



HISTORIC PRESERVATION COMMISSION MEETING OCTOBER 21, 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-20-15 333 Milton Avenue
Material Change in Appearance Certificate of Appropriateness
Consideration of an approval of proposed material change on a designated historic property in order to allow construction of a detached garage. The property is located at 333 Milton Ave and is legally described as being located in Land Lot 1271, 2nd District, 2nd Section, Fulton County, Georgia.
 - b. 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 BOARD MEMBERS
- VI. ITEMS FROM STAFF
- 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

I. **AGENDA ITEM TITLE:** PH-20-15 333 Milton Avenue Material Change in Appearance Certificate of Appropriateness

HISTORIC PRESERVATION COMMISSION: OCTOBER 21, 2020

II. **RECOMMENDATION:**

Approve PH-20-15 333 Milton Avenue Material Change in Appearance Certificate of Appropriateness, subject to the following conditions:

1. Property shall be developed substantially as depicted on the submittal, dated 10/9/2020.
2. Diseased or dying plantings and trees shall be replaced with healthy landscape material of identical or similar species, as approved by Staff.

III. **REPORT IN BRIEF:**

Consideration of a proposed material change on a designated historic property in order to allow for the construction of a detached garage. The property is located at 333 Milton Avenue near the northwest corner of Milton Avenue and Lee Drive.

DISCUSSION

The submitted request, if approved, will allow the applicant to add a two-car, detached garage to a property designated as historic. This is considered a 'material change in appearance' by adding an accessory structure to a historic property. Material changes on properties designated historic are required to receive a Certificate of Appropriateness from the City's Historic Preservation Commission. The applicant worked with the City's Downtown Consultant on the proposed plans.

MATERIAL CHANGE IN APPEARANCE REVIEW CRITERIA

The Historic Preservation Commission shall consider the following standards in considering an application for Certificate of Appropriateness, giving due weight or priority to those factors particularly appropriate to the circumstances of each application. Unified Development Code (UDC) Subsection 2.9.7 (G), Design Standards for Proposed Material Changes, requires that any material change in appearance to a historic property shall comply with the following minimum standards:

1. **General Standards.** All material changes in the appearance of exterior architectural features of the historic property shall conform with the United States Secretary of the Interior's Standards for the Treatment of Historic Buildings with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (the "U.S. Secretary of the Interior's Standards and Guidelines"), as applicable.

Response: Per the Georgia Department of Natural Resources (DNR) Standards for Rehabilitation, the proposed new addition does not destroy historic materials that characterize the original structure. The new work is differentiated from the old and is compatible with massing, size, scale and architectural features to protect the historic integrity of the property and its environment. If the new addition is removed in the future, the essential form and integrity of the historic property will be unimpaired.

2. Street-Facing Facades. All street-facing facades must be compatible with the existing or original structure:
 - a. The proportion between the width and height of the proposed alterations must be compatible with any street-facing facade of the existing or original structure.
 - b. The proportions and relationships between doors and windows in street-facing facades must be compatible with the existing or original structure.
 - c. Any alterations consisting of side additions to a street-facing facade must have a minimum setback of twelve (12) inches from the plane of the existing street-facing facade, and any associated roofline must have a minimum setback of twelve (12) inches from the existing roof line.
 - d. The following exceptions to the foregoing minimum setback requirements will be permitted where there is, on the effective date, an existing side addition or side porch to a street-facing facade:
 - i. An existing open-air porch that does not comply with the 12-inch setback requirement may be enclosed within the existing plane of the porch; and
 - ii. An existing side addition that does not comply with the 12-inch setback requirement may be extended a further five (5) feet to the side of the same plane as the existing side addition.

Response: Not applicable, there are no alterations to the original structure.

3. Height and Roof Shapes. The height of the proposed alterations must be compatible with the existing building or structure. The design of the roof and any dormers must be compatible with the existing roof and dormers. Any alterations must preserve the existing or original roof ridge, roof pitch and overhangs of the existing or original building or structure and new or altered dormers must be compatible with the typical styles of dormers associated with the original building or structure.

Response: Applicant proposes a gable roof with small window to better reflect the same detail on the original historic structure. A shed roof is proposed with metal for the portico over the door and roof shingles will match the shingles on the existing historic structure.

4. Architectural Details. Architectural details and materials must be incorporated as necessary to relate the new with the old and to preserve and enhance the character-defining features of the existing or original building or structure. Windows may be replaced as long as they contain real or simulated divided lights, grille patterns, sizes and shapes that are compatible with the typical style of windows associated with the original building or structure and otherwise comply with the requirements of this subparagraph.

Response: Applicant has provided color exterior elevations with materials noted. The original historic structure has been modified from its original siding, which was likely a dimension lap siding. A four-inch (4") dimension siding is proposed on the new structure. Applicant proposes louvered shutters with operable hardware. The original windows have been replaced with a 1950's pane pattern. Applicant proposes a 2/2 double hung grid pattern in keeping with the Folk Victorian style.

5. Retention of Original Structure. After completion of the proposed alterations:
 - a. 100% of the existing street-facing facade width and height must be retained intact consistent with the other requirements of this ordinance.
 - b. At least 75% of the floor area of the original structure must remain. Interior renovations and any restoration to match the original will not be deducted in determining compliance with the 75% requirement.

Response: Not applicable, there are no alterations to the original structure.

6. Landscape Requirements. Landscaping in front yards shall be subject to the following standards:
 - a. Trees greater than six (6) inches in diameter shall be conserved, whenever possible;
 - b. Plantings and landscapes that are significant in defining the character of a property or area shall be retained;
 - c. Diseased or deteriorated plantings and landscapes that are significant in defining the character of a property or area shall be replaced with healthy specimens of identical or similar species, and the landscape shall be retained; and
 - d. Landscaping in front yards shall be designed to reflect the period or style of the principal structure on the property.

Response: Applicant proposes to install a Boxwood hedge on both sides of the new concrete sidewalk. Per the Downtown Consultant, this will strengthen the "classic" geometry and add to the historic property. The City Arborist will address planting and tree requirements during the land disturbance permit. Applicant may be required to show the impacts to critical root zones (CRZ) and structural root zones (SRZ) of specimen and boundary trees.

UDC Subsection 2.9.7 (H), Standards for Approval. The HPC shall approve the application and issue a certificate of appropriateness if it finds that the proposed material change(s) in the appearance would not have a substantial adverse effect on the aesthetic, historic, or architectural significance and value of the historic property. In making this determination, the HPC shall consider, in addition to whether the proposed material change(s) in the appearance comply with the foregoing design standards any other pertinent factors, the following criteria:

1. For restoration, renovation, rehabilitation, reconstruction, alteration, or new construction:
Whether the proposed actions conform in design, scale, building material, setback and site features and to the United States Secretary of the Interior's Standards [for] the Treatment of Historic Buildings with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings, as applicable.

Response: Per the Georgia DNR Standards for Rehabilitation, the proposed new addition

does not destroy historic materials that characterize the original structure. The new work is differentiated from the old and is compatible with massing, size, scale and architectural features to protect the historic integrity of the property and its environment. If the new addition is removed in the future, the essential form and integrity of the historic property will be unimpaired.

CONCURRENCES

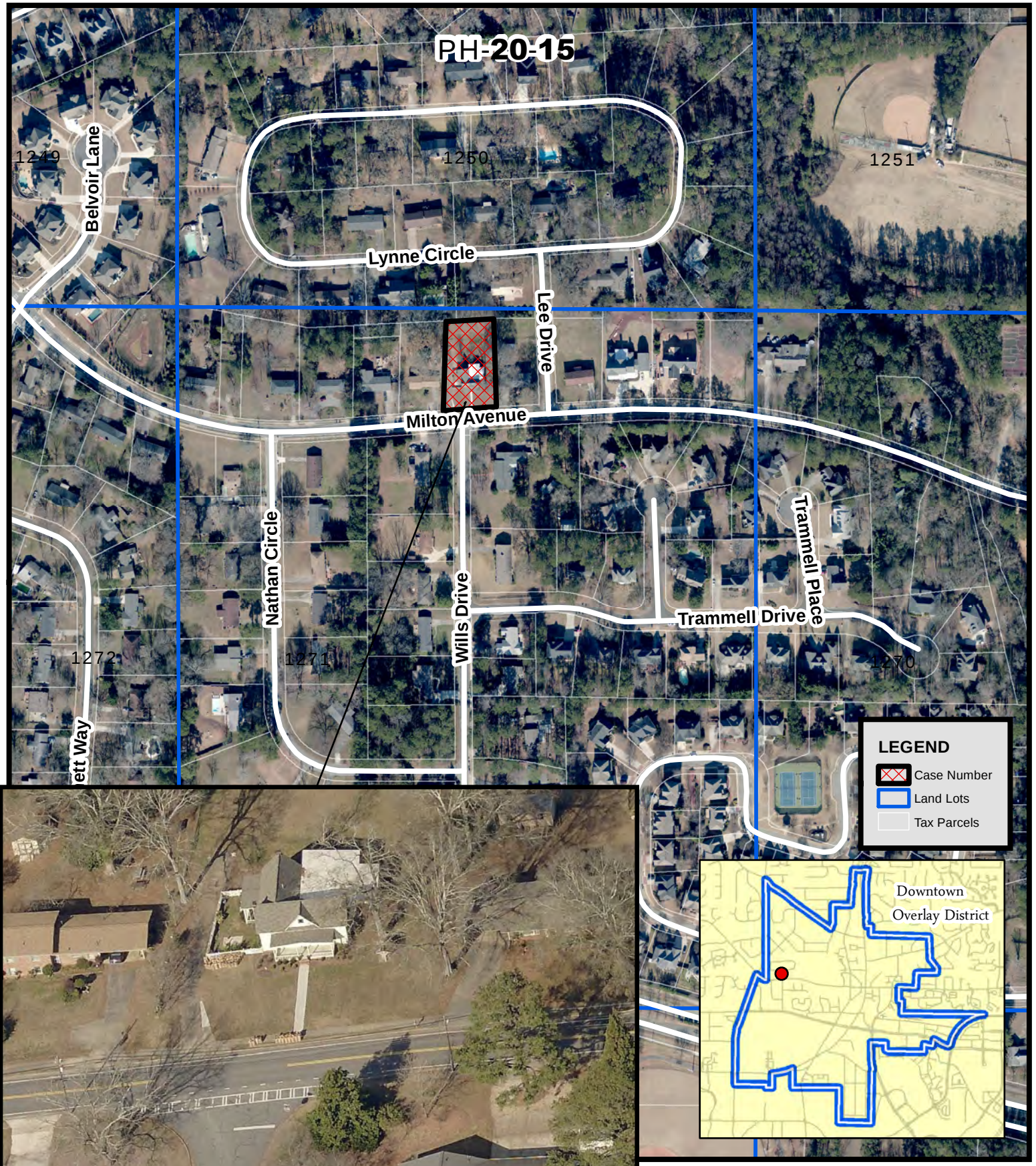
City Staff has reviewed the application and finds that it can generally support the request for the Material Change in Appearance and granting of a Certificate of Appropriateness per the Historic Preservation Ordinance.

CITIZEN PARTICIPATION PLAN

The City notified property owners within 500' regarding the applicant's intent for Certificate of Appropriateness for a Material Change in Appearance. There were no comments received.

I. ATTACHMENTS:

- Site Plan
- Material List
- Elevations
- Map
- Certificate of Appropriateness



Aerial Map

333 Milton Avenue

Material Change COA

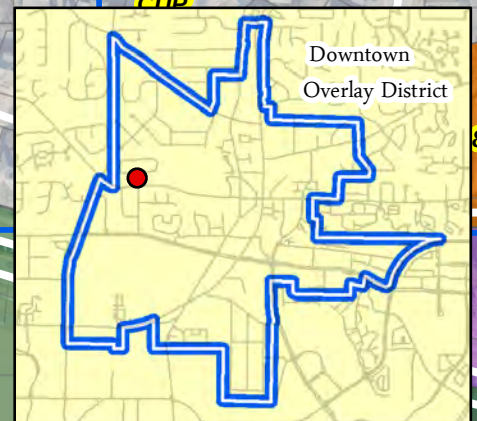
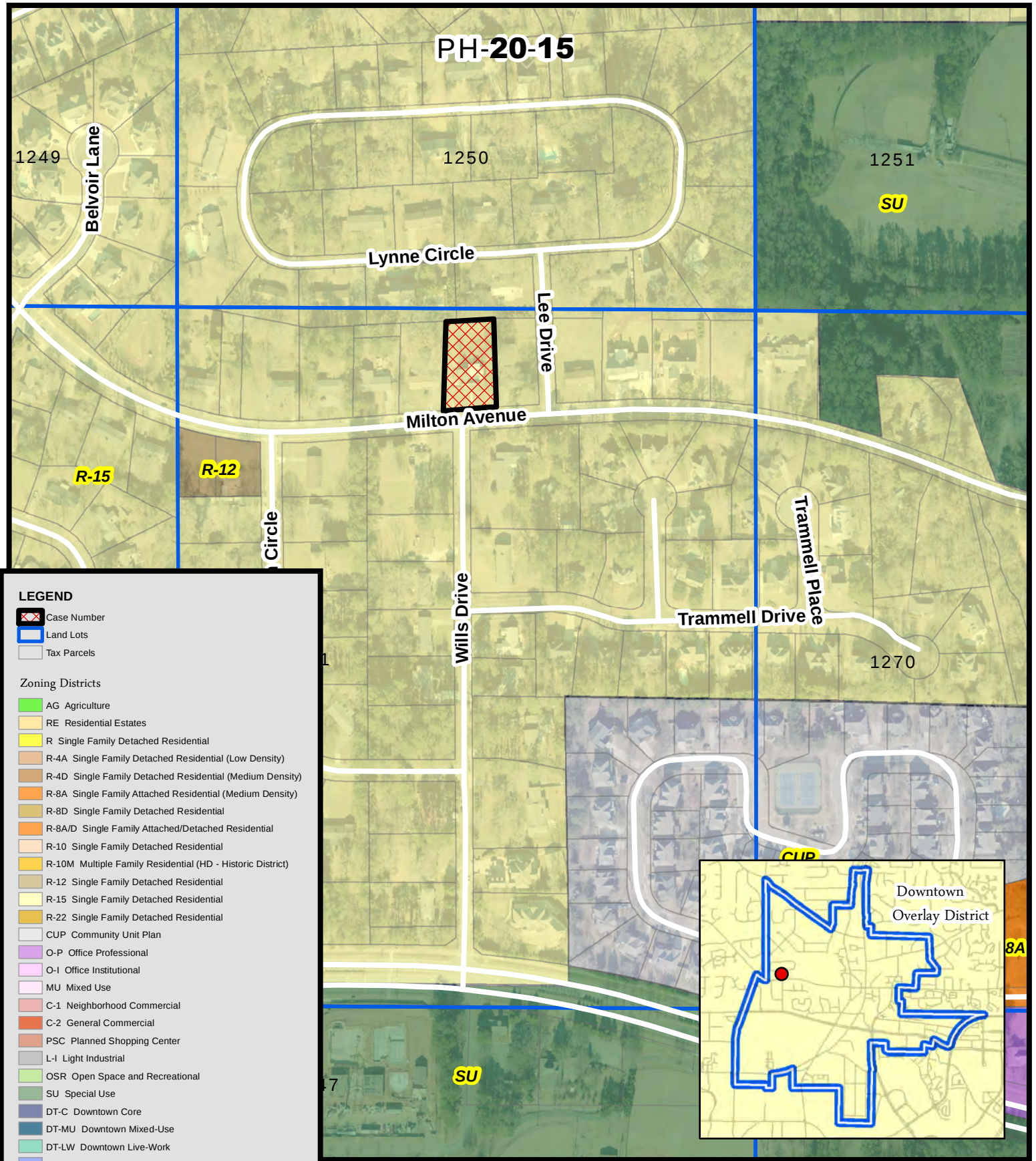
PH-20-15

D/LL: 2/2/1271

HPC Date: **10/21/20**

Location Map Provided by:
Community Development - GIS





PH-20-15

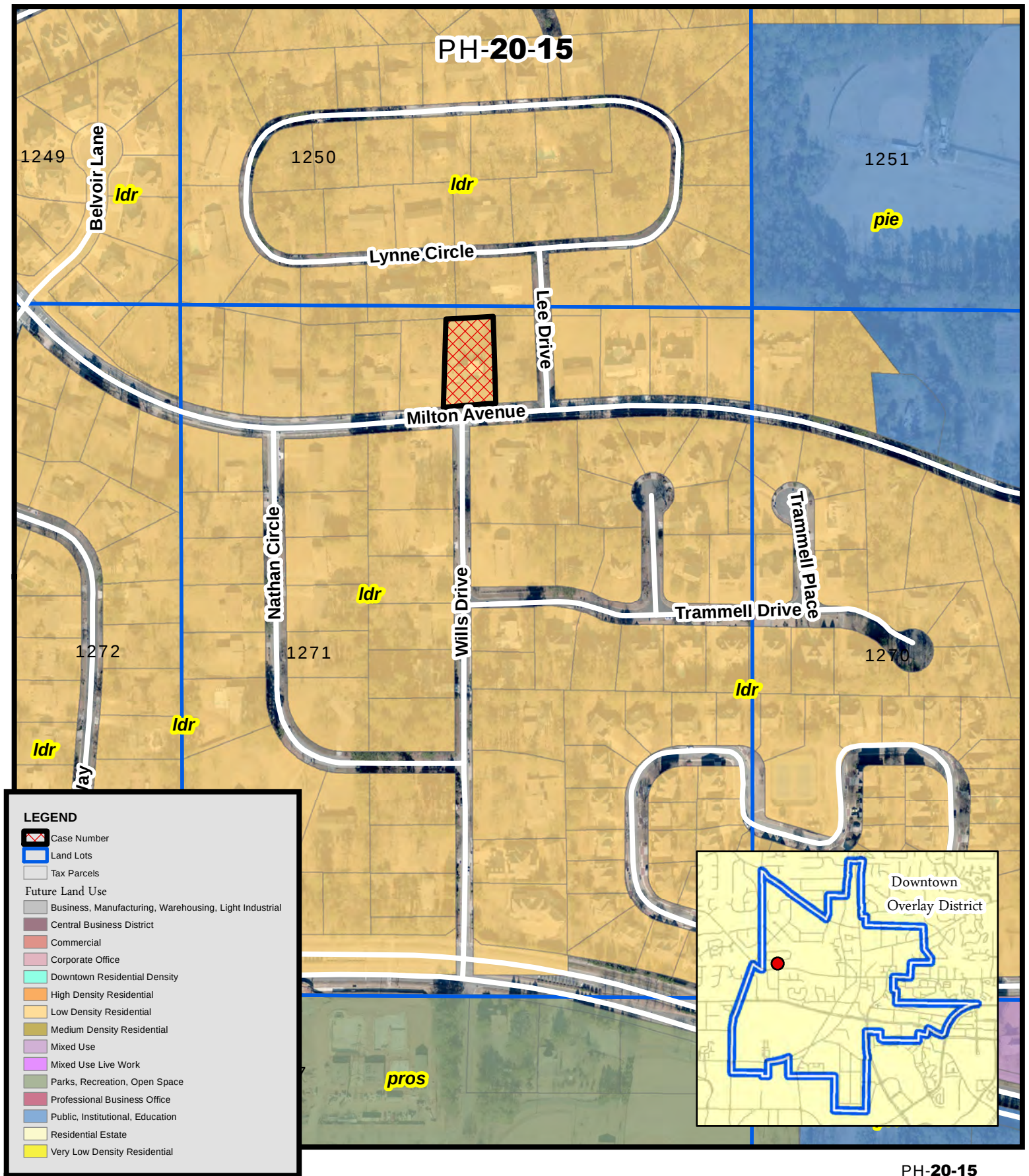
D/LL: 2/2/1271

HPC Date: 10/21/20

Zoning Map **333 Milton Avenue** **Material Change COA**

Location Map Provided by:
Community Development - GIS



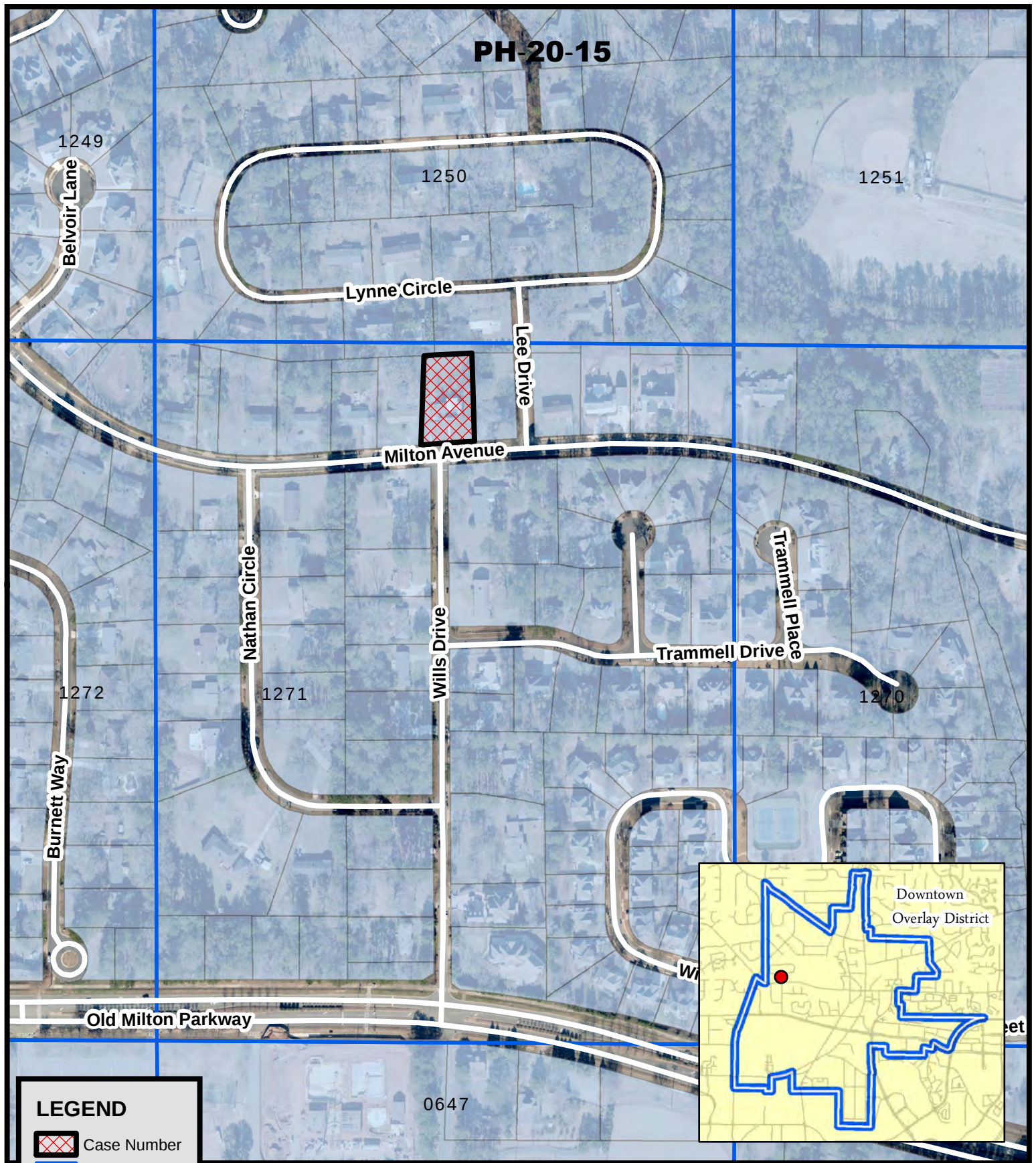


Future Land Use
333 Milton Avenue
Material Change COA

PH-20-15
 D/LL: 2/2/1271
 HPC Date: **10/21/20**

Location Map Provided by:
 Community Development - GIS





LEGEND

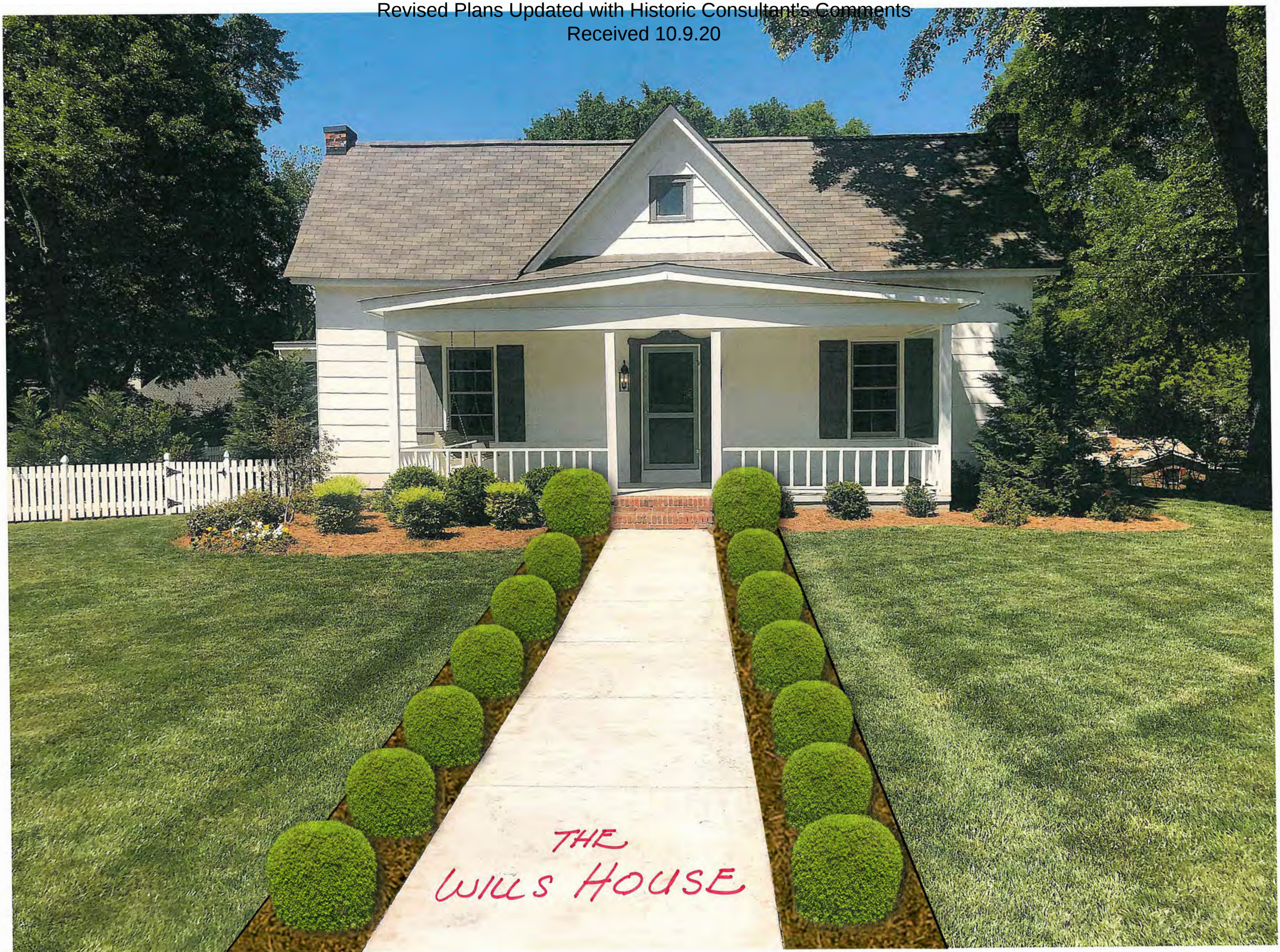
-  Case Number
-  Land Lots
-  Tax Parcels



Location Map
333 Milton Avenue
Material Change COA

PH-20-15
D/LL: 2/2/1271
HPC Date:
10/21/20

Location Map Provided by:
Community Development - GIS

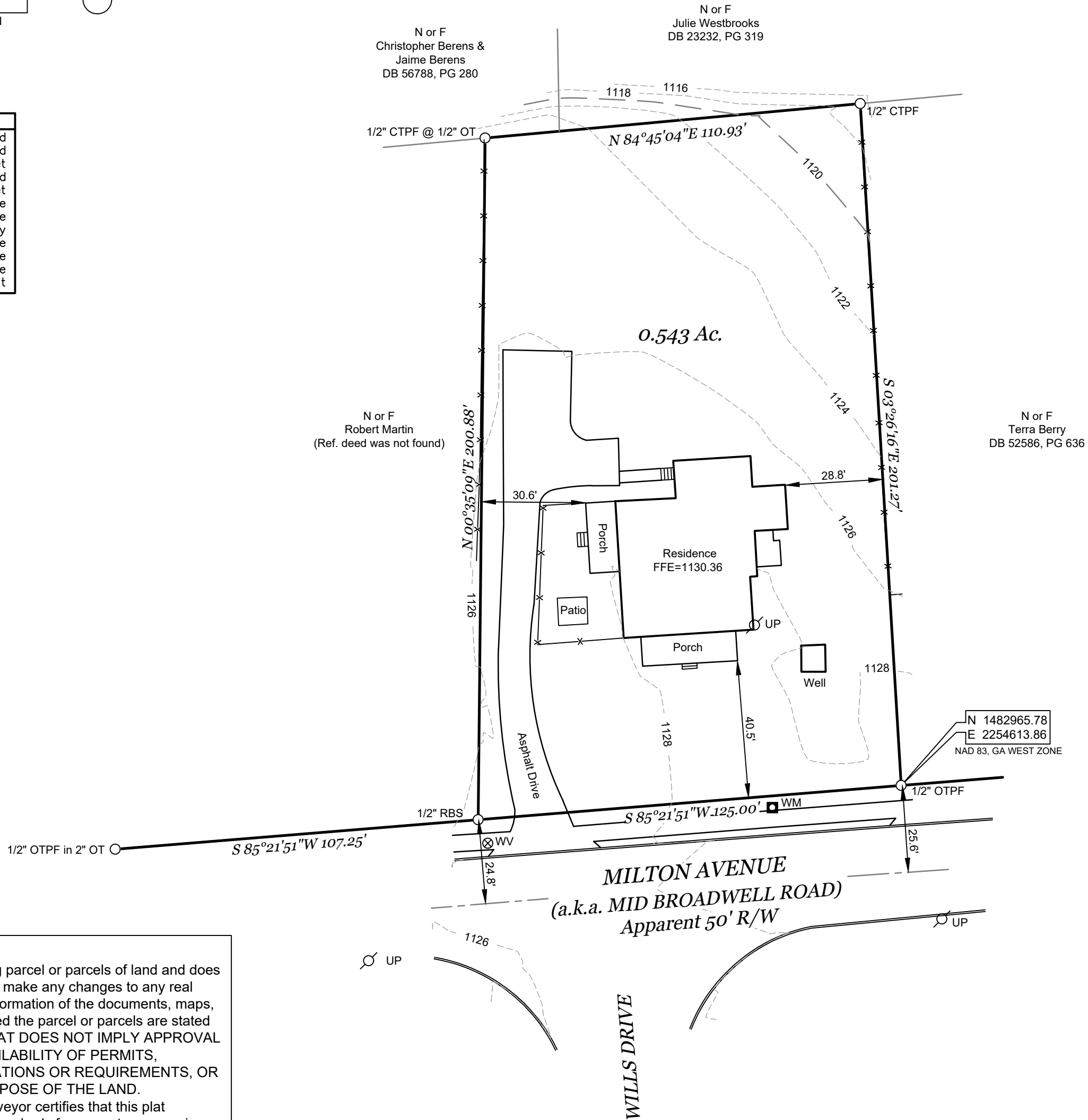
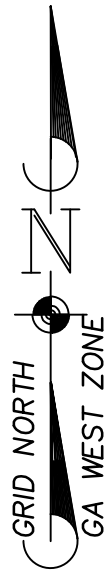


- NOTES:
1. Field Data: Closure Precision - 1/25,405'. Angular Error - 2" STA.
 2. Field Measurements were taken with a Leica TS12 on 9-3-2020 and were balanced using the Compass Rule.
 3. Bearings and elevations are based on Grid North, Ga West Zone, NAD 83, NAVD 88, and were established using a Leica GS 14, using SmartNet GPS Network.
 4. Plat Precision: 1/82,372.
 5. The public records referenced hereon reflect only those records necessary to establish the boundaries hereon, and reference to the same does not and is not intended to constitute a title search or title opinion.
 6. This property is not located in a Flood Hazard Area as indicated on F.I.R.M. No. 13121C0058F, dated 9-18-2013.
 7. Building setbacks and buffers may not be shown hereon. They are governed by the local jurisdiction and should be confirmed prior to land planning or construction activities.

- REFERENCES:
1. Limited Warranty Deed to Scott Morisey & Penelope Morisey, dated 4-20-2020, recorded in Deed Book 61525, Page 252.

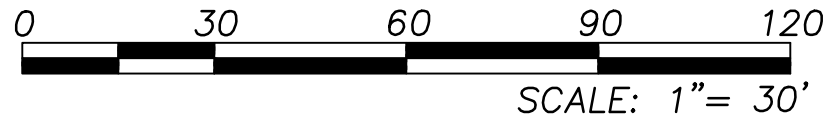
CLERK OF THE COURT FILING INFORMATION

LEGEND	
OTPF	Open Top Pin Found
CTPF	Crimp Top Pin Found
CTPS	Crimp Top Pin Set
RBF	Rebar Found
RBS	Rebar Set
B/L	Building Line
UP	Utility Pole
N or F	Now or Formerly
—x—x—	Fence
—//—//—	Overhead Wire
—/—/—	Not to Scale
Δ	Calculated Point



SURVEYOR'S CERTIFICATE:
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Neil A. McWhorter, GA RLS # 2644
K.E.Q., Inc. Certificate of Authorization Number LSF000275



Boundary & Topographic Survey for:

SCOTT MORISEY

Land Lot 1271, 2nd Dist., 2nd Sect.
City of Alpharetta, Fulton County, Georgia
9-8-2020

McWhorter & Anderson

LAND SURVEYING & CIVIL ENGINEERING

416 Pirkle Ferry Road
Building H, Unit 300
Cumming, GA 30040
(770) 889-9430
www.mga-se.com
© K.E.Q., Inc. 2019

FILE: _____ File

333 Milton Avenue
TOTAL LOT SIZE - 23,497 S.F. (.54 AC)
EXISTING FARMHOUSE - HEATED - 1,968 S.F.
PROPOSED ATTACHED - HEATED - 750 S.F.
GARAGE UNHEATED - 750 S.F.

NOTES:

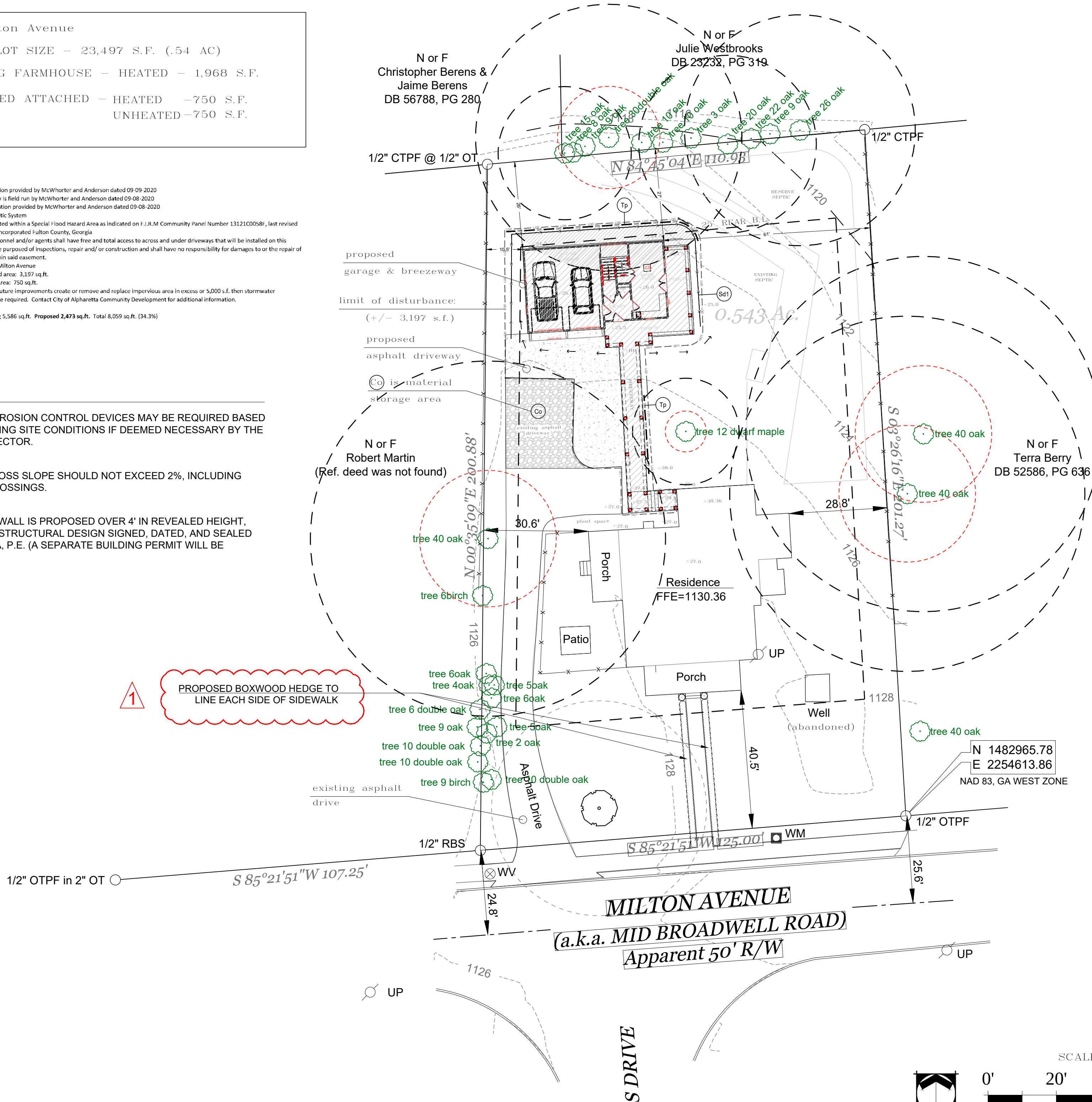
- 1) Boundary information provided by McWhorter and Anderson dated 09-09-2020
- 2) Topographic survey is field run by McWhorter and Anderson dated 09-08-2020
- 3) Tree types and location provided by McWhorter and Anderson dated 09-08-2020
- 4) Sewer is onsite Septic System
- 5) This site is not located within a Special Flood Hazard Area as indicated on F.J.R.M. Community Panel Number 13121C0058E, last revised 09-18-2013 for unincorporated Fulton County, Georgia
- 6) Fulton County personnel and/or agents shall have free and total access to across and under driveways that will be installed on this recorded lot for the purposes of inspections, repair and/or construction and shall have no responsibility for damages to or the repair of improvements within said easement.
- 7) Site address: 333 Milton Avenue
- 8) Proposed Disturbed area: 3,197 sq.ft.
- 9) Proposed Heated Area: 750 sq.ft.
- 10) Should current or future improvements create or remove or replace impervious area in excess of 5,000 s.f. then stormwater management will be required. Contact City of Alpharetta Community Development for additional information.
- 11) Impervious Area:
Summary - Existing 5,586 sq.ft. Proposed 2,473 sq.ft. Total 8,059 sq.ft. (34.3%)

NOTES:

ADDITIONAL EROSION CONTROL DEVICES MAY BE REQUIRED BASED ON THE EXISTING SITE CONDITIONS IF DEEMED NECESSARY BY THE ON-SITE INSPECTOR.

SIDEWALK CROSS SLOPE SHOULD NOT EXCEED 2%, INCLUDING DRIVEWAY CROSSINGS.

IF RETAINING WALL IS PROPOSED OVER 4' IN REVEALED HEIGHT, INCLUDE THE STRUCTURAL DESIGN SIGNED, DATED, AND SEALED BY A GEORGIA, P.E. (A SEPARATE BUILDING PERMIT WILL BE REQUIRED).



LOCATION MAP
(NOT TO SCALE)

24 HOUR LOCAL CONTACT:
SCOTT MORISEY
(404) 213-5449

STREET ADDRESS:
333 MILTON AVENUE
ALPHARETTA, GA

EROSION CONTROL LEGEND	
(Sd1)	SEDIMENT BARRIER
(Co)	CONSTRUCTION ENTER/EXIT
(Tp)	TREE PROTECTION FENCE



SCALE: 1" = 20'-0"



rhf

Reece Hoopes Fincher

2305 Macy Drive
Roswell, Georgia 30076
t 770.394.8313
www.rhf.net

SITE PLAN
THE WILLS HOUSE
333 MILTON AVENUE
ALPHARETTA, GEORGIA

Revisions

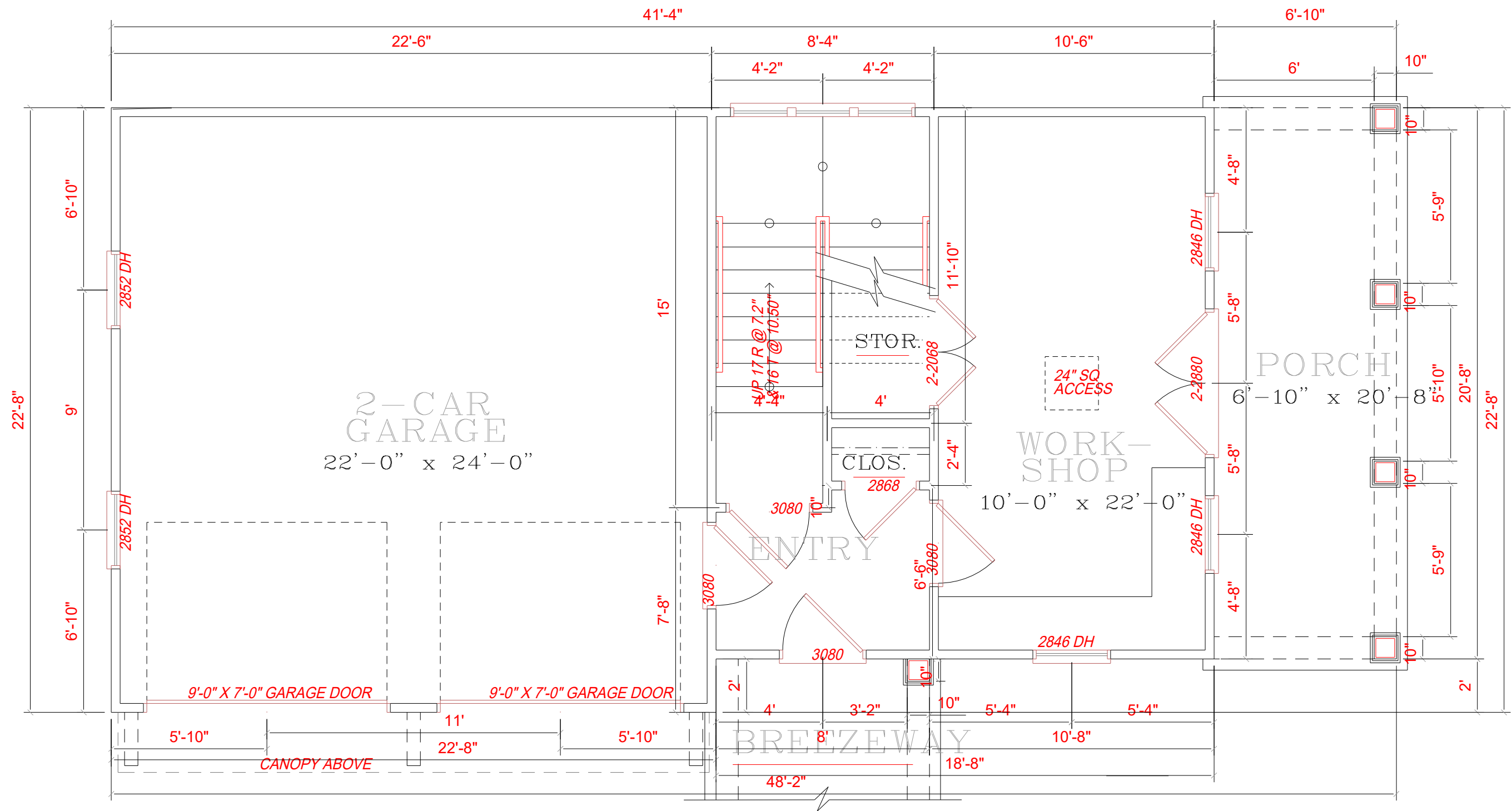
No.	Date	Remarks
1	10.01.20	

Project No.	
Date	9-9-2020
File Name	
Scale	1" = 20'
Drawn By	SAM
Checked By	

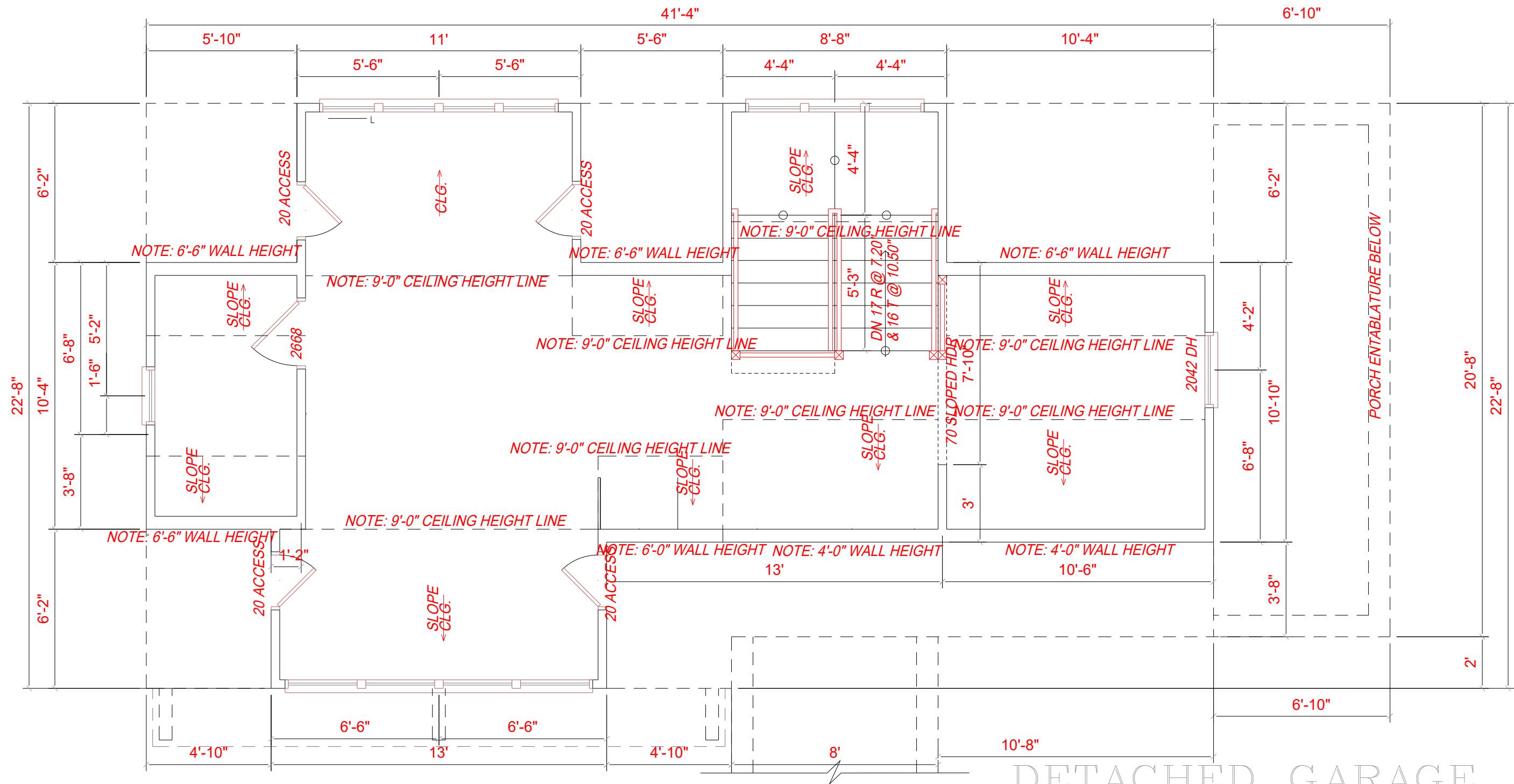
This drawing is the property of Reece, Hoopes & Fincher, Inc. and is not to be copied in whole or in part without written permission. It is only to be used for the project and site specifically identified herein. Drawings shall be returned immediately upon request.

L-1

Sheet Number

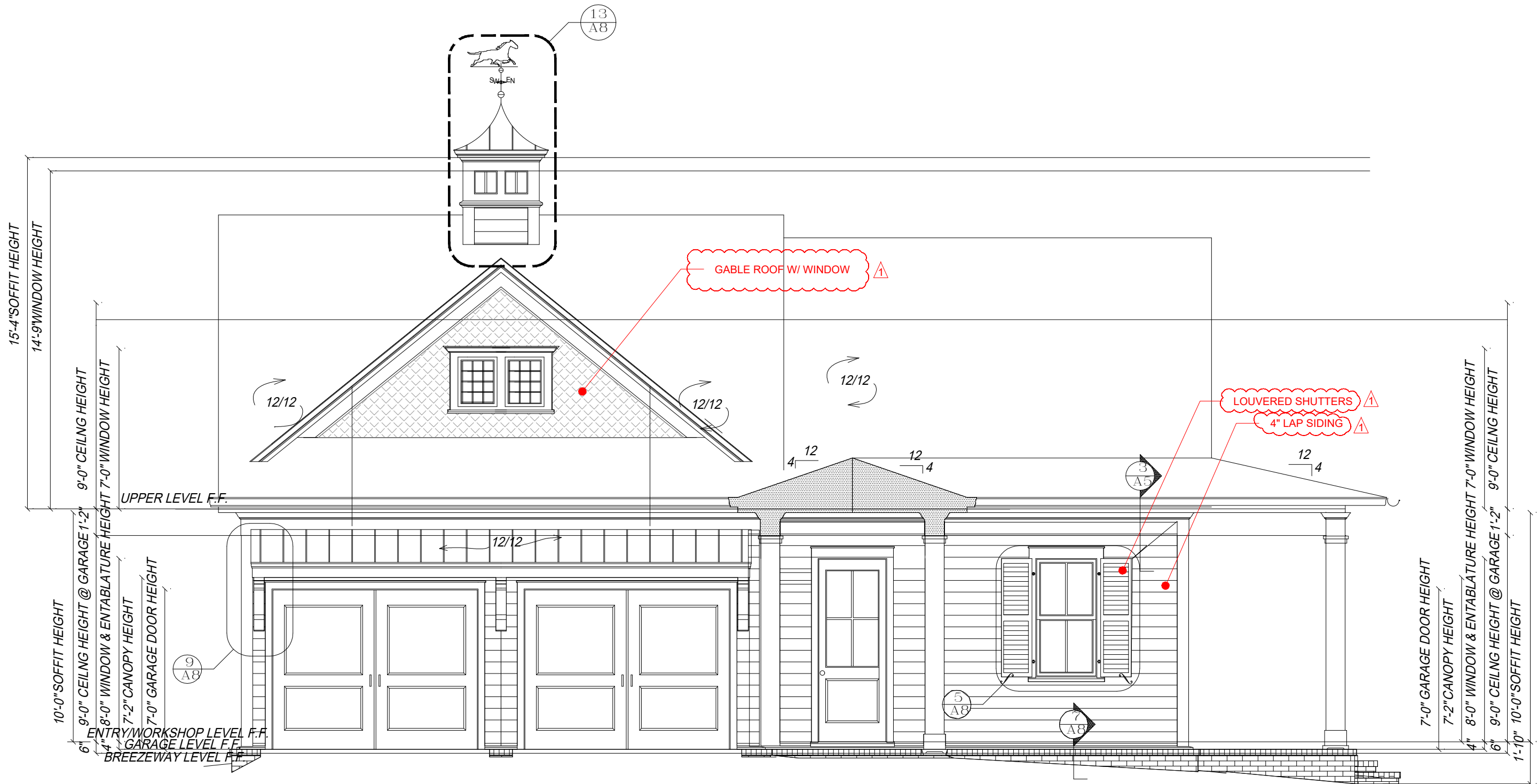


DETACHED GARAGE
MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"

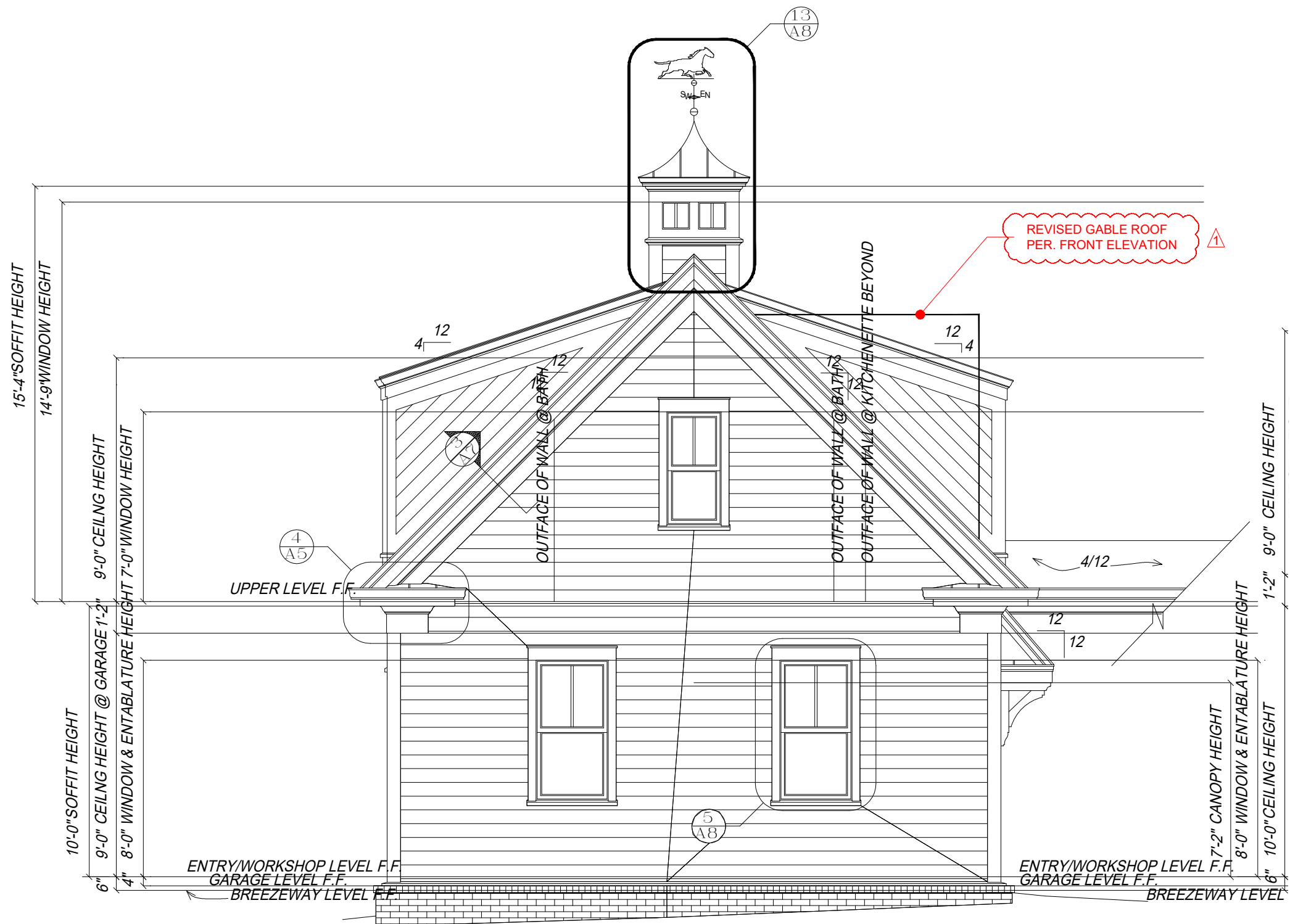


DETACHED GARAGE
UPPER LEVEL PLAN

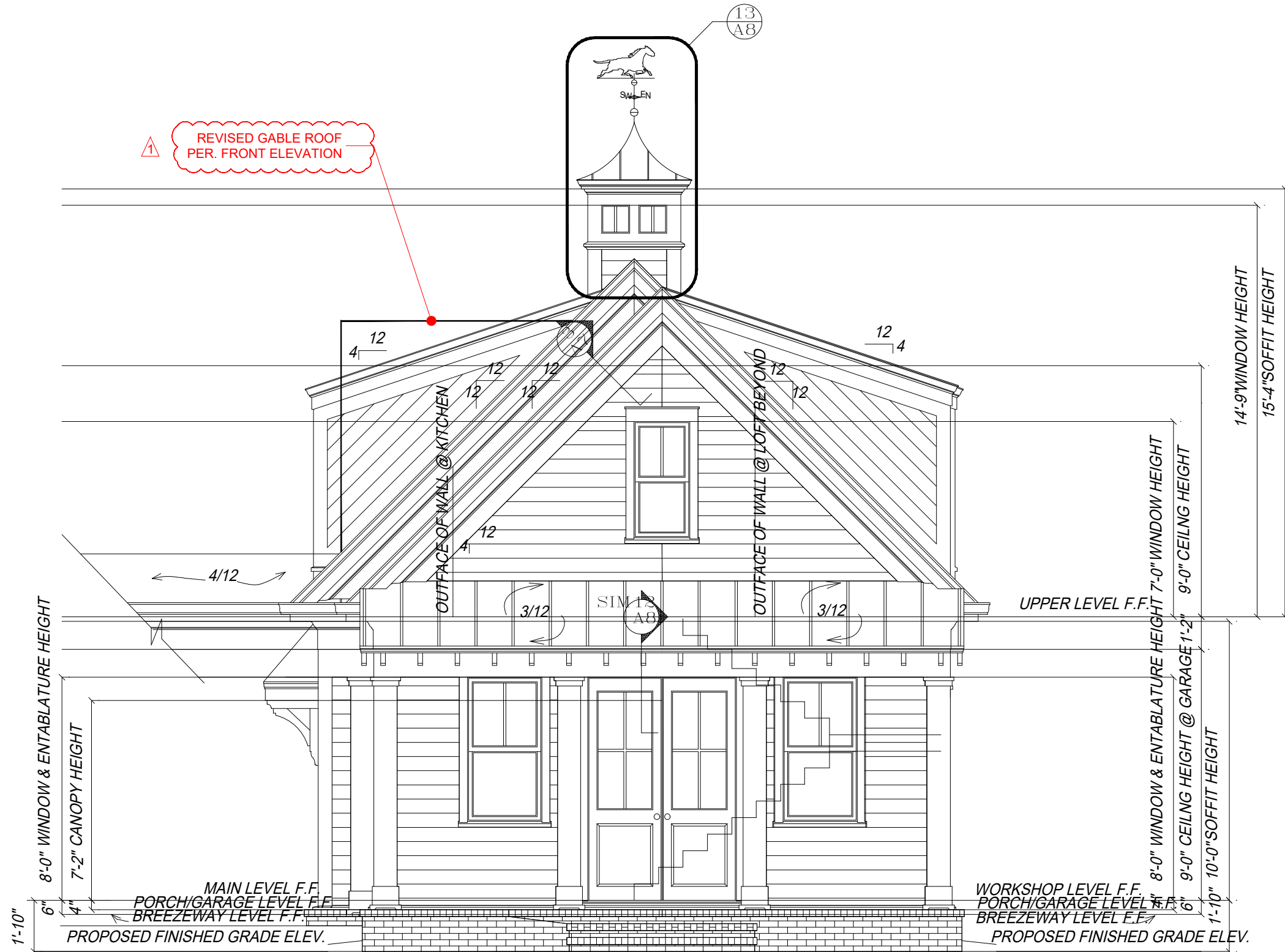
SCALE: 1/4" = 1'-0"



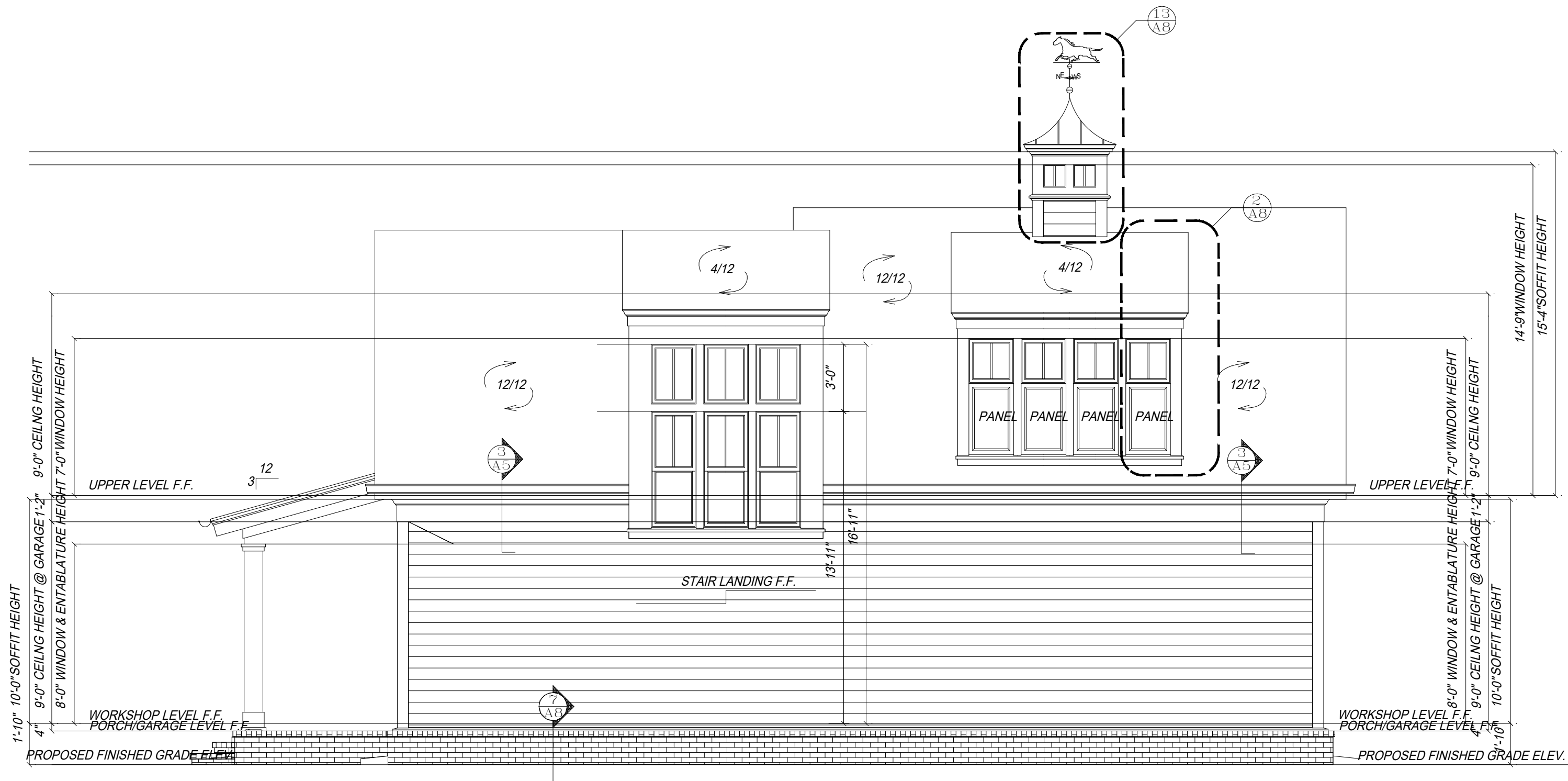
2
A5 DETACHED GARAGE
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3
A6 DETACHED GARAGE
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



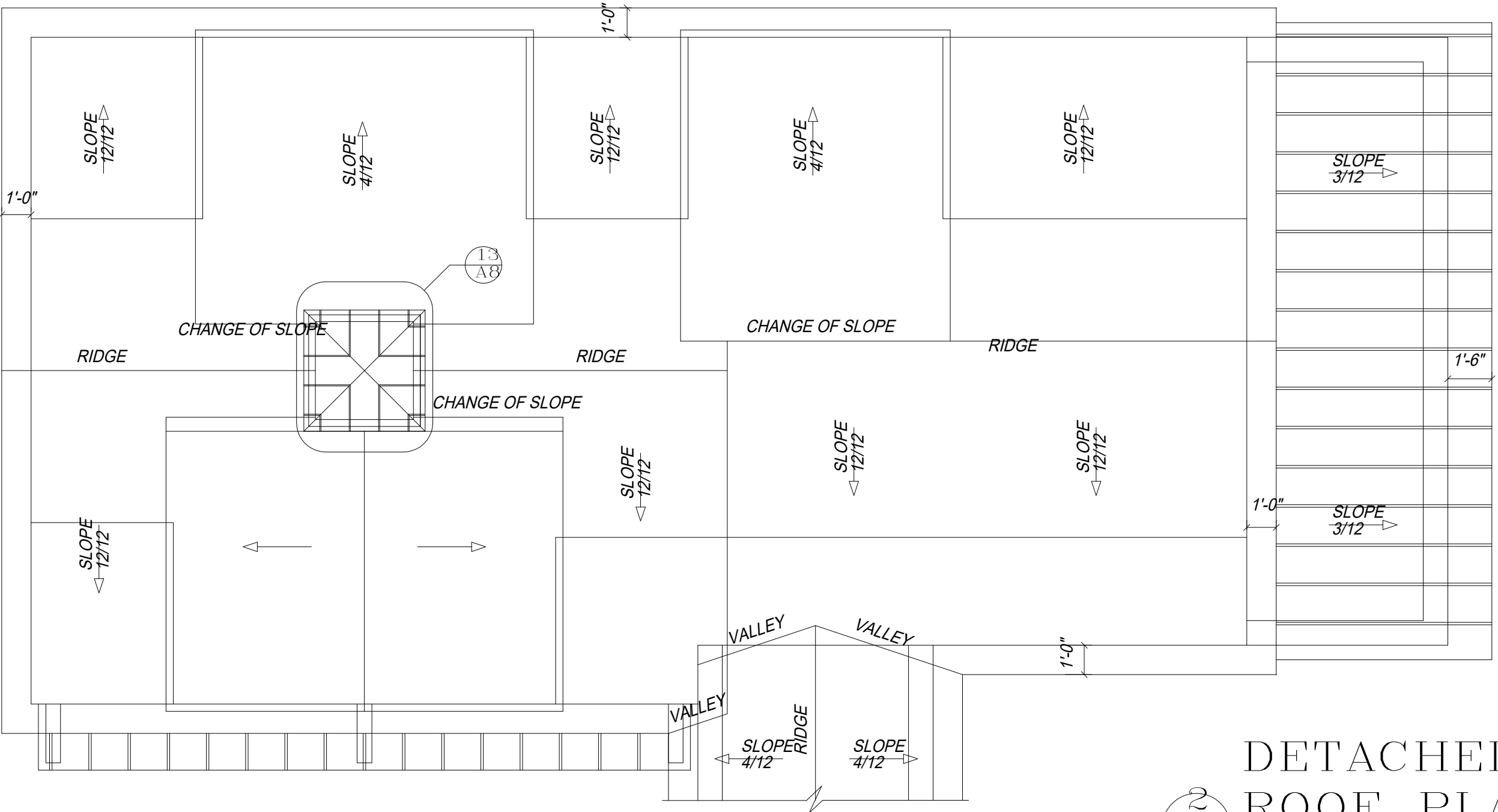
2
A6
DETACHED GARAGE
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



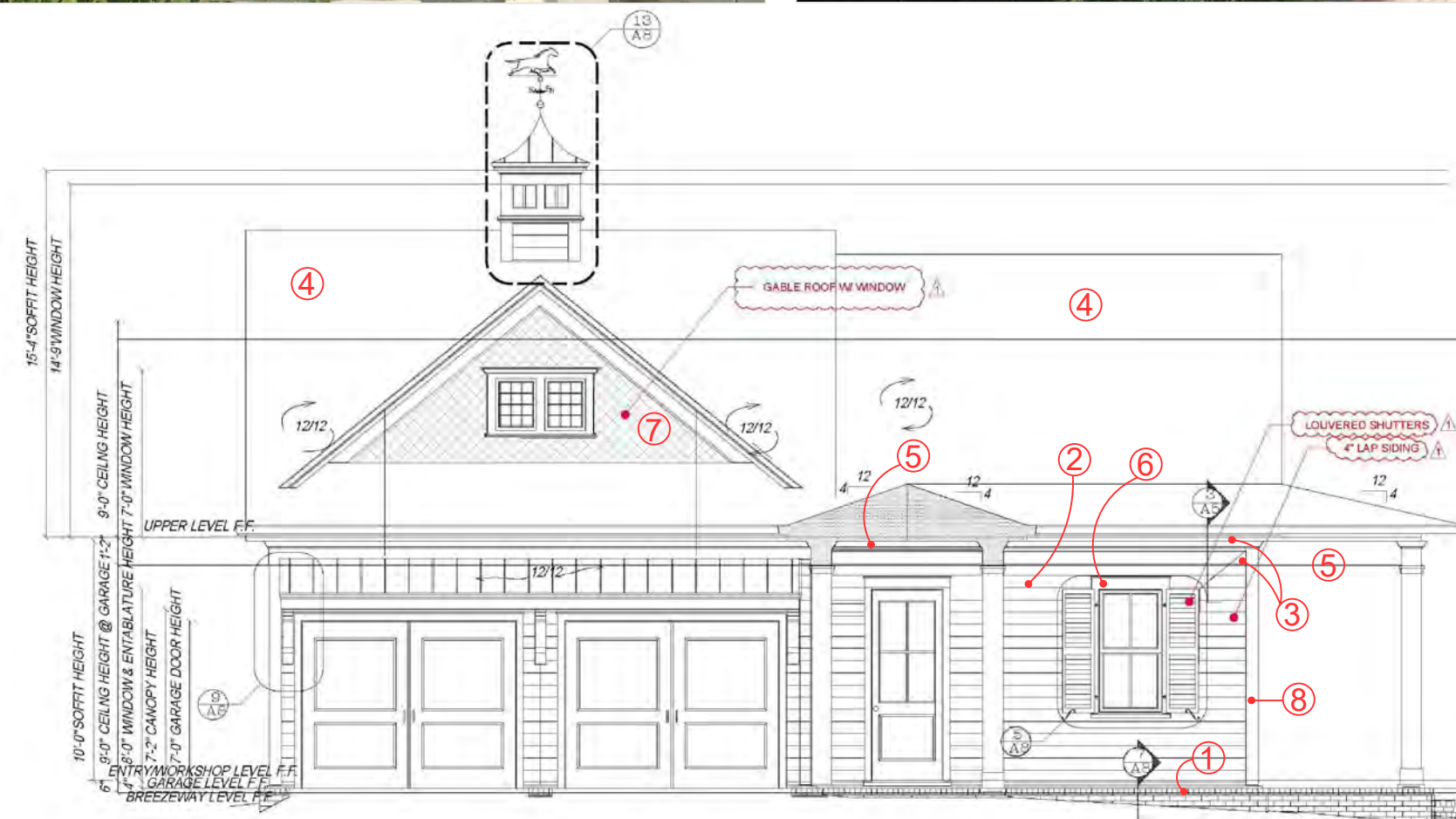
DETACHED GARAGE
REAR ELEVATION

2
A7

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



2
A4 DETACHED GARAGE
ROOF PLAN
SCALE: 1/4" = 1'-0"



HOUSE MATERIAL LIST

	Material	type	size	color
①	water table	brick	standard	grey to match brick foundation on existing farmhouse
②	siding	smooth lap siding	4" exposed	SW - "porpoise" to match shutters and door surrounds on existing farmhouse
③	trim	standard 1x material	per plan	BM - "china white" to match trim color of existing farmhouse
④	roof	dimensional shingles	standard	"weathered wood" to match roof of existing farmhouse
⑤	porch & breezeway roof	standing seam	per plan	galvanized grey
⑥	windows	double hung - grid pattern to be 2/2	per plan	grey to match window sashes on existing farmhouse
⑦	gable front	folk victorian	per plan	diamond shape shingles
⑧	post/porch	square post	6"x6"	BM - "china white" to match trim color of existing farmhouse

A

PROPOSED DETACHED GARAGE FRONT ELEVATION



PROPOSED ATTACHED GARAGE CONCEPTUAL VISUAL

<u>Material</u>	<u>type</u>	<u>size</u>	<u>color</u>
water table	brick	standard	grey to match brick foundation on existing farmhouse
siding	smooth lap siding	4" exposed	SW - "porpoise" to match shutters and door surrounds on existing farmhouse
trim	standard 1x material	per plan	BM - "china white" to match trim color of existing farmhouse
roof	dimensional shingles	standard	"weathered wood" to match roof of existing farmhouse
porch & breezeway roof	Standing seam	per plan	galvanized grey
windows	double hung - grid pattern to be 2/2	per plan	grey to match window sashes on existing farmhouse
gable front	folk victorian	per plan	diamond shape shingles
post/porch	square post	6"x6"	BM - "china white" to match trim color of existing farmhouse





HISTORIC PRESERVATION COMMISSION MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: FIJE TAYLOR

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

HISTORIC PRESERVATION COMMISSION: OCTOBER 21, 2020

CITY COUNCIL: NOVEMBER 2, 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

EXHIBIT A

APPENDIX A - HISTORIC RESOURCES INVENTORY—CONTRIBUTING HISTORIC BUILDINGS

Building Address

94 Academy Street	1825 Mayfield Rd.	1835 Old Milton Pkwy
375 Brady Place	1405 Mid-Broadwell Rd.	37 Old Roswell Street
184 Canton Street	20 Milton Avenue	48 Old Roswell Street
193 Canton Street	22 Milton Avenue	755 Old Rucker Rd.
212 Canton Street	24 Milton Avenue	760 Old Rucker Rd.
248 Canton Street	26 Milton Avenue	54 Roswell Street
36 Church Street	28 Milton Avenue	61 Roswell Street
37 Church Street	210 Milton Avenue	88 Roswell Street
10 Cumming Street	333 Milton Avenue	103 Roswell Street

EXHIBIT A

	0 Morris Road	
18 Cumming Street	38 North Main Street	119 Roswell Street
112 Cumming Street	31 North Main Street	1080 Rucker Rd.
40 Cumming Street	69 North Main Street	1670 Rucker Rd.
130 Cumming Street	101 North Main Street	1 South Main Street
133 Cumming Street	116 North Main Street	3 South Main Street
122 Marietta Street	126 North Main Street	9 South Main Street
11475 Maxwell Rd.	134 North Main Street	23 South Main Street
1145 Mayfield Rd.	11 Old Canton Street	25 South Main Street
1750 Mayfield Rd.	1815 Old Milton Pkwy	29 South Main Street

EXHIBIT A

		50 South Main Street
		531 South Main Street

EXHIBIT B

([Ord. No. 712](#), § 1(Exh. A), 9-8-2015; [Ord. No. 738](#), § 3(Exhs. A, B), 5-1-2017)

APPENDIX B - HISTORIC RESOURCES INVENTORY—DESIGNATED HISTORIC BUILDINGS

Address	Description	Property Owner
10 Cumming St.	R.D. Manning House	Properties of Duffy, LLC.
40 Cumming St.	Lewis Manning House	Taylor Morrison of Georgia, LLC.
1080 Rucker Rd.	Troy Rucker House	Millie R. Hogan
333 Milton Ave.	Farmhouse Cottage	Blaise Miller, One Ninety Three Residential Group, LLC.
0 Morris Road	Farmhouse Settlement	City of Alpharetta

([Ord. No. 764](#), §§ 1, 2, 9-4-2018; [Ord. No. 765](#), § 2, 9-4-2018; [Ord. No. 766](#), § 2, 9-4-2018; [Ord. No. 774](#), § 1(Exh. A), 4-22-2019)

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.

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

Identify Authorized Applicant:

Name of Authorized Applicant: **Bob Regus**

Telephone: _____

Address: _____

Suite: _____

City: _____

State: _____

Zip: _____

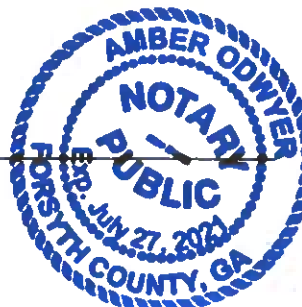
So Sworn and Attested:

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: _____

Criteria for Designation of a Historic Property

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

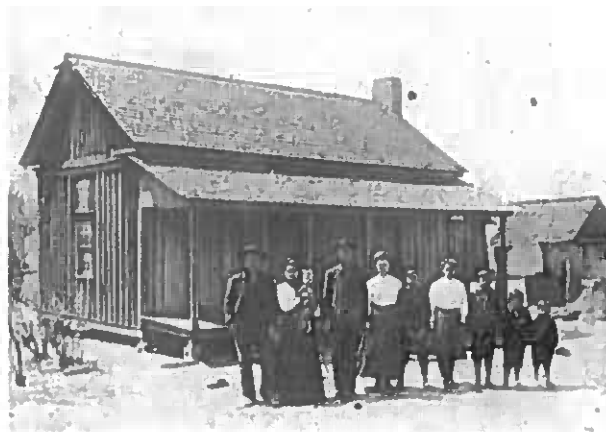
Please see attached documents.

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).



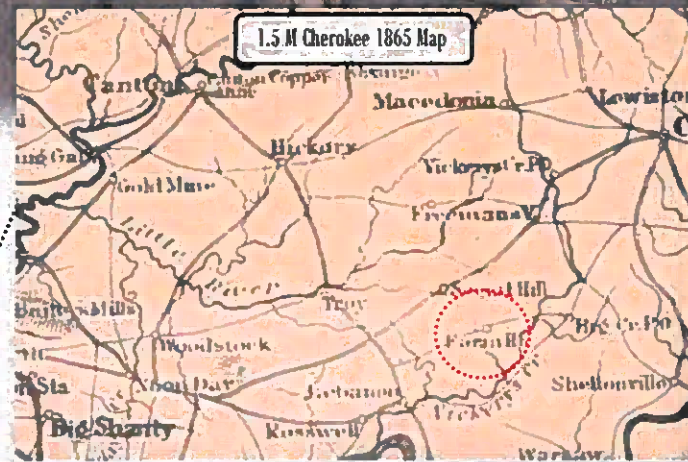
- The dam was in operation until the mid-1920s.
- This was a popular swimming place for the community. It was called "Slick Rock."
- In the 1950s , the United States Forestry Service constructed a fire watchtower here, from which observers could direct firefighters.
- The dam was intact as of 1980.
-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

Historic Farm House Community

*Original Settlement of Alpharetta
(1828)*

Historic Trade Route

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





Alpharetta & Old Milton County Historical Society

1835 Old Milton Parkway, Alpharetta, GA 30009 - 770-475-4663 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

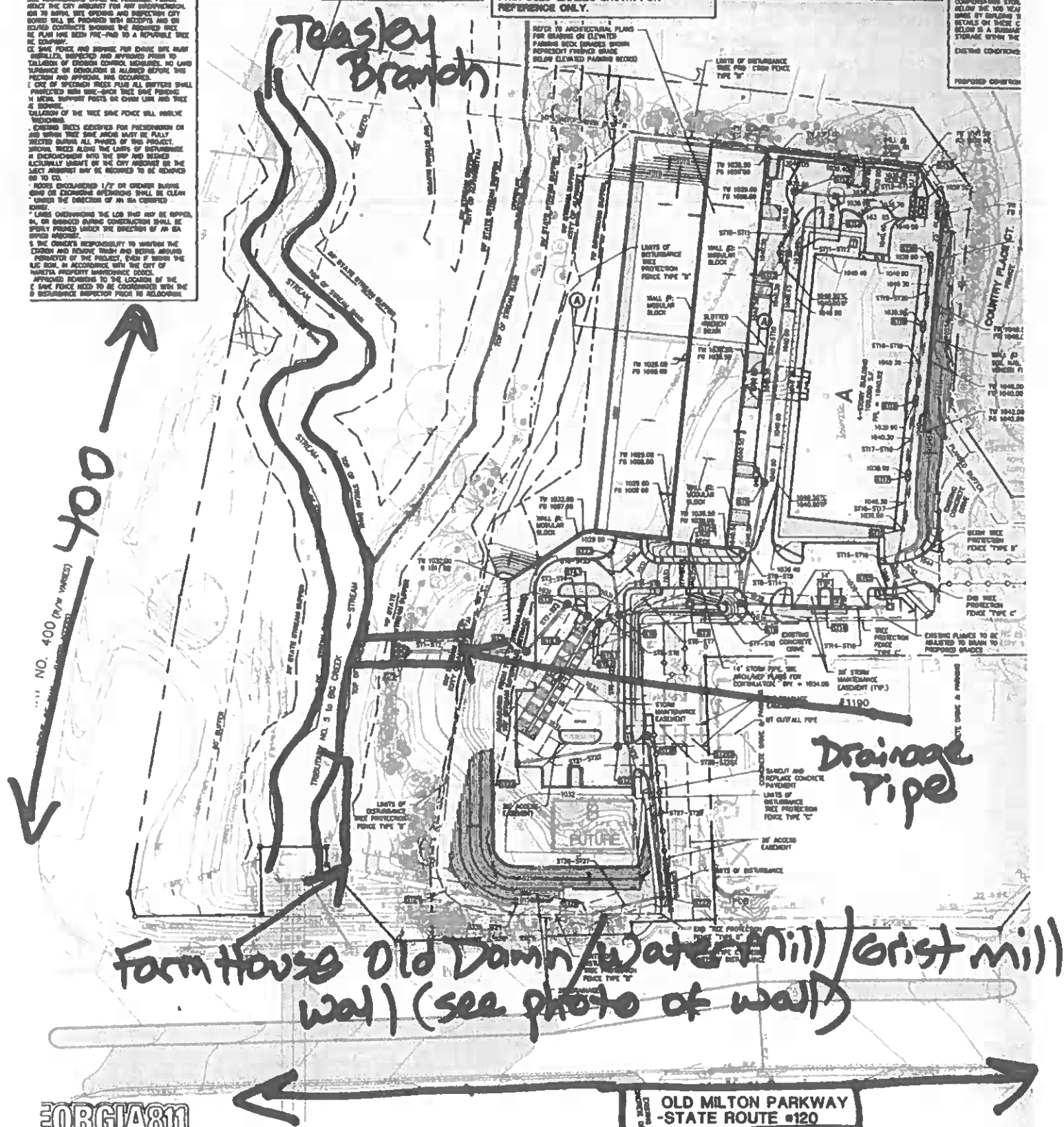
WallLocation

FOR THE FULL EXCAVATION OF
PARKING LOT ISLANDS DETAIL.

NOTE: STRUCTURAL DESIGN OF RETAINING WALL TO BE COMPLETED BY OTHERS. PROPOSED GRADES SHOWN FOR REFERENCE ONLY.

ALL METAL PIPES TO BE FULLY BRUSHED, ASPHALT OR ALUMINUM
COATED WITH PAINTS. HIGH-LOW AGENTS REQUIRED ON
ALL STORM STRUCTURES IN FRONT-OF-HAY

FLOODPLAIN C
A PORTION OF PROPOSED 100-YEAR FLOODPLAIN COMPENSATING STORAGE BELOW THE 100 YEAR BASE BY IMPROVING DETAILS ON THESE CHANNELS IS A SUBMITTAL STORAGE WITHIN THE DESIGN CONDITIONS



GEORGIA811
a Professional Quality, Inc. logo

Abstract

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 23rd 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 1st 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.

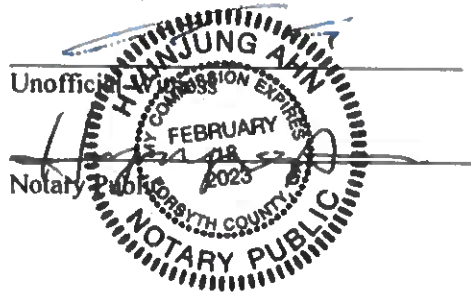
This deed and the warranty of title contained herein are made expressly subject to the Drainage Easement described below and the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

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 1ST 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 1ST LAND DISTRICT OF FULTON COUNTY, GEORGIA, IN THE CITY OF ALPHARETTA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

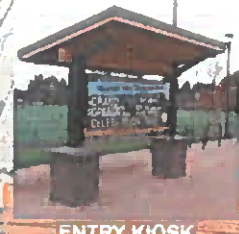
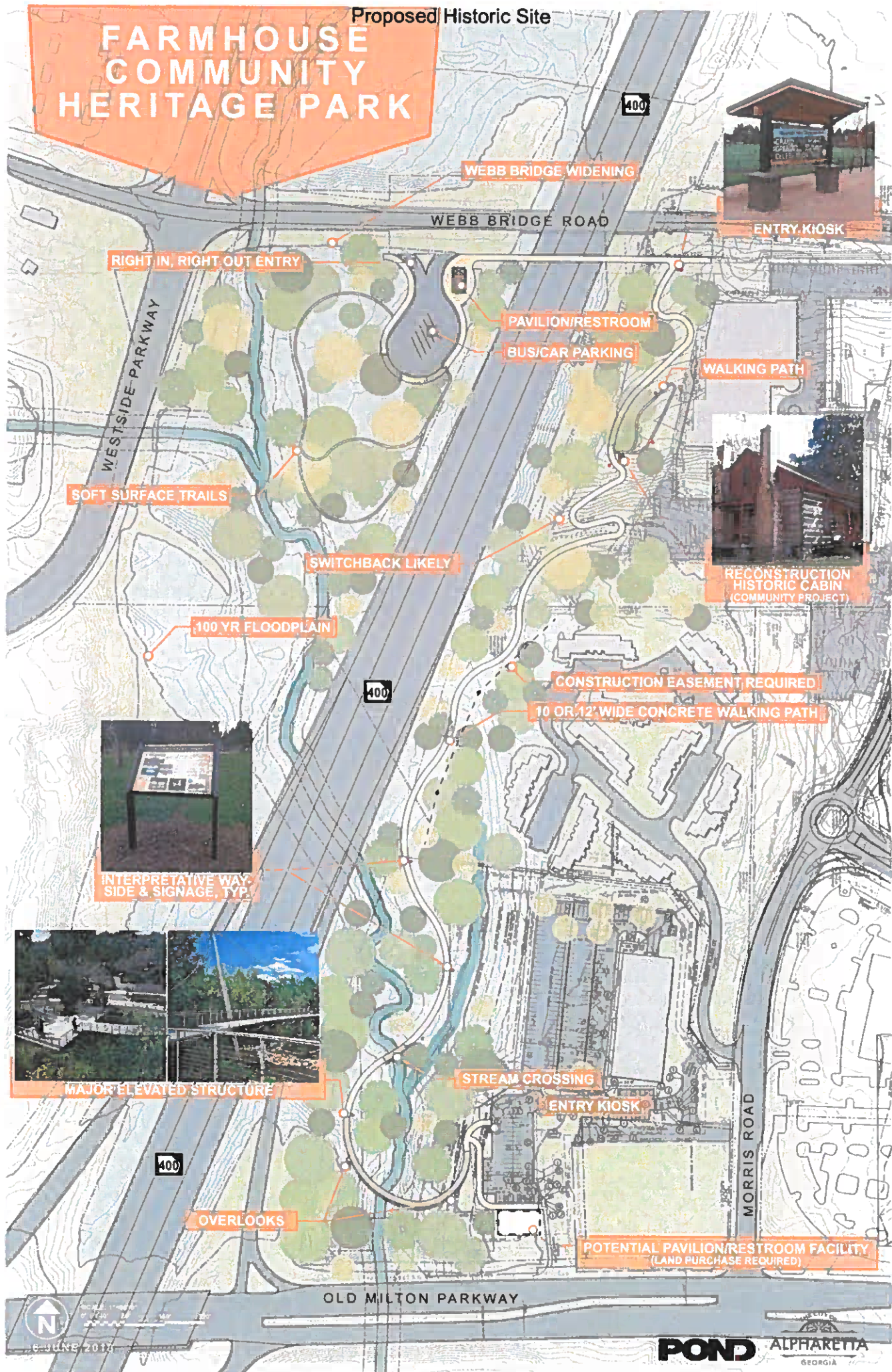
BEGINNING AT A 1/2 INCH REBAR WITH CAP STAMPED "WOLVERTON LSF 709" HAVING GEORGIA WEST STATE COORDINATE VALUES NORTHING(Y) 1480449.10, EASTING(X) 2265955.62, SAID REBAR BEING THE **POINT OF BEGINNING**.

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 2017

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.*

- | | |
|--|---|
| ☒ 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.

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, 1st District, 2nd 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

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: 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.*

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

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

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

Signature of Authorized Agent: _____ Date: _____

Print Form











