



# HISTORIC PRESERVATION COMMISSION MEETING SEPTEMBER 10, 2020

ALPHARETTA CITY HALL  
COUNCIL CHAMBERS  
2 PARK PLAZA  
3:00 PM

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MEETING MINUTES
  - a. February 13, 2020
- IV. PUBLIC HEARING
  - a. PH-20-12 Farmhouse Settlement Historic Designation  
Consideration of a request for designation of historic property. The property is located at 0 Morris Road at the northeast corner of Georgia 400 and Old Milton Parkway and is legally described as being located in Land Lot 855, 1st District, 2nd Section, Fulton County, Georgia.
- V. ITEMS FROM STAFF
- VI. ITEMS FROM BOARD MEMBERS
- VII. ADJOURNMENT



# HISTORIC PRESERVATION COMMISSION MEETING FEBRUARY 13, 2020

ALPHARETTA CITY HALL  
COUNCIL CHAMBERS  
2 PARK PLAZA  
3:00 PM

## I. CALL TO ORDER

### a. Election of Officers for 2020

#### ❖ Commissioner Mashburn nominated Bonnie Steadman as Chair

- The motion was seconded by Commissioner Burgess
- The motion was approved (4-0-1)

#### ❖ Commissioner Mashburn nominated Sue Rainwater as Vice-Chair

- The motion was seconded by Chair Steadman
- The motion was approved (4-0-1)

## II. APPROVAL OF MEETING MINUTES

### a. February 14, 2019

### b. March 14, 2019

#### ❖ Commissioner Grizzle made a motion to approve both set of minutes

- The motion was seconded by Commissioner Mashburn
- The motion was approved (5-0)

## III. ROLL CALL

- Bonnie Steadman Chair
- Sue Rainwater Vice Chair (Absent)
- Bob Burgess
- Rex Grizzle
- Connie Mashburn
- Joy Ross

### Staff Present

- Brett Schroeder, Zoning Enforcement Manager
- Elle Taylor, Planning & Zoning Coordinator

**IV. ITEMS FROM STAFF**

- a. Bret Schroeder, Zoning Enforcement Manager - Discussion of Role of Code Enforcement**
- b. Update on 193 Canton St (Weatherford House)**
- c. Update on 112 Cumming St. B.F. Shirley House (Old Alpharetta Woman's Club)**
- d. Update on Farmhouse Settlement**
- e. Discussion of Proposed Changes to Historic Preservation Ordinance**

**V. ITEMS FROM BOARD MEMBERS**

**VI. PUBLIC COMMENT**

**VII. ADJOURNMENT**



# HISTORIC PRESERVATION COMMISSION MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT  
SUBMITTED BY: KATHI COOK  
DRAFTED BY: ELLE TAYLOR

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## I. AGENDA ITEM TITLE: PH-20-12 FARMHOUSE SETTLEMENT HISTORIC DESIGNATION

HISTORIC PRESERVATION COMMISSION: SEPTEMBER 10, 2020

CITY COUNCIL: SEPTEMBER 28, 2020

## II. RECOMMENDATION:

Approve PH-20-12 FARMHOUSE SETTLEMENT HISTORIC DESIGNATION

## III. REPORT IN BRIEF:

The City in conjunction with the Recreation and Parks Department is requesting that the Farmhouse Settlement property be moved from the Contributing Historic property list to the Designated as Historic List. The subject property is located at 0 Morris Rd and is legally described as being located at the northeast corner of Georgia 400 and Old Milton Parkway. The property was deeded to the City in on October 23, 2019 and recorded in the Office of the Clerk of Superior Court on December 19, 2019

## DISCUSSION

The submitted request, if approved, will allow the City to change the property status from Contributing Historic Property to Designated as Historic Property per the Historic Preservation Ordinance. Zoning Condition # 19 associated with file # Z-12-02/CLUP-12-03/V-12-16 QuikTrip required that the historic farmhouse property be donated to the City. The property was deeded to the City in on October 23, 2019 and recorded in the Office of the Clerk of Superior Court on December 19, 2019.

*"The applicant and the City agree on the importance of preserving the historic farm house property located along tributary #5. The applicant acknowledges the city's desire to have the farm house property donated to the city and agrees to work with the city in good faith to facilitate the donation, including public access and shared parking at the site as mutually agreed upon. In consideration of the land donation, the city agrees to provide the applicant with Impact fee credits equal to the value of the land donated. Any donated land shall be included in future development density calculations. Such donations shall take place no later than the issuance of a land disturbance permit on the OP property."*

According to research by the Alpharetta & Old Milton Historical Society, the settlement at Farmhouse predates the founding of Old Milton County and the City of Alpharetta by at least 30 years. Early settlers were living in Indian Territory. Big Creek Baptist Church was chartered there in 1828, ten years before the Trail of Tears when the Cherokee Indians were removed from the area. In the early 1830's there was an operating water mill on Martin Creek, near what is now the northeast corner Ga 400 and Old Milton Parkway.

A major road for the time, ran beside the mill site through the narrow valley on the east side of Burnett Mountain (currently Preston Ridge). The road connected Lebanon, near what would become Roswell, and Suwanee then on to Lawrenceville. The Farm House Community was located near an important trade route that ran from Lebanon Community, near Roswell, into Forsyth County. The Farm House Community's center was located west of the area later developed as Preston Ridge and approximately 1.7 miles east of the current Alpharetta City Hall. Farm House Community was a thriving commercial center between 1834-1858. At various times a gristmill, sawmill, cotton gin, post office and general store were in operation here.

Several of The City of Alpharetta's founding families are associated with this property. It is believed that Hiram Trammell built and lived in a cabin there as well as built the dam and water mill. The dam was intact until 1980. "Slick Rock" was a popular place for swimming in the community. Islam Teasley was the postmaster for the post office that was established in 1853. Five years later, the post office was relocated to the new town of Alpharetta with Oliver P. Skelton as postmaster. In 1908, the family of Clark & Ann Burnett were photographed at their family home on Burnett's Mountain ( currently Preston Ridge)

The City has future plans to construct a Farmhouse Community Heritage Park to commemorate the property as a historic site.

#### **HISTORIC DESIGNATION REVIEW CRITERIA**

The City of Alpharetta Unified Development Code Section 2.94 B of the Historic Preservation Incentive Zoning Ordinance outlines the criteria for Historic Designation. The Ordinance specifically states ... In order to be designated a historic property, the property must be an individual building, structure or parcel of land that meets the following criteria:

- a. Is of historic, cultural, aesthetic or architectural significance to the City, the region, the State, or the nation; or

*Response: The Farmhouse Settlement is historically and culturally significant as the first settlement for the City of Alpharetta.*

- b. Possesses historic integrity (in terms of its location, design, setting, materials, workmanship, feeling, and association) for all periods related to the significance of the property; and

*Response: The property is of historical significance as an early settlement in Indian territory that predates the founding of Old Milton County and the City of Alpharetta.*

- c. Is deemed worthy of preservation (and the benefits available due to such status) following reasons:

- i. It is an outstanding example of a building representative of its era and over 75 years old;

*Response: The Farmhouse Community was a thriving commercial center between 1834 and 1858. During that time a gristmill, sawmill, cotton gin, post office and general store operated there. Big Creek Baptist Church was founded there in 1828 before the Trail of Tears when the Cherokee Indians were removed from the area. The Community was located near an important trade route.*

ii. It is one of the few remaining examples of a past architectural style or type and over 75 years old; or

*Response: The property is approximately 190 years old.*

iii. It is a place associated with an event or person(s) of historic or cultural significance to the City, the region, the State, or the nation and over 75 years old.

*Response: This property possesses historic significance and association as the original settlement for the City of Alpharetta. The settlement predates the founding of Old Milton County and the City of Alpharetta by at least 30 years. There are future plans to build a Community Heritage Park to commemorate the Settlement.*

## **CONCURRENCES**

City Staff has reviewed the application and finds that it can generally support the request to change the property status from Contributing Historic Property to designated as Historic per the Historic Preservation Ordinance. The Alpharetta & Milton Historical Society also support the historic designation due to the property's historic significance as well as the fact that it is 190 years old.

## **CITIZEN PARTICIPATION PLAN**

The City notified property owners within 500' regarding the Applicant's intent to designate the property. There were no comments received.

## **IV. ATTACHMENTS:**

- History Fact Sheet
- Maps
- Photos
- Farmhouse Community Heritage Park

# CITY OF ALPHARETTA

Farmhouse Settlement Designation

## PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: **PH-20-12**

☐ 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: **Elle Taylor**

Telephone: **678-297-6074**

Address: **2 Park Plaza**

Suite: \_\_\_\_\_

City **Alpharetta**

State: **Ga**

Zip: **30009**

Fax: \_\_\_\_\_

Mobile Tel: \_\_\_\_\_

Email: **etaylor@alpharetta.ga.us**

### Subject Property Information:

Address: **0 Morris Rd**

Current Zoning: \_\_\_\_\_

District: **1**

Section: **2**

Land Lot: **855**

Parcel ID: \_\_\_\_\_

Proposed Zoning: \_\_\_\_\_

Current Use: \_\_\_\_\_

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

☐ Conditional Use

☐ Master Plan Amendment

☐ Exception

☐ Rezoning

☐ Master Plan Review

☐ Variance

☐ Public Hearing

☐ Comprehensive Plan Amendment

☒ Other *(Specify):*

**Historic Designation**

# PROPERTY OWNER AUTHORIZATION

## Property Owner Information:

Contact Name: **Bob Regus**

Telephone: \_\_\_\_\_

Address: **2 Park Plaza**

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.*

- |                                               |                                          |
|-----------------------------------------------|------------------------------------------|
| <input type="checkbox"/> Annexation           | <input type="checkbox"/> Special Use     |
| <input type="checkbox"/> Rezoning             | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Variance             | <input type="checkbox"/> Master Plan     |
| <input type="checkbox"/> Land Use Application | <input type="checkbox"/> Other           |

## Identify Authorized Applicant:

Name of Authorized Applicant: **Bob Regus**

Telephone: \_\_\_\_\_

Address: \_\_\_\_\_

Suite: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

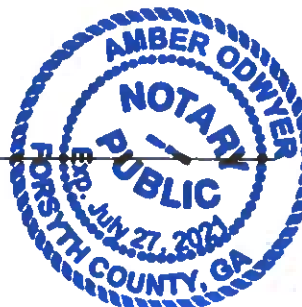
## So Sworn and Attested:

Owner Signature: **Bob Regus**

Date: **8/28/2020**

## Notary:

Notary Signature: **Amber O'Dwyer**



Date: \_\_\_\_\_

# DISCLOSURE FORM

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

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

Name of Applicant or Opponent: N/A

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: \_\_\_\_\_

*RH J. Ry*

Date: \_\_\_\_\_

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## Criteria for Designation of a Historic Property

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Must be an individual building, structure or parcel of land that meets the following criteria:

Is of historic, cultural, aesthetic or architectural significance to the City, the region, the State or nation ; or

Possesses historic integrity (in terms of its location, design, setting, materials, workmanship, feeling, and association) for all periods related to the significance of the property; and

Is deemed worthy of preservation (and the benefits available due to such status) by reason of value to the City, the region, the State, or the nation for one or more of the following reasons:

It is an outstanding example of a building representative of its era and over 75 years old;

The settlement at Farmhouse predates the founding of Old Milton County and the City of Alpharetta by at least 30 years.

It is one of the few remaining examples of a past architectural style or type and over 75 years old; or

Please see attached documents.

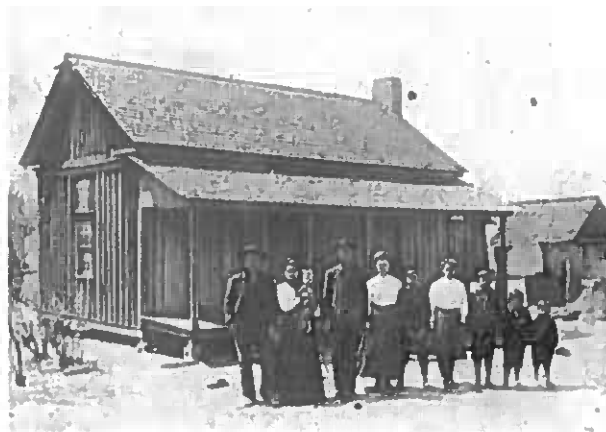
It is a place associated with an event or person(s) of historic or cultural significance to the City, the region, the State, or the nation and over 75 years old.

Please see attached documents.

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.



- A major road, for the time, ran beside the mill site through the narrow valley on the east side of Burnett Mountain (currently Preston Ridge). The road connected Lebanon, near what would become Roswell, and Suwanee then on to Lawrenceville.
- Farm House Community was located near an important trade route that ran from Lebanon Community, near Roswell, into Forsyth County. The Farm House Community's center was located west of the area later developed as Preston Ridge and approximately 1.7 miles east of the current Alpharetta City Hall.
- Earlier names for Preston Ridge peak were Townley's Mountain and Burnett's mountain.
- A home place was located near the dam, and near a fresh water spring for over 150 years. It is believed this was where Hiram Trammell's cabin sat. Trammel family history has it that Hiram built the dam and water mill. The dam created a four to six feet waterfall.
- By the early 1840s Hiram was deceased and Hiram Teasley had purchased the property.
- Farm House Community was a thriving commercial center between 1834-1858. At various times a gristmill, sawmill, cotton gin, post office and general store were in operation here.
- In 1853 the Farm House Community post office was established with Islam Teasley as postmaster.
- Gold was mined on Townley's Mountain and panned from nearby Teasley Branch. Teasley Branch heads in Alpharetta and flows into Big Creek.
- In 1858 the post office was moved to the new town of Alpharetta and Oliver P. Skelton became postmaster.
- In 1908, Clark and Ann James Burnett, with eight of their nine children, are photographed at the family home on Burnett's Mountain (currently Preston Ridge).



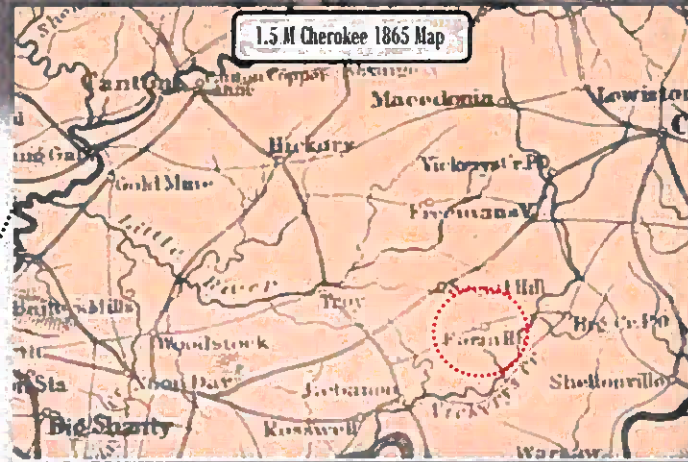
- The dam was in operation until the mid-1920s.
- This was a popular swimming place for the community. It was called "Slick Rock."
- In the 1950s , the United States Forestry Service constructed a fire watchtower here, from which observers could direct firefighters.
- The dam was intact as of 1980.
- As of 2009, only roughly one-half of the dam is visible.

*Historic Farm House  
Community  
Original Settlement of Alpharetta  
(1828)*

*Original Settlement of Alpharetta*  
(1828)

*Historic Trade Route*  
*From Lebanon Community*  
*(near Roswell) into Forsyth County*

*From Lebanon Community  
(near Roswell) into Forsyth County*





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## **Alpharetta & Old Milton County Historical Society**

1835 Old Milton Parkway, Alpharetta, GA 30009 - 770-475-4663 [www.aomchs.org](http://www.aomchs.org)

May 7, 2018

Ms. Kim Zane  
Cultural Services Manager  
2 Park Plaza  
Alpharetta, GA 30009

Dear Ms. Zane:

Thank you for contacting the Alpharetta and Old Milton County Historical Society about the historical significance of the Farmhouse Community. According to our research, the settlement at Farmhouse predates the founding of old Milton County and the City of Alpharetta by at least 30 years. In fact the early settlers at Farmhouse were living in Indian Territory. Church records from the Big Creek Baptist Church which was located in the Farmhouse area indicate that the church was chartered in 1828, ten years before the infamous Trail of Tears when the Cherokee Indians were removed from the area.

It is our intention to place an official historical markers at the Farmhouse site once that site is more easily accessible to the public. We understand that this site might one day become an Alpharetta City Park. We wholeheartedly endorse such a move and will gladly lend our expertise and research resources if they are needed.

Sincerely,

Pat Miller  
President  
The Alpharetta and Old Milton  
County Historical Society

## Wall Location

ALL METAL PIPES TO BE FULLY BRUSHED, ASPHALT OR ALUMINUM COATED WITH PAVED SURFACES. ROCK-LOW AGENTS REQUIRED ON ALL STORM STRUCTURES IN NORTH-47-RAY.

**FLOODPLAIN C**  
A PORTION OF FROM  
100-YEAR FLOODPLAIN  
COMPENSATING STORAGE  
BELOW THE 100 YEAR  
BASE BY EMPLOYING  
DETAILS ON THESE C  
BELOW IS A SUBMIT  
STORAGE WITHIN THE  
(DISTRICT CONDITIONS  
PROPOSED CONSTRUCTION

[illegible]

REFER TO ARCHITECTURAL PLANS  
FOR GRADING ON ELEVATED  
PAVING DECK (SPACES SHOWN  
REPRESENT FINISHED GRADE  
BELOW ELEVATED PAVING DECK)

NO. 400 (R/W VARIETY)

# Drainage Type

Form House Old Dam (water Mill) / Grist mill  
wall (see photo of wall)



**GEORGIA 811**  
a Professional Center, Inc.

OLD MILTON PARKWAY  
-STATE ROUTE #120

A PUBLIC RIGHT-OF-WAY  
45 MPH POSTED SPEED LIMIT

Deed Book 60945 Pg 32  
Filed and Recorded Dec-19-2019 08:57am  
2019-0402676  
Real Estate Transfer Tax \$0.00  
CATHELENE ROBINSON  
Clerk of Superior Court  
Fulton County, Georgia

### LIMITED WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF FULTON

Parcel ID # 12 - 297008550375

THIS LIMITED WARRANTY DEED, made as of the 23<sup>rd</sup> day of October, 2019, by Triad-Newcastle, LLC a Georgia limited liability company ("Grantor"), in favor of the City of Alpharetta, Georgia, a municipality ("Grantee"), with a mailing address at 2 Park Plaza, Alpharetta, Georgia 30009, Attn: Robert J. Regus, City Administrator (the terms, Grantor and Grantee, to include their respective successors, legal representatives, and assigns where the context hereof requires or permits).

#### WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy, and sufficiency of which being hereby acknowledged by Grantee, has granted, bargained, sold, and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Grantee, all that tract or parcel of land lying and being in Land Lot 855 of the 1<sup>st</sup> Land District of Fulton County, Georgia, in the City of Alpharetta, being more particularly described in Exhibit A attached hereto and incorporated herein by reference, together with any and all rights, members, and appurtenances (hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property, together with all and singular the rights, members, easements and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in fee simple.

Grantor will warrant and forever defend the right and title to the Property unto Grantee against the lawful claims of all persons claiming by, through or under Grantor, except as otherwise provided for herein.

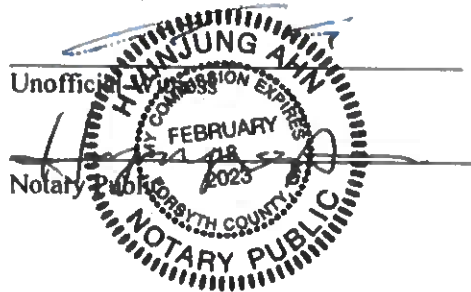
This deed and the warranty of title contained herein are made expressly subject to the Drainage Easement described below and the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

Notwithstanding anything contained in this deed to the contrary, as additional consideration for the conveyance of the Property described herein, for the benefit of that certain tract or parcel of land owned by Grantor and located adjacent to the Property, which property is more particularly described on Exhibit C attached hereto and incorporated herein by reference (the "Grantor Property"), Grantor hereby reserves a perpetual, non-exclusive, easement over, under, upon and across the Property for the purpose of providing permanent drainage for storm water at all times emanating from Grantor's Property onto the Property,

whether via sheet flow or via such other stormwater handling system now or hereafter located on the Property, which shall be designed to properly handle the storm water drainage from Grantor's Property, including but not limited to any and all pipes, connections and other facilities connected thereto or installed in connection therewith, and for the repair, replacement and maintenance of same from time to time, which easement and all rights reserved by Grantor herein shall run with the Grantor Property and inure to the benefit of Grantor, and its successors and assigns.

**IN WITNESS WHEREOF**, Grantor has signed and sealed this deed, the day and year first above written.

Signed, Sealed and Delivered in the  
Presence of:



**Triad-Newcastle, LLC**  
a Georgia limited liability company

By: Packard Capital LLC, its manager

By:  (SEAL)  
Alex J. Hertz, as Manager

**EXHIBIT "A" TO WARRANTY DEED**

**Legal Description of Property**

**(Appears on following page)**

TRIAD-NEWCASTLE, LLC  
TRACT 2 LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 855 OF THE 1<sup>ST</sup> LAND DISTRICT OF FULTON COUNTY, GEORGIA, IN THE CITY OF ALPHARETTA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR WITH CAP STAMPED "WOLVERTON LSF 709" HAVING GEORGIA WEST STATE COORDINATE VALUES NORTHING(Y) 1480181.16, EASTING(X) 2265386.42, SAID REBAR BEING THE **POINT OF BEGINNING**.

THENCE FROM SAID **POINT OF BEGINNING**, SOUTH 88 DEGREES 02 MINUTES 57 SECONDS WEST A DISTANCE OF 35.00 FEET TO A RIGHT OF WAY MARKER FOUND; THENCE NORTH 41 DEGREES 41 MINUTES 48 SECONDS WEST A DISTANCE OF 95.73 FEET TO A RIGHT OF WAY MARKER FOUND; THENCE NORTH 00 DEGREES 38 MINUTES 28 SECONDS WEST A DISTANCE OF 16.41 FEET TO A RIGHT OF WAY MARKER FOUND; THENCE SOUTH 89 DEGREES 59 MINUTES 27 SECONDS WEST A DISTANCE OF 63.20 FEET TO A POINT; THENCE SOUTH 01 DEGREES 19 MINUTES 47 SECONDS EAST A DISTANCE OF 63.70 FEET TO A RIGHT OF WAY MARKER FOUND; THENCE SOUTH 88 DEGREES 59 MINUTES 36 SECONDS WEST A DISTANCE OF 119.58 FEET TO A POINT AT THE EASTERLY END OF A LINE FORMING A MITER OF THE RIGHT OF WAY LINE OF OLD MILTON PARKWAY (HAVING A VARIABLE RIGHT OF WAY) AND THE EASTERLY RIGHT OF WAY LINE OF GEORGIA HIGHWAY 400 (HAVING A VARIABLE RIGHT OF WAY); THENCE ALONG THE SAID RIGHT OF WAY LINE OF GEORGIA 400 NORTH 14 DEGREES 22 MINUTES 07 SECONDS WEST A DISTANCE OF 22.97 FEET TO A RIGHT OF WAY MARKER FOUND; THENCE NORTH 10 DEGREES 12 MINUTES 17 SECONDS EAST A DISTANCE OF 280.41 FEET TO A RIGHT OF WAY MARKER FOUND; THENCE NORTH 11 DEGREES 21 MINUTES 23 SECONDS EAST A DISTANCE OF 268.58 FEET TO A RIGHT OF WAY MARKER FOUND; THENCE NORTH 18 DEGREES 36 MINUTES 10 SECONDS EAST A DISTANCE OF 266.41 FEET TO A RIGHT OF WAY MARKER FOUND; THENCE LEAVING SAID RIGHT OF WAY LINE OF GEORGIA HIGHWAY 400 AND CONTINUING ALONG THE PROPERTY LINE COMMON TO NOW OR FORMERLY TRIAD-NEWCASTLE, LLC AND NOW OR FORMERLY COUNTRY PLACE CONDOMINIUM SOUTH 84 DEGREES 02 MINUTES 25 SECONDS EAST A DISTANCE OF 276.20 FEET TO A POINT; THENCE LEAVING SAID PROPERTY LINE SOUTH 05 DEGREES 59 MINUTES 55 SECONDS WEST A DISTANCE OF 364.66 FEET TO A POINT; THENCE SOUTH 57 DEGREES 10 MINUTES 07 SECONDS WEST A DISTANCE OF 94.44 FEET TO A POINT; THENCE SOUTH 10 DEGREES 46 MINUTES 24 SECONDS WEST A DISTANCE OF 328.22 FEET TO A POINT; THENCE SOUTH 01 DEGREE 57 MINUTES 03 SECONDS EAST A DISTANCE OF 70.00 FEET TO A POINT; SAID POINT BEING THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINS 5.441 ACRES OR 237,012 SQUARE FEET AND IS SHOWN AS TRACT 2 ON A MINOR SUBDIVISION PLAT FOR ALPHARETTA MEDICAL CENTER PREPARED BY WOLVERTON DATED 01-11-2019 AND LAST REVISED ON 02-06-2019.

**EXHIBIT "B" TO WARRANTY DEED**

**(Permitted Title Matters)**

1. All taxes for the calendar year 2019 and subsequent years.
2. All easements, restrictions and matters of record, but excluding any liens or encumbrances
3. Matters that would be disclosed by a current accurate survey of the Property.
4. Zoning and land use controls

**EXHIBIT "C" TO WARRANTY DEED**

**Legal Description of Grantor Property**

**(Appears on following page)**

DEED  
BOOK  
60945  
PAGE  
97

TRIAD-NEWCASTLE, LLC  
TRACT 1 LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 855 OF THE 1<sup>ST</sup> LAND DISTRICT OF FULTON COUNTY, GEORGIA, IN THE CITY OF ALPHARETTA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

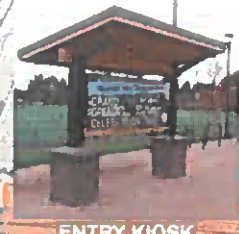
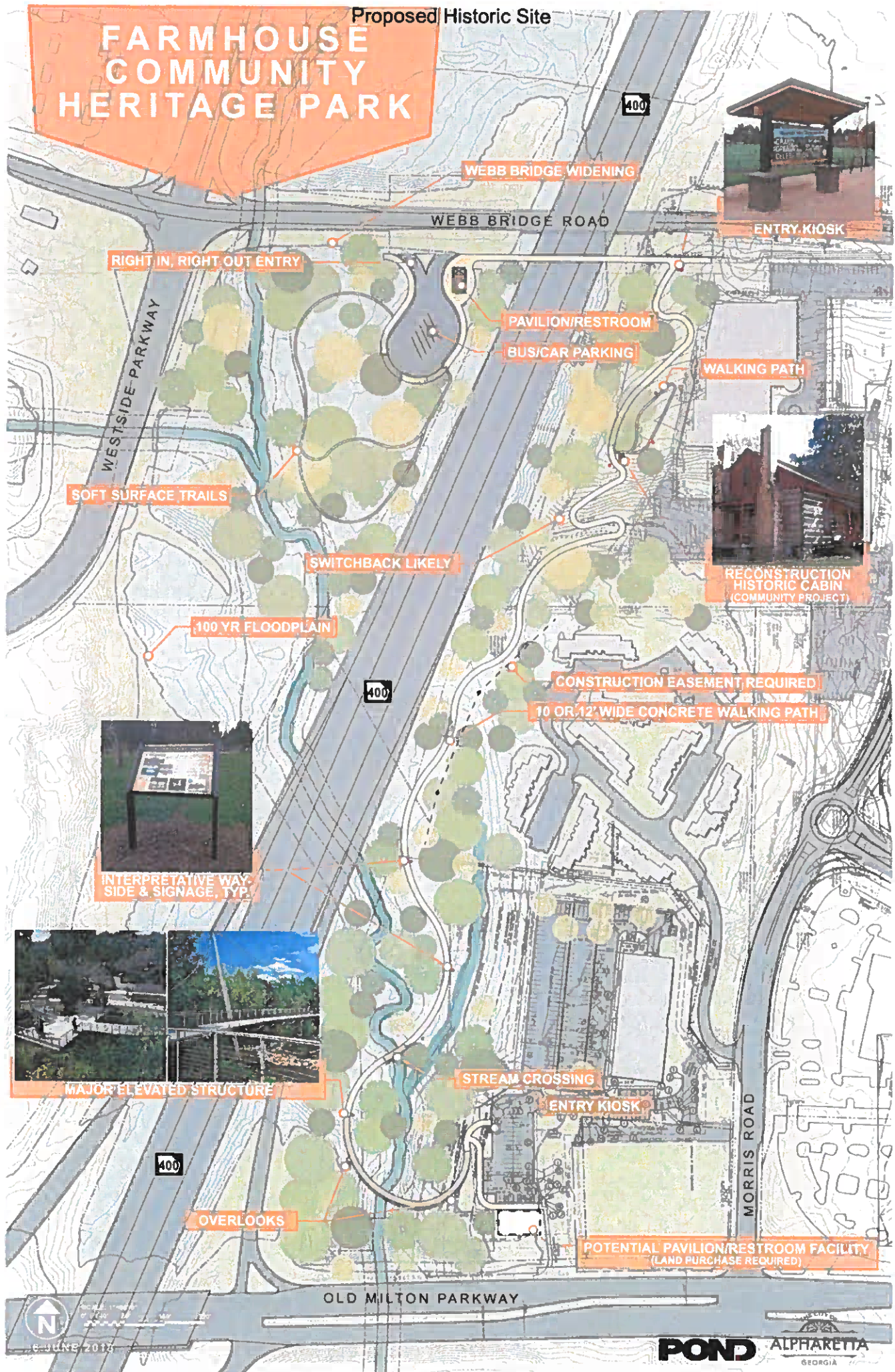
BEGINNING AT A 1/2 INCH REBAR WITH CAP STAMPED "WOLVERTON LSF 709" HAVING GEORGIA WEST STATE COORDINATE VALUES NORTHING(Y) 1480449.10, EASTING(X) 2265955.62, SAID REBAR BEING THE **POINT OF BEGINNING**.

THENCE FROM SAID **POINT OF BEGINNING**, LEAVING SAID RIGHT OF WAY LINE OF MORRIS ROAD AND CONTINUING ALONG THE PROPERTY LINE COMMON TO NOW OR FORMERLY TRIAD-NEWCASTLE, LLC AND NOW OR FORMERLY TALAL A. ASALI, ET AL. SOUTH 89 DEGREES 21 MINUTES 27 SECONDS WEST A DISTANCE OF 314.89 FEET TO A POINT; THENCE SOUTH 01 DEGREES 57 MINUTES 03 SECONDS EAST A DISTANCE OF 245.01 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF OLD MILTON PARKWAY (HAVING A VARIABLE RIGHT OF WAY); THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 88 DEGREES 02 MINUTES 57 SECONDS WEST A DISTANCE OF 77.56 FEET TO A POINT; THENCE SOUTH 01 DEGREES 57 MINUTES 03 SECONDS EAST A DISTANCE OF 10.59 FEET TO A POINT; THENCE SOUTH 88 DEGREES 02 MINUTES 57 SECONDS WEST A DISTANCE OF 185.63 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY LINE NORTH 01 DEGREE 57 MINUTES 03 SECONDS WEST A DISTANCE OF 70.00 FEET TO A POINT; THENCE NORTH 10 DEGREES 46 MINUTES 24 SECONDS EAST A DISTANCE OF 328.22 FEET TO A POINT; THENCE NORTH 57 DEGREES 10 MINUTES 07 SECONDS EAST A DISTANCE OF 94.44 FEET TO A POINT; THENCE NORTH 05 DEGREES 59 MINUTES 55 SECONDS EAST A DISTANCE OF 364.66 FEET TO A POINT ON THE PROPERTY LINE COMMON TO NOW OR FORMERLY TRIAD-NEWCASTLE, LLC AND NOW OR FORMERLY COUNTRY PLACE CONDOMINIUM; THENCE ALONG SAID PROPERTY LINE SOUTH 84 DEGREES 02 MINUTES 25 SECONDS EAST A DISTANCE OF 276.30 FEET TO A 1/2 INCH REBAR FOUND; THENCE SOUTH 36 DEGREES 42 MINUTES 03 SECONDS EAST A DISTANCE OF 91.37 FEET TO A 1/2 INCH REBAR FOUND; THENCE SOUTH 04 DEGREES 55 MINUTES 22 SECONDS WEST A DISTANCE OF 206.13 FEET TO A 1/2 INCH REBAR FOUND; THENCE SOUTH 33 DEGREES 17 MINUTES 32 SECONDS EAST A DISTANCE OF 99.97 FEET TO A 1/2 INCH REBAR FOUND; THENCE NORTH 88 DEGREES 13 MINUTES 29 SECONDS EAST A DISTANCE OF 30.22 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MORRIS ROAD (HAVING A 60 FOOT RIGHT OF WAY); THENCE ALONG SAID RIGHT OF WAY SOUTH 01 DEGREE 33 MINUTES 20 SECONDS WEST A DISTANCE OF 148.43 FEET TO A POINT; SAID POINT BEING THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINS 6.202 ACRES OR 270,173 SQUARE FEET AND IS SHOWN AS TRACT 1 ON A MINOR SUBDIVISION PLAT FOR ALPHARETTA MEDICAL CENTER PREPARED BY WOLVERTON DATED 01-11-2019 AND LAST REVISED ON 02-06-2019.

# FARMHOUSE COMMUNITY HERITAGE PARK

Proposed Historic Site



16 JUNE 2013

POND

ALPHARETTA  
GEORGIA

# 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: PH-20-12 Farmhouse Settlement Designation

Contact Name: Elle Taylor Telephone: 6782976074

*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.*

- |                                            |                                                 |
|--------------------------------------------|-------------------------------------------------|
| <input checked="" type="checkbox"/> Letter | <input type="checkbox"/> Personal Visits        |
| <input type="checkbox"/> Telephone         | <input type="checkbox"/> Group Meeting          |
| <input type="checkbox"/> Email             | <input type="checkbox"/> 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.

By phone or email.

**City of Alpharetta  
Community Development Department**

August 12, 2020

Dear Property Owner:

You are hereby notified of the following Public Hearing Item.

**PH-20-12 Farmhouse Settlement Designation**

Consideration of a request for designation of historic property. The property is located at 0 Morris road at the northeast corner of Georgia 400 and Old Milton Parkway and is legally described as being located in Land Lot 855, 1<sup>st</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.

Historic Preservation Commission: Thursday, September 10, 2020

Place: Alpharetta City Hall Council Chambers, 2 Park Plaza  
Time: 3:00 p.m.

City Council: Monday, September 28, 2020

Place: Alpharetta City Hall Council Chambers, 2 Park Plaza  
Time: 6:30 p.m.

**\*\*As matters for public hearing may be deferred or withdrawn, you are advised to contact the Community Development Department (Ext. 6074) within two working days of the scheduled meeting for confirmation that the hearing will take place.**

Very truly yours,

Michael Woodman  
Senior Planner  
mwoodman@alpharetta.ga.us

ABED MOHAMMED A TRUSTEE ET AL  
11500 OLIVE BLVD SUITE 188  
SAINT LOUIS MO 63141-7147

ANNAMALAI SIVA RAJASEKARAN &  
SIVARAJASEKARAN VIJAYASRI  
2845 STONEHEDGE CT  
CUMMING GA 30041

ARCHER JEFFREY D  
10 COUNTRY PLACE CT  
ALPHARETTA GA 30005-4410

BAYINDIR NERIMAN A  
2195 WESTWIND DR  
ROSWELL GA 30075

BETSY H MALONE REVOCABLE LIVING TRUST THE  
13 COUNTRY PLACE CT  
ALPHARETTA GA 30005

BLAKE MARVIN S & CHRISTINE P  
36 COUNTRY PLACE CT  
ALPHARETTA GA 30005

BURTON VIOLA P & STEVEN A  
50 COUNTRY PLACE CT  
ALPHARETTA GA 30005-4411

CAIN DOROTHY P  
7 COUNTRY PLACE CT  
ALPHARETTA GA 30005-4410

CONNER ERIC  
31 COUNTRY PLACE CT  
ALPHARETTA GA 30005

CP60 MANAGEMENT LLC  
2495 NORTHWOOD DR  
ALPHARETTA GA 30004

CRESCENT HOLDINGS LLC  
2176 MALDEN HILL DR  
BUFORD GA 30519-6814

DAIGLE DEXTER & DAIGLE TRACY EMROE  
2016 SHARON RD  
CUMMING GA 30041

DANIELS KATHLEEN L & DIANA LYNN  
57 COUNTRY PLACE CT  
ALPHARETTA GA 30005

DAPAT EDMUND R  
305 KNOLL RIDGE CT  
ALPHARETTA GA 30022-5039

DEVELOPMENT AUTHORITY OF FULTON COUNTY  
2200 AVALON BLVD  
ALPHARETTA GA 30009

DEVELOPMENT AUTHORITY OF FULTON  
COUNTY  
8000 AVALON BLVD  
ALPHARETTA GA 30009

DEVELOPMENT AUTHORITY OF FULTON COUNTY  
3350 RIVERWOOD PKWY SUITE 1590  
ATLANTA GA 30339

DEWEESE AVIS D  
9660 BROWNS BRIDGE DR  
GAINESVILLE GA 30506

DLB PROPERTIES II LLC  
P O BOX 3206  
ALPHARETTA GA 30023

DUKE AT WEBB BRIDGE LLC  
4828 ASHFORD DUNWOODY RD SUITE 400  
ATLANTA GA 30338

EMERT THOMAS & WENDY  
20 COUNTRY PLACE CT  
ALPHARETTA GA 30005

EMROE BARBARA & DAUNA A  
514 PLYMOUTH LN  
ALPHARETTA GA 30009

EMROE BARBARA A  
514 PLYMOUTH LN  
ALPHARETTA GA 30004-1745

FANAIAN EVAZ  
4560 BURGESS HILL LN  
ALPHARETTA GA 30022

FITTON PATRICK & KILBY EMILY MEGAN  
63 COUNTRY PLACE CT  
ALPHARETTA GA 30005-4411

GIBBS TABITHA E  
67 COUNTRYPLACE CT  
ALPHARETTA GA 30005

HARNER CHARLES W HARNER LETTIA  
131 WILLS LN  
ALPHARETTA GA 30004

JNP INVESTMENT HOLDINGS LLC  
793 N MAIN ST  
ALPHARETTA GA 30005

JORDAN JARED T & MATOVIC BIJANA  
4010 WALNUT CREEK TRI.  
ALPHARETTA GA 30005

JORDAN JOE D  
64 COUNTRY PLACE CT  
ALPHARETTA GA 30005-4411

KALEY KEVIN P & LYNN A  
1564 TEMPLE JOHNSON RD  
LOGANVILLE GA 30052

KEASLER JOYCE E  
100 PFARNER RD  
DAHLONEGA GA 30533

KHAN MUHAMMAD FAROOQ AZAM & QURESHI  
LUBNA MAITAB  
54 COUNTRY PLACE CT  
ALPHARETTA GA 30005

KUKKADAPU VEENA & KUKKADAPU  
SRINIVAS  
1010 ROCKBASS RD  
SUWANEE GA 30024

KUSS KATHRYN E  
72 COUNTRY PLACE CT  
ALPHARETTA GA 30005-4412

LETSON BREN W  
25 COUNTRY PLACE CT  
ALPHARETTA GA 30005-4410

LIM KIONG WAK  
1926 NORTHBROOKE LN  
DUNWOODY GA 30338

LIND KEVIN GEORGE  
43 COUNTRY PLACE CT  
ALPHARETTA GA 30005

LITTLE STEPHEN J  
68 COUNTRY PLACE CT  
ALPHARETTA GA 30005

LITTLE THOMAS M LITTLE TYRA  
4960 TIMBERBRIDGE LN  
ALPHARETTA GA 30022

LTCG INVESTMENTS LLC  
3585 ROXBORO RD NE UNIT 1  
ATLANTA GA 30326

MELADZE KHATOUNA & TCHANTOURIA GEORGE  
26 COUNTRY PLACE CT  
ALPHARETTA GA 30005

MIKTER LLC  
120 FOX COVE CT  
ALPHARETTA GA 30022

MILLS CHRISTIAN N  
53 COUNTRY PLACE CT  
ALPHARETTA GA 30004

MONROE KENT & CATHY  
4177 N ARNOLD MILL RD  
WOODSTOCK GA 30188

MONROE MICHAEL K & CATHERINE D  
4177 N ARNOLD MILL RD  
WOODSTOCK GA 30188

MUGLIA TRUST THE  
6655 DRESSAGE XING  
CUMMING GA 30040-7032

PIPER FUND HOLDING LLC  
800 NICOLLET MALL SUITE 1000  
MINNEAPOLIS MN 55402

RAMESHKUMAR SELVARAJ LEE SOO SEE  
70 COUNTRY PLACE CT  
ALPHARETTA GA 30005

RYAN MARY E  
62 COUNTRY PLACE CT  
ALPHARETTA GA 30005

SAMPATHKUMAR KANDASWAMY & SAMPATHKUMAR  
KUMUDHALAKSHMI  
4634 BRIAR HILL CV  
DULUTH GA 30096

SAMPATHKUMAR KANDASWAMY &  
SAMPATHKUMAR KUMUDHALAKSHMI  
39 COUNTRY PLACE CT  
ALPHARETTA GA 30005

SANCHEZ LORENA GUTIERREZ  
4636 PINE ST  
SMYRNA GA 30080

SANIC MARIANA  
17 COUNTRY PLACE CT  
ALPHARETTA GA 30005

SHAW NANCY L  
845 STONE HAVEN LN  
ALPHARETTA GA 30005

SHAW NANCY LEE  
845 STONEHAVEN LANE  
ALPHARETTA GA 30005

SHKEDI SAGI  
1750 BROADWELL OAKS DR  
ALPHARETTA GA 30004

SIMPKINS SHEILA M & DAVID C  
120 WEATHERLY WAY  
ALPHARETTA GA 30004

SJOHOLM LEE R  
14 COUNTRY PLACE CT  
ALPHARETTA GA 30005-4410

SODERSTROM BJORN R  
22 COUNTRY PL  
ALPHARETTA GA 30005

SOLASKI JOSEPH B  
30 COUNTRY PLACE CT  
ALPHARETTA GA 30022

SON DONG CHUL  
2487 SHENLEY PARK CT  
DULUTH GA 30097-4411

SON HYE RAN  
2487 SHENLEY PARK CT  
DULUTH GA 30097

STENSLAND THOR M  
35 COUNTRY PLACE CT  
ALPHARETTA GA 30005-4411

TCHANTOURIA GUEORGUI  
4855 HAYDENS WALK DR  
ALPHARETTA GA 30022

TIERNEY WILLIAM RAYMOND  
71 COUNTRY PLACE CT  
ALPHARETTA GA 30005-4412

TONG THIEN TONG THU THUY  
5580 CANNONERO DR  
ALPHARETTA GA 30005

TRIAD NEWCASTLE LLC  
100 CHURCH ST SUITE 100  
HUNTSVILLE AL 35801

UDDIN HABEEB  
20 ALCIA WAY  
ALPHARETTA GA 30004

VELDEN JACK VANDER  
4178 RIDGE RD  
BUTFORD GA 30519

VND LLC  
5445 PEACHTREE DUNWOODY RD  
ATLANTA GA 30342

WAFFLE HOUSE INC  
P O BOX 6450  
NORCROSS GA 30091-6450

WATTS W DAVID & LYNN S  
775 STURGES WAY  
ALPHARETTA GA 30022

WILLIAMS KATHRYN P  
1621 KINGLET LN  
MARIETTA GA 30062-2852

YEH KAY  
6311 CLEARVIEW CT  
ALPHARETTA GA 30005

YEMINI NETHANIEL & ZIPORA  
1750 BROADWELL OAKS DR  
ALPHARETTA GA 30004

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## CITIZEN PARTICIPATION FORM - PART B

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*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: PH-20-12 Farmhouse Settlement Designation

Contact Name: Elle Taylor Telephone: 6782976074

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

No correspondence was received.

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

- |                                            |                                                       |
|--------------------------------------------|-------------------------------------------------------|
| <input checked="" type="checkbox"/> Letter | <input type="checkbox"/> Personal Visits              |
| <input type="checkbox"/> Telephone         | <input type="checkbox"/> Group Meeting                |
| <input type="checkbox"/> Email             | <input type="checkbox"/> Other (Please Specify) _____ |

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

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

Signature of Authorized Agent: \_\_\_\_\_ Date: \_\_\_\_\_

Print Form











