction of the deck presented at the previous hearing.

The front setback on Kimball Bridge Road drops down from the road to a point which the deck is below grade and only the top deck will be seen to look like a surface lot from the public right of way.

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

The side setback is difficult to see from any road; however the variance does result in a loss of greenspace.

CONCLUSION

Staff's analysis finds that the requested parking deck should not have an impact on the surrounding area. Staff will review and approve the landscape plans and the architecture. The parking deck will meet the 25' setback.

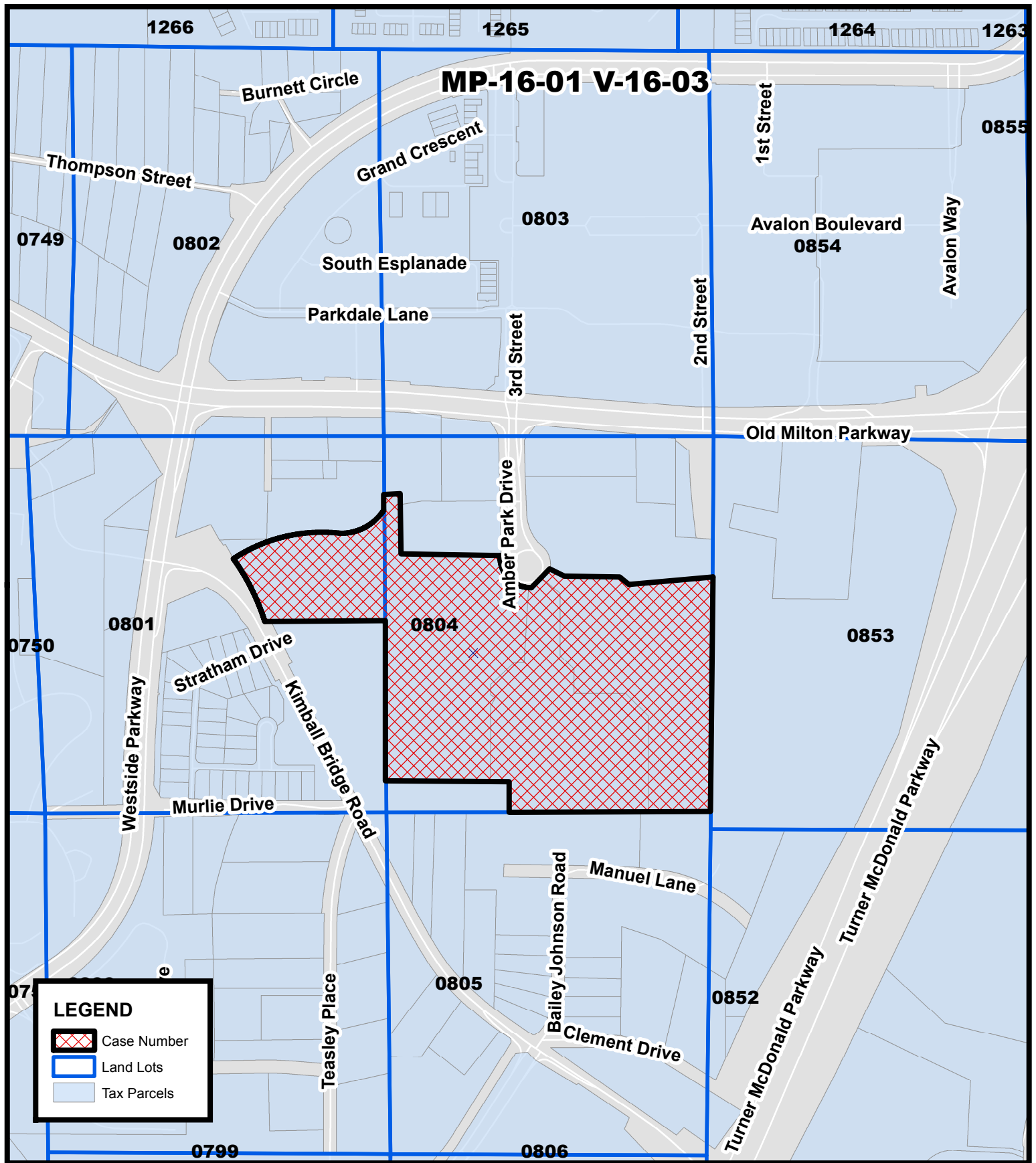
Significant architectural features should be incorporated since the deck will be prominent on Northwinds Parkway and adjacent to residential users.

CITIZEN PARTICIPATION PLAN

The applicant notified surrounding property owners of their application and intent for the property. The report states that no comments were received.

ATTACHMENT

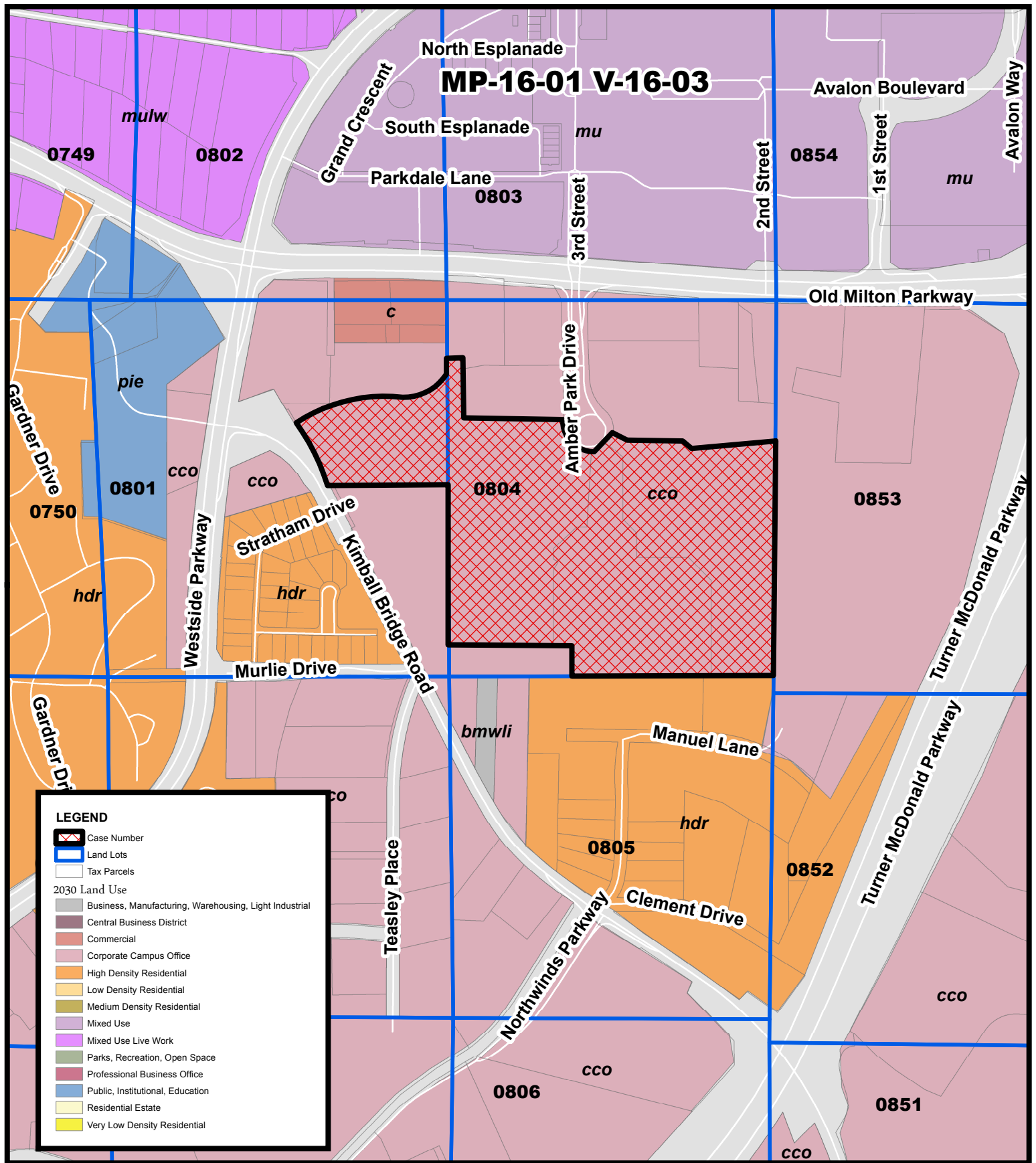
Site Plans



Location Map Parkway 400

MP-16-01 V-16-03
D/LL: 1/2/801,804
PC Date: 3/03/16
CC Date: 3/28/16

Location Map Provided by:
Community Development - GIS



2030 Land Use Parkway 400

MP-16-01 V-16-03
D/LL: 1/2/801,804
PC Date: 3/03/16
CC Date: 3/28/16

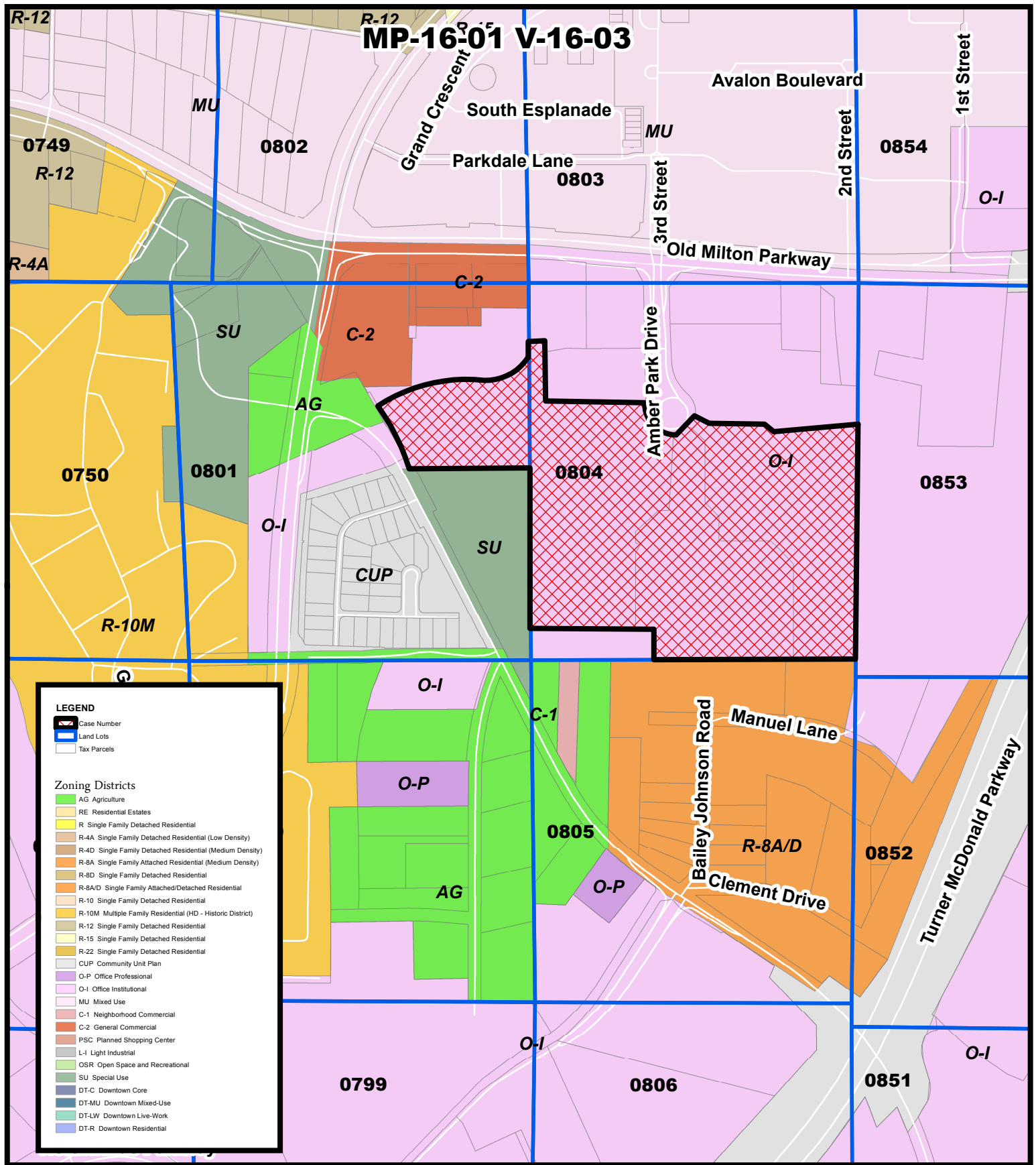
Location Map Provided by:
Community Development - GIS



Aerial Map Parkway 400

MP-16-01 V-16-03
D/LL: 1/2/801,804
PC Date: 3/03/16
CC Date: 3/28/16

Location Map Provided by:
Community Development - GIS



Zoning Map Parkway 400

MP-16-01 V-16-03
D/LL: 1/2/801,804
PC Date: 3/03/16
CC Date: 3/28/16

Location Map Provided by:
Community Development - GIS

Council Conditions 5.26.15

Approve MP-14-09 request for a Master Plan amendment adding hotel as an approved use within the Parkway 400 Master Plan with conditions as follow:

- 1. One limited service business class hotel shall be permitted not to exceed 6 stories in height with a maximum of 131 guest rooms. No extended stay or “suites” hotel shall be permitted.**
- 2. Sufficient land shall be set aside within the open space to provide for future parking if a parking shortage is determined by the City in the future. Parking may be reduced by up to 20% where sufficient land is determined to be set aside for future parking.**
- 3. Site shall be developed substantially as shown on plan dated April 28, 2015 prepared by AEC, Inc.**
- 4. A traffic study shall be prepared assessing traffic operations at proposed curb cut, and intersections Private Drive/Kimball Bridge Road and Amber Park Drive/Old Milton Parkway. City Senior Transportation Engineer shall approve the scope of the study.**
- 5. Development shall be permitted the following setbacks:**
 - 10’ Side Yard**
 - 15’ Rear Yard**
 - 65’ Front Yard along Kimball Bridge**
- 6. Building shall be constructed with architectural detail and ornamental features on all 4 sides with final approval by the Design Review Board. Site plan and landscaping shall also require Design Review Board approval.**
- 7. Extensive landscaping and decorative street lights shall be provided along the roadway and at the entrance from Kimball Bridge Road.**
- 8. Inter parcel pedestrian access to the north shall be accommodated as feasible.**
- 9. Two wall signs shall be approved but each sign shall not be larger than 150 square feet or 300 total square feet.**

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

MP-16-01 V-16-03

PARKWAY 400
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: De Little

Telephone: 770-988-8222

Address: 3301 Windy Ridge Parkway

Suite: 320

City Atlanta

State: Ga

Zip: 30339

Fax: 770-988-8228

Mobile Tel: 404-863-1545

Email: delittle@greenstone-properties.com

Subject Property Information:

Address: Parkway 400 (various parcels)

Current Zoning: O-I

District: 1

Section: 2

Land Lot: 804

Parcel ID: 12-28400803043, 12-28400803027, 12-2842080104

Proposed Zoning: O-I

Current Use: Hotel, Office, Vacant

This Application For (Check All That Apply):

☐ Conditional Use

☐ Master Plan Amendment

☐ Rezoning

☐ Master Plan Review

☒ Variance

☐ Public Hearing

☐ Comprehensive Plan Amendment

☒ Other (Specify): Change of Condition

APPLICANT REQUEST AND INTENT

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

The proposed use of the property is office and hotel.

Applicant's Request (Please itemize the proposal):

We are requesting the following change of conditions and variances for the Parkway 400 Development.

1. Request a change to zoning condition 1 changing the number of rooms from 131 to 132.
2. Request a variance to the require side building setback from 10' to 0' to allow for the parking deck to be continuous from Phase 1 to Phase 2.
3. Request a variance to the front setback along Kimball Bridge Road from 65' to 25' to allow teh parking deck to be constructed closer to the road.

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

See Letter of Intent attached

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: De Little

Telephone: 770-988-8222

Address: 3301 Windy Ridge Parkway

Suite: 320

City: Atlanta

State: Ga

Zip: 30339

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 <u>Change of Zoning Condition</u> |

Identify Authorized Applicant:

Name of Authorized Applicant:

Telephone:

Address:

Suite:

City:

State:

Zip:

So Sworn and Attested:

Owner Signature:

Date:

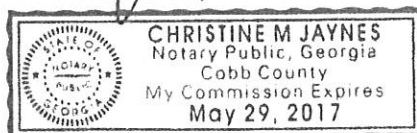
12/21/15

Notary:

Notary Signature:

Date:

12-21-15



DISCLOSURE FORM

PARKWAY 400

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: _____

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: _____

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: _____

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

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

V1- N/A (Change of Condition)

V2- No, the variance is because of building the parking deck in 2 phases.

V3- Yes, the topograph of the property allows for a smaller setback since teh parking deck will look like a surface lot from the Public Right of Way.

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

V1- N/A (Change of Condition)

V2- Yes, constructing the parking deck in two separate structures does not allow for an effective use of the land.

V3- Yes, the parking deck in the proposed location will be set back further than a typical parking lot.

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

V1- N/A (Change of Condition)

V2- No

V3- The topography of the site allows the parking deck to be constructed to appear as a surface parking lot.

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

V1- No, a change in the condition will cause no negative impact to the public welfare.

V2- No, allowing the two phases of the parking deck to attach will cause no negative impact to the public welfare.

V3- No, the reduction in teh building setback for teh parking deck only will not cause any negative impact to the public welfare.

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.

MP-16-01 V-16-03

PARKWAY 400

Contact Name: De Little

See attached list

☐

2

☐

1

1

Impacted property owners will be able to contact us via telephone, letter, e-mail or an in person meeting if requested.



January 4, 2016

The Mayor and City Council
City of Alpharetta
Alpharetta City Hall
Two South Main Street
Alpharetta, Georgia 30004

RE: Parkway 400 Variance submittal
Land Lot 804 of the 1st District, 2nd Section, Fulton County, Georgia.

Dear Mayor and Councilpersons:

Greenstone Properties, the Applicant, in the above referenced application seeks variance approval on various sites in Parkway 400 zoned O-I (Conditional) for the purpose of constructing a development including office and hotel uses.

To the east of the property is the newly constructed Gwinnett Tech campus. To the south of this property is existing and proposed residential use. To the west of this property is the existing Fulton County School Property and the Racetrac service station. To the north of this property is the Avalon mixed use development.

The specific variances are as follows:

1. We are requesting a change to the zoning condition #1 (MP-14-09 Parkway 400 Hotel) to change the maximum number of rooms from 131 to 132.
2. We are requesting a reduction in the side building setback from 10' to 0' for the purposes of allowing the parking deck to be continuous from Phase I to Phase II.
3. We are requesting a reduction of the front building setback along Kimball Bridge Road from 65' to 25' for the parking deck only. This will allow the parking deck to be constructed closer to the road with most of the parking deck being screened by the change of grade between the road and building. The parking deck will appear to be a surface lot from the Public Right of Way.

The granting of these variances will have no negative impact on adjoining or nearby properties; in fact, this project provides an exceptional opportunity to complete development in this area of the city while maintaining Alpharetta's highest standards for quality. The development will not unduly tax any City of Alpharetta services, including, but not limited to, fire and police protection, water service and garbage collection. There will be no impact on surrounding school population. Sewer is available on site by public Fulton

City of Alpharetta

Jan. 4, 2016

County sewer.

In so much as it is believed that this aforementioned Development is in the best interest of the City of Alpharetta, its citizens, surrounding property owners and the Property Owner, Applicant respectfully requests that the City of Alpharetta Mayor and Council approve this Application as a part of the approval process.

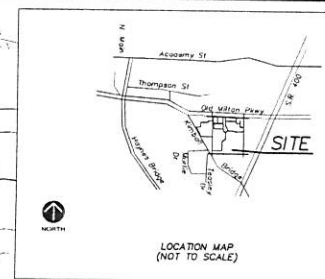
Sincerely,
AEC, Inc.



Steven L. Rowe, ASLA
Vice President

SLR//slr
Attachments

M:\2015 JOBS\15-3799 Greenstone Parkway 400\Variance Request 1-2016\Letter Of Intent.doc.docx



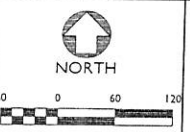
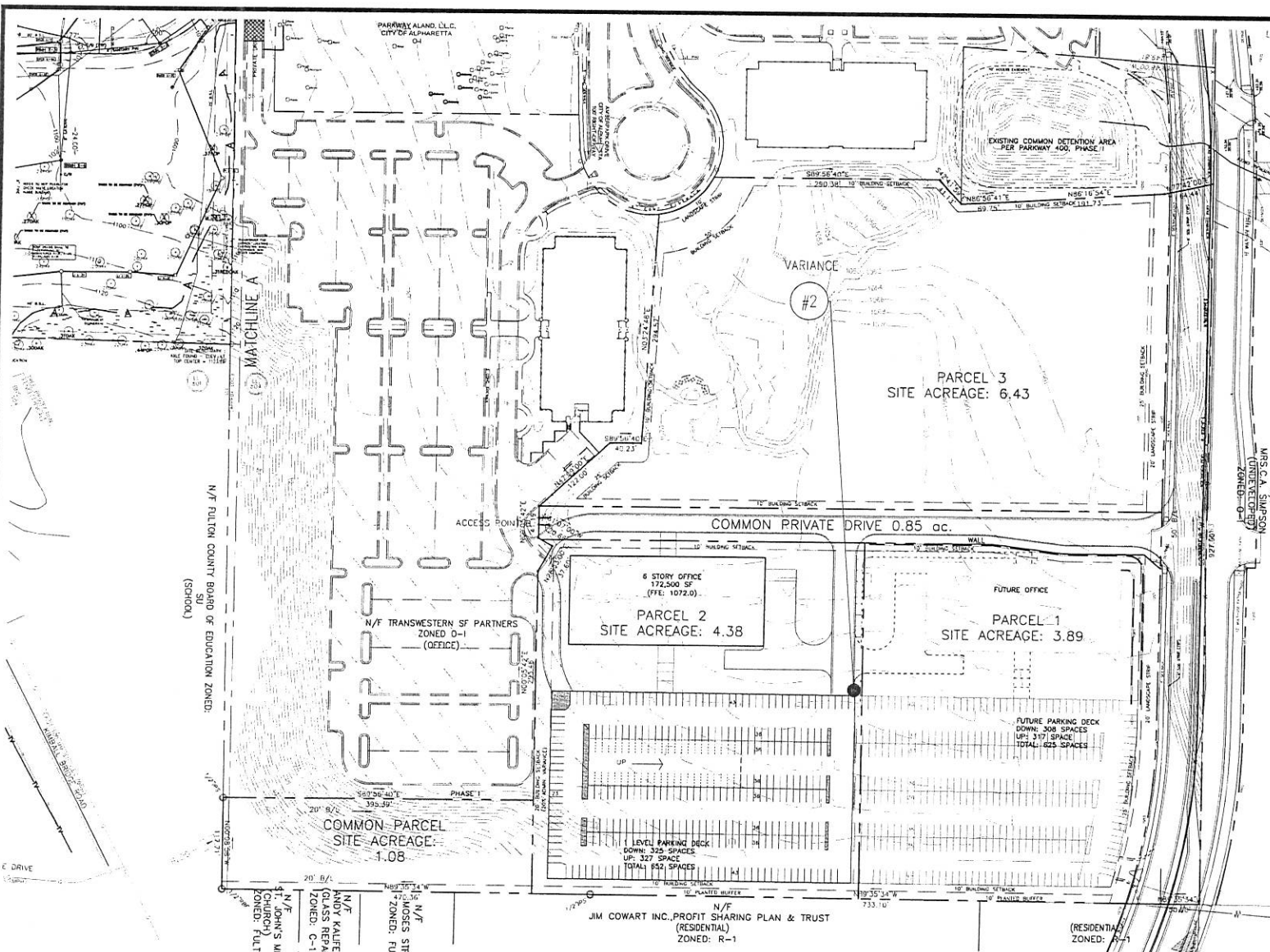
SITE PLAN CHECK LIST

This document is provided as a resource for the applicant to assist in the preparation of site plans to be submitted and approved by the public hearing. The items listed below reflect the minimum information that must be included on all site plans submitted as part of the public hearing process.

Site plans submitted as part of a public hearing application must be drawn to scale, and the scale must be indicated in the lower left corner of the plan page. The maximum page size for original site plans shall be 30" x 42". Two copies submitted as part of the completed application package may be a maximum of 11" x 17", must be locked to a size of 8.5" x 11", and must be attached to each submitted package.

Submittals that include site plan documents that do not meet these requirements will not be accepted.

#	Element Description
1	Any other legend and the location map with their owner
2	Boundary lines of subject property which include dimensions along property lines that match the area and location of the property in relation to the street and clearly indicate the point of beginning
3	Location of lot or lots and identification of lot line
4	Building footprint, lot area, and area of all other structures, and all other structures to be used on the subject property
5	Proposed street on the subject site
6	Current zoning of the subject site and adjoining properties
7	Existing buildings with square footage, height, and area, and all other structures, and all other structures to be used on the subject property
8	Number of proposed buildings with square footage, height, and area
9	Height of all other structures
10	Height of all other structures
11	Height of all other structures
12	Height of all other structures
13	Height of all other structures
14	Height of all other structures
15	Height of all other structures
16	Height of all other structures
17	Height of all other structures
18	Height of all other structures
19	Height of all other structures
20	Height of all other structures



PARCEL PLAN

GREENSTONE- PARKWAY 400

Alpharetta , Georgia

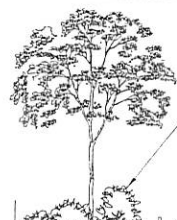
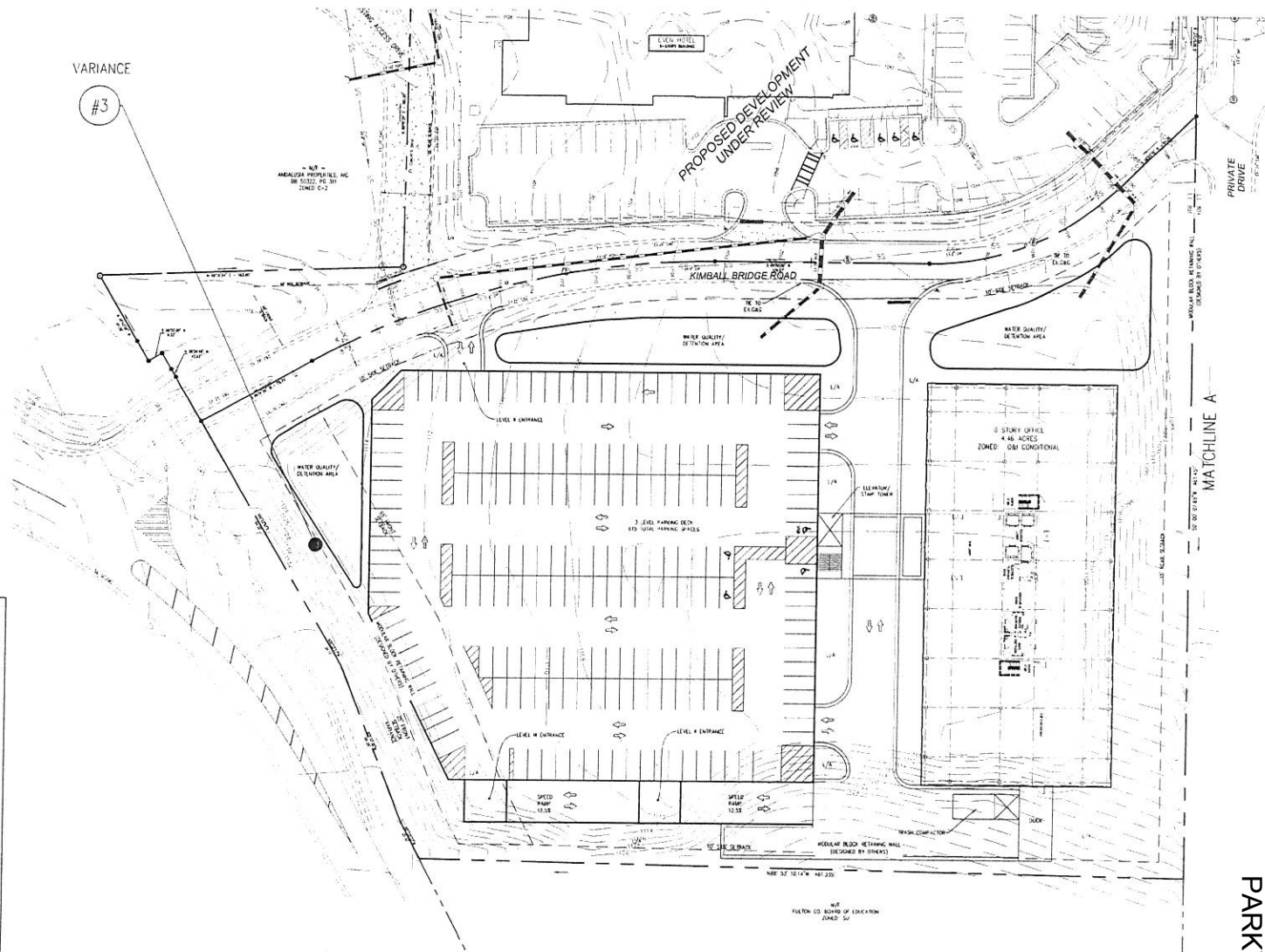
PROJECT INFORMATION	
PROJECT NO.:	15-3799-00
DATE:	1-4-16
SCALE:	1" = 60'
FILE NAME:	15-3799 P01.dwg
DESIGN/DRAWN:	SCH/SLR

This document is provided as a resource for the applicant to assist in the preparation of plans to be submitted in support of applications for public hearing. The items listed below reflect the minimum information that must be included on all site plans submitted as part of the public hearing process.

Site plans submitted as part of a public hearing application must be drawn to scale, and the scale must be displayed in the lower left corner of the plan page. The maximum page size for original filed plan documents is 30" x 42". Plan copies submitted as part of the completed application package may be a maximum of 11" x 17". Plans must be folded to a size of 8.5" x 11", and must be attached to each submitted package.

Attachments: 10-17-2016 09:04:30 AM

- [illegible]



PLANTING TO SCREEN CARS

PARKING DECK

PARKING DECK

PARKING DECK

TYPICAL SECTION

Scale: 1"=10'



CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
50 Warm Springs Circle
Roswell, Georgia • 30075
(770) 641-1942 • www.secal.com



NORTH

PRELIMINARY SITE PLAN

GREENSTONE- PARKWAY 400

Alpharetta , Georgia

PROJECT INFORMATION

PROJECT NO.: 15-33833.00

DATE: 1-4-16

SCALE: 1" = 20'

Environ Monit Assess (2008) 140:199–210

FILE NO. 15-3833 F02.GW.

MP-16-01 V-16-03
PARKWAY 400

Drive	Alpharetta	GA	30009	Undeveloped	12 284008040292
0 Amber Park Drive	Alpharetta	GA	30009	Undeveloped	12 284008030350
0 Amber Park Drive	Alpharetta	GA	30009	Undeveloped	12 284008030343
11720 Amber Park Drive	Alpharetta	GA	30009	Commercial - Single Structure	12 284008030327
11720 Amber Park Drive 100	Alpharetta	GA	30009	Commercial - Suite	12 284008030327
11720 Amber Park Drive 130	Alpharetta	GA	30009	Commercial - Suite	12 284008030327
11720 Amber Park Drive 140	Alpharetta	GA	30009	Commercial - Suite	12 284008030327
11720 Amber Park Drive 150	Alpharetta	GA	30009	Commercial - Suite	12 284008030327

11720 Amber Park Drive 160	Alpharetta	GA	30009	Commercial - Suite	12 284008030327
11720 Amber Park Drive 600	Alpharetta	GA	30009	Commercial - Suite	12 284008030327
11800 Amber Park Drive	Alpharetta	GA	30009	Commercial - Single Structure	12 284008030319
11800 Amber Park Drive 140	Alpharetta	GA	30009	Commercial - Suite	12 284008030319
2700 Canopy Circle	Alpharetta	GA	30009	Residential - Common Area	12 284208010889
2710 Canopy Circle	Alpharetta	GA	30009	Residential - Single Structure	ALPH1361
2711 Canopy Circle	Alpharetta	GA	30009	Residential - Single Structure	12 284208010756

2713 Canopy Circle	Alpharetta	GA	30009	Residential - Single Structure	12 284208010749
0 Duluth Road	Alpharetta	GA	30009	Undeveloped	12 284208010384
0 Duluth Street	Alpharetta	GA	30009	Undeveloped	12 284108020806
2622 Kentwood Lane	Alpharetta	GA	30009	Residential - Single Structure	12 284208010707
2624 Kentwood Lane	Alpharetta	GA	30009	Residential - Single Structure	12 284208010715
2626 Kentwood Lane	Alpharetta	GA	30009	Residential - Single Structure	12 284208010723
143 Kimball Bridge Road	Alpharetta	GA	30009	Nonbuilding Structure - Monument/Sign	12 284208010913

0 Kimball Bridge Road	Alpharetta	GA	30009	Undeveloped	12 284208010459
0 Kimball Bridge Road	Alpharetta	GA	30009	Residential - Situs Address	12 284208010178
0 Kimball Bridge Road	Alpharetta	GA	30009	Undeveloped	12 284208010483
0 Kimball Bridge Road	Alpharetta	GA	30009	Undeveloped	12 284208010368
0 Kimball Bridge Road	Alpharetta	GA	30009	Undeveloped	12 284208010061
0 Kimball Bridge Road	Alpharetta	GA	30009	Undeveloped	12 284208010343
110 Kimball Bridge Road	Alpharetta	GA	30009	Residential - Single Structure	12 284208010392
113 Kimball Bridge Road	Alpharetta	GA	30009	Nonbuilding Structure - Right Of Way	12 284208010236

123 Kimball Bridge Road	Alpharetta	GA	30009	Nonbuilding Structure - Right Of Way	12 284208010376
154 Kimball Bridge Road	Alpharetta	GA	30009	Commercial - Single Structure	12 284208010111
155 Kimball Bridge Road	Alpharetta	GA	30009	Residential - Single Structure	12 284208010137
157 Kimball Bridge Road	Alpharetta	GA	30009	Residential - Single Structure	12 284208010145
162 Kimball Bridge Road	Alpharetta	GA	30009	Commercial - Single Structure	12 285108000573
165 Kimball Bridge Road	Alpharetta	GA	30009	Residential - Single Structure	12 285008000194
170 Kimball Bridge Road	Alpharetta	GA	30009	Commercial - Single Structure	12 285108050057

0 Manuel Lane	Alpharetta	GA	30009	Undeveloped	12 285108050677
1400 Manuel Lane	Alpharetta	GA	30009	Nonbuilding Structure - Cell Tower	12 285108050719
0 Old Milton Parkway	Alpharetta	GA	30009	Undeveloped	12 284208010475
0 Old Milton Parkway Rear	Alpharetta	GA	30009	Undeveloped	12 284008040250
2645 Old Milton Parkway	Alpharetta	GA	30009	Commercial - Single Structure	12 284208010129
2660 Old Milton Parkway	Alpharetta	GA	30009	Undeveloped	12 284108020715
2665 Old Milton Parkway	Alpharetta	GA	30009	Commercial - Single Structure	12 284208010442
2665 Old Milton Parkway Rear	Alpharetta	GA	30009	Undeveloped	12 284208010434

2685 Old Milton Parkway	Alpharetta	GA	30009	Commercial - Single Structure	12 284208010442
2685 Old Milton Parkway 100	Alpharetta	GA	30009	Commercial - Suite	12 284208010442
2685 Old Milton Parkway 110	Alpharetta	GA	30009	Commercial - Suite	12 284208010442
2685 Old Milton Parkway 120	Alpharetta	GA	30009	Commercial - Suite	12 284208010442
2685 Old Milton Parkway 130	Alpharetta	GA	30009	Commercial - Suite	12 284208010442
2685 Old Milton Parkway 140	Alpharetta	GA	30009	Commercial - Suite	12 284208010442
2685 Old Milton Parkway 150	Alpharetta	GA	30009	Commercial - Suite	12 284208010442

2700 Old Milton Parkway	Alpharetta	GA	30009	Undeveloped	12 284108020426
2705 Old Milton Parkway	Alpharetta	GA	30009	Commercial - Single Structure	12 284208010269
2705 Old Milton Parkway 100	Alpharetta	GA	30009	Commercial - Suite	12 284208010269
2705 Old Milton Parkway 110	Alpharetta	GA	30009	Commercial - Suite	12 284208010269
2705 Old Milton Parkway 120	Alpharetta	GA	30009	Commercial - Suite	12 284208010269
2725 Old Milton Parkway	Alpharetta	GA	30009	Commercial - Single Structure	12 284008030269
2725 Old Milton Parkway A	Alpharetta	GA	30009	Commercial - Suite	12 284008030269

2725 Old Milton Parkway B	Alpharetta	GA	30009	Commercial - Suite	12 284008030269
2740 Old Milton Parkway	Alpharetta	GA	30009	Undeveloped	12 284108020814
2755 Old Milton Parkway	Alpharetta	GA	30009	Commercial - Single Structure	12 284008030277
0 State Bridge Road	Alpharetta	GA	30009	Undeveloped	12 284008030202
0 State Bridge Road	Alpharetta	GA	30009	Undeveloped	12 284208010426
11750 Stratham Drive	Alpharetta	GA	30009	Residential - Single Structure	12 284208010830
11760 Stratham Drive	Alpharetta	GA	30009	Residential - Single Structure	12 284208010848
11770 Stratham Drive	Alpharetta	GA	30009	Residential - Single Structure	12 284208010855

11775 Stratham Drive	Alpharetta	GA	30009	Residential - Single Structure	12 284208010566
11780 Stratham Drive	Alpharetta	GA	30009	Residential - Single Structure	12 284208010863
11785 Stratham Drive	Alpharetta	GA	30009	Residential - Single Structure	12 284208010558
11790 Stratham Drive	Alpharetta	GA	30009	Residential - Single Structure	12 284208010871
11795 Stratham Drive	Alpharetta	GA	30009	Residential - Single Structure	12 284208010541
11805 Stratham Drive	Alpharetta	GA	30009	Residential - Single Structure	12 284208010533
11815 Stratham Drive	Alpharetta	GA	30009	Residential - Single Structure	ALPH1345

101 Teasley Place	Alpharetta	GA	30009	Residential - Single Structure	12 285008000228
11690 Teasley Place	Alpharetta	GA	30009	Commercial - Single Structure	12 285008000079
0 Thompson Street	Alpharetta	GA	30009	Undeveloped	12 284008040060

SURVEYED LEGAL DESCRIPTION

BUILDING SITE 3 & 4, COMMON PARCEL, AND LESS AND EXCEPT RIGHT OF WAY FOR NORTHWINDS PARKWAY

ALL THAT LOT, TRACT OR PARCEL OF LAND CONTAINING 16.634 ACRES LYING AND BEING IN LAND LOTS 804 OF THE 1ST DISTRICT, 2ND SECTION, IN THE CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE LAND LOT CORNER COMMON TO LAND LOTS 804, 805, 852, 853 BEING A POINT; THENCE ALONG THE LAND LOT LINE BETWEEN LAND LOTS 804 AND 805 NORTH 89 DEGREES 37 MINUTES 41 SECONDS WEST A DISTANCE OF 95.29 FEET TO A 1/2" REBAR SET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID LAND LOT LINE THENCE NORTH 89 DEGREES 37 MINUTES 41 SECONDS WEST A DISTANCE OF 146.14 FEET TO A 1/2" REBAR SET;

THENCE CONTINUING ALONG SAID LAND LOT LINE NORTH 89 DEGREES 37 MINUTES 41 SECONDS WEST A DISTANCE OF 541.68 FEET TO A 1/2" REBAR SET;

THENCE CONTINUING ALONG SAID LAND LOT LINE NORTH 89 DEGREES 37 MINUTES 41 SECONDS WEST A DISTANCE OF 75.46 FEET TO A 1/2" REBAR SET;

THENCE CONTINUING ALONG SAID LAND LOT LINE NORTH 89 DEGREES 37 MINUTES 41 SECONDS WEST A DISTANCE OF 394.90 FEET TO A 1/2" REBAR FOUND AT THE CORNER COMMON TO LAND LOTS 800, 801, 804, AND 805;

THENCE LEAVING SAID LAND LOT LINE AND ALONG THE LAND LOT LINE BETWEEN LAND LOTS 801 AND 804 NORTH 00 DEGREES 11 MINUTES 06 SECONDS WEST A DISTANCE OF 117.59 FEET TO A POINT;

THENCE LEAVING SAID LAND LOT LINE SOUTH 89 DEGREES 58 MINUTES 47 SECONDS EAST A DISTANCE OF 395.40 FEET TO A 1/2" REBAR SET;

THENCE NORTH 00 DEGREES 03 MINUTES 35 SECONDS EAST A DISTANCE OF 293.47 FEET TO A 1/2" REBAR SET;

THENCE NORTH 28 DEGREES 50 MINUTES 53 SECONDS EAST A DISTANCE OF 37.60 FEET TO A 1/2" REBAR SET;

THENCE NORTH 61 DEGREES 09 MINUTES 07 SECONDS WEST A DISTANCE OF 20.66 FEET TO A 1/2" REBAR SET;

THENCE NORTH 00 DEGREES 03 MINUTES 35 SECONDS EAST A DISTANCE OF 41.19 FEET TO A 1/2" REBAR SET;

THENCE NORTH 47 DEGREES 06 MINUTES 53 SECONDS EAST A DISTANCE OF 122.00 FEET TO A 1/2" REBAR SET;

THENCE SOUTH 89 DEGREES 58 MINUTES 47 SECONDS EAST A DISTANCE OF 40.23 FEET TO A 1/2" REBAR SET;

THENCE NORTH 03 DEGREES 22 MINUTES 41 SECONDS EAST A DISTANCE OF 294.56 FEET TO A 1/2" REBAR SET ON THE RIGHT OF WAY MARGIN OF AMBER PARK DRIVE;

THENCE ALONG THE RIGHT OF WAY MARGIN OF AMBER PARK DRIVE AND A CURVE TO THE LEFT A DISTANCE OF 60.92 FEET WITH A RADIUS OF 92.00 FEET AND BEING SUBTENDED BY A CHORD WITH A BEARING OF NORTH 63 DEGREES 54 MINUTES 36 SECONDS EAST AND A DISTANCE OF 59.81 FEET TO A NAIL SET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY MARGIN AND A CURVE TO THE LEFT A DISTANCE OF 61.21 FEET WITH A RADIUS OF 92.00 FEET AND BEING SUBTENDED BY A CHORD WITH A BEARING OF NORTH 25 DEGREES 52 MINUTES 57 SECONDS EAST AND A DISTANCE OF 60.08 FEET TO A 1/2" REBAR SET;

THENCE LEAVING SAID RIGHT OF WAY MARGIN SOUTH 56 DEGREES 41 MINUTES 12 SECONDS EAST A DISTANCE OF 59.31 FEET TO A 1/2" REBAR SET;

THENCE SOUTH 89 DEGREES 58 MINUTES 45 SECONDS EAST A DISTANCE OF 230.55 FEET TO A 1/2" REBAR SET;

THENCE SOUTH 42 DEGREES 44 MINUTES 04 SECONDS EAST A DISTANCE OF 41.12 FEET TO A 1/2" REBAR SET;

THENCE NORTH 86 DEGREES 54 MINUTES 36 SECONDS EAST A DISTANCE OF 69.75 FEET TO A 1/2" REBAR SET;

THENCE NORTH 86 DEGREES 14 MINUTES 49 SECONDS EAST A DISTANCE OF 191.73 FEET TO A 1/2" REBAR SET;

THENCE NORTH 77 DEGREES 39 MINUTES 55 SECONDS EAST A DISTANCE OF 6.32 FEET TO A 1/2" REBAR SET ON THE RIGHT OF WAY MARGIN OF NORTHWINDS PARKWAY;

THENCE ALONG SAID RIGHT OF WAY MARGIN AND A CURVE TO THE RIGHT A DISTANCE OF 3.02 FEET WITH A RADIUS OF 1447.00 FEET AND BEING SUBTENDED BY A CHORD WITH A BEARING OF SOUTH 00 DEGREES 16 MINUTES 46 SECONDS WEST AND A DISTANCE OF 3.02 FEET TO A 1/2" REBAR SET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY MARGIN SOUTH 00 DEGREES 20 MINUTES 21 SECONDS WEST A DISTANCE OF 689.38 FEET TO A 1/2" REBAR SET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY MARGIN AND ALONG A CURVE TO THE RIGHT A DISTANCE OF 226.00 FEET WITH A RADIUS OF 747.00 FEET AND BEING SUBTENDED BY A CHORD WITH A BEARING OF SOUTH 09 DEGREES 00 MINUTES 23 SECONDS WEST AND A DISTANCE OF 225.14 FEET TO A 1/2" REBAR SET, SAID REBAR BEING THE POINT OF BEGINNING.

LEGAL DESCRIPTION

All that tract or parcel of land lying in land lot 801, 1st district, 2nd section, Fulton County, Georgia, and being more particularly described as follows:

Commencing at intersection of land lots 800, 801, 804 and 805 said point being the **Point of Beginning**. Thence N 00°08'58" W, a distance of 700.90 feet to a point; said point being the **TRUE POINT OF BEGINNING**; thence

N 88°44'38" W, a distance of 461.32 feet to a point; thence

N 27°26'46" W, a distance of 25.61 feet to a point; thence

N 21°36'12" W, a distance of 100.74 feet to a point; thence

N 30°25'37" W, a distance of 171.09 feet to a point; thence

N 61°03'57" E, a distance of 75.95 feet to a point; thence

Along a curve to the right, a distance of 252.43 feet, a radius of 500 feet, a chord bearing of N 75°31'44" E, and a chord length of 249.75 feet; thence

N 89°59'30" E, a distance of 129.67 feet to a point; thence

Along a curve to the left, a distance of 125.08 feet, a radius of 163 feet, a chord bearing of N 68°00'32" E, and a chord length of 122.03 feet; thence

N 46°03'40" E, a distance of 64.75 feet to a point; thence

S 00°07'23" W, a distance of 27.83 feet to a point; thence

S 00°07'23" W, a distance of 463.84 feet to a point; said point being the **TRUE POINT OF BEGINNING**.

The said tract contains 4.46 acres (194,477 square feet) more or less. This description was completed by AEC, Inc., dated May 1, 2007 based upon a survey by Registered Land Surveyors, Inc. dated June 5, 2006.



WBA ARCHITECTURE - INTERIORS - PLANNING

PERSPECTIVE VIEW



GREENSTONE
PROPERTIES

KIMBALL BRIDGE OFFICE BUILDING
ALPHARETTA, GA

WAKEFIELD
BEASLEY &
ASSOCIATES



WBA ARCHITECTURE - INTERIORS - PLANNING

PERSPECTIVE VIEW



GREENSTONE
PROPERTIES

KIMBALL BRIDGE OFFICE BUILDING
ALPHARETTA, GA

WAKEFIELD
BEASLEY &
ASSOCIATES



STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: March 28, 2016

I. AGENDA ITEM TITLE: PH-15-26: UPDATE TO THE DOWNTOWN MASTER PLAN MAP

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Downtown Master Plan Map, Letter to Property Owners, Property Owner Mailing List

COUNCIL AGENDA REPORT

FROM: Kathi Cook, Community Development Director
SUBJECT: PH-15-26 Update to Downtown Master Plan Map
CITY COUNCIL: March 28, 2016

PLANNING COMMISSION:

This item was heard at the March 3 Planning Commission Meeting. After discussion the Planning Commission voted unanimously to recommend approval of the request (5-0).

RECOMMENDATION

Approve amendment to the Downtown Master Plan Map adopted February 23, 2015 in order to incorporate additional portions along Canton Street.

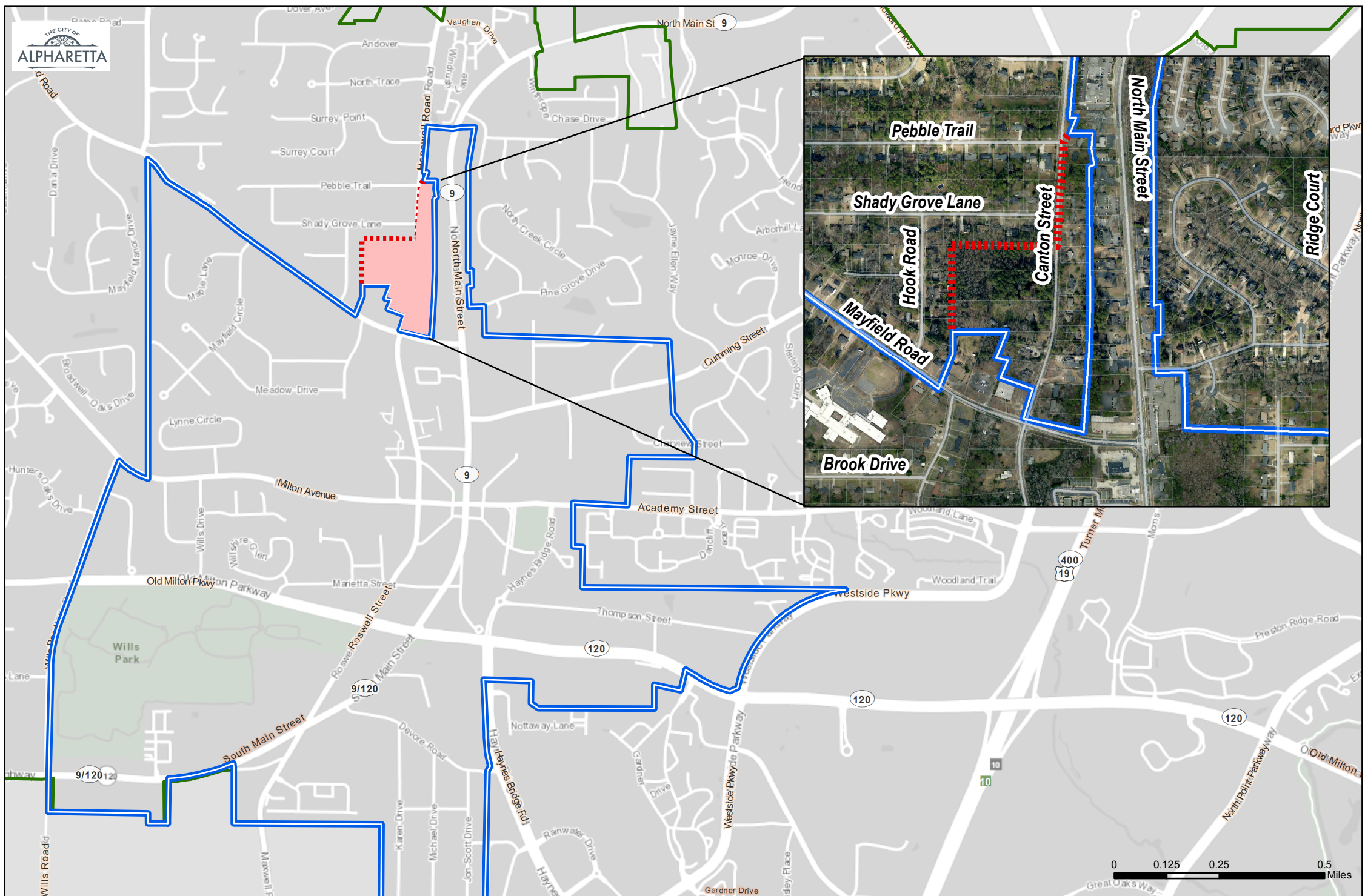
REPORT-IN-BRIEF

Staff is recommending a change to the Downtown Master Plan map to the north to incorporate additional properties on Canton Street. Properties along Canton Street are part of the Garden District and re-development should follow architectural guidelines established within the Downtown Master Plan. This change does not impact current zoning. Residents have been notified by a letter of the proposed changes which would only impact redevelopment by requiring architecture to meet guidelines established in the Downtown Master Plan.

ATTACHMENTS

Downtown Master Plan Map with Proposed Changes

Notification Letter



City of Alpharetta Downtown Master Plan Map

Map Provided by
Community Development GIS



2 PARK PLAZA
ALPHARETTA, GA 30009
PHONE: 678.297.6000
WWW.ALPHARETTA.GA.US

February 11, 2016

Dear Property Owner:

The City of Alpharetta has recently adopted the Downtown Master Plan which outlines architectural guidelines as well as a vision for future development for properties within the boundaries. Your property lies just outside the Downtown Master Plan boundary on Canton Street in an area known as the Garden District. We would like to extend the boundary of the Downtown Master Plan map to include those properties on Canton Street up to Pebble Street as depicted on the attached map.

The change would not impact current zoning or your current structure. The Alpharetta Downtown Code, which would apply to your property, covers building architectural design if your property were redeveloped. The architectural guidelines require building design which is historic in style and materials.

The public hearings for consideration of the change to the Downtown Master Plan map will be held as follows:

Planning Commission Thursday, March 3, 2016 at 6:30 PM and;

City Council Monday, March 28, 2016 at 7:30 PM

Both meetings will be heard in the City Council chambers at City Hall. Please contact me with any questions or concerns you may have.

Respectfully,

Kathi Cook
Director of Community Development

BURGESS JOHN R SR & BURGESS VIRGINIA P
72 MARIETTA ST
ALPHARETTA GA 30009 1940

DANIEL ELISABETH M
393 CANTON ST
ALPHARETTA GA 30009

DEADWYLER STEPHEN
170 SHADY GROVE LN
ALPHARETTA GA 30009

FILIPOWICZ DAVID F & LAURA
260 CANTON ST
ALPHARETTA GA 30009

FULTON COUNTY
141 PRYOR ST SW SUITE 7000
ATLANTA GA 30303

GARRETT D WILLIAM JR
13450 HOPEWELL RD
ALPHARETTA GA 30004 3519

HANSARD VICTOR B SR
310 CANTON ST
ALPHARETTA GA 30004 1339

HUDSON ZACHERY CLEMETH & JENNY ROGERS
205 SHADY GROVE LANE
ALPHARETTA GA 30009

HUGHES CULLENS HARRIET
3944 VINYARD WAY
MARIETTA GA 30062

JAMES DOROTHY
329 CANTON ST
ALPHARETTA GA 30004 1338

JMA HOMES LLC
565 WAYT RD
ROSWELL GA 30076

LIPSCOMB MICHAEL K & SUSAN MARIE
233 CANTON ST
ALPHARETTA GA 30009

MANN ROBERT & SUSAN
273 CANTON ST
ALPHARETTA GA 30004

O SICK MICHAEL W III
361 CANTON ST
ALPHARETTA GA 30004

PRICE CLYDE C JR
371 CANTON ST APT B
ALPHARETTA GA 30009

RODDY JOSEPH H & KIMBERLY A
284 CANTON ST
ALPHARETTA GA 30004 1339

SAMPLES MARY N
113 SEDALIA CT
ALPHARETTA GA 30004

SMITH WILLIAM H & NANCY R
263 CANTON ST
ALPHARETTA GA 30004

STEPHENS HAROLD A STEPHENS PEGGY
319 CANTON ST
ALPHARETTA GA 30009 2338

WALLACE GALE W
324 CANTON ST
ALPHARETTA GA 30004 1339

WATSON RICHARD A & WATSON RENE O
243 CANTON ST
ALPHARETTA GA 30009

ZHL REALTY LLC
5225 HUNTERS OAK DR
ALPHARETTA GA 30004



STAFF REPORT

Submitting Department: Community Development

Submitted By:

Meeting Date: March 28, 2016

I. AGENDA ITEM TITLE: PH-16-03: NORCROSS STREET ABANDONMENT

II. RECOMMENDATION:

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>

IV. REPORT IN BRIEF:

V. ALTERNATIVES:

VI. ATTACHMENTS:

Staff Report, Resolution, Exhibit A for Resolution, Application



COUNCIL AGENDA REPORT

FROM: Kathi Cook, Community Development Director

SUBJECT: PH-16-03 Norcross St. Abandonment

City Council: March 28, 2016

STAFF RECOMMENDATION

Approve PH-16-03 Norcross Abandonment

REPORT-IN-BRIEF

The application requests a .25 –acre portion of Norcross St., City right-of-way, be abandoned. The roadway is being incorporated into the approximately 26 acre City Center development.

DISCUSSION

The portion of Norcross Street right of way is approximately .25 acres. The asphalt has already been removed and the area has been graded.

No access is being denied from the proposed road abandonment.

CONCURRENCES

Other City departments were consulted on this issue and expressed no concerns with the applicant's request.

Attachments

**Site Map
Resolution**



COUNCIL AGENDA REPORT

FROM: Kathi Cook, Community Development Director

SUBJECT: PH-16-03 Norcross St. Abandonment

City Council: March 28, 2016

STAFF RECOMMENDATION

Approve PH-16-03 Norcross Abandonment

REPORT-IN-BRIEF

The application requests a .25 –acre portion of Norcross St., City right-of-way, be abandoned. The roadway is being incorporated into the approximately 26 acre City Center development.

DISCUSSION

The portion of Norcross Street right of way is approximately .25 acres. The asphalt has already been removed and the area has been graded.

No access is being denied from the proposed road abandonment.

CONCURRENCES

Other City departments were consulted on this issue and expressed no concerns with the applicant's request.

Attachments

**Site Map
Resolution**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF ALPHARETTA PROVIDING FOR THE
ABANDONMENT AND DISPOSITION OF A CERTAIN PUBLIC RIGHT OF WAY
(Norcross Street)

WHEREAS, the City of Alpharetta approved the Z-15-02/CU-15-02/V-15-13 City Center a 26 acre development; and has received an application for the abandonment of a portion of a public right-of-way known as Norcross Street, located in Land Lots 1269, 2nd District, 2nd Section; and

WHEREAS, after due consideration and investigation, the Mayor and Council for the City of Alpharetta (the "City Council") have determined that the right-of-way of Norcross Street described in the attached Exhibit "A" has ceased to be used by the public to the extent that no substantial public purpose is served by it; and

WHEREAS, the City has notified the public and the abutting property owners of its intention to abandon said right-of-way;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Alpharetta hereby resolves that Norcross Street described in the attached Exhibit "A" is hereby abandoned as a public road and shall no longer be part of the City street system and the Mayor and such other City officials as may be appropriate are hereby authorized to dispose of Norcross Street described in the attached Exhibit "A": as stipulated as a result of the public hearing process in accordance with the provisions of applicable law.

SO RESOLVED this _____ day of _____ 2016.

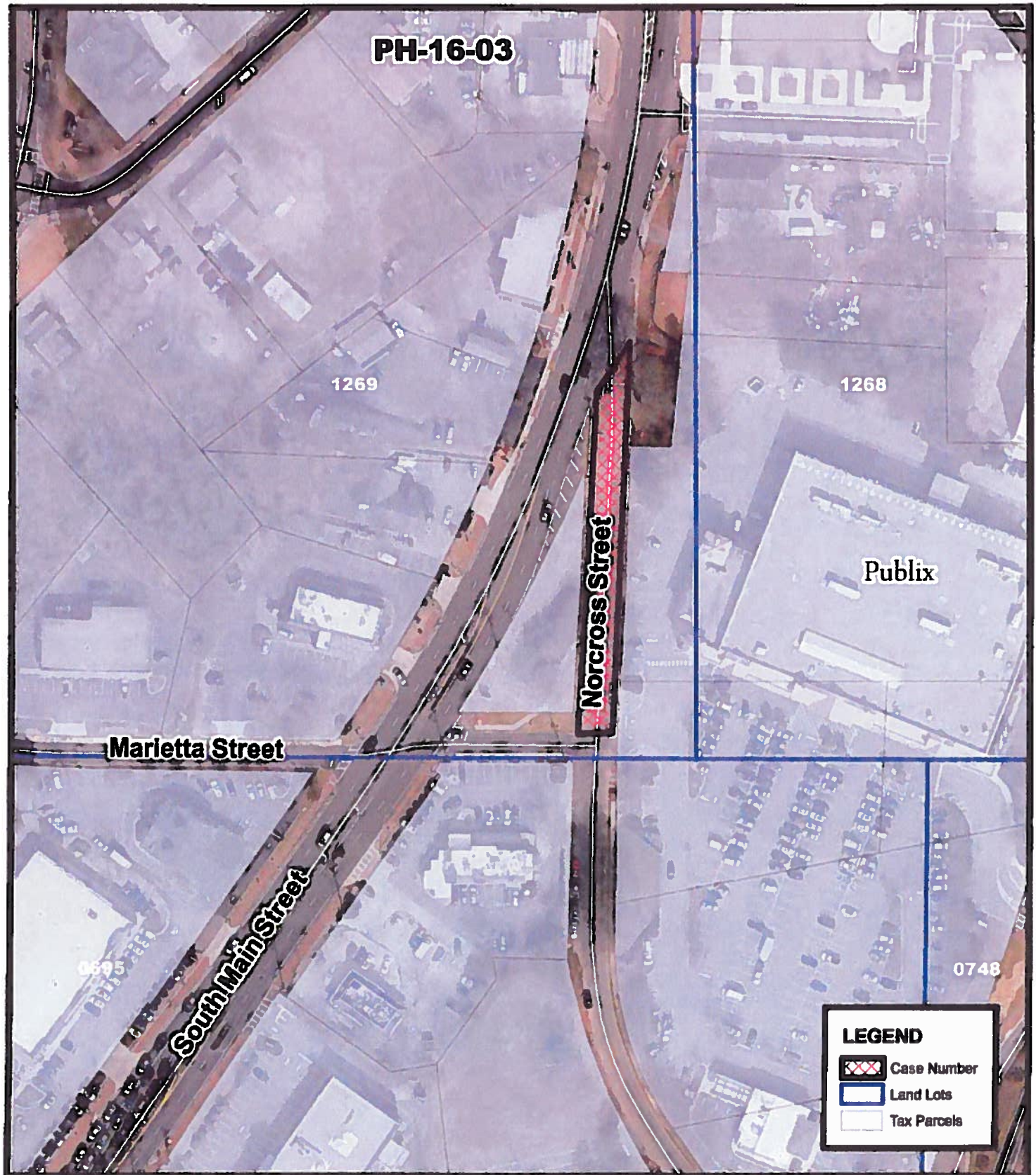
CITY OF ALPHARETTA

BY: _____
David Belle Isle, Mayor

Council Members:

_____	_____
_____	_____
_____	_____

ATTEST: _____
City Clerk



Location Map Norcross St. Abandonment

PH-16-03
D/LL: 2/2/1269
CC Date: 3/28/16

EXHIBIT A

Location Map Provided by:
Community Development - GIS

CITY OF ALPHARETTA

COMMUNITY DEVELOPMENT DEPARTMENT ROAD ABANDONMENT PETITION



Please check all information supplied on the following pages to ensure that all spaces are filled out completely and accurately and that all required supporting materials have been supplied before signing this form.

Please make your check payable to "City of Alpharetta". The application fee is \$400, which must be submitted at the time of application.

Remit application and fee to the Department of Community Development, 217 Roswell Street, Alpharetta, GA 30009. If you have questions, please contact the department by calling 678-297-6070.

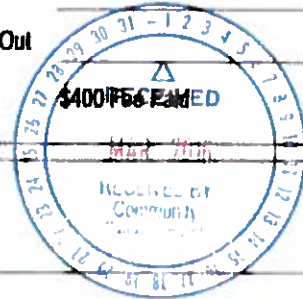
FOR OFFICE USE ONLY

Case # PH-16-03

Date In _____

Date Out _____

☐ \$400 FEE PAID



Applicant Information:

Contact Name Bob Regus

Company Name City of Alpharetta

Mailing Address 2 Park Plaza

City Alpharetta

State GA

Zip Code 30009

Telephone 678-997-6012

Fax _____

Email Address bregus@alpharetta.ga.us

Property Information:

Current Road Name Norcross St

Land Lot(s) 1269

District / Section 2/2

The subject property for which abandonment is being requested is identified by (select one):

☐ Survey Dated _____ Prepared By _____

☒ Other Plat Specify See attached map

Reason For Request:

In the space provided, please explain the reason for which you are requesting abandonment of the subject property. Please attach additional pages if necessary.

The Applicant is requesting that a portion of Norcross St., a .25 acre City right-of-way, be abandoned. The Roadway is being incorporated into the City Center development.

Please list all property owners, including address and telephone number, who have property abutting the subject road. Attach additional pages as necessary.

Name	Address	Telephone
Publix Super Markets	P.O. Box 32025 Lakeland FL 33802	

Please list anyone, including address and telephone number, who presently resides on property abutting the subject road. Attach additional pages as necessary.

Name	Address	Telephone

In the space provided, please describe the efforts that you have undertaken to notify the aforementioned property owners and residents of your request to abandon the subject road. If such notification was in writing, please attach a sample of the letter or other document used. If such notification was mailed, please attach proof of mailing.

We have notified the property owners within 500' ft by letter. See attached.

Is any of the property abutting the subject road for sale?

☒ Yes

☐ No

Is the sale of the property contingent upon the road abandonment?

☒ Yes

☐ No

☐ N/A

Is any portion of the subject road to be included in the sale of property? ☒ Yes ☐ No ☐ N/A

Please describe the location and the acreage involved.

The City Center Development property is approximately 26 acres and is generally described as being located east of Main St. and south of Academy St., north of Thompson St. near the intersection with Haynes Bridge. The property is legally described as being located in Land Lot 1268, 2nd District, 2nd Section, and Land lot 748, 1st District, 2nd Section, Fulton County, Georgia.

Is an alternate road proposed in lieu of the road to be abandoned? ☐ Yes ☒ No
If "yes", please attach a site plan indicating the location of the proposed substitute road.

Will access be denied to any property as a result of this road abandonment? ☐ Yes ☒ No
If "yes", please list these properties by address, including owner's name and telephone number. Attach additional sheets if necessary.

Name	Address	Telephone
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

For properties that have frontage on the subject road, are there alternate points of access to enter and exit these properties? If yes, please identify alternate points of access for each property. Attach additional sheets if necessary. ☐ Yes ☐ No

Address	Alternate Access Point
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Please provide twenty (20) copies of a boundary survey showing the proposed road abandonment, all utility locations, existing rights-of-way, acreage and contiguous property owners. Include a location map on the survey and a legal description of the subject roadway.

Please be advised that the City of Alpharetta may require a traffic study and property appraisal in conjunction with this petition.

Department of Community Development
City of Alpharetta
217 Roswell Street
Alpharetta, GA 30009
678.297.6070 www.alpharetta.ga.us

Alpharetta
GEORGIA

RESOLUTION OF THE COUNCIL OF THE CITY OF ALPHARETTA,
GEORGIA TO APPROVE THE EXECUTION AND DELIVERY OF AN
INTERGOVERNMENTAL CONTRACT AND CONFERENCE CENTER
LEASE, THE PREPARATION, USE AND DISTRIBUTION OF A
PRELIMINARY OFFICIAL STATEMENT, THE PARTICIPATION BY THE
CITY OF ALPHARETTA, GEORGIA IN THE VALIDATION OF CERTAIN
BONDS; AND FOR OTHER PURPOSES

WHEREAS, pursuant to O.C.G.A. 36-34-3 (the “Act”), the City of Alpharetta, Georgia (the “City”) is a political subdivision of the State of Georgia, legally created and validly existing under and by virtue of the Constitution and laws of the State of Georgia; and

WHEREAS, the City has the power to acquire, construct, lease, own, regulate, operate and improve buildings to be used as a conference center, including, but not limited to, the construction of conference center facilities with exhibition space, ballroom space, meeting rooms and pre-function space, and containing appurtenant facilities and amenities normally associated with a conference center; and

WHEREAS, the City has requested that the Development Authority of Alpharetta (the “Authority”) issue its Development Authority of Alpharetta Revenue Bonds (Conference Center Project), Series 2016, in an aggregate principal amount not to exceed \$26,000,000 (the “Bonds”), and apply the proceeds from the sale of the Bonds for the purpose of (A) to pay for a portion of the cost of the acquisition, construction, development and equipping of a conference center to be located in Alpharetta, Georgia, including, but not limited to, the construction of conference center facilities with exhibition space, ballroom space, meeting rooms and pre-function space, and containing appurtenant facilities and amenities normally associated with a conference center (the “Project”) and (B) paying all or a portion of the costs of issuance of the Bonds; and

WHEREAS, the Project will provide activities, services or facilities to the citizens of the City; and

WHEREAS, Article IX, Section III, Paragraph I(a) of the Constitution of the State of Georgia authorizes, among other things, any municipality of the State to contract, for a period not exceeding 50 years, with another public authority for joint services, for the provision of services, or for the joint or separate use of facilities or equipment, provided that such contract deals with activities, services or facilities which the contracting parties are authorized by law to undertake or to provide; and

WHEREAS, the Authority and the City propose to enter into an Intergovernmental Contract (the “Contract”), pursuant to which the Authority will agree to issue the Bonds for the purpose of paying for a portion of the cost of the Project, and the City, in consideration of the Authority’s doing so, will agree to pay to the Authority amounts sufficient to enable the Authority to pay the debt service on the Bonds and, if necessary, levy an ad valorem property tax

on all property in the City subject to such tax, in order to make such payments to the Authority; and

WHEREAS, after careful study and investigation, by the City, it appears to be in the best interest of the citizens of the City that the Contract be entered into and the City has determined that the Project, through the issuance of the Bonds, and as the construction of a conference center as described above, constitutes the provision of activities, services or facilities which the City is authorized by law to undertake or provide in accordance with Article IX, Section III, Paragraph I(a) of the Constitution of the State of Georgia; and

WHEREAS, the City proposes to approve the preparation, use and distribution of a Preliminary Official Statement (the "Preliminary Official Statement" used in connection with the offering and sale of the Bonds; and

WHEREAS, the City proposes to approve the Alpharetta Conference Center Lease Agreement, dated May 3, 2015 (the "AHA Lease"), between the City, as Lessor, and Avalon Hotel Associates, LLC, as lessee relating to the Project.

WHEREAS, the City proposes to authorize the staff of the City to participate in the preparation of an official notice of sale and related documents in order to sell the Bonds in a competitive sale to the successful bidder.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA AS FOLLOWS:

Section 1. Findings. It is hereby ascertained, determined and declared that the Project and the payment of a portion of the cost of the Project, through the issuance of the Bonds, as the construction of a facility to provide activities, services or facilities which the City is authorized by law to undertake or provide in accordance with Article IX, Section III, Paragraph I(a) of the Constitution of the State of Georgia.

Section 2. Authorization of Contract. The execution and delivery by the Mayor of the City of Alpharetta, Georgia (the "Mayor") of a Contract relating to the Bonds is hereby authorized and approved. The Contract shall be in substantially the form attached hereto as Exhibit A, subject to such changes, insertions and omissions as may be approved by the Mayor and the Clerk of the City of Alpharetta, Georgia (the "Clerk") executing the same, and the execution of the Contract by the Mayor and the Clerk as herein authorized shall be conclusive evidence of such approval.

Section 3. Participation in Validation of Bonds. The Mayor and the Clerk are hereby authorized to execute and deliver all documents or instruments, including any acknowledgement of service and answer, in connection with the validation of the Bonds by the Authority in the Superior Court of Fulton County.

Section 4. Approval of Preliminary Official Statement. The preparation, delivery, use and distribution of the Preliminary Official Statement with respect to the Bonds is hereby authorized and approved.

Section 5. Authorization of AHA Lease. The execution and delivery by the Mayor of the AHA Lease is hereby authorized and approved. The AHA Lease shall be in substantially the form attached hereto as Exhibit B, subject to such changes, insertions and omissions as may be approved by the Mayor and the Clerk executing the same, and the execution of the AHA Lease by the Mayor and the Clerk as herein authorized shall be conclusive evidence of such approval.

Section 6. Official Notice of Sale; Acceptance of Bids. The actions of the staff of the City in drafting and circulating an Official Notice of Sale (the "Notice of Sale"), and in reviewing bids for the purchase of the Bonds submitted pursuant to the Notice of Sale are hereby authorized and approved. The Bonds shall be sold to the bidder submitting the best price for the bond issue which conforms to the specifications set forth in the Notice of Sale (the "Successful Bidder") and the administrative, finance and legal staffs of the City are hereby directed to take all actions necessary to accomplish the delivery of the Bonds to the Successful Bidder pursuant to the terms hereof; provided however, the award of the successful bid for the purchase of the Bonds shall be approved and ratified by the adoption of a supplemental resolution of the City prior to the issuance of the Bonds.

Section 7. Participation in Validation of Bonds. The Mayor and the Clerk and any other officer, member, agent or employee of the City are hereby authorized to execute and deliver all documents or instruments, including any acknowledgement of service and answer, in connection with the validation of the Bonds by the City in the Superior Court of Fulton County.

Section 8. General Authority. From and after the date of adoption of this resolution, the Mayor and the Clerk are hereby authorized and empowered to take such other actions and to execute for and on behalf of the City all such agreements, certificates, affidavits and other documents as may be necessary or desirable in connection with the execution and delivery by the City of the Contract, the effectuation of the matters contemplated by this Resolution and the validation, offering, issuance, sale and delivery of the Bonds.

Section 9. Actions Approved and Confirmed. All acts and doings of the officers, members, agents and employees of the Council of the City of Alpharetta, Georgia which are in conformity with the purposes and intents of this Resolution and in the furtherance of the execution, delivery and performance of the Contract and the issuance and sale of the Bonds by the Authority shall be, and the same hereby are, in all respects approved and confirmed.

Section 10. Severability of Invalid Provisions. If any one or more of the provisions herein contained shall be invalid, then such provisions shall be null and void and shall be deemed separable from the remaining provisions and shall in no way affect the validity of any of the other provisions hereof.

Section 11. Repealing Clause. All resolutions or parts thereof of the Council of the City of Alpharetta, Georgia in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.

Section 12. Effective Date. This Resolution shall take effect immediately upon its adoption.

ADOPTED AND APPROVED this 28th day of March, 2016.

CITY OF ALPHARETTA, GEORGIA

(CORPORATE SEAL)

Mayor

Councilmember

Councilmember

Councilmember

Councilmember

Councilmember

Councilmember

Attest:

Clerk

Exhibit A

Form of Contract

Exhibit B

Form of AHA Lease

CLERK'S CERTIFICATE

STATE OF GEORGIA

COUNTY OF FULTON

The undersigned, Clerk of the City of Alpharetta, Georgia, DOES HEREBY CERTIFY that the foregoing pages of typewritten matter constitute a true and correct copy of a resolution adopted by the Mayor and Council of the City of Alpharetta, Georgia, in a meeting duly assembled and open to the public at which a quorum was present, on the 28th day of March, 2016, the original of which has been duly recorded in the Minute Book of the City, which is in my custody and control.

GIVEN this the 28th day of March, 2016.

Clerk, City of Alpharetta, Georgia

(SEAL)