PLANNING COMMISSION MEETING
APRIL 14, 2022

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

I. CALL TO ORDER

II. ROLL CALL

III. SWEARING-IN OF MARTINE ZURINSKAS, FRANCIS KUNG'U, FERGAL BRADY, WILLIAM PERKINS, DANA DAVIS, + VALERIE MANLEY

IV. APPROVAL OF MEETING MINUTES

a. Approval of Meeting Minutes from March 3, 2022

V. ITEMS FROM BOARD MEMBERS

VI. ITEMS FROM STAFF

VII. PUBLIC HEARING

a. E-22-01 / 63 South Main Street Parking Special Exception
Consideration of a parking special exception to allow approximately fourteen (14) off-site parking spaces on a nearby property in order to satisfy minimum parking requirements. The property is located at 63 South Main Street and is legally described as being located in Land Lot 1269, 2nd District, 2nd Section, Fulton County, Georgia.

b. Z-22-03 / V-22-02 / Toll Brothers / Kimball Bridge Road
Consideration of a rezoning and variance to allow for a 43-lot 'For-Sale' single-family detached subdivision on 22.7 acres. A rezoning is requested from AG (Agriculture) to R-15 (Dwelling, 'For-Sale', Residential) and variances are requested to reduce the front setback on interior roads and reduce the setback along Kimball Bridge Road. The property is located at 0 Kimball Bridge Road and is legally described as being located in Land Lot 93, 1st District, 1st Section, Fulton County, Georgia.

c. Z-22-02 / V-22-08 / 116 + 126 North Main Street
Consideration of a rezoning and variances to allow for 2, 4-story mixed-use buildings on 1.43 acres. The mix of uses includes 32,000 square feet of office, 4,000 square feet of retail, 8,000 square feet of restaurant and 4 'For-Sale' condominium units. A rezoning is requested from C-1 (Neighborhood Commercial) to DT-MU (Downtown Mixed Use) and variances are requested to reduce setbacks for a dumpster enclosure and to eliminate stream buffers. The property is located at 0 Christine Drive and 116/126 North Main Street and is legally described as being located in Land Lot 1252, 2nd District, 2nd Section, Fulton County, Georgia.

d. CLUP-21-06 / Z-21-10 / PH-21-20 / V-22-04 / Alcovy Haynes Bridge Road + Jon Scott Drive
Consideration of a comprehensive land use plan amendment, rezoning, public hearing, and variance to allow 10 'For-Sale' single-family detached homes, 4 'For-Sale' semi-detached units, and 5 'For-Sale' townhome units on 2.84 acres. A comprehensive land use plan amendment is requested on a portion of the property from 'Medium Density Residential' to 'Downtown Residential Density' and a rezoning is requested from C-2 (General Commercial) and R-12 (Dwelling, 'For-Sale', Residential) to DT-R (Downtown Residential). A public hearing is requested to bring the Haynes Bridge Road property into the Downtown Overlay. Variances are requested to reduce an undisturbed buffer and modify streetscape standards. The property is located at 0 Haynes Bridge Road and

340/350/360 Jon Scott Drive and is legally described as being located in Land Lots 696 & 747, 1st District, 2nd Section, Fulton County, Georgia.

e. **MP-22-01 / Bridge Road Holdings LLC**
Consideration of a master plan amendment to add a 2.45-acre property to the Preston Ridge Master Plan Pod M to allow for a 2-story, 19,000 square foot retail and medical office building and a 1-story, 1,950 square foot medical office building. The property is located at 0 Old Milton Parkway and 11505 Morris Road and is legally described as being located in Land Lots 855 & 856, 1st District, 2nd Section, Fulton County, Georgia.

DEFERRED: This item has been deferred. It will not be heard or considered during tonight's Planning Commission meeting.

VIII. ADJOURNMENT

Planning Commission Meeting
March 3, 2022
Department of Community Development

ALPHARETTA CITY HALL | 2 PARK PLAZA
6:30 PM

This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by Planning Commission, but not quoted or paraphrased. This document includes limited presentation by Planning Commission and invited speakers in summary form. The public is advised that the tapes recorded at said meeting are a matter of public record and are available upon request.

I. CALL TO ORDER

- Chairman Kung'u called the meeting to order at 6:31 p.m.

II. ROLL CALL

- **Planning Commissioners present:**
  - Francis Kung'u (Chair)
  - Fergal Brady (Vice-Chair)
  - William Perkins
  - Todd Stratton
  - Jill Reynolds
  - Valerie Manley (Alternate)
- **Planning Commissioners Absent**
  - Martine Zurinskas
  - Dana Davis
  - Jamie Bendall (Alternate)
- **Staff present:**
  - Kathi Cook, Director of Community Development & Economic Development
  - Michael Woodman, Planning + Development Services Manager
  - Eric Graves, Senior Engineer, Development Services
  - Alexandra Callum, Planning + Zoning Coordinator

III. APPROVAL OF MEETING MINUTES

- Commissioner Perkins offered a motion to approve the Planning Commission Meeting Minutes from February 3, 2022.
  - Commissioner Stratton second the motion.
  - The motion was approved unanimously (6-0).

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

A. Z-22-01 / V-22-03 / Wexler / 182 Marietta Street

- Manager Michael Woodman came forward to present this item.
    - The applicants, Andrew and Kourtney Wexler, are requesting a rezoning and variance to allow for the construction of one (1) 'For-Sale' single-family detached home on 0.71 acres in the Downtown. A rezoning is requested from C-2 (General Commercial) to DT-R (Downtown Residential) and a variance is requested to reduce buffers. The subject property is located at 182 Marietta Street on the south side of Marietta Street and just west of Marjean Way.
    - The property is developed with a single-family detached home that has been converted to a Contractor's Office (Sutton's Service Appliance Repair). Surrounding properties are zoned C-2 to the east and south, O-P (Office-Professional) to the west and R-8A (Dwelling, 'For-Sale' Attached) to the north. Windsong townhomes are located to the north, 172 Marietta Street (former residence converted to business use) to the east, 204 Marietta Street (Gibraltar Real Estate Services – former residence converted to business use) to the west and Alpharetta Beach House office development to the south. The Comprehensive Land Use Plan designation of the property is 'Mixed Use', which allows the proposed single-family detached home.
    - A variance is requested to reduce the 50' undisturbed buffers required adjacent to commercial properties. Commercially zoned land abuts the subject property on the east, south and west sides. In most cases, non-residential properties provide the undisturbed buffers. But, since the applicant proposes a rezoning to allow residential use, the buffer requirement becomes the applicant's responsibility. The property to the rear, Alpharetta Beach Houses, already provides a buffered area which ranges in width from 25' to 60'. The properties to the east and west have been converted to commercial uses and could redevelop in the future under the current zoning, C-2 and O-P, or through rezoning to a Downtown zoning district.
    - According to the applicant, the home will be three (3) stories and approximate 5,000 square feet. A driveway with Porte cochere is proposed on the east side of the home leading to a garage at the rear of the property. The garage and driveway will accommodate the required resident and guest parking. The home is depicted with a 40' front setback (not including the covered entry) and a minimum fifteen-foot (15') side setback. The garage at the rear of the property is depicted with an eight-foot (8') side setback and 22' rear setback. DT-R allows a minimum ten-foot (10') front setback, zero-foot (0') side setback (ten-feet (10') between structures), and ten-foot (10') rear setback.
    - The applicant's arborist identified five (5) specimen-sized Oaks in the front yard of the property, of which all are in Poor condition and should not be considered for preservation. Additional trees are identified in the arborist report that are in good condition and have potential for preservation. The applicant has indicated that they intend to save the stand of trees along the west side of the property and along the rear property line.
    - The applicant submitted inspiration photos of the home, which depict a Neoclassical or Beaux Arts style. The City's Downtown Consultant reviewed the inspiration photos and believes the style complies with the Downtown Overlay architectural regulations.
    - Staff has reviewed the applicant's proposal and finds that the request for rezoning and variance do not conflict with the established review criteria. The zoning proposal is consistent with the vision of the Downtown Master Plan and comprehensive land use plan designation of the property. The Mixed-Use future land use designation of the property allows for single use development, residential and commercial, as well as mixed-use development.
    - Application of the 50' undisturbed buffer requirement would discourage residential development along Marietta Street, which already has a residential presence and feel. If approved, a condition is recommended absolving the properties to the east and west from buffer requirements if those properties redevelop with commercial or mixed-use development.
    - The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that the applicant has spoken to several residents and property owners in the general vicinity of the property and that feedback has been positive. Two (2) letters of support were provided by the applicant from residents in Victoria Square.

- The property owner of the Alpharetta Beach Houses, the adjacent property to the south, provided a letter of support to the City. One of the adjacent commercial property owners stated that they do not want the residential zoning to impact their ability to redevelop in the future.
- CZIM was held on February 9, 2022. There were no public comments.
- Approve Z-22-01/V-22-03 WEXLER/182 MARIETTA STREET, subject to the following conditions:
  1. Approximately 0.71 acres shall be zoned DT-R and limited to 1 single-family detached home. Site shall be developed substantially similar to the submitted site layout, labeled Exhibit A, except for modifications required to comply with the conditions below and subject to meeting all City code requirements and conditions of zoning.
  2. Home elevation shall be substantially similar to the submitted inspiration photos, labeled Exhibit B, with final approval by the Downtown Consultant and DRB.
  3. Home and garage shall maintain a minimum 20' front setback, 10' side setback and 10' rear setback.
  4. Landscape strip along Marietta Street shall be planted with shade trees as a continuation of what has been planted or designed in the Downtown and outside of utility easements and overhead utilities, as approved by Staff.
  5. A decorative low wall, metal fencing or hedge with columns shall frame the front yard.
  6. A 10' planted buffer shall be provided along the east, south, and west property lines and planted with a mix of evergreen trees and shrubs. Existing trees within the 10' buffers identified to be in Good condition shall be saved, with final approval by Staff.
  7. Property owner shall improve Marietta Street frontage with a 6' planter planted with street trees, 6' sidewalk and decorative pedestrian lighting, as approved by Staff.
  8. Property owner acknowledges that redevelopment of the properties to the east and west with a commercial or mixed-use development shall not require a buffer adjacent to the subject property.
  9. Home, accessory structures and infiltration shall be positioned on the property to have the least impact to existing trees along the west and south property lines, as approved by Staff.
  10. Fences and walls visible from the public right-of-way shall be decorative, as approved by Staff. Unfinished wood fences and decks shall not be visible from the street.

- The Planning Commission discussed the following:
  - Did Staff have concerns about the property being in the middle of OP and C2 zoning? No because it was originally for residential. These surrounding homes have been used for commercial.
  - With a smaller piece of property like this, you can build the residential but really can't do mixed use because of the size. On Thompson Street, even though commercial is allowed there, it is mostly residential.
  - Can you go through number 7 regarding streetscape? Is this to match what's across the street? 7 is purely related to the type of street Marietta is according to the Downtown Overlay. So, this would match the other side of the street? Yes.
  - The six-foot strip is a strip of land with street trees. Then you would have the sidewalk, then you would have the property line. The strip provides separation between the sidewalk and the road.
  - We try to mirror what's across the street, but what is across the street was developed before the Overlay was created. There may not be the same size planter as what's across the street, but we must consider pedestrians and improving their walkability through the downtown.
  - Does this help with the speed of traffic? Yes- having that visual separation and trees closer to the roadway allows for cars to go slower.
  - What are the buffer requirements if lots develop as commercial? They would be absolved from any buffer requirements.
  - Are we comfortable that this will not create problems for other lots to develop their property? We don't think there will be problems.

- It says the home will be three stories- in the rendering it says two. I just got the elevation from the applicant, and I will let them respond to that. I believe their intent was up to three stories.

- The applicant, Andrew and Kourtney Wexler, came forward to speak on behalf of this application.
  - We have lived in Alpharetta for 25 years.
  - The three stories include a basement, which is why it's not shown on the elevation.
  - The architecture is still a work in progress since we do not officially own it.
  - We envision it as a traditional home with a pool and the garage in the back.
- The Planning Commission discussed the following:
  - Do you have any concerns with any of the conditions? No, we agree with everything. We understand the comment about the adjacent properties. We will have large evergreen trees to serve as a buffer.
  - We're looking at a two-story based on the renderings.
  - People on Marietta Street would like to see it more residential.
  - This could trigger potential similar development surrounding the property.
  - We appreciate the investment you've made into Marietta Street and the city.

Public Comment:

- There were no public comments for this item.
  - ❖ Commissioner Perkins offered a motion to approve the item, subject to the following conditions:
    1. Approximately 0.71 acres shall be zoned DT-R and limited to 1 single-family detached home. Site shall be developed substantially similar to the submitted site layout, labeled Exhibit A, except for modifications required to comply with the conditions below and subject to meeting all City code requirements and conditions of zoning.
    2. Home elevation shall be substantially similar to the submitted inspiration photos, labeled Exhibit B, with final approval by the Downtown Consultant and DRB.
    3. Home and garage shall maintain a minimum 20' front setback, 10' side setback and 10' rear setback.
    4. Landscape strip along Marietta Street shall be planted with shade trees as a continuation of what has been planted or designed in the Downtown and outside of utility easements and overhead utilities, as approved by Staff.
    5. A decorative low wall, metal fencing or hedge with columns shall frame the front yard.
    6. A 10' planted buffer shall be provided along the east, south, and west property lines and planted with a mix of evergreen trees and shrubs. Existing trees within the 10' buffers identified to be in Good condition shall be saved, with final approval by Staff.
    7. Property owner shall improve Marietta Street frontage with a 6' planter planted with street trees, 6' sidewalk and decorative pedestrian lighting, as approved by Staff.
    8. Property owner acknowledges that redevelopment of the properties to the east and west with a commercial or mixed-use development shall not require a buffer adjacent to the subject property.
    9. Home, accessory structures and infiltration shall be positioned on the property to have the least impact to existing trees along the west and south property lines, as approved by Staff.
    10. Fences and walls visible from the public right-of-way shall be decorative, as approved by Staff. Unfinished wood fences and decks shall not be visible from the street.
      - Vice-Chair Brady offered a friendly amendment to classify the home as a two-story home.

- Commissioner Perkins accepted the friendly amendment.
- Vice-Chair Brady seconded the motion.
- The motion was approved unanimously (6-0).

B. MP-22-01 / Bridge Road Holdings, LLC

- *This item was deferred by the Applicant. It was not heard or considered during the March 3, 2022 Planning Commission meeting.*

C. PH-22-01 / Unified Development Code (UDC)- Research/Development, Athletic Facility/Fitness Studio, Driveways

- Director Kathi Cook came forward to present this item.
  - It is recommended that 'Athletic Facility, Fitness Studio' be separated into two (2) distinct uses and that definitions be added for each use. The uses are proposed to be assigned as permitted or conditional uses in commercial, office, light industrial and mixed-use zoning categories.
  - 'Laboratory, Research or Commercial' is a use that is identified in the UDC; however, there is currently no definition. Staff proposes a definition that follows the four (4) levels of laboratory biosafety established at the Federal level. A Level 4 laboratory, which allows work with dangerous and exotic agents which cause severe to fatal disease in humans and for which vaccines or other treatments are not available, are identified as prohibited in all zoning districts.
  - In an effort to respond to market demand for research and development opportunities in the City, a new use and definition is recommended for 'Research and Development'. The use is proposed as a permitted use in existing Office Buildings and Office Parks, where office is a permitted use within an existing master plan and in the LI (Light Industrial) district.
  - Text amendments are recommended to clarify that driveway access on double frontage lots should be from the lower classification street. In addition, an amendment is recommended to clarify that residential lot curb cuts or driveways may be closer than 300' from a curb cut on an adjacent residential lot, but that an individual residential lot may not have more than one (1) curb cut per 300' of street frontage.
- The Planning Commission discussed the following:
  - Key points from discussion / concerns
  - If a lot has two curb-cuts and is on a corner, are they still constrained or can they have a curb-cut on each side? Eric would have to look at that. Typically, no. if you're already setting up one access, you don't want to provide another.
  - Regarding the unpaved surface on the side or rear of the property, is this only if it's visible from the street? Yes, it's prohibited to park on an unpaved surface if the side or rear yard fronts the street. It's not prohibited if it's not visible? That's correct, but you're still supposed to be parked on a paved surface.
  - How does this affect any property owners currently? It gives them more rights than what they currently have. We don't see any negative impact.
  - It's refreshing to see the clarity and importance of doing this.

Public Comment:

- There were no public comments for this item.
  - Vice-Chair Brady offered a motion to approve the amendments as presented today.

- Commissioner Manley seconded the motion.
- The motion was approved unanimously (6-0).

VII. ADJOURNMENT

- Chairman Kung'u adjourned the meeting at 7:21 p.m.

Respectfully submitted,

Alexandra Callum

Alexandra Callum, Planning + Zoning Coordinator

CITY COUNCIL MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: E-22-01 FOUNDERS HALL/63 SOUTH MAIN STREET PARKING SPECIAL EXCEPTION

PLANNING COMMISSION: APRIL 14, 2022

CITY COUNCIL: APRIL 25, 2022

II. RECOMMENDATION:

Approve E-22-01 Founders Hall/63 South Main Street Parking Special Exception, subject to the following conditions:

1. Prior to the 1st TCO/CO for the building, developer shall provide a recorded parking agreement allowing for the use of up to 14 off-site parking spaces at 91 South Main Street. Parking agreement shall be reviewed and approved by Staff.
2. Retail and restaurant leases at 63 South Main Street shall require that employees use the off-site parking spaces located at 91 South Main Street.
3. The 14 off-site parking spaces shall be reserved for the applicant's building between the hours of 7:00 AM – 5:00 PM, Monday through Friday.
4. Prior to the 1st TCO/CO, applicant shall dedicate a permanent easement for the Alpha Loop along the north side of the building, as depicted on site plan prepared by Tracy Ward, revised 3/11/2022. Easement shall extend to the west property line and shall allow for necessary construction activities to connect to an off-site alignment of the Alpha Loop.

III. REPORT IN BRIEF:

The applicant, South Main Development Partners, LLC, is requesting a parking special exception to allow the balance of required parking to be met off-site on a nearby property located at 91 South Main Street. Up to fourteen (14) off-site parking spaces are proposed. The subject property is located at 63 South Main Street.

DISCUSSION

The submitted request, if approved, would allow the balance of required parking to be met off-site on a nearby property located at 91 South Main Street. Up to fourteen (14) off-site parking spaces are proposed. The subject property is located at 63 South Main Street.

The 0.69-acre property is zoned C-2 (General Commercial) and is developed with two (2) commercial buildings. Surrounding properties are zoned C-2, except that the property to the east is zoned MU (Mixed Use). The Kell Building and Bagwell property are located to the north, Holbrook properties to the west, Alpharetta Outfitters to the south and an undeveloped City Center property to the east. The Comprehensive Land Use Plan designation of the property is 'Central Business District'.

In the Downtown Overlay, parking can be met with on-site parking and on-street parking located adjacent to and on the same side of the street as the site. If parking cannot be satisfied

as described above, Parking In-Lieu Fees or a Parking Special Exception may be pursued. Parking In-Lieu Fees allows parking requirements to be satisfied through a payment to the City's parking fund. A Parking Special Exception may be considered when some or all of the required parking is not satisfied on-site or with adjacent on-street parking and the requirement is not satisfied through parking in-lieu fees. Parking special exceptions may be granted when the character of the use is such that the full provisions of on-site parking facilities is unnecessary, or when a site is unable to accommodate the required number of parking spaces due to the site's size, shape, topography, existing buildings, existing trees, other natural features, or required buffers. Parking special exceptions have been approved at 10 Roswell Street (Coro Building) for a music venue with off-site parking agreements and at 191 Roswell Street for an office with off-site, shared parking to be constructed on the adjacent Alpharetta Community Center property.

The applicant intends to redevelop the property with a three (3) story, 28,124 square foot building called Founders Hall, which includes retail, restaurant, and office uses. The main level of the building is 8,796 square feet and the 2nd and 3rd floors are 9,664 square feet each. The site plan depicts 62 parking spaces, with 44 spaces below the building and eighteen (18) on-site surface spaces. As shown in the table below, 76 parking spaces are required for the applicant's proposed uses.

Use	**Area (Bldg. level/floor)**	**Parking Rate (space/SF)**	**Required Parking**
Retail/restaurant	8,796 SF (Main)	1/500 SF	18
Office	19,328 SF (2nd/3rd)	3/1,000 SF	58
TOTAL			76

The applicant provided a draft parking agreement allowing for the use of up to fourteen (14) parking spaces at 91 South Main Street. The subject property is less than 150' away from 91 South Main Street, which is the Surcheros restaurant currently under construction. The Surcheros property is developed with 50 parking spaces, of which approximately ten (10) parking spaces are required for the use. Sufficient excess parking is available to accommodate the applicant's off-site parking request.

EXCEPTION REVIEW CRITERIA

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting an exception. The ordinance specifically states..."an exception may be granted upon a finding that":

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

Response: The subject property has an unusual shape. On-site parking on smaller downtown parcels is often difficult to accommodate, which is why encouraging shared parking and off-site parking agreements is important to a thriving downtown. Downtowns are walkable, which can take advantage of creative solutions to parking.

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

Response: Application of the ordinance would require the applicant to construction additional parking on-site or reduce the area of the building dedicated to office use.

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

Response: The subject property has an unusual shape. On-site parking on smaller downtown parcels is often difficult to accommodate, which is why encouraging shared parking and off-site parking agreements is important to a thriving downtown. Downtowns are walkable, which can take advantage of creative solutions to parking.

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

Response: Approval of the parking special exception would not cause substantial detriment to the public good. The proposed off-site parking represents excess available parking and is located within close proximity (less than 150' away) to the uses it would serve. If approved, a condition is recommended requiring retail and restaurant employees from businesses located at 63 South Main Street to utilize the off-site parking spaces.

CONCURRENCES

Staff has reviewed the applicant's request against the review criteria for an exception. The proposed off-site parking is located within close proximity (less than 150' away) to the uses it would serve. On-site parking on smaller downtown parcels is often difficult to accommodate, which is why encouraging shared parking and off-site parking agreements is important to a thriving downtown. Downtowns are walkable, which can take advantage of creative solutions to parking. If approved, a condition is recommended requiring retail and restaurant employees from businesses located at 63 South Main Street to utilize the off-site parking spaces.

CITIZEN PARTICIPATION PLAN

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

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on March 9, 2022. There were no public comments.

IV. ATTACHMENTS:

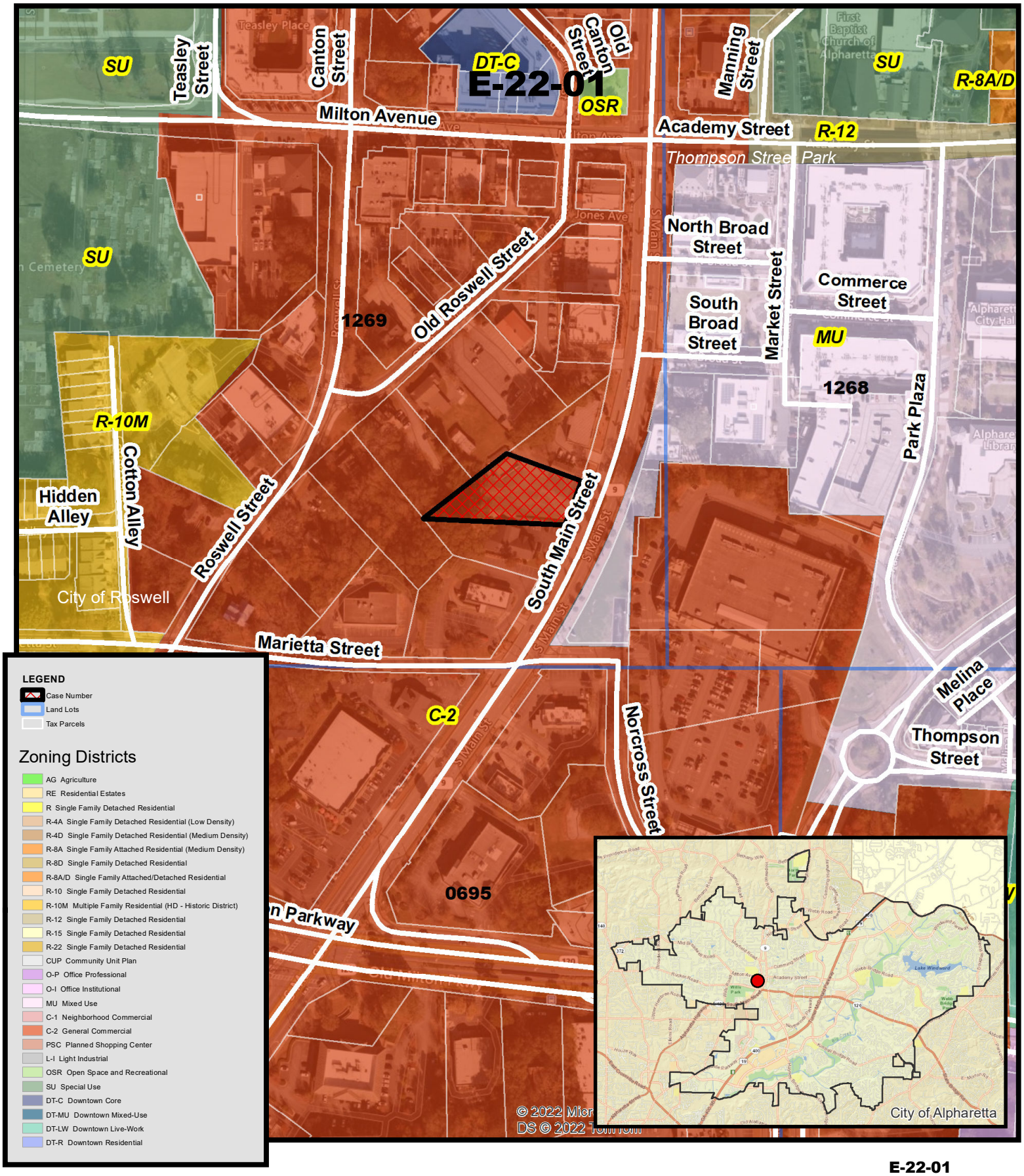
- Site Plan

E-22-01
D/LL: 2/2/1269
CC Date: 3/28/22

THE CITY OF ALPHARETTA GEORGIA

Aerial Map
Parking In-Lieu
63 South Main St.

Location Map Provided by:
Community Development - GIS

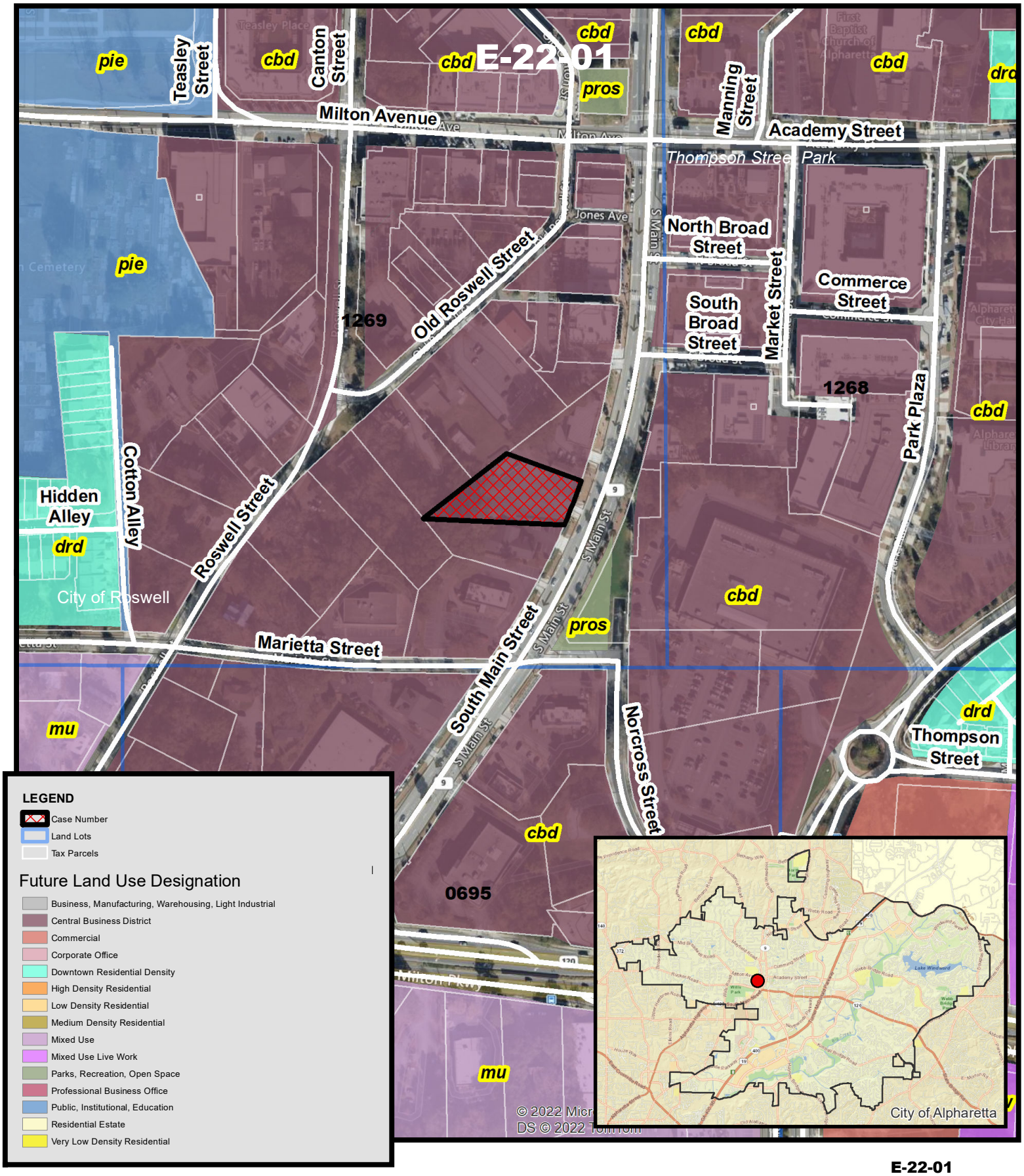


E-22-01
D/LL: 2/2/1269
CC Date: 3/28/22

Zoning Map
Parking In-Lieu
63 South Main St.

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS

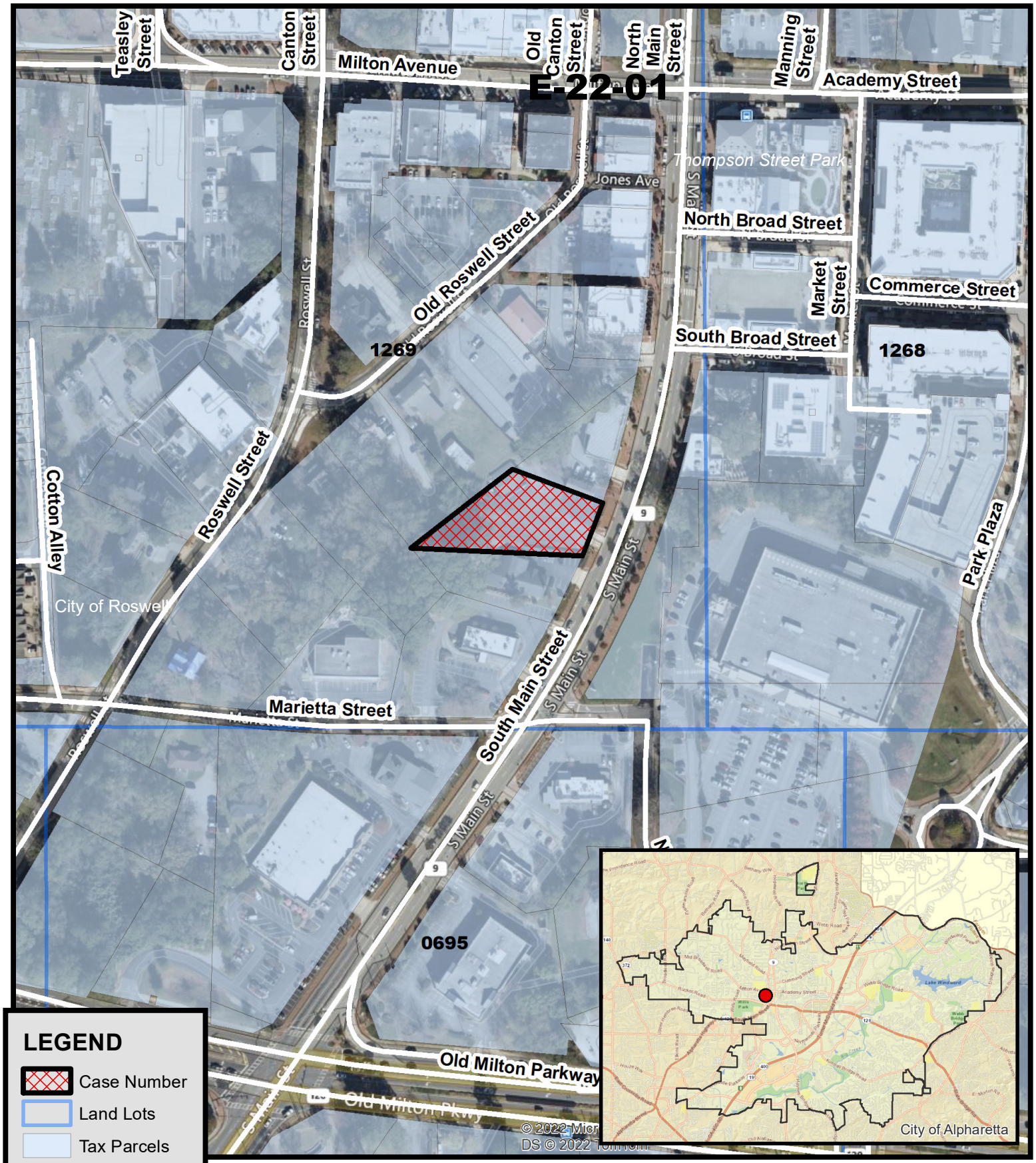


E-22-01
D/LL: 2/2/1269
CC Date: 3/28/22

Future Land Use
Parking In-Lieu
63 South Main St.

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS

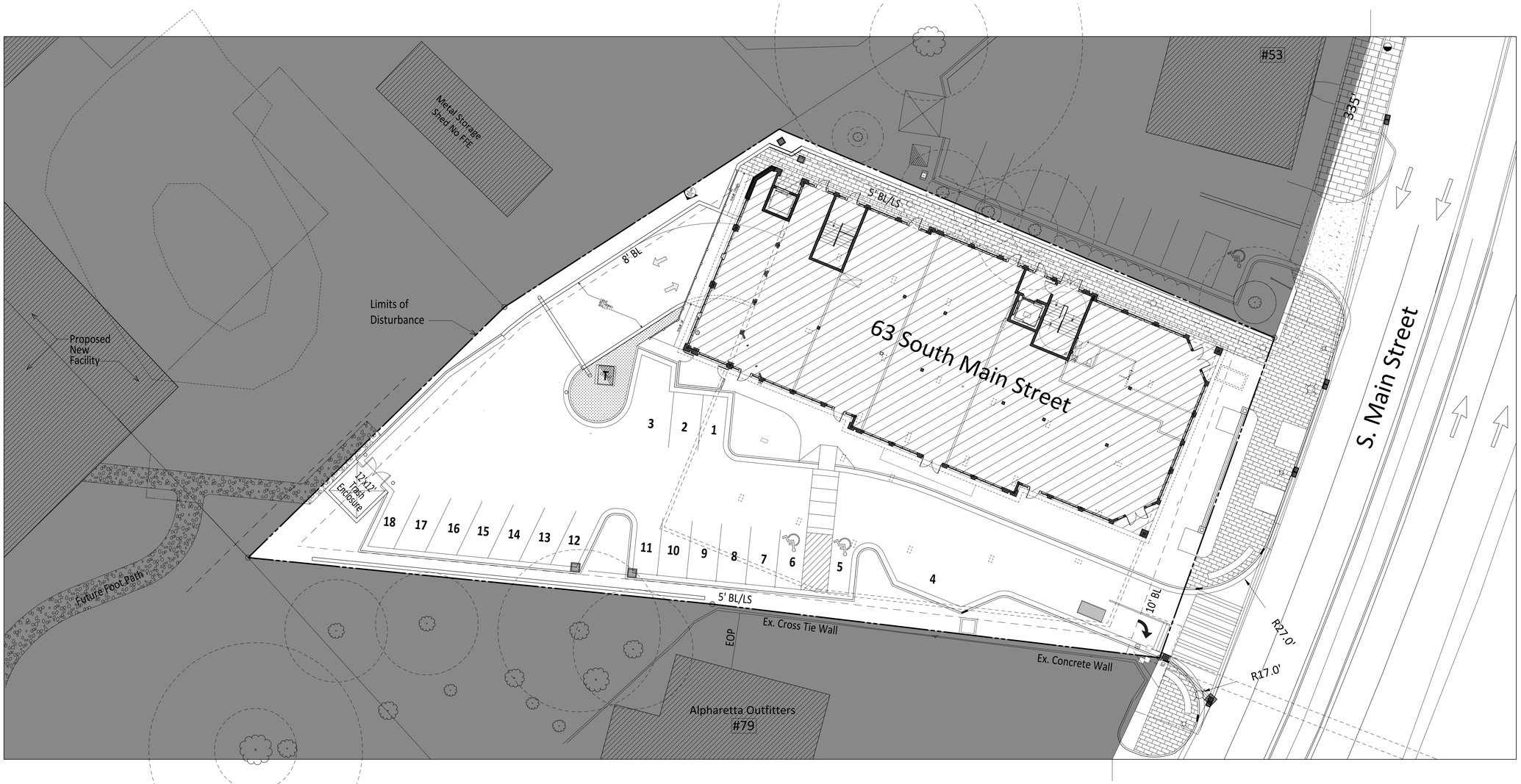


Location Map
Parking In-Lieu
63 South Main St.

E-22-01
D/LL: 2/2/1269
CC Date: 3/28/22

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS



44 Parking spaces in basement
18 Parking spaces on grade
14 Parking spaces per offsite agreement
76 Total Parking Spaces Needed
(assumes ground floor is retail/restaurant
& upper floors are all office use)

This plan is only for general reference. Refer to the full Civil package under separate cover

1 ARCHITECTURAL SITE PLAN
1/16" =1'-0"

NORTH

FOUNDERS HALL
at Blalock Place

63 South Main Street
Alpharetta, GA

GENERAL NOTES:

1- This architect and/or architectural firm is not contracted to provide Construction Administration services for this project (unless otherwise noted).
2- This architect and/or architectural firm is not contracted to provide waterproofing details & specifications for this project (unless otherwise noted).

ARCHITECT
D. TRACY WARD
EST. 1993

THIS DRAWING IS THE PROPERTY OF BENCHMARK DESIGN, PC, ARCHITECTS AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART, THE DIMENSIONS OF WHICH ARE 24" x 36".

IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD MEASUREMENTS, QUANTITIES AND DIMENSIONS, AND RELATED FIELD CONSTRUCTION CRITERIA.

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Benchmark Design, PC
Architects & Planners

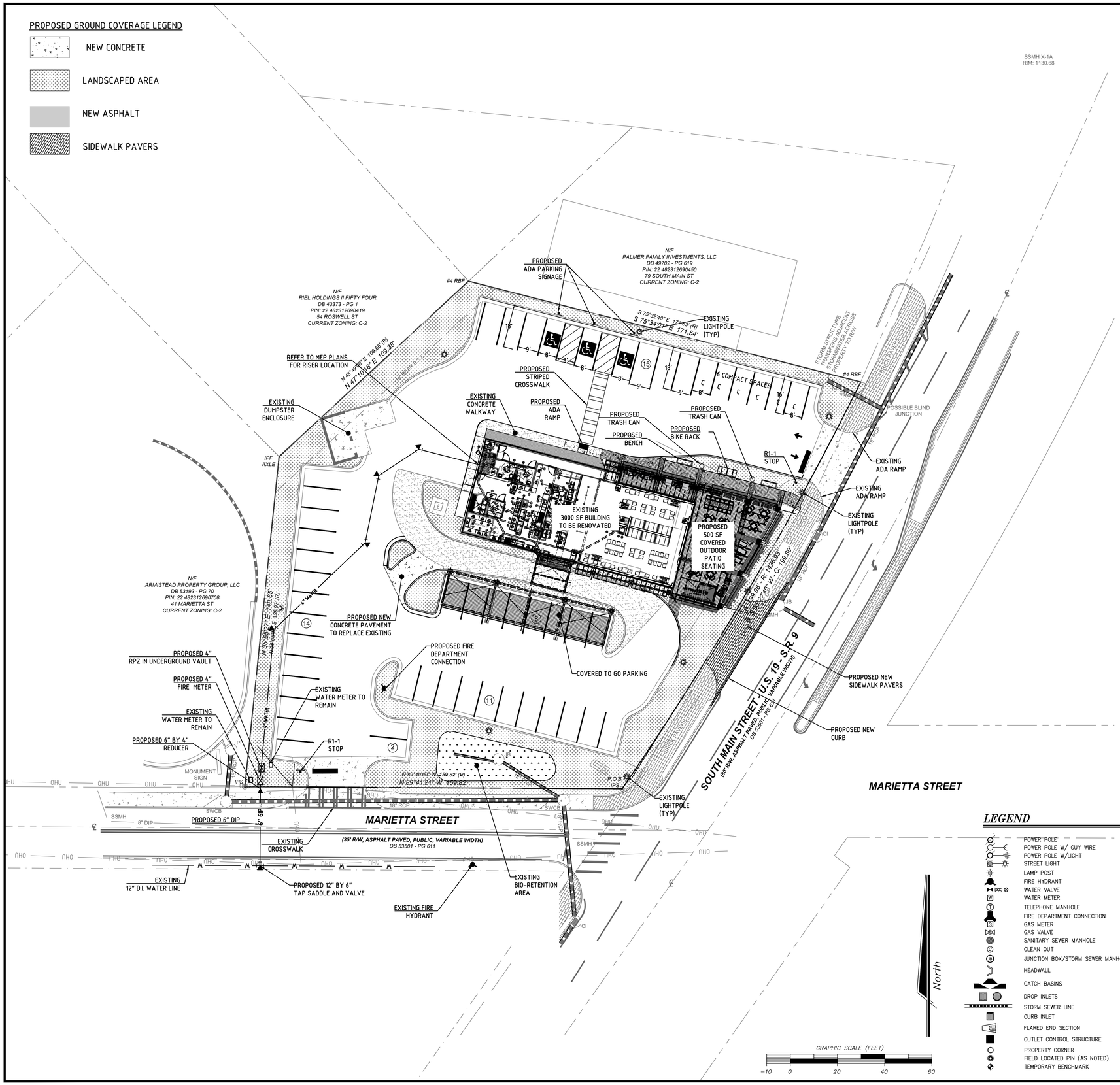
Design Professional	D. Tracy Ward, GA #8230
Issue Date	02/25/2022

Date	Description
03/01/2021	Preliminary Review
04/07/2021	90% Review
08/20/2021	95% Pricing/Progress
12/17/2021	Pre Permit Review
01/14/2022	Owner Review
02/04/2022	Owner Review
02/25/2022	Issue for Shell Permit
03/11/2022	Owner Review

Project Name	Blalock Building
Project Number	18046
Drawn by	JB/DTW
Designed by	DTW
Checked by	DTW
Description	Architectural Site Plan
Sheet Number	AS1.0

PROPOSED GROUND COVERAGE LEGEND

- NEW CONCRETE
- LANDSCAPED AREA
- NEW ASPHALT
- SIDEWALK PAVERS



SITE PLAN SPECIFICATIONS

CURRENT ZONING: C2 DOWNTOWN OVERLAY DISTRICT

LOT AREA = 0.8993 acres 39,175 SF

REQUIRED PARKING = 1 SPACES PER 500 SF. =

PROPOSED PARKING = 50 SPACES

proposed square footage =

SURVEY NOTE:

BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY DATED FEBRUARY 7, 2019 AND PREPARED BY:
GEORGIA CIVIL
113 WEST JEFFERSON STREET, SUITE A
MADISON, GEORGIA 30650

NOTE

NO WELLS OR SEPTIC SYSTEMS ARE PROPOSED OR KNOWN TO EXIST IN THIS SITE.

FIRE NOTES:

DURING CONSTRUCTION AND FOR PERMANENT ACCESS, ROADWAYS CONSTRUCTED OF AN ALL-WEATHER SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS GROSS WEIGHT SHALL BE PROVIDED PER INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 503.2.3, 2006 EDITION.

INSTALLATION OR REPAIR OF UNDERGROUND FIRE SPRINKLER WATER SUPPLIES SHALL BE PERFORMED BY AN UTILITY OR FIRE SPRINKLER CONTRACTOR OR PLUMBING CONTRACTOR LICENSED UNDER CHAPTER 11 TITLE 25 SECTION 25-11-7.

FIRE DEPARTMENT CONNECTIONS IF INSTALLED UNDERGROUND SHALL HAVE A LISTED CHECK VALVE, AN AUTO-DRIP VALVE, A SIGN ON A PLATE OR FITTING READING, "AUTO-SPRINKLER OR AUTO SPRINKLER/STANDPIPES", AND HOSE CONNECTIONS SHALL HAVE STANDARD THREADS AS SPECIFIED IN NFPA 1963.

POST INDICATOR VALVES (PIV) IN THE UNDERGROUND PIPING SHALL BE OMITTED UNLESS SPECIFICALLY PERMITTED BY THE ALPHARETTA FIRE MARSHAL'S OFFICE.

FIRE HYDRANTS AND WATER MAINS ARE TO BE INSTALLED, FLUSHED AND UNDER PRESSURE BEFORE ANY COMBUSTIBLE CONSTRUCTION IS STARTED.

(MARKING AND SIGNAGE OF FIRE LANES SHALL BE PROVIDED PER THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE, CHAPTER 5, SECTION 503.3, 2006 EDITION.

UTILITY NOTES:

SANITARY SEWER SERVICE TO BE PROVIDED BY FULTON COUNTY

WATER SERVICE TO BE PROVIDED BY FULTON COUNTY

FULTON COUNTY WATER NOTES

ALL WATER LINES UPON ACCEPTANCE SHALL BECOME THE PROPERTY OF FULTON COUNTY.

WATER VALVE MARKERS SHALL BE PLACED AT ALL LOCATIONS WHERE WATER VALVES ARE NOT IN THE STREETS. WATER VALVES THAT ARE IN THE STREET WILL BE CLEARLY MARKED ON THE CURB.

THE ISSUANCE OF THESE PLANS DOES NOT IN ANY WAY IMPLY THAT SEWER TAPS FOR BUILDING PERMITS WILL BE ISSUED.

ALL CONSTRUCTION METHODS AND MATERIALS USED IN THE FULTON COUNTY WATER SYSTEM MUST BE MADE OF DUCTILE IRON, AND COMPLY IN RESPECT TO ANS/AWWAA21.111/C111-85 STANDARD SPECIFICATIONS. PLANS THAT DO NOT MEET THE SPECIFICATIONS IN ALL RESPECTS WILL NOT BE ACCEPTED. (CLASS 50 D.I. P.)

THE CONTRACTOR SHALL INSTALL CAST IRON WATER METER BOXES AND 1" TYPE "K" COPPER SERVICE LINES IN ALL CUL-DE-SACS.

LOT LINES WILL BE CLEARLY IDENTIFIED AND MARKED ON TOP OF CURBS BEFORE THE WATER MAIN IS INSTALLED.

CONDUIT ACROSS THE ROAD, FOR INSTALLATION OF WATER SERVICES, IS TO BE INSTALLED BY THE DEVELOPER PRIOR TO PAVING. MATERIAL FOR CONDUIT SHALL BE PVC PIPE OR APPROVED ALTERNATE AND IS TO BE INSTALLED 3 FEET BELOW FINAL GRADE.

A 6" P.V.C. CONDUIT WILL BE USED TO ACCESS ALL LOTS ON OPPOSITE SIDES OF THE STREET, EXCEPT IN CUL-DE-SACS

INSPECTOR MUST BE NOTIFIED 24 HOURS BEFORE CONSTRUCTION BEGINS.

THRUST BLOCKING WILL BE USED AT ALL BENDS, PLUGS, TEES, AND FIRE HYDRANTS.

FIRE HYDRANTS SHOWN IN THE RADIUS OF A CURVE SHALL BE FIELD ADJUSTED SO THAT THE ACTUAL INSTALLATION OF FIRE HYDRANTS WILL BE OUTSIDE OF CURVE RADIUS.

ANY CHANGES TO THE WATER DRAWINGS MUST BE APPROVED BY FULTON COUNTY.
DEPARTMENT OF WATER RESOURCES
141 PRYOR STREET SW, SUITE 6001
ATLANTA, GEORGIA 30303
(404) 612-7400

ALL LINES 6" DIAMETER OR GREATER MUST BE PRESSURE TESTED AT 250 PSI FOR A MINIMUM OF TWO (2) HOURS.

NONRESIDENTIAL SUBDIVISIONS, THE WATER TAP, LATERALS, AND METER BOXES WILL BE INSTALLED BY THE DEVELOPER PER CURRENT FULTON COUNTY SPECIFICATIONS.

WHEN CONNECTING TO A 10" WATER MAIN OR GREATER AND THE PROPOSED WATER LINE IS 600' LONG YOU MUST INSTALL 10" WATER LINE OR HAVE A LOOP SYSTEM.

LEGEND

POWER POLE	SS	SANITARY SEWER PIPE
POWER POLE W/ GUY WIRE	W	WATER LINE
POWER POLE W/LIGHT	OHP	OVERHEAD POWER
STREET LIGHT	SRP	STRUCTURAL ROOT PLATE
LAMP POST	CRZ	CRITICAL ROOT ZONE
FIRE HYDRANT	TPF	TREE PROTECTION FENCE
WATER VALVE	SDI-C	SILT FENCE
WATER METER	G	APPROX. LOCATION GAS LINE
TELEPHONE MANHOLE	HDPE	HIGH DENSITY POLYETHYLENE PIPE
FIRE DEPARTMENT CONNECTION	RCP	REINFORCED CONCRETE PIPE
GAS METER	CMP	CORRUGATED METAL PIPE
GAS VALVE	DIP	DUCTILE IRON PIPE
SANITARY SEWER MANHOLE	IPS	IRON PIN SET
CLEAN OUT	IPF	IRON PIN FOUND
JUNCTION BOX/STORM SEWER MANHOLE	D.E.	DRAINAGE EASEMENT
HEADWALL	S.S.E.	SANITARY SEWER EASEMENT
	T.C.E.	TEMPORARY CONSTRUCTION EASEMENT
CATCH BASINS	A.E.	ACCESS EASEMENT
DROP INLETS	BSL	BUILDING SETBACK LINE
	L.L.	LAND LOT
STORM SEWER LINE	L.L.L.	LAND LOT LINE
CURB INLET	P.O.B.	POINT OF BEGINNING
FLARED END SECTION	N/F	NOW OR FORMERLY
	R/W	RIGHT-OF-WAY
OUTLET CONTROL STRUCTURE	F.F.E.	FINISHED FLOOR ELEVATION
PROPERTY CORNER	D.B.	DEED BOOK
FIELD LOCATED PIN (AS NOTED)	P.B.	PLAT BOOK
TEMPORARY BENCHMARK	PG.	PAGE

DEVELOPER:

SURCHEROS FRANCHISING CORPORATION
412 WARD STREET WEST
DOUGLAS, GEORGIA 31522

CONTACT: LUKE CHRISTIAN
PH: 706.207.1555

ENGINEER :

SHIELDS ENGINEERING GROUP
409 JOHN WESLEY DOBBS AVE.
SUITE F
ATLANTA, GEORGIA 30312

CONTACT: LEE WEBB, P.E.
PH: 404.521.9999

SURVEYOR:

GEORGIA CIVIL
113 WEST JEFFERSON STREET, SUITE A
MADISON, GEORGIA 30650

CONTACT: BRIAN SLATE
PH: 706.342.1104

SHIELDS ENGINEERING GROUP

CIVIL • RESIDENTIAL • COMMERCIAL • L.E.E.D.

409 JOHN WESLEY DOBBS AVENUE
SUITE F • ATLANTA • GA. • 30312
P 404 | 521 | 9999
F 404 | 521 | 3666
EMAIL mshields@shieldseng.com
www.shieldseng.com

revisions

NO.	DATE	DESCRIPTION

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 039 LEE WEBB

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SEAL GSWCC # 0000074211

SURCHEROS ALPHARETTA

91 SOUTH MAIN STREET
CITY OF ALPHARETTA
LAND LOT 1269 2nd DISTRICT
FULTON COUNTY GEORGIA

TITLE

SITE AND UTILITY PLAN

DATE	1/29/2021
JOB NO.	SE20102
dwg file	SE20102CW
DRAWN BY	LPW
CHECKED	MDS
SCALE	1"=20'
SHEET	C4

63 South Main
91 South Main
The Liberty
Temporarily closed
Alpharetta Outfitters
Outdoor sports store
S Main St
Marietta St
Marietta St
S Main St

OFF-SITE PARKING AGREEMENT

1. This agreement is dated April _____ 2022, by and between:

Fresher Brands Alpharetta, LLC	South Main Development Partners, LLC
91 South Main Street	63 South Main Street
Alpharetta, GA 30009	Alpharetta, GA 30009
GRANTOR	GRANTEE

2. Grantor hereby grants Grantee permission to use up to 14 spaces located on a certain property located at 91 South Main Street, "Exhibit A".

3. The Term of this agreement shall be agreed upon by both parties once tenant mix and lease durations at 63 South Main are finalized.

4. The Grantor certifies that they have the right to grant such permissions for the use of parking spaces.

IN WITNESS WHEREOF, Lessor and Lessee have executed this Memorandum upon the dates set forth below.

"GRANTOR"

SIGNED: _____

PRINTED: _____

DATE: _____

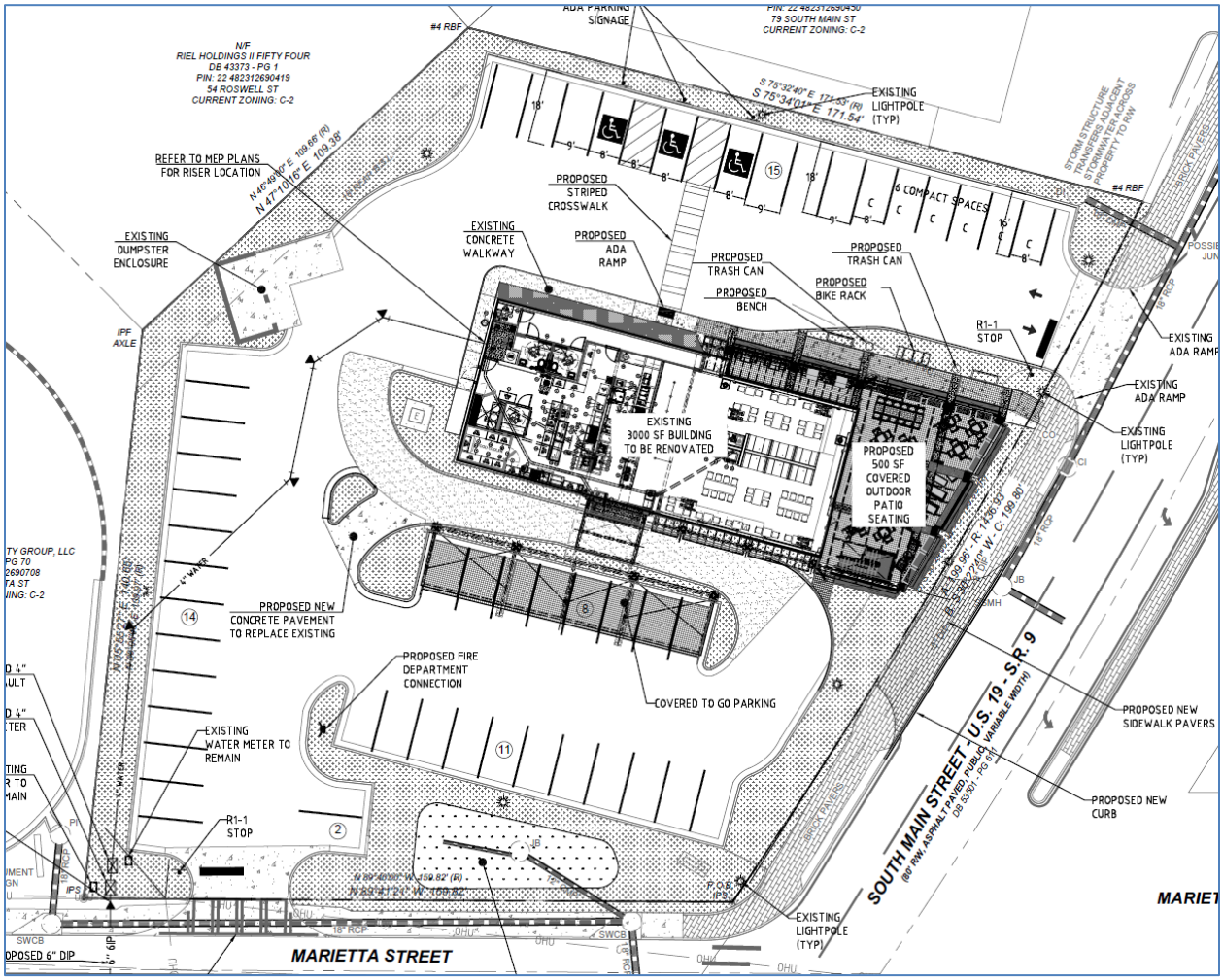
"GRANTEE"

SIGNED: _____

PRINTED: _____

DATE: _____

EXHIBIT A


N/F
RIEL HOLDINGS II FIFTY FOUR
DB 43373 - PG 1
PIN: 22 482312690419
54 ROSWELL ST
CURRENT ZONING: C-2
ADA PARKING SIGNAGE
PIN: 22 482312690430
79 SOUTH MAIN ST
CURRENT ZONING: C-2
#4 RBF
EXISTING LIGHTPOLE (TYP)
REFER TO MEP PLANS FOR RISER LOCATION
PROPOSED STRIPED CROSSWALK
6 COMPACT SPACES
EXISTING DUMPSTER ENCLOSURE
EXISTING CONCRETE WALKWAY
PROPOSED ADA RAMP
PROPOSED TRASH CAN
PROPOSED BENCH
PROPOSED BIKE RACK
R1-1 STOP
EXISTING ADA RAMP
EXISTING 3000 SF BUILDING TO BE RENOVATED
PROPOSED 500 SF COVERED OUTDOOR PATIO SEATING
PROPOSED NEW CONCRETE PAVEMENT TO REPLACE EXISTING
PROPOSED FIRE DEPARTMENT CONNECTION
COVERED TO GO PARKING
EXISTING WATER METER TO REMAIN
PROPOSED NEW SIDEWALK PAVERS
PROPOSED NEW CURB
SOUTH MAIN STREET - U.S. 19 - S.R. 9
MARIETTA STREET
IPF AXLE
BRICK PAVERS

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: Founders Hall / 63 South Main Street

Contact Name: Daniel Connor Telephone: 404.419.9418

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.

As of today, I have not received any comments or concerns from any individuals contacted as part of the Citizen Participation Program.

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

- [x] Letter
- [x] 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: D. Connor Date: 3.16.22

Print Form

Community Zoning Information Meeting
March 9, 2022
Department of Community Development
Via Zoom
6:00 PM

This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by Planning Commission, but not quoted or paraphrased. This document includes limited presentation by Planning Commission and invited speakers in summary form. The public is advised that the tapes recorded at said meeting are a matter of public record and are available upon request.

I. Staff Members Present:

a. Michael Woodman, Planning + Development Services Manager

b. Ben Kern, GIS Specialist/Planner

c. Alexandra Callum, Planning + Zoning Coordinator

II. Items:

a. **63 South Main Street Parking In-Lieu** - presented by Dan Connor

i. 28,000 square foot office building.

ii. Asking for a 13-space variance.

iii. We are wanting flexibility on the third floor.

There were no public comments for this item.

b. **116 + 126 North Main Street** - presented by Steve Rowe

i. Parking deck is on the ground level.

ii. The lower level would enter from the back side.

iii. The storm water management is held underground.

iv. We are requesting a variance for the dumpster.

v. The goal is an industrial look.

vi. The violin shop would be reused for a restaurant.

Public Comments:

Holmes and Tracy Hawkins- Lily Garden Lane (townhome closest to the rear building)

- Regarding the 3 ½ story building, is that on top of the parking garage? Yes.
- What is the proposed height in total? The parking is buried somewhat. I don't have the exact number on that. It measures 46 feet to the roof level and add another five feet because of the parking. The rooftop is anywhere from 12-15 feet.
- In some of the renderings of the back building, there was some tables. Can you describe the intended use? It will be residential, more of an outdoor living space. The one along Highway 9 will be for restaurant use.
- The traffic projections show 1,600 trips per day. Does that include the violin shop turning into a restaurant? Yes, and we are having our own traffic analysis run right now.
- Would the lower parking deck be open to the public? Yes.
- What's the proposed setback from the roadway? Would there be any landscaping? There would be a 10-foot landscape strip.

c. **380 Milton Avenue** – presented by Brendan Walsh

i. This was originally a single lot, and the previous owner separated into two lots.

ii. It's a personal residence with one single home.

iii. We want to change the previous conditions to move it back into one.

iv. The side entrance garage is off Nathan Circle.

There were no public comments for this item.

d. **Kimball 154** – presented by Bruce Fernald

i. We want to increase the parking capacity from the approved ratio to 3.5 spaces per 1,000 feet.

ii. The topography of the lot is triangular with steep topography to the east.

iii. We want to consolidate our parking into a five-story structure. The height won't exceed the adjacent building.

iv. We are requesting a variance of the eastern border.

There were no public comments for this item.

e. **Toll Brothers Kimball Bridge Road** – presented by Don Rolader and Jake Meek

i. The property is 22.74 acres.

ii. It is currently zoned AG- we are requesting R-15.

iii. The plan is for 43 single family lots with homes to be built.

iv. We are requesting to reduce the setback from interior streets from 35 feet to 25 feet.

v. The density is 1.89 units per acre, which is considered low density.

vi. Every lot meets the R-15 requirements.

vii. This would be approved site plan specific.

viii. Many lots will have basements.

ix. The price range is $1.4-1.5 million.

Public Comments:

- Is this a gated community? No.

- Are you building a water retention pond? Yes, we will have ponds. Our natural flow doesn't head west or south- it heads to the north. The detention ponds are on the northern boundary of the property. The outlets flow into the storm system that meanders through Park Brooke. The northwest pond will tie directly through the pipe.

- So, most of the rainwater will stay in the neighborhood? Yes.

- What about during construction? We don't have a phase 1 erosion plan at this time, but we will have temporary sediment ponds. The City and state code requires us to not increase the flow that already exists.

- What kind of traffic delays will this add to the northside and southside of Kimball Bridge Road? We did a traffic analysis of peak periods. With this many lots, it's minimal. There will be a left turn lane into the neighborhood, and we are also retiming the light and adding some signalization at the intersection.

- What was the variance again? The variance is a 10-foot reduction to the front setback line for all the lots. It will bring the homes closer and more internal to the project.

- Is the outer boundary going to be fenced? We'll work with every neighbor to provide screening as needed. Even if we don't do a fence in the original development, we will give homeowners the opportunity to build fences.

- There will be landscaping that will provide a nice aesthetic for the houses that face Kimball Bridge Road.

- Between lots 12 and 13 is one of the two areas for detention. What is the wetland area? Prior to Park Brooke, there was a stream meandering through the property. It was piped and built over when Park Brooke was developed, and the remaining part of the stream terminated on our property. Those are the associated buffers. That stream becomes a linear wetland, which can be disturbed.

- The topography of those lots is a little higher than the lots in Park Brooke, correct? Yes.

- According to Code, there will be no changes to the flow that goes through Park Brooke.

- We have had several meetings with our HOA and individual property owners. We have a lot of serious concerns regarding the setbacks for the properties next to the new subdivision. We don't feel they've allowed adequate buffers for lots 13-17. We feel they have planned the retention ponds to come against the Park Brooke property and have not allowed any setback. This is a concern because we have flooding and erosion issues. We feel the retention ponds need to have an increased setback from the Park Brooke property line.

- We have had two meetings with the association. We are looking at our site plan and studies and anticipate having a further meeting with all affected parties within the next two weeks. We will let you know to discuss it further. We are aware of the concerns.

- We don't have a concern with the R-15 zoning or the variance with the street setback. We have concerns with the lot sizes of the rear properties. We are asking for a 100-foot setback and an undeveloped strip buffer. We want confirmed, in writing, that the rear lots will have additional setbacks.

- At what point in time are you doing an evaluation regarding current runoff amounts? Once we have zoning approved, we will begin hydrology studies. It is a significant investment. This will be prior to ground-breaking.

- The wetland area would be filled in to allow for two additional properties. It just seems egregious and a concern for us.

- We sat with Toll Brothers and asked them to amend their layout with access to the red light, which would come through their development and exit at the red light. We feel that would be a safer option for the properties along Buice Road.

- Susan Hook, a homeowner, read a statement declaring that all residents, homes, landscaping, and properties should be protected. It was also restated that the 100-foot buffer should be included in the development. Privacy is important for both developments.

- Do they realize they are the dominant land? I am experiencing flooding now without the development here.

- How are we getting 43 homes on 23 acres? The lot standards are the exact same as Shirley Estates. The topography between the two properties is different.

- We are in a densely wooded area, and I don't think this plan takes that into consideration. We think it will take away the conservation aspect. We are happy to report that we are doing a plant rescue and rehabilitation plan where a group can come remove plants and place them elsewhere. That is one conservation effort we are happy to make.

- Where are you on the measures necessary to comply regarding the Violation Summary from February 7, 2022? It was my understanding you had 30 days. All of the requirements have been met, and we are working with the City arborist on a plan.

- What was the purpose of this if you came with old plans? We approached you prior to this meeting with our concerns, and we don't see any changes. Your letter was dated March 1, 2022. We will have something to present to you. We are trying to address your concerns.

x. Chat Comments:

i. There were no chat comments.

xi. Meeting Ended at: 7:07 p.m.

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

PH #: _____

☐ Property Taxes & Code Violations Verified

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT • 2 PARK PLAZA • ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Dan Conner

Telephone: 678-910-3713

Address: 1819 Peachtree Road NE

Suite: Suite 575

City: Atlanta

State: GA

Zip: 30309

Fax: _____

Mobile Tel: 678-910-3713

Email: dan@kimking.com

Subject Property Information:

Address: 63 South Main Street

Current Zoning: C-2

District: 2

Section: 2

Land Lot: 1269

Parcel ID: 22 482312690468

Proposed Zoning: Same

Current Use: Office / Retail

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

☐ Conditional Use

☐ Rezoning

☐ Variance

☐ Exception

☐ Master Plan Amendment

☐ Master Plan Review

☒ Public Hearing

☐ Other *(Specify)*: _____

☐ Comprehensive Plan Amendment

Applicant Request And Intent

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

The proposed use shall remain status quo, keeping the existing zoning of C-2 in place with office / retail / restaurant as the prevailing occupancy.

Applicant's Request (Please itemize the proposal):

The Applicant respectfully request that an allowance for off-site parking be permitted.
The parking is immediately adjacent to the subject property with easy and unfettered acces to the proposed building improvements and has the added benefit of shoring up the grade for the future Alpharetta Loop immediately to the west.

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

The Applicant intends to procure six (6) to thirteen (13) code compliant parking spaces together with a trash recepticle area in the form of a perpetual easement. The Grantor of the Easement is the property owner immediately to the west of the subject Property

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Dan Conner Telephone: 678-910-3713

Address: 1819 Peachtree Road NE Suite: 575

City Atlanta State: GA Zip: 30309 -

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 Off-Site Parking Request.

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: South Main Development Partners, LLC Telephone: 678-910-3713

Address: Suite:

City 1819 Peachtree Road NE Ste 575 Atlanta State: GA Zip: 30309 -

So Sworn and Attested:

Owner Signature: Date:

Notary:

Notary Signature: Date:

DISCLOSURE FORM

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

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

Name of Applicant or Opponent: South Main Development Partners, LLC

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: N / A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____ Date: _____

Alpharetta Planning Commission Review Criteria

How will this proposal be compatible with surrounding properties?

This proposal is in keeping with the land-use plan and will have no detrimental effect of the surrounding properties.

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

This proposal will have the impact of enhancing both the value and aesthetics of the surrounding properties as the development will be a marked improvement over the existing property. The effect of the improvements will be to shore up the topograhical grades for the future Alpharetta Loop.

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

We are not seeking a new zoning designation and intend to develop under the existing entitlements. otherwise.

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

The impact will be negligible and will further enable a more walkable downtown. The improvements will require a retaining wall be installed in the 8 foot slope.

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

The proposal will have no detrimental impact on schools and utilities.

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

The proposal is consistent with the ACP and the Future Land Use Map which contemplates a lively and dynamic downtown.

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

(See Supplimental Sheet - Attached)

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

Citizen Participation Form - Part A

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

Public Hearing or Project Name: Founders Hall at Blalock Place

Contact Name: Dan Conner Telephone: 678-910-3713

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.

Alfred Holbrook

Chuck Palmer

Penn Hodge

Carlos Bagwell

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.

Any of the adjacent property owners may contact Dan Conner by:
email - dan@kimking.com
phone - 678-910-3713 or via
mail - 1819 Peachtree Road Suite 575 Atlanta, GA 30309

FOUNDERS HALL

at Blalock Place

14 February 2022

Via Hand Delivery

Mr. Michael Woodman
Department of Community Development

2 Park Plaza
Alpharetta, Georgia 30009

Re: Public Hearing Application for Founders Hall at Blalock Place, Alpharetta, Georgia.

Dear Mr. Woodman:

We are please to submit this Public Hearing Request for the project known as Founders Hall to be located in Downtown Alpharetta at 63 South Main Street.

We are respectfully requesting an off-site parking allowance for our mixed-use development. The six (6) to thirteen (13) parking spaces are immediately adjacent to the subject property and their installation will have the added benefit of shoring up the grading for the future Alpharetta Loop to the west.

The factors which compel our request include historically high land prices, dramatic construction cost increases, an unusually challenging site, increasing financing costs and the impact of the global pandemic on real estate in general. These factors are more particularly described in the supplemental attachment included herewith.

We are looking forward to your feedback and are available to answer or address any questions or comments you may have.

Sincerely,

John Adams

John Adams • 706-360-1776 • johnadams@revivalistguild.com

CITY COUNCIL MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: Z-22-03/V-22-02 TOLL BROTHERS/KIMBALL BRIDGE ROAD

PLANNING COMMISSION: APRIL 14, 2022

CITY COUNCIL: APRIL 25, 2022

II. RECOMMENDATION:

Approve Z-22-03/V-22-02 Toll Brothers/Kimball Bridge Road, subject to the following conditions:

1. The site, consisting of approximately 22.77 acres, shall be zoned R-15 and developed substantially similar to site plan prepared by McFarland-Dyer & Associates, Inc., revised 4/5/2022, except for modifications required to comply with the conditions below. Site plan modifications shall be permitted to allow interparcel access with the properties to the west and northwest, with final approval by Staff. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. Home elevations shall be substantially similar to the submitted elevations, labeled Exhibit A, with final approval by Staff. No more than 50% of homes shall have siding as the primary (more than 50%) material on the front façade. Homes utilizing more than 25% siding on the front façade shall include a covered front porch element that is at least 100 square feet in size and a minimum 6' deep. Homes with garages facing a street shall have carriage style garage doors. Roofing material shall be cedar shake, architectural/dimensional asphalt shingles or metal. Homes shall have 3-sided architecture and materials, except those rear elevations visible from Kimball Bridge Road shall have similar architectural details and materials as the front façade, as approved by Staff.
3. Minimum 20' decorative landscape strip shall be provided along Kimball Bridge Road, consisting of trees, shrubs and ground cover, as approved by Staff. Landscape strip shall include decorative knee walls and berms and landscaping shall be a mix of evergreen and deciduous material. Existing tree groupings and trees of quality shall be saved in the landscape strip, as approved by Staff.
4. A 10' no access easement shall be recorded on the final plat along the road frontage on Buice Road, Kimball Bridge Road, and project entrance road adjacent to Lots 1 and 25.
5. Minimum 10' landscape strip shall be provided along Buice Road, consisting of trees, shrubs and ground cover, as approved by Staff.
6. Building setbacks shall be 25' front, 10' side and 25' rear, except that lots backing up to Park Brooke shall have a 30' rear setback. Building setback along Kimball Bridge Road and Buice Road shall be 45'.
7. Project entrance shall include ornamental plantings, as approved by Staff.
8. Minimum 10' planted buffer, and no access easement, shall be provided along the common property line with Park Brooke and shall be planted with a mix of evergreen trees and shrubs to provide a visual screen, as approved by Staff. Existing trees shall be saved in the buffer where not in conflict with site balancing and utility installation. Detention facilities shall not encroach on the planted buffer.
9. Detention facilities shall be developed with a natural appearance and improved as a neighborhood amenity, as approved by Staff.
10. Developer shall plant street trees in the 6' planter, as approved by Staff.

11. Pocket park with mail kiosk shall be developed with decorative landscaping, hardscape, pedestrian lighting and on-street parking, as approved by Staff.
12. Developer shall improve Kimball Bridge Road frontage with a minimum 6' sidewalk, 6' planter planted with street trees, and decorative pedestrian lighting matching the City's recent improvements, as approved by Staff. Streetscape modifications shall be permitted for the purpose of tree preservation or utility conflicts, with final approval by Staff.
13. Developer shall dedicate approximately 5' of right-of-way and improve Buice Road frontage with a minimum 6' sidewalk and 6' planter (planted with street trees), as approved by Staff.
14. Developer shall remove exotic and invasive trees and shrubs within stream buffers and tree save areas and replant where sparse, as approved by Staff.
15. Unfinished wood fences and decks shall not be visible from Kimball Bridge Road and Buice Road.
16. Developer shall complete remediation measures outlined in the February 7, 2022 notice of violation letter prior to the final site CO.
17. Planting plan shall be implemented substantially similar to the plan prepared by Ironwood, dated 4/6/2022, as approved by Staff.
18. Trees shall be preserved as depicted on the plan prepared by O'Leary Design Group, dated 3/29/2022.
19. Developer shall identify and save additional tree groupings and/or trees of quality outside of required stream buffers, as approved by Staff.
20. All required permits and variances related to the 0.20-acre wetland encroachment shall be approved prior to the issuance of a land disturbance permit.
21. Developer shall be responsible for all costs associated with upgrading the signal to accommodate new development. Traffic signal modification to be complete prior to final plat.
22. Streets less than 24' wide shall be marked "No Parking".
23. Widths/lengths of fire department access road shall comply with Appendix D – Fire Apparatus Access Roads.
24. Developer shall provide an eastbound left-turn lane on Kimball Bridge Road at the signalized entrance to the site, as approved by Staff.
25. Utility structures, headwalls, etc. shall be finished with decorative stone, if visible from Park Brooke.
26. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

III. REPORT IN BRIEF:

The applicant, Toll Brothers, is requesting a rezoning and variances to allow for the construction of a 41-lot 'For-Sale' single-family detached subdivision on 22.77 acres. A rezoning is requested from AG (Agriculture) to R-15 (Dwelling, 'For-Sale' Residential) and variances are requested to reduce front setbacks on interior streets and reduce setbacks along Kimball Bridge Road and Buice Road. The subject property is located at 0 Kimball Bridge Road at the northeast corner of Kimball Bridge Road and Buice Road.

DISCUSSION

The submitted request, if approved, will allow for the construction of a 41-lot 'For-Sale' single-family detached subdivision on 22.77 acres. The proposed density is 1.80 dwelling units per acre. A rezoning is requested from AG (Agriculture) to R-15 (Dwelling, 'For-Sale' Residential) and variances are requested to reduce front setbacks on interior streets and reduce setbacks along Kimball Bridge Road and Buice Road. The subject property is located at 0 Kimball Bridge Road at the northeast corner of Kimball Bridge Road and Buice Road.

The undeveloped property is wooded and has a small area of stream and wetlands in the northeast corner of the property. Surrounding properties are zoned CUP (Community Unit Plan) to the north and east, R-10 (Dwelling, 'For-Sale' Residential) and AG to the south and AG to the west. Park Brooke subdivision is located to the north and east, Avery Square subdivision and

Ocee Park (City of Johns Creek) to the south and unplatted single-family detached lots to the south and west. The Comprehensive Land Use Plan designation of the property is 'Low Density Residential', which allows the proposed zoning district and use.

Variances are requested to reduce the front yard setback for lots along a new interior street from 35' to 25' and reduce setbacks on lots along Kimball Bridge Road and Buice Road from 65' to 45'. The request to reduce front setbacks on interior streets is requested for Lots 1 – 25. According to the applicant, setback variances are requested to provide greater separation between homes in the proposed development and homes in the adjacent Park Brooke subdivision. As shown in the table below, the applicant's variance requests are consistent with setbacks at adjacent and nearby subdivisions along Kimball Bridge Road.

Building Setbacks Comparison – Kimball Bridge Road Subdivisions

Subdivision	Interior Front	Interior Side	Interior Rear	Kimball Bridge Road
Applicant's Request	25' – 35'	10'	25'	45'
Park Brooke	20'	5'	35'	40'
Avery Square	20'	10'	25'	45'
Kimball Oaks	20'	0'	20'	20'
Pines at Kimball Bridge	20'-35'	7'	20'-30'	45'

SITE PLAN

The submitted site plan depicts 41 single-family detached lots on 22.77 acres. Access to the property is proposed at the existing signalized intersection at Kimball Bridge Road and Buice Road. Lots are oriented interior to the site along a new internal loop street. Five-foot (5') sidewalks and six-foot (6') planters are depicted along both sides of interior streets and a pocket park with mail kiosk and on-street parking is depicted near the southwest corner of the site, between Lots 26 and 27.

A 45' setback is proposed along Kimball Bridge Road and Buice Road. Lots on the outer edge of the loop street are depicted with a 25' front setback and lots on the inner edge have a 35' front setback. Side setbacks are depicted to be ten-feet (10') and rear setbacks are depicted to be 25', except those homes adjacent to Park Brooke have a 30' rear setback. A twenty-foot (20') landscape strip is depicted along Kimball Bridge Road and a ten-foot (10') landscape strip along Buice Road. Although buffers are not required between residential developments, a ten-foot (10') planted landscape buffer is proposed along the north and east property lines adjacent to Park Brooke.

A small section of stream is located in the northeast corner of the site. The stream was previously piped on the subject property and in the Park Brooke subdivision in conjunction with the development of Park Brooke. The applicant proposes to fill 0.20-acres of wetlands south and east of the stream, as depicted on Lot 15 and the detention lot. The linear configuration of the wetlands is likely the result of the stream being piped.

The property is wooded and consists primarily of Hardwoods. Tree saves are depicted near the stream buffer in the northeast corner of the property, as well as along Buice Road. Tree groupings and/or trees of quality should be identified and saved on the property. Detention ponds are proposed in the vicinity of the stream and in the northwest corner of the property. Detention ponds should be designed to have a natural appearance and improved as a neighborhood amenity.

There is an existing violation on the property related to the geotechnical investigation of the property in which a temporary access trail was created. Trees, as well as a small wetland area were impacted. The applicant is in compliance with the violation letter, dated February 7, 2022, which required payment of a fine, planting plan to replant 728" of trees, mitigation plan for impacted trees and mitigation plan for impacted wetlands. Whether or not the applicant's zoning proposal is granted, planting and mitigation plans will be required to be implemented.

HOME ELEVATIONS

The applicant provided several examples of home elevations and renderings from various Toll Brothers communities, including Shirley Estates on Webb Bridge Road. The examples reflect a mix of exterior primary materials, including brick, stone, board and batten, shake, and siding. According to the applicant, homes are two (2) stories and a minimum 3,000 square feet (heated), excluding basements, porches and garages. A mix of front-facing and side-facing garages are proposed. The applicant provided architectural and material conditions which propose to allow up to ten percent (10%) of homes to use siding as the primary front façade material and up to 45% of homes to use up to 50% siding on the front façade.

TRAFFIC

The proposed project, consisting of 41 single-family detached homes, would generate approximately 35 AM Peak Hour trips and 45 PM Peak Hour trips.

SCHOOLS

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

FULTON COUNTY SCHOOLS – 43 Single-Family Detached Homes

School	Single Family Average #
Ocee Elementary School	3 to 15 students
Webb Bridge Middle School	1 to 6 students
Alpharetta High School	3 to 13 students
TOTAL	7 to 34 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 7 – 34 school age children. Numbers provided by Fulton County Schools show that Ocee Elementary School is under capacity and Webb Bridge Middle School and Alpharetta High School are currently at capacity.

STANDARDS FOR ZONING CHANGES

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

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

Response: The zoning proposal would be suitable as it relates to the use and development of adjacent or nearby properties. The R-15 zoning district would result in lots that are larger than Park Brooke lots, which have minimum 11,500 square foot lots and a minimum lot width of 80'.

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

Response: The zoning proposal should not adversely affect the existing use or usability of adjacent or nearby properties. The R-15 zoning district would result in lots that are larger than Park Brooke lots, which have minimum 11,500 square foot lots and a minimum lot width of 80'.

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

Response: The applicant's proposal should not have significant impacts on the natural environment. The applicant's site plan respects on-site stream buffers and tree saves are identified throughout the site. The applicant proposes to fill approximately 0.20 acres of wetlands. However, the wetland area appears to be the result of the stream being piped in conjunction with the development of Park Brooke subdivision.

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

Response: The future land use designation of the property would allow the R-12 or R-15 zoning districts. Given the surrounding development pattern, R-15 zoning would have the least impact to surrounding properties and would exceed the minimum lot area and lot width requirements of the adjacent subdivision.

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

Response: The applicant's proposal limits the demand on public facilities and services by proposing a density (1.80 dwelling units/acre) that is less than the maximum (3 dwelling units/acre) allowed under the future land use designation of the property.

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

Response: The AG zoning district is typically used as a placeholder on undeveloped tracts. The proposed rezoning to R-15 would have the least impact to surrounding properties and would exceed the minimum lot area and lot width requirements of the adjacent subdivision.

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

Response: The future land use designation of the property would allow the R-12 or R-15 zoning districts. Given the surrounding development pattern, R-15 zoning would have the least impact to surrounding properties and would exceed the minimum lot area and lot width requirements of the adjacent subdivision.

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

Response: The AG zoning district is typically used as a placeholder on undeveloped tracts. The proposed rezoning to R-15 would have the least impact to surrounding properties and would exceed the minimum lot area and lot width requirements of the adjacent subdivision.

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

Response: The Comprehensive Land Use Plan designation of the property is 'Low Density Residential', which allows the R-12 or R-15 zoning districts. Given the surrounding development pattern, R-15 zoning would have the least impact to surrounding properties and would exceed the minimum lot area and lot width requirements of the adjacent subdivision.

VARIANCE REVIEW CRITERIA

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted upon a finding that":

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

Response: While the property has an unusual shape and topography, setback reductions are proposed in an effort to provide greater separation between homes in the proposed subdivision and homes in Park Brooke subdivision. The applicant's setback variance requests are consistent with setbacks at adjacent and nearby subdivisions along Kimball Bridge Road.

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

Response: The applicant could meet the required R-15 setbacks. The purpose of the setback reductions is to provide greater separation homes in the proposed subdivision and homes in the Park Brooke subdivision. The applicant's setback variance requests are consistent with setbacks at adjacent and nearby subdivisions along Kimball Bridge Road.

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

Response: While the property has an unusual shape and topography, the setback reductions are proposed in an effort to provide greater separation between homes in the proposed subdivision and homes in the Park Brooke subdivision. The applicant's setback variance requests are consistent with setbacks at adjacent and nearby subdivisions along Kimball Bridge Road.

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

Response: Approval of the variance should not cause substantial detriment to the public good. Setback reductions are proposed in an effort to provide greater separation between the

proposed homes and homes in Park Brooke. The applicant's setback variance requests are consistent with setbacks at adjacent and nearby subdivisions along Kimball Bridge Road.

CONCURRENCES

Staff has reviewed the applicant's proposal against the established review criteria for a rezoning and variance. The proposed rezoning is consistent with the future land use designation of the property, as well as the existing use of adjacent and nearby properties. The R-15 district would have the least impact to surrounding properties and would exceed the minimum lot area and lot width requirements of the adjacent subdivision. In addition, the applicant proposes a ten-foot (10') planted buffer adjacent to Park Brooke, which is not a requirement of the Unified Development Code (UDC).

While the property has an unusual shape and topography, setback reductions are proposed in an effort to provide greater separation between homes in the proposed subdivision and homes in Park Brooke. The applicant's setback variance requests are consistent with setbacks at adjacent and nearby subdivisions along Kimball Bridge Road.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent, as well as Park Brooke Community Association, Pinewalk Homeowners Association and Avery Square Homeowners Association. The report states that the applicant met with Park Brooke on February 2, 2022, February 15, 2022 and March 31, 2022. The applicant received a letter from the Park Brooke Community Association outlining their concerns. The applicant noted the following concerns and requests from Park Brooke homeowners: surface water runoff, increase building setbacks adjacent to Park Brooke (100' setback with a 50' buffer requested), do not disturb wetland area, relocate detention ponds, fencing and landscaping between the proposed development and Park Brooke, landscaping and tree saves along Kimball Bridge Road, and concern over the applicant requesting smaller lots than the minimum 15,000 square foot lots in the R-15 zoning district.

The City has received correspondence from Park Brooke residents with similar concerns, as noted above and including impacts to wildlife.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on March 9, 2022. There were questions and comments regarding if the subdivision would be gated, stormwater runoff, traffic, variances, perimeter fencing, wetland impacts, setbacks and detention ponds adjacent to Park Brooke, 100' buffer adjacent to Park Brooke, align Buice Road through the development, flooding, tree removal, and violation.

IV. ATTACHMENTS:

- Site Plan
- Elevations/Renderings

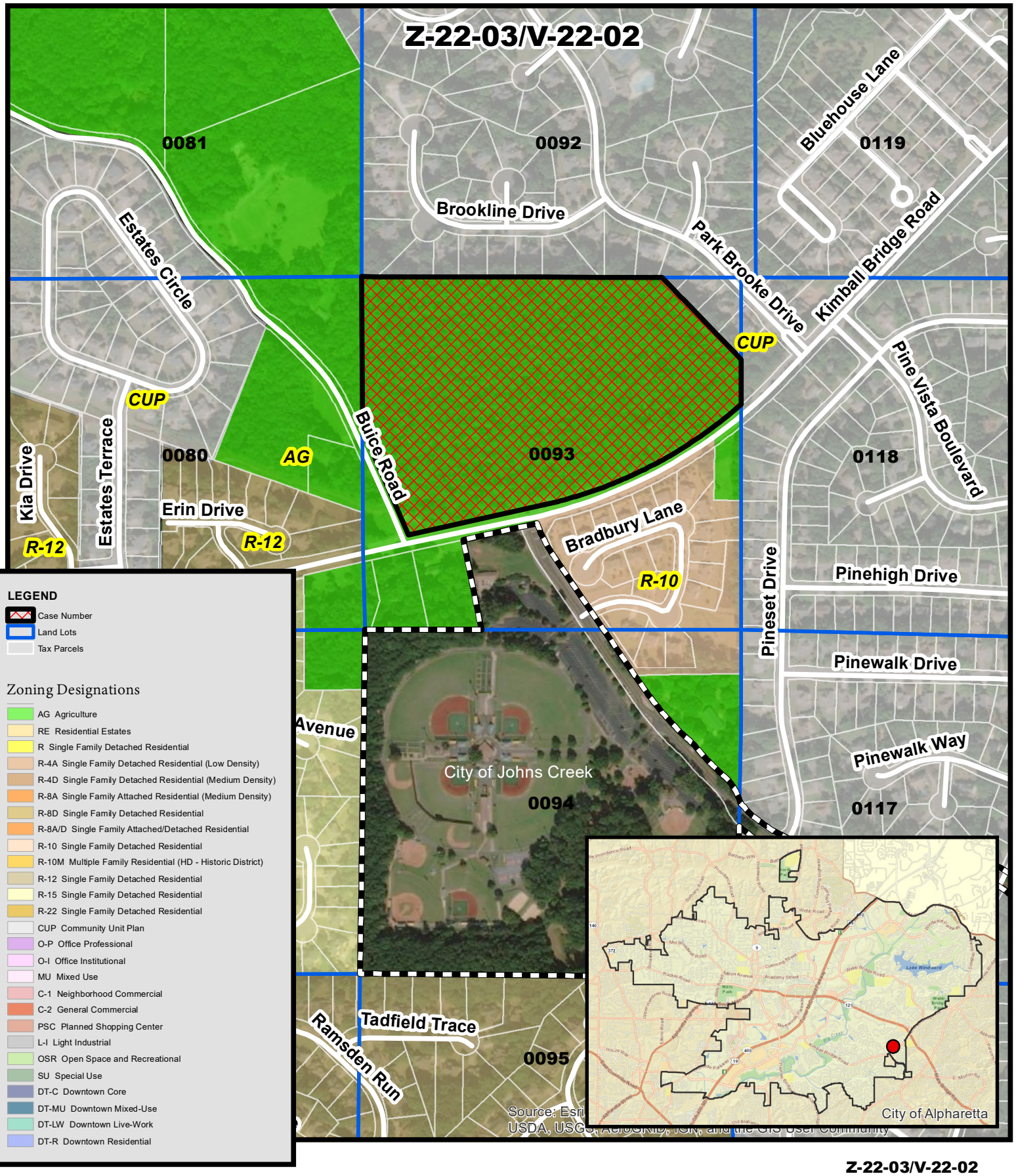
Aerial Map

Toll Brothers - Kimball Bridge Rd

Z-22-03/V-22-02
D/LL: 1/1/0093
PC: 4/4/22
CC: 4/25/22

THE CITY OF ALPHARETTA

Location Map Provided by:
Community Development - GIS



Z-22-03/V-22-02
D/LL: 1/1/0093
PC: 4/4/22
CC: 4/25/22

Zoning Map
Toll Brothers - Kimball Bridge Rd

THE CITY OF ALPHARETTA

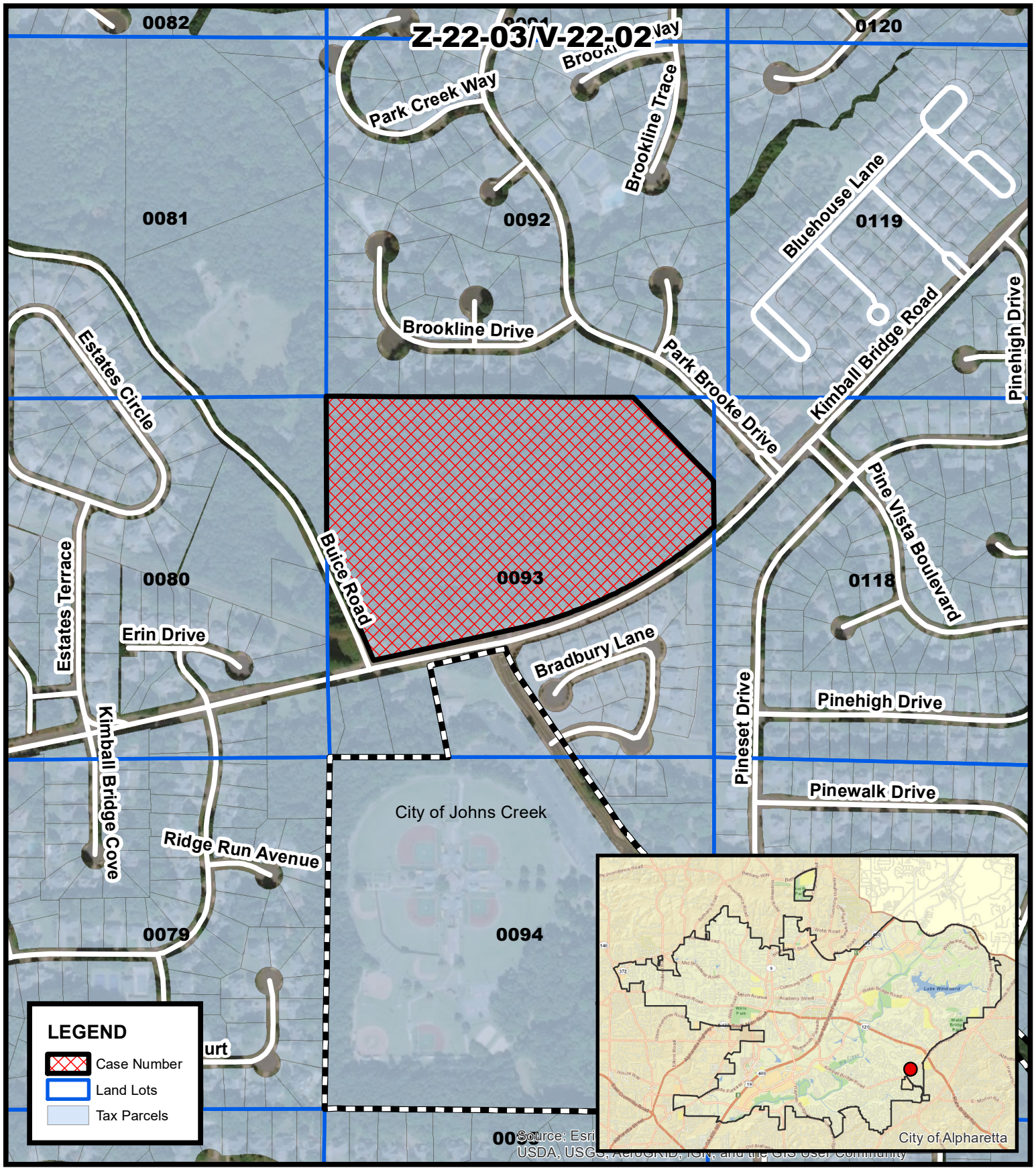
Location Map Provided by:
Community Development - GIS

Z-22-03/V-22-02
D/LL: 1/1/0093
PC: 4/4/22
CC: 4/25/22

Future Land Use
Toll Brothers - Kimball Bridge Rd

THE CITY OF ALPHARETTA

Location Map Provided by:
Community Development - GIS

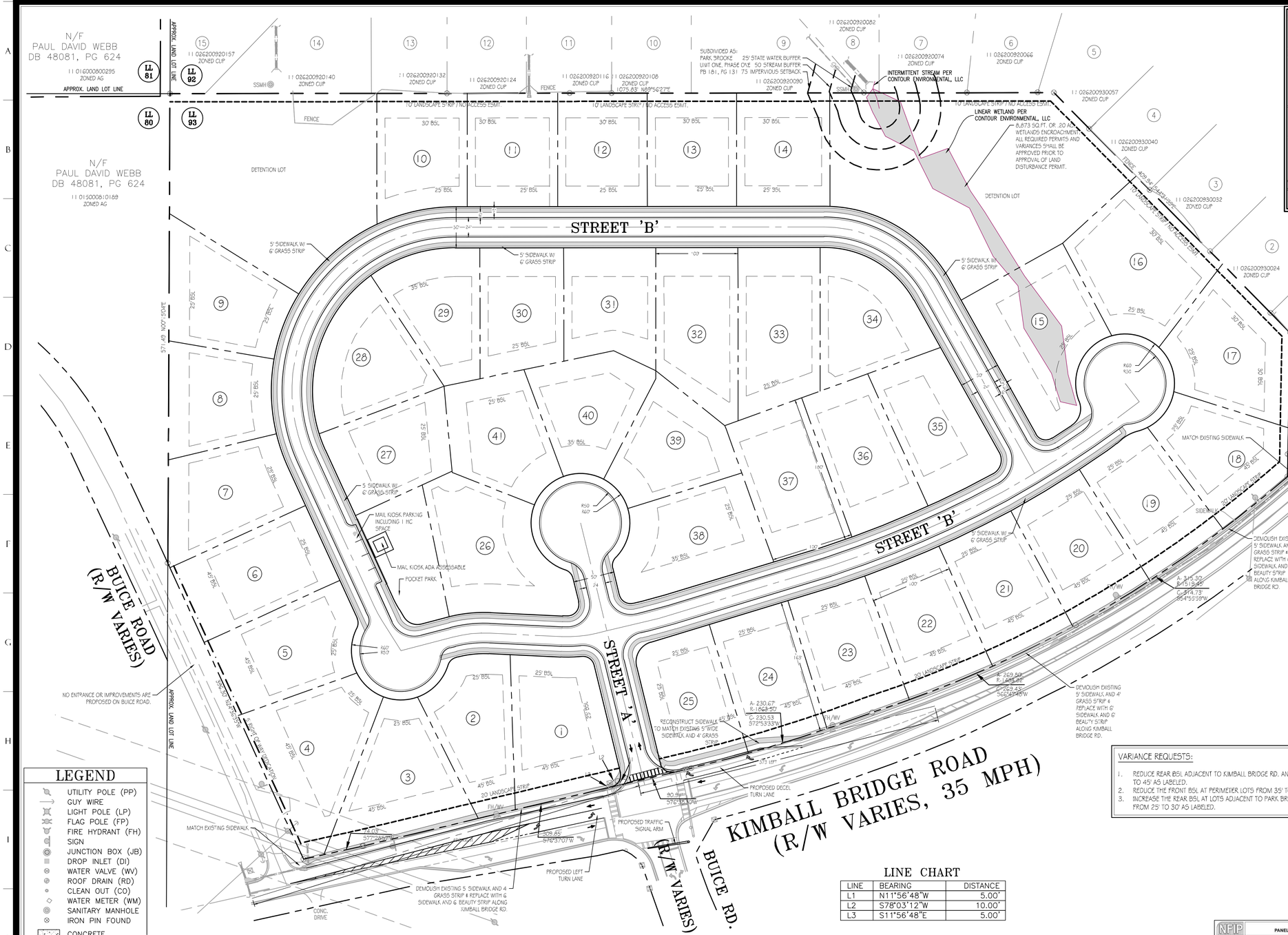


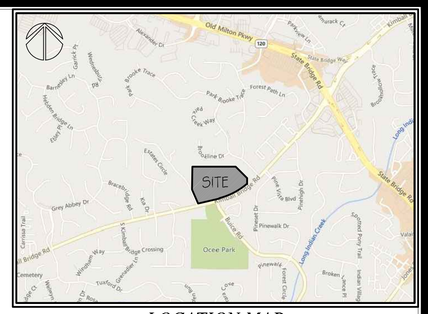
Z-22-03/V-22-02
D/LL: 1/1/0093
PC: 4/14/22
CC: 4/25/22

THE CITY OF ALPHARETTA

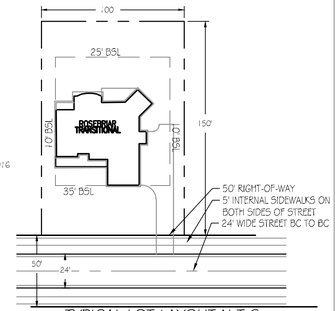
Location Map
Toll Brothers - Kimball Bridge Rd

Location Map Provided by:
Community Development - GIS





LOCATION MAP
N.T.S.



TYPICAL LOT LAYOUT N.T.S.

NOTES:

1. APPLICANT: TOLL BROTHERS
   4080 McGINNIS FERRY ROAD, SUITE 701
   ALPHARETTA GA 30005
   CONTACT: JAKE MEEK 770-518-4896
2. SITE AREA = 22.774 ACRES
3. MINIMUM LOT WIDTH: 100'
4. MINIMUM LOT AREA: 15,000 S.F.
5. EXISTING ZONING = A-3
6. PROPOSED ZONING = R-15
7. DENSITY PROVIDED = 41 LOTS / 22.774 ACRES = 1.80 UNITS PER ACRE
8. SETBACKS:
   SETBACK AT KIMBALL BRIDGE RD AND BUICE RD= 65' PROPOSED TO 45' AT KIMBALL BRIDGE RD AND BUICE RD.
   FRONT SETBACK = 35' (PROPOSED 25' IN AREAS LABELED)
   SIDE = 10'
   REAR = 25' INTERIOR
9. ALL PROPOSED UTILITIES WILL BE UNDERGROUND.

- TRIP GENERATION REPORT:
  Based on ITE version 11, forty-one (41) single family residential units will generate daily trips as follows:
- 464 (232 trips entering and 232 trips exiting)
- Morning peak hour the development is anticipated to generate a total of 35 trips (9 trip entering and 26 trips exiting)
- Evening peak hour the development is anticipated to generate a total of 45 total trips (28 entering and 17 exiting)

VARIANCE REQUESTS:

1. REDUCE REAR BSL ADJACENT TO KIMBALL BRIDGE RD. AND BUICE RD. FROM 65' TO 45' AS LABELED.
2. REDUCE THE FRONT BSL AT PERIMETER LOTS FROM 35' TO 25' AS LABELED.
3. INCREASE THE REAR BSL AT LOTS ADJACENT TO PARK BROOKE SUBDIVISION FROM 25' TO 30' AS LABELED.

LEGEND

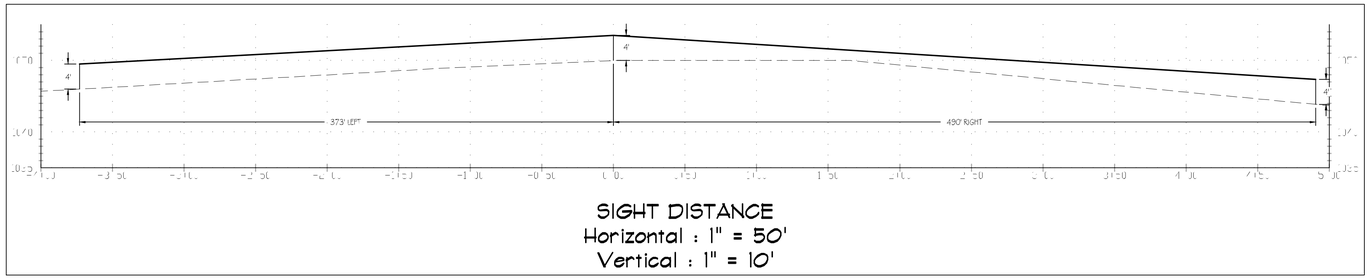
- UTILITY POLE (PP)
- GUY WIRE
- LIGHT POLE (LP)
- FLAG POLE (FP)
- FIRE HYDRANT (FH)
- SIGN
- JUNCTION BOX (JB)
- DROP INLET (DI)
- WATER VALVE (WV)
- ROOF DRAIN (RD)
- CLEAN OUT (CO)
- WATER METER (WM)
- SANITARY MANHOLE
- IRON PIN FOUND
- CONCRETE
- WALL
- HEAD WALL (HW)
- FENCE LINE
- TREE LINE
- HANDICAP RAMP
- CURB AND GUTTER

GRID NORTH
GA WEST ZONE

GRAPHIC SCALE
60 0 60 120
(IN FEET)
1 INCH = 60 FT.

LINE CHART

LINE	BEARING	DISTANCE
L1	N11°56'48"W	5.00'
L2	S78°03'12"W	10.00'
L3	S11°56'48"E	5.00'



SIGHT DISTANCE
Horizontal : 1" = 50'
Vertical : 1" = 10'

FLOOD HAZARD NOTE:

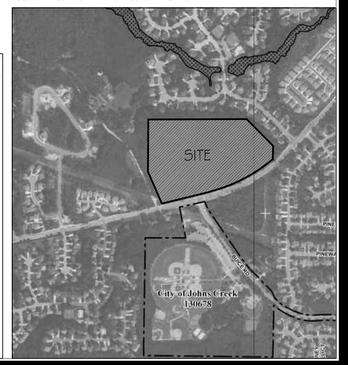
FIRM MAP NUMBER 13121C0086F, EFFECTIVE 09-18-2013, INDICATES THAT THIS TRACT DOES NOT LIE IN AN AREA DESIGNATED AS HAVING FLOOD HAZARD

NFIP
NATIONAL FLOOD INSURANCE PROGRAM
PANEL 0086F
FIRM
FLOOD INSURANCE RATE MAP
FULTON COUNTY, GEORGIA
AND INCORPORATED AREAS
PANEL 86 OF 490
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ALPHARETTA, CITY OF	130094	0086	F
JOHNS CREEK, CITY OF	1340078	0086	F

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
13121C0086F
MAP REVISED
SEPTEMBER 18, 2013
Federal Emergency Management Agency



MDA
McFARLAND-DYER & ASSOCIATES, INC.
4174 SILVER PEAK PARKWAY
SUWANEE, GEORGIA 30024
PHONE (770) 932-6550
FAX (770) 932-6551
WWW.GOMDA.NET

OWNER:
TOLL BROTHERS
4080 McGINNIS FERRY RD, SUITE 701
ALPHARETTA, GA 30005

PROJECT:
KIMBALL BRIDGE RD. CONCEPT PLAN
KIMBALL BR. RD
ALPHARETTA GA.

DATE	DESCRIPTION
1-28-2022	REZONING SITE PLAN
3-7-2022	REZONING SITE PLAN
4-5-2022	REZONING SITE PLAN

JOB NO: 2H209
DRAWN BY: CSM
CHECKED BY: TBD

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MCFARLAND-DYER & ASSOCIATES, INC.

REZONING CONCEPT PLAN

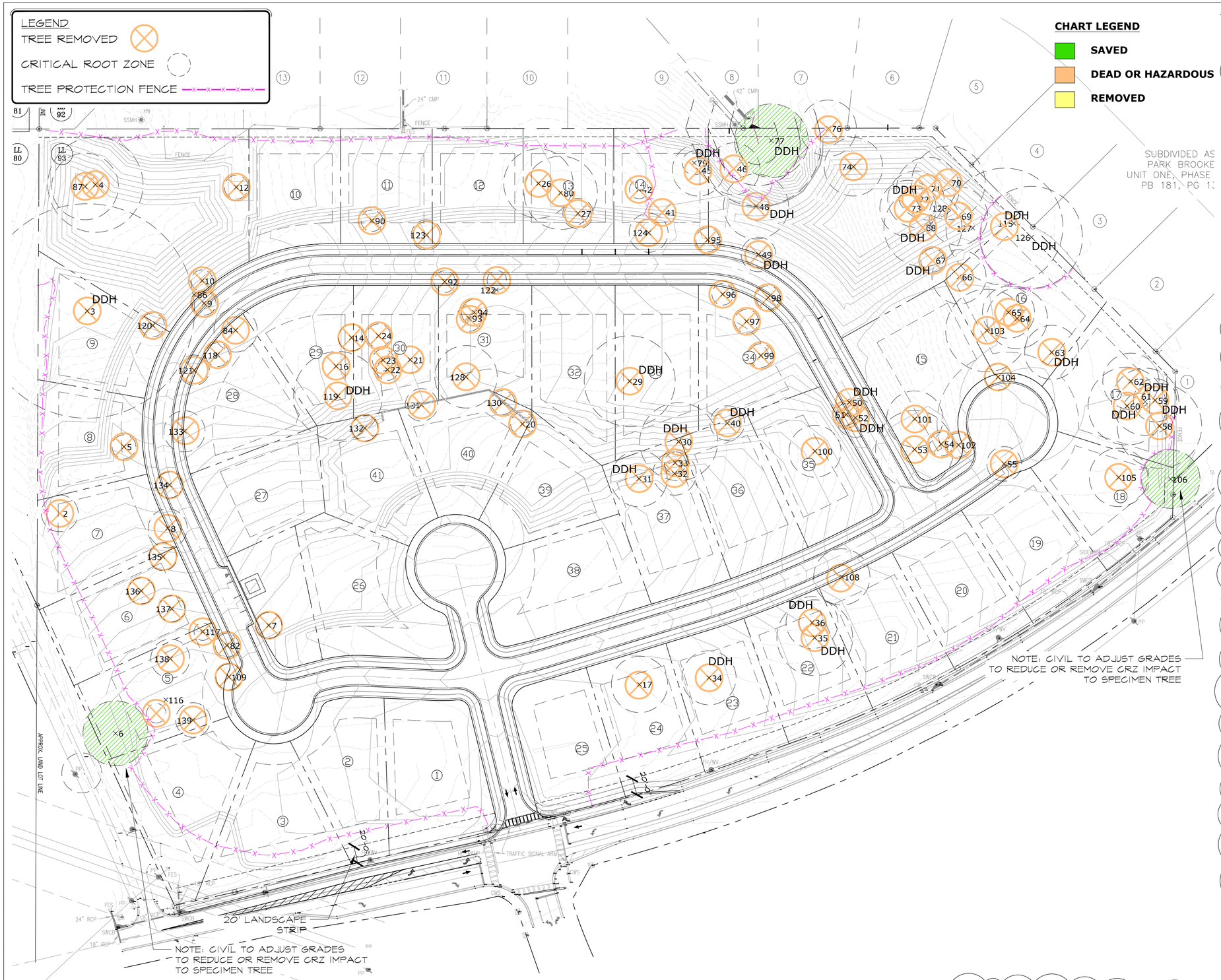
P:\2021\1209\CD\21-1209 - 2 - SUVEY BASE 4-5-2022.dwg Apr 06, 2022 - 4:03pm

Exhibit A

8130

Cabinet

231



ZONING TREE CONCEPT PLAN

A / Z-1 SCALE: 1"=60'

TOTAL SPECIMEN TREE INCHES REMOVED: 1,169
1,169 X 3 = 3,507 REQUIRED REPLACEMENT INCHES
3,507 INCHES = 877 4" CAL. TREES

1

SPECIMEN TREE CHART

Point #	Tag #	DBH REMOVED	DBH SAVED	Species	Notes
2	501	17		SOURWOOD	
3	868			POPLAR	MULTI-TRUNK/HAZARDOUS
4	699	44		POPLAR	
5	206	11		SOURWOOD	
6	883		30	POPLAR	
7	838	12		SOURWOOD	
8	481	18		SOURWOOD	
9	227	11		SOURWOOD	
10	495	10		SOURWOOD	
12	561	11		SOURWOOD	
14	815	12		SOURWOOD	
16	242	13		SOURWOOD	
17	240	26		WHITE OAK	
20	806	11		SOURWOOD	
21	210	12		SOURWOOD	
22	807	10		SOURWOOD	
23	494	10		SOURWOOD	
24	254	11		SOURWOOD	
26	65	32		RED OAK	
27	571	14		SOURWOOD	
29	575			RED OAK	HAZARDOUS
30	596			RED OAK	HAZARDOUS
31	411			RED OAK	HAZARDOUS
32	221	20		SOURWOOD	
33	939	10		SOURWOOD	
34	484			SOURWOOD	MULTI-TRUNK/HAZARDOUS
35	483			SOURWOOD	MULTI-TRUNK/DDH
36	241			RED OAK	MULTI-TRUNK/DDH
37	267	23		RED OAK	
38	893	20		RED OAK	
39	451	21		RED OAK	
40	866			SOURWOOD	MULTI-TRUNK/HAZARDOUS
41	238	12		SOURWOOD	
42	843	11		SOURWOOD	
45	809	24		WHITE OAK	
46		24		WHITE OAK	
50	679			SOURWOOD	SEVERE LEAN
51	671	10		SOURWOOD	
52	885			SOURWOOD	MULTI-TRUNK/HAZARDOUS
53	528	36		WHITE OAK	
54	867			SOURWOOD	SEVERE LEAN
55	657	16		SOURWOOD	
58	412	39		POPLAR	
59	277			SOURWRWOOD	MULTI-TRUNK/HAZARDOUS
60	418			WHITE OAK	DDH
61	556			POPLAR	BEND IN CENTRAL LEADER
62	534	26		RED OAK	
63	91			RED OAK	MULTI-TRUNK/HAZARDOUS
64	271	28		RED OAK	
65	255	24		WHITE OAK	
66	287	25		RED OAK	
67	58			SOURWOOD	DDH
68	603			RED OAK	DDH
69	289	27	27	WHITE OAK	
70	253	34	34	WHITE OAK	
71	296	29	29	RED OAK	
72	851			RED OAK	DDH
73	426	26		RED OAK	
74	878	27		WHITE OAK	
76	496	26		RED OAK	
77	249			RED OAK	BEND IN CENTRAL LEADER
79	248			SOURWOOD	LEAN/SURFACE ROOTS/DDH
80	535	24		RED OAK	
82	675	11		SOURWOOD	
84	656			SOURWOOD	DDH
86	445	11		SOURWOOD	
87	246			WHITE OAK	HAZARDOUS
90	247			SOURWOOD	DOUBLE
92	680	10		SOURWOOD	
93	500	12		SOURWOOD	
94	469			DOGWOOD	DDH
95	854			SOURWOOD	DOUBLE
96	486	10		SOURWOOD	
97	446			SOURWOOD	DOUBLE
98	880	11		SOURWOOD	
99	566	11		SOURWOOD	
100	539	24		WHITE OAK	
101	463			RED OAK	DDH
102	250			SOURWOOD	LEAN
103	269			WHITE OAK	CANOPY DIE-BACK
104	876			SOURWOOD	DOUBLE
105	802	27		RED OAK	
106	63		27	RED OAK	
108	292			SOURWOOD	DDH
109	814	12		SOURWOOD	
115	953			POPLAR	MULTI-TRUNK/HAZARDOUS
116	281	11		SOURWOOD	
117	909	19		SOURWOOD	
118	960	11		SOURWOOD	
119	985			WHITE OAK	DDH
120	991			SOURWOOD	LEAN/SPLIT TRUNK
121	1000			SOURWOOD	HAZARDOUS
122	983			SOURWOOD	DDH
123	947			SOURWOOD	LEAN
124	999			SOURWOOD	TWISTED TRUNK/DECAY
126	982			POPLAR	MULTI-TRUNK/HAZARDOUS
127	923	25		WHITE OAK	
128	939			RED OAK	DEBRIS AT BASE/DECAY
129	915			SOURWOOD	LEAN
130	908	11		PERSIMMON	
131	951			SOURWOOD	WEAK STRUCTURE
132	907	12		SOURWOOD	
133	661			SOURWOOD	DECAY IN TRUNK
134	961	12		SOURWOOD	
135	967			SOURWOOD	DIE-BACK IN CANOPY
136	949	12		SOURWOOD	
137	910			SOURWOOD	WEAK STRUCTURE
138	996			SOURWOOD	WEAK STRUCTURE
139	902			SOURWOOD	WEAK STRUCTURE
TOTAL		1169	147		

O'LEARY DESIGN GROUP
LAND PLANNERS LANDSCAPE ARCHITECTS
5339 Garnaby Lane | Norcross, GA 30092 | 770-365-3005

REVISIONS

NO.	DATE	ISSUE
1	4-7-2022	updated base

Kimball Bridge Road

Alpharetta, Georgia

Toll Brothers

4080 McGinnis Ferry Road, Ste. 701, Alpharetta, GA 30005

TITLE: ZONING TREE CONCEPT PLAN

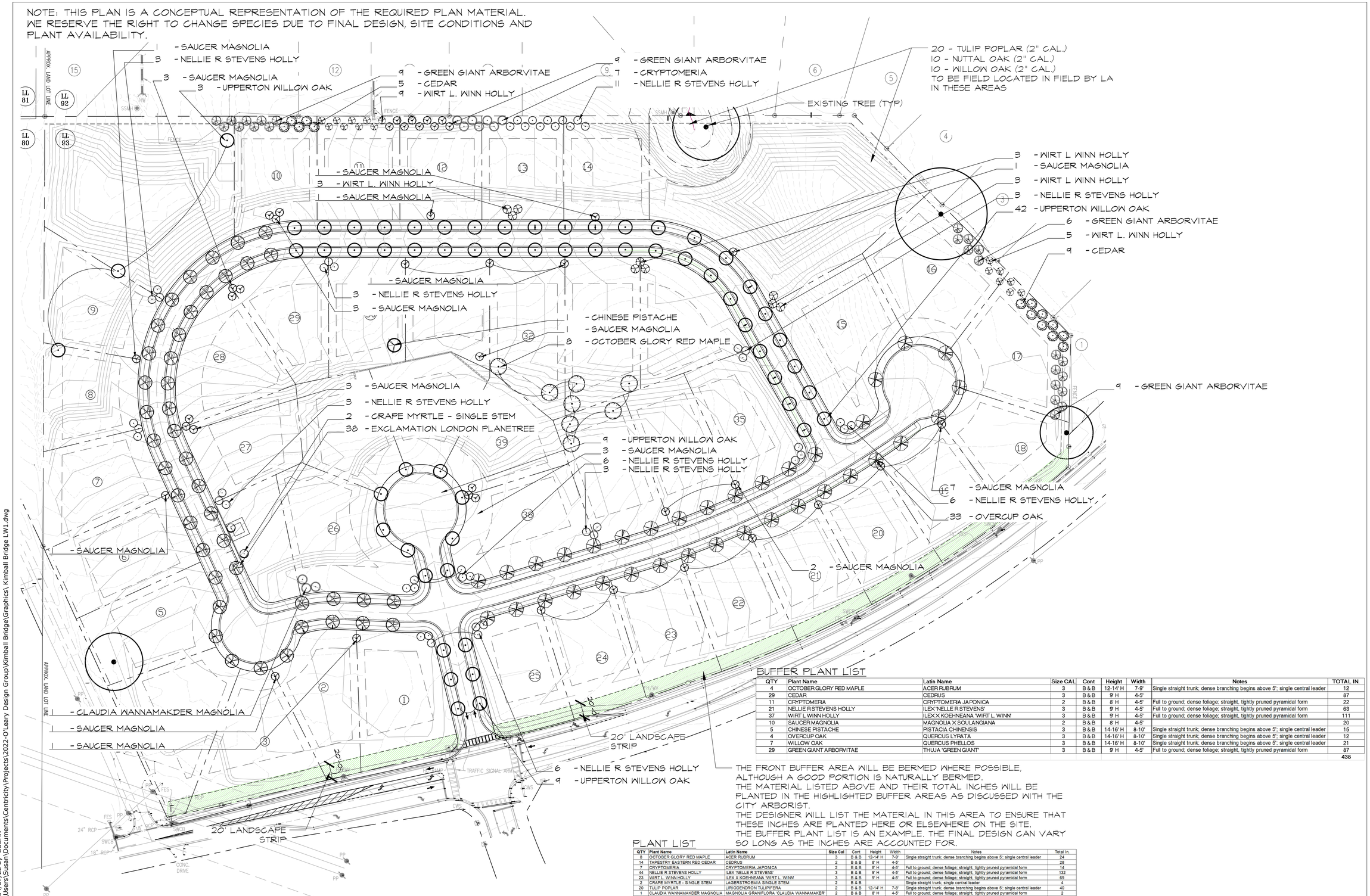
DATE	3-29-2022
JOB NO.	21027
DWG	lw-1
DRAWN	SWK
CHECKED	PJO
SCALE	AS SHOWN
SHEET	Z -1

1 OF 3

NOT RELEASED FOR CONSTRUCTION

Last modified on 04/07/22 by SUSAN
File located in C:\Users\Susan\Documents\Centricity\Projects\2022-O'Leary Design Group\Kimball Bridge\Graphics\ Kimball Bridge LW1.dwg

NOTE: THIS PLAN IS A CONCEPTUAL REPRESENTATION OF THE REQUIRED PLAN MATERIAL. WE RESERVE THE RIGHT TO CHANGE SPECIES DUE TO FINAL DESIGN, SITE CONDITIONS AND PLANT AVAILABILITY.



BUFFER PLANT LIST

QTY	Plant Name	Latin Name	Size CAL	Cont	Height	Width	Notes	TOTAL IN.
4	OCTOBER GLORY RED MAPLE	ACER RUBRUM	3	B & B	12-14' H	7-9'	Single straight trunk; dense branching begins above 5'; single central leader	12
29	CEDAR	CEDRUS	3	B & B	9' H	4-5'		87
11	CRYPTOMERIA	CRYPTOMERIA JAPONICA	2	B & B	8' H	4-5'	Full to ground; dense foliage; straight, tightly pruned pyramidal form	22
21	NELLIE R STEVENS HOLLY	ILEX 'NELLE R STEVENS'	3	B & B	9' H	4-5'	Full to ground; dense foliage; straight, tightly pruned pyramidal form	63
37	WIRT L WINN HOLLY	ILEX X KOEHNEANA 'WIRT L. WINN'	3	B & B	9' H	4-5'	Full to ground; dense foliage; straight, tightly pruned pyramidal form	111
10	SAUCER MAGNOLIA	MAGNOLIA X SOULANGIANA	2	B & B	8' H	4-5'		20
5	CHINESE PISTACHE	PISTACIA CHINENSIS	3	B & B	14-16' H	8-10'	Single straight trunk; dense branching begins above 5'; single central leader	15
4	OVERCUP OAK	QUERCUS LYRATA	3	B & B	14-16' H	8-10'	Single straight trunk; dense branching begins above 5'; single central leader	12
7	WILLOW OAK	QUERCUS PHELLOS	3	B & B	14-16' H	8-10'	Single straight trunk; dense branching begins above 5'; single central leader	21
29	GREEN GIANT ARBORVITAE	THUJA 'GREEN GIANT'	3	B & B	9' H	4-5'	Full to ground; dense foliage; straight, tightly pruned pyramidal form	87
								438

THE FRONT BUFFER AREA WILL BE BERMED WHERE POSSIBLE, ALTHOUGH A GOOD PORTION IS NATURALLY BERMED.
THE MATERIAL LISTED ABOVE AND THEIR TOTAL INCHES WILL BE PLANTED IN THE HIGHLIGHTED BUFFER AREAS AS DISCUSSED WITH THE CITY ARBORIST.
THE DESIGNER WILL LIST THE MATERIAL IN THIS AREA TO ENSURE THAT THESE INCHES ARE PLANTED HERE OR ELSEWHERE ON THE SITE.
THE BUFFER PLANT LIST IS AN EXAMPLE. THE FINAL DESIGN CAN VARY SO LONG AS THE INCHES ARE ACCOUNTED FOR.

PLANT LIST

QTY	Plant Name	Latin Name	Size Cal	Cont	Height	Width	Notes	Total In.
8	OCTOBER GLORY RED MAPLE	ACER RUBRUM	3	B & B	12-14' H	7-9'	Single straight trunk; dense branching begins above 5'; single central leader	24
14	TAPESTRY EASTERN RED CEDAR	CEDRUS	2	B & B	8' H	4-5'		28
7	CRYPTOMERIA	CRYPTOMERIA JAPONICA	2	B & B	8' H	4-5'	Full to ground; dense foliage; straight, tightly pruned pyramidal form	14
44	NELLIE R STEVENS HOLLY	ILEX 'NELLE R STEVENS'	3	B & B	9' H	4-5'	Full to ground; dense foliage; straight, tightly pruned pyramidal form	132
23	WIRT L. WINN HOLLY	ILEX X KOEHNEANA 'WIRT L. WINN'	3	B & B	9' H	4-5'	Full to ground; dense foliage; straight, tightly pruned pyramidal form	69
2	CRAPE MYRTLE - SINGLE STEM	LAGERSTROEMIA SINGLE STEM	2	B & B			Single straight trunk; single central leader	4
20	TULIP POPLAR	LIRIODENDRON TULIPIFERA	2	B & B	12-14' H	7-8'	Single straight trunk; dense branching begins above 5'; single central leader	40
1	CLAUDIA WANNAMAKDER MAGNOLIA	MAGNOLIA GRANDIFLORA 'CLAUDIA WANNAMAKER'	2	B & B	8' H	4-5'	Full to ground; dense foliage; straight, tightly pruned pyramidal form	2
30	SAUCER MAGNOLIA	MAGNOLIA X SOULANGIANA	2	B & B	8' H	4-5'		60
1	CHINESE PISTACHE	PISTACIA CHINENSIS	2	B & B	12-14'	7-8'	Single straight trunk; dense branching begins above 5'; single central leader	2
38	EXCLAMATION LONDON PLANETREE	PLATANUS ACERFOLIA	2	B & B	12-14'	7-8'	Single straight trunk; dense branching begins above 5'; single central leader	76
33	OVERCUP OAK	QUERCUS LYRATA	2	B & B	12-14' H	7-8'	Single straight trunk; dense branching begins above 5'; single central leader	66
10	NUTTALL OAK	QUERCUS NUTALLI	2	B & B	12-14' H	7-8'	Single straight trunk; dense branching begins above 5'; single central leader	20
73	UPPERTON WILLOW OAK	QUERCUS PHELLOS 'UPPERTON'	2	B & B	12-14' H	7-8'	Single straight trunk; dense branching begins above 5'; single central leader	146
33	GREEN GIANT ARBORVITAE	THUJA 'GREEN GIANT'	3	B & B	9' H	4-5'	Full to ground; dense foliage; straight, tightly pruned pyramidal form	99
								782

438 INCHES (Buffer) + 292 INCHES (Plant List) = 730 INCHES EXCEEDS 728 REQUIREMENT

A RP-1 RECOMPENSE FOR GEO-TECH IMPACT
SCALE: 1"=60'

NORTH 0' 30' 60' 120'

Last modified on 04/07/22 by SUSAN
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O'LEARY DESIGN GROUP
LAND PLANNERS LANDSCAPE ARCHITECTS
5339 Garnaby Lane | Norcross, GA 30092 | 770-365-3005

REVISIONS

NO.	DATE	ISSUE
1	4-7-2022	updated base

Kimball Bridge Road
Alpharetta, Georgia

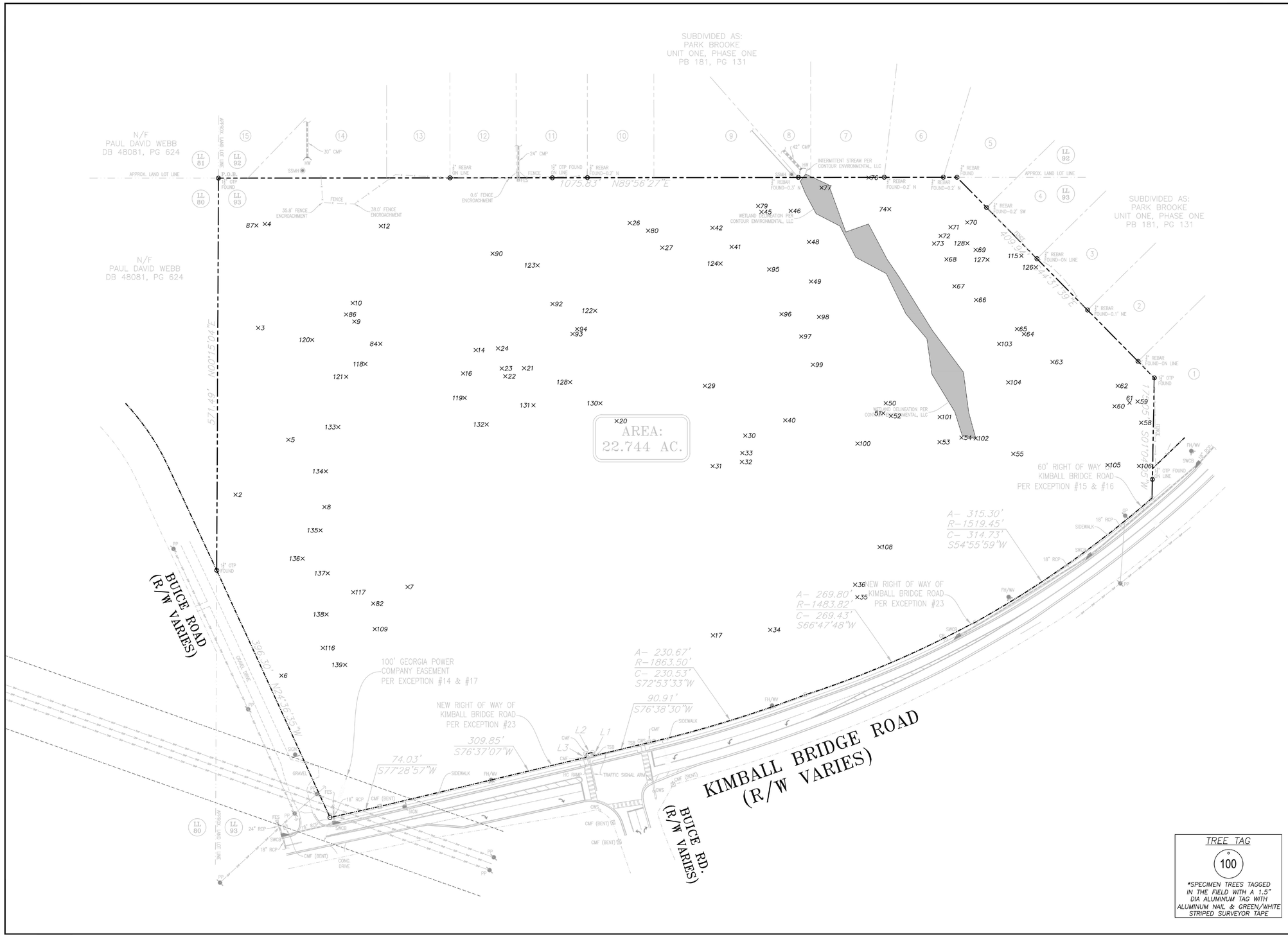
Toll Brothers
4080 McGinnis Ferry Road, Ste. 701, Alpharetta, GA 30005

TITLE
728 RECOMPENSE PLAN

DATE	3-29-2022
JOB NO.	21027
DWG	lw-1
DRAWN	SWK
CHECKED	PJO
SCALE	AS SHOWN
SHEET	RP-1

2 OF 3

NOT RELEASED FOR CONSTRUCTION



TREE TAG

100

*SPECIMEN TREES TAGGED IN THE FIELD WITH A 1.5" DIA ALUMINUM TAG WITH ALUMINUM NAIL & GREEN/WHITE STRIPED SURVEYOR TAPE

A TREE SURVEY
S-1 SCALE:NTS

LAND DESIGN GROUP, INC.
LANDSCAPE ARCHITECTS
CERTIFIED ARBORISTS
337 Boulevard NE
Gainesville, Georgia 30501
(p) 770.990.3596
(f) 770.534.6445
email: landdesigngroupinc@gmail.com
web: www.landdesigngroupinc.com

STAMP

GEORGIA REGISTERED LANDSCAPE ARCHITECT JASON MATTHEW JUSTICE
1/31/2022

GEORGIA SOIL AND WATER CONSERVATION COMMISSION CERTIFICATION NO. 56116

INTERNATIONAL SOCIETY OF ARBORICULTURE CERTIFIED ARBORIST JASON M JUSTICE
1/31/2022

PROJECT

Kimball Bridge Road

Located in:
Land Lot 93
1st District, 1st Section
City of Alpharetta
Fulton County, Georgia

DATE:	PROJECT #:
1/31/2022	2021-075
DRAWN BY:	CHECKED BY:
LJ	JJ

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REVISIONS

NORTH ARROW / SCALE

0 60' 120'
Scale 1" = 60'

SHEET TITLE
SPECIMEN TREE SURVEY

SHEET
L1

O'LEARY DESIGN GROUP
LAND PLANNERS LANDSCAPE ARCHITECTS
5339 Garnaby Lane | Norcross, GA 30092 | 770-365-3005

REVISIONS		
NO.	DATE	ISSUE

Kimball Bridge Road
Alpharetta, Georgia

Toll Brothers
4080 McGinnis Ferry Road, Ste. 701, Alpharetta, GA 30005

TITLE
TREE SURVEY FOR REFERENCE

DATE	3-29-2022
JOB NO.	21027
DWG	lw-1
DRAWN	SWK
CHECKED	PJO
SCALE	AS SHOWN
SHEET	S -1

3 OF 3

NOT RELEASED FOR CONSTRUCTION

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IRON WOOD DG

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

KIMBALL BRIDGE ROAD
MASTER PLAN

0 25 50 100 150
Scale: 1" = 50'-0"
Date: 4/6/22

THE CITY OF
ALPHARETTA
GEORGIA

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

February 7, 2022

Teri Giles, Sr. Land Development Manager, GA
Toll Brothers
4080 McGinnis Ferry Rd, Suite 701
Alpharetta, Georgia, 30005

RE: UDC Violation: Parcel ID 11 027000930073

Dear Teri Giles:

This is your official notification of the recent violation of the Unified Development Code Section 3.1.1, 3.2.1, and 3.3.3 that occurred at the property referenced above. The City of Alpharetta requires that a permit is applied for an approved for all land disturbance, tree removal, and wetland impacts.

On January 12, 2022 the city was made aware of land disturbance activities and tree removal activities taking place on the parcel identified above. On January 16, 2022 I performed a site visit and discovered that Geotechnical investigations has begun on this property without any permits. Toll Brothers was made aware of this violation by email on the same day and provided with some measures to comply with.

Included with this letter is a Violation Summary, based upon the findings of the professionals hired by Toll Brothers.

Please let me know if you have any questions. I can be reached at (678)297-6229 or by email at dshostak@alpharetta.ga.us.

Respectfully,

David Shostak
City Arborist

MAYOR
JIM GILVIN

MAYOR PRO TEM
DAN MERKEL

COUNCIL MEMBERS
JASON BINDER
DOUGLAS J. DERITO
JOHN HIPES
DONALD F. MITCHELL
BRIAN WILL

CITY ADMINISTRATOR
ROBERT J. REGUS

VIOLATION SUMMARY FOR: Parcel ID: 11 027000930073 located at the northeast corner of Kimball Bridge Road and Buice Road, 30022

Violations:

1. Working without an approved plan or permit.
2. Removal of fifty seven (57) trees 6" and greater, three (3) of which were specimen sourwood trees. For a total of 728 inches.
3. Impacting fifty three (53) trees 6" and greater, nine (9) of which were specimen size trees.
4. Disturbance of a delineated wetland.
5. Disturbance of land and removal of undergrowth and natural mulch exposing bare mineral soils.

Measures Necessary to comply:

1. Pay fine of $14,800 within 10 business days of this notice.
2. Provide a planting plan to replant up to 728 inches of trees as approved by the City Arborist.
    - Trees shall be a minimum 2" caliper for deciduous trees or 9-10 foot tall for evergreen trees.
    - This plan must be prepared by a Georgia Registered Landscape Architect.
    - The area(s) where the trees are to be planted shall be recorded with the County as a tree save area.
3. Provide a mitigation plan for the impacted trees. This plan should include, but not be limited to wound treatments, soil enhancements, compaction reduction, insect and disease prevention, periodic monitoring, etc.
4. Provide a mitigation plan for the impacted wetlands. This plan should be developed based upon the United States Corps of Engineers and United States Fish and Wildlife Service, as well as City of Alpharetta guidelines.

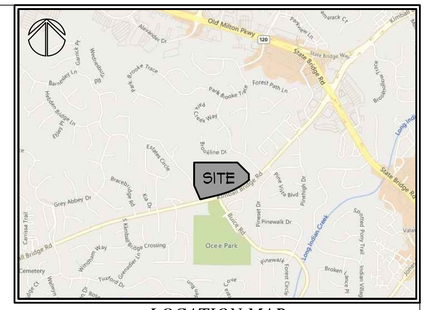
The requested information shall be provided to the city within one month of the date of this letter.

REFERENCES:

1. DEED BOOK 22715, PAGE 159
2. PLAT BOOK 19, PAGE 36

FLOOD HAZARD NOTE:

FIRM MAP NUMBER 13121C0086, EFFECTIVE 09-18-2013, INDICATES THAT THIS TRACT DOES NOT LIE IN AN AREA DESIGNATED AS HAVING FLOOD HAZARD



LOCATION MAP
N.T.S.

GRID NORTH (GA WEST ZONE)
N
60 0 60 120
GRAPHIC SCALE

CURRENT ADDRESS:

0 KIMBALL BRIDGE ROAD
ALPHARETTA, GA 30005

CURRENT OWNER:

RED RIVER L.P.

CURRENT ZONING:

AG

LINE CHART

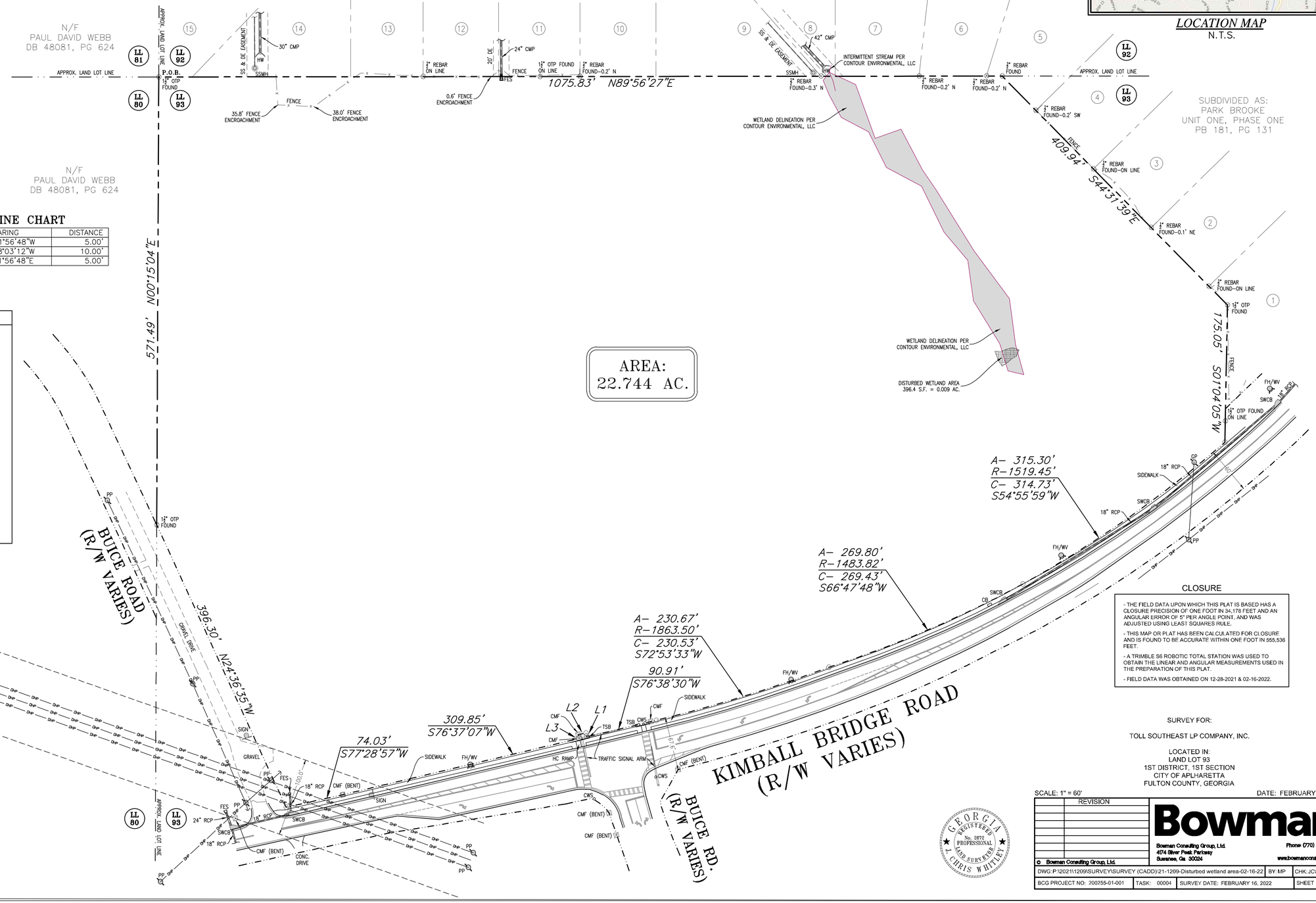
LINE	BEARING	DISTANCE
L1	N11°56'48"W	5.00'
L2	S78°03'12"W	10.00'
L3	S11°56'48"E	5.00'

LEGEND

- UTILITY POLE (PP)
- GUY WIRE
- LIGHT POLE (LP)
- FLAG POLE (FP)
- FIRE HYDRANT (FH)
- SIGN
- JUNCTION BOX (JB)
- DROP INLET (DI)
- WATER VALVE (WV)
- ROOF DRAIN (RD)
- CLEAN OUT (CO)
- WATER METER (WM)
- SANITARY MANHOLE
- IRON PIN FOUND
- CONCRETE
- WALL
- HEAD WALL (HW)
- FENCE LINE
- TREE LINE
- HANDICAP RAMP
- CURB AND GUTTER

ABBREVIATIONS

INV	INVERT ELEVATION
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
FFE	FINISHED FLOOR ELEVATION
TBM	TEMPORARY BENCHMARK
GM	GAS METER
GV	GAS VALVE
P.O.B.	POINT OF BEGINNING
OTP	OPEN TOP PIPE
GLM	GAS LINE MARKER
IP	INDICATOR POST
WLM	WATER LINE MARKER
CB	COMMUNICATIONS BOX
UB	UTILITY BOX
PB	PLAT BOOK
DB	DEED BOOK
N/F	NOW OR FORMERLY
SSMH	SANITARY SEWER MANHOLE
DWCB	DOUBLE WING CATCH BASIN
SWCB	SINGLE WING CATCH BASIN
FES	FLARED END SECTION
CONC	CONCRETE
TSB	TRAFFIC SIGNAL BOX
TF	TRANSFORMER
GP	GUY POLE
CWS	CROSSWALK SIGNAL



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

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This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This plat does not extend to any unnamed person, persons, or entity without the express recertification of the surveyor naming such person, persons, or entity.

CLOSURE

- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34,178 FEET AND AN ANGULAR ERROR OF 5" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 555,536 FEET.
- A TRIMBLE S6 ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.
- FIELD DATA WAS OBTAINED ON 12-28-2021 & 02-16-2022.

SURVEY FOR:

TOLL SOUTHEAST LP COMPANY, INC.

LOCATED IN:
LAND LOT 93
1ST DISTRICT, 1ST SECTION
CITY OF APLHARETTA
FULTON COUNTY, GEORGIA

SCALE: 1" = 60'
DATE: FEBRUARY 16, 2022

REVISION

GEORGIA REGISTERED No. 3873 PROFESSIONAL LAND SURVEYOR CHRIS WHITLEY

Bowman
Bowman Consulting Group, Ltd.
4174 Silver Peak Parkway
Suwanee, Ga. 30024
Phone: (770) 932-6550
www.bowmanconsulting.com

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DWG: P:\2021\1209\SURVEY\SURVEY (CADD)\21-1209-Disturbed wetland area-02-16-22 | BY: MP | CHK: JCW | QC:

BCG PROJECT NO: 200255-01-001 | TASK: 00004 | SURVEY DATE: FEBRUARY 16, 2022 | SHEET 1 OF 1

Company #: 10001 Toll Bros., Inc. (215) 938-8000

Check Number: 00122707

Vendor #: 857502 CITY OF ALPHARETTA

Check Date: 02/11/2022

Invoice Number	Invoice Date	Description	Gross Amount	Retained Amount	Discount Amount	Net Amount
220208/11 027000930073	02/08/2022	UDC Violation	14,800.00			14,800.00
					Total	**$14,800.00**

U.S. Pat. no. 6,095,407 Reorder WarrantSeal® Style Z811G2-O

Toll Bros., Inc

Toll Bros., Inc.
1140 Virginia Drive
Fort Washington PA 19034
(215) 938-8000

Wells Fargo Bank, N.A.
1753 Pinacle Drive
5th Floor

Check Number 00122707 62-22/311

Vendor No. 857502 Check Date 02/11/22

$****14,800.00

** INVALID SIX MONTHS AFTER DATE ISSUE **

PAY Fourteen Thousand Eight Hundred And 00/100**********

TO THE ORDER OF CITY OF ALPHARETTA
2 PARK PLAZA
ALPHARETTA GA 30009

Martin P Comm

[redacted]

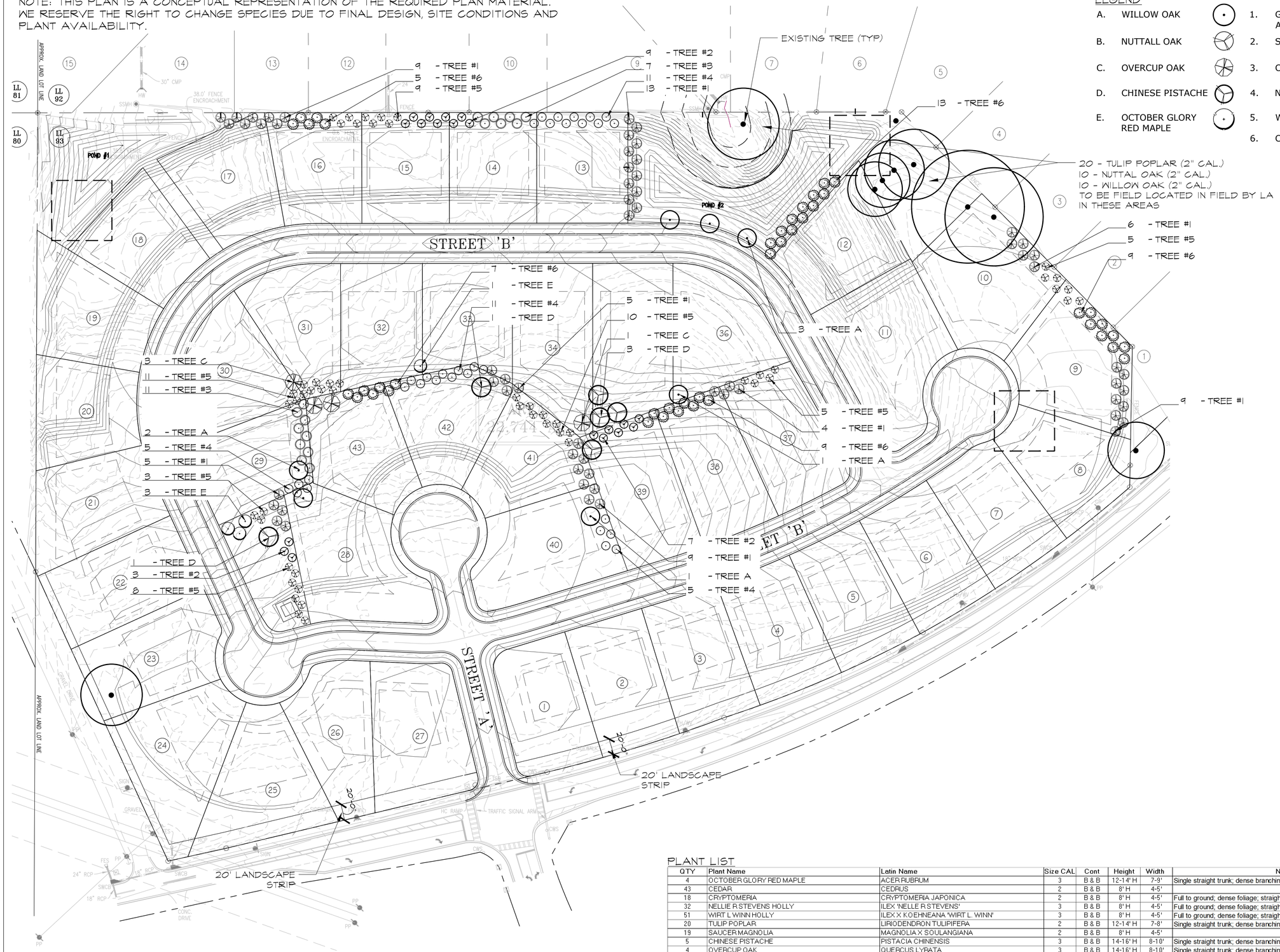
See Reverse Side For Easy Opening Instructions

Toll Bros., Inc.
1140 Virginia Drive
Fort Washington PA 19034

WO-7073837 • 11Z-VG

CITY OF ALPHARETTA
2 PARK PLAZA
ALPHARETTA GA 30009

NOTE: THIS PLAN IS A CONCEPTUAL REPRESENTATION OF THE REQUIRED PLAN MATERIAL. WE RESERVE THE RIGHT TO CHANGE SPECIES DUE TO FINAL DESIGN, SITE CONDITIONS AND PLANT AVAILABILITY.



A RECOMPENSE FOR GEO-TECH IMPACT
TP-2 SCALE:1"=60'

NORTH 0' 30' 60' 120'

LEGEND

A.	WILLOW OAK	1.	GREEN GIANT ARBORVITAE
B.	NUTTALL OAK	2.	SAUCER MAGNOLIA
C.	OVERCUP OAK	3.	CRYPTOMERIA
D.	CHINESE PISTACHE	4.	NELLIE R. STEVENS HOLLY
E.	OCTOBER GLORY RED MAPLE	5.	WIRT L. WINN HOLLY
		6.	CEDAR

PLANT LIST

QTY	Plant Name	Latin Name	Size CAL	Cont	Height	Width	Notes	TOTAL IN.
4	OCTOBER GLORY RED MAPLE	ACER RUBRUM	3	B & B	12-14' H	7-9'	Single straight trunk; dense branching begins above 5'; single central leader	12
43	CEDAR	CEDRUS	2	B & B	8' H	4-5'		86
18	CRYPTOMERIA	CRYPTOMERIA JAPONICA	2	B & B	8' H	4-5'	Full to ground; dense foliage; straight, tightly pruned pyramidal form	36
32	NELLIE R STEVENS HOLLY	ILEX 'NELLE R STEVENS'	3	B & B	8' H	4-5'	Full to ground; dense foliage; straight, tightly pruned pyramidal form	96
51	WIRT L WINN HOLLY	ILEX X KOEHNEANA 'WIRT L. WINN'	3	B & B	8' H	4-5'	Full to ground; dense foliage; straight, tightly pruned pyramidal form	153
20	TULIP POPLAR	LIRIODENDRON TULIPIFERA	2	B & B	12-14' H	7-8'	Single straight trunk; dense branching begins above 5'; single central leader	40
19	SAUCER MAGNOLIA	MAGNOLIA X SOULANGIANA	2	B & B	8' H	4-5'		38
5	CHINESE PISTACHE	PISTACIA CHINENSIS	3	B & B	14-16' H	8-10'	Single straight trunk; dense branching begins above 5'; single central leader	15
4	OVERCUP OAK	QUERCUS LYRATA	3	B & B	14-16' H	8-10'	Single straight trunk; dense branching begins above 5'; single central leader	12
10	NUTTALL OAK	QUERCUS NUTALII	2	B & B	12-14' H	7-8'	Single straight trunk; dense branching begins above 5'; single central leader	20
7	WILLOW OAK	QUERCUS PHELLOS	3	B & B	14-16' H	8-10'	Single straight trunk; dense branching begins above 5'; single central leader	21
10	WILLOW OAK	QUERCUS PHELLOS	2	B & B	12-14' H	7-8'	Single straight trunk; dense branching begins above 5'; single central leader	20
60	GREEN GIANT ARBORVITAE	THUJA 'GREEN GIANT'	3	B & B	8' H	4-5'	Full to ground; dense foliage; straight, tightly pruned pyramidal form	180
								729

O'LEARY DESIGN GROUP
LAND PLANNERS LANDSCAPE ARCHITECTS
5339 Garnaby Lane | Norcross, GA 30092 | 770-365-3005

REVISIONS

NO.	DATE	ISSUE

Kimball Bridge Road
Alpharetta, Georgia
Toll Brothers
4080 McGinnis Ferry Road, Ste. 701, Alpharetta, GA 30005

TITLE
728 RECOMPENSE PLAN

DATE	1-20-2022
JOB NO.	21027
DWG	lw-1
DRAWN	SWK
CHECKED	PJO
SCALE	AS SHOWN
SHEET	TP-2

2 OF 4

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Land Design Group, Inc.

Landscape Architects • Planners • ISA Certified Arborists

Arborist Report

Toll Southeast LP Company
Kimball Bridge Road

City of Alpharetta, Georgia

January 27, 2022

Prepared By:
Jason Justice, RLA
ISA Certified Arborist-SO-6442-A

Definitions

Species: Trees are listed by a regional common name.

Diameter at Breast Height (DBH): Th e diameter of a trunk at 4.5' above ground level. Measured in inches.

Condition:

Good: A specimen tree with healthy productive tip growth. A sound trunk with no visible damage or decay. No major limb loss and healthy branch unions. No visible insect or disease infestations. Life expectancy of more than 15 years.

Fair: A specimen tree with healthy but not vigorous tip growth. Less than 30% of crown is dead. No major dead limbs and no major trunk cavities or damage. Branch unions show some signs of stress. Tree is expected to live longer than 10 years.

Poor: More than 30% of the crown is dead or has significant tip die back. More than one major limb is dead and are large trunk cavities with visible decay. Severe insect or disease damage leading to immediate death. Roots are visible and show signs of decay and rot. Life expectancy is less than 5 years.

Dead: Tree has no bud or leaf production. All limbs are barren and rot is visible.

Invasive: Tree species whose native range is not within the Piedmont classifi cation.

Hazardous: Severe or uncorrectable damage that will lead to a loss of property or life if there is tree failure.

Specimen Tree Requirements

Some trees on a site warrant special consideration and encouragement for preservation. Specifications for these trees are established under the City of Alpharetta Tree Protection Ordinance. The intent of these specifications is to provide the necessary information to facilitate project design, plan review and enforcement processes. The purpose is to make the City of Alpharetta a more at-tractive place to live, provide a healthy living environment, and better control of stormwater runoff, noise, glare and soil erosion.

The City of Alpharetta Specimen tree specifications are organized by size:

- **Pine Trees:** 30-inch diameter or larger for trees in the Pinus (Pine) genus
- **Coniferous Trees:** 20-inch diameter or larger for trees in the Cedrus (Deodar Cedar), Thuja (Arborvitae), or other ecologically similar trees.
- **Overstory Trees:**
    - 30-inch diameter or larger for trees in the Liquidambar (Sweetgum) or Liriodendron (Tulip Poplar) genus.
    - 20-inch diameter or larger for trees in the Fagus (Beech), Nyssa (Tupelo), Diospyros (Permisson), Sassafras (Sassafras), or other ecological similar trees.

    - 20-inch diameter or larger for Magnolia grandiflora (Southern Magnolia) and those cultivars that generally reach a mature height over 40'.
    - 24-inch diameter or larger for trees in all other genera.
- **Understory Trees:**
    - 8-inch diameter or larger
    - 10-inch diameter or larger for Oxydendron arboretum (Sourwood)

And condition:

- Life expectancy greater than 15 years
- Relatively sound and solid trunk with no visible decay
- No more than one major and several minor dead limbs (hardwoods)
- No major insect or pathological problems

Site Location/Existing Conditions

The subject property is located along Kimball Bridge Road at its intersection with Buice Road within the city limits of Alpharetta, Georgia. The site is currently wooded with a mixture of young and mature hardwood and pine trees. The understory is open and easily accessible with minimal overgrowth of invasive exotics. The topography of the site is gently sloping down from Kimball Bridge Road to the rear property boundary. The site also includes approximately 0.25+/- acre of wetlands delineated by Contour Environmental, LLC. Surrounding properties consist of single-family detached residential homes.

Assessment

Land Design Group, Inc. (LDG) conducted a site visit on Friday, January 21, 2022 to evaluate the impacts to existing trees from geotechnical operations on the subject property. Specifically, impacts created from land disturbance activities related to cutting in access roads to boring sites as depicted on Exhibit "A".

Upon investigation of the site, LDG Arborists found existing tree damage caused by the use of tracked land clearing equipment, such as, a bulldozer or skid steer in order to clear trails to proposed boring locations. The cleared trails are organized and not haphazard, approximately 10-12 feet in width primarily centrally located within the subject property.

At the direction of the City of Alpharetta Arborist, David Shostak, LDG evaluated trees 6-iches and greater that were "uprooted" and trees 6-iinches and greater that were "damaged" by the construction activity. It should be noted that many of the trees uprooted were below the 6-inch threshold. Furthermore, there are very few trees standing that exhibited wounds caused by construction equipment, i.e. bulldozer or skid steer coming in contact with a tree with its blade/bucket.

The tables below contain lists of trees "uprooted" and trees "damaged" during construction activities.

UPROOTED TREES

DBH	Species	Notes
6	RED OAK	
7	RED OAK	
6	RED OAK	
6	SOURWOOD	
17	RED OAK	
6	WHITE OAK	
11	RED OAK	
23	RED OAK	
6	RED OAK	
12	PINE	
6	PINE	
6	PINE	
6	DOGWOOD	
14	PINE	
6	POPLAR	
14	PINE	
6	POPLAR	
16	PINE	
8	SOURWOOD	
6	PINE	
6	RED OAK	
6	WHITE OAK	
12	PINE	
6	PINE	
8	PINE	
8	POPLAR	
6	POPLAR	
6	POPLAR	
6	POPLAR	
6	SOURWOOD	
6	PINE	
11	PINE	
9	PINE	
6	SOURWOOD	
6	PINE	
6	SOURWOOD	
7	PINE	
7	BEECH	
7	SOURWOOD	
6	SOURWOOD	
9	PINE	

DBH	Species	Notes
8	SOURWOOD	
11	SOURWOOD	SPECIMEN TREE
6	SOURWOOD	
7	SOURWOOD	
20	RED OAK	
6	BEECH	
20	POPLAR	
19	RED OAK	
6	SOURWOOD	
11	PINE	
7	SOURWOOD	
12	RED OAK	
6	RED OAK	
6	RED OAK	
11	SOURWOOD	SPECIMEN TREE
10	SOURWOOD	SPECIMEN TREE

DAMAGED TREES

DBH	Species	Notes
27	WHITE OAK	SPECIMEN TREE/ROOT COMPACTION
12	POPLAR	ROOT COMPATION
12	POPLAR	ROOT COMPATION
12	PINE	ROOT COMPATION
30	POPLAR	SPECIMEN TREE
36	WHITE OAK	DDH/SPECIMEN TREE
14	PINE	ROOT COMPATION
14	PINE	ROOT COMPATION
14	POPLAR	ROOT COMPATION
7	SOURWOOD	ROOT COMPATION
26	SOURWOOD	DDH/SPECIMEN TREE
23	RED OAK	ROOT COMPATION
6	PINE	ROOT COMPATION
13	PINE	ROOT COMPATION
20	RED OAK	ROOT COMPATION
6	POPLAR	ROOT COMPATION
12	RED OAK	ROOT COMPATION
14	PINE	ROOT COMPATION
8	POPLAR	ROOT COMPATION
9	PINE	ROOT COMPATION
6	PINE	ROOT COMPATION

DBH	Species	Notes
10	RED OAK	ROOT COMPATION
6	PINE	ROOT COMPATION
12	PINE	ROOT COMPATION
6	PINE	ROOT COMPATION
13	PINE	ROOT COMPATION
11	RED OAK	ROOT COMPATION
10	PINE	ROOT COMPATION
12	PINE	ROOT COMPATION
14	POPLAR	ROOT COMPATION
14	PINE	ROOT COMPATION
14	PINE	ROOT COMPATION
12	PINE	ROOT COMPATION
11	PINE	ROOT COMPATION
6	PINE	ROOT COMPATION
6	POPLAR	ROOT COMPATION
12	PINE	ROOT COMPATION
12	PINE	ROOT COMPATION
8	PINE	ROOT COMPATION
6	PINE	ROOT COMPATION
12	POPLAR	ROOT COMPATION
6	SOURWOOD	ROOT COMPATION
6	SOURWOOD	ROOT COMPATION
8	PINE	ROOT COMPATION
12	PINE	ROOT COMPATION
7	SOURWOOD	ROOT COMPATION
8	SOURWOOD	TRUNK INJURY
11	SOURWOOD	SPECIMEN TREE/ROOT COMPACTION
12	SOURWOOD	SPECIMEN TREE/ROOT COMPACTION
8	SOURWOOD	ROOT COMPACTION
12	DOGWOOD	SPECIMEN TREE/ROOT COMPACTION
11	SOURWOOD	SPECIMEN TREE/TRUNK INJURY
11	SOURWOOD	SPECIMEN TREE/ROOT COMPACTION

**The 26-inch Sourwood & 36-inch White oak listed as DDH was determined to be in decline prior to construction activities*

Recommendations

Up Rooted Trees-6-inches+

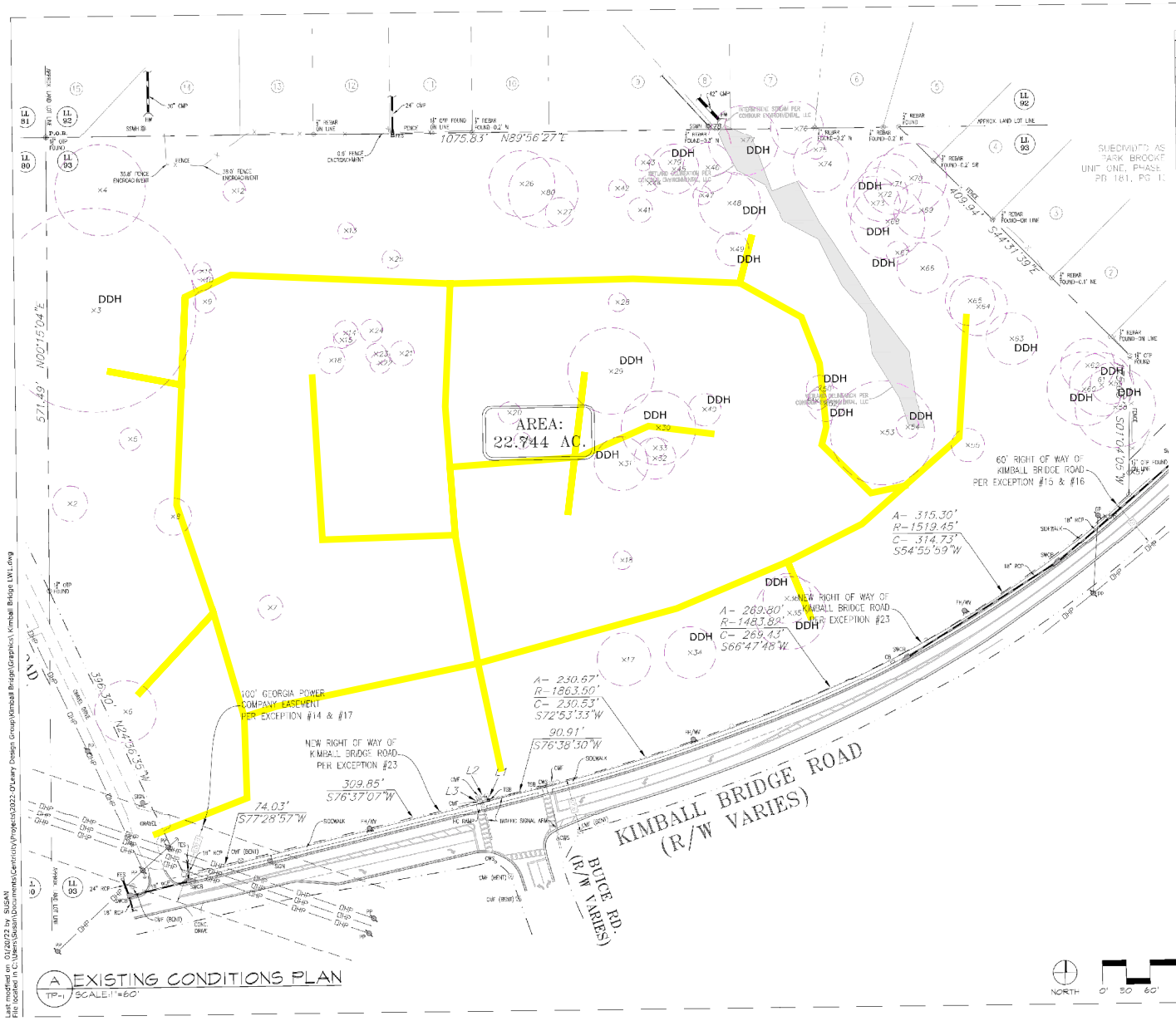
It is the Arborists professional opinion that no action be taken to the existing trees that have been classified as "uprooted". Other existing healthy trees on the subject property could be damaged by tree removal equipment or tree removal personnel. It should be noted that the majority of trees uprooted fall below the Specimen Tree threshold set by the City of Alpharetta Tree Protection Ordinance.

Damaged Trees-6-inches+

Given the lack of physical damage to the existing healthy trees, it is safe to assume that root compaction will be a primary source of damage. While there are many techniques to alleviate root compaction, such as, radial trenching, vertical mulching and air spading, it is not recommended these techniques be used in this particular environment. However, in order to prevent further compaction and soil loss, the Arborist recommends, the disturbed areas be mulched with a layer of wheat straw approximately 3-5 inches in depth. Mulching will provide a protective layer that will stabilize the soil as well as breakdown over time and provide nutrients to the soil. The majority of the impacted trees are young and nutrient rich fertilizers are not recommended.

EXHIBIT "A"

Provided by AS Engineering and Consulting LLC



A EXISTING CONDITIONS PLAN
TP-1 SCALE: 1"=60'

TREE SURVEY

SPECIMEN TREE CHART

Point #	Tag #	DBH	Species	Notes
2	501	17	SOURWOOD	
3	868	99	POPLAR	MULTI TRUNK/HAZARDOUS
4	699	44	POPLAR	
5	206	11	SOURWOOD	
6	883	30	POPLAR	
7	838	12	SOURWOOD	
8	481	16	SOURWOOD	
9	227	11	SOURWOOD	
10	495	10	SOURWOOD	
11	497	9	SOURWOOD	
12	561	11	SOURWOOD	
13	674	8	SOURWOOD	
14	815	12	SOURWOOD	
15	232	8	SOURWOOD	
16	242	13	SOURWOOD	
17	240	26	WHITE OAK	
18	676	9	SOURWOOD	
19	223	8	SOURWOOD	
20	806	11	SOURWOOD	
21	210	12	SOURWOOD	
22	807	10	SOURWOOD	
23	494	10	SOURWOOD	
24	751	11	SOURWOOD	
25	813	9	SOURWOOD	
26	65	32	RED OAK	
27	571	14	SOURWOOD	
28	529	9	SOURWOOD	
29	575	42	RED OAK	HAZARDOUS
30	596	36	RED OAK	HAZARDOUS
31	411	26	RED OAK	HAZARDOUS
32	221	20	SOURWOOD	
33	939	10	SOURWOOD	
34	484	25	SOURWOOD	MULTI-TRUNK/HAZARDOUS
35	483	35	SOURWOOD	MULTI-TRUNK/DDH
36	241	24	RED OAK	MULTI-TRUNK/DDH
40	866	16	SOURWOOD	MULTI-TRUNK/HAZARDOUS
41	235	12	SOURWOOD	
42	843	11	SOURWOOD	
43	461	8	SOURWOOD	
44	278	8	SOURWOOD	
45	809	24	WHITE OAK	
46	837	24	WHITE OAK	
47	478	9	SOURWOOD	
48	899	30	WHITE OAK	DDH
49	569	16	SOURWOOD	MULTI-TRUNK/HAZARDOUS
50	679	13	SOURWOOD	SEVERE LEAN
51	671	10	SOURWOOD	
52	885	18	SOURWOOD	MULTI-TRUNK/HAZARDOUS
53	528	36	WHITE OAK	
54	867	11	SOURWOOD	SEVERE LEAN
55	667	16	SOURWOOD	
58	412	39	POPLAR	
59	277	20	SOURWOOD	MULTI-TRUNK/HAZARDOUS
60	418	36	WHITE OAK	DDH
61	556	31	POPLAR	BEND IN CENTRAL LEADER
62	534	26	RED OAK	
63	91	25	RED OAK	MULTI-TRUNK/HAZARDOUS
64	271	28	RED OAK	
65	255	24	WHITE OAK	
66	287	25	RED OAK	
67	58	11	SOURWOOD	DDH
68	603	36	RED OAK	DDH
69	289	27	WHITE OAK	
70	253	34	WHITE OAK	
71	296	29	RED OAK	
72	851	26	RED OAK	DDH
73	428	26	RED OAK	
74	878	27	WHITE OAK	
75	257	9	SOURWOOD	
76	496	26	RED OAK	
77	749	34	RED OAK	BEND IN CENTRAL LEADER
79	248	11	SOURWOOD	LEAN/SURFACE ROOTS/DDH
80	535	24	RED OAK	

LEGEND
TREE REMOVED
CRITICAL ROOT ZONE
TREE PROTECTION FENCE

O'LEARY DESIGN GROUP
LAND PLANNERS LANDSCAPE ARCHITECTS
5339 Garnsby Lane | Norcross, GA 30092 | 770-365-3005

REVISIONS

NO.	DATE	ISSUE

Kimball Bridge Road
Alpharetta, Georgia
Toll Brothers
4080 McGinnis Ferry Road, Ste. 701, Alpharetta, GA 30005

TITLE
EXISTING CONDITIONS

DATE	1-20-2022
JOB NO.	21027
DWG	lw-1
DRAWN	SWK
CHECKED	PJO
SCALE	AS SHOWN
SHEET	TP-1
	1 OF 1

NOT RELEASED FOR CONSTRUCTION

Last modified on: 01/20/22 by SUSAN
File location: C:\Users\Susan\Documents\Centricity\Projects\2022-O'Leary Design Group\Kimball Bridge\Graphics\ Kimball Bridge LW1.dwg

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: Toll Brothers Kimball Bridge Road

Contact Name: Don Rolader Telephone: 770-442-0330

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.

See attached Exhibit and Correspondence

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.*

- [x] Letter copy attached
- [ ] Personal Visits
- [ ] Telephone
- [x] Group Meeting
- [x] 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. EXHIBIT A ATTACHED

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: Donald A. Rolader Date: 03/24/2022

Print Form

EXHIBIT TO PART B

TOLL BROTHERS CITIZEN COMMENTS AND CONCERNS

Toll Brothers mailed Property Owner Notification Letters to everyone listed on the document marked as Exhibit A which is attached to Part B Citizen Participation Form on or about February 15, 2022. In addition, Applicant mailed notices to Park Brooke Community Association, Inc., Pinewalk Homeowners Association and Avery Square Homeowners Association. Subsequently, Applicant was contacted by representatives of Park Brooke Community Association and an in person meeting was held on February 2, 2022 at the Park Brooke Clubhouse. Applicant described the project in detail and responded to questions from the Board. The Association shared the information with affected (abutting) Park Brooke homeowners and a second in person meeting was held on February 15, 2022 at the clubhouse with participation from several affected homeowners. On March 9, 2022 Applicant presented at the City CZIM meeting via Zoom with active participation and input by affected Park Brooke homeowners.

On or about March 4, 2022, Applicant received a letter from the Park Brooke Community Association outlining the concerns of the Association (copy attached to Form B filing). Additionally, Applicant became aware of two emails to the City from Chester Cook, a resident of Park Brooke. Applicant was never copied on either of these emails. A copy of the second email is attached to the Form B filing. Applicant has scheduled a third in person meeting with Park Brooke Board members on March 31, 2022 at the Park Brooke clubhouse to discuss Applicant's responses to homeowner concerns. The concerns of Park Brooke homeowners appear to be as listed below:

1-Surface water drainage from Applicant property into Park Brooke. (Applicant property is presently undeveloped)
2-Larger building setbacks from the common property line between Applicant property and Park Brooke. 100' buffer is requested with 50' undisturbed.
3-Small wetlands areas in the northeast portion of Applicant property be left undisturbed.
4-Relocation of proposed detention ponds.
5-Discussion of whether or not to erect a decorative fence along the common (north) property line and the nature and design of landscaping to be planted along that property line.
6-Discussion of vegetation to be planted and trees to be saved/planted along Applicant property frontage along Kimball Bridge Road.
7-Concerns with Applicant coming back to Council seeking lots which are smaller than allowed in R-15 zoning (15,000 square feet).

Additional concerns from Chester Cook email:

1-Lots must be 150' deep.
2-No variances are allowed for the development.
3-100' setback along Park Brooke boundary.
4-Detention ponds to be 100' from Park Brook property line.

5-Concerns with soil erosion.
6-Concerns with preservation of wildlife, environment and climate change.
7-Concerns with Park Brooke noise, privacy and quality of life.
8-Complaints that Applicant has ignored Park Brooke concerns.

Submitted on behalf of Applicant by

Donald A. Rolader, its Attorney

PARK BROOKE COMMUNITY ASSOCIATION, INC.

1230 JOHNSON FERRY PLACE • SUITE F10 • MARIETTA, GEORGIA 30068

(678) 393-2202 • (678) 393-2204 (facsimile)

Author's Direct Dial:
(770) 309-2951

Email Address:
flemond@webbllc.com

March 4, 2022

VIA E-MAIL & U.S. MAIL
Donald A. Rolader, Esq.
ROLADER & ROLADER, P.C.
P.O. Box 277
Marble Hill, GA 30148
don@roladerandrolader.com

Re: Toll Brothers Rezoning and Variance Application; Z-22-03 & V-22-02

Dear Don,

I write to you in my capacity as Secretary of the Board of Directors (the "Board") of the Park Brooke Community Association, Inc. ("Park Brooke"), regarding your client's Rezoning and Variance Application to the City of Alpharetta (Z-22-03 & V-22-02). First, on behalf of the Board and the neighborhood, I would like to thank you and Toll Brothers for taking the time to meet with the Board on February 2, 2022, meet with the homeowners of Park Brooke on February 15, 2022, and for the ongoing dialogue between Toll Brothers and certain homeowners. As part of the ongoing dialogue, I wanted to convey to you some concerns and requests that Park Brooke has regarding the proposed development. Please accept this letter as Park Brooke's official communication.

Drainage from the proposed development is the number one concern expressed by the Park Brooke homeowners who abut the project. Many Park Brooke homeowners have already experienced severe flooding of the yards and basements due to runoff from the parcel. The water runoff coming to Park Brooke lots following the completion of the development must not exceed the current runoff amounts. Park Brooke requests that this be verified through one or more hydrology studies conducted by Toll Brothers as part of the project.

Park Brooke would also like larger setbacks from the common property line that those currently envisioned in Toll Brothers' proposal. Park Brooke requests that the home structure on the lots that will abut Park Brooke be setback 100 feet from the common property line. This 100 foot setback would include 50 feet of undisturbed buffer and then an additional 50 feet that would include the yard and a drainage easement. A conceptual drawing of this request was provided to JR by Belinda Kasmiersky last week. If you would like a copy of this drawing, please do not hesitate to contact me.

Park Brooke also requests that the natural water streams and wetlands on the parcel be left undisturbed rather than being filling in and converted into sellable lots and homes. Leaving this area undisturbed would also allow Toll Brothers to explore using the area as a natural retention area and converting the surrounding area into wood scape playground amenity for the proposed development. Since the current proposal has no amenities, we believe utilizing this sensitive area in this constructive manner would be a selling point for the new development. Relocation of the other proposed detention pond further from the common property line is also requested by Park Brooke. The increased setbacks proposed herein above gives Toll Brothers room to relocate the retention ponds so that they do not sit upon the common property line.

During the February 2 meeting, Toll Brothers floated the idea of building and maintaining a fence to be installed along the common property line. While Park Brooke is still open to that possibility, there is some concern about how this potential fence would mesh with the existing fences that many Park Brooke homeowners already have. Park Brooke would like to further discuss the fence concept as well as be involved in the selection of the plants and trees that will be planted along the property line regardless of whether a fence is ultimately installed.

Park Brooke would also like to see – and certainly Toll Brothers' clientele would like to see – dense vegetation planted along the portion of the development that backs up to Kimball Bridge Road. New trees should be planted in lieu of the trees being removed as part of the development to shield the home from Kimball Bridge. Perhaps a disproportionate amount of the 728 inches of trees that Toll Brothers is required to plant as part of its remediation requirement could be placed along the common property line and along Kimball Bridge Road.

Finally, there is some concern from Park Brooke residents that even though Toll Brothers is requesting R-15 zoning, that when and if the City of Alpharetta approves the Rezoning and Variance Application, Toll Brothers intends to come back and request variances for smaller lots than allowed in R-15. The Board would like to discuss this potential concern with Toll Brothers now rather than having to revisit this issue down the road.

The Board and I look forward to working with you and Toll Brothers regarding these issues and requests on behalf of Park Brooke's residents. Any feedback Toll Brothers could provide in advance of next week's Community Zoning Information Meeting (CZIM) on March 9, 2022 would be appreciated. If you or Toll Brothers would like to meet in person to discuss this letter, I would be happy to schedule another meeting at the Park Brooke Clubhouse. We look forward to hearing from you.

Sincerely,

G. Franklin Lemond, Jr.

cc: Alisha Duston, Property Manager (via email only)
Park Brooke Community Assocaition, Inc. Board of Directors (via email only)

Individual Property Owners of Park Brooke Subdivision
Alpharetta, Fulton County, Georgia, 30022
(Not the HOA or Park Brooke Board of Directors)

From: Chester Cook <chestercook@att.net>
To: citycouncilandmayor@alpharetta.ga.us
Subject: TOLL BROTHERS March 9, 2022 - Zoning & Variance request

Mayor Jim Gilvin, City Council Members, City Arborist, and Community Development.
City of Alpharetta, Fulton County, Georgia
2 Park Plaza
Alpharetta, GA 30009

RE: Action of Toll Brothers, Inc. for rezoning a track of 22.744 acres on Kimball Bridge Road, City of Alpharetta, Fulton County, Georgia from AG to R 15 with Variance request; Letter of intent

Dear Mayor and Councilpersons,

The PARK BROOKE Individual Property Owners:
1. **Do not** oppose R15 zoning.
2. **Do not** oppose the variance request to change the road setback from 35ft to 25 ft.
3. **OPPOSE the TB CONCEPT PLAN – lot 13, 14, 15, 16, 17 are not deep enough (~125ft)**

TOLL BROTHERS has COMPLETELY IGNORED all INDIVIDUAL PROPERTY OWNERS requests for SETBACKS.

*** Toll Brothers needs to increase the SETBACK abutting the Park Brooke property line.**

1. We are requesting R15 requirements be maintained. 15,000 square feet lot minimum. Property depth must be no less that 150ft, No variances permitted;

2. We are requesting, SETBACKS adjoining Park Brook properties be 100 feet.

3. We are requesting, RETENTION POND placements be 100 feet from Park Brook property lines.

4. We are requesting, No disturbance of the State and Federal designated wetland.

The reasons for these requests are many, just a few are listed below:
1. Issues with storm water, flood water, water runoff
2. Issues with soil retention, soil erosion
3. Preservation wildlife, environment, climate change
4. Preservation of wetlands, streams,
5. Park Brook privacy, noise, quality of life

Toll Brothers, Inc., has already been issued a City of Alpharetta,
UDC VIOLATION: Parcel ID 11 027000930073

I was asked by the **Park Brooke Community Association Board** to clarify that this email is sent at the request of the **"individual property owners" listed** below (under signature).

The **Park Brooke Community Association** met with the **Park Brooke Individual Property Owners** and developed a list of concerns and requests followed by a letter to TOLL BROTHERD legal counsel (attached), D. Rolander to make our concerns and requests understood. It appears that Toll Brothers are completely ignoring our request. The Toll Brothers have made NO concessions to accommodate these requests.

The following Citizens of Alpharetta and Park Brooke property owners are supportive of these requests. Indicated below are the property owners whose property abuts the Toll Brothers property. Additional Park Brooke property owners listed are in solidarity with these requests.

Park Brooke Abutting Property Owners
Lot 1 - Bill and Sidney Little - 4100 Park Brooke Dr., Alpharetta, Ga 30022
Lot 2 - Bruce and Sandee McFadden - 4110 Park Brooke Dr., Alpharetta, Ga 30022
Lot 3 - Isaac and Yvonne Hamilton - 4120 Park Brooke Dr., Alpharetta, Ga
Lot 4 - Rob and Sara Phillips - 4130 Park Brooke Dr., Alpharetta, Ga 30022
Lot 5 - Jeffery and Deborah Whitney - 4140 Park Brooke Dr., Alpharetta, Ga 30022
Lot 6 - Steve and Lisa Harding - 4150 Park Brooke Dr., Alpharetta, Ga 30022
Lot 7 - Magdalene McKenzie - 4160 Park Brooke Dr., Alpharetta, Ga 30022
Lot 8 - Chao and Wellhong Li - 3900 Brookline Dr., Alpharetta, Ga 30022
Lot 9 - Tom and Belinda Kasmiersky - 3910 Brookline Dr., Alpharetta, Ga 30022
Lot 10 - Chester and Susan Cook - 3920 Brookline Dr., Alpharetta, Ga 30022
Lot 11 - Madhav and Mukta Gokhay - 3930 Brookline Dr., Alpharetta, Ga 30022
Lot 12 - Andy and Julie Beiger - 3940 Brookline Dr., Alpharetta, Ga 30022
Lot 13 - Michael and Rachel Biller - 3950 Brookline Dr., Alpharetta, Ga 30022
Lot 14 - Jenessa and Paul Mauerman - 3960 Brookline Dr., Alpharetta, Ga 30022
Lot 15 - Mike and Sandra Rompala - 3970 Brookline Dr., Alpharetta, Ga 30022
Brookline Drive
Sathish Jothi and Deepa Sathish - 3980 Brookline Dr., Alpharetta, Ga 30022
Patricia Allison - 4010 Brookline Dr., Alpharetta, Ga 30022
Euan and Claire Anderson - 3990 Brookline Dr., Alpharetta, Ga 30022
Kai and Arja Hyvarinen - 4000 Brookline Dr., Alpharetta, Ga 30022
Sudhir and Meenal Lothe - 4020 Brookline Dr., Alpharetta, Ga 30022
Carl and Deise White - 3905 Brookline Dr., Alpharetta, Ga 30022
Chris and Kim Schorr - 3955 Brookline Dr., Alpharetta, Ga 30022
Henrik and Jennifer Refsnes - 3965 Brookline Dr., Alpharetta, Ga 30022
Stephen and Stephanie Wilcox - 3975 Brookline Dr., Alpharetta, Ga 30022
Brookline Court.
Patel - 200 Brookline Ct., Alpharetta, Ga 30022
Kute - 210 Brookline Ct., Alpharetta, Ga 30022
Tangri - 215 Brookline Ct., Alpharetta, Ga 30022
George - 220 Brookline Ct., Alpharetta, Ga 30022
Zbib - 225 Brookline Ct., Alpharetta, Ga 30022

COPY:
Dan Merkel, Mayor Pro Tem
David Shostak, City Arborist
John Binders, City Council Member
Douglas J. DeRito, City Council Member
John Hipes, City Council Member
Donald F. Mitchell, City Council Member,
Brian Will, City Council Member
Eric Graves, Senior Engineer Development Services
Kathy Cook, Community Development

Don Rolader

From: Don Rolader <don@roladerandrolader.com>
Sent: Thursday, March 10, 2022 11:40 AM
To: 'Becca Jowers'
Cc: 'Cassie Fitzgerald'; 'Jake Meek'
Subject: RE: Pinewalk notification
Attachments: Toll Brothers Kimball Bridge Public Notification Letter signed.pdf

Becca, the notification letter is attached. If you have any questions about the project, please feel free to contact me. We had sent it to the only address we had, which was 15750 Buice Road, Alpharetta, GA 30022. Thanks, Don Rolader

---

From: Becca Jowers [mailto:becca@integrityamg.com]
Sent: Thursday, March 10, 2022 11:30 AM
To: don@roladerandrolader.com
Cc: Bailee Smith <Bailee@integrityamg.com>
Subject: Pinewalk notification
Importance: High

Hi Mr. Rolader,

I am the association managing agent for Pinewalk Swim and Tennis Club, Inc., located on Buice Road adjacent to Ocee Park. One of the Board members saw the attached document on Facebook pertaining to the Toll Brothers' rezoning application on Kimball Bridge.

It may have been a Scribner's error, but in the application attached, I noticed that Avery HOA was listed twice on line 73 and line 90. Is it possible to send the notification letter to my attention either to the address in my signature below or to this email address?

I would greatly appreciate any information you can provide.

Thank you,
Becca Drews Jowers, CAM

INTEGRITY
ASSOCIATION MANAGEMENT GROUP LLC.

3245 Peachtree Pkwy, Ste. D-242
Suwanee, GA 30024
Office 770-886-7577 ext. 103
Fax 678-771-5653
www.integrityamg.com

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Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

February 14, 2022

Toll Brothers
4080 McGinnis Ferry Rd, Ste 700
Alpharetta, GA 30005

RE: Toll Brothers Rezoning and Variance Application; Z-22-03 & V-22-02

Dear Property Owner,

Please allow this letter to serve as public notice for a Rezoning and Variance Request by Toll Brothers at Kimball Bridge Road and Buice Road for rezoning from AG to R-15 with a variance to reduce the front setback from the interior road from 35' to 25' on certain lots.

The Community Zoning Information Meeting (CZIM) for this request will be held on March 9, 2022 at 6:00 p.m. via Zoom. The link to the meeting is 6766623657. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by the Planning Commission on Thursday, April 14, 2022 at 6:30 PM and City Council on Monday, April 25, 2022 at 6:30 PM. The meeting(s) will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact Don Rolader, our attorney, at your convenience. He can be reached at 770-442-0330 or by email at don@roladerandrolader.com.

Sincerely,

Toll Brothers

By: _____
Jake Meek
Director of Land Acquisition – GA Division

cc: Don Rolader

EXHIBIT A

Number	ParcelID	Owner	Address
1	11 026200920181	HYVARINEN KAI & ARJA	4000 BROOKLINE DR ALPHARETTA GA 30022
2	11 026200920173	ANDERSON EUAN & CLAIRE	3990 BROOKLINE DR ALPHARETTA GA 30022
3	11 026200920165	JOTHI SATHISH K & KARUPPIAH DEEPA	3980 BROOKLINE DR ALPHARETTA GA 30022
4	11 026200920157	ROMPALA MICHAEL A & ROMPALA SANDRA	3970 BROOKLINE DR ALPHARETTA GA 30022-6435
5	11 026200920140	MAUERMAN PAUL E & GUNTHER JENESSA	3960 BROOKLINE DR GREENVILLE GA 30222
6	11 026200920132	BILLER MICHAEL E BILLER RACHEL E	3950 BROOKLINE DR ALPHARETTA GA 30022
7	11 026200920124	BEIGER ANDREW PAUL & JULIE ANNE	3940 BROOKLINE DR ALPHARETTA GA 30022
8	11 026200920116	GOKHLAY MADHAV & MUKTA	3930 BROOKLINE DR ALPHARETTA GA 30022
9	11 026200920108	COOK CHESTER R & SUSAN B	3920 BROOKLINE DR ALPHARETTA GA 30022
10	11 026200920090	KASMIERSKY THOMAS J & BELINDA	3910 BROOKLINE DR ALPHARETTA GA 30022
11	11 026200920082	XU CHAO & LI WEIHONG	3900 BROOKLINE DR ALPHARETTA GA 30022
12	11 026200920074	HPA BORROWER 2016 2 ML LLC	180 N STETSON AVE STE 3650 CHICAGO IL 60601
13	11 026200920066	HAWA VICTOR B & RUTH K	4150 PARK BROOKE DR ALPHARETTA GA 30022
14	11 026200930057	WHITNEY JEFFREY & DEBORAH	4140 PARK BROOKE DR ALPHARETTA GA 30022
15	11 026200930040	PHILLIPS ROBERT & SARA ELLEN KNIGHT	4130 PARK BROOK DR ALPHARETTA GA 30022
16	11 026200930032	HAMILTON ISAAC C & YVONNE L	4120 PARK BROOKE DR ALPHARETTA GA 30022
17	11 026200930024	MC FADDEN BRUCE C & SANDEE L	4110 PARK BROOKE DR ALPHARETTA GA 30022
18	11 026200930016	LITTLE WILLIAM A & SIDNEY B	4100 PARK BROOKE DR ALPHARETTA GA 30022
19	11 026201180330	NG MICHAEL CHRISTOPHER & AKIA RENE	4105 PARK BROOKE DR ALPHARETTA GA 30022
20	11 026201180348	EDMEADE SHERMILLIA & KELVIN A JR	4115 PARK BROOKE DR ALPHARETTA GA 30022
21	11 026200921304	CARCIONE RYAN & AMY	4121 PARK BROOKE DR ALPHARETTA GA 30022-6424
22	11 026200920355	SELETSKY DAVID H & NEETA K	4125 PARK BROOKE DR ALPHARETTA GA 30022

23	11 026200920363	HANNAN JAMES M & ROSEMARY R	105 PARK BROOKE CT ALPHARETTA GA 30022
24	11 026200920371	MILES STEVEN R & LINDA T	115 PARK BROOKE CT ALPHARETTA GA 30022-6430
25	11 026200920389	MAICON DENNISE E & DIANE A	125 PARK BROOKE CT ALPHARETTA GA 30022
26	11 026200920397	RHINEHART DARRYL T & JULIE M	135 PARK BROOKE CT ALPHARETTA GA 30022
27	11 026200920405	THAKORE KEYUR D & ROMA K	130 PARK BROOKE CT ALPHARETTA GA 30022
28	11 026200920413	FENSTERMAKER WILLIAM D & MEGAN A	120 PARK BROOKE CT ALPHARETTA GA 30022
29	11 026200920421	POPLER JONATHAN & POPLER MICHELLE L	110 PARK BROOKE CT ALPHARETTA GA 30022
30	11 026200920439	SINGH PARMINDER & BHALLA RASHMI	4145 PARK BROOKE DR ALPHARETTA GA 30022
31	11 026200920447	HAMMONDS LESLIE P & NANCY ANN	4155 PARK BROOKE DR ALPHARETTA GA 30022
32	11 026200920454	PETERSON ERIC & PETERSON YAYOI	4165 PARK BROOKE DR ALPHARETTA GA 30022
33	11 026200920462	COOK JOHN H & MARINA G	4175 PARK BROOKE DR ALPHARETTA GA 30022
34	11 026200920470	PARK BROOKE COMMUNITY ASSOCIATION INC	P.O. BOX 2458 ALPHARETTA GA 30023-2458
35	11 026200920322	STALLARD JEFFREY W STALLARD JULIANA C	4200 PARK BROOKE DR ALPHARETTA GA 30022
36	11 026200920314	KIM LEE SUN YOUNG & JIN SU	4190 PARK BROOKE DR ALPHARETTA GA 30022
37	11 026200920306	WHITE CARL E JR & DENISE K	3905 BROOKLINE DR ALPHARETTA GA 30022-6436
38	11 026200920298	TANGRI PANKAJ & TANGRI SAPNA	215 BROOKELINE CT ALPHARETTA GA 30022
39	11 026200920280	ZBIB OUSSAMA S	225 BROOKLINE CT ALPHARETTA GA 30022
40	11 026200920272	GEORGE JEFFREY & SUSAN	220 BROOKLINE CT ALPHARETTA GA 30022
41	11 026200920264	KUTE BALKRISHNA & KUTE ASAWARI	210 BROOKLINE CT ALPHARETTA GA 30022
42	11 026200920256	PATEL YATIN N & DEVAL	200 BROOKLINE CT ALPHARETTA GA 30022
43	11 026200920249	JOHN BINU & KURIAN SIMI	3945 BROOKLINE DR ALPHARETTA GA 30022
44	11 026200920231	SCHORR CHRISTOPHER R & KIMBERLY S	3955 BROOKLINE DR ALPHARETTA GA 30022-6437
45	11 026200920223	REFSNES HENRIK & JENNIFER	3965 BROOKLINE DR ALPHARETTA GA 30022-6437

46	11 026001191842	ANEJA SUMEET & BHATIA NIDHI	4202 BLUEHOUSE LN ALPHARETTA GA 30022
47	11 026001191859	CHOUDHARY VIKRAM KUMAR CHOUDHARY SEEMA	4212 BLUEHOUSE LN ALPHARETTA GA 30022
48	11 026001191867	ENG BARRY & LEE-ENG ROSA	4222 BLUEHOUSE LN ALPHARETTA GA 30022
49	11 026001191875	WANG AN-CHI WANG HUI MIN	4232 BLUEHOUSE LN ALPHARETTA GA 30004
50	11 026001191883	FERNANDEZ JESUS A & MARIA M	4242 BLUEHOUSE LN ALPHARETTA GA 30022
51	11 026001191891	NAGPAL NEERAJ & AHUJA JYOTSNA	4252 BLUEHOUSE LANE ALPHARETTA GA 30022
52	11 016000800295	WEBB PAUL DAVID	11125 BUICE RD ALPHARETTA GA 30022-4926
53	11 015000810189	WEBB PAUL D	11125 BUICE RD ALPHARETTA GA 30022-4448
54	11 016000801640	LONG WENDE & ZHANG MINFANG	11013 ESTATES CIR ALPHARETTA GA 30022-1470
55	11 016000801657	ANAND HARPREET SINGH & ANAND KULWINDER KAUR	11011 ESTATES CIR ALPHARETTA GA 30022
56	11 016000801665	RAVULA DHEERAJ & ALETI SUSHMA	11009 ESTATES CIR ALPHARETTA GA 30022
57	11 016000801673	MC GILL ERIC L & MC GILL BROOKE G	11007 ESTATES CIR ALPHARETTA GA 30022
58	11 016000801681	PATEL CHIRAYU PATEL DIPA	11005 ESTATES CIR ALPHARETTA GA 30022
59	11 016000800303	WEBB PAUL DAVID	11125 BUICE RD ALPHARETTA GA 30022-4926
60	11 016000801426	LAZO RONALD JOSEPH & TRICIA H	4042 ERIN DR ALPHARETTA GA
61	11 016000801418	JOHNSON JAMES D & CINDY M	4032 ERIN DR ALPHARETTA GA 30022
62	11 016000801400	DENNIS JAMES P & SMITH LINDA B	4022 ERIN DR ALPHARETTA GA 30022
63	11 016000801392	ANANTHASANE JOHN	134 DEVORE RD ALPHARETTA GA 30009
64	11 016000801384	NELSON IDRISSA ATO & SIMMONDS MICHELLE	4002 ERIN DR ALPHARETTA GA 30022
65	11 016000801434	DE GEORGE GARY J & CONSTANCE M	4017 ERIN DR ALPHARETTA GA 30022
66	11 016100800013	DUTTA PRIYABRATA & ADITY	10965 SOUTH KIMBALL BRIDGE XING ALPHARETTA GA 30022
67	11 016000790157	KIMBALL BRIDGE LLC	1808 BALLYUNION DR DULUTH GA 30097

68	11 027000930149	LEWIS NEWMAN INC	3032 BAKERS MEADOW ATLANTA GA 30339
69	11 027000930164	WHEELER TIMOTHY W & BONGIOVANNI SHERRY NICOLE	4030 KIMBALL BRIDGE RD ALPHARETTA GA 30022
70	11 027000930172	CITY OF JOHNS CREEK	12000 A FINDLEY RD STE 400 DULUTH GA 30097
71	11 027000940114	CITY OF JOHNS CREEK	12000 A FINDLEY RD STE 400 DULUTH GA 30097
72	11 027000940239	AHMED JAWAD & SHABBIR SUMAIRA	4102 BRADBURY LANE ALPHARETTA GA 30022
73	11 027000930438	AVERY SQUARE HOMEOWNERS ASSOCIATION INC	P O BOX 2458 ALPHARETTA GA 30023-2458
74	11 027000930420	AFTAB NADEEM	4870 CARRE WAY ALPHARETTA GA 30022
75	11 027000930412	MEDIPALLI RAJESH & BANDARU VASANTHA LAKSHMI	4111 BRADBURY LANE ALPHARETTA GA 30022
76	11 027000930404	PATEL VINODRAY J & PATEL PUSHPA V	4129 BRADBURY LANE ALPHARETTA GA 30022
77	11 027000930396	BODDULA SUGUN & KANGERI VIJAYA LAKSHMI	4131 BRADBURY LANE ALPHARETTA GA 30022
78	11 027000930388	CHEN LANG DI & WU BI JIN	4134 BRADBURY LANE ALPHARETTA GA 30022
79	11 027000930370	SURESH ARUN	4132 BRADBURY LANE ALPHARETTA GA 30022
80	11 027000930362	ZHANG LIHAI	4130 BRADBURY LANE ALPHARETTA GA 30022
81	11 027000930354	SANJANWALA HETAL MANISH & SANJANWALA MANISH VIPUL	4128 BRADBURY LANE ALPHARETTA GA 30022
82	11 027000930347	GUJRAL JASPREET S & GUJRAL JASMINE KAUR	4126 BRADBURY LANE ALPHARETTA GA 30022
83	11 027000930339	GEORGE MOOLAMATTOM & GEORGE LEELA	3596 ALLEE ELM DR JOHNS CREEK GA 30022
84	11 027000930321	SUN QIAOYU	4130 BRADBURY LANE ALPHARETTA GA 30022
85	11 027000930313	TANGSIRIVARIN PIPARD	4118 BRADBURY LANE ALPHARETTA GA 30022
86	11 027000930305	SRIPATHI VEENA & PASHAM SREEDHAR REDDY	4116 BRADBURY LANE ALPHARETTA GA 30022

87	11 027000930297	WONG INVESTMENT LLC	4130 BRADBURY LANE ALPHARETTA GA 30022
88	11 027000930289	YU BEI QU	4110 BRADBURY LANE ALPHARETTA GA 30022
89	11 027000930271	AYALA PINEDO LINDA O & MENDEZU DIEGO A	4108 BRADBURY LANE ALPHARETTA GA 30022
90	11 027000940262	AVERY SQUARE HOMEOWNERS ASSOCIATION INC	P.O. BOX 2458 ALPHARETTA GA 30023
91	11 027000930057	GEORGIA POWER COMPANY TAX DEPT BIN 10120	241 RALPH MCGILL BLVD NE ATLANTA GA 30308-3374
92	11 027101180891	KENNEDY CAROL ANNE J	4140 PINESET DR ALPHARETTA GA 30022
93	11 027101180909	KELLY-SPANN KELLY SPANN ROBERT M	4150 PINESET DR ALPHARETTA GA 30022
94	11 027101180917	PAIGE DAVID BRIAN GEORGE	4160 PINESET DR ALPHARETTA GA 30022
95	11 027101180925	PATEL RAKESH V	4170 PINESET DR ALPHARETTA GA 30022
96	11 027101180933	NEELI SHIVA K	619 E ELMWOOD AVE S UNIT S BURBANK CA 91501
97	11 027101180941	KIM CHANGKI	4190 PINESET DR ATLANTA GA 30022-6510
98	11 027101180958	BAZILE CRYSTAL	4200 PINESET DR ALPHARETTA GA 30022
99	11 027101180966	YALDEZ ABDEL SAMED	4210 PINE SET DR ALPHARETTA GA 30022
100	11 027101180974	PALATSI NACE D	4220 PINESET DR ALPHARETTA GA 30022-6511
101	11 027101180982	HUTCHINSON VALORIE	4230 PINESET DR ALPHARETTA GA 30022
102	11 027101180990	AVERY DAVID W	4200 PINE VISTA BLVD ALPHARETTA GA 30022
103	11 027101180792	HASSELL DAVID	10655 KINGSMARK TRL ALPHARETTA GA 30022
104	11 027101180784	HAN SEUNGHUN	4215 PINE VISTA BLVD ALPHARETTA GA 30022
105	11 027101180776	MELIAWATI SUSANA	4225 PINE VISTA BLVD ALPHARETTA GA 30022
106	11 027101180768	COLE ALICIA R	4235 PINE VISTA BLVD ALPHARETTA GA 30022
107	11 027101180743	KORNEEV DMITRY	115 PINE RISE CT ALPHARETTA GA 30022
108	11 027101180735	PATEL NAVIN B	200 BROOKLINE CT ALPHARETTA GA 30022

109	11 027101180727	PATEL JITENDRA R & RANJAN J	140 PINE RISE CT ALPHARETTA GA 30022-4986
110	11 027101180875	GARCIA JUAN & FOSTER SARAH	4165 PINESET DR ALPHARETTA GA 30022
111	11 027101180867	KOLICH KELSEY	4175 PINESET DR ALPHARETTA GA 30022
112	11 027101180859	HOGAN MONISHA D	4185 PINESET DR ALPHARETTA GA 30022
113	11 027101180842	MANDAVA NAGA VYAS	4195 PINESET DR ALPHARETTA GA 30022
114	11 027101180834	HAJIMEEN INC	5050 QUORUM DR STE 225 DALLAS TX 75254
115	11 027101180826	VANISH LIONEL G	4215 PINESET DR ALPHARETTA GA 30022
116	11 027101180818	MEN STACY & MEN YONG	3331 CHAMBLEE DUNWOODY RD CHAMBLEE GA 30341
117	11 027101180800	DIMASSI MAHMOUD	4235 PINESET DR ALPHARETTA GA 30022

From:	Woodman, Michael
To:	Callum, Alexandra
Subject:	FW: 23 Acre Red River LP
Date:	Wednesday, February 23, 2022 9:02:07 AM
Attachments:	image001.png

For the Toll Brothers file

From: Cook, Kathi <Kcook@alpharetta.ga.us>
Sent: Tuesday, February 22, 2022 10:30 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Fwd: 23 Acre Red River LP

FYI

Sent from my iPhone

Begin forwarded message:

> **From:** THOMAS & BELINDA KASMIERSKY [redacted]
> **Date:** February 22, 2022 at 10:17:41 PM EST
> **To:** "Cook, Kathi" <Kcook@alpharetta.ga.us>
> **Subject: Re: 23 Acre Red River LP**
>
> CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>
> Kathi,
>
> It was very interesting to see the City Council in action Tuesday night. There definitely were a few moments that me sit up and take notice.
>
> I wanted to ask you a few questions regarding the project behind our house. Did you mean to tell me that Toll Brothers has to bring up thoughts I have on the development before you would consider them? As a citizen, isn't the Planning Department a place where we as citizens should be able to bring our questions to this department? We do have concerns about making sure the City understands our positions. Quite frankly, development has been rampant and there needs to be thought into "blending into the surrounding neighborhoods." I

would like to hear the Planning departments thoughts on buffers, conservation, stormwater drainage easements, and amenities for living while developments are being considered.

I do have some questions, so can we set another appointment soon?

kind regards,

Belinda Kasmiersky
[redacted]

On 01/28/2022 10:05 PM Cook, Kathi <kcook@alpharetta.ga.us> wrote:

That's ok, you'll have your chance to give input.

Sent from my iPhone

On Jan 28, 2022, at 9:45 PM, THOMAS & BELINDA KASMIERSKY [redacted] wrote:

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I believe that at the time we (all our neighbors) didn't feel it as closely as now.

Belinda Kasmiersky
[redacted]

On 01/28/2022 7:44 PM Cook, Kathi <kcook@alpharetta.ga.us> wrote:

Designations come about during the comprehensive land use plan review and

adoption. It's a year long process we went through last year prior to adoption and we have several meetings with the public as well as on line outreach.
You will certainly have opportunity to comment on the applicants requested rezoning when one is submitted. Thanks

Sent from my iPhone

On Jan 28, 2022, at 2:39 PM, bellek [redacted] wrote:

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

How do these designations come about? Is there citizen imput or can there be? Our thought are R15 and qbove bc so many other neighborhoods are smaller and pull pur property values down.

As citizens of Alpharetta can we petition for this higher designation?

Kind regards,

Belinda Kasmiersky

Sent from my Sprint Samsung Galaxy Note9. Might have grammetical errors.

-------- Original message --------
From: "Cook, Kathi"
<Kcook@alpharetta.ga.us>
Date: 1/28/22 9:44 AM (GMT-05:00)
To: bellek [redacted]
Subject: RE: 23 Acre Red River LP

Got it, the designation already depicts Low Density Residential which allows R-15/R-12.

THE CITY OF ALPHARETTA
TECHNOLOGY CITY OF THE SOUTH

KATHI COOK
DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT
WORK: 678.297.6073
CELL: 678.206.6051
FAX: 678.297.6071
EMAIL: kcook@alpharetta.ga.us

2 Park Plaza
Alpharetta, GA 30009
Phone: 678.297.6000
www.alpharetta.ga.us

From: bellek
[redacted]
Sent: Thursday, January 27, 2022 3:52 PM
To: Cook, Kathi
<Kcook@alpharetta.ga.us>
Subject: RE: 23 Acre Red River LP

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Its to the left of Parkbrooke subdivion.

Sent from my Sprint Samsung Galaxy

Note9. Might have grammetical errors.

-------- Original message --------
From: "Cook, Kathi"
<Kcook@alpharetta.ga.us>
Date: 1/27/22 3:02 PM (GMT-05:00)
To: THOMAS & BELINDA KASMIERSKY
[redacted]
Subject: RE: 23 Acre Red River LP

What is your address that you are trying to change the land use? Have you looking in our Comprehensive Land Use Plan? The map will not designate a specific zoning, just a category. Thanks

KATHI COOK
DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT
WORK: 678.297.6073
CELL: 678.206.6051
FAX: 678.297.6071
EMAIL: kcook@alpharetta.ga.us

2 Park Plaza
Alpharetta, GA 30009
Phone: 678.297.6000
www.alpharetta.ga.us

From: THOMAS & BELINDA KASMIERSKY
[redacted]
Sent: Thursday, January 27, 2022 2:04 PM
To: Cook, Kathi
<Kcook@alpharetta.ga.us>
Subject: 23 Acre Red River LP

CAUTION: This email originated from outside the

City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kathy,

I looked all over the internet for the Land Use for the above parcel. It wasn't on any of the maps that I found online.

Our question is how do we petition our city to raise the Land Use to R15 or above. As citizens of Alpharetta, we should have a say in the recommended building land use as it will affect our property if it is any lower. All the development around us has been for smaller lot and home size, which pulls our property values down with it. We need the city to be behind its citizens in protecting our property values.

I've done studies on the plats around us.

Kind regards,

Belinda Kasmiersky

Mr. Shostak,

How do we ask the City to designate an UNDISTURBED conservation strips on a property? If a developer is allowed to clear-cut a complete lot that has important ecological systems, then our property values will go down. The woods behind our house is home to many different species of animals and birds and their displacement would be detrimental to the balance between nature and man.

Right now deer travel from the greenway all the way down to the wetlands stream. The woods are also home to raccoons, squirrels, turtles, possums, and many other creatures. We must give them right of way and space to move around, grow and mature.

Please advise as what we should do.

kind regards,

Belinda Kasmiersky
[redacted]

From: RICHARD & SHARI FREEMAN [redacted]
Date: March 8, 2022 at 5:36:19 PM EST
To: "Schroeder, Bret" <bschroeder@alpharetta.ga.us>
Subject: KBR & Buice Road Development

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Z-22-03 / V-22-02 / Tolls Brothers / Kimball Bridge Road

Bret . . . what can you tell me about this development before the zoom session tomorrow night?

My community of Pinewalk is very interested and focused on what this means with respect to traffic on KBR as well as Buice (CJC).

Somewhere in the listing there was a reference to the HOA, but no one on our HOA seems to have been contacted. Were they supposed to have been contacted?

Thanks,

Dick

From:	Woodman, Michael
To:	Callum, Alexandra
Subject:	FW: Kimball @ Buice property
Date:	Monday, February 21, 2022 1:17:44 PM
Attachments:	image001.png

Toll Brothers – public comment

From: Woodman, Michael
Sent: Wednesday, February 16, 2022 12:50 PM
To: [redacted]
Subject: RE: Kimball @ Buice property

They could make changes before the meeting.

From: bellek [redacted]
Sent: Wednesday, February 16, 2022 12:44 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: RE: Kimball @ Buice property

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Can they change it before the meeting?

Sent from my Sprint Samsung Galaxy Note9. Might have grammetical errors.

-------- Original message --------
From: "Woodman, Michael" <mwoodman@alpharetta.ga.us>
Date: 2/16/22 12:31 PM (GMT-05:00)
To: bellek [redacted]
Subject: RE: Kimball @ Buice property

Good afternoon, Belinda.

If Council approves the developer's request, there will be a condition requiring that the site plan be substantially as shown to Council.

From: bellek [redacted]
Sent: Wednesday, February 16, 2022 11:47 AM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: RE: Kimball @ Buice property

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Hi!

We had a meeting with Toll Brothers. We were told by HOA if any changes were made to plat the builders would have to start all over again. Is this true? It seems this is a concept plan and changes full well will occur.

We dont want to vote yes for this just "to find out whats in it." Lol.

Kind regards,

Belinda Kasmiersky

Sent from my Sprint Samsung Galaxy Note9. Might have grammetical errors.

-------- Original message --------
From: "Woodman, Michael" <mwoodman@alpharetta.ga.us>
Date: 2/11/22 11:31 AM (GMT-05:00)
To: bellek [redacted]
Subject: RE: Kimball @ Buice property

No problem, Belinda.

From: bellek [redacted]
Sent: Friday, February 11, 2022 11:30 AM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: RE: Kimball @ Buice property

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My neighbor Susan Cook and possibly other neighbors might attend as well. Is that ok?

Sent from my Sprint Samsung Galaxy Note9. Might have grammetical errors.

Cc: DeRito, Doug <DDerito@alpharetta.ga.us>; Merkel, Dan <dmerkel@alpharetta.ga.us>; [redacted]
Subject: Re: Kimball @ Buice property

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Can we see a copy of the this Arborist report? The Stop work order said a lot of remediation/etc. was necessary and has all of this done?

Please send me a copy through email or let me know where to get a copy.

Belinda Kasmiersky
[redacted]

On 02/07/2022 3:43 PM Borden, Brian <bborden@alpharetta.ga.us> wrote:

Belinda,
I wanted to let you know that the arborist has now approved the plan for accessing this site to complete the borings. If my memory is correct, they had previously completed half of the borings, and I think there were still around 18 left to be completed. I'm not sure when they will come out, as I have not heard anything specifically, but you can expect to see vehicles out there soon continuing the work they were previously doing.

If I hear of a specific time, I will let you know that as well. Please disseminate this information to any other concerned neighbors, so they may know to expect people back there again soon.

Thanks,
Brian

Brian Borden, AICP
Zoning Administrator

2 Park Plaza
Alpharetta, GA 30009
Office: 678-297-6076

Kimball Bridge Road, City of Alpharetta, Fulton County, Georgia from AG to R 15 with Variance request; Letter of intent

Dear Mayor and Councilpersons,

The PARK BROOKE Individual Property Owners:

1. **Do not** oppose R15 zoning.

2. **Do not** oppose the variance request to change the road setback from 35ft to 25 ft.

3. **OPPOSE the TB CONCEPT PLAN – lot 13, 14, 15, 16, 17 are not deep enough (~125ft)**

TOLL BROTHERS has COMPLETELY IGNORED all INDIVIDUAL PROPERTY OWNERS requests for SETBACKS.

*** Toll Brothers needs to increase the SETBACK abutting the Park Brooke property line.**

1. We are requesting R15 requirements be maintained. 15,000 square feet lot minimum.

Property depth must be no less that 150ft, No variances permitted;

2. We are requesting, SETBACKS adjoining Park Brook properties be 100 feet.

3. We are requesting, RETENTION POND placements be 100 feet from Park Brook property lines.

4. We are requesting, No disturbance of the State and Federal designated wetland.

The reasons for these requests are many, just a few are listed below:
1. Issues with storm water, flood water, water runoff
2. Issues with soil retention, soil erosion
3. Preservation wildlife, environment, climate change
4. Preservation of wetlands, streams,
5. Park Brook privacy, noise, quality of life

Toll Brothers, Inc., has already been issued a City of Alpharetta, UDC VIOLATION: Parcel ID 11 027000930073

I was asked by the **Park Brooke Community Association Board** to clarify that this email is sent

at the request of the **"individual property owners"** listed below (under signature).

The **Park Brooke Community Association** met with the **Park Brooke Individual Property Owners** and

developed a list of concerns and requests followed by a letter to TOLL BROTHERD legal counsel,

D. Rolander to make our concerns and requests understood. It appears that Toll Brothers are completely ignoring our request. The Toll Brothers have made NO concessions to accommodate these requests.

The following Citizens of Alpharetta and Park Brooke property owners are supportive of these requests.

Indicated below are the property owners whose property abuts the Toll Brothers property.

Additional Park Brooke property owners listed are in solidarity with these requests.

Park Brooke Abutting Property Owners
Lot 1 - Bill and Sidney Little - 4100 Park Brooke Dr., Alpharetta, Ga 30022
Lot 2 - Bruce and Sandee McFadden - 4110 Park Brooke Dr., Alpharetta, Ga 30022
Lot 3 - Isaac and Yvonne Hamilton - 4120 Park Brooke Dr., Alpharetta, Ga
Lot 4 - Rob and Sara Phillips - 4130 Park Brooke Dr., Alpharetta, Ga 30022
Lot 5 - Jeffery and Deborah Whitney - 4140 Park Brooke Dr., Alpharetta, Ga 30022
Lot 6 - Steve and Lisa Harding - 4150 Park Brooke Dr., Alpharetta, Ga 30022
Lot 7 - Magdalene McKenzie - 4160 Park Brooke Dr., Alpharetta, Ga 30022
Lot 8 - Chao and Wellhong Li - 3900 Brookline Dr., Alpharetta, Ga 30022
Lot 9 - Tom and Belinda Kasmiersky - 3910 Brookline Dr., Alpharetta, Ga 30022
Lot 10 - Chester and Susan Cook - 3920 Brookline Dr., Alpharetta, Ga 30022
Lot 11 - Madhav and Mukta Gokhay - 3930 Brookline Dr., Alpharetta, Ga 30022
Lot 12 - Andy and Julie Beiger - 3940 Brookline Dr., Alpharetta, Ga 30022
Lot 13 - Michael and Rachel Biller - 3950 Brookline Dr., Alpharetta, Ga 30022
Lot 14 - Jenessa and Paul Mauerman - 3960 Brookline Dr., Alpharetta, Ga

30022
Lot 15 - Mike and Sandra Rompala - 3970 Brookline Dr., Alpharetta, Ga 30022
Brookline Drive
Sathish Jothi and Deepa Sathish - 3980 Brookline Dr., Alpharetta, Ga 30022
Patricia Allison - 4010 Brookline Dr., Alpharetta, Ga 30022
Euan and Claire Anderson - 3990 Brookline Dr., Alpharetta, Ga 30022
Kai and Arja Hyvarinen - 4000 Brookline Dr., Alpharetta, Ga 30022
Sudhir and Meenal Lothe - 4020 Brookline Dr., Alpharetta, Ga 30022
Carl and Deise White - 3905 Brookline Dr., Alpharetta, Ga 30022
Chris and Kim Schorr - 3955 Brookline Dr., Alpharetta, Ga 30022
Henrik and Jennifer Refsnes - 3965 Brookline Dr., Alpharetta, Ga 30022
Stephen and Stephanie Wilcox - 3975 Brookline Dr., Alpharetta, Ga 30022
Brookline Court.
Patel - 200 Brookline Ct., Alpharetta, Ga 30022
Kute - 210 Brookline Ct., Alpharetta, Ga 30022
Tangri - 215 Brookline Ct., Alpharetta, Ga 30022
George - 220 Brookline Ct., Alpharetta, Ga 30022
Zbib - 225 Brookline Ct., Alpharetta, Ga 30022

COPY:
Dan Merkel, Mayor Pro Tem
David Shostak, City Arborist
John Binders, City Council Member
Douglas J. DeRito, City Council Member
John Hipes, City Council Member
Donald F. Mitchell, City Council Member,

Brian Will, City Council Member

Eric Graves, Senior Engineer Development Services

Kathy Cook, Community Development

tta.

This is a demand from the property owners of Park Brooke subdivision, to reject the variance request proposed by Toll Brothers.

1. We are requesting ALL R15 minimum requirements be maintained. No variances permitted. 15,000 square feet lots

2. We are requesting, SETBACKS adjoining Park Brook properties be 100 feet.

3. We are requesting, RETENTION POND placements be 100 feet from Park Brook property lines.

4. We are requesting, No disturbance of the State and Federal designated wetland. Except where required by law.

The reasons for these request are many, just a few are listed below:
1. Park Brook privacy, noise
2. Soil retention, Soil erosion
3. Wildlife preservation
5. Wetlands preservation
6. Flood and water runoff

Toll Brothers, Inc., has already been issued a City of Alpharetta, UDC VIOLATION: Parcel ID 11 027000930037.
Toll Brothers has a history of land disturbance violation.

COPY:
Dan Merkel, Mayor Pro Tem
David Shostak, City Arborist
John Binders, City Council Member
Douglas J. DeRito, City Council Member
John Hipes, City Council Member
Donald F. Mitchell, City Council Member, Brian Will, City Council Member

Rev. Dr. Chester R. Cook
3920 Brookline Dr.
Alpharetta, Ga 30022
[redacted]

AGAPE, Rev. Dr. Chester R. Cook

PARK BROOKE COMMUNITY ASSOCIATION, INC.

1230 JOHNSON FERRY PLACE • SUITE F10 • MARIETTA, GEORGIA 30068

[redacted] (facsimile)

Author's Direct Dial: [redacted]

Email Address: [redacted]

March 1, 2022

VIA E-MAIL & U.S. MAIL
Donald A. Rolader, Esq.
ROLADER & ROLADER, P.C.
P.O. Box 277
Marble Hill, GA 30148
don@roladerandrolader.com

Re: Toll Brothers Rezoning and Variance Application; Z-22-03 & V-22-02

Dear Don,

I write to you in my capacity as Secretary of the Board of Directors (the "Board") of the Park Brooke Community Association, Inc. ("Park Brooke"), regarding your client's Rezoning and Variance Application to the City of Alpharetta (Z-22-03 & V-22-02). First, on behalf of the Board and the neighborhood, I would like to thank you and Toll Brothers for taking the time to meet with the Board on February 2, 2022, meet with the homeowners of Park Brooke on February 15, 2022, and for the ongoing dialogue between Toll Brothers and certain homeowners. As part of the ongoing dialogue, I wanted to convey to you some concerns and requests that Park Brooke has regarding the proposed development. Please accept this letter as Park Brooke's official communication.

Drainage from the proposed development is the number one concern expressed by the Park Brooke homeowners who abut the project. Many Park Brooke homeowners have already experienced severe flooding of the yards and basements due to runoff from the parcel. The water runoff coming to Park Brooke lots following the completion of the development must not exceed the current runoff amounts. Park Brooke requests that this be verified through one or more hydrology studies conducted by Toll Brothers as part of the project.

Park Brooke would also like larger setbacks from the common property line that those currently envisioned in Toll Brothers' proposal. Park Brooke requests that the home structure on the lots that will abut Park Brooke be setback 100 feet from the common property line. This 100 foot setback would include a 50 feet of undisturbed buffer and then an additional 50 feet that would include the yard and a drainage easement. A conceptual drawing of this request was provided to JR by Belinda Kasmiersky last week. If you would like a copy of this drawing, please do not hesitate to contact me.

Park Brooke also requests that the natural water streams and wetlands on the parcel be left undisturbed rather than being filling in and converted into sellable lots and homes. Leaving this area undisturbed would also allow Toll Brothers to explore using the area as a natural retention area and converting the surrounding area into parkland for the proposed development. Since the current proposal has no amenities, we believe utilizing this sensitive area in this constructive manner would be a selling point for the new development.

Relocation of the proposed retention ponds further from the common property line is also requested by Park Brooke. The increased setbacks proposed herein above gives Toll Brothers room to relocate the retention ponds so that they do not sit upon the common property line.

As was discussed during the February 2 meeting with the Board, Toll Brothers shall agree to build, maintain, and own a fence to be installed along the common property line. Park Brooke will be able to participate in the design of the fence and the selection of materials consistent with Park Brooke's architectural requirements. Park Brooke would also like to be involved in the selection of the plants and trees that will be planted along the fence line.

Park Brooke would also like to see – and certainly Toll Brothers' clientele would like to see – dense vegetation planted along the portion of the development that backs up to Kimball Bridge Road. New trees should be planted in lieu of the trees being removed as part of the development to shield the home from Kimball Bridge. Perhaps a disproportionate amount of the 728 inches of trees that Toll Brothers is required to plant as part of its remediation requirement could be placed along the common property line and along Kimball Bridge Road.

Finally, there is some concern from Park Brooke residents that even though Toll Brothers is requesting R-15 zoning, that when and if the City of Alpharetta approves the Rezoning and Variance Application, Toll Brothers intends to come back and request variances for smaller lots than allowed in R-15. Therefore, Park Brooke asks that Toll Brothers commits to adhering to the R-15 minimum lot size requirements and agree not to seek variances for smaller lots.

The Board and I look forward to working with you and Toll Brothers regarding these issues and requests on behalf of Park Brooke's residents. Any feedback Toll Brothers could provide in advance of next week's Community Zoning Information Meeting (CZIM) on March 9, 2022 would be appreciated. If you or Toll Brothers would like to meet in person to discuss this letter, I would be happy to schedule another meeting at the Park Brooke Clubhouse. We look forward to hearing from you.

Sincerely,

G. Franklin Lemond, Jr.

cc: Alisha Duston, Property Manager (via email only)
Park Brooke Community Assocaition, Inc. Board of Directors (via email only)

From: Woodman, Michael
To: THOMAS & BELINDA KASMIERSKY
Cc: Cook, Kathi; Callum, Alexandra
Subject: RE: O Kimball Bridge meeting
Date: Wednesday, March 2, 2022 10:04:00 AM

Thank you, Belinda. Appreciate this information.

From: THOMAS & BELINDA KASMIERSKY <[redacted]
Sent: Wednesday, March 02, 2022 12:19 AM
To: Cook, Kathi <Kcook@alpharetta.ga.us>; Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: O Kimball Bridge meeting

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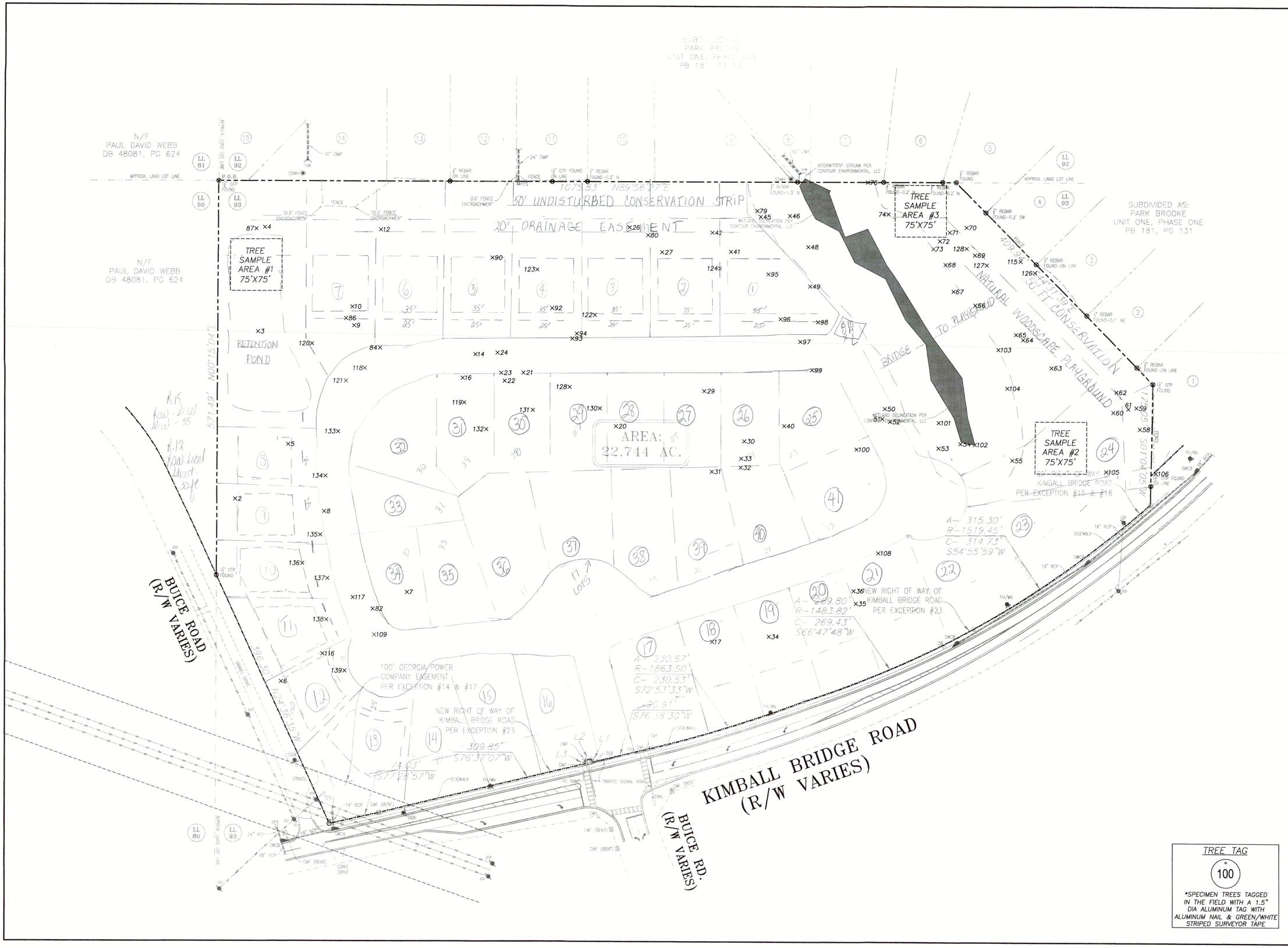
Hello! Thank you for meeting with me this afternoon regarding buffer questions. I really appreciate the time you spent with me going over city planning requirements.

I was also happy we were also able to review the concept plan with possible solutions. Attached are all the items you requested from that review.

Again, thank you for your time and advice.

Kindest regards,

Belinda Kasmiersky
Park Brooke neighbor
[redacted]



TREE TAG

100

*SPECIMEN TREES TAGGED IN THE FIELD WITH A 1.5" DIA ALUMINUM TAG WITH ALUMINUM NAIL & GREEN/WHITE STRIPED SURVEYOR TAPE

LAND DESIGN GROUP, INC.
LANDSCAPE ARCHITECTS
CERTIFIED ARBORISTS
337 Boulevard NE
Gainesville, Georgia 30501
(p) 770.990.3596
(f) 770.534.6445
email: landdesingroupinc@gmail.com
web: www.landdesigngroupinc.com

STAMP

GEORGIA REGISTERED LANDSCAPE ARCHITECT JASON MATTHEW JUSTICE 1/31/2022

GEORGIA SOIL AND WATER CONSERVATION COMMISSION CERTIFICATION NO. 56116

INT'L SOCIETY OF ARBORICULTURE CERTIFIED ARBORIST JASON MJUSTICE 1/31/2022

PROJECT

Kimball Bridge Road

Located in:
Land Lot 93
1st District, 1st Section
City of Alpharetta
Fulton County, Georgia

DATE:	PROJECT #:
1/31/2022	2021-075
DRAWN BY:	CHECKED BY:
LJ	JJ

This drawing and all reproductions are copyrighted and property of the Landscape Architect and Planner and may not be published, reproduced, or used in any way without permission.

REVISIONS

NORTH ARROW / SCALE

0 60' 120'

Scale 1" = 60'

SHEET TITLE

SPECIMEN TREE SURVEY

SHEET

L1

From:	bellek
To:	Woodman, Michael
Cc:	Cook, Kathi; Callum, Alexandra
Subject:	RE: O Kimball Bridge meeting
Date:	Monday, April 4, 2022 12:42:39 PM
Attachments:	image001.png 20220404_122314_129931044453662.mp4

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see attached video of stream...see the growth of plants that were not there in the wintertime when they delienated the wetlands....please share with appropriate departments...

I would not want to buy a home buildt over a natural stream, even if it was engineered to seem like the ground was dry.

Sent from my Sprint Samsung Galaxy Note9. Might have grammetical errors.

-------- Original message --------
From: bellek [redacted]
Date: 4/4/22 7:32 AM (GMT-05:00)
To: "Woodman, Michael" <mwoodman@alpharetta.ga.us>
Cc: "Cook, Kathi" <Kcook@alpharetta.ga.us>, "Callum, Alexandra" <acallum@alpharetta.ga.us>
Subject: RE: O Kimball Bridge meeting

Just a reminder that yes they gave 10 ft tree landscape, 25' buffer, and a tree save area to Clipper Bay in Shirley Estates...they had plenty of time to work this in their plan and chose not to. Your office is aware of the alternative plan I brought in a month and a half ago after sharing it with Toll Brothers.

We needthe tree save to protect our properties from erosion. We need it for our wildlife survival also. Our area is known for the heavily wooded greenway and natural beauty. We are not city center where all the majestic trees are mowed down for asphalt and densely buildt homes. Help us save our way of life.

Kind regards,

Belinda Kasmiersky

Sent from my Sprint Samsung Galaxy Note9. Might have grammetical errors.

-------- Original message --------
From: "Woodman, Michael" <mwoodman@alpharetta.ga.us>

From: bellek [redacted]
Sent: Thursday, March 31, 2022 10:53 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>; [redacted]
Cc: Cook, Kathi <Kcook@alpharetta.ga.us>; Callum, Alexandra <acallum@alpharetta.ga.us>
Subject: RE: O Kimball Bridge meeting

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kathi and Michael,

Can you each tell me what, before tonight, you have already given "the nod or approval" to on the Toll Brothers "questionable" drawing? Mr. Rolander stated "as approved by staff" several times in his handout.

Their "new" meeting and same site plan did not produce good neighborly practices to help us want them as neighors...In fact, they came with the same plan that was given to us the first time. As if coming back out to Parkbrooke with the same plan meant we approved? We all were again unhappy with their cavalier attitude towards our needs.

We understand all the realtors, insurance providers, and people who stand to make money want this. Citizens/homeowners have a right to expect city council to protect and lmaintain the quality of life accustomed to in the city they've paid taxes in for years.

We want to have quality of life. Their plan propose the same wall of same sized homes which will produce future flooding in our yards, more than now.

We do not want city council to just "approve it and see what happens later" because as the subserviant landowners to their dominant land, we will more than likely have to spend huge sum of money regraded our backyards. I know City Council doesn' t want that for their citizens, do they? If they do, then we need a clause that states "Toll Brothers shall be solely

responsible for any and all regrading work in Parkbrooke backyards due to future water runoff or underground percolation." No arbitration. If they are so confident their project will not cause us any problems, then they should have no issues with this.

City councils should protect their citizens first, and builders should plan new subdivisions with citizens concerns addressed so they can build with a clean conscience.

Please do not approve their plan, as is, with no real buffers in our back yards. Give us the same consideration as the buffers at the Registry.

Kind regards,

Belinda Kasmiersky

Sent from my Sprint Samsung Galaxy Note9. Might have grammetical errors.

-------- Original message --------

From: bellek [redacted]

Date: 3/31/22 7:24 PM (GMT-05:00)

To: "Woodman, Michael" <mwoodman@alpharetta.ga.us>

Cc: "Cook, Kathi" <Kcook@alpharetta.ga.us>, "Callum, Alexandra" <acallum@alpharetta.ga.us>

Subject: RE: O Kimball Bridge meeting

Michael,

Toll brothers is saying you approved 10' landscape strip?

Kind regards,

BELINDA kasmiersky

Sent from my Sprint Samsung Galaxy Note9. Might have grammetical errors.

-------- Original message --------

From: "Woodman, Michael" <mwoodman@alpharetta.ga.us>

Date: 3/2/22 10:04 AM (GMT-05:00)

To: THOMAS & BELINDA KASMIERSKY <bellek@comcast.net>

Cc: "Cook, Kathi" <Kcook@alpharetta.ga.us>, "Callum, Alexandra" <acallum@alpharetta.ga.us>

Subject: RE: O Kimball Bridge meeting

Thank you, Belinda. Appreciate this information.

From: THOMAS & BELINDA KASMIERSKY <bellek@comcast.net>

From: Woodman, M chael
To: Kit Webb
Cc: Graves, Eric; Borden, Brian; Cook, Kathi; Callum, Alexandra
Subject: Re: Z-22-03/ V-22-02 / Kimba l Br dge Road/ Buice Road
Date: Tuesday, Apr l 5, 2022 8:21:35 AM
Attachments: image001 png
image001.png

Good morning, Kitt

Thank you for participating in the public hearing process We will be sure to include your comments with this file as it moves through the process Best regards

Sent from my iPad

On Apr 4, 2022, at 6:55 PM, Kit Webb [redacted] wrote:

CAUTION: This email originated from outside the City Do not click links or open attachments unless you recognize the sender and know the content is safe

Mr. Woodman

I hope this email finds you and the City of Alpharetta review team doing well. It s been a little while since I ve had the pleasure of sitting down in front of you all with a project but wanted to reach out about the proposed development off of Kimball Bridge Road. The proposed Toll Brothers project sits out in front of my family s property on Buice Road. While we do not oppose the overall development from Toll Brothers or another home builder for the neighboring property we do have our concerns about future access and how that relates to public safety. We requested a plan from Toll Brothers allowing access through the development from Buice Road to the traffic signal but unfortunately we have not gotten any results from that request. We feel that having access to the traffic signal will greatly assist access onto Kimble Bridge Road both currently and in the future.

There are a total of approximately 36 acres owned by my family for over 80 years. While we respect the wishes of the family members who currently own the property the next generation has decided not to reside in this area. In turn this will open the property up to future development likely being single family homes. An estimated 50-60 additional homes could be developed on the property generating on average 10 trips per day per residence. This is in addition to the 43 homes Toll Brothers is proposing. Total this would generate approximately 1 000 trips per day just in this area off of Kimball Bridge Road. Without access to the traffic signal these potential homes will have to use extreme caution to exit onto Kimball Bridge Road or potentially have another traffic signal installed merely 450 away from the existing signal. Having access to the traffic signal is about safety for all users current and future.

In addition to the traffic signal concern we have also requested that sewer be brought to the northeast property line for future tie on. I m not sure what City of Alpharetta s stance is on this but I know other municipalities do require sewer be brought to upstream property owners without having to purchase sometimes otherwise difficult to obtain sewer easements after the fact.

While not required by any agency we would like to see from a hydrology standpoint that future offsite development curve numbers be included in the design of the proposed detention pond along the northwest property line which is at a low point between the two properties. Otherwise a future design will have two detention ponds practically sitting on top of one another. This additional area that would need to be included in this pond is a total of approximately 2-3 acres.

I appreciate your time and what you all do for the continued success in the City of Alpharetta. If you should have any questions or want to discuss any of these concerns further feel free to call me at any time.

Thank you!

Kit Webb

Kit Webb PE
Project Manager | W&A Engineering
[redacted]
Building Better Communities
[redacted]

From:	Madhav Gokhlay
To:	Woodman, Michael; Bazinet, Jill
Cc:	Carlson, Alan; Callum, Alexandra; Borden, Brian; Will, Brian; Merkel, Dan; Shostak, David; Mitchell, Donald; DeRito, Doug; Graves, Eric; Binder, Jason
Subject:	Public Hearing item: Z-22-03 / V-22-02 / Toll Brothers / Kimball Bridge Road
Date:	Tuesday, April 5, 2022 12:44:58 PM

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To,

Michael Woodman, AICP
Planning + Development Services Manager
City of Alpharetta

Jill Bazinet
Stormwater Engineer - Development Services
City of Alpharetta

Dear Sir/Madam,

We are residents of the Park Brooke subdivision and our lot adjoins the land parcel described in the subject.

In many parts, the land in question slopes towards our and our neighbors' properties. Over the last thirty years we have lived here, on a few occasions severe rain has caused flooding in our backyard due to runoff from the now vacant and heavily wooded land parcel.

If Toll Brothers is allowed to build homes on the lot, the addition of impervious surfaces and cutting down of trees to build homes will have adverse effects on the rain water runoff.

We request you and other city officials to stipulate specific requirements on Toll Brothers to guard for this water runoff problem. Our request is to require construction of a 3-4 foot stone berm along the Parke Brooke properties to ensure that the runoff from all the newly created impervious surfaces is channeled appropriately and does not run off to our properties.

Thank you for your consideration in this matter.

Regards,

Madhav & Mukta Gokhlay
3930 Brookline Drive
Alpharetta GA 30022

From:	Woodman, Michael
To:	Callum, Alexandra
Subject:	FW: TOLL BROTHERS LOT (13,14,15,16) DEPTH 130feet
Date:	Sunday, April 10, 2022 11:49:19 AM
Attachments:	KB - Lot Distances 3 - 4.1.22.pdf

From: Cook, Kathi <Kcook@alpharetta.ga.us>
Sent: Friday, April 08, 2022 5:34 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Fwd: TOLL BROTHERS LOT (13,14,15,16) DEPTH 130feet

FYI

Sent from my iPhone

Begin forwarded message:

> **From:** Chester Cook <[redacted]
> **Date:** April 8, 2022 at 5:25:32 PM EDT
> **To:** City Council and Mayor <CityCouncilandMayor@alpharetta.ga.us>
> **Subject: TOLL BROTHERS LOT (13,14,15,16) DEPTH 130feet**
>
> CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>
> Lot 13, 14, 15, 16
> Lot depth is ONLY 130 feet
> The TB HOUSE will be too close to the PB property line
> Virtually on the PARK BROOKE SETBACK LINE
>
> # NO BACK YARD !!
>
> STOP THE TOLL BROTHERS CONCEPT PLAN IT IS FLAWED
>
> THE LOT SIZE SHOULD BE
> 100W x 190D (min)
> 10ft undisturbed landscape (min)
> 40ft setback with tree barrier (min)
>
> iPhone:
> AGAPE, Rev. Dr. Chester R. Cook

Community Zoning Information Meeting
March 9, 2022
Department of Community Development
Via Zoom
6:00 PM

This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by Planning Commission, but not quoted or paraphrased. This document includes limited presentation by Planning Commission and invited speakers in summary form. The public is advised that the tapes recorded at said meeting are a matter of public record and are available upon request.

I. Staff Members Present:

a. Michael Woodman, Planning + Development Services Manager

b. Ben Kern, GIS Specialist/Planner

c. Alexandra Callum, Planning + Zoning Coordinator

II. Items:

a. **63 South Main Street Parking In-Lieu** - presented by Dan Connor

i. 28,000 square foot office building.

ii. Asking for a 13-space variance.

iii. We are wanting flexibility on the third floor.

There were no public comments for this item.

b. **116 + 126 North Main Street** - presented by Steve Rowe

i. Parking deck is on the ground level.

ii. The lower level would enter from the back side.

iii. The storm water management is held underground.

iv. We are requesting a variance for the dumpster.

v. The goal is an industrial look.

vi. The violin shop would be reused for a restaurant.

Public Comments:

Holmes and Tracy Hawkins- Lily Garden Lane (townhome closest to the rear building)

- Regarding the 3 ½ story building, is that on top of the parking garage? Yes.
- What is the proposed height in total? The parking is buried somewhat. I don't have the exact number on that. It measures 46 feet to the roof level and add another five feet because of the parking. The rooftop is anywhere from 12-15 feet.
- In some of the renderings of the back building, there was some tables. Can you describe the intended use? It will be residential, more of an outdoor living space. The one along Highway 9 will be for restaurant use.
- The traffic projections show 1,600 trips per day. Does that include the violin shop turning into a restaurant? Yes, and we are having our own traffic analysis run right now.
- Would the lower parking deck be open to the public? Yes.
- What's the proposed setback from the roadway? Would there be any landscaping? There would be a 10-foot landscape strip.

c. **380 Milton Avenue** – presented by Brendan Walsh

i. This was originally a single lot, and the previous owner separated into two lots.

ii. It's a personal residence with one single home.

iii. We want to change the previous conditions to move it back into one.

iv. The side entrance garage is off Nathan Circle.

There were no public comments for this item.

d. **Kimball 154** – presented by Bruce Fernald

i. We want to increase the parking capacity from the approved ratio to 3.5 spaces per 1,000 feet.

ii. The topography of the lot is triangular with steep topography to the east.

iii. We want to consolidate our parking into a five-story structure. The height won't exceed the adjacent building.

iv. We are requesting a variance of the eastern border.

There were no public comments for this item.

e. **Toll Brothers Kimball Bridge Road** – presented by Don Rolader and Jake Meek

i. The property is 22.74 acres.

ii. It is currently zoned AG- we are requesting R-15.

iii. The plan is for 43 single family lots with homes to be built.

iv. We are requesting to reduce the setback from interior streets from 35 feet to 25 feet.

v. The density is 1.89 units per acre, which is considered low density.

vi. Every lot meets the R-15 requirements.

vii. This would be approved site plan specific.

viii. Many lots will have basements.

ix. The price range is $1.4-1.5 million.

Public Comments:

- Is this a gated community? No.

- Are you building a water retention pond? Yes, we will have ponds. Our natural flow doesn't head west or south- it heads to the north. The detention ponds are on the northern boundary of the property. The outlets flow into the storm system that meanders through Park Brooke. The northwest pond will tie directly through the pipe.

- So, most of the rainwater will stay in the neighborhood? Yes.

- What about during construction? We don't have a phase 1 erosion plan at this time, but we will have temporary sediment ponds. The City and state code requires us to not increase the flow that already exists.

- What kind of traffic delays will this add to the northside and southside of Kimball Bridge Road? We did a traffic analysis of peak periods. With this many lots, it's minimal. There will be a left turn lane into the neighborhood, and we are also retiming the light and adding some signalization at the intersection.

- What was the variance again? The variance is a 10-foot reduction to the front setback line for all the lots. It will bring the homes closer and more internal to the project.

- Is the outer boundary going to be fenced? We'll work with every neighbor to provide screening as needed. Even if we don't do a fence in the original development, we will give homeowners the opportunity to build fences.

- There will be landscaping that will provide a nice aesthetic for the houses that face Kimball Bridge Road.

- Between lots 12 and 13 is one of the two areas for detention. What is the wetland area? Prior to Park Brooke, there was a stream meandering through the property. It was piped and built over when Park Brooke was developed, and the remaining part of the stream terminated on our property. Those are the associated buffers. That stream becomes a linear wetland, which can be disturbed.

- The topography of those lots is a little higher than the lots in Park Brooke, correct? Yes.

- According to Code, there will be no changes to the flow that goes through Park Brooke.

- We have had several meetings with our HOA and individual property owners. We have a lot of serious concerns regarding the setbacks for the properties next to the new subdivision. We don't feel they've allowed adequate buffers for lots 13-17. We feel they have planned the retention ponds to come against the Park Brooke property and have not allowed any setback. This is a concern because we have flooding and erosion issues. We feel the retention ponds need to have an increased setback from the Park Brooke property line.

- We have had two meetings with the association. We are looking at our site plan and studies and anticipate having a further meeting with all affected parties within the next two weeks. We will let you know to discuss it further. We are aware of the concerns.

- We don't have a concern with the R-15 zoning or the variance with the street setback. We have concerns with the lot sizes of the rear properties. We are asking for a 100-foot setback and an undeveloped strip buffer. We want confirmed, in writing, that the rear lots will have additional setbacks.

- At what point in time are you doing an evaluation regarding current runoff amounts? Once we have zoning approved, we will begin hydrology studies. It is a significant investment. This will be prior to ground-breaking.

- The wetland area would be filled in to allow for two additional properties. It just seems egregious and a concern for us.

- We sat with Toll Brothers and asked them to amend their layout with access to the red light, which would come through their development and exit at the red light. We feel that would be a safer option for the properties along Buice Road.

- Susan Hook, a homeowner, read a statement declaring that all residents, homes, landscaping, and properties should be protected. It was also restated that the 100-foot buffer should be included in the development. Privacy is important for both developments.

- Do they realize they are the dominant land? I am experiencing flooding now without the development here.

- How are we getting 43 homes on 23 acres? The lot standards are the exact same as Shirley Estates. The topography between the two properties is different.

- We are in a densely wooded area, and I don't think this plan takes that into consideration. We think it will take away the conservation aspect. We are happy to report that we are doing a plant rescue and rehabilitation plan where a group can come remove plants and place them elsewhere. That is one conservation effort we are happy to make.

- Where are you on the measures necessary to comply regarding the Violation Summary from February 7, 2022? It was my understanding you had 30 days. All of the requirements have been met, and we are working with the City arborist on a plan.

- What was the purpose of this if you came with old plans? We approached you prior to this meeting with our concerns, and we don't see any changes. Your letter was dated March 1, 2022. We will have something to present to you. We are trying to address your concerns.

x. Chat Comments:

i. There were no chat comments.

xi. Meeting Ended at: 7:07 p.m.

Board Of Zoning Appeals Review Criteria

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

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

The property is located with extensive frontage along Kimball Bridge Road, a major collector road which is very busy. The north (rear) boundary of the property is the lowest portion of the property and must collect and manage the majority of the storm water on the property. The north (rear) boundary abuts Park Bridge Subdivision with residences close to the boundary line.

REQUEST TO REDUCE FRONT SETBACKS ON LOTS 1-25 FROM 35' TO 25'

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

Requiring lots 1-25 to be set back 35' from the interior street pushes them closer to Kimball Bridge Road, putting them closer to road noise from a busy street and limiting the area for enhanced landscaping to screen the rear of those houses from the street. Requiring lots 10-14 to be set back 35' from the interior street causes them to be closer to Park Brooke Subdivision and limits the area for storm water collection and distribution. These are hardships that can be eliminated by reducing the front setback on the affected lots to 25'.

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

The peculiar conditions include a) extensive road frontage located along a very busy major collector road; b) substantial rear frontage located abutting an existing subdivision with homes in close proximity to the property line; and c) the location of water storm water collection points lying at the very rear property line.

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

Relief, if granted, would cause no detriment whatsoever to the public good or impair the purpose and intent of the Zoning Code. It would substantially benefit the residents of Park Brooke, Avery Square and Pinewalk by taking new development farther from their affected homes and property lines while benefiting the new property owners in the subject property.

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

Board Of Zoning Appeals Review Criteria

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

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

The property has extensive frontage along Kimball Bridge & Buice Roads which exceeds the depth of the property. Code requires a 65' setback and a 20' landscape strip, severely impacting the floor plans and reduces the usable back yards of these expensive homes. Imposing a 65' setback and a 20' landscape strip imposes a hardship on future homeowners. It limits the area for hardscapes, pools, patios and gazebos with no corresponding benefits to the City or nearby property owners.

REQUEST TO REDUCE 65' SETBACK ON KIMBALL BRIDGE/BUICE ROAD TO 45'

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

The application of the 65' building setback AND the 20' landscape buffer create a hardship and limit the ability of homeowners to create desirable backyard living spaces as stated in the response above. There is no corresponding benefit to the City for the health, safety and welfare of its citizens. The reduction in setback benefits all concerned. Applicant's landscape plan more than adequately creates a visual screen from the public roads.

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

The property has much more road frontage than depth. Applicant has voluntarily requested an increased rear setback on the north property line and has requested a variance to reduce the front setback on the north boundary lots in an effort to move development closer to Kimball Bridge Road and further from Park Brooke Subdivision. This request for a reduced buffer on Kimball Bridge Road is an integral part of that plan.

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

Granting the reduced 45' setback would have no detriment to the public good nor would it impair the purpose and intent of the Zoning Code. 85 feet of total setback (65' plus 20' landscape strip) is excessive on residential street frontage and provides no benefit to the City.

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.

ROLADER & ROLADER, P.C.
ATTORNEYS & COUNSELORS AT LAW
P.O. Box 277
MARBLE HILL, GEORGIA 30148
(770) 442-0330
Physical Address: 200 Foothills Pkwy.
Marble Hill, Georgia 30148
www.roladerandrolader.com

DONALD A. ROLADER
don@roladerandrolader.com

D.W. "Pete" ROLADER
1924 – 2011

April 7, 2022

Mayor and City Council
City of Alpharetta, Georgia
2 Park Place
Alpharetta, Georgia 30009

RE: Application of Toll Brothers, Inc. for Rezoning a tract of 22.744 acres on Kimball Bridge Road, City of Alpharetta, Fulton County, Georgia from AG to R-15 with Variance requests; Revised Letter of Intent

Dear Mayor and Councilpersons:

This firm represents Toll Brothers, Inc., the Applicant, who is seeking approval of this Application for rezoning from AG to R-15 for the construction of single family residences. This letter shall be construed as the Revised Letter of Intent for this Application, replacing the Letter of Intent dated January 31, 2022.

The subject property contains approximately 22.744 acres and is located on the north side of Kimball Bridge Road. The area is predominately developed as single family homes and neighborhoods. The application is in compliance with the Comprehensive Plan and the Future Land Use Plan (Low Density Residential). Applicant proposes a total of 41 residential lots as a single family subdivision. The density of the project will be 1.80 units per acre. The property has no reasonable economic use zoned AG.

The property is abutted to the north and east by existing Park Brooke subdivision, zoned CUP. The south boundary is Kimball Bridge Road and Buice Road. The west boundary is abutted by property zoned AG and by Buice Road.

Applicant is requesting a variance to reduce the front setback on lots 1-25 from 35 feet to 25 feet. The explanation for the variance is included within the application, and will benefit the residents of Park Brooke and the residents of the new subdivision.

Applicant is also requesting a variance to reduce the building setback along Kimball Bridge Road and Buice Road from 65 feet to 45 feet. The explanation for the variance is included within the application, and will benefit the City and the development.

The City has a critical need for quality new single family homes. There is very little new home inventory in the City presently, and the time on the market for new homes is very short. There are sufficient public services in the area including, water, sewer, fire and police protection, as well as parks and recreation opportunities. Schools are close by and the impact of a 41 lot subdivision is minimal. There will be no unusual impact on the environment. Storm water will be managed according to City standards. There is no adverse impact to the community occurring by virtue of the approval of this application. It is the proper and reasonable use of a vacant tract of land in a highly developed residential area, which complies with the Comprehensive Plan, the Future Land Use Plan which designates the property Low Density Residential and the UDC.

There is no adverse change in impact to the community, noise levels or other impacts on public safety. The change of rezoning, if granted, will have no negative impact on the health, safety, morals or welfare of the City of Alpharetta.

The granting of this Zoning Application will have no negative impact on adjoining or nearby properties, but will continue to provide a compatible, attractive use. The applicant, Toll Brothers, is a nationally recognized builder of luxury homes. Constitutional Objections are attached hereto and incorporated herein by reference.

Applicant respectfully requests that the Mayor and City Council approve this Application for Rezoning and a Variance to allow the use of the property as indicated on the site plan.

Very truly yours,

ROLADER & ROLADER, P.C.

Donald A. Rolader

cc: Jake Meek

CONSTITUTIONAL OBJECTIONS

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

A denial of the Application would be unconstitutional in that it would destroy the Owner's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Any application of the Code of the City of Alpharetta, or the Unified Development Code of the City of Alpharetta, to the Subject Property that prohibits the Owner from developing the Subject Property as proposed is unconstitutional, illegal, null and void because such an application constitutes a taking of the Owner's property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I, of the Constitution of the State of Georgia of 1983 and a violation of the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States because such an application denies the Owner an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would also constitute an arbitrary and capricious act by the City of Alpharetta without any rational basis therefore, thereby constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the City of Alpharetta to grant the Application would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Owner and Owners of similarly situated property in violation of Article I,

Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any approval of the Application that subjects the Subject Property to conditions that are different from the conditions requested by the Owner, to the extent such different conditions would have the effect of further restricting the Owner's utilization of the Subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional category and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

In addition, this constitutes formal written notice to City of Alpharetta, pursuant to O.C.G.A. § 36-33-5, that the Owner plans to seek to recover all damages that it sustains or suffers as a result of the denial of this Application and/or the unconstitutional zoning of the Subject Property by the City of Alpharetta. Such damages may include, but are not necessarily limited to, damages related to the diminution in the value of the Subject Property, attorneys' fees and expenses of litigation.

Accordingly, the Owner respectfully requests that the City of Alpharetta grant the Application as requested.

ROLADER & ROLADER, P.C.

By: Donald A. Rolader

Donald A. Rolader
Attorney for Owner

P.O. Box 277
Marble hill, GA 30148
770-442-0330

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #:
PH #: _____

Property Taxes & Code Violations Verified

Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT • 2 PARK PLAZA • ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Toll Brothers Telephone: 770-518-4896

Address: 4080 McGinnis Ferry Road Suite: 701

City Alpharetta State: GA Zip: 30005 Fax:

Mobile Tel: Email: don@roladerandrolader.com

Subject Property Information:

Address: 0 Kimball Bridge Road Current Zoning: AG

District: 10 Section: 11 Land Lot: 0093 Parcel ID: 11 027000930073

Proposed Zoning: R-15 Current Use:

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

- ☐ Conditional Use
- ☒ Rezoning
- ☒ Variance
- ☐ Exception
- ☐ Master Plan Amendment
- ☐ Master Plan Review
- ☐ Public Hearing
- ☐ Other *(Specify)*:
- ☐ Comprehensive Plan Amendment

Applicant Request And Intent

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

43 lot single family subdivision

Applicant's Request (Please itemize the proposal):

To rezone the property to R-15 with a Variance to reduce the front setback on interior roads from 35' to 25'

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

The approval of the proposal would facilitate the development of a 43 lot single family subdivision on a tract of 22.7 acres, resulting in a density of 1.89 units per acre.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: W & J Real Estate, L.P. Telephone: 678-526-3822

Address: 9731 Free Home Hwy. Suite:

City Canton State: GA Zip: 30115 -

Authorization:

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

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

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Telephone:

Address: Suite:

City State: Zip: -

So Sworn and Attested:

Owner Signature: Polly Sprill Date: 1-4-2022

Authorized Officer on Behalf of Sampson Management Co. Inc.

Notary:

Notary Signature: Carolann J Stout Date: January 4, 2022

CAROLANN J STOUT NOTARY PUBLIC Exp. Aug. 26, 2025 DEKALB COUNTY, GA

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: RED RIVER, L.P. Telephone: 404.906.3809 W. ROGER MIERS

Address: 425 HIGHLANDS MANOR COURT Suite: —

City MILTON State: GA Zip: 30004 -

Authorization:

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

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

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Telephone:

Address: Suite:

City State: Zip: -

So Sworn and Attested:

Owner Signature: Molly Miers Patrick, Molly Miers Patrick, General Partner, Date: 12/29/2021

W. Roger Miers, W. ROGER MIERS, GP, 12/29/2021

AUTHORIZED OFFICERS ON BEHALF OF MIERS CAPITAL, INC. ITS SOLE GP

Notary:

Notary Signature: Date: 12/29/2021

RANDEEP DHANOA
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires Jan. 8, 2023

DISCLOSURE FORM

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

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

Name of Applicant or Opponent: Toll Brothers

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: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____ Date: 1/28/2022

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Properties to the north, east and south are zoned and developed as single family subdivisions. This property, if zoned Low Density Residential is compatible with those uses.

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

The development of the property as a single family subdivision zoned R-15 will not cause any negative impact on use and values of surrounding properties. It should cause an increase in property values.

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

The property is presently zoned AG, the classification assigned when annexed from Fulton County. The property has no reasonable economic use as a farm or other agricultural use. Any such use could cause a negative impact on the value of surrounding properties.

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

The traffic generation report is attached to the application. The population, at total build out and sale, should increase by approximately 150 people.

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

The impact on schools will be minimal due to the small size of the subdivision and the likelihood that some students will attend private schools. Sufficient utilities are in place presently to support the development.

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

The application is consistent. The Future Land Use Map designates the property as "Low Density Residential". The development density is 1.89 units per acre.

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

Surrounding properties have developed as single family subdivisions. There is a strong demand for single family homes in the area and a serious shortage of new product available for purchase.

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

Board Of Zoning Appeals Review Criteria

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

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

The property is located with extensive frontage along Kimball Bridge Road, a major collector road which is very busy. The north (rear) boundary of the property is the lowest portion of the property and must collect and manage the majority of the storm water on the property. The north (rear) boundary abuts Park Bridge Subdivision with residences close to the boundary line.

REQUEST TO REDUCE FRONT SETBACKS ON LOTS 1-8, 13-17 & 25-27 FROM 35' TO 25'

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

Requiring lots 1-8 and 25-27 to be set back 35' from the interior street pushes them closer to Kimball Bridge Road, putting them closer to road noise from a busy street and limiting the area for enhanced landscaping to screen the rear of those houses from the street. Requiring lots 13-17 to be set back 35' from the interior street causes them to be closer to Park Brooke Subdivision and limits the area for storm water collection and distribution. These are hardships that can be eliminated by reducing the front setback on the affected lots to 25'.

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

The peculiar conditions include a) extensive road frontage located along a very busy major collector road; b) substantial rear frontage located abutting an existing subdivision with homes in close proximity to the property line; and c) the location of water storm water collection points lying at the very rear property line.

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

Relief, if granted, would cause no detriment whatsoever to the public good or impair the purpose and intent of the Zoning Code. It would substantially benefit the residents of Park Brooke, Avery Square and Pinewalk by taking new development farther from their affected homes and property lines while benefiting the new property owners in the subject property.

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

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: Toll Brothers Kimball Bridge Road

Contact Name: Don Rolader Telephone: 770-442-0330

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.

All of those listed on Exhibit A attached	Avery Square HOA
	Pinewalk HOA

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.*

- [x] 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.

They may respond by letter, email, telephone or request an in person or Zoom meeting. Park Brooke HOA is meeting with Applicant on Wednesday February 2nd, 2022.

EXHIBIT A

Number	ParcelID	Owner	Address
1	11 026200920181	HYVARINEN KAI & ARJA	4000 BROOKLINE DR ALPHARETTA GA 30022
2	11 026200920173	ANDERSON EUAN & CLAIRE	3990 BROOKLINE DR ALPHARETTA GA 30022
3	11 026200920165	JOTHI SATHISH K & KARUPPIAH DEEPA	3980 BROOKLINE DR ALPHARETTA GA 30022
4	11 026200920157	ROMPALA MICHAEL A & ROMPALA SANDRA	3970 BROOKLINE DR ALPHARETTA GA 30022-6435
5	11 026200920140	MAUERMAN PAUL E & GUNTHER JENESSA	3960 BROOKLINE DR GREENVILLE GA 30222
6	11 026200920132	BILLER MICHAEL E BILLER RACHEL E	3950 BROOKLINE DR ALPHARETTA GA 30022
7	11 026200920124	BEIGER ANDREW PAUL & JULIE ANNE	3940 BROOKLINE DR ALPHARETTA GA 30022
8	11 026200920116	GOKHLAY MADHAV & MUKTA	3930 BROOKLINE DR ALPHARETTA GA 30022
9	11 026200920108	COOK CHESTER R & SUSAN B	3920 BROOKLINE DR ALPHARETTA GA 30022
10	11 026200920090	KASMIERSKY THOMAS J & BELINDA	3910 BROOKLINE DR ALPHARETTA GA 30022
11	11 026200920082	XU CHAO & LI WEIHONG	3900 BROOKLINE DR ALPHARETTA GA 30022
12	11 026200920074	HPA BORROWER 2016 2 ML LLC	180 N STETSON AVE STE 3650 CHICAGO IL 60601
13	11 026200920066	HAWA VICTOR B & RUTH K	4150 PARK BROOKE DR ALPHARETTA GA 30022
14	11 026200930057	WHITNEY JEFFREY & DEBORAH	4140 PARK BROOKE DR ALPHARETTA GA 30022
15	11 026200930040	PHILLIPS ROBERT & SARA ELLEN KNIGHT	4130 PARK BROOK DR ALPHARETTA GA 30022
16	11 026200930032	HAMILTON ISAAC C & YVONNE L	4120 PARK BROOKE DR ALPHARETTA GA 30022
17	11 026200930024	MC FADDEN BRUCE C & SANDEE L	4110 PARK BROOKE DR ALPHARETTA GA 30022
18	11 026200930016	LITTLE WILLIAM A & SIDNEY B	4100 PARK BROOKE DR ALPHARETTA GA 30022
19	11 026201180330	NG MICHAEL CHRISTOPHER & AKIA RENE	4105 PARK BROOKE DR ALPHARETTA GA 30022
20	11 026201180348	EDMEADE SHERMILLIA & KELVIN A JR	4115 PARK BROOKE DR ALPHARETTA GA 30022
21	11 026200921304	CARCIONE RYAN & AMY	4121 PARK BROOKE DR ALPHARETTA GA 30022-6424
22	11 026200920355	SELETSKY DAVID H & NEETA K	4125 PARK BROOKE DR ALPHARETTA GA 30022

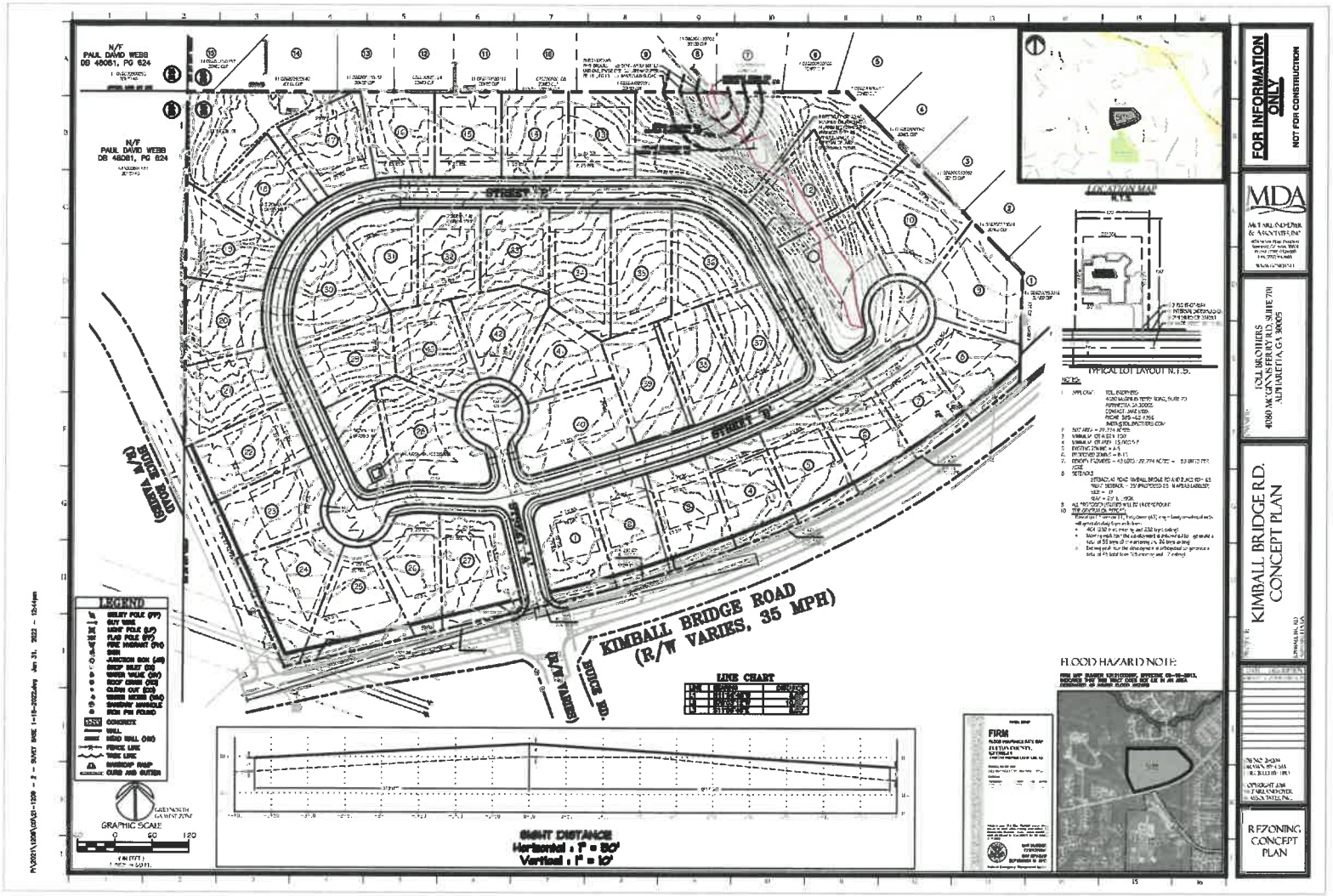
23	11 026200920363	HANNAN JAMES M & ROSEMARY R	105 PARK BROOKE CT ALPHARETTA GA 30022
24	11 026200920371	MILES STEVEN R & LINDA T	115 PARK BROOKE CT ALPHARETTA GA 30022-6430
25	11 026200920389	MAICON DENNISE E & DIANE A	125 PARK BROOKE CT ALPHARETTA GA 30022
26	11 026200920397	RHINEHART DARRYL T & JULIE M	135 PARK BROOKE CT ALPHARETTA GA 30022
27	11 026200920405	THAKORE KEYUR D & ROMA K	130 PARK BROOKE CT ALPHARETTA GA 30022
28	11 026200920413	FENSTERMAKER WILLIAM D & MEGAN A	120 PARK BROOKE CT ALPHARETTA GA 30022
29	11 026200920421	POPLER JONATHAN & POPLER MICHELLE L	110 PARK BROOKE CT ALPHARETTA GA 30022
30	11 026200920439	SINGH PARMINDER & BHALLA RASHMI	4145 PARK BROOKE DR ALPHARETTA GA 30022
31	11 026200920447	HAMMONDS LESLIE P & NANCY ANN	4155 PARK BROOKE DR ALPHARETTA GA 30022
32	11 026200920454	PETERSON ERIC & PETERSON YAYOI	4165 PARK BROOKE DR ALPHARETTA GA 30022
33	11 026200920462	COOK JOHN H & MARINA G	4175 PARK BROOKE DR ALPHARETTA GA 30022
34	11 026200920470	PARK BROOKE COMMUNITY ASSOCIATION INC	P.O. BOX 2458 ALPHARETTA GA 30023-2458
35	11 026200920322	STALLARD JEFFREY W STALLARD JULIANA C	4200 PARK BROOKE DR ALPHARETTA GA 30022
36	11 026200920314	KIM LEE SUN YOUNG & JIN SU	4190 PARK BROOKE DR ALPHARETTA GA 30022
37	11 026200920306	WHITE CARL E JR & DENISE K	3905 BROOKLINE DR ALPHARETTA GA 30022-6436
38	11 026200920298	TANGRI PANKAJ & TANGRI SAPNA	215 BROOKELINE CT ALPHARETTA GA 30022
39	11 026200920280	ZBIB OUSSAMA S	225 BROOKLINE CT ALPHARETTA GA 30022
40	11 026200920272	GEORGE JEFFREY & SUSAN	220 BROOKLINE CT ALPHARETTA GA 30022
41	11 026200920264	KUTE BALKRISHNA & KUTE ASAWARI	210 BROOKLINE CT ALPHARETTA GA 30022
42	11 026200920256	PATEL YATIN N & DEVAL	200 BROOKLINE CT ALPHARETTA GA 30022
43	11 026200920249	JOHN BINU & KURIAN SIMI	3945 BROOKLINE DR ALPHARETTA GA 30022
44	11 026200920231	SCHORR CHRISTOPHER R & KIMBERLY S	3955 BROOKLINE DR ALPHARETTA GA 30022-6437
45	11 026200920223	REFSNES HENRIK & JENNIFER	3965 BROOKLINE DR ALPHARETTA GA 30022-6437

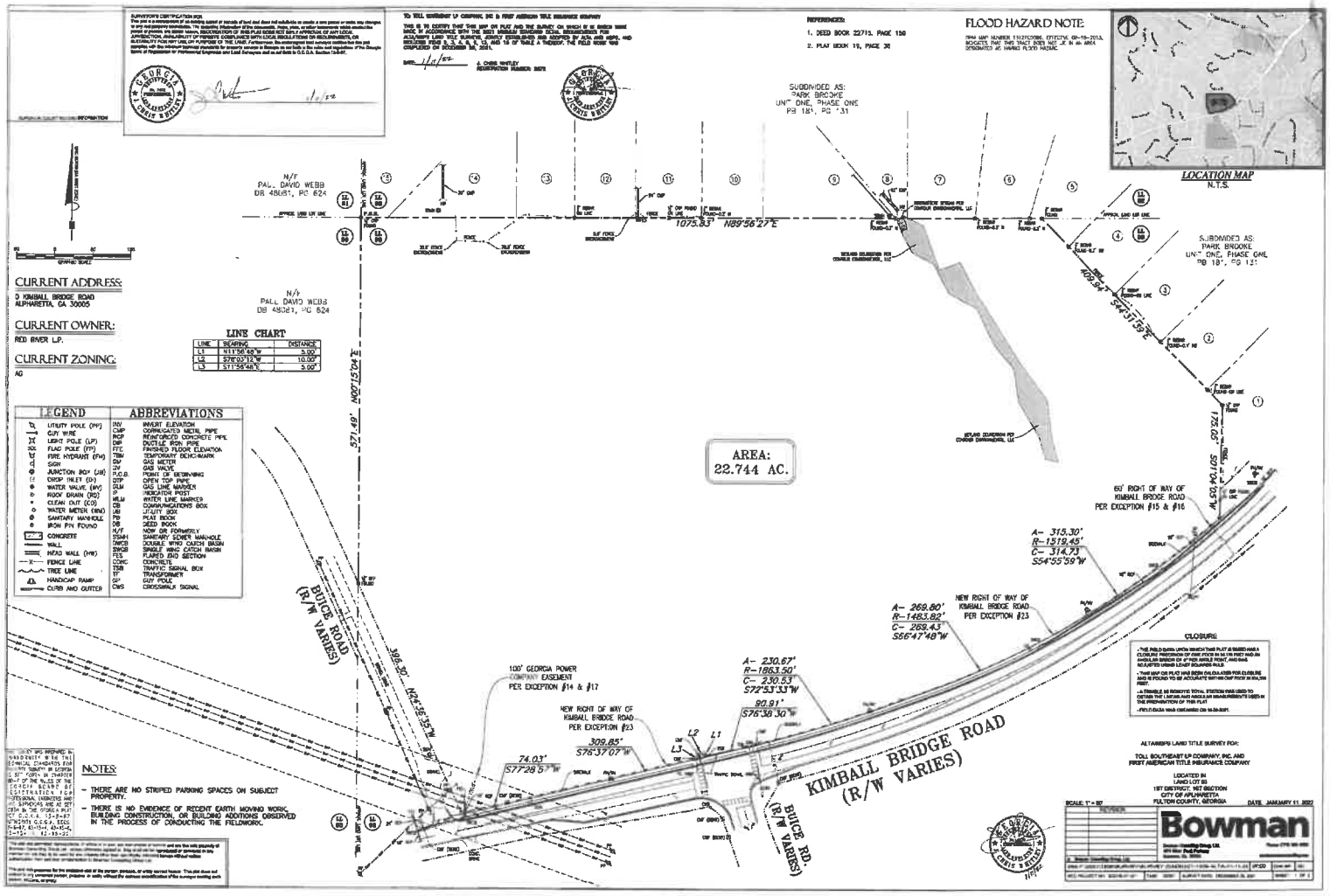
46	11 026001191842	ANEJA SUMEET & BHATIA NIDHI	4202 BLUEHOUSE LN ALPHARETTA GA 30022
47	11 026001191859	CHOUDHARY VIKRAM KUMAR CHOUDHARY SEEMA	4212 BLUEHOUSE LN ALPHARETTA GA 30022
48	11 026001191867	ENG BARRY & LEE-ENG ROSA	4222 BLUEHOUSE LN ALPHARETTA GA 30022
49	11 026001191875	WANG AN-CHI WANG HUI MIN	4232 BLUEHOUSE LN ALPHARETTA GA 30004
50	11 026001191883	FERNANDEZ JESUS A & MARIA M	4242 BLUEHOUSE LN ALPHARETTA GA 30022
51	11 026001191891	NAGPAL NEERAJ & AHUJA JYOTSNA	4252 BLUEHOUSE LANE ALPHARETTA GA 30022
52	11 016000800295	WEBB PAUL DAVID	11125 BUICE RD ALPHARETTA GA 30022-4926
53	11 015000810189	WEBB PAUL D	11125 BUICE RD ALPHARETTA GA 30022-4448
54	11 016000801640	LONG WENDE & ZHANG MINFANG	11013 ESTATES CIR ALPHARETTA GA 30022-1470
55	11 016000801657	ANAND HARPREET SINGH & ANAND KULWINDER KAUR	11011 ESTATES CIR ALPHARETTA GA 30022
56	11 016000801665	RAVULA DHEERAJ & ALETI SUSHMA	11009 ESTATES CIR ALPHARETTA GA 30022
57	11 016000801673	MC GILL ERIC L & MC GILL BROOKE G	11007 ESTATES CIR ALPHARETTA GA 30022
58	11 016000801681	PATEL CHIRAYU PATEL DIPA	11005 ESTATES CIR ALPHARETTA GA 30022
59	11 016000800303	WEBB PAUL DAVID	11125 BUICE RD ALPHARETTA GA 30022-4926
60	11 016000801426	LAZO RONALD JOSEPH & TRICIA H	4042 ERIN DR ALPHARETTA GA
61	11 016000801418	JOHNSON JAMES D & CINDY M	4032 ERIN DR ALPHARETTA GA 30022
62	11 016000801400	DENNIS JAMES P & SMITH LINDA B	4022 ERIN DR ALPHARETTA GA 30022
63	11 016000801392	ANANTHASANE JOHN	134 DEVORE RD ALPHARETTA GA 30009
64	11 016000801384	NELSON IDRISSA ATO & SIMMONDS MICHELLE	4002 ERIN DR ALPHARETTA GA 30022
65	11 016000801434	DE GEORGE GARY J & CONSTANCE M	4017 ERIN DR ALPHARETTA GA 30022
66	11 016100800013	DUTTA PRIYABRATA & ADITY	10965 SOUTH KIMBALL BRIDGE XING ALPHARETTA GA 30022
67	11 016000790157	KIMBALL BRIDGE LLC	1808 BALLYUNION DR DULUTH GA 30097

68	11 027000930149	LEWIS NEWMAN INC	3032 BAKERS MEADOW ATLANTA GA 30339
69	11 027000930164	WHEELER TIMOTHY W & BONGIOVANNI SHERRY NICOLE	4030 KIMBALL BRIDGE RD ALPHARETTA GA 30022
70	11 027000930172	CITY OF JOHNS CREEK	12000 A FINDLEY RD STE 400 DULUTH GA 30097
71	11 027000940114	CITY OF JOHNS CREEK	12000 A FINDLEY RD STE 400 DULUTH GA 30097
72	11 027000940239	AHMED JAWAD & SHABBIR SUMAIRA	4102 BRADBURY LANE ALPHARETTA GA 30022
73	11 027000930438	AVERY SQUARE HOMEOWNERS ASSOCIATION INC	P O BOX 2458 ALPHARETTA GA 30023-2458
74	11 027000930420	AFTAB NADEEM	4870 CARRE WAY ALPHARETTA GA 30022
75	11 027000930412	MEDIPALLI RAJESH & BANDARU VASANTHA LAKSHMI	4111 BRADBURY LANE ALPHARETTA GA 30022
76	11 027000930404	PATEL VINODRAY J & PATEL PUSHPA V	4129 BRADBURY LANE ALPHARETTA GA 30022
77	11 027000930396	BODDULA SUGUN & KANGERI VIJAYA LAKSHMI	4131 BRADBURY LANE ALPHARETTA GA 30022
78	11 027000930388	CHEN LANG DI & WU BI JIN	4134 BRADBURY LANE ALPHARETTA GA 30022
79	11 027000930370	SURESH ARUN	4132 BRADBURY LANE ALPHARETTA GA 30022
80	11 027000930362	ZHANG LIHAI	4130 BRADBURY LANE ALPHARETTA GA 30022
81	11 027000930354	SANJANWALA HETAL MANISH & SANJANWALA MANISH VIPUL	4128 BRADBURY LANE ALPHARETTA GA 30022
82	11 027000930347	GUJRAL JASPREET S & GUJRAL JASMINE KAUR	4126 BRADBURY LANE ALPHARETTA GA 30022
83	11 027000930339	GEORGE MOOLAMATTOM & GEORGE LEELA	3596 ALLEE ELM DR JOHNS CREEK GA 30022
84	11 027000930321	SUN QIAOYU	4130 BRADBURY LANE ALPHARETTA GA 30022
85	11 027000930313	TANGSIRIVARIN PIPARD	4118 BRADBURY LANE ALPHARETTA GA 30022
86	11 027000930305	SRIPATHI VEENA & PASHAM SREEDHAR REDDY	4116 BRADBURY LANE ALPHARETTA GA 30022

87	11 027000930297	WONG INVESTMENT LLC	4130 BRADBURY LANE ALPHARETTA GA 30022
88	11 027000930289	YU BEI QU	4110 BRADBURY LANE ALPHARETTA GA 30022
89	11 027000930271	AYALA PINEDO LINDA O & MENDEZU DIEGO A	4108 BRADBURY LANE ALPHARETTA GA 30022
90	11 027000940262	AVERY SQUARE HOMEOWNERS ASSOCIATION INC	P.O. BOX 2458 ALPHARETTA GA 30023
91	11 027000930057	GEORGIA POWER COMPANY TAX DEPT BIN 10120	241 RALPH MCGILL BLVD NE ATLANTA GA 30308-3374
92	11 027101180891	KENNEDY CAROL ANNE J	4140 PINESET DR ALPHARETTA GA 30022
93	11 027101180909	KELLY-SPANN KELLY SPANN ROBERT M	4150 PINESET DR ALPHARETTA GA 30022
94	11 027101180917	PAIGE DAVID BRIAN GEORGE	4160 PINESET DR ALPHARETTA GA 30022
95	11 027101180925	PATEL RAKESH V	4170 PINESET DR ALPHARETTA GA 30022
96	11 027101180933	NEELI SHIVA K	619 E ELMWOOD AVE S UNIT S BURBANK CA 91501
97	11 027101180941	KIM CHANGKI	4190 PINESET DR ATLANTA GA 30022-6510
98	11 027101180958	BAZILE CRYSTAL	4200 PINESET DR ALPHARETTA GA 30022
99	11 027101180966	YALDEZ ABDEL SAMED	4210 PINE SET DR ALPHARETTA GA 30022
100	11 027101180974	PALATSI NACE D	4220 PINESET DR ALPHARETTA GA 30022-6511
101	11 027101180982	HUTCHINSON VALORIE	4230 PINESET DR ALPHARETTA GA 30022
102	11 027101180990	AVERY DAVID W	4200 PINE VISTA BLVD ALPHARETTA GA 30022
103	11 027101180792	HASSELL DAVID	10655 KINGSMARK TRL ALPHARETTA GA 30022
104	11 027101180784	HAN SEUNGHUN	4215 PINE VISTA BLVD ALPHARETTA GA 30022
105	11 027101180776	MELIAWATI SUSANA	4225 PINE VISTA BLVD ALPHARETTA GA 30022
106	11 027101180768	COLE ALICIA R	4235 PINE VISTA BLVD ALPHARETTA GA 30022
107	11 027101180743	KORNEEV DMITRY	115 PINE RISE CT ALPHARETTA GA 30022
108	11 027101180735	PATEL NAVIN B	200 BROOKLINE CT ALPHARETTA GA 30022

109	11 027101180727	PATEL JITENDRA R & RANJAN J	140 PINE RISE CT ALPHARETTA GA 30022-4986
110	11 027101180875	GARCIA JUAN & FOSTER SARAH	4165 PINESET DR ALPHARETTA GA 30022
111	11 027101180867	KOLICH KELSEY	4175 PINESET DR ALPHARETTA GA 30022
112	11 027101180859	HOGAN MONISHA D	4185 PINESET DR ALPHARETTA GA 30022
113	11 027101180842	MANDAVA NAGA VYAS	4195 PINESET DR ALPHARETTA GA 30022
114	11 027101180834	HAJIMEEN INC	5050 QUORUM DR STE 225 DALLAS TX 75254
115	11 027101180826	VANISH LIONEL G	4215 PINESET DR ALPHARETTA GA 30022
116	11 027101180818	MEN STACY & MEN YONG	3331 CHAMBLEE DUNWOODY RD CHAMBLEE GA 30341
117	11 027101180800	DIMASSI MAHMOUD	4235 PINESET DR ALPHARETTA GA 30022


N/F
PAUL DAVID WEBB
DB 48081, PG 624
STREET "A"
STREET "B"
STREET "C"
STREET "D"
STREET "E"
KIMBALL BRIDGE ROAD
(R/W VARIES, 35 MPH)
BUICE RD.
(R/W VARIES)
LOCATION MAP
N.T.S.
TYPICAL LOT LAYOUT N.T.S.
LEGEND
GRAPHIC SCALE
0 60 120
LINE CHART
SIGHT DISTANCE
Horizontal : 1" = 80'
Vertical : 1" = 10'
FLOOD HAZARD NOTE
FIRM
FOR INFORMATION ONLY
NOT FOR CONSTRUCTION
MDA
TOLL BROTHERS
4030 MCGINNIS FERRY RD, SUITE 701
ALPHARETTA, GA 30005
KIMBALL BRIDGE RD.
CONCEPT PLAN
REZONING CONCEPT PLAN


FLOOD HAZARD NOTE:
LOCATION MAP
N.T.S.
SUBDIVIDED AS:
PARK BROOKE
UNIT ONE, PHASE ONE
PB 18", PG 131
N/F
PAUL DAVID WEBB
DB 48081, PG 624
1075.83' N89°56'27"E
CURRENT ADDRESS:
0 KIMBALL BRIDGE ROAD
ALPHARETTA, GA 30005
CURRENT OWNER:
RED RIVER LP.
CURRENT ZONING:
AG
LINE CHART
LINE | BEARING | DISTANCE
L1 | N11°56'48"W | 5.00'
L2 | S76°03'12"W | 10.00'
L3 | S11°56'48"E | 5.00'
LEGEND
ABBREVIATIONS
UTILITY POLE (PP)
GUY WIRE
LIGHT POLE (LP)
FLAG POLE (FP)
FIRE HYDRANT (FH)
SIGN
JUNCTION BOX (JB)
DROP INLET (DI)
WATER VALVE (WV)
ROOF DRAIN (RD)
CLEAN OUT (CO)
WATER METER (WM)
SANITARY MANHOLE
IRON PIN FOUND
CONCRETE
WALL
HEAD WALL (HW)
FENCE LINE
TREE LINE
HANDICAP RAMP
CURB AND GUTTER
INV INVERT ELEVATION
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
DIP DUCTILE IRON PIPE
FFE FINISHED FLOOR ELEVATION
TBM TEMPORARY BENCHMARK
GM GAS METER
GV GAS VALVE
P.O.B. POINT OF BEGINNING
OTP OPEN TOP PIPE
GLM GAS LINE MARKER
IP INDICATOR POST
WLM WATER LINE MARKER
CB COMMUNICATIONS BOX
JB UTILITY BOX
PB PLAT BOOK
DB DEED BOOK
N/F NOW OR FORMERLY
SSMH SANITARY SEWER MANHOLE
DWCB DOUBLE WING CATCH BASIN
SWCB SINGLE WING CATCH BASIN
FES FLARED END SECTION
CONC CONCRETE
TSB TRAFFIC SIGNAL BOX
TR TRANSFORMER
GP GUY POLE
CWS CROSSWALK SIGNAL
AREA:
22.744 AC.
N07°15'04"E 571.49'
N24°35'35"W 398.30'
S05°04'04"E 175.05'
S41°31'59"E 408.94'
KIMBALL BRIDGE ROAD
(R/W VARIES)
BUICE ROAD
(R/W VARIES)
BUICE RD.
(R/W VARIES)
100' GEORGIA POWER
EASEMENT
PER EXCEPTION #14 & #17
NEW RIGHT OF WAY OF
KIMBALL BRIDGE ROAD
PER EXCEPTION #23
60' RIGHT OF WAY OF
KIMBALL BRIDGE ROAD
PER EXCEPTION #15 & #16
A- 315.30'
R-1519.45'
C- 314.73
S54°55'59"W
A- 269.80'
R-1483.82'
C- 269.43
S66°47'48"W
A- 230.67'
R-1863.50'
C- 230.53
S72°53'33"W
90.91'
S76°38'30"W
309.85'
S76°37'07"W
74.03'
S77°28'5"W
NOTES:
- THERE ARE NO STRIPED PARKING SPACES ON SUBJECT PROPERTY.
- THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
CLOSURE
ALTA/NSPS LAND TITLE SURVEY FOR:
TOLL SOUTHEAST LP COMPANY, INC. AND
FIRST AMERICAN TITLE INSURANCE COMPANY
LOCATED IN
LAND LOT 88
1ST DISTRICT, 1ST SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
SCALE: 1" = 50'
DATE: JANUARY 11, 2022
Bowman

SUPERIOR COURT RECORD INFORMATION

TITLE EXCEPTIONS FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: 231-2100023-CTR, COMMITMENT DATE: DECEMBER 9, 2021.

13. ALL MATTERS AS THEY PERTAIN TO CAPTION PROPERTY ON PLAT RECORDED IN PLAT BOOK 18, PAGE 36, FULTON COUNTY, GEORGIA RECORDS. (USED AS REFERENCE)

14. EASEMENT TO GEORGIA POWER COMPANY RECORDED IN DEED BOOK 2800, PAGE 83, AFORESAID RECORDS (AS SHOWN ON SURVEY)

15. RIGHT OF WAY DEED TO FULTON COUNTY RECORDED IN DEED BOOK 5108, PAGE 144, AFORESAID RECORDS. (UNDEFINED ON FIRST MARSH, UNDEF RIGHT OF WAY AS SHOWN ON SURVEY)

16. RIGHT OF WAY DEED TO FULTON COUNTY RECORDED IN DEED BOOK 3211, PAGE 608, AFORESAID RECORDS. (UNDEFINED ON FIRST MARSH, UNDEF RIGHT OF WAY AS SHOWN ON SURVEY)

17. EASEMENT TO GEORGIA POWER COMPANY RECORDED IN DEED BOOK 3228, PAGE 431, AFORESAID LAND RECORDS (AS SHOWN ON SURVEY)

18. RIGHT OF WAY DEED TO BARNES ENC RECORDED IN DEED BOOK 5164, PAGE 168, AFORESAID RECORDS. (CANNOT BE PLOTTED DUE TO VAGUE DESCRIPTION SUMMARY IN NATURE)

19. EASEMENT TO SOUTHERN BELL TELEGRAPH AND TELEPHONE COMPANY RECORDED IN DEED BOOK 12716, PAGE 298, AFORESAID RECORDS. (CANNOT BE PLOTTED DUE TO VAGUE DESCRIPTION)

20. RIGHT OF WAY DEED TO FULTON COUNTY RECORDED IN DEED BOOK 4321A, PAGE 621, AFORESAID RECORDS (DOES NOT AFFECT THE PROPERTY)

21. EASEMENT TO FULTON COUNTY RECORDED IN DEED BOOK 4321A, PAGE 628, AFORESAID RECORDS. (DOES NOT AFFECT THE PROPERTY)

22. EASEMENT TO FULTON COUNTY RECORDED IN DEED BOOK 4321A, PAGE 532, AFORESAID RECORDS. (DOES NOT AFFECT THE PROPERTY)

23. RIGHT OF WAY DEED TO FULTON COUNTY RECORDED IN DEED BOOK 4321A, PAGE 634, AFORESAID RECORDS (UNDEF AS RIGHT OF WAY OF MARSH, SHOWN)

24. EASEMENT TO FULTON COUNTY RECORDED BY DEED BOOK 4321A, PAGE 541, AFORESAID RECORDS (EASEMENT EXPIRED)

Legal Description

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 93, 1st District, 1st Section, City of Alpharetta, Fulton County, Georgia, being more particularly described as follows:

BEGINNING at the Land Lot corner common to Land Lots 80, 81, 92 and, that is the POINT OF BEGINNING; thence along the Land Lot Line common to Land Lots 92 and 93 North 00°50'27" East a distance of 1075.85 feet to a point; thence leaving said Land Lot Line South 64°17'19" East a distance of 400.94 feet to a point located on the north-western right of way of Kimball Bridge Road (right of way varies); thence along said right of way the following courses and distances: South 17°00'00" West a distance of 179.95 feet to a point; thence 115.30 feet along a curve to the right, said curve having a chord of South 34°37'37" West 114.73 feet and a radius of 1379.43 feet to a point; thence 307.30 feet along a curve to the right, said curve having a chord of South 69°17'42" West 306.53 feet and a radius of 1443.42 feet to a point; thence 250.67 feet along a curve to the right, said curve having a chord of South 72°33'33" West 250.53 feet and a radius of 1365.70 feet to a point; thence South 70°28'30" West a distance of 50.91 feet to a point; thence North 11°58'48" West a distance of 5.00 feet to a point; thence South 70°00'12" West a distance of 18.00 feet to a point; thence South 11°58'48" East a distance of 5.00 feet to a point; thence South 70°33'07" West a distance of 309.85 feet to a point; thence South 77°28'52" West a distance of 74.85 feet to a point located at the northeastern right of way intersection of Kimball Bridge Road and Hales Road (right of way varies); thence along the right of way of Hales Road North 24°34'33" West a distance of 396.39 feet to a point located on the Land Lot Line common to Land Lots 92 and 93, thence along said Land Lot Line North 00°15'04" East a distance of 171.49 feet to a point, being the POINT OF BEGINNING. Said tract contains 22.766 Acres.

The property described above is the same property that is insured in the title policy issued by First American Title Insurance Company, Commitment No.: 231-2100023-CTR, Commitment Date: December 9, 2021.

ALTA/NSPS LAND TITLE SURVEY FOR:

TOLL SOUTHEAST LP COMPANY, INC. AND
FIRST AMERICAN TITLE INSURANCE COMPANY

LOCATED IN:
LAND LOT 93
1ST DISTRICT, 1ST SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

DATE: JANUARY 11, 2022

THIS SURVEY WAS PREPARED IN CONSIDERATION WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND ITS ASSOCIATED LAWS, AS ADOPTED BY THE AUTHORITY OF THE BOARD UNDER THE PROVISIONS OF O.C.G.A. SECTION 43-15-22.

This plat is an instrument based upon, in whole or in part, the instructions of clients and are the sole property of Bowman and its licensors. No copies whatsoever shall be made and or distributed or re-used in any manner or way but to the client for the specified purpose except without written permission from and the compensation to Bowman Consulting Group Ltd.

The plat was prepared for the exclusive use of the person, persons, or entity named herein. This plat does not bind or be binding upon any person or entity without the express written consent of the surveyor signing such plat, plans, or data.

GEORGIA REGISTERED LAND SURVEYOR

Bowman

Bowman Consulting Group Ltd
3344 Peachtree Road, NE
Atlanta, GA 30326

REVISION	

DATE: 01/11/2022	FILE: 2020-0-0-0

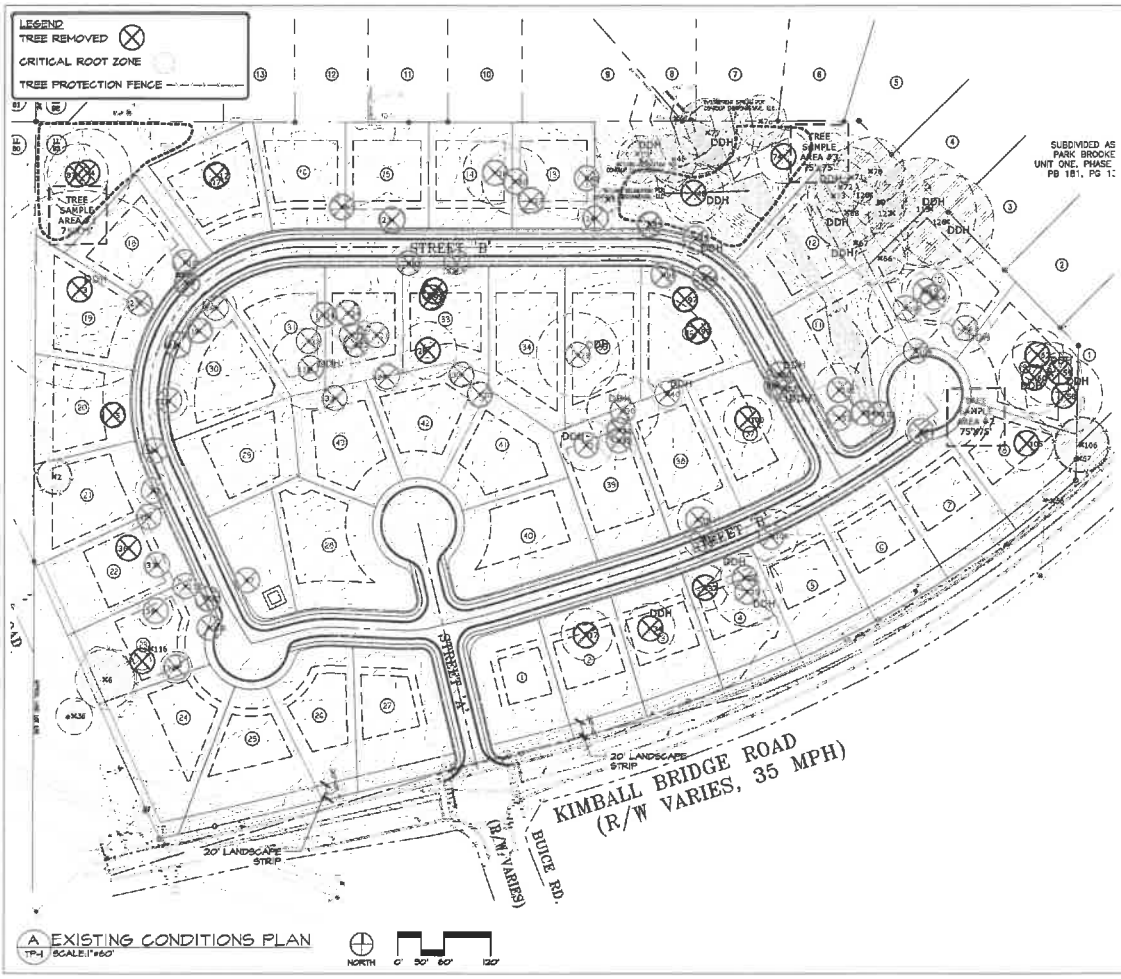
Legal Description

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lot 93, 1st District, 1st Section, City of Alpharetta, Fulton County, Georgia, being more particularly described as follows:

BEGINNING at the Land Lot corner common to Land Lots 80, 81, 92 and, that is the **POINT OF BEGINNING;** thence along the Land Lot Line common to Land Lots 92 and 93 North 89°56'27" East a distance of 1075.83 feet to a point; thence leaving said Land Lot Line South 44°31'39" East a distance of 409.94 feet to a point located on the northwestern right of way of Kimball Bridge Road (right of way varies); thence along said right of way the following courses and distances: South 01°04'05" West a distance of 175.05 feet to a point; thence 315.30 feet along a curve to the right, said curve having a chord of South 54°55'59" West 314.73 feet and a radius of 1519.45 feet to a point; thence 269.80 feet along a curve to the right, said curve having a chord of South 66°47'48" West 269.43 feet and a radius of 1483.82 feet to a point; thence 230.67 feet along a curve to the right, said curve having a chord of South 72°53'33" West 230.53 feet and a radius of 1863.50 feet to a point; thence South 76°38'30" West a distance of 90.91 feet to a point; thence North 11°56'48" West a distance of 5.00 feet to a point; thence South 78°03'12" West a distance of 10.00 feet to a point; thence South 11°56'48" East a distance of 5.00 feet to a point; thence South 76°37'07" West a distance of 309.85 feet to a point; thence South 77°28'57" West a distance of 74.03 feet to a point located at the northeastern right of way intersection of Kimball Bridge Road and Buice Road (right of way varies); thence along the right of way of Buice Road North 24°36'35" West a distance of 396.30 feet to a point located on the Land Lot Line common to Land Lots 80 and 93; thence along said Land lot Line North 00°15'04" East a distance of 571.49 feet to a point, being the **POINT OF BEGINNING**. Said tract contains 22.744 Acres.

The property described above is the same property that is insured in the title policy issued by First American Title Insurance Company, Commitment No.: 231-21000023-CTB, Commitment Date: December 9, 2021.

ITE V. 11 Trip Generation Report	
Based on ITE version 11, 43 single family residential units will geneorate daily trips as follows:	
	464 (232 trips entering and 232 trips exiting)
	Morning peak hour the development is anticipated to generate a total of 35 trips (9 trip entering and 26 trips exiting)
	Evening peak hour the development is anticipated to generate a total of 45 total trips (28 entering and 17 exiting).



A EXISTING CONDITIONS PLAN
TP-1 SCALE: 1"=60'

Last modified on 01/21/22 by SWK
File located in C:\Users\Sean\Documents\Concrete\Projects\2022-01-Lacey Design Group\Kimball Bridge\Graphics\Kimball Bridge LWP.dwg

O'LEARY DESIGN GROUP
LAND PLANNERS LANDSCAPE ARCHITECTS
5339 Gainsby Lane | Norcross, GA 30092 | 770-265-1095

REVISIONS

NO.	DATE	REMK

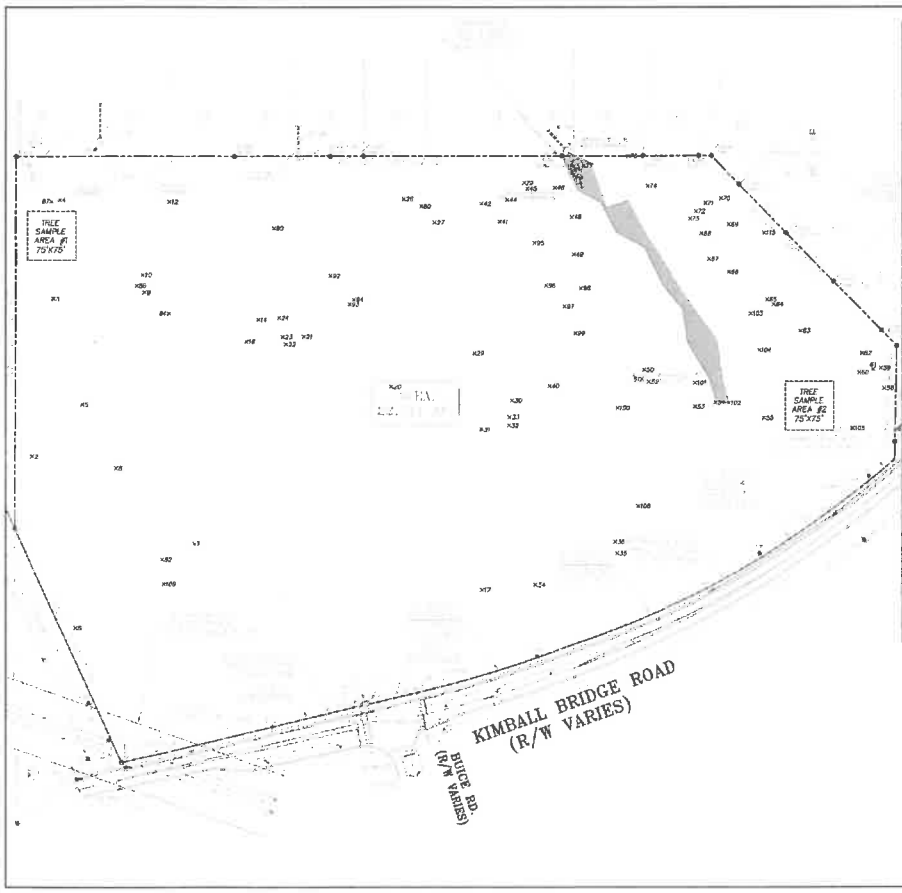
Kimball Bridge Road
Alpharetta, Georgia

Toll Brothers
4080 McGinnis Ferry Road, Ste. 701, Alpharetta, GA 30005

TITLE
EXISTING CONDITIONS

DATE	1-20-2022
JOB NO.	21027
DWG	IW-1
DRAWN	SWK
CHECKED	PJO
SCALE	AS SHOWN
SHEET	TP-1
	1 OF 3

NOT RELEASED FOR CONSTRUCTION



Tree Save Area #1		
DBH	Species	
8	Poplar	
5	Poplar	
6	Poplar	
21	Poplar	
14	Poplar	
11	Poplar	
5	Poplar	
21	Poplar	
4	Poplar	
7	Southern	
36	Pine	
2	Poplar	
2	Poplar	
2	Red Oak	

Tree Save Area #2		
DBH	Species	
27	Red Oak	
13	Red Oak	
15	Pine	
6	Poplar	
12	Northern Red	
28	Pine	
8	Yellow Oak	
14	Poplar	
25	Red Oak	
6	Poplar	
23	Red Oak	
6	Poplar	
14	Poplar	

TREE TAG

100

*SPECIMEN TREES TAGGED W. ONE ALUM. TAG & 1.5" DIA. ALUMINUM TAG W/W ALUMINUM NAIL & GREEN/WHITE STRIPED SURVEYOR TAPE

A TREE SURVEY
TP-1.1 SCALE:NTS

LAND DESIGN GROUP, INC
LANDSCAPE ARCHITECTS
CERTIFIED ARBORISTS
337 Boulevard NE
Gainesville, Georgia 30501
(p) 770.990.3596
(f) 770.534.6445
email: landdesigngroupinc@gmail.com
web: www.landdesigngroupinc.com

STAMP

GEORGIA REGISTERED LANDSCAPE ARCHITECT
STEVEN PATRICK OLEARY
CERTIFICATE NO. 1070

GEORGIA REGISTERED LANDSCAPE ARCHITECT
STEVEN PATRICK OLEARY
CERTIFICATE NO. 1070

1/26/2022

PROJECT
Kimball Bridge Road

Located in
Land Lot 93
1st District, 1st Section
City of Alpharetta
Fulton County, Georgia

DATE	PROJECT #
1/28/2022	2021-075
DRAWN BY	CHECKED BY
LJ	JJ

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REVISIONS

NORTH ARROW / SCALE

N

0 60' 120'
Scale 1"=60'

SHEET TITLE
SPECIMEN TREE SURVEY

SHEET
L1

O'LEARY DESIGN GROUP
LAND PLANNERS LANDSCAPE ARCHITECTS
5339 Garnsey Lane | Norcross, GA 30092 | 770-365-3305

REVISIONS

NO.	DATE	ISSUE

Kimball Bridge Road
Alpharetta, Georgia
Toll Brothers
4050 McGinnis Ferry Road, Ste. 701, Alpharetta, GA 30005

TITLE
TREE SURVEY FOR REFERENCE

DATE	1-20-2022
JOB NO.	21027
DWG	IM-1
DRAWN	SWK
CHECKED	PJO
SCALE	AS SHOWN
SHEET	TP-1.1

2 of 3

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File located in C:\Users\Sean\Documents\Concrete\Projects\2022-O'Leary Design Group\Kimball Bridge\Graphics\Kimball Bridge LWL.dwg

NOTE:

1. IF THERE ARE INCONSISTENCIES BETWEEN ANY ITEMS ON THESE PLANS THE MORE STRICT INTERPRETATION OF THOSE REQUIREMENTS SHALL BE FOLLOWED. PLEASE CONTACT THE CITY ARBORIST FOR ANY INTERPRETATION.

2. PRIOR TO INITIAL SITE OPENING AND INSPECTION CITY ARBORIST WILL BE PROVIDED WITH RECEIPTS AND OR EXECUTED CONTRACTS SHOWING THE REQUIRED TREE CARE PLAN HAS BEEN PRE-PAID TO A REPUTABLE TREE CARE COMPANY.

3. TREE SAVE FENCE AND SIGNAGE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE THIS INSPECTION AND APPROVAL HAS OCCURRED.

4. THE CRZ OF SPECIMEN TREES PLUS ALL BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS OR CHAIN LINK AND TREE SAVE SIGNAGE.

5. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.

6. ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREA MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.

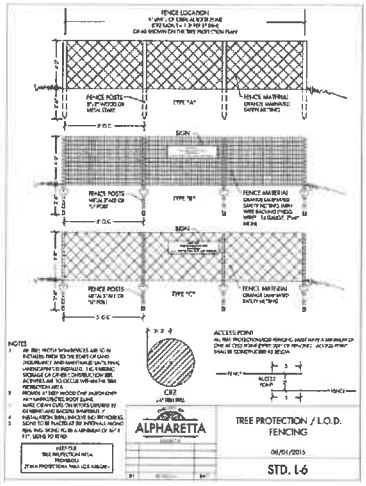
7. ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT INTO THE SRP AND DEEMED STRUCTURALLY UNSAFE BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.

8. ALL ROOTS ENCOUNTERED (12" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.

9. ANY LIMBS OVERHANGING THE LOD THAT MAY BE RIPPED, TORN, OR DAMAGED DURING CONSTRUCTION SHALL BE PROPERLY PRUNED UNDER THE DIRECTIN OF AN ISA CERTIFIED ARBORIST.

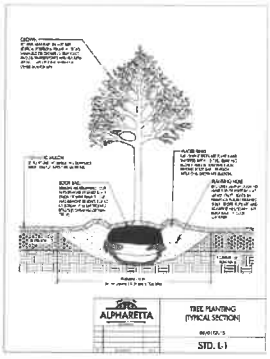
10. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.

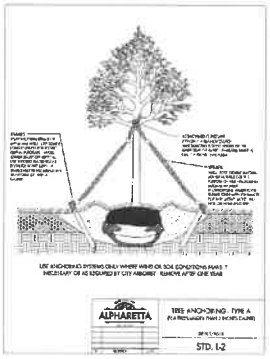
11. ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

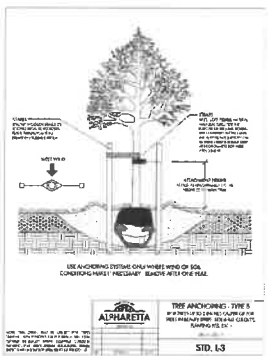


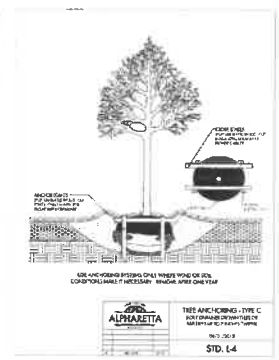
NOTES:

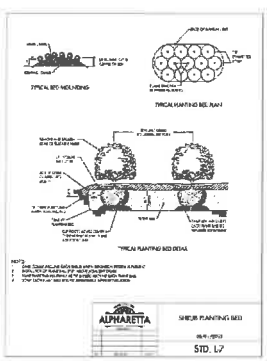
1. THE CITY ARBORIST MUST INSPECT THE SITE BEFORE INSTALLATION OF EROSION CONTROL MEASURES. LAND DISTURBANCE WITHOUT A SITE INSPECTION AND APPROVAL BY THE CITY ARBORIST WILL RESULT IN A "STOP WORK ORDER" AND FINES.
2. IF TREE SURVEY INACCURACIES ARE FOUND ON SITE, A STOP WORK ORDER WILL BE ISSUED UNTIL REVISED PLANS ARE APPROVED AND PROCESSED BASED ON ACCURATE INFORMATION.
3. THE CITY ARBORIST MUST INSPECT AND APPROVE THE SITE BEFORE THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. TREES AGREED UPON TO BE SAVED ARE THE RESPONSIBILITY OF THE OWNER
5. A 4" LAYER OF MULCH IS REQUIRED FOR THE CRZ OF SPECIMEN TREES, TREES OF QUALITY, AND TREE GROUPINGS. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF THE TREE(S)
6. A MINIMUM 2" LAYER OF MULCH IS REQUIRED FOR ALL EXISTING , NON -SPECIMEN, LANDSCAPE TREES, INCLUDING STREET AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF THE TREE(S).
7. ALL MULCH MUST BE ORGANIC MULCH CONSISTING OF WOOD CHIPS, SHREDDED BARK, PINE NEEDLES, OR SIMILAR. SYNTHETIC MULCH IS NOT APPROVED FOR USE IN THE CITY OF ALPHARETTA.
8. ALL NEWLY PLANTED TREES SHALL HAVE VISIBLE ROOT FLARES AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP AND STRAPPING MUST BE CUT AND REMOVED PRIOR TO BACKFILL.
9. PLANT SIZES (CALIPER AND HEIGHT) MUST MATCH THE SIZES SHOWN ON THE PLANS. PLANTS THAT DO NOT MEET THESE MINIMUMS WILL NOT BE ACCEPTED. E.G. 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.
10. ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO A FLORIDA #1 GRADE OR BETTER. ALL TREES OF LESSER QUALITY SHALL BE REJECTED BY THE CITY ARBORIST.
11. WATERING BAGS OR A DRIP IRRIGATION SYSTEM MUST BE PROVIDED FOR ALL TREES IMMEDIATELY AFTER PLANTING AND REMAIN THROUGHOUT ESTABLISHMENT
12. WHEN WATERING BAGS ARE USED MANUFACTURERS RECOMMENDATIONS MUST BE FOLLOWED FOR PROPER SIZING AND WATERING SCHEDULES. BAGS WILL BE FILLED WEEKLY BY OWNER AND DURING DROUGHTS FOR A MINIMUM OF 18 MONTHS AFTER INSTALLATION.
13. NO TRENCHING ALLOWED IN TREE SAVE AREAS- INCLUDING IRRIGATION.
14. ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.
15. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.
16. ALL LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND TEH CITY OF ALPHARETTA PRE CONSTRUCTION CLASS PRIOR TO STARTING WORK ON ANY PROJECT. PLEASE CONTACT (678)241-6200 FOR INFORMATION AND TO RESERVE A SPOT.
17. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.
18. LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO BEGINNING WORK ON ANY PROJECT. PLEASE CALL (678)241-6070 FOR INFORMATION AND TO RESERVE A SPOT.











O'LEARY DESIGN GROUP
LAND PLANNERS LANDSCAPE ARCHITECTS
3339 Dunwoody Lane | Norcross, GA 30092 | 770-455-3005

REVISIONS

NO.	DATE	DESIGN

Kimball Bridge Road

Alpharetta, Georgia

Toll Brothers

4080 McGinnis Ferry Road, Ste. 701, Alpharetta, GA 30005

TITLE: TREE PROTECTION NOTES & DETAILS

DATE: 1-20-2022

JOB NO.: 21027

DWG: lw-1

DRAWN: SWK

CHECKED: PJO

SCALE: AS SHOWN

SHEET: TP-2

3 OF 3

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ROLADER & ROLADER, P.C.
ATTORNEYS & COUNSELORS AT LAW
P.O. Box 277
MARBLE HILL, GEORGIA 30148
(770) 442-0330
Physical Address: 200 Foothills Pkwy.
Marble Hill, Georgia 30148
www.roladerandrolader.com

DONALD A. ROLADER
don@roladerandrolader.com

D.W. "Pete" ROLADER
1924 – 2011

January 31, 2022

Mayor and City Council
City of Alpharetta, Georgia
2 Park Place
Alpharetta, Georgia 30009

RE: Application of Toll Brothers, Inc. for Rezoning a tract of 22.744 acres on Kimball Bridge Road, City of Alpharetta, Fulton County, Georgia from AG to R-15 with Variance request; Letter of Intent

Dear Mayor and Councilpersons:

This firm represents Toll Brothers, Inc., the Applicant, who is seeking approval of this Application for rezoning from AG to R-15 for the construction of single family residences. This letter shall be construed as the Letter of Intent for this Application.

The subject property contains approximately 22.744 acres and is located on the north side of Kimball Bridge Road. The area is predominately developed as single family homes and neighborhoods. The application is in compliance with the Comprehensive Plan and the Future Land Use Plan (Low Density Residential). Applicant proposes a total of 43 residential lots as a single family subdivision. The density of the project will be 1.89 units per acre. The property has no reasonable economic use zoned AG.

The property is abutted to the north and east by existing Park Brooke subdivision, zoned CUP. The south boundary is Kimball Bridge Road and Buice Road. The west boundary is abutted by property zoned AG and by Buice Road.

Applicant is requesting a variance to reduce the front setback on lots 1-8, 13-17 and 25-27 from 35 feet to 25 feet. The explanation for the variance is included within the application, and will benefit the residents of Park Brooke and the residents of the new subdivision.

The City has a critical need for quality new single family homes. There is very little new home inventory in the City presently, and the time on the market for new homes is very short. There are sufficient public services in the area including, water, sewer, fire and police protection, as well as parks and recreation opportunities. Schools are close by and the impact of a 43 lot subdivision is minimal. There will be no unusual impact on the environment. Storm water will be managed according to City standards. There is no adverse impact to the community occurring by virtue of the approval of this application. It is the proper and reasonable use of a vacant tract of land in a highly developed residential area, which complies with the Comprehensive Plan, the Future Land Use Plan which designates the property Low Density Residential and the UDC.

There is no adverse change in impact to the community, noise levels or other impacts on public safety. The change of rezoning, if granted, will have no negative impact on the health, safety, morals or welfare of the City of Alpharetta.

The granting of this Zoning Application will have no negative impact on adjoining or nearby properties, but will continue to provide a compatible, attractive use. The applicant, Toll Brothers, is a nationally recognized builder of luxury homes. Constitutional Objections are attached hereto and incorporated herein by reference.

Applicant respectfully requests that the Mayor and City Council approve this Application for Rezoning and a Variance to allow the use of the property as indicated on the site plan.

Very truly yours,

ROLADER & ROLADER, P.C.

Donald A. Rolader

cc: Jake Meek

CONSTITUTIONAL OBJECTIONS

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

A denial of the Application would be unconstitutional in that it would destroy the Owner's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Any application of the Code of the City of Alpharetta, or the Unified Development Code of the City of Alpharetta, to the Subject Property that prohibits the Owner from developing the Subject Property as proposed is unconstitutional, illegal, null and void because such an application constitutes a taking of the Owner's property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I, of the Constitution of the State of Georgia of 1983 and a violation of the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States because such an application denies the Owner an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would also constitute an arbitrary and capricious act by the City of Alpharetta without any rational basis therefore, thereby constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the City of Alpharetta to grant the Application would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Owner and Owners of similarly situated property in violation of Article I,

Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any approval of the Application that subjects the Subject Property to conditions that are different from the conditions requested by the Owner, to the extent such different conditions would have the effect of further restricting the Owner's utilization of the Subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional category and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

In addition, this constitutes formal written notice to City of Alpharetta, pursuant to O.C.G.A. § 36-33-5, that the Owner plans to seek to recover all damages that it sustains or suffers as a result of the denial of this Application and/or the unconstitutional zoning of the Subject Property by the City of Alpharetta. Such damages may include, but are not necessarily limited to, damages related to the diminution in the value of the Subject Property, attorneys' fees and expenses of litigation.

Accordingly, the Owner respectfully requests that the City of Alpharetta grant the Application as requested.

ROLADER & ROLADER, P.C.

By: _____
Donald A. Rolader
Attorney for Owner

P.O. Box 277
Marble hill, GA 30148
770-442-0330

CITY COUNCIL MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: Z-22-02/V-22-08 116 & 126 NORTH MAIN STREET

PLANNING COMMISSION: APRIL 14, 2022

CITY COUNCIL: APRIL 25, 2022

II. RECOMMENDATION:

Approve Z-22-02/V-22-08 116 & 126 NORTH MAIN STREET, subject to the following conditions:

1. The site, consisting of approximately 1.43 acres, shall be zoned DT-MU and developed substantially similar to site plan prepared by AEC, dated 3/18/2022, except for modifications required to comply with the conditions below. Uses shall be limited to office, retail, restaurant and 'For-Sale' residential.
2. Maximum building height shall be no greater than 3 stories and 46'.
3. Building 'B' shall be limited to office and residential uses. Rooftop shall be limited to residential amenity space.
4. A 15' building setback shall be provided on North Main Street and shall include a minimum 5' landscape strip located outside of any easements. A 20' building setback, as measured from the existing right-of-way, shall be provided on Violet Garden Walk and shall include a minimum 15' landscape strip.
5. Architecture and materials shall be developed similar to the submitted renderings, except for modifications required to comply with these conditions and in compliance with the Alpharetta Downtown Code, subject to approval by the Downtown Consultant and DRB. Openings in parking deck walls shall include decorative screens similar to Teasley Place, with final approval by DRB.
6. The historic building at 116 North Main Street shall be limited to office or restaurant use.
7. 116 North Main Street shall be saved on the property, restored, and designated under the City's Historic Preservation Incentive Ordinance. Restoration shall be completed by the 1st TCO/CO, subject to a Certificate of Appropriateness from the Historic Preservation Commission.
8. Lot coverage shall not exceed 80%. Lot coverage calculation shall be determined based on the land area not including the Cumming Street future right-of-way.
9. Parking deck shall be screened with a mix of landscape materials of varying heights, with final approval by DRB.
10. Decorative lighting and trees shall be placed on the upper deck, with final approval by DRB.
11. Although the road is not being built at this time, developer shall set aside land to accommodate future right-of-way for the Cumming Street extension (as established in a Development Agreement), as depicted on the site plan prepared by AEC, dated 3/18/2022. Area shall be maintained as greenspace until such time that it is improved for the road extension.
12. Final streetscape shall include decorative pedestrian lighting, as approved by Staff.
13. Street trees shall be required in the planter along North Main Street (as approved by GDOT) and Violet Garden Walk, as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown and outside of any utility easements, as approved by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
14. Amenity space shall be developed on building rooftops and limited to use by the occupants, invitees and guests of the development. Green space amenity areas shall be planted with

decorative landscaping, hardscape, walls and seating. The landscape shall include plant selections promoting the historic district.

15. Foundation plantings, consisting of ornamental trees, shrubs, vines and/or grasses, shall be required for buildings with frontage along North Main Street, Cumming Street and Violet Garden Walk.
16. Developer shall conduct a resistograph full assessment for tree #787 (46" Water Oak) and #788 (37" Willow Oak). If trees are in Good condition they shall be saved, as approved by Staff.
17. Developer shall save a 14" Oak tree located west of the existing shed, if the Cumming Street extension is not constructed.
18. Decorative paver aprons shall be required at project driveways, as approved by Staff.
19. 10' sidewalk requirement on Violet Garden Walk shall be reduced to 5' with the remaining 5' added to the landscape area.
20. Developer shall construct a minimum 5' sidewalk along the Cumming Street extension connecting sidewalks on North Main Street and Violet Garden Walk, as approved by Staff.
21. Developer shall screen car head lights with sufficient parking deck wall height and landscaping.
22. Developer shall improve project driveway access to North Main Street based on the recommendations of the traffic study, with final approval by Staff. Access modification shall require a GDOT driveway permit, ICE study, and signal modification for both existing and future GDOT improved condition. If a CO is anticipated post GDOT construction, only final condition required).
23. Site improvements shall not preclude a possible future vehicular connection between Violet Garden Walk and North Main Street.
24. Greenspace shall be set aside, not including reserved right-of-way, equivalent to the area of the State 25' stream buffer for the purpose of off-setting impacts from piping the stream. Greenspace may be combined with tree save area.
25. To mitigate stream buffer impacts, developer shall comply with one or a combination of the following measures, as approved by Staff:
    a. Provide 50% additional runoff reduction or water quality volume above the standard city requirements.
    b. Provide buffer enhancement on an agreed upon area equal to at least 2 times the area of encroachment / impact. These can include, removing fallen trees from inside the stream bed that are impeding flow, plant eroded or sparsely vegetated areas of stream banks with live stakes, add enhanced buffer plantings where sparsely vegetated, and remove invasive vines.
    c. Obtain any necessary state and federal approvals for the stream and buffer impacts.
    d. Or alternative mitigation measures, as approved by Staff.

III. REPORT IN BRIEF:

The applicant, Market District Crabapple, LLC, is requesting to rezone 1.43 acres from C-1 (Neighborhood Commercial) to DT-MU (Downtown Mixed-Use) to allow for the construction of two (2), four (4) story mixed-use buildings, including 32,000 square feet of office, 4,000 square feet of retail, 8,000 square feet of restaurant and four (4) 'For-Sale' condominium units with structured parking. 116 North Main Street is on the City's Contributing Historic Buildings list and is proposed to be saved and re-used as a restaurant. Variances are requested to eliminate stream buffers and reduce setbacks for a dumpster enclosure. The subject property is located at 116 and 126 North Main Street and 0 Christine Drive on the west side of North Main Street across from the intersection with Cumming Street.

DISCUSSION

The submitted request, if approved, would allow for the construction of two (2), four (4) story mixed-use buildings, including 32,000 square feet of office, 4,000 square feet of retail, 8,000 square feet of restaurant and four (4) 'For-Sale' condominium units with structured parking on 1.43 acres in the Downtown Overlay. 116 North Main Street is on the City's Contributing Historic

Buildings list and is proposed to be saved and re-used as a restaurant. Rezoning is requested from C-1 to DT-MU, as well as variances to eliminate stream buffers and reduce setbacks for a dumpster enclosure. The subject property is located at 116 and 126 North Main Street and 0 Christine Drive on the west side of North Main Street at the intersection with Cumming Street.

The subject property represents three (3) parcels of land with frontage on North Main Street and Violet Garden Walk. Properties fronting North Main Street are developed with two (2) residential detached dwellings, one of which has been converted to retail use (116 North Main Street – Beau Vinci Violins). The property with frontage on Violet Garden Walk is developed with a shed. Surrounding properties are zoned C-1 to the north, O-I (Office-Institutional) to the east, DT-MU (Downtown Mixed-Use) to the south, and R-10MHD (Dwelling, 'For-Sale', Residential) to the west. Gracious Home is located to the east, a dentist office to the north, West of Main subdivision to the west, and 100 North Main is under construction to the south. The proposal is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Mixed Use'.

Variances are requested to eliminate stream buffers in order to pipe an intermittent stream and to reduce setbacks for a dumpster enclosure. Stream buffers are present on approximately 50% of the property, primarily on the rear half of the property. The applicant proposes two (2) options to mitigate the stream buffer variance: 1) provide additional runoff reduction or water quality volume, or 2) offsite stream buffer enhancement. As it relates to the dumpster setback variance, the presence of public right-of-way on three (3) sides of the property limits the placement of the dumpster on the property. The dumpster is proposed to be located within approximately twenty-feet (20') of Violet Garden Walk. The applicant states that the dumpster will be screened within a masonry enclosure and landscaping.

The Downtown Master Plan promotes a system of connected streets, including the extension of Cumming Street from North Main Street to Canton Street along an alignment with Lily Garden Place. The extension of Cumming Street impacts the applicant's property along its southern boundary and would require future right-of-way for the extension. The City has secured right-of-way for the extension from the adjacent property to the south, 100 North Main Street. If approved, the applicant should set aside future right-of-way to accommodate the Cumming Street extension.

SITE PLAN

The submitted site plan depicts two (2), 4-story (58'+), 28,000 square foot mixed-use buildings and a 2-level parking deck. Uses proposed for the buildings include 32,000 square feet of office, 4,000 square feet of retail, 8,000 square feet of restaurant and four (4) 'For-Sale' condominium units. Building 'A', which is located along North Main Street, will include retail, restaurant and office uses. Building 'B', which is located at the rear of the property, will include office and residential uses. In addition, a 3,300 square foot historic building at 116 North Main Street is depicted to be saved and re-used as a restaurant.

Access to the site is depicted from a new driveway off North Main Street. The applicant has removed vehicular access to the site from Violet Garden Walk, except that a dumpster would be accessed from Violet Garden Walk. 132 parking spaces are depicted in a 2-level parking deck, of which 35 spaces are located in the upper deck and 97 spaces in the lower deck. The Unified Development Code (UDC) requires 130 spaces for the proposed uses. Parking is not required for the historic building at 116 North Main Street since it is on the City's Contributing Historic Buildings list.

GDOT's North Main Street project includes the installation of twelve-foot (12') multi-use sidewalks along the frontage of the subject property. The site plan does not depict a sidewalk on Violet Garden Walk; however, a minimum five-foot (5') should be provided to be consistent with the development to the south. The reduced sidewalk would allow for additional landscape area for the benefit of the adjacent townhome development. Sidewalks along the Cumming Street extension will be reduced due to the limited right-of-way. As shown below, minimum building setbacks are generally consistent with the DT-MU development standards. A larger building setback is required along North Main Street to accommodate the 10' landscape strip outside of any utilities and easements.

- North Main Street – 15'
- Violet Garden Walk – 20' (from existing right-of-way/property line)
- Cumming Street Extension – 5'
- Side – 5'

The site plan reflects 7,000 square feet, or 11%, amenity space in a rooftop terrace and front plaza. For comparison, the development to the south provided approximately 28% amenity space, which included a rooftop amenity and tree save area. The DT-MU district requires a minimum 10% amenity space on sites less than five (5) acres. Additional amenity space is recommended given that the development has both residential and non-residential uses.

Existing trees on the property consists primarily of hardwoods. The site plan does not reflect any tree saves. The submitted tree assessment indicates that all trees are non-specimen based on their health or structural condition. However, the City Arborist recommends a resistograph full assessment be conducted on two (2) boundary trees #787 (46" Water Oak) and #788 (37" Willow Oak) in order to determine the condition of those trees. In addition, a 14" Oak located west of the existing shed should be saved.

A note on the site plan indicates that stormwater management will be handled underground under the structured parking deck.

ELEVATIONS

The submitted renderings reflect a Mercantile/Mill architectural style, which is approved for use in the Downtown Overlay. The applicant's architect provided the narrative below, which describes the building architecture, design and materials. The City's Downtown Consultant provided the following comments on the proposed renderings: 1) certain aspects of the building are too modern; 2) lack of cornice treatment; 3) balcony, railing, detailing and materials are not consistent with Mercantile/Mill style; and 4) suspended canopy is too monumental in scale and not consistent with Mercantile/Mill style.

> *"116/126 North Main has "open arms" to Main Street with activity and sounds facing away from the quieter residential neighborhood off Canton Street to the rear of the site. The proposed architecture is historically inspired "Mercantile/Mill" style which meets the downtown guidelines and directly relates to the Tudor Revival historic home being retained/repurposed within the development. The industrial fashioned exposed structural components (beams, bolts, rivets, cables, turnbuckles, etc.) mixed together with traditional brick wall elements and historically inspired fenestration rhythm provides a fresh addition to the downtown urban fabric and brings convenience, activity and value to this underserved and evolving north side."*

The four (4) story buildings have a 1st floor height of sixteen-feet (16'), fourteen-foot (14') 2nd floor height, fifteen-foot (15') 3rd floor height, and thirteen-foot (13') 4th floor height for a total of 58'. The buildings are situated over a parking deck, which will add to the overall building height. The maximum building height allowed in the DT-MU district is 4-stories and 60'. The tallest buildings in the vicinity of the subject property are three (3) stories, including West of Main townhomes and 100 North Main Street which was limited by zoning condition to no more than three (3) stories and 46'. As shown in the table below, the only four (4) story buildings in the Downtown are located in the Central Business District, which is the Downtown Core.

Project Name	**Location**	**Building Height**
Applicant's Proposal	Mixed Use	4 stories, 58'+
100 North Main Street	Mixed Use	3 stories, 46'
City Center	Central Business District	4 stories, 60'
Teasley Place	Central Business District	4 stories, 60'
Liberty Hall	Central Business District	4 stories, 67', with rooftop 76'
55/61 Roswell Street Office Building	Central Business District	3 stories, 46'
Hamilton Hotel	Central Business District	4 stories, 56'
Wellstar Office Building	Mixed Use Live-Work	2 stories, 40'
Liberty Village	Mixed Use Live-Work	2 stories, 32'–45'
Kairos Old Milton	Mixed Use Live-Work	3 stories, 44'
Northside Office Building	Mixed Use Live-Work	3 stories, 44'
Providence Group Office Building	Mixed Use Live-Work	2 stories, 40'
The Maxwell	Mixed Use	2 stories, 32'

TRAFFIC

The applicant provided a trip generation report, which shows that the proposed development would generate 87 AM Peak Hour trips and 169 PM Peak Hour trips.

TRIP GENERATION										
Land Use	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
710 – General Office	32,000 sf	55	8	63	10	54	64	215	216	431
931 – Fine Dining Restaurant	8,000 sf	3	3	6	41	21	62	335	336	671
822 – Strip Retail Plaza (<40K)	4,000 sf	9	7	16	20	21	41	199	199	398
220 – Multifamily Housing	4 units	0	2	2	1	1	2	13	14	27

The applicant commissioned a traffic impact study to determine specific impacts from the proposed development. The study recommends providing a fully signalized access with a dedicated left and a right/through lane. This recommendation modifies the proposed site plan and changes the existing GDOT construction project. Implementation will require GDOT approval and permits. Analysis of the proposed improvement with projected future traffic conditions result in LOS B.

STANDARDS FOR ZONING CHANGES

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

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

Response: The proposed zoning would be suitable as it relates to the use and development of adjacent or nearby properties. The area is developed with a mix of office, retail and residential uses. However, the applicant's proposal impacts a stream and does not include any tree saves. Although DT-MU allows up to 60', the tallest buildings in the vicinity of the subject property are three (3) stories, including West of Main townhomes and 100 North Main Street which was limited by zoning condition to no more than three (3) stories and 46'.

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

Response: The proposed rezoning to DT-MU would not adversely affect the existing use or usability of adjacent or nearby properties, which are primarily developed with a mix of office, retail and residential uses. However, the applicant's proposal impacts a stream and does not include any tree saves. Although DT-MU allows up to 60', the tallest buildings in the vicinity of the subject property are three (3) stories, including West of Main townhomes and 100 North Main Street which was limited by zoning condition to no more than three (3) stories and 46'.

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

Response: The applicant's proposal would have significant impacts on the natural environment. The site plan depicts piping an intermittent stream and does not reflect any tree saves.

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

Response: While the property could be developed with office and retail use under the existing zoning, the proposed residential use requires a rezoning to DT-MU. The C-1 zoning district requires larger building setbacks, which is contrary to creating a walkable environment.

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

Response: The zoning proposal could result in excessive or burdensome use of public facilities and services. If approved, conditions are recommended requiring tree saves and limiting building height to no more than three (3) stories and 46'.

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

Response: The subject property is located in the Downtown Overlay, which includes opportunities for properties to develop under Downtown zoning districts. However, the applicant's proposal impacts a stream and does not include any tree saves. Although DT-MU allows up to 60', the tallest buildings in the vicinity of the subject property are three (3) stories, including West of Main townhomes and 100 North Main Street which was limited by zoning condition to no more than three (3) stories and 46'.

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

Response: The proposed zoning reflects a reasonable balance given the development of adjacent or nearby properties. The area is developed with a mix of office, retail and residential uses. However, the applicant's proposal impacts a stream and does not include any tree saves. Proposed conditions would require more greenspace and tree save to offset impacts. Although DT-MU allows up to 60', the tallest buildings in the vicinity of the subject property are three (3) stories, including West of Main townhomes and 100 North Main Street which was limited by zoning condition to no more than three (3) stories and 46'.

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

Response: While the property could be developed with office and retail use under the existing zoning, the proposed residential use requires a rezoning to DT-MU which is consistent with the future land use designation of the property. The C-1 zoning district requires larger building setbacks, which is contrary to creating a walkable environment.

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

Response: The rezoning request is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Mixed Use'.

VARIANCE REVIEW CRITERIA

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted upon a finding that":

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

Response: There are not extraordinary and exceptional conditions pertaining to the property due to its size, shape or topography. However, the property has public right-of-way on three (3) sides which limits placement of the dumpster enclosure. In addition, the zoning proposal saves and re-purposes a historic building and the applicant proposes to mitigate stream buffer impacts with additional runoff reduction/water quality or buffer enhancement. If approved, a condition is recommended to offset impacts requiring that the developer set aside greenspace equivalent to the 25' State stream buffer area.

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

Response: Application of the stream buffers and preserving the historic structure significantly impact the developable area of the property. In addition, the property has public right-of-way on three (3) sides which limits placement of the dumpster enclosure. If approved, a condition is recommended requiring that the developer set aside greenspace equivalent to the 25' State stream buffer area.

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

Response: The stream, historic structure and public right-of-way on three (3) sides of the property represent peculiar conditions that impact the usability of the property. If approved, a condition is recommended requiring that the developer set aside greenspace equivalent to the 25' State stream buffer area.

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

Response: Approval of the variances would cause a substantial detriment to the public good, if conditions are approved requiring stream buffer mitigation and greenspace set aside equivalent to the 25' State stream buffer area.

CONCURRENCES

Staff has reviewed the applicant's proposal against the established review criteria for a rezoning and variance. While the rezoning is consistent with the future land use designation of the property, the zoning proposal impacts an intermittent stream and does not save trees which would adversely affect the natural environment. Although DT-MU allows up to 60', the proposed 4-story buildings are taller than buildings in the vicinity of the property which are three (3) stories or less. If approved, conditions are recommended requiring tree saves and limiting building height to no more than three (3) stories and 46'.

There are not exceptional conditions pertaining to the property due to its size, shape or topography. However, the property has public right-of-way on three (3) sides which limits placement of the dumpster enclosure, and the zoning proposal saves and re-purposes a historic building. If approved, conditions are recommended to offset impacts requiring stream buffer mitigation and greenspace set aside equivalent to the 25' State stream buffer area.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that the applicant was been contacted by surrounding property owners with questions and concerns over increased traffic and access from Violet Garden Walk, setbacks and landscaping on North Main Street and Violet Garden Walk, building architecture and height, uses in the rear building, and concerns over the Cumming Street extension.

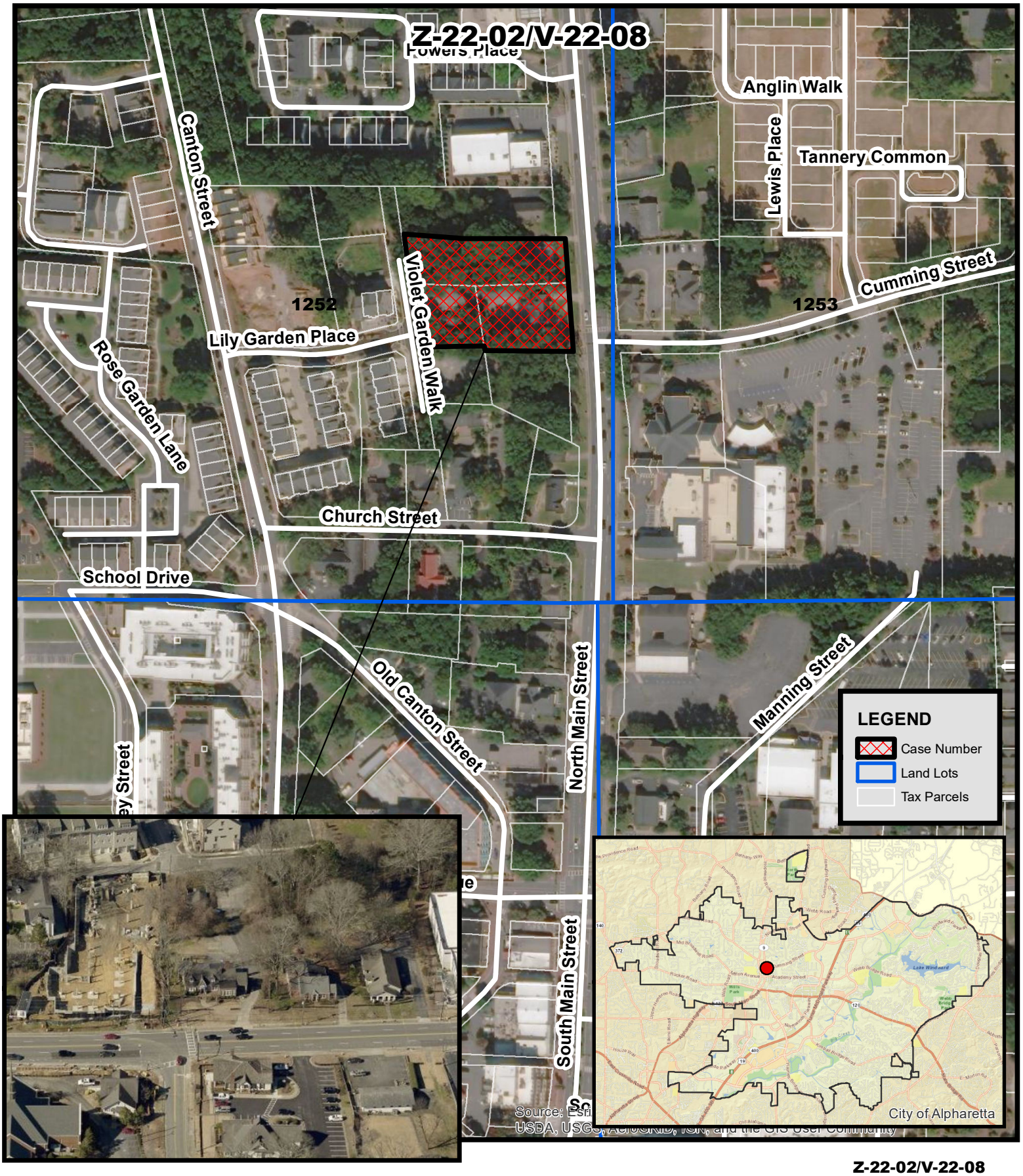
Staff has received emails from West of Main residents with concerns over traffic impacts from the Cumming Street extension, access to the lower deck through Lily Garden Place, building setbacks and landscaping on Violet Garden Walk, building height, and noise from outdoor (including rooftop) commercial activity.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on March 9, 2022. There were public comments with questions and concerns over building height, use of the rear building, whether traffic projections included re-use of the historic building, whether the lower parking deck will be open to the public, and setback/landscape along Violet Garden Walk.

IV. ATTACHMENTS:

- Site Plan
- Renderings

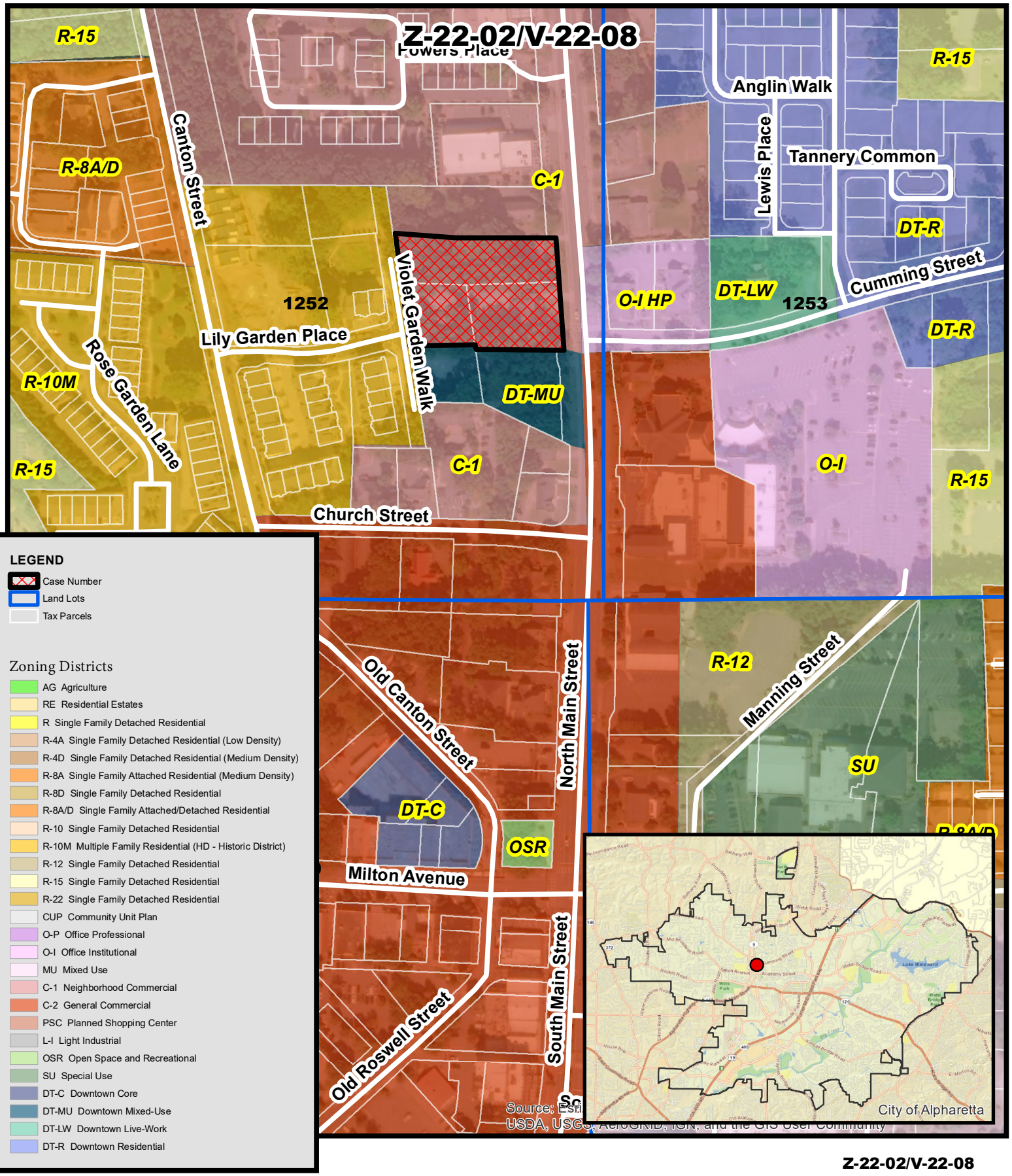


Z-22-02/V-22-08
D/LL: 2/2/1252
PC: 4/14/22
CC: 4/25/22

Aerial Map
116 & 126 North Main Street

THE CITY OF ALPHARETTA

Location Map Provided by:
Community Development - GIS

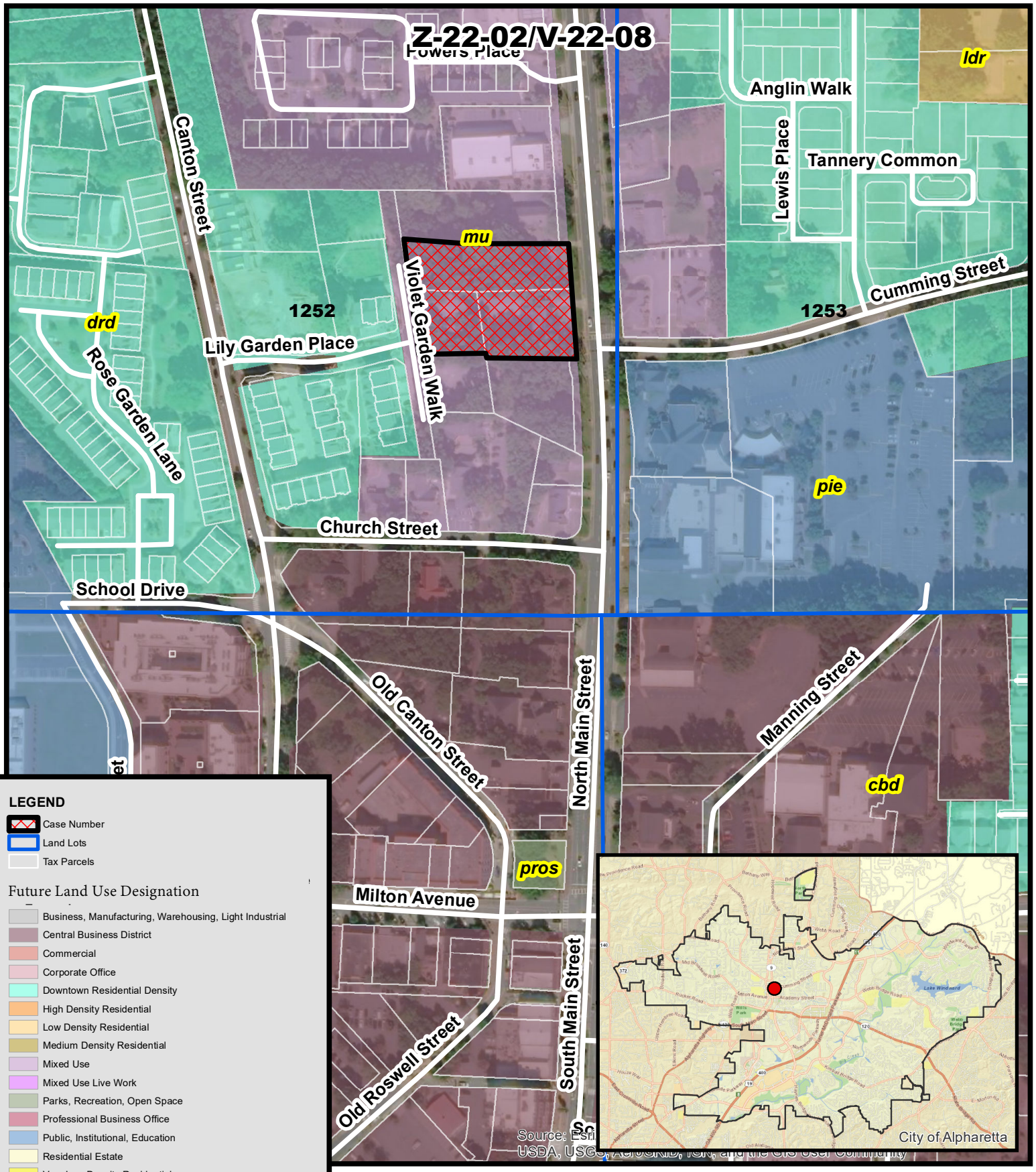


Zoning Map
116 & 126 North Main Street

Z-22-02/V-22-08
D/LL: 2/2/1252
PC: 4/14/22
CC: 4/25/22

THE CITY OF ALPHARETTA

Location Map Provided by:
Community Development - GIS

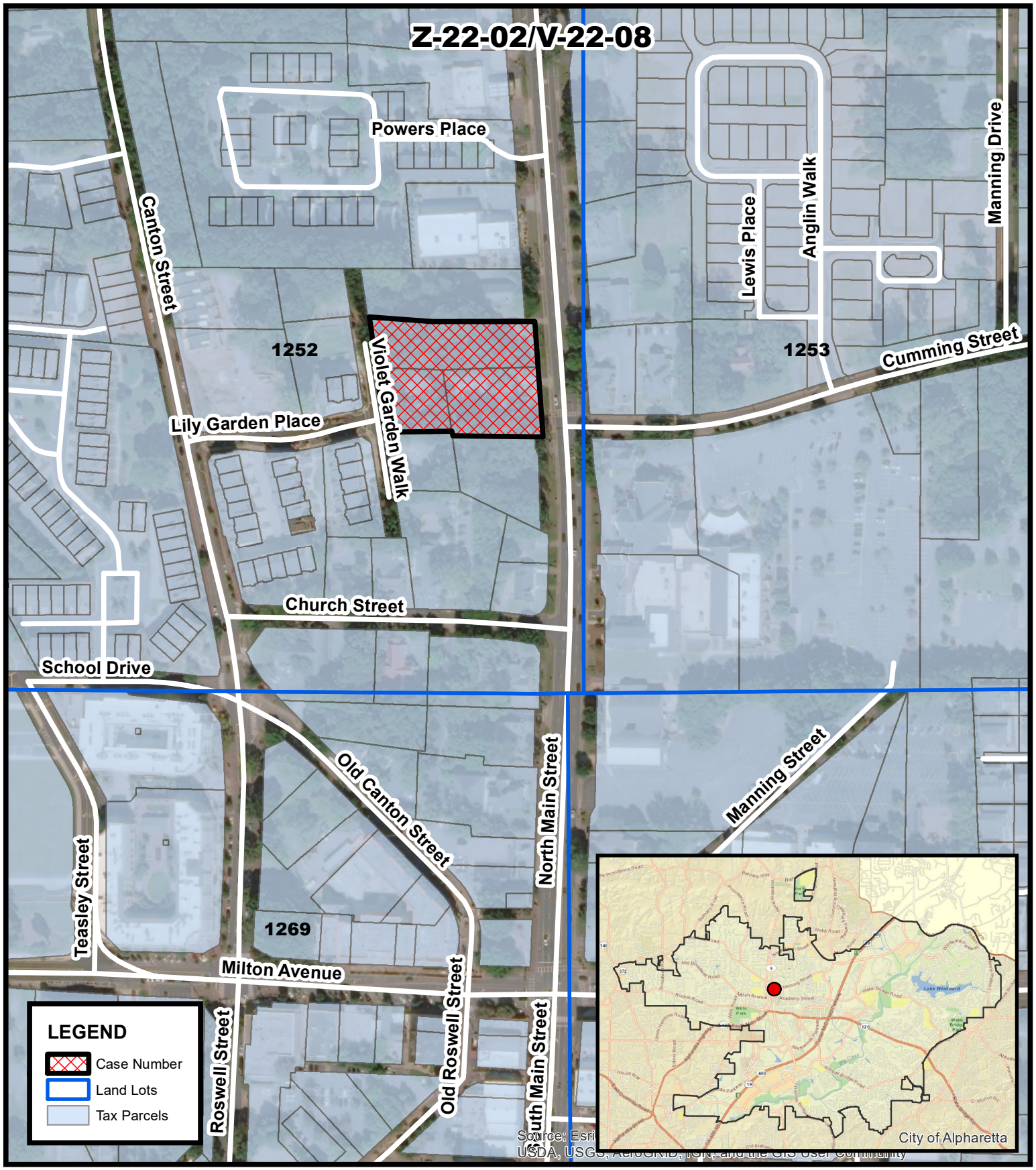


THE CITY OF ALPHARETTA

Future Land Use
116 & 126 North Main Street

Z-22-02/V-22-08
D/LL: 2/2/1252
PC: 4/14/22
CC: 4/25/22

Location Map Provided by:
Community Development - GIS



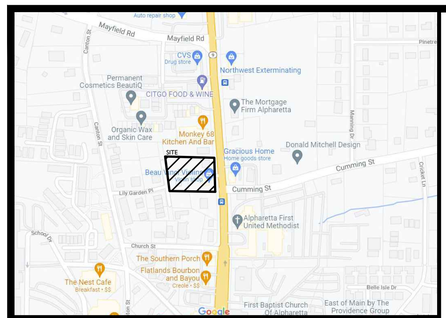
Location Map

116 & 126 North Main Street

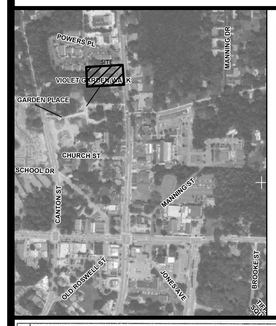
Z-22-02/V-22-08
D/LL: 2/2/1252
PC: 4/14/22
CC: 4/25/22

THE CITY OF ALPHARETTA

Location Map Provided by:
Community Development - GIS



SITE LOCATION MAP (NTS)



NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0055F

FIRM
FLOOD INSURANCE RATE MAP
FULTON COUNTY, GEORGIA
AND INCORPORATED AREAS

PANEL 55 OF 490
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

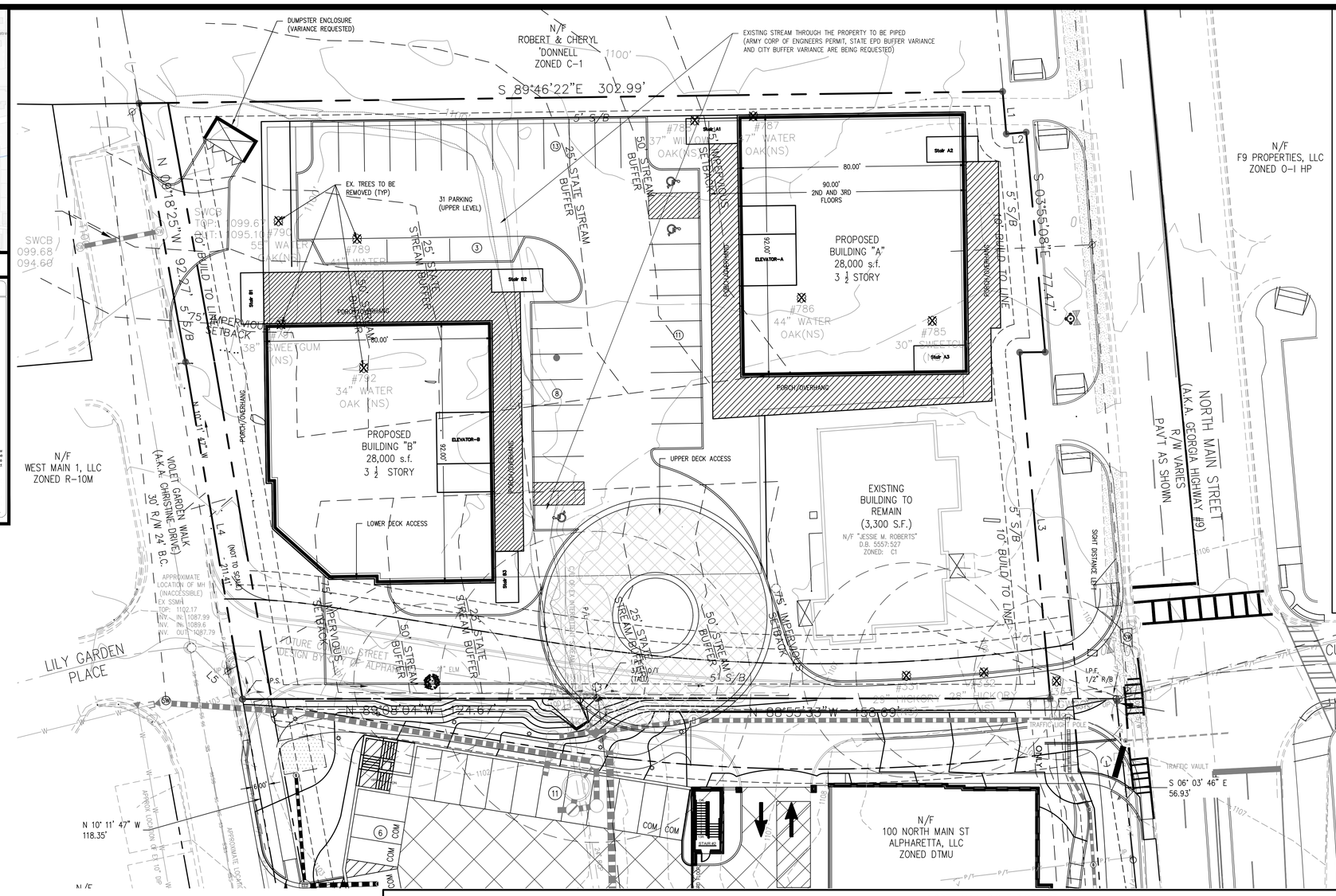
COMMUNITY	NUMBER	PANEL	SUFFIX
ALPHARETTA, CITY OF	135158	0055	F
MILTON, CITY OF	135073	0055	F
ROSWELL, CITY OF	130088	0055	F

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
13121C0055F
MAP REVISED
SEPTEMBER 18, 2013

Federal Emergency Management Agency

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



SITE DATA:

116 & 126 NORTH MAIN STREET
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
LAND LOT 1252
1st DISTRICT 2nd SECTION

TOTAL ACREAGE: 1.43

CURRENT ZONING: C-1
FUTURE LAND USE: MU
PROPOSED ZONING: DT-MU

PROPOSED USE:
- OFFICE: 32,000 s.f.
- RETAIL: 4,000 s.f.
- RESTAURANT: 8,000 s.f.
- RESIDENTIAL: 4 UNITS

PARKING:
REQUIRED PARKING RATIOS
- OFFICE: 3: 1000 s.f. (96 SPACES)
- RETAIL: 1: 500 s.f. (8 SPACES)
- RESTAURANT: 1: 500 s.f. (16 SPACES)
- RESIDENTIAL: 2.5 UNIT (10 SPACES)

TOTAL REQUIRED PARKING: 130 SPACES

TOTAL PARKING PROVIDED:
97 LOWER DECK
35 UPPER DECK
132 SPACES PROVIDED

SITE STANDARDS:
MIN AMENITY AREA 10% OF SITE (6,229 SF)
PROP AMENITY AREA 11% (7,000 SF) ROOFTOP TERRACE AND FRONT PLAZA

MAX LOT BUILDING COVERAGE 80% (77,863 S.F.)
PROP LOT BUILDING COVERAGE 25.6% (16,000 SF)
PROP LOT DECK COVERAGE 34.2% (21,288 SF)
TOTAL BUILDING/ DECK COVERAGE 56.8%

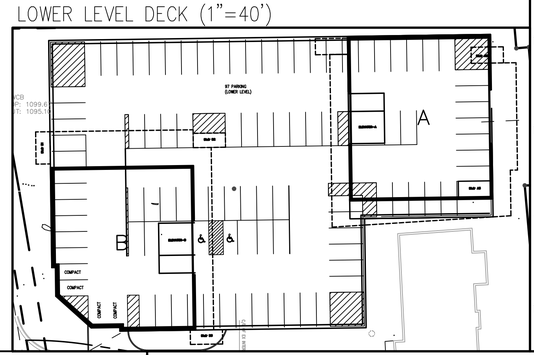
SETBACKS
FRONT 5' MIN / 10' MAX
SIDE 0'
REAR 6' NO ALLEY
REAR 3' ALLEY

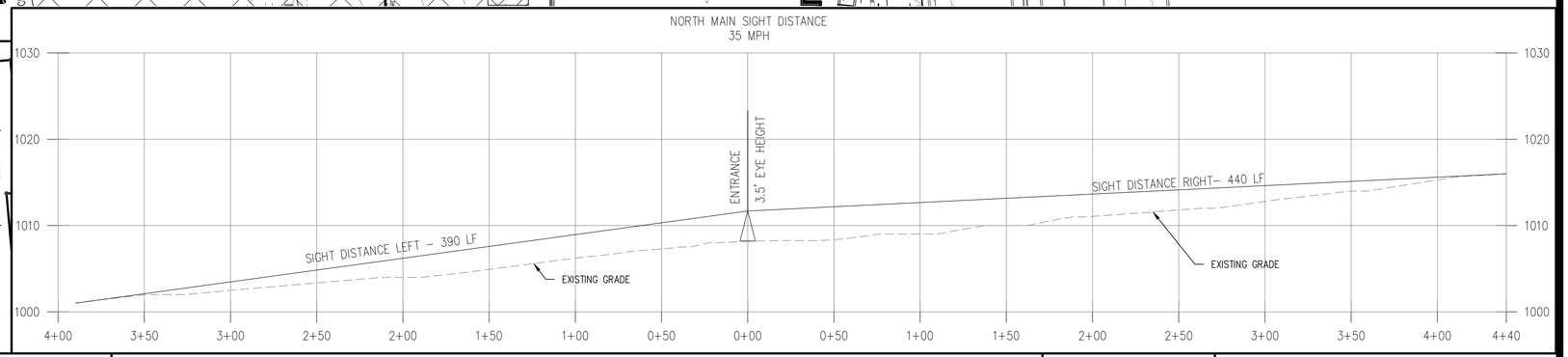
*STORMWATER MANAGEMENT WILL BE HANDLED UNDERGROUND UNDER THE DECK.

NOTE:

1. THERE ARE NOT WETLANDS LOCATED ON THE PROPERTY.
2. BASED UPON THE ARBORIST REPORT BY OUTDOOR SPACES, THERE ARE NOT SPECIMEN TREES LOCATED ON THE SUBJECT PROPERTY.
3. **ALL PARKING DECK ACCESS IS NOW FROM DRIVEWAY ON HIGHWAY 9 ONLY. THERE IS NO DECK ACCESS ON LILY GARDEN PLACE OR VIOLET GARDEN WALK**

LOWER LEVEL DECK (1"=40')





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

NORTH

20 0 20 40

Scale 1" = 20'

PRELIMINARY SITE PLAN
UPPER LEVEL

116 & 126 North Main St.

Alpharetta , Georgia

PROJECT INFORMATION

PROJECT NO.: 22-4732

DATE: MARCH 25, 2022

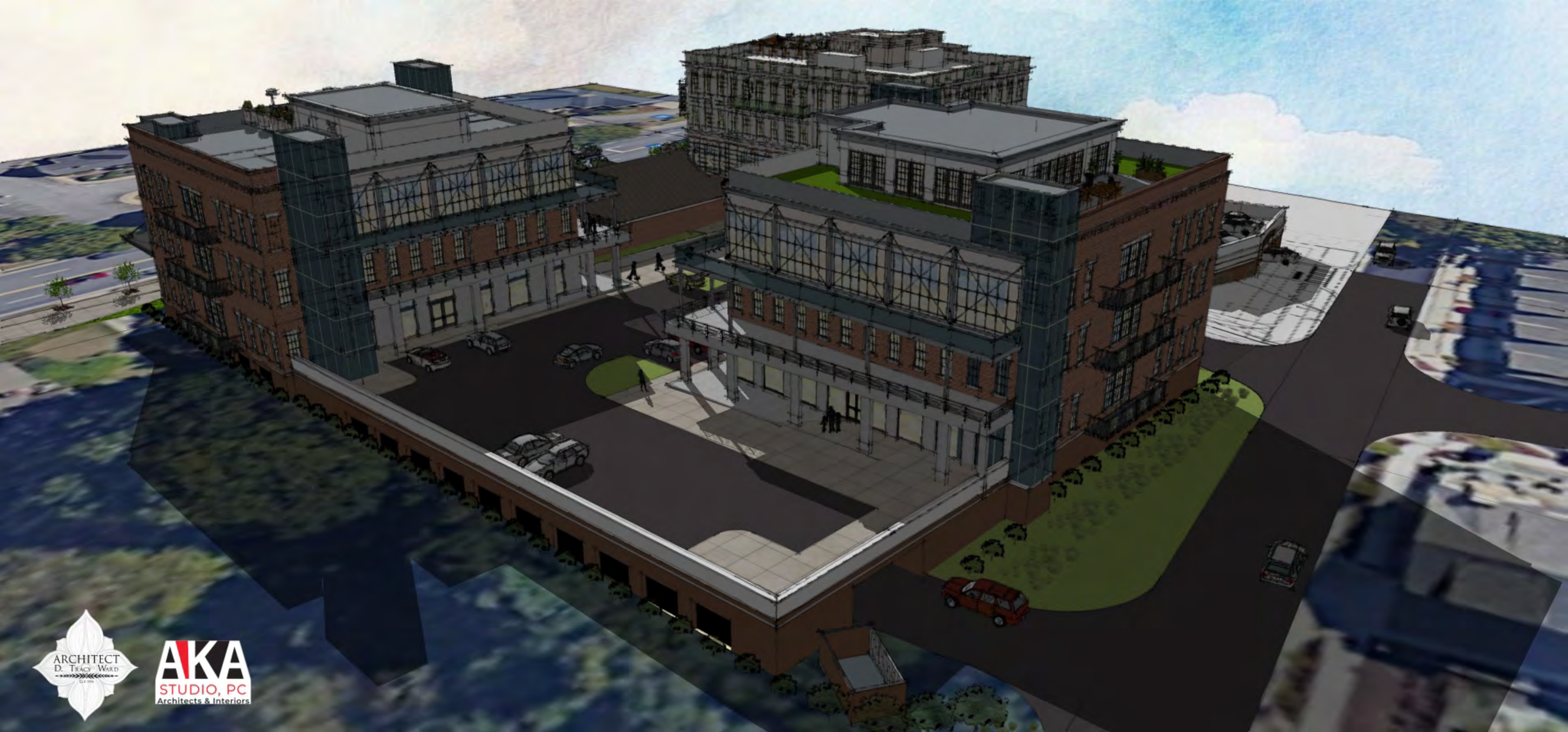
SCALE: 1" = 20'

FILE NAME: 22-4732P02.dwg

DESIGN/DRAWN: SLR/ SLR

ARCHITECT
D. TRACY WARD
EST. 1993
AKA
STUDIO, PC
Architects & Interiors

ARCHITECT
D. TRACY WARD
EST. 1993
AKA
STUDIO, PC
Architects & Interiors


ARCHITECT
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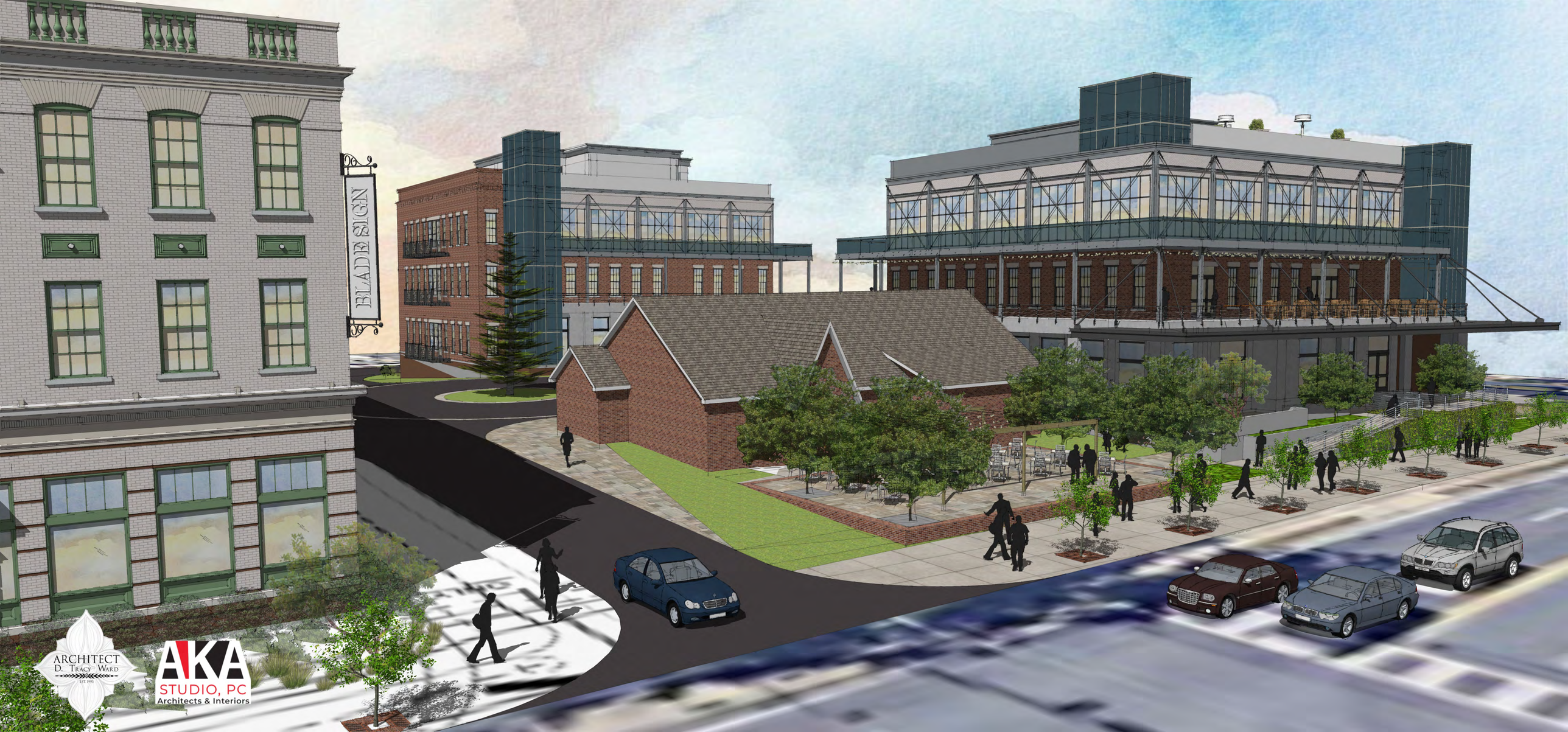
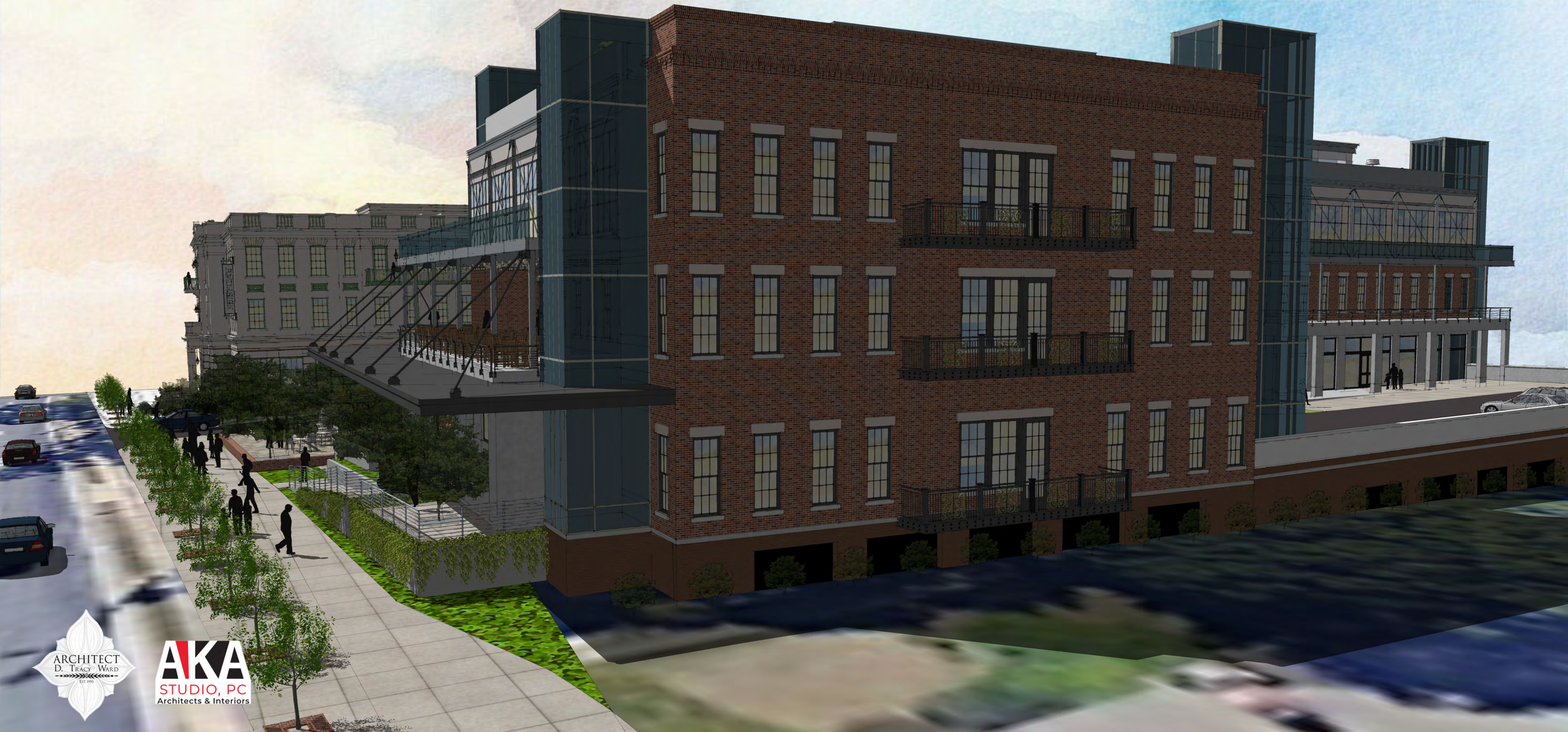
AKA
STUDIO, PC
Architects & Interiors


BLADE SIGN
ARCHITECT
D. TRACY WARD
EST. 1993
AKA
STUDIO, PC
Architects & Interiors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EST. 1993
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STUDIO, PC
Architects & Interiors

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D. TRACY WARD
EST. 1993
AKA
STUDIO, PC
Architects & Interiors

116 N MAIN STREET
ALPHARETTA, GA

ELEVATION

03/14/2022

ARCHITECT
D. TRACY WARD
EST 1993

AKA
STUDIO, PC
Architects & Interiors

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: 116 and 126 North Main Street

Contact Name: Steven Rowe Telephone: (770) 641-1942

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.

We received some questions and concerns from surrounding property owners through phone calls, Zoom meeting and personal meetings and below is a list of the items:

- Increased Traffic and access from Violet Garden Walk.
- Setbacks and road landscaping (Highway 9 and Violet Garden Walk)
- Building architecture, style and height
- Uses of the rear building that is closer to existing residents
- Possibility and timing of Cumming Street extension to Lily Garden Place

We are currently communicating with many of the concerned residents in an attempt to answer their questions and satisfy their concerns.

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.*

- [x] Letter
- [x] Personal Visits
- [x] Telephone
- [ ] Group Meeting
- [x] Email
- [x] Other *(Please Specify)* CZIM

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: 3/18/2022

Print Form

Original

Mailing

50 Warm Springs Circle
Roswell, Georgia 30075-4937
Main: 770.641.1942
Fax: 770.998.6924

February 17, 2022

RE: **Z-22-02 / 116 + 126 North Main Street**

Dear Property Owner:

We are representing the applicant, Market District Crabapple, LLC, in the above referenced case located at 116 and 126 North Main Street. Please allow this letter to serve as public notice for a Re-Zoning request from C-1 zoning to DTMU zoning category. I have attached a copy of the filed site plan for your convenience.

The Community Zoning Information Meeting (CZIM) for this request will be held on Wednesday March 9, 2022, at 6:00 p.m. via Zoom. The link to the meeting is https://zoom.us/j/6766623657 . This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by the Planning Commission on Thursday, April 14, 2022 at 6:30 PM and City Council on Monday, April 25, 2022 at 6:30 PM. The meeting(s) will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

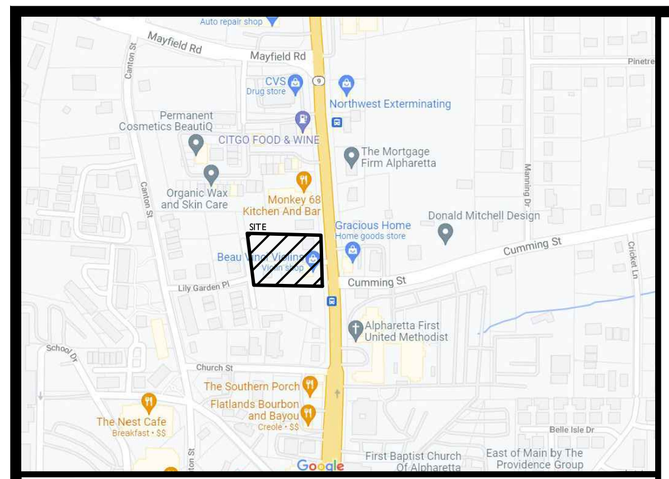
If you have any questions regarding the above request, please feel free to contact me at your convenience. I can be reached at slr@aecatl.com or (770) 641-1942.

Sincerely,
AEC, Inc.

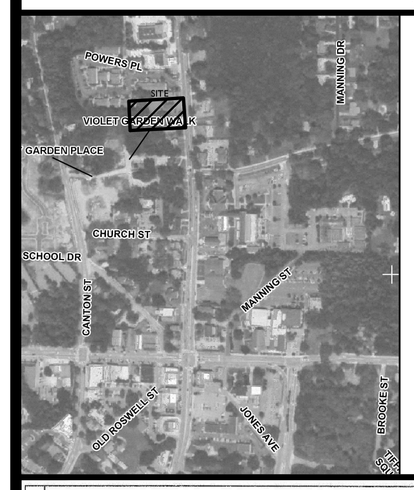
Steven L. Rowe, ASLA
Vice President

SLR/SCH/slr
Attachments

M:\2022 JOBS\22-4732 116 & 126 North Main\Zoning Submittal\CZIM Neighbor Letter.docx



SITE LOCATION MAP (NTS)



NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0055F

FIRM
FLOOD INSURANCE RATE MAP
FULTON COUNTY, GEORGIA
AND INCORPORATED AREAS

PANEL 55 OF 490
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ALPHARETTA, CITY OF	135064	0055	F
FULTON, CITY OF	135073	0055	F
ROSWELL, CITY OF	130088	0055	F

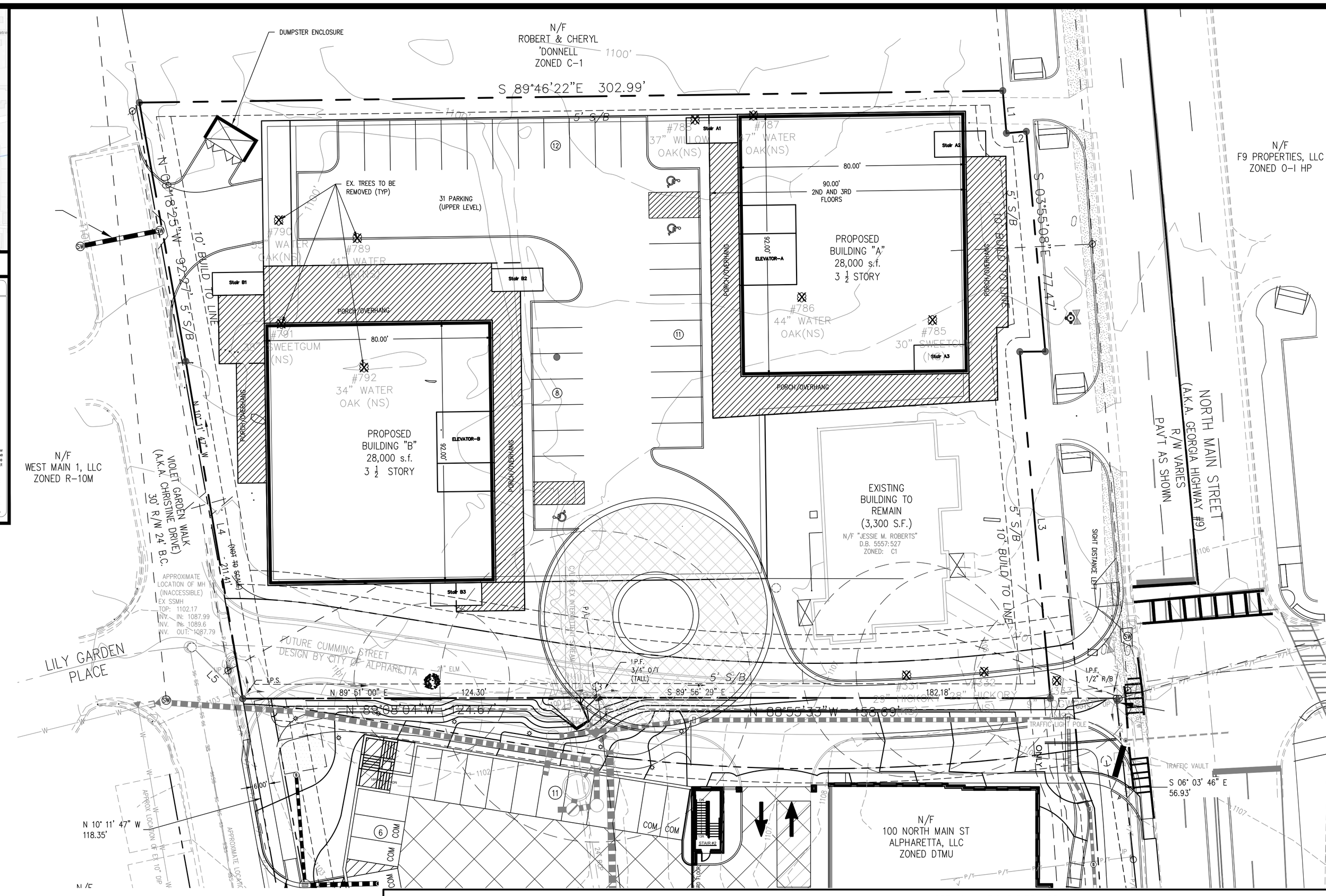
Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
13121C0055F

MAP REVISED
SEPTEMBER 18, 2013

Federal Emergency Management Agency

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



SITE DATA:

116 & 126 NORTH MAIN STREET
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
LAND LOT 1252
1st DISTRICT 2nd SECTION

TOTAL ACREAGE: 1.43

CURRENT ZONING: C-1
FUTURE LAND USE: MU
PROPOSED ZONING: DT-MU

PROPOSED USE:
- OFFICE: 32,000 s.f.
- RETAIL: 4,000 s.f.
- RESTAURANT: 8,000 s.f.
- RESIDENTIAL: 4 UNITS

PARKING:
REQUIRED PARKING RATIOS
- OFFICE: 3: 1000 s.f. (96 SPACES)
- RETAIL: 1: 500 s.f. (8 SPACES)
- RESTAURANT: 1: 500 s.f. (16 SPACES)
- RESIDENTIAL: 1.5 UNIT (6 SPACES)

TOTAL REQUIRED PARKING: 126 SPACES

TOTAL PARKING PROVIDED:
97 LOWER DECK
31 UPPER DECK
128 SPACES PROVIDED

SITE STANDARDS:
MIN AMENITY AREA 10% OF SITE (6,229 SF)
PROP AMENITY AREA 11% (7,000 SF) ROOFTOP TERRACE AND FRONT PLAZA

MAX LOT BUILDING COVERAGE 80% (77,863 S.F.)
PROP LOT BUILDING COVERAGE 25.6% (16,000 SF)
PROP LOT DECK COVERAGE 34.2% (21,288 SF)
TOTAL BUILDING/ DECK COVERAGE 56.8%

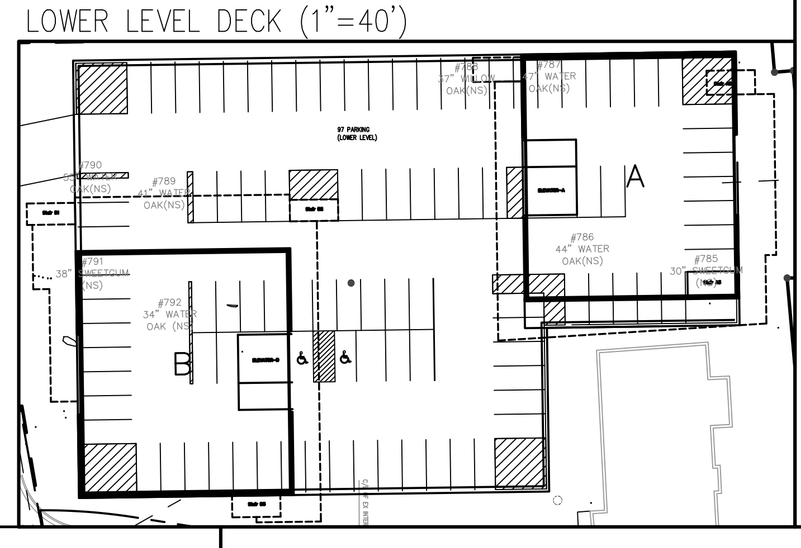
SETBACKS
FRONT 5' MIN / 10' MAX
SIDE 0'
REAR 6' NO ALLEY
REAR 3' ALLEY

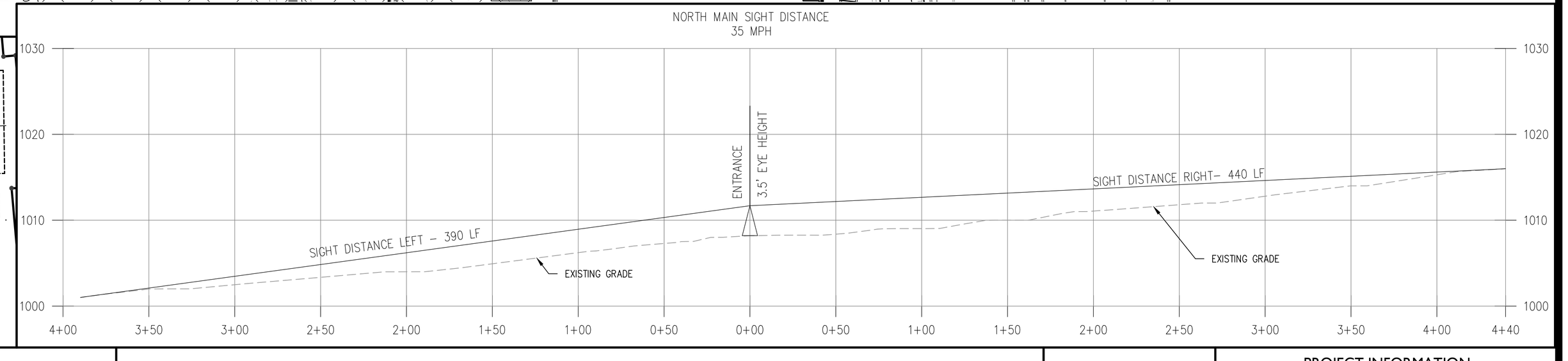
*STORMWATER MANAGEMENT WILL BE HANDLED UNDERGROUND UNDER THE DECK.

NOTE:

1. THERE ARE NOT WETLANDS LOCATED ON THE PROPERTY.
2. BASED UPON THE ARBORIST REPORT BY OUTDOOR SPACES, THERE ARE NOT SPECIMEN TREES LOCATED ON THE SUBJECT PROPERTY.

LOWER LEVEL DECK (1"=40')





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NORTH

20 0 20 40
Scale 1" = 20'

PRELIMINARY SITE PLAN
UPPER LEVEL

116 & 126 North Main St.

Alpharetta , Georgia

PROJECT INFORMATION
PROJECT NO.: 22-4732
DATE: FEBRUARY 1, 2022
SCALE: 1" = 20'
FILE NAME: 22-4732P02.dwg
DESIGN/DRAWN: SLR/ SLR

GDCI GA 4 L P
5755 DUPREE DR SUITE 130
ATLANTA GA 30327

PIEDMONT BANK THE
1625 EXEUTIVE DRIVE SOUTH NW
DULUTH GA 30096

BERMIC RPOPERTIES LLC
1040 POWERS PL
ALPHARETTA GA 30009

GDCI GA 4 L P
5755 DUPREE DR SUITE 130
ATLANTA GA 30327

APPEN RAYMOND C & CHRISTINA B
316 LYNNE CIR
ALPHARETTA GA 30004

SBLD PROPERTIES LLC
1030 POWERS PL
ALPHARETTA GA 30004

GDCI GA 4 L P
5755 DUPREE DR SUITE 130
ATLANTA GA 30327

PIEDMONT BANK THE
1625 EXECUTIVE DRIVE SOUTH NW
DULUTH GA 30096

HI RIVER PROPERTIES LLC
7917 SONATA BAY POINT
LAKE WORTH FL 33467-7067

MAYFIELD LLC
11785 NORTHFALL LN STE 510
ALPHARETTA GA 30009

SUMMERS DOLLEH KIM
1660 HAMIOTA RDG
ALPHARETTA GA 30004

LORVEN PROPERTIES LLC
1125 GOLDENROD LANE
SUWANEE GA 30024

STONE MARTHA
1525 HOLBROOK CAMPGROUND RD
CUMMING GA 30040

TINK WISE LLC
1085 POWERS PL
ALPHARETTA GA 30009

OBEROI MADANJIT & MADHU
205 WEST SMOKETREE TER
ALPHARETTA GA 30005

THIRTY FOUR THIRTY SIX CHURCH STRE
ET LLC
233 CANTON ST
ALPHARETTA GA 30004

RM BILOXI LLC
1075 POWERS PL STE B
ALPHARETTA GA 30009

HARMAN DEMPSEY PROPERTIES LLC
1145 POWERS PL
ALPHARETTA GA 30009-8358

TROTTER HOLDINGS INC
37 CHURCH ST
ALPHARETTA GA 30004

JOBETH PROPERTIES LLC
745 GLENLEIGH LN
DULUTH GA 30097

AB REAL ESTATE INVESTMENTS LLC
1110 POWERS PL
ALPHARETTA GA 30004

TROTTER HOLDINGS INC
690 E MAIN ST
CANTON GA 30114

KLAM INC
4465 PINEHOLLOW CT
ALPHARETTA GA 30022

ROBERTSON SHERYL S
1120 POWERS PL
ALPHARETTA GA 30009-8359

ROBERTS ROY C
126 NORTH MAIN ST
ALPHARETTA GA 30009

LEE ANGELA D
959 BRIDGEGATE DR
MARIETTA GA 30066

OBEROI MADANJIT & MADHU
205 WEST SMOKETREE TER
ALPHARETTA GA 30005

ROBERTS JESSIE M
P.O. BOX 535
HOLLY SPRINGS GA 30142-0009

MERIDIAN GROUP INC THE
1050 POWERS PL
ALPHARETTA GA 30004

SRISAI REALTY LLC
5755 N POINT PKWY SUITE 85
ALPHARETTA GA 30022

MANNING SARAH P
40 CUMMING ST
ALPHARETTA GA 30004-1610

CUSICK RICHARD & LAURA M
350 ROSE GARDEN LANE
ALPHARETTA GA 30009

O DONNELL ROBERT J & CHERYL C
134 N MAIN ST
ALPHARETTA GA 30004-1623

FIRST UNITED METHODIST CH OF ALPHA
RETTA GA THE
69 N MAIN ST
ALPHARETTA GA 30004

WASHBOURNE JAMES F & LUCINDA
360 ROSE GARDEN LANE
ALPHARETTA GA 30009

HARRIS R T & KOVEN ROBERT P
4398 PAPER MILL RD
MARIETTA GA 30067

FIRST UNITED METHODIST CH OF ALPHA
RETTA
69 N MAIN ST
ALPHARETTA GA 30009-3620

GEORGIAN COMMUNITY ASSOCIATION INC
THE
2675 PACES FERRY RD SUITE 125
ATLANTA GA 30339

PIEDMONT BANK THE
1625 EXECUTIVE DRIVE SOUTH NW
DULUTH GA 30096

HAYWOOD T ASHLEY
P O BOX 485
ALPHARETTA GA 30009

APPEN RAYMOND C & CHRISTIANA A
316 LYNNE CIR
ALPHARETTA GA 30004

PIEDMONT BANK THE
1625 EXECUTIVE DRIVE SOUTH NW
DULUTH GA 30096

BROWN MONDI PROPERTIES INC
11675 CENTURY DR STE D
ALPHARETTA GA 30009

PIEDMONT BANK THE
1625 EXECUTIVE DRIVE SOUTH NW
DULUTH GA 30096

BENSON DOROTHY C
133 CANTON ST
ALPHARETTA GA 30004-1606

PHILLIPS ALPHARETTA LLC
830 KENNESAW AVE NW
MARIETTA GA 30060

PIEDMONT BANK THE
1625 EXECUTIVE DRIVE SOUTH NW
DULUTH GA 30096

YOUTH MINISTRY RESOURCES INC
31 CHURCH ST
ALPHARETTA GA 30009

ANDERSON JOHN DAVID
390 ROSE GARDEN LANE
ALPHARETTA GA 30009

KOVEN ROBERT P & HARRIS ROBT T
4398 PAPER MILL RD
MARIETTA GA 30067

COLE CV ALPHARETTA LLC
P.O. BOX 4900 DEPT 604
SCOTTSDALE AZ 85261-4900

BELDEN JOHN ASHLEY & BELDEN LIBBY
MARIE
550 ROSE GARDEN LANE
ALPHARETTA GA 30009

ROBERTS JESSIE M
P.O. BOX 535
HOLLY SPRINGS GA 30142-0009

COLE CV ALPHARETTA LLC
P.O. BOX 4900 DEPT 604
SCOTTSDALE AZ 85261-4900

KEBANLI ARTHUR
12250 CRABAPPLE CHASE DR
ALPHARETTA GA 30004

BUNCH DEREK
1255 RIVERSIDE RD
ROSWELL GA 30076

GENERAL CONVENIENCE STORE LLC
501 N CENTRAL AVE
ATLANTA GA 30354

WILKERSON PETER & JULIETTE
340 ROSE GARDEN LANE
ALPHARETTA GA 30004

BUNCH DEREK
1255 RIVERSIDE RD
ROSWELL GA 30076

BOBE & SNELL LLC
1095 POWERS PL
ALPHARETTA GA 30009

WHITMAN ARNOLD M
3500 LENOX RD NE STE 510
ATLANTA GA 30326

OBEROI MADANJIT & MADHU
205 WEST SMOKETREE TER
ALPHARETTA GA 30005

GRABER ALYSSA
540 ROSE GARDEN LN
ALPHARETTA GA 30009

WHITMAN ARNOLD M
3820 MANSELL RD SUITE 280
ALPHARETTA GA 30022

GRONHOLM SCOTT
12200 KING CIR
ROSWELL GA 30075

TURPEN DAVID REED & HUSSMANN EDNA MILLER
380 ROSE GARDEN LANE
ALPHARETTA GA 30009

WHITMAN ARNOLD
3500 LENOX RD NE STE 510
ATLANTA GA 30326

ERIC S CHOFNAS PC
1100 POWERS PL
ALPHARETTA GA 30004

PAYNE JOHN MARTIN
370 ROSE GARDEN LANE
ALPHARETTA GA 30009

MC MANES A SPENCER & A SPENCER JR
1015 POWERS PL
ALPHARETTA GA 30004

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

COLLINS MARINE GROUP LLC
88 ROSWELL ST
ALPHARETTA GA 30009

PROPERTIES OF DUFFY LLC
10 CUMMING ST
ALPHARETTA GA 30004

BUTTS ROBERT R
5360 FRANKLIN GOLDMINE RD
CUMMING GA 30028

FIRST UNITED METHODIST CH OF ALPHA RETTA
69 NORTH MAIN ST
ALPHARETTA GA 30004-1620

GEISEL PAMELA A
1000 POWERS PL
ALPHARETTA GA 30004

BELL LINDA REESE & JONES ELLON W
159 NORTH MAIN ST
ALPHARETTA GA 30009

SOLLEY ROBERT A
1105 POWERS PL
ALPHARETTA GA 30004

LIGHT INVESTMENTS LLC
145 N MAIN ST
ALPHARETTA GA 30009

OBEROI MADANJIT OBEROI MADHU
205 W SMOKETREE TER
ALPHARETTA GA 30005

KIM KON & SOON JA
1160 ALPHARETTA ST
ROSWELL GA 30075

EHORSE L L C
1070 POWERS PL
ALPHARETTA GA 30004

MAIN STREET COMMONS OFFICE PARK OW NERS ASSOCIATION
1102 ABBEY CT
ALPHARETTA GA 30004

Follow Up Mailing

50 Warm Springs Circle
Roswell, Georgia 30075-4937
Main: 770.641.1942
Fax: 770.998.6924

March 17, 2022

RE: **Z-22-02 / 116 + 126 North Main Street**

Dear Property Owner:

We are representing the applicant, Market District Crabapple, LLC, in the above referenced case located at 116 and 126 North Main Street. This is the second letter we are sending out due to some issues with the City's GIS system regarding the current property owners within the area. We apologize for any confusion, and we want to make sure everyone has an opportunity to comment on the proposed development.

Please allow this letter to serve as public notice for a Re-Zoning and concurrent Variance request from C-1 zoning to DTMU zoning category. I have attached a copy of the filed site plan for your convenience.

The Community Zoning Information Meeting (CZIM) for this request was held on Wednesday March 9, 2022, at 6:00 p.m. via Zoom and there were some good comments and discussion regarding the project. We are still in the process of looking at design options and want to hear from you if you have any other questions or concerns regarding the proposed development.

This item will be considered by the Planning Commission on Thursday, April 14, 2022 at 6:30 PM and City Council on Monday, April 25, 2022 at 6:30 PM. The meeting(s) will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

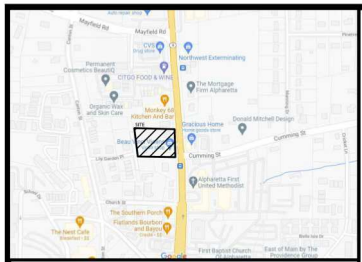
If you have any questions regarding the above request, please feel free to contact me at your convenience. I can be reached at slr@aecatl.com or (770) 641-1942.

Sincerely,
AEC, Inc.

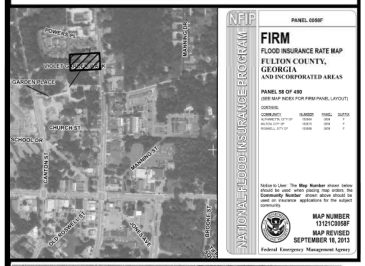
Steven L. Rowe, ASLA
Vice President

SLR/SCH/slr
Attachments

M:\2022 JOBS\22-4713 116 & 126 North Main\Zoning Submittal\CZIM Neighbor Letter-rev.docx



SITE LOCATION MAP (NTS)



	Element Description
X	Key and/or legend and site location map with North arrow
X	Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning.
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X	Location of land lot lines and identification of land lots.
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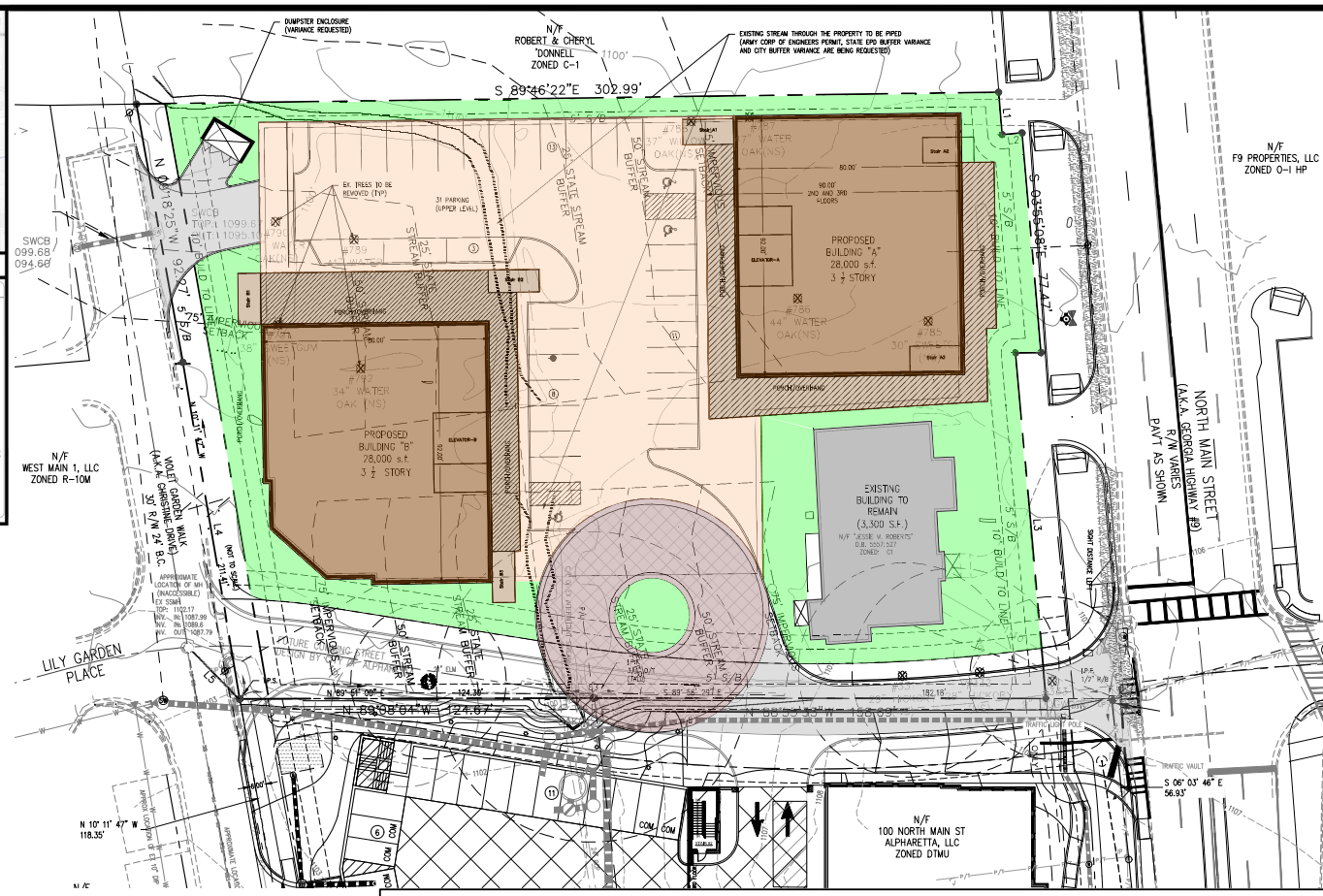
X	Existing driveways located within 150 feet of the subject property on adjacent or nearby parcels (including those parcels on the opposite side of a public street).
X	Proposed access driveways and the available intersection sight distance (according to AASHTO Green Book).



SITE DATA:

116 & 126 NORTH MAIN STREET
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
LAND LOT 1252
1st DISTRICT 2nd SECTION

TOTAL ACREAGE: 1.43

CURRENT ZONING: C-1
FUTURE LAND USE: MU
PROPOSED ZONING: DT-MU

PROPOSED USE:
- OFFICE: 32,000 s.f.
- RETAIL: 4,000 s.f.
- RESTAURANT: 8,000 s.f.
- RESIDENTIAL: 4 UNITS

PARKING:
REQUIRED PARKING RATIOS
- OFFICE: 3: 1000 s.f. (96 SPACES)
- RETAIL: 1: 500 s.f. (8 SPACES)
- RESTAURANT: 1: 500 s.f. (16 SPACES)
- RESIDENTIAL: 2.5 UNIT (10 SPACES)

TOTAL REQUIRED PARKING: 130 SPACES

TOTAL PARKING PROVIDED:
97 LOWER DECK
35 UPPER DECK
132 SPACES PROVIDED

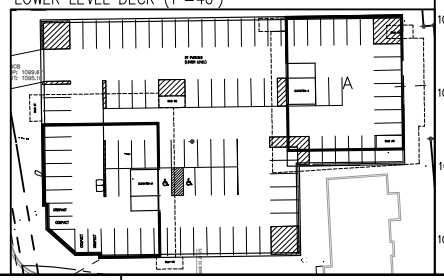
SITE STANDARDS:
MIN AMENITY AREA 10% OF SITE (6,229 SF)
PROP AMENITY AREA 11% (7,000 SF) ROOFTOP TERRACE AND FRONT PLAZA

MAX LOT BUILDING COVERAGE 80% (77,863 S.F.)
PROP LOT BUILDING COVERAGE 25.6% (16,000 SF)
PROP LOT DECK COVERAGE 34.2% (21,288 SF)
TOTAL BUILDING/ DECK COVERAGE 56.8%

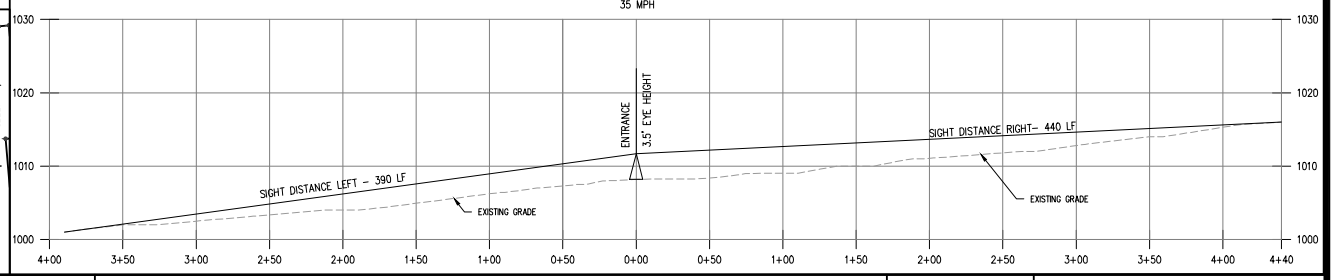
SETBACKS
FRONT 5' MIN / 10' MAX
SIDE 0'
REAR 6' NO ALLEY
REAR 3' ALLEY

*STORMWATER MANAGEMENT WILL BE HANDLED UNDERGROUND UNDER THE DECK.

LOWER LEVEL DECK (1"=40')



NORTH MAIN SIGHT DISTANCE
35 MPH



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

NORTH
20 0 20 40
Scale 1" = 20'

PRELIMINARY SITE PLAN
UPPER LEVEL

116 & 126 North Main St.

Alpharetta , Georgia

PROJECT INFORMATION
PROJECT NO.: 22-4732
DATE: MARCH 18, 2022
SCALE: 1" = 20'
FILE NAME: 22-4732P02.dwg
DESIGN/DRAWN: SLR/ SLR

ARCHITECT
D. Tracy Ward
AKA
STUDIO, PC
Architects & Interiors

ARCHITECT
D. Tracy Ward
AKA
STUDIO, PC
Architects & Interiors

100 NORTH MAIN ST ALPHARETTA LLC
1055 POWERS PL STE B
ALPHARETTA GA 30009

100 NORTH MAIN ST ALPHARETTA LLC
1055 POWERS PL STE B
ALPHARETTA GA 30009

61 OLD CANTON LLC
14195 HOPEWELL RD
ALPHARETTA GA 30004

AB REAL ESTATE INVESTMENTS LLC
1110 POWERS PL
ALPHARETTA GA 30004

ALPHARETTA FIRST UNITED METHODIST CHURCH INC
69 N MAIN ST
ALPHARETTA GA 30009

ANDERSON JOHN DAVID
390 ROSE GARDEN LANE
ALPHARETTA GA 30009

APPEN RAYMOND C & CHRISTINA B
316 LYNNE CIR
ALPHARETTA GA 30004

AR INVESTMENTS LLC
200 VIOLET GARDEN WALK
ALPHARETTA GA 30009

ASHER RABUN LEIGH & RABUN LEE W III
95 CANTON ST
ALPHARETTA GA 30009

AVON MICHAEL V & DENISE
57 CHURCH ST
ALPHARETTA GA 30009

BDS REVOCABLE TRUST THE
51 CHURCH ST
ALPHARETTA GA 30009

BEANIES PROP LLC
231 VAUGHAN DR
ALPHARETTA GA 30009

BECHER MICHELLE
93 CANTON ST
ALPHARETTA GA 30009

BERMIC RPOPERTIES LLC
1040 POWERS PL
ALPHARETTA GA 30009

BOBE & SNELL LLC
1095 POWERS PL
ALPHARETTA GA 30009

BRACKEN LAWRENCE J II & TRACY C
208 VIOLET GARDEN WALK
ALPHARETTA GA 30009

BRANNON ROBERT A & FLYNN MICHAEL
15144 TAYLOR RD
ALPHARETTA GA 30004

BREEN JAMES J & LEILA RUTH
55 CHURCH ST
ALPHARETTA GA 30009

BROWN & MONDI PROPERTIES INC
18 CUMMING ST
ALPHARETTA GA 30009

BROWN MONDI PROPERTIES INC
11675 CENTURY DR STE D
ALPHARETTA GA 30009

BUNCH DEREK
1255 RIVERSIDE RD
ROSWELL GA 30076

BUNCH DEREK
1255 RIVERSIDE RD
ROSWELL GA 30076

BUTTS ROBERT R
5360 FRANKLIN GOLDMINE RD
CUMMING GA 30028

CANTON STREET COMMONS HOMEOWNERS ASSOCIATION INC
2675 PACES FERRY RD STE 125
ATLANTA GA 30339

CANTON STREET FD DEVELOPMENT PARTNERS LLC
91 W WIEUCA RD BLDG/STE A2000
ATLANTA GA 30342

CARRUTHERS RICHARD A SR & CARRUTHERS MARTHA PATTEE
124 LILY GARDEN PL
ALPHARETTA GA 30009

CHURCH STREET COMMERCIAL PROP LLC
435 ST REGIS DR
ALPHARETTA GA 30022

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

COLLINS MARINE GROUP LLC
125 COOPER SANDY LANE
MILTON GA 30004

COMMUNITY BANK OF PICKENS COUNTY
P O BOX 40
JASPER GA 30143

CUSICK RICHARD & LAURA M
350 ROSE GARDEN LANE
ALPHARETTA GA 30009

D AURIA DIANE
115 LILY GARDEN PL
ALPHARETTA GA 30009

EHORSE L L C
1070 POWERS PL
ALPHARETTA GA 30004

ERIC S CHOFNAS PC
1100 POWERS PL
ALPHARETTA GA 30004

GALLEGOS ENRIGUE HERRERA & HERRERA MARGARITA
330 ROSE GARDEN LANE
ALPHARETTA GA 30009

GEISEL PAMELA A
1000 POWERS PL
ALPHARETTA GA 30004

GENERAL CONVENIENCE STORE LLC
501 N CENTRAL AVE
ATLANTA GA 30354

GEORGIAN COMMUNITY ASSOCIATION INC THE
958 MCEVER RDG STE B5
GAINESVILLE GA 30504

GIAQUINTO RICHARD M & MABELINE
202 VIOLET GARDEN WALK
ALPHARETTA GA 30009

GRONHOLM SCOTT
12200 KING CIR
ROSWELL GA 30075

HAMMERMASTER GREG R & JOANNE
97 CANTON ST
ALPHARETTA GA 30009

HARMAN DEMPSEY PROPERTIES LLC
1145 POWERS PL
ALPHARETTA GA 30009-8358

HARRISON DAVID & SIMONE M
260 ROSE GARDEN LANE
ALPHARETTA GA 30009

HAWKINS HOLMES J III & TRACEY
126 LILY GARDEN PL
ALPHARETTA GA 30009

HI RIVER PROPERTIES LLC
7917 SONATA BAY POINT
LAKE WORTH FL 33467-7067

JANICO PETER M & JANICO MARY
550 ROSE GARDEN LANE
ALPHARETTA GA 30009

JOBETH PROPERTIES LLC
305 ANNA MARIA BLVD
CLEMSON SC 29631-2183

JORDAN D WESLEY
2711 CANOPY CIR
ALPHARETTA GA 30009

KEBANLI ARTHUR
12250 CRABAPPLE CHASE DR
ALPHARETTA GA 30004

KIM KON & SOON JA
1160 ALPHARETTA ST
ROSWELL GA 30075

KLAM INC
4465 PINEHOLLOW CT
ALPHARETTA GA 30022

KUELBS JAMES & JUDITH
119 LILY GARDEN PL
ALPHARETTA GA 30009

LAMONTE DAVID & REGINA
121 LILY GARDEN PL
ALPHARETTA GA 30009

LEE ANGELA D
959 BRIDGEGATE DR
MARIETTA GA 30066

LIGHT INVESTMENTS LLC
145 N MAIN ST
ALPHARETTA GA 30009

LORVEN PROPERTIES LLC
1125 GOLDENROD LANE
SUWANEE GA 30024

MAIN STREET COMMONS OFFICE PARK OWNERS ASSOCIATION INC
1102 ABBEY CT
ALPHARETTA GA 30004

MANNING ON THE SQUARE COMMUNITY ASSN INC
4400 NORTH POINT PKWY STE 295
ALPHARETTA GA 30022

MC CLARD MICHELLE STUDLEY
59 CHURCH ST
ALPHARETTA GA 30009

MC MANES A SPENCER JR
1015 POWERS PL
ALPHARETTA GA 30004

MERIDIAN GROUP INC THE
1050 POWERS PL
ALPHARETTA GA 30004

MILLER MARK E & JULIE M
540 ROSE GARDEN LANE
ALPHARETTA GA 30009

O DONNELL ROBERT J & CHERYL C
134 N MAIN ST
ALPHARETTA GA 30004-1623

OBEROI MADANJIT & MADHU
205 WEST SMOKETREE TER
ALPHARETTA GA 30005

OBEROI MADANJIT OBEROI MADHU
205 W SMOKETREE TER
ALPHARETTA GA 30005

PAYNE JOHN MARTIN
370 ROSE GARDEN LANE
ALPHARETTA GA 30009

PEACHTREE RESIDENTIAL LLC
7380 MCGINNIS FERRY RD
SUWANEE GA 30024

PHILLIPS RICHARD MARK & NATALIE
99 CANTON ST
ALPHARETTA GA 30009

PROPERTIES OF DUFFY LLC
10 CUMMING ST
ALPHARETTA GA 30004

RAWPRENEUER LLC
335 CREEK PT
ALPHARETTA GA 30004

RICHEY BRIAN & MOLLY
204 VIOLET GARDEN WALK
ALPHARETTA GA 30009

RM BILOXI LLC
1075 POWERS PL STE B
ALPHARETTA GA 30009

ROBERTS JAMES M ET AL
P O BOX 535
HOLLY SPRINGS GA 30142

ROBERTS ROY C
126 NORTH MAIN ST
ALPHARETTA GA 30009

ROBERTSON SHERYL S
1120 POWERS PL
ALPHARETTA GA 30009-8359

ROWLES DOUGLAS M
206 VIOLET GARDEN WALK
ALPHARETTA GA 30009

SBLD PROPERTIES LLC
1030 POWERS PL
ALPHARETTA GA 30004

SIMMONS NICHOLAS A & MELINDA
117 LILY GARDEN PL
ALPHARETTA GA 30009

SIMS BRIAN P & LINDSAY
91 CANTON ST
ALPHARETTA GA 30009

SOLLEY ROBERT A
1105 POWERS PL
ALPHARETTA GA 30004

SRISAI REALTY LLC
5755 N POINT PKWY STE 85
ALPHARETTA GA 30022

SWOPE DARRELL & ELKET
325 NORTH COLEMAN RD
ROSWELL GA 30075

TAYLOR MORRISON OF GEORGIA LLC
6845 SHILOH RD E STE D3
ALPHARETTA GA 30005

TROTTER HOLDINGS INC
690 E MAIN ST
CANTON GA 30114

TROTTER HOLDINGS INC
37 CHURCH ST
ALPHARETTA GA 30004

TURPEN DAVID REED & HUSSMANN EDNA MILLER
380 ROSE GARDEN LANE
ALPHARETTA GA 30009

TYLER M VASSAR & KATHLEEN T VASSAR 1999 LIVING TRUST THE
89 CANTON ST UNIT 6
ALPHARETTA GA 30009

WALLERT RONALD & PAGE W
320 ROSE GARDEN LANE
ALPHARETTA GA 30009

WASHBOURNE JAMES F & LUCINDA
360 ROSE GARDEN LANE
ALPHARETTA GA 30009

WEST MAIN I LLC
6400 LILY GARDEN PL
ATLANTA GA 30339

WILKERSON PETER & JULIETTE
340 ROSE GARDEN LANE
ALPHARETTA GA 30004

YOUTH MINISTRY RESOURCES INC
31 CHURCH ST
ALPHARETTA GA 30009

ZIMMERMAN JONATHAN S & BROCK
ZIMMERMAN MARY PROSSER
53 CHURCH ST UNIT 10
ALPHARETTA GA 30009

From:	Bracken, Larry
To:	Woodman, Michael; Callum, Alexandra; kcook@alpharetta.ga; egraves@alphretta.ga.us; CityCouncilMayor@alpharetta.ga.us
Cc:	Holmes Hawkins; Brian Richey
Subject:	116 & 126 NORTH MAIN STREET (Z-22-02)
Date:	Sunday, March 27, 2022 10:44:01 AM
Attachments:	100 N Main PC Recommended Conditions ONLY in WORD applicant version in BLUE -c.pdf

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My wife and I own a home in the West Main development at 208 Violet Garden Walk, which is on the corner of Lily Garden Place and Violet Garden Walk. We have lived in our current home since December 2019 and have been Alpharetta residents since 1992. I write to express concerns about the 116/126 North Main Street project, which is on the April 14 Planning Commission agenda and the April 25 City Council agenda. Our concerns are shared by almost all, if not all, of our West Main neighbors.

To begin with, we recognize that we are living in downtown Alpharetta and that there will be development appropriate to that setting. Accordingly, we didn't oppose the 100 North Main project immediately behind our home, subject to modifications to that project, nor do we oppose the 116/126 North Main project in its entirety, only as currently planned:

1. The 116/126 North Main St. development as currently proposed anticipates more than 1,600 *additional* car trips a day into these buildings. A significant proportion of those trips would come in from Canton Street along Lily Garden Place to Violet Garden Walk. Especially when added to the 120+ *additional* car trips a day expected when North Main Street is completed, the traffic volume on Lily Garden and Violet Garden will clog our residential streets to the point of being unlivable, especially as much of that traffic will be restaurant traffic on nights and weekends. We simply cannot have that volume of traffic and noise on narrow residential streets such as Lily Garden and Violet Garden. I don't think there is any comparable situation in the City where such a high volume of restaurant traffic can access restaurant parking via a residential street, and it shouldn't be allowed here. Any parking access from Lily Garden/Violet Garden should be limited to residents of the 116/126 property, with business and restaurant traffic limited to accessing the parking deck from Main Street. This can easily be regulated by gates and card access if there is a parking deck entrance on Violet Garden Walk (as currently planned).

2. The buildings as planned would be taller than both the West Main townhomes and 100 N. Main Street. For both aesthetics and purposes of natural light, we think 116/126 North Main should not be any taller than the 100 North Main Street building.

3. We are also concerned about noise from the planned restaurants, especially if there is outdoor or rooftop dining. This should be manageable but it does need to be managed by specific conditions required by the City, at the time the zoning variance is granted.

4. As you are aware, the City Council approved substantial modifications to the 100 North Main project based upon detailed and well-founded recommendations by the Community Development staff, some of which included recommendations from the West Main community. The staff's recommendations for 100 North Main St. are attached; we request

that to the extent these recommendations can be applied to the 116/126 North Main development, they should be. In particular, it is essential that any parking deck have limited access, with 24-hour gates.

5. The West Main residents in the buildings adjoining Violet Garden Walk (buildings 4 and 5) have endured 9 months of construction of 100 North Main St., and there has been little consideration of our residents by the developer or construction managers. The concrete pad at 100 North Main still has not been fully installed as of today. We have put up with the noise, vibration, illegal parking by workers, and interference with street access from 100 North Main for too long and it appears that the building's construction will go on for another year. I don't know what conditions or penalties the City can impose on developers who take too long to build their projects, but we don't want 116/126 North Main to stretch out interminably as 100 North Main has.

The developers of the project have been proactive about reaching out to our community and have been receptive to input from our residents, but our community's residents think it is important to communicate with each of you as well. We understand that there will be development in Downtown Alpharetta, but any project that adjoins residential streets such as Lily Garden Place and Violet Garden Walk must take into account the effect the project will have on nearby residents, both during the construction phase and over the longer term.

Thank you for your consideration of these comments.

Lawrence Bracken
208 Violet Garden Walk
Alpharetta
[redacted]

From: LaMonte, Dave
To: City Council and Mayor
Cc: Callum, Alexandra; Cook, Kathi; Woodman, Michael; Graves, Eric
Subject: 116 & 126 North Main Street (Z-22-02)
Date: Friday, March 25, 2022 2:41:43 PM

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

All, I currently reside at 121 Lily Garden Place in the Westmain community and I am writing in regard to 116 &126 North Main Street (Z-22-02) and its pending application. I am all for the growth of Alpharetta and by no means am I against improvements or building in the surrounding areas. I know you have heard from others in our community but I would also like to stress a few points;

This is the second time since 2019 that proper notification for an application was not properly distributed in our community on pending applications. Both times the same excuse was used by the Developer which raise serious questions about your process or the "hidden agenda" of those involved.

With the application of 100 North Main we were able to come to agreement with many of the concerns of our community which was a win for everyone. However this project is much larger and the increase in traffic flow will create serious back ups that can not be solved with Traffic Lights or Traffic circles on feeding roadways. Lily Garden Place was not built for Highway 9 Traffic flow. Having attended some of these meetings I have heard about a Traffic study from 2015/2016 which I think we can all agree is make believe at this point. Furthermore it doesn't even have Lily Garden Pl as the name of the road!

I urge all of you to consider the potential damage to the way of life in the surrounding areas this volume of traffic would create. Build what the land accommodates but you cannot ignore the capacity of the roads. Canton Rd is already difficult to travel today and with 4000+ trips a day will never work. It will not work for residents and it will not work for the businesses in the proposed buildings.

While our community may meet with the Developer on this project it is up to you to limit the flow of Traffic for the good of all. Why have we not done a Traffic study recently? How can we propose new construction not having done so?

I know the connection of Canton and Highway 9 was passed years ago but the budget has not allowed for its construction. Lily Garden is not the same road today as it was then, nor is everything feeding it.

Again, we all want the growth of Alpharetta to continue but it has to be done with common sense. Please visit the area today during peak hours and see for yourself what the addition of 4000+ trips (at entire completion) would do to the flow of Traffic.

Thanks, Dave LaMonte

From:	Paul Norsworthy
To:	Callum, Alexandra; Cook, Kathi; Woodman, Michael; egraves@alphretta.ga.us; CityCouncilandMayor@alpharetta.gs.us
Cc:	Paul Norsworthy; Babby Norsworthy; Brian Richey; Holmes Hawkins; Larry Bracken
Subject:	116 / 126 NORTH MAIN STREET (Z-22-02)
Date:	Monday, March 28, 2022 12:19:14 PM

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On Saturday (3/26/2022) a number of residents of West Main and 14 Park met with the developers (Brent Beecham and Greg Swayne) of the subject project. I think it was a productive meeting.

It is my understanding that the developers have submitted documents to Alpharetta showing ALL traffic entering/ exiting the project via N. Main St. (Hwy. 9) with NO roadway connection between the project and Violet Garden Walk / Lily Garden Place.

I fully support this approach and ask that you folks make this happen. In addition, I ask that Alpharetta terminate any future efforts to connect Cumming St. with Lily Garden Place. Lily Garden Place in general and the Lily Garden Place / Canton St. intersection specifically are not capable of SAFELY handling the volume of traffic that would result from extending Cumming St. to Lily Garden Place.

Sincerely,

Paul Norsworthy
202 Violet Garden Walk
Alpharetta, GA 30009
[redacted]

From: michelle becher
To: City Council and Mayor
Cc: Graves, Eric; Cook, Kathi; Callum, Alexandra; Woodman, Michael
Subject: 116/126 North Main Street Rezoning Concerns
Date: Thursday, March 24, 2022 12:16:38 PM

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Greetings All,

I am writing this email as a resident of West Main Townhomes and as a board member for our community. We were recently made aware of a rezoning request for 116 and 126 North Main Street. The notification was informal verses a direct contact from the developer and with minimal lead time prior to the CZIM Meeting on March 9.

While not in opposition of the project in terms of growth, the size and use create significant impact to our community in terms of livability and safety.The application promotes Lily Garden Pl and Violet Garden Walk as the primary method of ingress and egress to the buildings. Our community had a similar situation during the planning phase of 100 North Main and felt our concerns were heard. The proposed buildings are much larger in scale than 100 North Main and with that increased size comes obstacles that have significant impact to our community. The additional size adds room outside of office space for restaurants and residential dwelling. The traffic, noise and safety issues for residents increase from primarily daytime hours five days a week to all day and night seven days a week. Late hours and noise seven days a week equals a decline in livability even in urban environments.

The applicants predicated number of car trips per day (1200 minimum and more like 1600 if the Cumming Connector is added) contradicts the current street design. The predicated number of cars and the addition of commuter traffic with the proposed Cumming Street Extension further exceeds the street design capacity. Site plans and street designs that included two residential communities now encompass multiple commercial entities and the commuter route for neighboring areas. I encourage in review that the developer plan for alternative ways to access the buildings/garages that do not include using Lily Garden Pl and Violet Garden Walk as the primary route. In professional practice it might appear that Lily Garden can handle the addition of traffic from 14 Park Place, 100 North Main and the proposed project, however actual performance as experienced by residents proves otherwise. I am not sure it

would be possible for the residents that enter Lily Garden from our garage alley ways (most of West Main and all of 14 Park Place) to gain access during peak travel times. It seemed confusing that our developers site plan included Lily Garden positioned in the middle of our community when an old site plan was discussed during the planning phase of 100 North Main, it now seems like a compromise in safety.

Many of the homeowners in West Main purchased just as Downtown Alpharetta was showing the rewards of thoughtful and quality planning by many on this email. Supporting our city is a top priority of our community, however doing so without parameters could impact our quality of life, safety and ultimately our investments. We are the community in the simpleist form, we live here. Thank you in advance for considering our concerns as this project is proposed.

Sincerely,

Michelle Becher

HOA Board Member

93 Canton Street

[redacted]

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Good afternoon, Ms. Callum, Mr. Woodman and Ms. Cook:

I attended the CZIM Meeting last night concerning the proposed rezoning request at 116 & 126 North Main Street (Z-22-02). I live at 126 Lily Garden Pl., in West Main Townhomes. Our residence is immediately adjacent to the subject property, directly across Violet Garden Walk. My understanding is that this item is currently on the agenda for the Planning Commission on April 14 and for the City Council on April 25. I wanted to briefly summarize a number of concerns that I have regarding the proposed development. I would welcome the opportunity to meet with you and/or other city staff to discuss these concerns in more detail. If my email should be directed to someone else, please let me know.

1. As an initial matter, I have serious concerns about whether proper notice was given by the Applicant for the CZIM meeting last night. Although we live immediately adjacent to the parcel in question, I did not receive any written notice from the Applicant, even though I understand that he was required to notify every property owner within 500'. I checked with several other West Main neighbors and none of them received any written notice from the Applicant either. One neighbor said he was personally contacted by a representative of the Applicant via email, which is the only way that I learned about the proposed development. Had my neighbor not mentioned it to me in passing, I still would not be aware of it. I suspect that most of the surrounding homeowners in West Main and Fourteen Park Place were not notified of the meeting last night and therefore have not had the opportunity to learn anything about the project. As I previously indicated, the Application that is available on the City website does not include the list of property owners who were to be notified on the Citizen Participation Form – Part A. Given the apparent lack of notice provided to the affected neighbors, I have concerns that there has not been enough of an opportunity to consider input from the community in advance of the Planning Commission meeting next month.
2. My specific concerns about the proposed development are with (a) its overall size and scale, (b) the nature and intensity of its use, and (c) most importantly, its use of Lily Garden Pl. and Violet Garden Walk as the primary method of ingress and egress to the development.
3. As to the overall size and scale, it is helpful to use the recently approved new building at 100 N. Main St. as a reference point.
   a. The project at 100 N. Main Street consists of a single 28,100 sf three-story building, with a maximum height of 46'. In contrast, the proposed development at 116/126 N. Main St. is ***over twice the size*** – two 28,000 sf buildings. If you include the existing 3,300 sf home that is on the property and which apparently will be converted into a restaurant, that's ***nearly 60,000 total sf on only 1.4 acres***.
   b. The maximum height of the building under construction at N. Main St. was limited by the City to 46'. In contrast, it appears from the application that the two new buildings

will be constructed ***on top of a parking deck***, which will make the total height of the front building that will face N. Main St. ***at least 61' or more***. (See p. 8 of the attached renderings). The renderings do not illustrate the height of the building in the rear of the property (which is directly across from our residence), but I assume it will be the same height or even higher due to the grade of the property.

4. As to the intensity of use, the building under construction at 110 N. Main St. is an office building. In contrast, the proposed development at 116/126 N. Main St. will consist of 32,000 sf of office space, 4,000 sf of retail, 8,000 sf of restaurant space and 4 residential units. It is not clear from the Application materials, but it appears to me that the 8,000 sf of restaurant space is specific to the two new buildings only and does not include the additional 3,300 sf existing home which is to be converted into a restaurant. If you include that space, there would be more than 11,000 sf of restaurant space alone.

5. The relevance of the large disparity in intensity of use is most evident when comparing the predicted number of car trips to and from the two properties. The new office building at 100 N. Main St. is predicted to generate a total of ***330 car trips per day***, but the proposed development at 116/126 N. Main St. is predicted to generate ***more than 1600 car trips per day, nearly 5 times as many***. (See last page of Application). The majority of that (1043 of the 1605) is due to the 8,000 sf of new restaurant space. From my reading of the plans, it appears to me that even the estimate of 1605 car trips per day is too low because it does not account for converting the existing 3,300 sf home to a restaurant. Including the additional traffic for that restaurant would add even more traffic to the development.

6. The intensity of that use leads me to my most serious concerns about the proposed development – the ingress and egress to the proposed parking structure off of Violet Garden Walk. According to the plans, a two story parking deck will be constructed. Of the 128 total parking spaces in that deck, ***97 (76%) are in the lower level and must be accessed through an entrance on Violet Garden Walk***. The other 31 (24%) are on the upper level and will be accessed from the south side of the property, through an apparent new road that will connect to N. Main St. It is unclear from the plans whether the development assumes that the City will construct the proposed Cumming St/Lily Garden extension, although that appears likely to be the case.

7. Even setting aside the question of whether Lily Garden Pl. should be extended to connect to Main St. (which for the reasons below I believe is a very bad idea), the fact that ***over 75% of the traffic to and from the proposed new development must use Lily Garden Pl. and Violet Garden Walk, two quiet and narrow residential streets, is a very poor idea***. By the Applicant's own estimates, that would mean ***over 1200 additional car trips per day*** (76% of 1605 total car trips per day) using those two residential streets. That would be ***on top of the 330 car trips per day*** that will be generated from the new 100 N. Main St. office building. There is simply no doubt that Lily Garden Pl. cannot accommodate those kinds of traffic loads. Even now, it is virtually impossible for residents in our community to pull out onto Canton Street during rush hour. The visibility when turning left off of Lily Garden Pl. onto Canton Street when cars are parked in the spaces along Canton Street is already extremely poor. Adding more than 1200 cars per day to that road will make it very difficult, if not impossible, for the residents of West Main and Fourteen Park Place to get out of their homes. It will also create a potential

safety issue for residents due to the nature of the West Main development. For example, Lily Garden Pl. bisects the West Main community, with 22 residences on the south side of Lily Garden Pl, and two residences (including mine) on the north side. The dog park for the community is also located on the north side of Lily Garden Pl, so residents routinely walk across the street to access the dog park. The community mailboxes are also located directly on Lily Garden Pl. That works fine when there is very little traffic but with thousands of cars passing throughout the day will create a significant safety hazard. It is also worth noting that, unlike the 100 N. Main Street project, which will only generate traffic during office hours, the proposed development at 116/226 N. Main Street will generate traffic at all hours of the day and on weekends. Having large numbers of restaurant patrons departing late at night directly through a residential neighborhood is a disaster waiting to happen.

8. If the development is to be approved, ***I would strongly urge that the site plan be reconfigured so that access to the lower level of the parking deck is not from the rear of the property from Violet Garden Pl.*** Two possible alternatives would be either provide direct access from N. Main Street, or from the south side of the property where the proposed roundabout is shown. However, the latter option would only work if the Lily Garden extension is not constructed. See comments below. If the site is reconfigured so that access to the development is all routed off of N. Main Street and not through our residential community, I think a majority of the concerns can be addressed.

9. As noted above, my concerns about the ingress and egress of the significant new volume of traffic to the proposed new development is independent of whether Lily Garden Pl. is extended to N. Main St. However, suffice it to say, if the road extension is built, the significant traffic issues on Lily Garden Pl will be ***exponentially magnified***, because in addition to the 1500+ car trip per day on Lily Garden Pl from the new developments you will also have ***-- by design --*** a significant number of additional cars using the Lily Garden extension as ***a cut through*** from Cumming Street to Canton Street. I believe that a significant amount of due diligence, including traffic studies, risk assessments and public hearings, should be completed before any decision on the Lily Garden road extension is made by the City.

10. Another concern I have is with respect to the potential use of the rooftop area, specifically on the rear building (the one that is immediately adjacent to our home). During the CZIM meeting last night, I asked a question about this and was told that the renderings only showed potential public use on the rooftop of the front building (facing N. Main St.). However, that is not accurate. If you look at ***p. 4 of the attached renderings***, you will see it illustrates 7 tables and a gathering of people on the ***rooftop of the rear building***. Even worse, it shows that amenity space on the ***back side of that building, i.e., the side that is closest to our home***. We strongly object to any commercial or public use of the rooftop of that rear building, especially on the side facing our residential community, and would request that be made a condition of any approval from the City.

11. Finally, as the City is reviewing the proposed development, I would urge the City to be mindful of the conditions that were imposed on 100 N. Main Street, many, if not all, of which would be more than appropriate for the proposed new project, including, for

example:

a. Max building height shall be no greater than 3 stores and 46' (and I would urge that that height limit include any parking structure that is above grade).
b. Maximum total building footprint to be comparable to the approved size at 100 N. Main Street.
c. Parking deck shall be screened with a mix of landscape materials of varying heights.
d. Decorative lighting and trees shall be placed on the upper level of the parking deck.
e. Occupiable vertical structures on the rooftop space are prohibited, and the rooftop space shall not be rented out for commercial use.
f. Foundation plantings, consisting of shrubs, vines and/or grasses, shall be required along Violet Garden Walk.
g. New utilities shall be placed underground.
h. 5' sidewalk on Violet Garden Walk with an additional 5' added to the landscape area.
i. If access to the lower level parking deck is to remain on Violet Garden Walk, it should use a gated system with no public parking.
j. Car head lights shall be screened from the parking deck via wall height and landscaping.

Please let me know if you have any questions or if you would like to meet to discuss these concerns in more detail.

Regards,
Holmes Hawkins
126 Lily Garden Pl.
Alpharetta, GA 30009
[redacted]

From: Callum, Alexandra <acallum@alpharetta.ga.us>
Sent: Tuesday, March 8, 2022 5:00 PM
To: Holmes Hawkins <HHawkins@KSLAW.com>
Cc: Cook, Kathi <Kcook@alpharetta.ga.us>; Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Z-22-02 / 116 + 126 North Main Street

CAUTION: MAIL FROM OUTSIDE THE FIRM

Good afternoon, Holmes,

A letter to all properties within 500' of the address is mailed out by the City 21 days before the first public hearing. This includes information regarding the Planning Commission and City Council meeting dates. This notification is scheduled to be mailed out on March 24, 2022. The Applicant should have sent a mailer to all addresses within 500' feet of the property. There is a sign posted on the property regarding the Community Zoning Information Meeting (CZIM) tomorrow night, and I

attachments unless you recognize the sender and know the content is safe.

Dear and City Council of Alpharetta,

Thank you for the opportunity to express our views as residents of Alpharetta and the West Main Town Homes.

It is our understanding that the developer of the property, Market District Crabapple, LLC has submitted a revised plan that would only allow ingress and egress to the 116 + 126 property from North Main Street.

We very much appreciate the developers consideration of our concerns to **avoid** a throughway using Lily Garden Place. Based on the developers daily estimate of 1,600 cars, we strongly believe the revised plan would be safer due to the narrow configuration of the street through this concentrated residential area. We believe and appreciate that they have made a smart choice to both continue the project while supporting the needs of the existing neighbors.

We request that you support and approve the revised plan, which should be acceptable for the City, the Developer and the residents of West Main Town Homes.

Thanks you again for your consideration.

Sincerely,

Jon and Mary P. Zimmerman

From:	Mike Avon
To:	City Council and Mayor
Cc:	Graves, Eric; Woodman, Michael; Cook, Kathi; Callum, Alexandra
Subject:	Re: Z-22-02 / V-22-08 / 116 + 126 North Main Street Re-zoning Application
Date:	Wednesday, March 23, 2022 2:32:11 PM

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March 23, 2022
Mayor and City Council
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

Dear Mayor & City Council:

I currently reside at 57 Church Street, a townhome unit in West Main. All residents of West Main and 14 Park Place, the townhomes adjacent to West Main, north on Canton Street, have a single road to enter and exit our homes by vehicle - Lilly Garden Place. As a community, we only recently became aware of this proposed re-zoning and based on the information included in the application I am certain that if approved as-is, it will have a major detrimental impact on our two communities as well as the surrounding area. I am writing to you not as a representative of West Main, but as a concerned Alpharetta citizen but I know all of my neighbors share these concerns. We went through a similar experience with the 100 Main Street development where we learned of the proposal almost by accident, but in that case our concerns were listened to, and respected, resulting in conditions getting added to the application that we feel are a reasonable compromise. I ask for the same opportunity to voice our concerns since our motive is not to have this application denied, but to put conditions on this new application to mitigate the impact on our neighborhood, and in particular the large volume of traffic that will be crammed into Lilly Garden Place.

As you are no doubt aware, Lilly Garden Place is a relatively narrow road - around 30' wide, which is adequate for it's current exclusive use by the residents and guests of the two townhome communities (23 units in West Main; currently 6 but eventually 14 units in 14 Park Place). The road bisects West Main with two townhomes and a dog park on one side, opposite the community mailboxes and the rest of the units on the other side; residents cross Lilly Garden Place to get mail and walk their dogs. When we leave our homes by car we all have to turn onto Canton Street from Lilly Garden Place - there is no other option. Currently, turning left onto Canton Street can be difficult when there are cars parked on Canton south of Lilly Garden Place (which invariably there are). There have been several 'near-misses' and I personally predict there will be accidents at this intersection even at the current traffic volumes and conditions.

The development at 100 Main Street is projected to add 330 car trips daily, with the majority expected to use Lilly Garden Place/Violet Garden Walk for access to the main parking deck. We are all anxious to see what impact this will have on us, but at least we know it will only be office traffic in the morning and evening, Monday to Friday since the building is limited to office space, and a condition was added that the car park will be gated to prevent public parking. This new application is significantly different because it includes at least 2, possibly 3 restaurants and is projected to result in **1,600 car trips daily**, including evenings and weekends, as there are currently no restrictions. Again, the entrance to the main parking deck is designed to be exclusively from Violet Garden Walk (and therefore potentially Lilly Garden Place). It is almost

impossible to imagine the volume of traffic on Lilly Garden Place that this will generate, but given the current difficulty exiting onto Canton Street I firmly believe Lilly Garden Place will be backed up with bumper to bumper traffic along the entire stretch of road at a minimum during morning and evening rush hours, and possibly at other times also. If so, all of the residents of West Main and 14 Park Place will find it impossible to enter or leave our homes by car. The only option I can think of to avoid this potential nightmare is to move the entrance to the proposed parking deck in this application so that it can only be accessed via Main Street opposite Cumming Street (which benefits from an existing stop light).

I understand there is a long-standing plan to extend Cumming Street across Main Street to join Lilly Garden Place and that this application may be seen as helping to finally make that a reality. This extension in isolation and in the context of what existed in the area at the time it was proposed - 7 years ago - I am sure made sense. It probably still made sense when West Main and 14 Park Place was added. However, I doubt there was a projection of around 2,000 car trips potentially using this extension on a daily basis, in addition to the traffic coming from Cumming Street itself. We do not believe Lilly Garden Place is wide enough for the volume of traffic expected, and we now have 37 homes directly and unavoidably dependent on Lilly Garden Place to enter and exit our homes.

I ask that prior to approving this application a new traffic survey be undertaken that takes into consideration all of the current and proposed development that has taken place in the last 7 years to:

1. Determine if this extension of Cumming Street onto Lilly Garden Place is still viable and will result in a positive improvement or create new and worse issues than it is intended to solve
2. Recommend what can be done to improve the intersection of Lilly Garden Place and Canton Street
3. Identify what conditions should be imposed on this new proposed development to mitigate the impact of all of the additional traffic projected

Thank you for your time.

Respectfully,
Mike Avon

From: Lindsay Sims
To: Woodman, Michael
Cc: Cook, Kathi; Callum, Alexandra
Subject: Re: Z-22-02 / V-22-08 / 116 + 126 North Main Street Re-zoning Opposition letter.
Date: Tuesday, March 22, 2022 7:49:25 PM

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March 22, 2022
Mayor and City Council
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

Re: Z-22-02 / V-22-08 / 116 + 126 North Main Street Re-zoning Opposition letter.

Dear Mayor & City Council:

We are writing as residents of West Main Townhomes in opposition of the proposed re-zoning of 116/126 N. Main Street. For the second time in a few years, we have not been notified of significant rezoning requests that would severely impact our neighborhood. We met several times in 2019/2020 regarding the 100 N. Main project and were mostly satisfied with the compromises we were able to reach as a community with the city and the developer on that project.

We have only recently been made aware of the significant implications the proposed project would have on our residential neighborhood. We received written communication from the developer- 2 weeks after the initial zoning meeting. This is extremely disappointing considering the exact same thing happened in 2019 with 100 N. Main and our community expressed our concerns to the city about it then. We feel as though we have been intentionally left out of this project in efforts for it to pass.

We are not in total opposition of the project or the growth of Downtown Alpharetta, this was a reason that we chose to relocate here. However, we did choose our location for it's privacy and quietness and 1600 trips (not including the 330 trips from the office building and delivery trucks) is not at all desirable to our community.

We are, however, opposing the request as it pertains to using Lily Garden as an entry point for the 116 N. Main project and the Cumming Street Extension. Lily Garden feeds into all of our driveways and onto an already congested Canton street. It is already impossible to make a left hand turn from Lily Garden on to Canton in the mornings and afternoons,

adding an additional1600 car/trips to this flow is unfathomable.

A few of our concerns and questions are listed here below:

- The existing width of Lily garden is not wide enough to support the volume that you are proposing. Our neighborhood spans both sides of lily garden with a dog park on one side and mailboxes on the other. We have more than 10 dogs that live here and use the dog park. Are there plans for a cross walk? Speed bumps?

- Lily garden is simply not the size or set-up to become a major thoroughfare for our city.

- The extension project was proposed 7 years ago, before there were residential neighborhoods here. If this was part of the plan, then why wasn't Lily garden made bigger at the time West Main was approved?

- The visibility turning left on Canton without a stop light is dangerous. This will be exacerbated with the volume of cars this project is proposing. Furthermore, I don't see how we will even be able to get out of our own driveways.

- When we were meeting regarding our concerns with 100 N Main, we were comforted in the fact that that the building would be used for office use only- and no after-hours businesses. 116 N. Main is an entirely different project. With proposed businesses that would be open weekends and evenings- there are many concerns for our community on noise level, increased traffic, trash, and even potential crime.

I urge and encourage members of City Council to visit Lily Garden during peak traffic times and see if you still believe it's feasible, safe or smart to encourage this project.I hope you will consider the residents of West Main ,Fourteen Park Place and the developments along Canton that will be affected by the project as it is currently proposed.

Thank you for your time.

Sincerely,
Lindsay and Brian Sims
91 Canton Street

Lindsay P. Sims
.....

From: Jon Zimmerman
To: City Council and Mayor
Cc: Mary Prosser Brock Zimmerman; Callum, Alexandra; Cook, Kathi; Woodman, Michael
Subject: Z-22-02 / V-22-08 / 116 + 126 North Main Street Re-Zoning
Date: Saturday, April 2, 2022 4:17:57 PM

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Dear and City Council of Alpharetta,

Thank you for the opportunity to express our views as residents of Alpharetta and the West Main Town Homes.

It is our understanding that the developer of the property, Market District Crabapple, LLC has submitted a revised plan that would only allow ingress and egress to the 116 + 126 property from North Main Street.

We very much appreciate the developers consideration of our concerns to **avoid** a throughway using Lily Garden Place. Based on the developers daily estimate of 1,600 cars, we strongly believe the revised plan would be safer due to the narrow configuration of the street through this concentrated residential area. We believe and appreciate that they have made a smart choice to both continue the project while supporting the needs of the existing neighbors.

We request that you support and approve the revised plan, which should be acceptable for the City, the Developer and the residents of West Main Town Homes.

Thanks you again for your consideration.

Sincerely,

Jon and Mary P. Zimmerman

From:	Denise
To:	City Council and Mayor; Graves, Eric; Woodman, Michael; Cook, Kathi; Callum, Alexandra
Cc:	Denise Avon
Subject:	Z-22-02 / V-22-08 / 116 + 126 North Main Street Re-zoning Application
Date:	Wednesday, March 23, 2022 3:20:45 PM

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March 23, 2022

Mayor and City Council

City of Alpharetta

2 Park Plaza

Alpharetta, GA 30009

Re: Z-22-02 / V-22-08 / 116 + 126 North Main Street Re-zoning Opposition letter

Dear Mayor & City Council:

I reside at 57 Church Street, a townhome unit in West Main and currently serve as the HOA President for our community. All residents of West Main and 14 Park Place, the townhomes adjacent to West Main, north on Canton Street, have a single road to enter and exit our homes by vehicle - Lily Garden Place. We only recently became aware of a proposed re-zoning request for the property listed above and based on the information included in the application we are certain that if approved as proposed, it will have a significant impact on our two communities as well as the surrounding area. I am writing to you not only as representative of West Main, but also as a concerned Alpharetta citizen. We went through a similar experience with the 100 Main Street development where we learned of their proposal almost by accident, but in that case our concerns were listened to, respected, and it resulted in conditions getting added to the application that we feel are a reasonable compromise for everyone. I feel as though we have been intentionally left out of this new project in efforts for it to pass with no input from the surrounding residents. I ask for the City to provide the same opportunity now to let us voice our concerns since our motive is not to have this application denied, but to put similar conditions on this new application to mitigate the impact on our neighborhood, and in particular the large volume of traffic that will be forced into Lily Garden Place.

Lily Garden Place is a very narrow road - around 30’ wide, not much wider than an alley, by definition. It is adequate for its current exclusive use by the residents and guests of the two townhome communities (23 units in West Main, currently 6 but eventually 14 units in 14 Park Place). Lily Garden bisects West Main with two townhomes and a dog park on one side, opposite the community mailboxes on the other side along with the rest of the units; residents cross Lily Garden Place to get mail and walk their dogs. It is a very cohesive

community with only West Main and 14 Park Place residents driving on Lily Garden Place. When we leave our homes by car, we all have to turn onto Canton Street from Lily Garden Place - there is no other option. Currently, turning left onto Canton Street can be difficult with the cars parallel parked on Canton Street south of Lily Garden Place and just as obstructed is the view turning right on to Canton Street. There are 'near-misses' at this intersection on a daily basis.

The development at 100 N. Main Street is projected to add 330 car trips daily, with the majority of cars expected to use Lily Garden Place/Violet Garden Walk for access to the main lower-level parking deck. We are eager to see what impact this will have on us, but at least we know it will only be office traffic in the morning and evening, Monday - Friday since the building is limited to office space, and a condition was added that the car park will be gated to prevent public parking. This new application is significantly different because it includes at least 2, possibly 3 restaurants and is projected to result in **1,600 car trips daily**, including evenings and weekends, as there are currently no restrictions for any parking access. The entrance to the main parking deck is designed to be exclusively from Violet Garden Walk (and therefore via Lily Garden Place). It is impossible to imagine the volume of traffic on Lily Garden Place that will be generated, but given the current difficulty exiting onto Canton Street, I predict Lily Garden Place will be backed up with bumper to bumper cars along the entire stretch of road during morning and evening rush hours. If so, all of the residents of West Main and 14 Park Place will find it impossible to leave our homes by car.

I understand there is a long-standing plan to extend Cumming Street across Main Street to join Lily Garden Place and that this application may be seen as helping the City to finally make that extension a reality. 7 years ago when this extension was proposed, it may have made sense given what this area looked like in 2015. I feel sure that in 2015 there wasn't a projection of almost 2,000 car trips potentially using this extension on a daily basis, in addition to the traffic that would be coming across from Cumming Street anyway. I do not believe Lily Garden Place is wide enough for the volume of traffic expected, and we now have 37 homes directly and unavoidably dependent on Lily Garden Place to enter and exit our homes. I ask that prior to approving this application, a new traffic survey be undertaken considering all of the new developments in this area to determine if this extension onto Lily Garden Place is still viable, and to identify what conditions should be imposed on the new proposed development to mitigate the impact of all of the additional traffic projected. With proposed businesses that would be open weekends and evenings, there are also many concerns for our community such as noise levels, trash, and even potential crime and we ask that this also be taken into consideration in the approval of this development.

Thank you for your time.

Denise Avon

President, West Main HOA

From: Graves, Eric
To: Paul Norsworthy
Cc: Woodman, Michael; Callum, Alexandra
Subject: RE: 116 & 126 NORTH MAIN STREET (Z-22-02)
Date: Wednesday, March 23, 2022 11:29:36 AM

Thank you, Paul. We will add your comments to the Public Record

Eric Graves, PE
678-297-6220

From: Paul Norsworthy <[redacted]>
Sent: Wednesday, March 23, 2022 11:26 AM
To: Graves, Eric <egraves@alpharetta.ga.us>
Cc: Paul Norsworthy [redacted]
Subject: Fwd: 116 & 126 NORTH MAIN STREET (Z-22-02)

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Paul Norsworthy
Southeastern Architectural Systems, Inc. (SEAS)
[redacted]

Begin forwarded message:

From: Paul Norsworthy <[redacted]
Subject: 116 & 126 NORTH MAIN STREET (Z-22-02)
Date: March 23, 2022 at 11:22:09 AM EDT
To: mwoodman@alpharetta.ga.us, acallum@alpharetta.ga.us, kcook@alpharetta.ga, egraves@alphretta.ga.us, CityCouncilMayor@alpharetta.ga.us
Cc: Paul Norsworthy <[redacted], Holmes Hawkins <[redacted], Brian Richey [redacted], Larry Bracken [redacted] Babby Norsworthy [redacted]

My wife and I purchased our townhome in the West Main development last April. We like living in downtown Alpharetta and expect that most or all of the surrounding land will eventually be developed. In general, we find this to be exciting. However, all new developments must be well planned, well executed and sympathetic to the needs of the existing neighbors.

As it currently exists the subject proposed development is failing on multiple fronts. My concerns are as follows:

1) I live within 500' of this proposed project and I have not received any notification of the developer's zoning request. I have seen no signs posted on Violet Garden Walk announcing upcoming meetings of the Planning Commission and City Council which have this item on their agendas. The developer declined to meet with several West Main homeowners (restricting the meeting to one homeowner) on 3/17/22 to discuss our concerns. At this point, I am concerned about the developer's willingness to be transparent and address my concerns.

2) Both Lily Garden Place and Violet Garden Walk are narrow streets designed for light traffic moving at a modest pace. The office building currently under construction at 100 N. Main Street will add several hundred vehicle trips per day to both streets. The townhomes currently under construction on the North side of Lily Garden Place will add additional vehicle trips. The proposed development at 116 / 126 N. Main St. will add an additional 1,200+ vehicle trips per day. This increase in traffic will create a significant traffic issue at the Canton St. / Lily Garden Place intersection. What is already a difficult and semi-blind turn from Lily Garden Place onto Canton St. will become a dangerous choke point.

All access to the proposed project should be from N. Main Street. This is a high volume thoroughfare currently undergoing a major upgrade. Access to both levels of the parking deck can be achieved by a ramp within the deck. The proposed additional traffic must be removed from Lily Garden Place and Violet Garden Walk.

With the many changes that have occurred in recent years it would be in everyone's best interests for new grid analysis, traffic projections, aerial photos, etc. to be performed.

3) The height of the proposed new buildings is excessive. 100 N. Main St is limited to 46' while the new buildings appear to be at least 15' taller. It is particularly critical that the height of the building closest to Violet Garden Walk not exceed the height of the West Main townhomes.

4) Increased noise is also an issue. Renderings show outdoor "party" or dining spaces on the roofs of both buildings. This is a particular concern for the building closest to Violet Garden Walk as this building will only be a few feet from West Main townhomes.

Sincerely,

Paul Norsworthy
202 Violet Garden Walk

From:	Holmes Hawkins
To:	Woodman, Michael; Callum, Alexandra; kcook@alpharetta.ga; CityCouncilMayor@alpharetta.ga.us; egraves@alphretta.ga.us
Cc:	Bracken, Larry; Brian Richey
Subject:	116 & 126 NORTH MAIN STREET (Z-22-02)
Date:	Monday, April 11, 2022 12:25:53 PM
Attachments:	image001.png RE Z-22-02 116 + 126 North Main Street.msg

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CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This email is a follow up to the email that I sent to City Staff on March 10, 2022 (copy attached) regarding the proposed rezoning request at 116 & 126 North Main Street (Z-22-02), which is on the agenda for the Planning Commission on April 14 and for the City Council on April 25. My wife and I live at 126 Lily Garden Pl., in the West Main Townhome community. Our residence is directly across Violet Garden Walk from the subject property. I refer you to my March 10th email for a complete list of my initial questions and concerns regarding this proposed project. I was hoping to be able to attend the Planning Commission meeting this Thursday, but unfortunately I will be out of town and unable to attend. Since I cannot attend the meeting, please allow this email to serve as an update to my prior correspondence.

First, I want to commend the Applicant for their willingness to meet with numerous of residents of West Main in recent weeks to listen to our questions and concerns. While I have voiced serious concerns about why none of the West Main residents were provided notice prior to the March 9 CZIM meeting, I am happy to see that the Applicant has taken appropriate steps since then to engage with our community. I also want to specifically commend the Applicant for their willingness to make a critical change to the design of the proposed parking deck in order to address one of our primary concerns about the project – the use of Lily Garden Pl. and Violet Garden Walk to access the parking deck of the development, which would have created an enormous amount of traffic through our residential community and created a substantial public safety risk. At our request, the Applicant revised the plan so that access to both levels of the parking deck is now provided through the new driveway off of N. Main Street, removing vehicular access to the site from Violet Garden Walk and Lily Garden Pl. The residents of West Main **strongly support this change**. In fact, in order to avoid any ambiguity, **I would urge that this be made an express condition of the project approval**.

Second, the residents of West Main are generally supportive of most of the 25 proposed conditions that the City Staff is recommending be included in any approval of the proposed rezoning request. It appears that the majority of those conditions, including the height restrictions, are designed to be consistent with the conditions imposed on the adjacent development at 100 N. Main Street, which makes good sense. The conditions imposed on 100 N. Main St. were the result of a lot of negotiations and compromises between the developer, the City, and the West Main residents, and we believe those same conditions should be applicable to 116/126 N. Main Street to the greatest extent possible. There is at least one apparent discrepancy between the final list of conditions imposed on 100 N. Main St. and the staff's proposed conditions on 116/126 N. Main St. that should

be clarified. During the public hearings for the 100 N. Main Street building in late 2019, there was a lot of discussion about the details of the rooftop amenity space given the proximity to residents, and there were particular concerns about potential noise and other negative impacts to the residents of West Main. The developer's attorney noted during this presentation, in arguing against any restrictions, noted that there would be no bar, restaurant, kitchen, restroom facilities or roof on the rooftop amenity space. Nonetheless, the City Council decided it was appropriate to add a condition that "***occupiable vertical structures on the rooftop space are prohibited, and the rooftop space shall not be rented out for commercial use."*** I do not see that condition in the proposed recommendations for 116/126 N. Main Street, but is not clear why that development should be treated any different than 100 N. Main St.

Third, at the 12/16/19 City Council meeting for the 100 N. Main Street building, there was a lot of discussion about the increased traffic on Lily Garden Pl. and Violet Garden Walk, due to the proximity of residents and the fact that Lily Garden Pl and Violet Garden Walk are narrow (only 30' wide instead of the usual 50' minimum). There were also a lot of questions and discussion from City Council about how and where truck deliveries would be made, and how they could kept off of Lily Garden Pl. and Violet Garden Walk. In order to address those concerns, the City Council imposed a condition that the lower level parking be gated and not open to the public. Because the proposed development at 116/126 N. Main St. is intended to include multiple restaurants, we understand that gating the parking deck and closing it to the public is not feasible. Fortunately, the Applicant's revised parking deck design that routes all traffic off of N. Main St. (and precludes access from Lily Garden Pl.) addresses the traffic concerns from West Main residents while providing Applicant with unrestricted use of the parking deck. That appears to be a win/win for everyone. Two additional important points on this, however: (1) any benefit achieved by the new parking deck design would be completely undercut if the proposed Cumming St. extension is built, because it would allow traffic to and from the development through Lily Garden Pl, and (2) regardless of the parking deck design, we would urge the City Council to impose a condition that all truck deliveries for the development must be made on the top level of the parking deck through N. Main Street, and not through Lily Garden Pl or Violet Garden Walk.

Finally, while I understand that the only issue for the City Council to decide at the upcoming April 25 meeting is whether to grant the rezoning request – and ***not*** to decide whether to build the proposed Cumming Street or Lily Garden Pl. extension (to connect N. Main St. to Canton Street) -- I want to take this opportunity to voice my strong objection to that road extension. I've noticed that whenever this issue is discussed in public meetings, the standard line from the City is that "the downtown master plan promotes a system of connected streets and includes the Cumming St. extension." However, it is important to remember that the downtown master plan was last updated in **2015**, seven years ago. My understanding is that the primary traffic study on the proposed Cumming St. extension was done in 2015 and last updated in 2017. To say that much has changed since that plan was prepared is a gross understatement. None of the homes at West Main and Fourteen Park Place along Lily Garden Pl. were built then, and the new high school just off Canton Street was not completed. In addition, the current traffic levels on Cumming Street are far greater than they were back in 2015 (due at least in part to heavy traffic coming from employees at Fiserv). The point is that just because something was included in a concept plan back in 2015 doesn't mean that it still makes good sense to do it in 2022. There are many aspects of the 2015 master plan that have not come to fruition (including, e.g., the proposed extension of Marjean Way from Marietta St.

to Milton Ave). Traffic on Canton Street is already extremely heavy, especially since the new school has opened. Routing hundreds of additional cars from Cumming Street and N. Main Street through Lily Garden Pl., which is a vary narrow two lane road with no room for turn lanes, onto Canton Street is a very bad idea, and at the very least should be the subject of separate public hearings and updated traffic studies. To that end, I believe that the Staff's recommended condition #23 ("*Site improvements shall not preclude a possible future vehicular connection between Violet Garden Walk and North Main Street (i.e., the Cumming St. or Lily Garden Pl. extension")* is unnecessary and should be removed.

Thank you for your consideration of these comments.

Regards,

Holmes & Tracey Hawkins

Holmes J. Hawkins III
Partner

[redacted] | Bio | vCard

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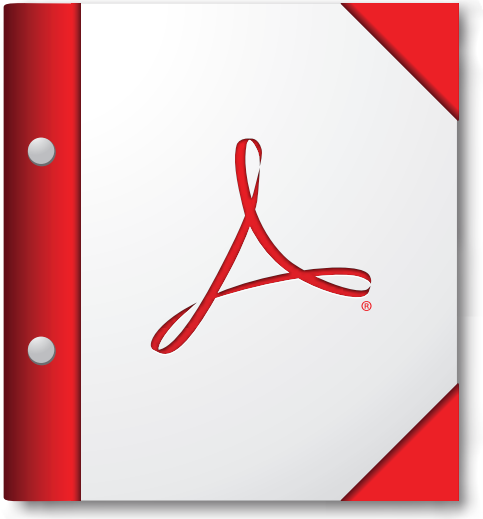

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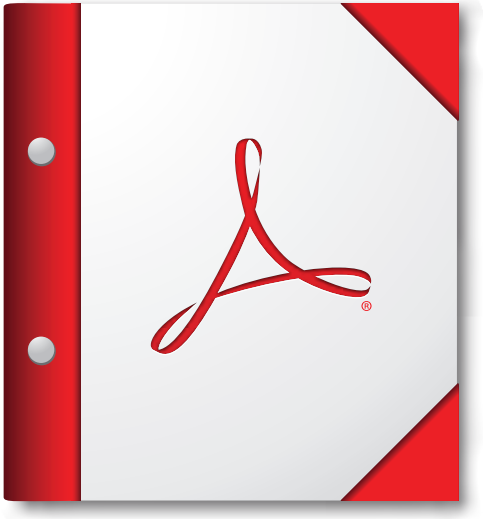

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Community Zoning Information Meeting
March 9, 2022
Department of Community Development
Via Zoom
6:00 PM

This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by Planning Commission, but not quoted or paraphrased. This document includes limited presentation by Planning Commission and invited speakers in summary form. The public is advised that the tapes recorded at said meeting are a matter of public record and are available upon request.

I. Staff Members Present:

a. Michael Woodman, Planning + Development Services Manager

b. Ben Kern, GIS Specialist/Planner

c. Alexandra Callum, Planning + Zoning Coordinator

II. Items:

a. **63 South Main Street Parking In-Lieu** - presented by Dan Connor

i. 28,000 square foot office building.

ii. Asking for a 13-space variance.

iii. We are wanting flexibility on the third floor.

There were no public comments for this item.

b. **116 + 126 North Main Street** - presented by Steve Rowe

i. Parking deck is on the ground level.

ii. The lower level would enter from the back side.

iii. The storm water management is held underground.

iv. We are requesting a variance for the dumpster.

v. The goal is an industrial look.

vi. The violin shop would be reused for a restaurant.

Public Comments:

Holmes and Tracy Hawkins- Lily Garden Lane (townhome closest to the rear building)

- Regarding the 3 ½ story building, is that on top of the parking garage? Yes.
- What is the proposed height in total? The parking is buried somewhat. I don't have the exact number on that. It measures 46 feet to the roof level and add another five feet because of the parking. The rooftop is anywhere from 12-15 feet.
- In some of the renderings of the back building, there was some tables. Can you describe the intended use? It will be residential, more of an outdoor living space. The one along Highway 9 will be for restaurant use.
- The traffic projections show 1,600 trips per day. Does that include the violin shop turning into a restaurant? Yes, and we are having our own traffic analysis run right now.
- Would the lower parking deck be open to the public? Yes.
- What's the proposed setback from the roadway? Would there be any landscaping? There would be a 10-foot landscape strip.

c. **380 Milton Avenue** – presented by Brendan Walsh

i. This was originally a single lot, and the previous owner separated into two lots.

ii. It's a personal residence with one single home.

iii. We want to change the previous conditions to move it back into one.

iv. The side entrance garage is off Nathan Circle.

There were no public comments for this item.

d. **Kimball 154** – presented by Bruce Fernald

i. We want to increase the parking capacity from the approved ratio to 3.5 spaces per 1,000 feet.

ii. The topography of the lot is triangular with steep topography to the east.

iii. We want to consolidate our parking into a five-story structure. The height won't exceed the adjacent building.

iv. We are requesting a variance of the eastern border.

There were no public comments for this item.

e. **Toll Brothers Kimball Bridge Road** – presented by Don Rolader and Jake Meek

i. The property is 22.74 acres.

ii. It is currently zoned AG- we are requesting R-15.

iii. The plan is for 43 single family lots with homes to be built.

iv. We are requesting to reduce the setback from interior streets from 35 feet to 25 feet.

v. The density is 1.89 units per acre, which is considered low density.

vi. Every lot meets the R-15 requirements.

vii. This would be approved site plan specific.

viii. Many lots will have basements.

ix. The price range is $1.4-1.5 million.

Public Comments:

- Is this a gated community? No.

- Are you building a water retention pond? Yes, we will have ponds. Our natural flow doesn't head west or south- it heads to the north. The detention ponds are on the northern boundary of the property. The outlets flow into the storm system that meanders through Park Brooke. The northwest pond will tie directly through the pipe.

- So, most of the rainwater will stay in the neighborhood? Yes.

- What about during construction? We don't have a phase 1 erosion plan at this time, but we will have temporary sediment ponds. The City and state code requires us to not increase the flow that already exists.

- What kind of traffic delays will this add to the northside and southside of Kimball Bridge Road? We did a traffic analysis of peak periods. With this many lots, it's minimal. There will be a left turn lane into the neighborhood, and we are also retiming the light and adding some signalization at the intersection.

- What was the variance again? The variance is a 10-foot reduction to the front setback line for all the lots. It will bring the homes closer and more internal to the project.

- Is the outer boundary going to be fenced? We'll work with every neighbor to provide screening as needed. Even if we don't do a fence in the original development, we will give homeowners the opportunity to build fences.

- There will be landscaping that will provide a nice aesthetic for the houses that face Kimball Bridge Road.

- Between lots 12 and 13 is one of the two areas for detention. What is the wetland area? Prior to Park Brooke, there was a stream meandering through the property. It was piped and built over when Park Brooke was developed, and the remaining part of the stream terminated on our property. Those are the associated buffers. That stream becomes a linear wetland, which can be disturbed.

- The topography of those lots is a little higher than the lots in Park Brooke, correct? Yes.

- According to Code, there will be no changes to the flow that goes through Park Brooke.

- We have had several meetings with our HOA and individual property owners. We have a lot of serious concerns regarding the setbacks for the properties next to the new subdivision. We don't feel they've allowed adequate buffers for lots 13-17. We feel they have planned the retention ponds to come against the Park Brooke property and have not allowed any setback. This is a concern because we have flooding and erosion issues. We feel the retention ponds need to have an increased setback from the Park Brooke property line.

- We have had two meetings with the association. We are looking at our site plan and studies and anticipate having a further meeting with all affected parties within the next two weeks. We will let you know to discuss it further. We are aware of the concerns.

- We don't have a concern with the R-15 zoning or the variance with the street setback. We have concerns with the lot sizes of the rear properties. We are asking for a 100-foot setback and an undeveloped strip buffer. We want confirmed, in writing, that the rear lots will have additional setbacks.

- At what point in time are you doing an evaluation regarding current runoff amounts? Once we have zoning approved, we will begin hydrology studies. It is a significant investment. This will be prior to ground-breaking.

- The wetland area would be filled in to allow for two additional properties. It just seems egregious and a concern for us.

- We sat with Toll Brothers and asked them to amend their layout with access to the red light, which would come through their development and exit at the red light. We feel that would be a safer option for the properties along Buice Road.

- Susan Hook, a homeowner, read a statement declaring that all residents, homes, landscaping, and properties should be protected. It was also restated that the 100-foot buffer should be included in the development. Privacy is important for both developments.

- Do they realize they are the dominant land? I am experiencing flooding now without the development here.

- How are we getting 43 homes on 23 acres? The lot standards are the exact same as Shirley Estates. The topography between the two properties is different.

- We are in a densely wooded area, and I don't think this plan takes that into consideration. We think it will take away the conservation aspect. We are happy to report that we are doing a plant rescue and rehabilitation plan where a group can come remove plants and place them elsewhere. That is one conservation effort we are happy to make.

- Where are you on the measures necessary to comply regarding the Violation Summary from February 7, 2022? It was my understanding you had 30 days. All of the requirements have been met, and we are working with the City arborist on a plan.

- What was the purpose of this if you came with old plans? We approached you prior to this meeting with our concerns, and we don't see any changes. Your letter was dated March 1, 2022. We will have something to present to you. We are trying to address your concerns.

x. Chat Comments:

i. There were no chat comments.

xi. Meeting Ended at: 7:07 p.m.

TRAFFIC IMPACT STUDY
FOR
MIXED-USE DEVELOPMENT AT
116 AND 126 NORTH MAIN STREET

ALPHARETTA, FULTON COUNTY, GEORGIA

Prepared for:

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April 7, 2022
A & R Project # 22-041

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1.0 INTRODUCTION

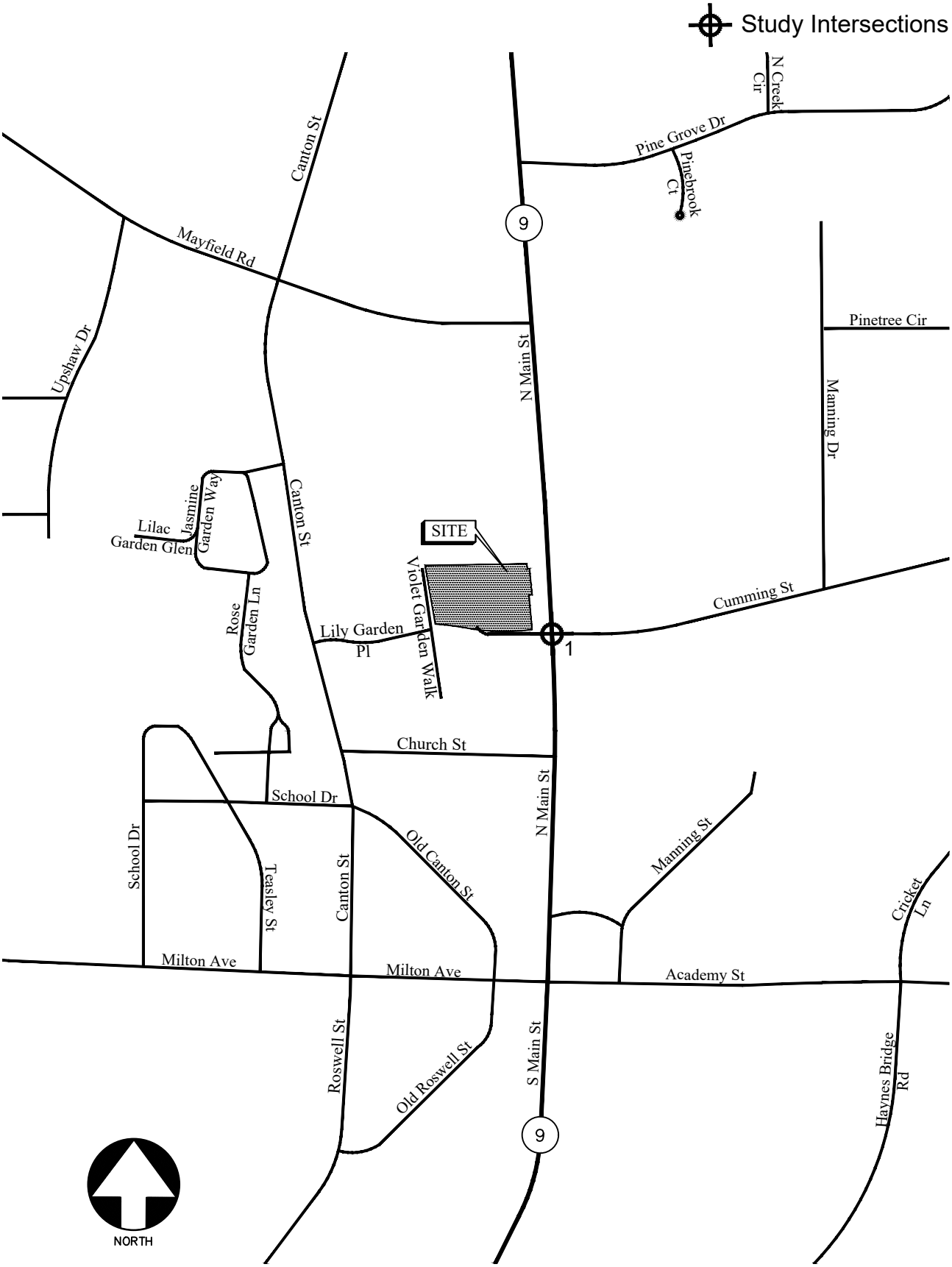
The purpose of this study is to determine the traffic impact from the proposed mixed-use development located in the northwest corner of the intersection of SR 9 (North Main Street) and Cumming Street in Alpharetta, Georgia. The traffic analysis evaluates the current operations and the future conditions with the traffic generated by the development. The proposed development will consist of:

- Office: 32,000 sf
- Fine Dining Restaurant: 8,000 sf
- Retail: 4,000 sf
- Multifamily Housing: 4 units

The development proposes to have one full access driveway on SR 9 (North Main Street) aligned with Cumming Street.

The AM and PM peak hours have been analyzed in this study. This study includes the evaluation of traffic operations at the intersection of SR 9 (North Main Street) and Cumming Street.

Recommendations to improve traffic operations have been identified as appropriate and are discussed in detail in the following sections of the report. The location of the development and the surrounding roadway network is shown in Figure 1.



LOCATION MAP

FIGURE 1

A&R Engineering Inc.

2.0 EXISTING FACILITIES / CONDITIONS

2.1 Roadway Facilities

The following is a brief description of each of the roadway facilities located in proximity to the site:

2.1.1 SR 9 (North Main Street)

SR 9 (North Main Street) is a north-south, four-lane, undivided roadway with a posted speed limit of 35 mph in the vicinity of the site. Georgia Department of Transportation (GDOT) traffic counts (Station ID's 121-0144 & 121-0146) indicate that the daily traffic volume on SR 9 (North Main Street) in 2019 was 25,200 vehicles per day south of Milton Avenue/Academy Street and 25,700 vehicles per day south of Pine Grove Drive. GDOT classifies SR 9 (North Main Street) as an Urban Principal Arterial roadway near Milton Avenue/Academy Street and as an Urban Minor Arterial roadway near Pine Grove Drive.

2.1.2 Cumming Street

Cumming Street is an east-west, two-lane, undivided roadway with a posted speed limit of 35 mph in the vicinity of the site. GDOT traffic counts (Station ID 121-0926) indicate that the daily traffic volume on Cumming Street in 2019 was 4,920 vehicles per day west of Jayne Ellen Way/Clairmonte Avenue. GDOT classifies Cumming Street as an Urban Local roadway.

3.0 STUDY METHODOLOGY

In this study, the methodology used for evaluating traffic operations at each of the subject intersections is based on the criteria set forth in the Transportation Research Board's Highway Capacity Manual, 6th edition (HCM 6). Synchro software, which utilizes the HCM methodology, was used for the analysis. At the signalized intersection of SR 9 (North Main Street) and Cumming Street, synchro is unable to generate HCM 6 reports because of the southbound left turn movements having a "protected + permissive" phase without a dedicated left turn lane. Therefore, HCM 2000 was used to report this intersection results. The following is a description of the methodology employed for the analysis of unsignalized and signalized intersections.

3.1 Unsignalized Intersections

For unsignalized intersections controlled by a stop sign on minor streets, the level-of-service (LOS) for motor vehicles with controlled movements is determined by the computed control delay according to the thresholds stated in Table 1 below. LOS is determined for each minor street movement (or shared movement), as well as major street left turns. LOS is not defined for the intersection as a whole or for major street approaches. The LOS of any controlled movement which experiences a volume to capacity ratio greater than 1 is designed as "F" regardless of the control delay.

Control delay for unsignalized intersections includes initial deceleration delay, queue move-up time, stopped delay and final acceleration delay. Several factors affect the control delay for unsignalized intersections, such as the availability and distribution of gaps in the conflicting traffic stream, critical gaps and follow-up time for a vehicle in the queue.

Level-of-service is assigned a letter designation from "A" through "F". Level-of-service "A" indicates excellent operations with little delay to motorists, while level-of-service "F" exists when there are insufficient gaps of acceptable size to allow vehicles on the side street to cross the main road without experiencing long total delays.

TABLE 1 – LEVEL-OF-SERVICE CRITERIA FOR UNSIGNALIZED INTERSECTIONS

Control Delay (sec/vehicle)	**LOS by Volume-to-Capacity Ratio***	
	v/c ≤ 1.0	**v/c ≥ 1.0**
≤ 10	A	F
> 10 and ≤ 15	B	F
> 15 and ≤ 25	C	F
> 25 and ≤ 35	D	F
> 35 and ≤ 50	E	F
> 50	F	F

*The LOS criteria apply to each lane on a given approach and to each approach on the minor street. LOS is not calculated for major-street approaches or for the intersection.

Source: Highway Capacity Manual, 6th edition, Exhibit 20-2 *LOS Criteria: Motorized Vehicle Mode*

3.2 Signalized Intersections

According to HCM procedures, LOS can be calculated for the entire intersection, each intersection approach, and each lane group. HCM uses control delay alone to characterize LOS for the entire intersection or an approach. Control delay per vehicle is composed of initial deceleration delay, queue move-up time, stopped delay and final acceleration delay. Both control delay and volume-to-capacity ratio are used to characterize LOS for a lane group. A volume-to-capacity ratio of 1.0 or more for a lane group indicates failure from capacity perspective. Therefore, such a lane group is assigned LOS F regardless of the amount of control delay.

Table 2 below summarizes the LOS criteria from HCM for motorized vehicles at signalized intersections.

Table 2 – Level-of-service Criteria for Signalized Intersections

Control Delay (sec/vehicle) *	LOS for Lane Group by Volume-to-Capacity Ratio*	
	v/c ≤ 1.0	**v/c ≥ 1.0**
≤ 10	A	F
> 10 and ≤ 20	B	F
> 20 and ≤ 35	C	F
> 35 and ≤ 55	D	F
> 55 and ≤ 80	E	F
> 80	F	F

*For approach-based and intersection wide assessments, LOS is defined solely by control delay

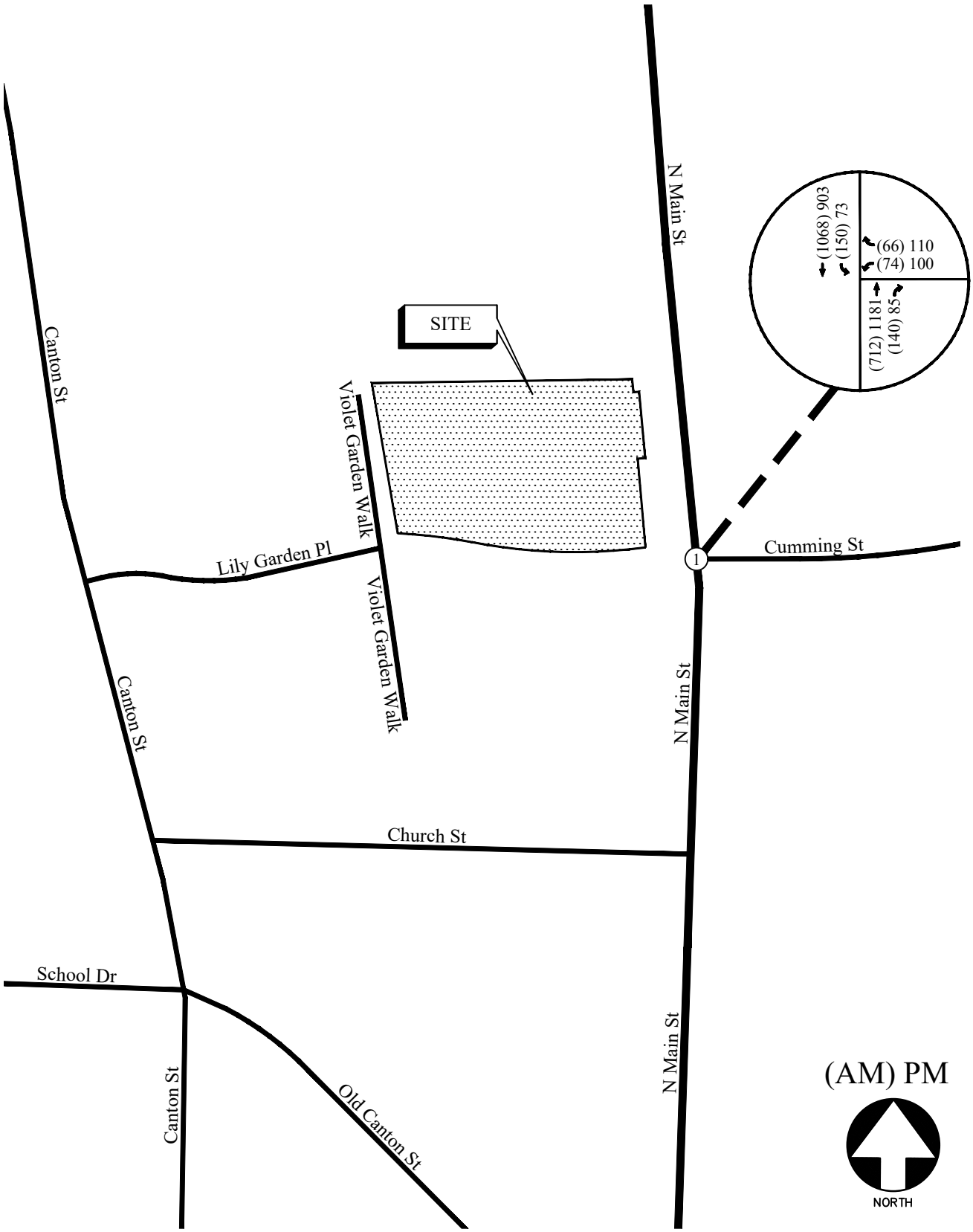
Source: Highway Capacity Manual, 6th edition, Exhibit 19-8 *LOS Criteria: Motorized Vehicle Mode*

LOS A is typically assigned when the volume-to-capacity (v/c) ratio is low and either progression is exceptionally favorable, or the cycle length is very short. LOS B is typically assigned when the v/c ratio is low and either progression is highly favorable, or the cycle length is short. However, more vehicles are stopped than with LOS A. LOS C is typically assigned when progression is favorable, or the cycle length is moderate. Individual cycle failures (one or more queued vehicles are not able to depart because of insufficient capacity during the cycle) may begin to appear at this level. Many vehicles still pass through the intersection without stopping, but the number of vehicles stopping is significant. LOS D is typically assigned when the v/c ratio is high and either progression is ineffective, or the cycle length is long. There are many vehicle-stops and individual cycle failures are noticeable. LOS E is typically assigned when the v/c ratio is high, progression is very poor, the cycle length is long, and individual cycle failures are frequent. LOS F is typically assigned when the v/c ratio is very high, progression is very poor, the cycle length is long, and most cycles fail to clear the queue.

4.0 EXISTING 2022 TRAFFIC ANALYSIS

4.1 Existing Traffic Volumes

Existing traffic counts were obtained at the study intersection of SR 9 (North Main Street) and Cumming Street. Turning movement counts were collected on Tuesday, March 15, 2022 during the AM and PM peak hours between 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM, respectively. The four consecutive 15-minute interval volumes that summed to produce the highest volume at the intersection were then determined. These volumes make up the peak hour traffic volumes for the intersection counted and are shown in Figure 2.



EXISTING WEEKDAY PEAK-HOUR VOLUMES FIGURE 2

A&R Engineering Inc.

4.2 Existing Traffic Operations

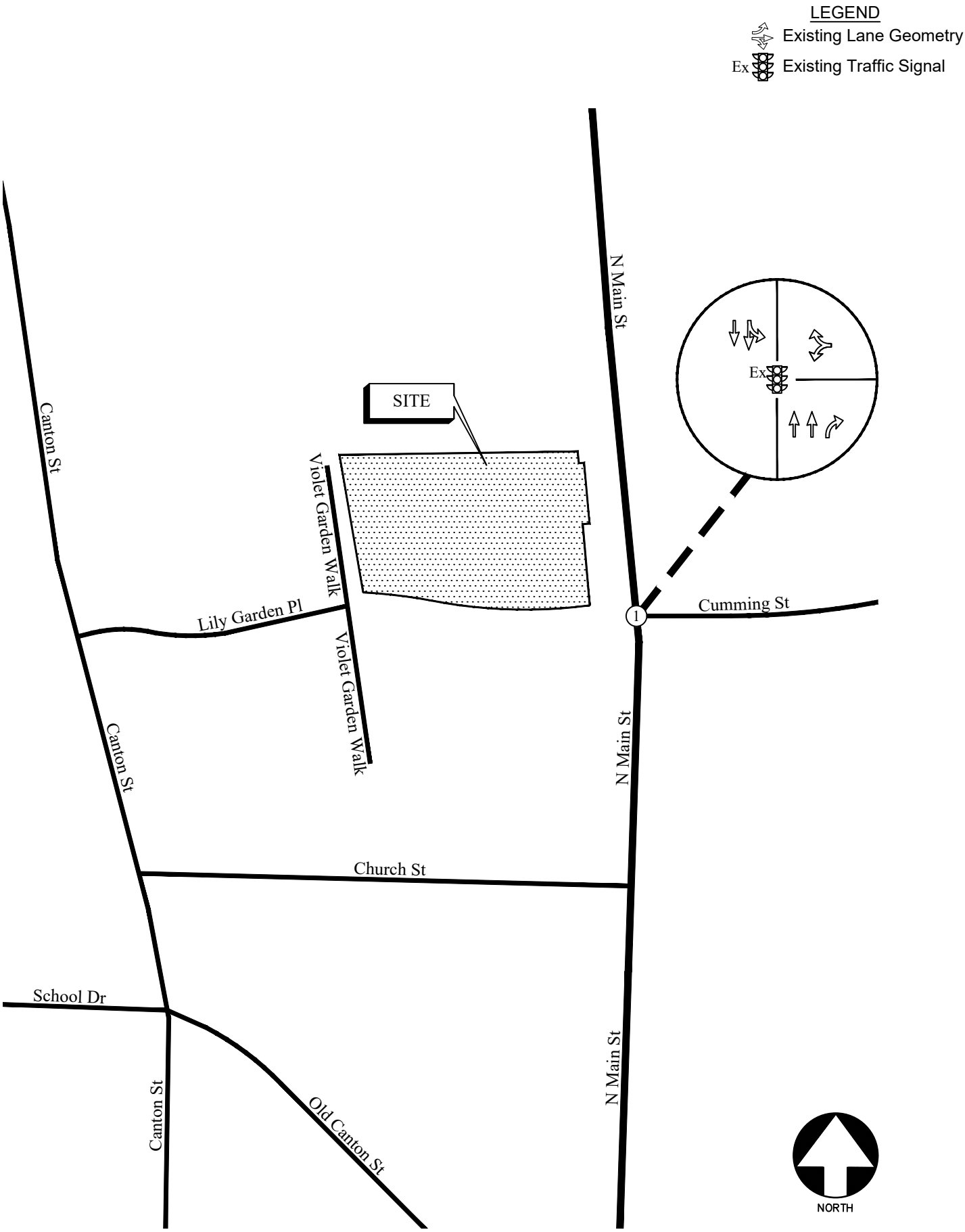
Existing 2022 traffic operations were analyzed at the study intersection in accordance with the HCM methodology. Since HCM 6th edition does not support a "Permissive + Protected" left-turn type from a shared left-turn lane, HCM 2000 was used in the analysis. The results of the analyses are shown in Table 3.

Table 3 – Existing Intersection Operations

Intersection		Traffic Control	LOS (Delay)	
			AM Peak Hour	PM Peak Hour
1	**SR 9 (N. Main Street) @ Cumming Street**	Signalized	**A (8.0)**	**B (10.3)**
	-Westbound Approach		E (56.6)	E (57.9)
	-Northbound Approach		A (3.3)	A (5.8)
	-Southbound Approach		A (5.8)	A (6.0)

The results of existing traffic operations analysis indicate that the intersection of SR 9 (North Main Street) and Cumming Street is operating at an overall level-of-service "B" or better in both the AM and PM peak hours.

The existing traffic control and lane geometry for the intersections are shown in Figure 3.



EXISTING TRAFFIC CONTROL AND LANE GEOMETRY FIGURE 3

A&R Engineering Inc.

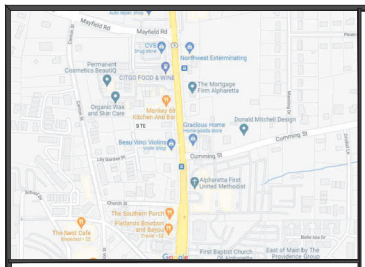
5.0 PROPOSED DEVELOPMENT

The proposed mixed-use development will be located in the northwest corner of the intersection of SR 9 (North Main Street) and Cumming Street in Alpharetta, Georgia and will consist of:

- Office: 32,000 sf
- Fine Dining Restaurant: 8,000 sf
- Retail: 4,000 sf
- Multifamily Housing: 4 units

The development proposes to have one full access driveway on SR 9 (North Main Street) aligned with Cumming Street.

A site plan is shown in Figure 4.



SITE LOCATION MAP (NTS)

LILY GARDEN WALK
CHURCH PLACE
CHURCH WALK
CHURCH LANE
CHURCH DRIVE
CHURCH COURT
CHURCH PLACE
CHURCH WAY
CHURCH GARDEN WALK
CHURCH GARDEN DRIVE
CHURCH GARDEN PLACE
CHURCH GARDEN COURT
CHURCH GARDEN WAY
CHURCH GARDEN LAN

5.1 Trip Generation

Trip generation estimates for the project were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation report. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation was based on the following ITE Land Uses: *220 – Multifamily Housing (Low-Rise) - Not Close to Rail Transit, 710 – General Office Building, 822 – Strip Retail Plaza (<40k)* and *931 – Fine Dining Restaurant*. Due to the nature of the development, pass-by and mixed-use reductions have been applied per ITE standards. The calculated total trip generation for the proposed development is shown in Table 4.

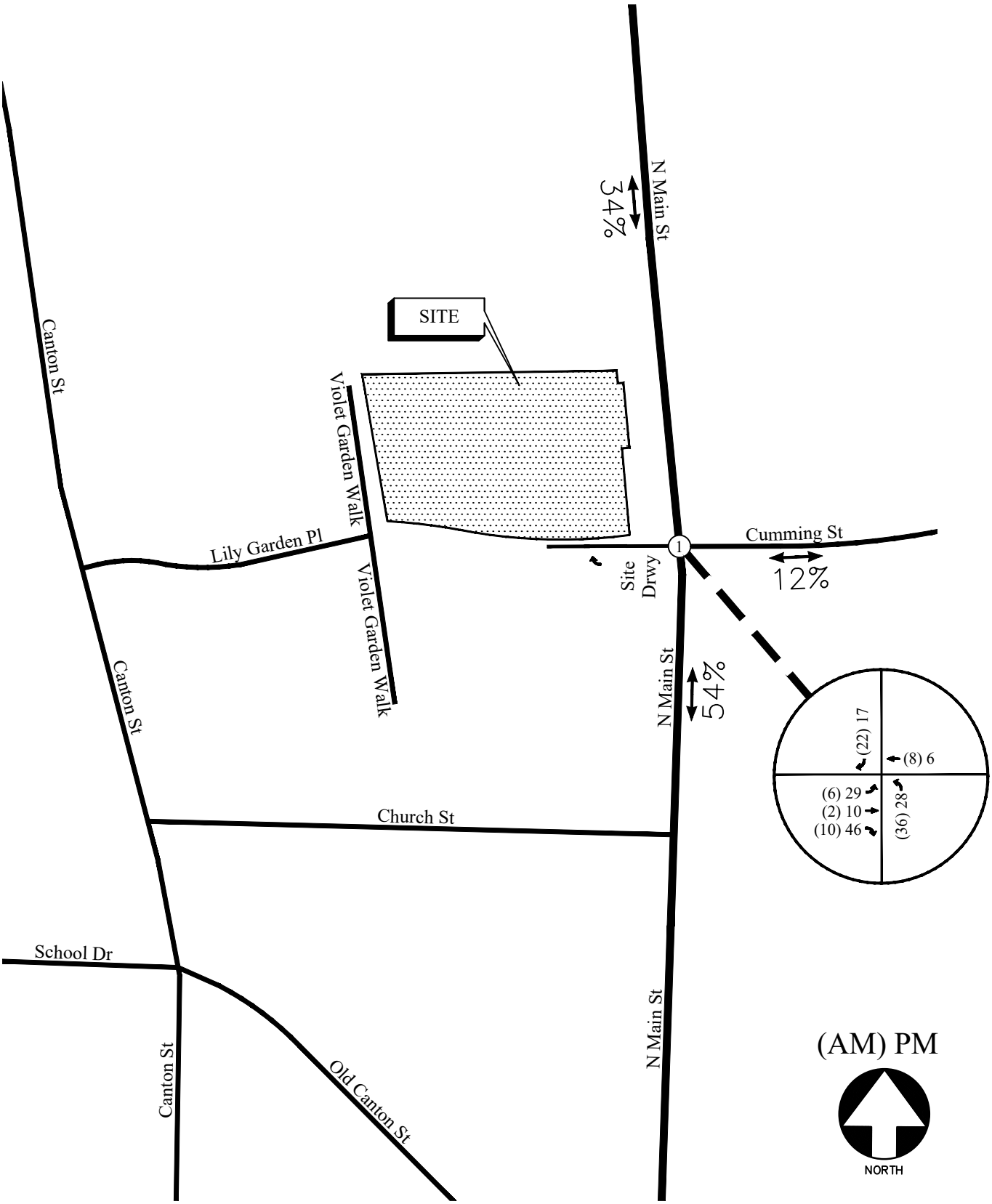
Table 4 – Trip Generation (Proposed Development)

Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-way
ITE 220 – Multifamily Housing (Low-Rise) - Not Close to Rail Transit	4 units	0	2	2	1	1	2	27
Mixed-Use Reduction		0	-1	-1	0	-1	-1	-10
ITE 710 – General Office Building	32,000 sf	55	8	63	10	54	64	431
Mixed-Use Reduction		0	0	0	-1	-1	-2	-37
ITE 822 – Strip Retail Plaza (<40k)	4,000 sf	9	7	16	20	21	41	398
Mixed-Use Reduction		0	0	0	-1	0	-1	-17
ITE 931 – Fine Dining Restaurant	8,000 sf	3	3	6	41	21	62	671
Mixed-Use Reduction		-1	0	-1	-1	-1	-2	-30
Pass-by Trips (0%) 44%		0	0	0	-18	-9	-27	-270*
Total Trips (without Reductions)		**67**	**20**	**87**	**72**	**97**	**169**	**1,527**
New External Trips (with Reductions)		**66**	**19**	**85**	**51**	**85**	**136**	**1,163**

Daily pass-by reduction estimated to be least of the applied PM peak hour pass-by rate or ten times the PM pass-by volume

5.2 Trip Distribution

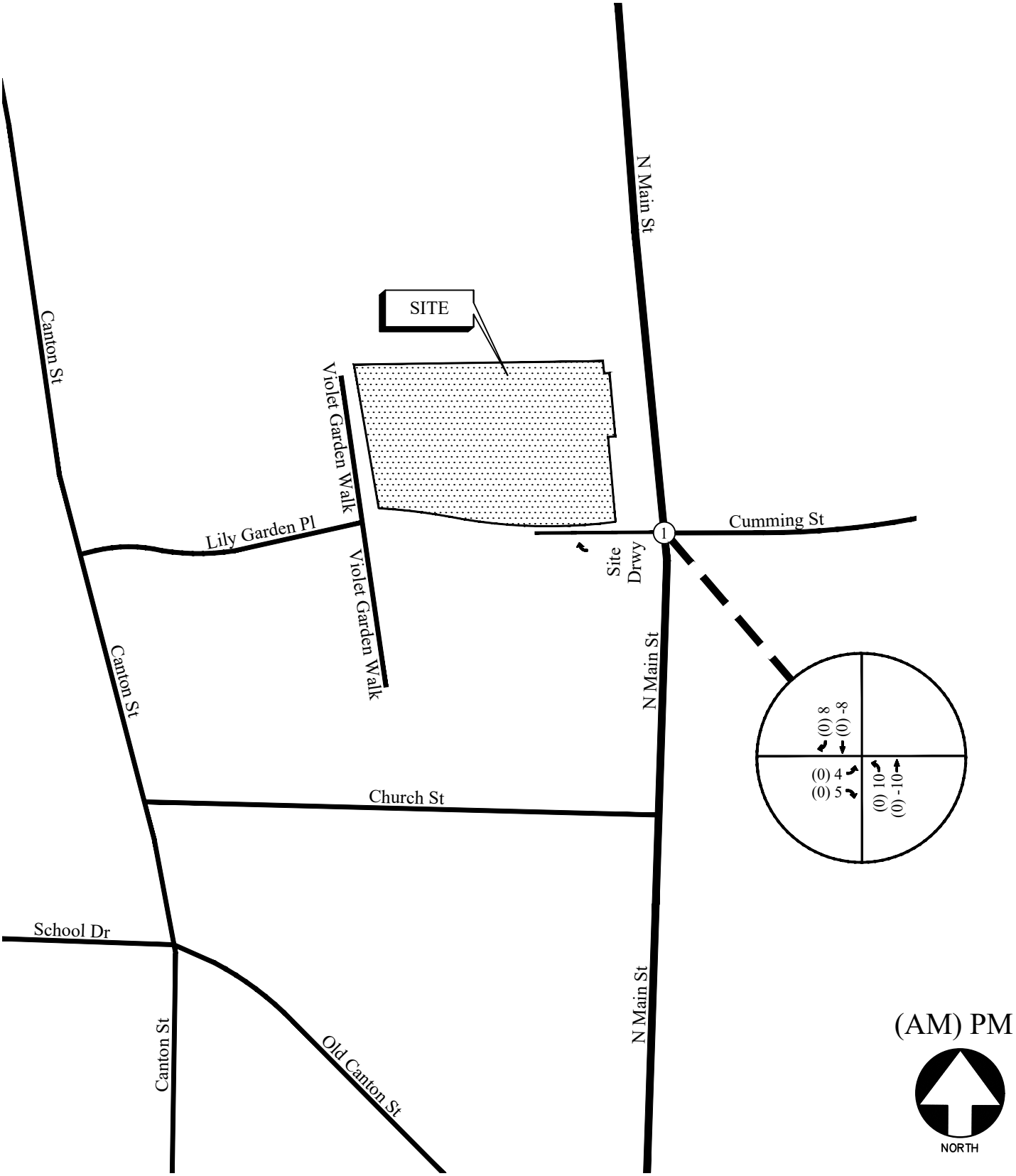
The trip distribution describes how traffic arrives and departs from the site. An overall trip distribution was developed for the site based on a review of the existing travel patterns in the area and the locations of major roadways and highways that will serve the development. The site-generated peak hour traffic volumes, shown in Table 4, were assigned to the study area intersections based on this distribution. The outer-leg distribution and AM and PM peak hour new traffic generated by the site are shown in Figure 5. Pass-by volumes have also been distributed based on existing travel patterns and are shown in Figure 6.



TRIP DISTRIBUTION AND NEW SITE-GENERATED WEEKDAY PEAK HOUR VOLUMES (PROPOSED DEVELOPMENT)

FIGURE 5

A&R Engineering Inc.



SITE PEAK HOUR PASS-BY VOLUMES
(PROPOSED DEVELOPMENT)

FIGURE 6
A&R Engineering Inc.

6.0 FUTURE 2024 TRAFFIC ANALYSIS

The future 2024 traffic operations are analyzed for the "Build" and "No-Build" conditions.

6.1 Future "No-Build" Conditions

The "No-Build" (or background) conditions provide an assessment of how traffic will operate in the study horizon year without the study site being developed as proposed, with projected increases in through traffic volumes due to normal annual growth. The Future "No-Build" volumes consist of the existing traffic volumes (Figure 2) plus increases for annual growth of through traffic and added traffic from other nearby planned developments.

6.1.1 Annual Traffic Growth

In order to evaluate future traffic operations in this area, a projection of normal traffic growth was applied to the existing volumes. The Georgia Department of Transportation recorded average daily traffic volumes at several locations in the vicinity of the site. Reviewing the growth over the last three years revealed growth of approximately 1% in the area. This growth factor was applied to the existing traffic volumes between collector and arterial roadways to estimate the future year traffic volumes prior to the addition of site-generated traffic.

6.1.2 Nearby Planned Developments

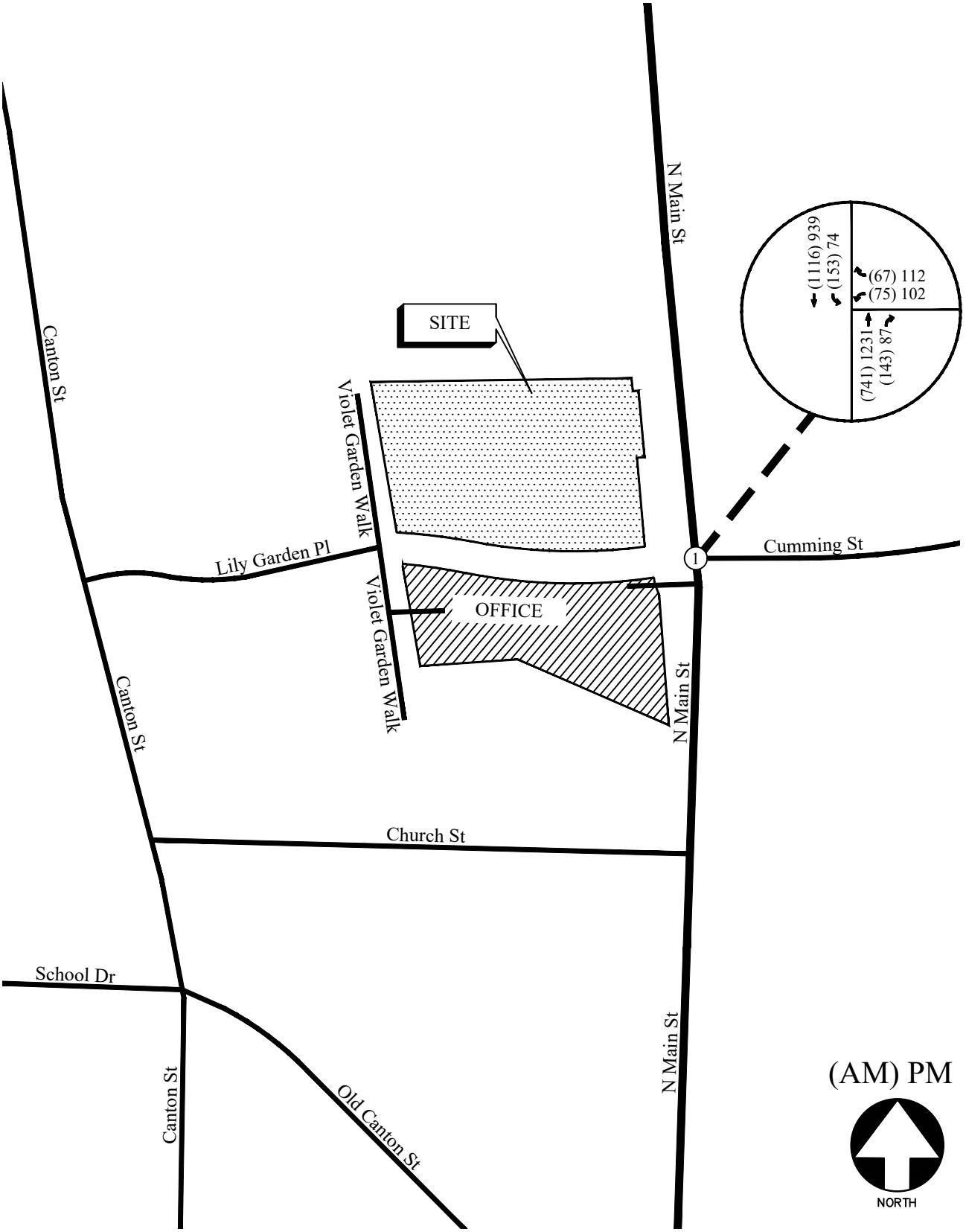
There are two planned developments in the vicinity of the proposed site:

<u>Office Building at 100 North Main Street</u>

A 28,100 square foot office building is proposed at 100 North Main Street to the southwest of the intersection of SR 9 (North Main Street) and Cumming Street. This site will have one full access driveway on SR 9 (North Main Street) and one full access driveway on Violet Garden Walk. This development is proposing to close the access on SR 9 (North Main Street) after the construction of our Site Driveway at the intersection SR 9 (North Main Street) at Cumming Street and access their site from it as well. The trips from this development obtained from Figure 2 of the "Trip Generation Memo for 100 North Main Street – Alpharetta, Georgia" submitted in November 2019 were used to derive the AM and PM peak hour volumes at the study intersection. These volumes were added to the future year traffic volumes prior to the addition of site-generated traffic. The resulting Future "No-Build" volumes on the roadway are shown in Figure 7.

<u>Innovation Academy High School</u>

The school is already constructed and currently has 817 students enrolled. The total enrollment is proposed to be 1,500 students. To account for the increase in the student enrollment (1500-817 = 683 students) at the study intersection, the traffic on SR 9 (North Main Street) has been increased with a growth rate of 2% instead of the estimated 1% growth rate.

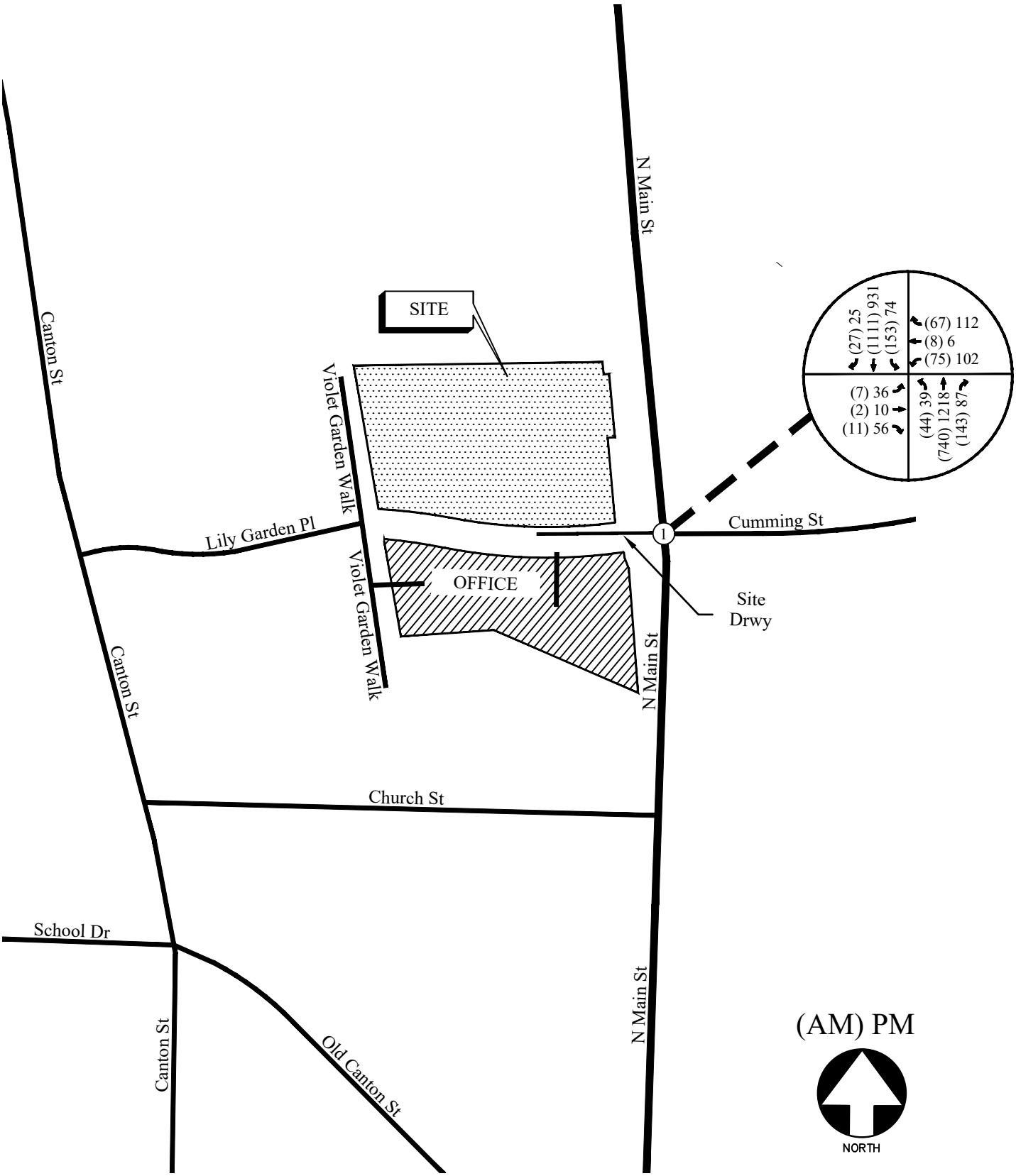


FUTURE (NO-BUILD) WEEKDAY PEAK HOUR VOLUMES FIGURE 7

A&R Engineering Inc.

6.2 Future "Build" Conditions

The "Build" or development conditions include the estimated background traffic from the "No-Build" conditions plus the added traffic from the proposed development. To evaluate future traffic operations in this area, the additional traffic volumes from the site (Figure 5) and pass-by volumes (Figure 6) were added to base traffic volumes (Figure 7) to calculate the future traffic volumes after the construction of the development. These total future "Build" traffic volumes are shown in Figure 8.



FUTURE (BUILD) WEEKDAY PEAK HOUR VOLUMES FIGURE 8

A&R Engineering Inc.

6.3 Future Traffic Operations

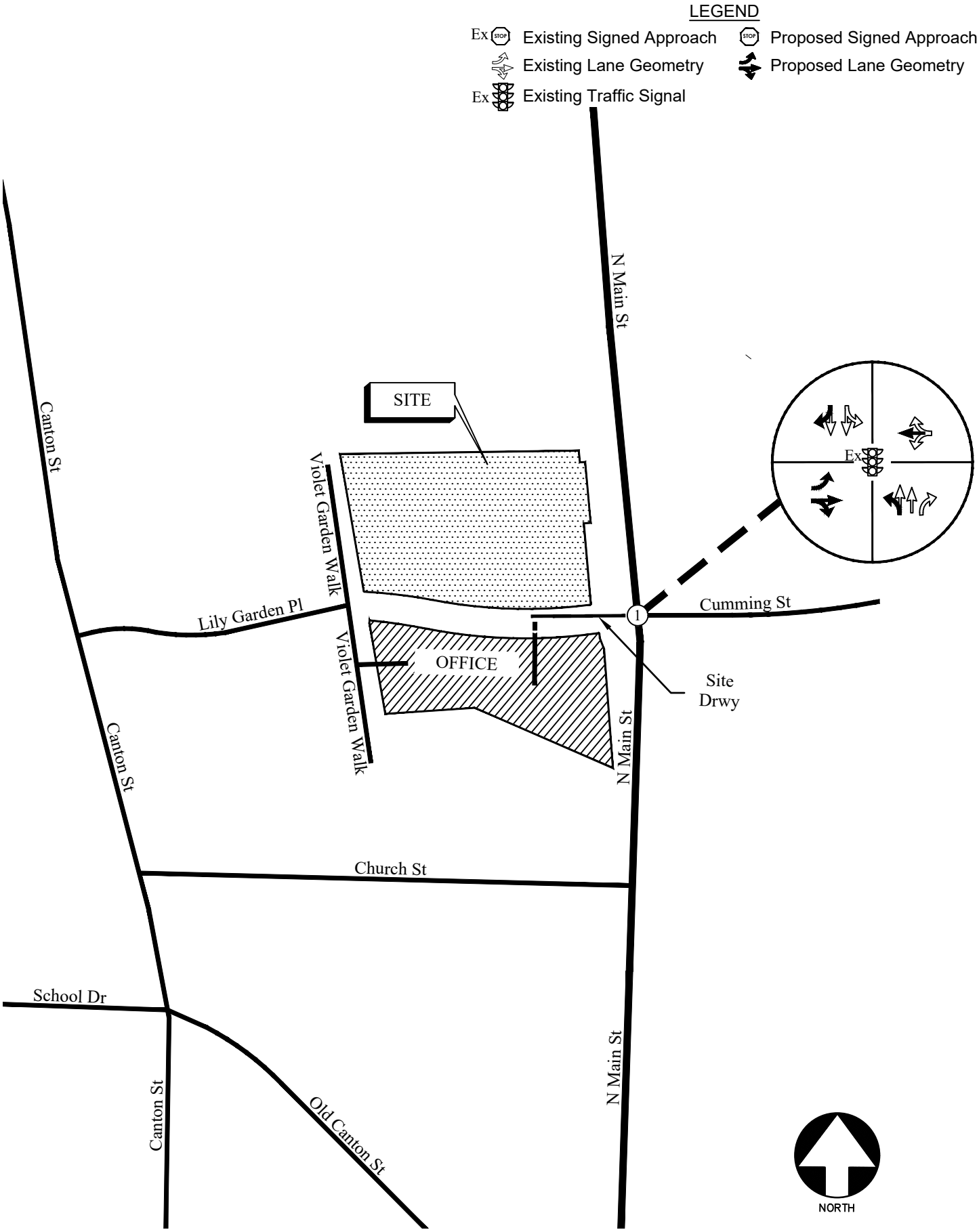
The future "No-Build" and "Build" traffic operations were analyzed using the volumes in Figure 7 and Figure 8, respectively. Since HCM 6th edition does not support a "Permissive + Protected" left-turn type from a shared left-turn lane, HCM 2000 was used in the analysis The results of the future traffic operations analysis are shown below in Table 6.

Table 6 – Future Intersection Operations

Intersection		Future Condition: LOS (Delay)			
		NO-BUILD		BUILD	
		AM Peak	PM Peak	AM Peak	PM Peak
1	**SR 9 (N. Main Street) @ Cumming Street @ Site Driveway**	**A (8.3)**	**B (10.5)**	**B (10.1)**	**B (13.8)**
	-Eastbound Approach	-	-	D (46.1)	D (42.6)
	-Westbound Approach	E (56.9)	E (58.3)	E (62.8)	E (65.2)
	-Northbound Approach	A (3.4)	A (6.0)	A (4.4)	A (8.0)
	-Southbound Approach	A (6.3)	A (6.4)	A (7.6)	A (7.7)

The results of the future traffic operations analysis indicate that the signalized intersection of SR 9 (North Main Street) and Cumming Street will operate at an overall level-of-service "B" or better in both the AM and PM peak hours.

Recommendations on traffic control and lane geometry are shown graphically in Figure 9.



FUTURE TRAFFIC CONTROL AND LANE GEOMETRY FIGURE 9

A&R Engineering Inc.

7.0 CONCLUSIONS AND RECOMMENDATIONS

Traffic impacts were evaluated for the proposed mixed-use development located in the northwest corner of the intersection of SR 9 (North Main Street) and Cumming Street in Alpharetta, Georgia. The development will consist of:

- Office: 32,000 sf
- Fine Dining Restaurant: 8,000 sf
- Retail: 4,000 sf
- Multifamily Housing: 4 units

The development proposes to have one full access driveway on SR 9 (North Main Street) aligned across from Cumming Street.

The AM and PM peak hours have been analyzed in this study. This study included the evaluation of traffic operations at the intersection of SR 9 (North Main Street) and Cumming Street.

The analysis included the evaluation of Future operations for "No-Build" and "Build" conditions, both of which account for increases in annual growth of through traffic and added traffic from other nearby planned developments. The results of the future traffic operations analysis indicate that the intersection of SR 9 (North Main Street) and Cumming Street will continue to operate at an overall level-of-service "B" or better in both the AM and PM peak hours as in existing conditions with minimal increases in delays.

7.1 Recommendation for Site Access Configuration

The following access configuration is recommended for the proposed site driveway intersection:

- <u>Full-access driveway at SR 9 (North Main Street) at Cumming Street</u>
    - One entering and two exiting lanes.
    - One left turn lane and shared through and right turn lane for existing traffic.
    - Confirm adequate sight distance per AASHTO standards.

Appendix

Existing Intersection Traffic Counts .....
Linear Regression of Daily Traffic.....
Existing Intersection Analysis.....
Future “No-Build” Intersection Analysis .....
Future “Build” Intersection Analysis.....
Traffic Volume Worksheets .....

EXISTING INTERSECTION TRAFFIC COUNTS

A & R Engineering, Inc.

2160 Kingston Court, Suite 'O',
Marietta, GA 30067

TMC DATA
Canton St @ Lilly Garden Place
7-9 am | 4-6 pm

File Name : 20220106
Site Code : 20220106
Start Date : 3/15/2022
Page No : 1

Groups Printed- Cars,Buses & Trucks

	Canton St Northbound				Canton St Southbound				Eastbound				Lilly Garden Place Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	39	1	40	0	82	0	82	0	0	0	0	0	0	2	2	124
07:15 AM	0	47	2	49	0	100	0	100	0	0	0	0	3	0	1	4	153
07:30 AM	0	55	1	56	0	102	0	102	0	0	0	0	2	0	0	2	160
07:45 AM	0	49	0	49	1	57	0	58	0	0	0	0	0	0	0	0	107
Total	0	190	4	194	1	341	0	342	0	0	0	0	5	0	3	8	544
08:00 AM	0	43	1	44	1	59	0	60	0	0	0	0	1	0	1	2	106
08:15 AM	0	39	1	40	0	61	0	61	0	0	0	0	0	0	0	0	101
08:30 AM	0	43	1	44	1	66	0	67	0	0	0	0	1	0	0	1	112
08:45 AM	0	37	2	39	3	45	0	48	0	0	0	0	0	0	1	1	88
Total	0	162	5	167	5	231	0	236	0	0	0	0	2	0	2	4	407
*** BREAK ***																	
04:00 PM	0	95	3	98	1	51	0	52	0	0	0	0	0	0	1	1	151
04:15 PM	0	90	1	91	0	49	0	49	0	0	0	0	0	0	3	3	143
04:30 PM	0	84	1	85	1	45	0	46	0	0	0	0	2	0	1	3	134
04:45 PM	0	83	2	85	0	54	0	54	0	0	0	0	1	0	0	1	140
Total	0	352	7	359	2	199	0	201	0	0	0	0	3	0	5	8	568
05:00 PM	0	71	5	76	0	57	0	57	0	0	0	0	1	0	1	2	135
05:15 PM	0	74	2	76	0	50	0	50	0	0	0	0	0	0	0	0	126
05:30 PM	0	59	1	60	1	53	0	54	0	0	0	0	1	0	0	1	115
05:45 PM	0	57	1	58	0	44	0	44	0	0	0	0	0	0	1	1	103
Total	0	261	9	270	1	204	0	205	0	0	0	0	2	0	2	4	479
Grand Total	0	965	25	990	9	975	0	984	0	0	0	0	12	0	12	24	1998
Apprch %	0	97.5	2.5		0.9	99.1	0		0	0	0		50	0	50		
Total %	0	48.3	1.3	49.5	0.5	48.8	0	49.2	0	0	0	0	0.6	0	0.6	1.2	

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2160 Kingston Court, Suite 'O',
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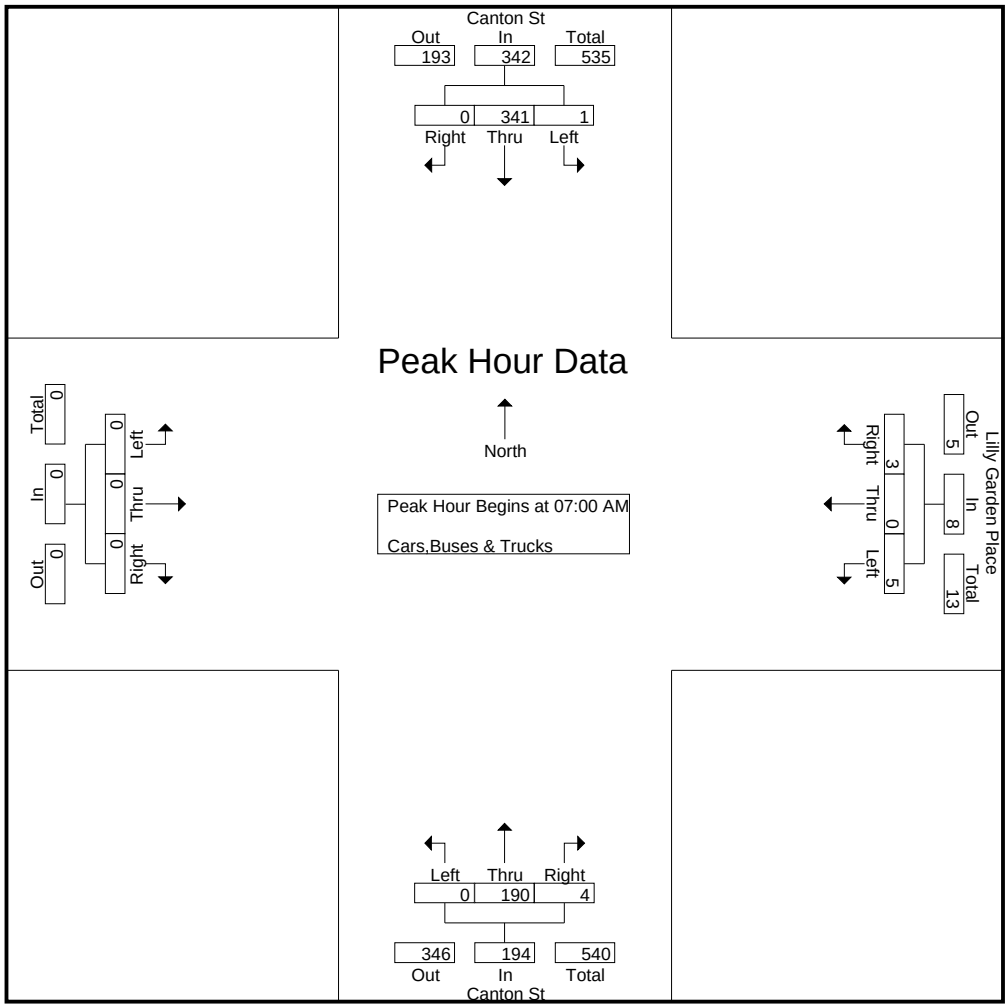
TMC DATA
Canton St @ Lilly Garden Place
7-9 am | 4-6 pm

File Name : 20220106
Site Code : 20220106
Start Date : 3/15/2022
Page No : 2

	Canton St Northbound				Canton St Southbound				Eastbound				Lilly Garden Place Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:00 AM																	
07:00 AM	0	39	1	40	0	82	0	82	0	0	0	0	0	0	**2**	2	124
07:15 AM	0	47	**2**	49	0	100	0	100	0	0	0	0	**3**	0	1	**4**	153
07:30 AM	0	**55**	1	**56**	0	**102**	0	**102**	0	0	0	0	2	0	0	2	**160**
07:45 AM	0	49	0	49	**1**	57	0	58	0	0	0	0	0	0	0	0	107
Total Volume	0	190	4	194	1	341	0	342	0	0	0	0	5	0	3	8	544
% App. Total	0	97.9	2.1		0.3	99.7	0		0	0	0		62.5	0	37.5		
PHF	.000	.864	.500	.866	.250	.836	.000	.838	.000	.000	.000	.000	.417	.000	.375	.500	.850



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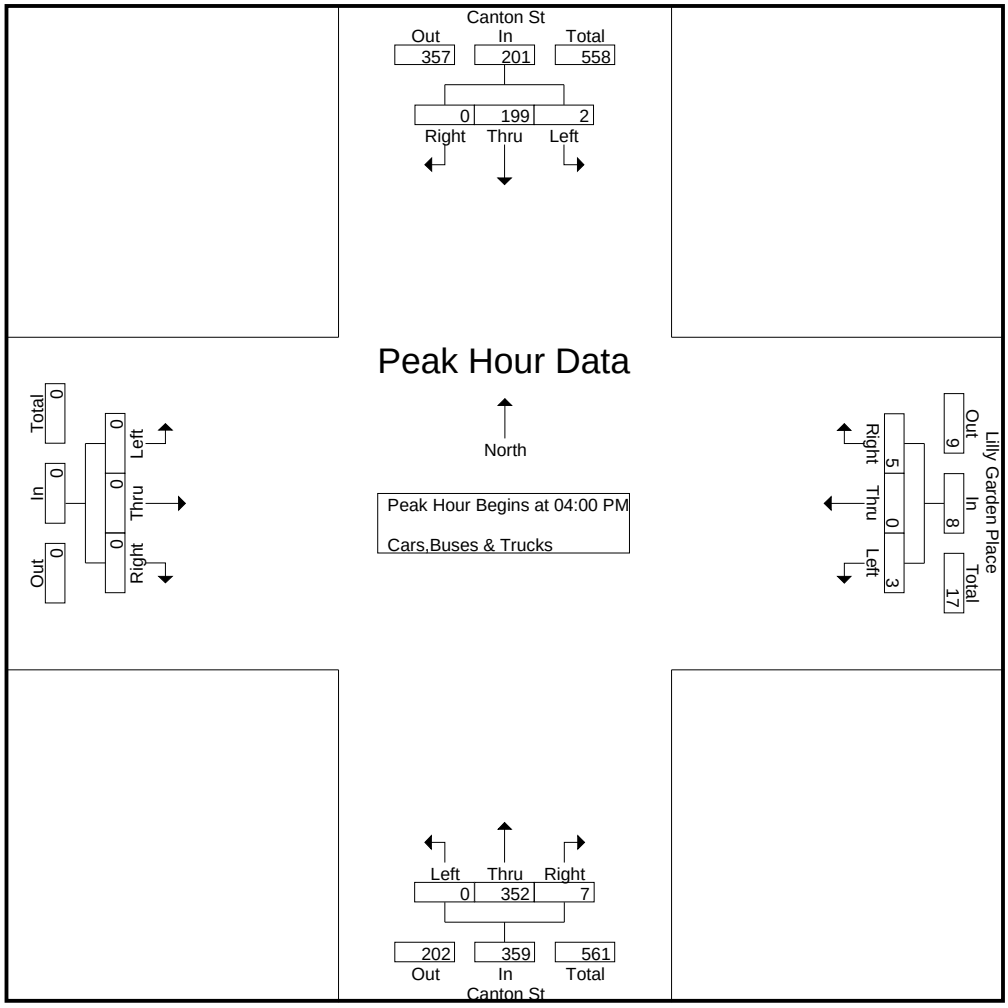
TMC DATA
Canton St @ Lilly Garden Place
7-9 am | 4-6 pm

File Name : 20220106
Site Code : 20220106
Start Date : 3/15/2022
Page No : 3

	Canton St Northbound				Canton St Southbound				Eastbound				Lilly Garden Place Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:00 PM																	
04:00 PM	0	**95**	**3**	**98**	**1**	51	0	52	0	0	0	0	0	0	1	1	**151**
04:15 PM	0	90	1	91	0	49	0	49	0	0	0	0	0	0	**3**	**3**	143
04:30 PM	0	84	1	85	1	45	0	46	0	0	0	0	**2**	0	1	3	134
04:45 PM	0	83	2	85	0	**54**	0	**54**	0	0	0	0	1	0	0	1	140
Total Volume	0	352	7	359	2	199	0	201	0	0	0	0	3	0	5	8	568
% App. Total	0	98.1	1.9		1	99	0		0	0	0		37.5	0	62.5		
PHF	.000	.926	.583	.916	.500	.921	.000	.931	.000	.000	.000	.000	.375	.000	.417	.667	.940



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2160 Kingston Court, Suite 'O',
Marietta, GA 30067

TMC DATA
Main St @ Cumming St
7-9 am | 4-6 pm

File Name : 20220107
Site Code : 20220107
Start Date : 3/15/2022
Page No : 1

Groups Printed- Cars,Buses & Trucks

	Main St Northbound				Main St Southbound				Eastbound				Cumming St Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	0	196	24	220	29	250	0	279	0	0	0	0	21	0	14	35	534
07:15 AM	0	165	33	198	24	255	0	279	0	0	0	0	15	0	8	23	500
07:30 AM	0	190	36	226	29	296	0	325	0	0	0	0	16	0	6	22	573
07:45 AM	0	163	33	196	50	271	0	321	0	0	0	0	24	0	18	42	559
Total	0	714	126	840	132	1072	0	1204	0	0	0	0	76	0	46	122	2166
08:00 AM	0	194	38	232	47	246	0	293	0	0	0	0	19	0	34	53	578
08:15 AM	0	177	21	198	15	208	0	223	0	0	0	0	14	0	16	30	451
08:30 AM	0	154	15	169	29	199	0	228	0	0	0	0	10	0	6	16	413
08:45 AM	0	169	16	185	21	225	0	246	0	0	0	0	16	0	19	35	466
Total	0	694	90	784	112	878	0	990	0	0	0	0	59	0	75	134	1908
*** BREAK ***																	
04:00 PM	0	294	21	315	27	222	0	249	0	0	0	0	25	0	17	42	606
04:15 PM	0	298	15	313	14	243	0	257	0	0	0	0	30	0	31	61	631
04:30 PM	0	299	26	325	16	208	0	224	0	0	0	0	26	0	28	54	603
04:45 PM	0	290	23	313	16	230	0	246	0	0	0	0	19	0	34	53	612
Total	0	1181	85	1266	73	903	0	976	0	0	0	0	100	0	110	210	2452
05:00 PM	0	298	29	327	18	203	0	221	0	0	0	0	23	0	22	45	593
05:15 PM	0	260	13	273	20	182	0	202	0	0	0	0	30	0	30	60	535
05:30 PM	0	237	27	264	18	213	0	231	0	0	0	0	21	0	18	39	534
05:45 PM	0	210	21	231	14	197	0	211	0	0	0	0	14	0	16	30	472
Total	0	1005	90	1095	70	795	0	865	0	0	0	0	88	0	86	174	2134
Grand Total	0	3594	391	3985	387	3648	0	4035	0	0	0	0	323	0	317	640	8660
Apprch %	0	90.2	9.8		9.6	90.4	0		0	0	0		50.5	0	49.5		
Total %	0	41.5	4.5	46	4.5	42.1	0	46.6	0	0	0	0	3.7	0	3.7	7.4	

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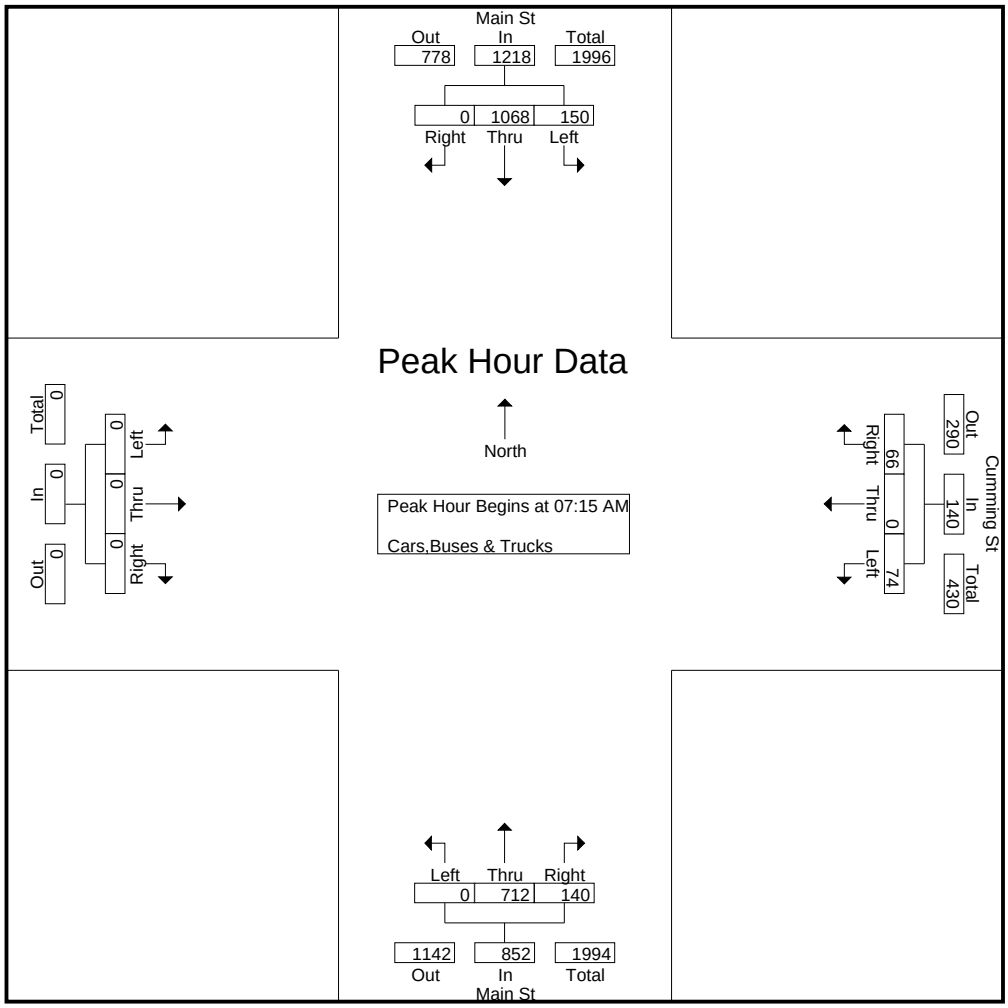
TMC DATA
Main St @ Cumming St
7-9 am | 4-6 pm

File Name : 20220107
Site Code : 20220107
Start Date : 3/15/2022
Page No : 2

	Main St Northbound				Main St Southbound				Eastbound				Cumming St Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:15 AM																	
07:15 AM	0	165	33	198	24	255	0	279	0	0	0	0	15	0	8	23	500
07:30 AM	0	190	36	226	29	**296**	0	**325**	0	0	0	0	16	0	6	22	573
07:45 AM	0	163	33	196	**50**	271	0	321	0	0	0	0	**24**	0	18	42	559
08:00 AM	0	**194**	**38**	**232**	47	246	0	293	0	0	0	0	19	0	**34**	**53**	**578**
Total Volume	0	712	140	852	150	1068	0	1218	0	0	0	0	74	0	66	140	2210
% App. Total	0	83.6	16.4		12.3	87.7	0		0	0	0		52.9	0	47.1		
PHF	.000	.918	.921	.918	.750	.902	.000	.937	.000	.000	.000	.000	.771	.000	.485	.660	.956



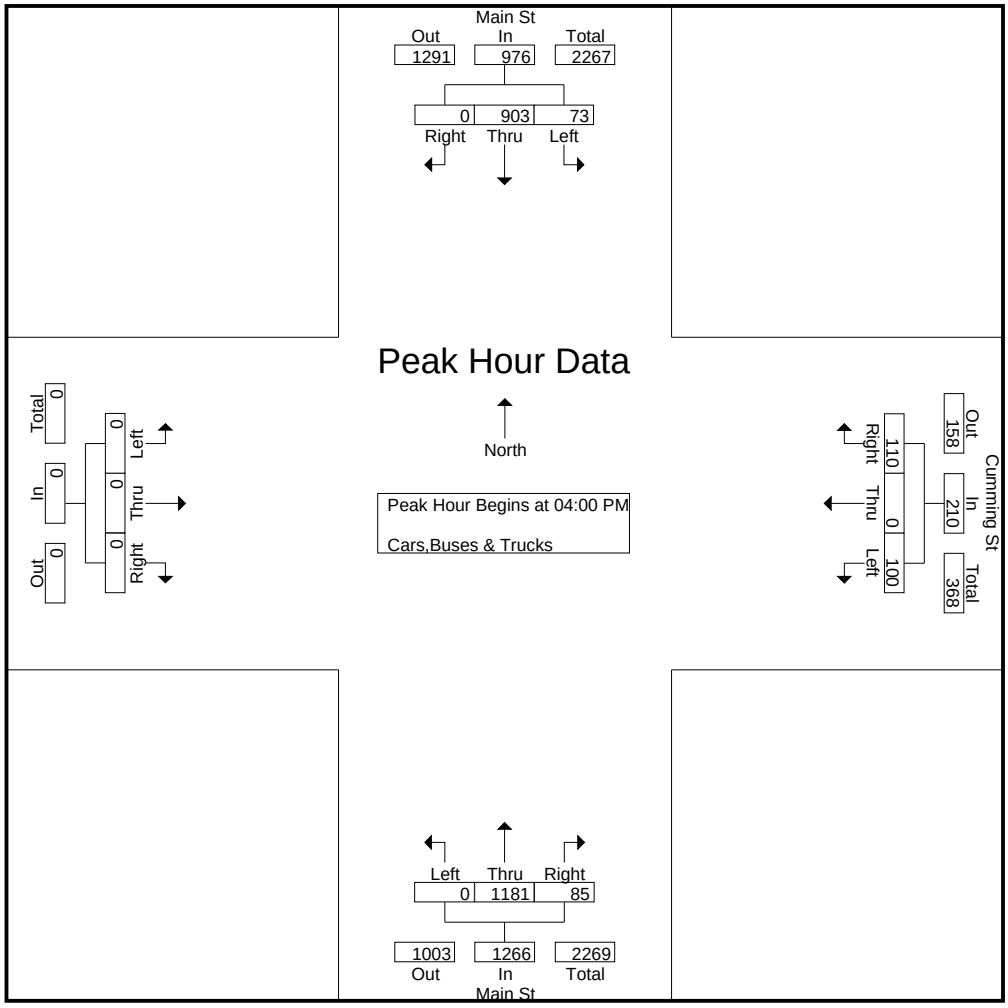
A & R Engineering, Inc.

2160 Kingston Court, Suite 'O',
Marietta, GA 30067

TMC DATA
Main St @ Cumming St
7-9 am | 4-6 pm

File Name : 20220107
Site Code : 20220107
Start Date : 3/15/2022
Page No : 3

	Main St Northbound				Main St Southbound				Eastbound				Cumming St Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:00 PM																	
04:00 PM	0	294	21	315	**27**	222	0	249	0	0	0	0	25	0	17	42	606
04:15 PM	0	298	15	313	14	**243**	0	**257**	0	0	0	0	**30**	0	31	**61**	**631**
04:30 PM	0	**299**	**26**	**325**	16	208	0	224	0	0	0	0	26	0	28	54	603
04:45 PM	0	290	23	313	16	230	0	246	0	0	0	0	19	0	**34**	53	612
Total Volume	0	1181	85	1266	73	903	0	976	0	0	0	0	100	0	110	210	2452
% App. Total	0	93.3	6.7		7.5	92.5	0		0	0	0		47.6	0	52.4		
PHF	.000	.987	.817	.974	.676	.929	.000	.949	.000	.000	.000	.000	.833	.000	.809	.861	.971



A & R Engineering, Inc.

2160 Kingston Court, Suite 'O',
Marietta, GA 30067

TMC DATA
Violet Garden Walk @ Lilly Garden Place
7-9 am | 4-6 pm

File Name : 20220117
Site Code : 20220117
Start Date : 3/15/2022
Page No : 1

Groups Printed- Cars,Buses & Trucks

	Violet Garden Walk Northbound				Violet Garden Walk Southbound				Lilly Garden Place Eastbound				Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
07:15 AM	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	1
07:30 AM	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	1
07:45 AM	0	0	0	0	0	0	1	1	0	0	1	1	0	0	0	0	2
Total	1	0	0	1	0	0	1	1	1	0	2	3	0	0	0	0	5
08:00 AM	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	1
08:15 AM	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	1
08:30 AM	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
08:45 AM	0	0	0	0	0	0	1	1	0	0	1	1	0	0	0	0	2
Total	1	0	0	1	0	0	1	1	2	0	1	3	0	0	0	0	5
*** BREAK ***																	
04:00 PM	0	0	0	0	0	0	1	1	1	0	0	1	0	0	0	0	2
04:15 PM	1	0	0	1	0	0	0	0	0	0	1	1	0	0	0	0	2
04:30 PM	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	1
04:45 PM	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	1
Total	1	0	0	1	0	0	2	2	2	0	1	3	0	0	0	0	6
05:00 PM	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
05:15 PM	0	0	0	0	0	0	1	1	1	0	0	1	0	0	0	0	2
05:30 PM	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	1
05:45 PM	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	1
Total	1	0	0	1	0	0	1	1	1	0	2	3	0	0	0	0	5
Grand Total	4	0	0	4	0	0	5	5	6	0	6	12	0	0	0	0	21
Apprch %	100	0	0		0	0	100		50	0	50		0	0	0		
Total %	19	0	0	19	0	0	23.8	23.8	28.6	0	28.6	57.1	0	0	0	0	

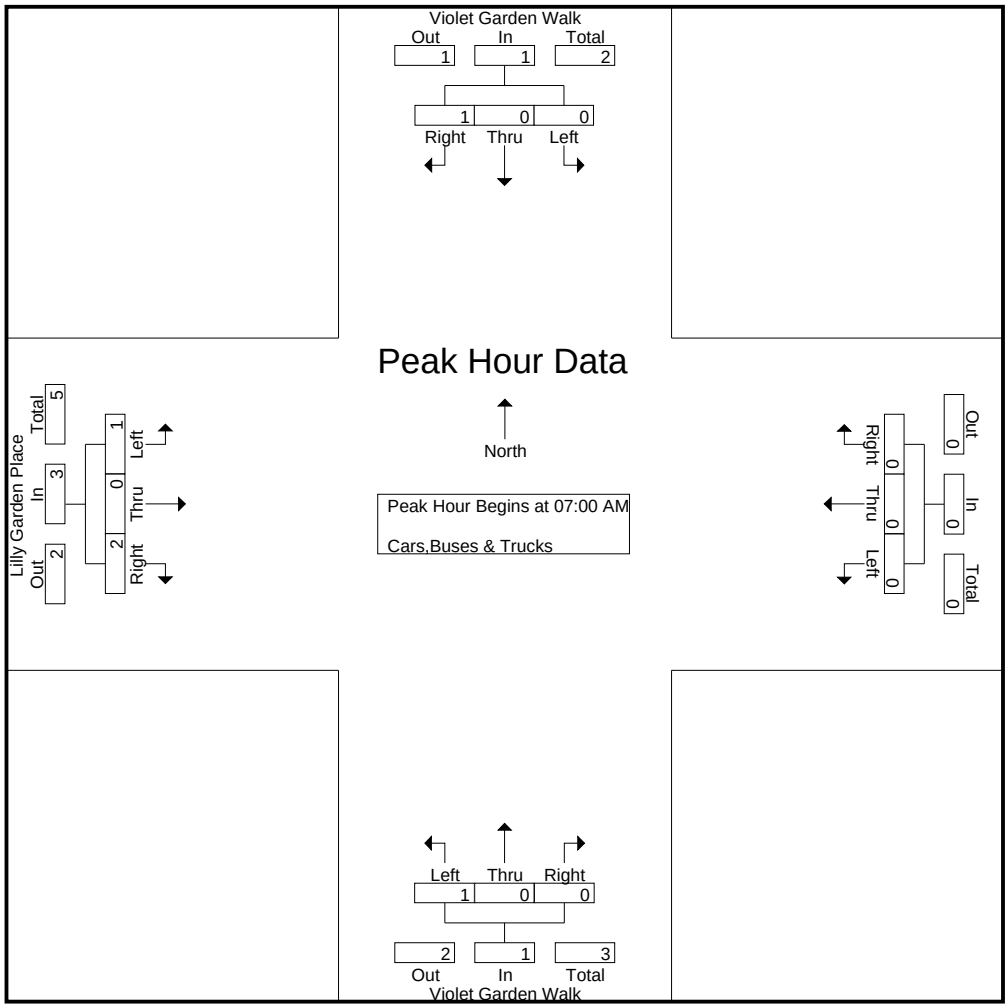
A & R Engineering, Inc.

2160 Kingston Court, Suite 'O',
Marietta, GA 30067

TMC DATA
Violet Garden Walk @ Lilly Garden Place
7-9 am | 4-6 pm

File Name : 20220117
Site Code : 20220117
Start Date : 3/15/2022
Page No : 2

	Violet Garden Walk Northbound				Violet Garden Walk Southbound				Lilly Garden Place Eastbound				Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 07:00 AM																	
07:00 AM	**1**	0	0	**1**	0	0	0	0	0	0	0	0	0	0	0	0	1
07:15 AM	0	0	0	0	0	0	0	0	**1**	0	0	**1**	0	0	0	0	1
07:30 AM	0	0	0	0	0	0	0	0	0	0	**1**	1	0	0	0	0	1
07:45 AM	0	0	0	0	0	0	**1**	**1**	0	0	1	1	0	0	0	0	**2**
Total Volume	1	0	0	1	0	0	1	1	1	0	2	3	0	0	0	0	5
% App. Total	100	0	0		0	0	100		33.3	0	66.7		0	0	0		
PHF	.250	.000	.000	.250	.000	.000	.250	.250	.250	.000	.500	.750	.000	.000	.000	.000	.625



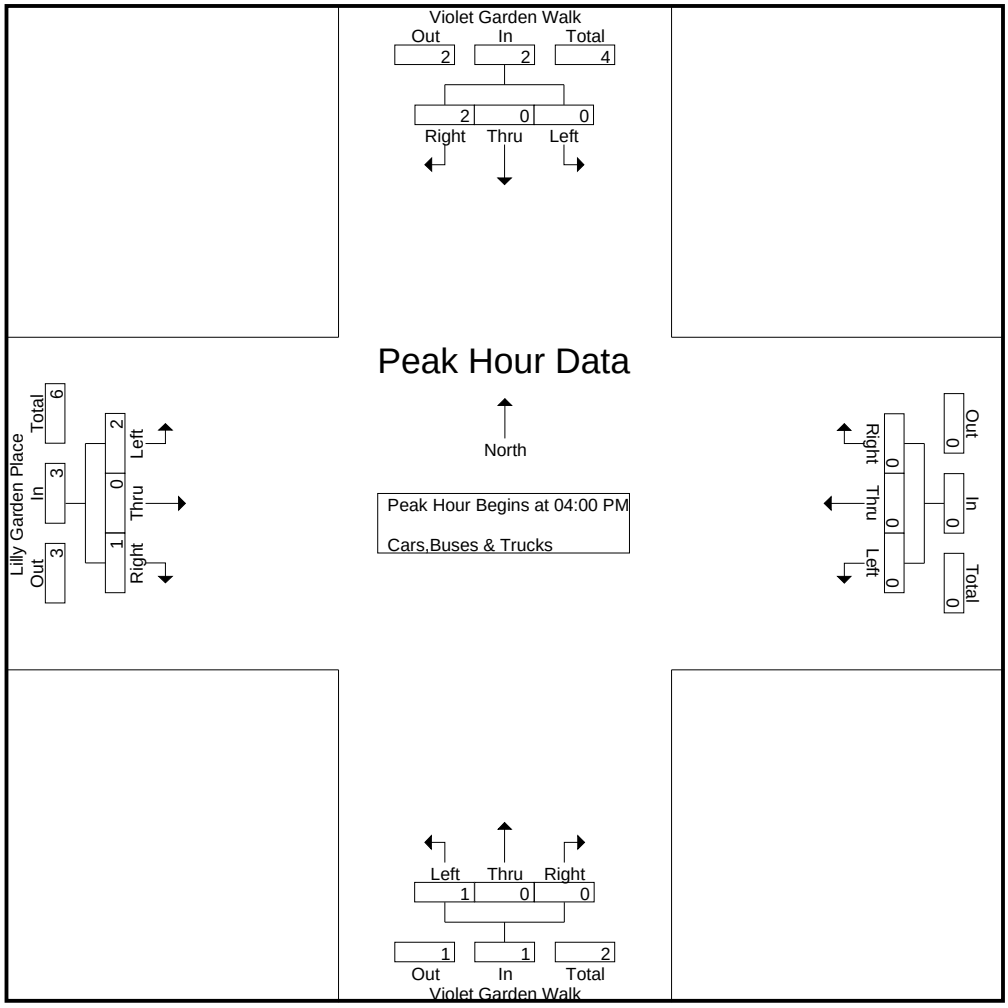
A & R Engineering, Inc.

2160 Kingston Court, Suite 'O',
Marietta, GA 30067

TMC DATA
Violet Garden Walk @ Lilly Garden Place
7-9 am | 4-6 pm

File Name : 20220117
Site Code : 20220117
Start Date : 3/15/2022
Page No : 3

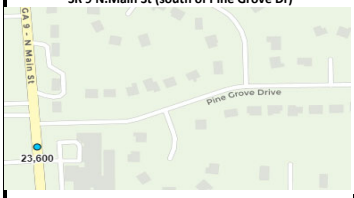
	Violet Garden Walk Northbound				Violet Garden Walk Southbound				Lilly Garden Place Eastbound				Westbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:00 PM																	
04:00 PM	0	0	0	0	0	0	**1**	**1**	**1**	0	0	**1**	0	0	0	0	**2**
04:15 PM	**1**	0	0	**1**	0	0	0	0	0	0	**1**	1	0	0	0	0	2
04:30 PM	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	1
04:45 PM	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	1
Total Volume	1	0	0	1	0	0	2	2	2	0	1	3	0	0	0	0	6
% App. Total	100	0	0		0	0	100		66.7	0	33.3		0	0	0		
PHF	.250	.000	.000	.250	.000	.000	.500	.500	.500	.000	.250	.750	.000	.000	.000	.000	.750

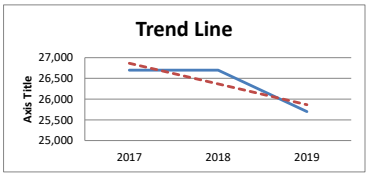


Linear Regression of Daily Traffic

Location	Growth Rate	R Squared	Station ID	Route	2017	2018	2019	2020
SR 9 N.Main St (south of Pine Gr	-1.9%	0.75	121-0146	00000900	26,700	26,700	25,700	23,600
Cumming St (west of Jayne Alle	1.8%	0.99	121-0926	00132101	4,750	4,820	4,920	5,410
Canton St (north of Mayfield Rd	3.0%	0.93	121-0828	00132301	6,420	6,520	6,810	6,320
Milton Ave (west of Cotton Alle	5.7%	0.85	121-0816	00133601	6,720	6,820	7,490	6,960
Academy St (west of Loxford Ln	1.8%	0.99	121-0919	00133601	9,260	9,400	9,590	6,350
Weighted Average	**0.6%**	0.98	Sum of Count Stations =		53,850	54,260	54,510	

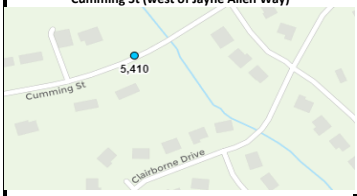
Location	Traffic Counter	RCLINK	2017	2018	2019	2020
SR 9 N.Main St (south of Pine Grove Dr)	121-0146	00000900	26,700	26,700	25,700	23,600

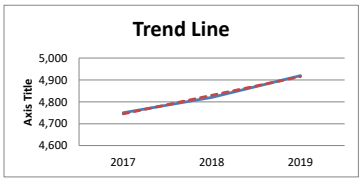




Growth Rate	-1.9%	**Intercept**	1,035,367	**Slope**	-500.00
Trend Line			26,867	26,367	25,867

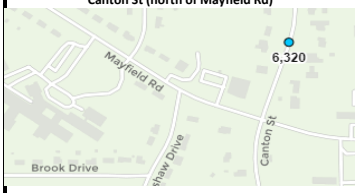
Location	Traffic Counter	RCLINK	2017	2018	2019	2020
Cumming St (west of Jayne Allen Way)	121-0926	00132101	4,750	4,820	4,920	5,410

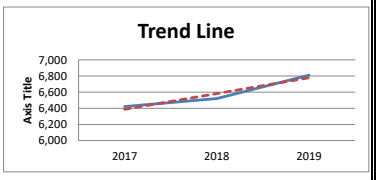




Growth Rate	1.8%	**Intercept**	-166,700	**Slope**	85.00
Trend Line			4,745	4,830	4,915

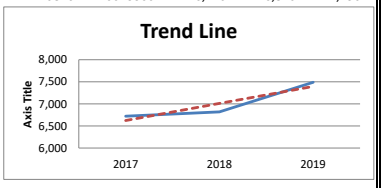
Location	Traffic Counter	RCLINK	2017	2018	2019	2020
Canton St (north of Mayfield Rd)	121-0828	00132301	6,420	6,520	6,810	6,320





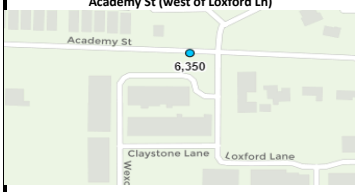
Growth Rate	3.0%	**Intercept**	-386,927	**Slope**	195.00
Trend Line			6,388	6,583	6,778

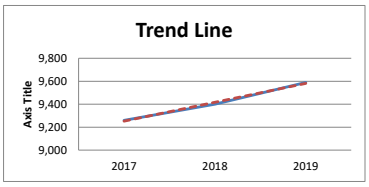
Location	Traffic Counter	RCLINK	2017	2018	2019	2020
Milton Ave (west of Cotton Alley)	121-0816	00133601	6,720	6,820	7,490	6,960



Growth Rate	5.7%	**Intercept**	-769,920	**Slope**	385.00
Trend Line			6,625	7,010	7,395

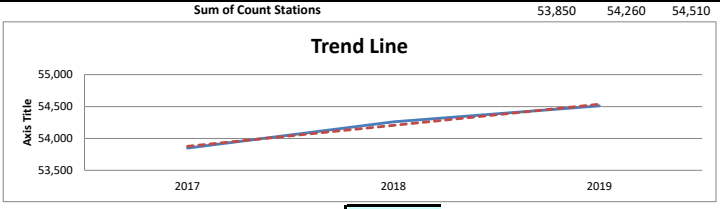
Location	Traffic Counter	RCLINK	2017	2018	2019	2020
Academy St (west of Loxford Ln)	121-0919	00133601	9,260	9,400	9,590	6,350





Growth Rate	1.8%	**Intercept**	-323,553	**Slope**	165.00
Trend Line			9,252	9,417	9,582

Weighted Average	2017	2018	2019
Sum of Count Stations	53,850	54,260	54,510



Growth Rate	0.6%	**Intercept**	-611,733	**Slope**	330.00
Trend Line			53,877	54,207	54,537

EXISTING INTERSECTION ANALYSIS

Lane Group	WBL	NBT	NBR	SBL	SBT
Lane Configurations					
Traffic Volume (vph)	74	712	140	150	1068
Future Volume (vph)	74	712	140	150	1068
Lane Group Flow (vph)	146	742	146	0	1269
Turn Type	Prot	NA	Perm	pm+pt	NA
Protected Phases	8	6		5	2
Permitted Phases			6	2	
Detector Phase	8	6	6	5	2
Switch Phase					
Minimum Initial (s)	6.0	15.0	15.0	5.0	15.0
Minimum Split (s)	24.5	21.5	21.5	15.0	21.5
Total Split (s)	25.0	80.0	80.0	15.0	95.0
Total Split (%)	20.8%	66.7%	66.7%	12.5%	79.2%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0
Total Lost Time (s)	5.5	5.5	5.5		5.5
Lead/Lag		Lag	Lag	Lead	
Lead-Lag Optimize?		Yes	Yes	Yes	
Recall Mode	None	C-Min	C-Min	None	C-Min
v/c Ratio	0.67	0.27	0.11		0.64
Control Delay	53.9	3.8	1.7		7.5
Queue Delay	0.0	0.0	0.0		0.0
Total Delay	53.9	3.8	1.7		7.5
Queue Length 50th (ft)	86	63	8		174
Queue Length 95th (ft)	149	106	26		299
Internal Link Dist (ft)	571	604			715
Turn Bay Length (ft)			50		
Base Capacity (vph)	302	2790	1278		1988
Starvation Cap Reductn	0	0	0		0
Spillback Cap Reductn	0	0	0		0
Storage Cap Reductn	0	0	0		0
Reduced v/c Ratio	0.48	0.27	0.11		0.64

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBT, Start of Green
Natural Cycle: 70
Control Type: Actuated-Coordinated

Splits and Phases: 1: SR 9 (N. Main St) & Cumming St

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	74	66	712	140	150	1068
Future Volume (vph)	74	66	712	140	150	1068
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.5		5.5	5.5		5.5
Lane Util. Factor	1.00		0.95	1.00		0.95
Frt	0.94		1.00	0.85		1.00
Flt Protected	0.97		1.00	1.00		0.99
Satd. Flow (prot)	1699		3505	1583		3488
Flt Permitted	0.97		1.00	1.00		0.71
Satd. Flow (perm)	1699		3505	1583		2498
Peak-hour factor, PHF	0.96	0.96	0.96	0.96	0.96	0.96
Adj. Flow (vph)	77	69	742	146	156	1112
RTOR Reduction (vph)	28	0	0	18	0	0
Lane Group Flow (vph)	118	0	742	128	0	1269
Heavy Vehicles (%)	2%	2%	3%	2%	2%	3%
Turn Type	Prot		NA	Perm	pm+pt	NA
Protected Phases	8		6		5	2
Permitted Phases				6	2	
Actuated Green, G (s)	13.5		95.5	95.5		95.5
Effective Green, g (s)	13.5		95.5	95.5		95.5
Actuated g/C Ratio	0.11		0.80	0.80		0.80
Clearance Time (s)	5.5		5.5	5.5		5.5
Vehicle Extension (s)	3.0		5.0	5.0		5.0
Lane Grp Cap (vph)	191		2789	1259		1987
v/s Ratio Prot	c0.07		0.21			
v/s Ratio Perm				0.08		c0.51
v/c Ratio	0.62		0.27	0.10		0.64
Uniform Delay, d1	50.8		3.2	2.7		5.1
Progression Factor	1.00		1.00	1.00		1.00
Incremental Delay, d2	5.8		0.2	0.2		0.7
Delay (s)	56.6		3.4	2.9		5.8
Level of Service	E		A	A		A
Approach Delay (s)	56.6		3.3			5.8
Approach LOS	E		A			A

Intersection Summary			
HCM 2000 Control Delay	8.0	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.67		
Actuated Cycle Length (s)	120.0	Sum of lost time (s)	16.5
Intersection Capacity Utilization	75.5%	ICU Level of Service	D
Analysis Period (min)	15		
c Critical Lane Group			

Lane Group	WBL	NBT	NBR	SBL	SBT
Lane Configurations					
Traffic Volume (vph)	100	1181	85	73	903
Future Volume (vph)	100	1181	85	73	903
Lane Group Flow (vph)	216	1218	88	0	1006
Turn Type	Prot	NA	Perm	pm+pt	NA
Protected Phases	8	6		5	2
Permitted Phases			6	2	
Detector Phase	8	6	6	5	2
Switch Phase					
Minimum Initial (s)	6.0	15.0	15.0	5.0	15.0
Minimum Split (s)	24.5	21.5	21.5	15.0	21.5
Total Split (s)	32.0	73.0	73.0	15.0	88.0
Total Split (%)	26.7%	60.8%	60.8%	12.5%	73.3%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0
Total Lost Time (s)	5.5	5.5	5.5		5.5
Lead/Lag		Lag	Lag	Lead	
Lead-Lag Optimize?		Yes	Yes	Yes	
Recall Mode	None	C-Min	C-Min	None	C-Min
v/c Ratio	0.75	0.46	0.07		0.52
Control Delay	54.9	6.5	3.4		7.6
Queue Delay	0.0	0.0	0.0		0.0
Total Delay	54.9	6.5	3.4		7.6
Queue Length 50th (ft)	131	156	10		140
Queue Length 95th (ft)	203	251	29		237
Internal Link Dist (ft)	571	604			715
Turn Bay Length (ft)			50		
Base Capacity (vph)	406	2661	1208		1925
Starvation Cap Reductn	0	0	0		0
Spillback Cap Reductn	0	0	0		0
Storage Cap Reductn	0	0	0		0
Reduced v/c Ratio	0.53	0.46	0.07		0.52

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBT, Start of Green
Natural Cycle: 70
Control Type: Actuated-Coordinated

Splits and Phases: 1: SR 9 (N. Main St) & Cumming St

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	100	110	1181	85	73	903
Future Volume (vph)	100	110	1181	85	73	903
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.5		5.5	5.5		5.5
Lane Util. Factor	1.00		0.95	1.00		0.95
Frt	0.93		1.00	0.85		1.00
Flt Protected	0.98		1.00	1.00		1.00
Satd. Flow (prot)	1691		3505	1583		3494
Flt Permitted	0.98		1.00	1.00		0.72
Satd. Flow (perm)	1691		3505	1583		2537
Peak-hour factor, PHF	0.97	0.97	0.97	0.97	0.97	0.97
Adj. Flow (vph)	103	113	1218	88	75	931
RTOR Reduction (vph)	36	0	0	7	0	0
Lane Group Flow (vph)	180	0	1218	81	0	1006
Heavy Vehicles (%)	2%	2%	3%	2%	2%	3%
Turn Type	Prot		NA	Perm	pm+pt	NA
Protected Phases	8		6		5	2
Permitted Phases				6	2	
Actuated Green, G (s)	17.9		91.1	91.1		91.1
Effective Green, g (s)	17.9		91.1	91.1		91.1
Actuated g/C Ratio	0.15		0.76	0.76		0.76
Clearance Time (s)	5.5		5.5	5.5		5.5
Vehicle Extension (s)	3.0		5.0	5.0		5.0
Lane Grp Cap (vph)	252		2660	1201		1926
v/s Ratio Prot	c0.11		0.35			
v/s Ratio Perm				0.05		c0.40
v/c Ratio	0.72		0.46	0.07		0.52
Uniform Delay, d1	48.6		5.3	3.7		5.8
Progression Factor	1.00		1.00	1.00		1.00
Incremental Delay, d2	9.3		0.6	0.1		0.3
Delay (s)	57.9		5.9	3.8		6.0
Level of Service	E		A	A		A
Approach Delay (s)	57.9		5.8			6.0
Approach LOS	E		A			A

Intersection Summary			
HCM 2000 Control Delay	10.3	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.58		
Actuated Cycle Length (s)	120.0	Sum of lost time (s)	16.5
Intersection Capacity Utilization	85.8%	ICU Level of Service	E
Analysis Period (min)	15		
c Critical Lane Group			

FUTURE "NO-BUILD" INTERSECTION ANALYSIS

Lane Group	WBL	NBT	NBR	SBL	SBT
Lane Configurations					
Traffic Volume (vph)	75	741	143	153	1116
Future Volume (vph)	75	741	143	153	1116
Lane Group Flow (vph)	148	772	149	0	1322
Turn Type	Prot	NA	Perm	pm+pt	NA
Protected Phases	8	6		5	2
Permitted Phases			6	2	
Detector Phase	8	6	6	5	2
Switch Phase					
Minimum Initial (s)	6.0	15.0	15.0	5.0	15.0
Minimum Split (s)	24.5	21.5	21.5	15.0	21.5
Total Split (s)	25.0	80.0	80.0	15.0	95.0
Total Split (%)	20.8%	66.7%	66.7%	12.5%	79.2%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0
Total Lost Time (s)	5.5	5.5	5.5		5.5
Lead/Lag		Lag	Lag	Lead	
Lead-Lag Optimize?		Yes	Yes	Yes	
Recall Mode	None	C-Min	C-Min	None	C-Min
v/c Ratio	0.67	0.28	0.12		0.67
Control Delay	54.1	3.8	1.8		8.2
Queue Delay	0.0	0.0	0.0		0.0
Total Delay	54.1	3.8	1.8		8.2
Queue Length 50th (ft)	87	67	8		193
Queue Length 95th (ft)	151	111	27		332
Internal Link Dist (ft)	571	604			715
Turn Bay Length (ft)			50		
Base Capacity (vph)	302	2786	1276		1966
Starvation Cap Reductn	0	0	0		0
Spillback Cap Reductn	0	0	0		0
Storage Cap Reductn	0	0	0		0
Reduced v/c Ratio	0.49	0.28	0.12		0.67

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBT, Start of Green
Natural Cycle: 75
Control Type: Actuated-Coordinated

Splits and Phases: 1: SR 9 (N. Main St) & Cumming St

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	75	67	741	143	153	1116
Future Volume (vph)	75	67	741	143	153	1116
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.5		5.5	5.5		5.5
Lane Util. Factor	1.00		0.95	1.00		0.95
Frt	0.94		1.00	0.85		1.00
Flt Protected	0.97		1.00	1.00		0.99
Satd. Flow (prot)	1699		3505	1583		3488
Flt Permitted	0.97		1.00	1.00		0.71
Satd. Flow (perm)	1699		3505	1583		2474
Peak-hour factor, PHF	0.96	0.96	0.96	0.96	0.96	0.96
Adj. Flow (vph)	78	70	772	149	159	1162
RTOR Reduction (vph)	28	0	0	18	0	0
Lane Group Flow (vph)	120	0	772	131	0	1322
Heavy Vehicles (%)	2%	2%	3%	2%	2%	3%
Turn Type	Prot		NA	Perm	pm+pt	NA
Protected Phases	8		6		5	2
Permitted Phases				6	2	
Actuated Green, G (s)	13.6		95.4	95.4		95.4
Effective Green, g (s)	13.6		95.4	95.4		95.4
Actuated g/C Ratio	0.11		0.80	0.80		0.80
Clearance Time (s)	5.5		5.5	5.5		5.5
Vehicle Extension (s)	3.0		5.0	5.0		5.0
Lane Grp Cap (vph)	192		2786	1258		1966
v/s Ratio Prot	c0.07		0.22			
v/s Ratio Perm				0.08		c0.53
v/c Ratio	0.62		0.28	0.10		0.67
Uniform Delay, d1	50.8		3.2	2.7		5.4
Progression Factor	1.00		1.00	1.00		1.00
Incremental Delay, d2	6.2		0.2	0.2		0.9
Delay (s)	56.9		3.5	2.9		6.3
Level of Service	E		A	A		A
Approach Delay (s)	56.9		3.4			6.3
Approach LOS	E		A			A

Intersection Summary			
HCM 2000 Control Delay	8.3	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.70		
Actuated Cycle Length (s)	120.0	Sum of lost time (s)	16.5
Intersection Capacity Utilization	77.8%	ICU Level of Service	D
Analysis Period (min)	15		
c Critical Lane Group			

Lane Group	WBL	NBT	NBR	SBL	SBT
Lane Configurations					
Traffic Volume (vph)	102	1231	87	74	939
Future Volume (vph)	102	1231	87	74	939
Lane Group Flow (vph)	220	1269	90	0	1044
Turn Type	Prot	NA	Perm	pm+pt	NA
Protected Phases	8	6		5	2
Permitted Phases			6	2	
Detector Phase	8	6	6	5	2
Switch Phase					
Minimum Initial (s)	6.0	15.0	15.0	5.0	15.0
Minimum Split (s)	24.5	21.5	21.5	15.0	21.5
Total Split (s)	31.0	74.0	74.0	15.0	89.0
Total Split (%)	25.8%	61.7%	61.7%	12.5%	74.2%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0		0.0
Total Lost Time (s)	5.5	5.5	5.5		5.5
Lead/Lag		Lag	Lag	Lead	
Lead-Lag Optimize?		Yes	Yes	Yes	
Recall Mode	None	C-Min	C-Min	None	C-Min
v/c Ratio	0.76	0.48	0.07		0.55
Control Delay	55.0	6.8	3.5		8.1
Queue Delay	0.0	0.0	0.0		0.0
Total Delay	55.0	6.8	3.5		8.1
Queue Length 50th (ft)	134	168	10		152
Queue Length 95th (ft)	208	269	30		257
Internal Link Dist (ft)	571	604			715
Turn Bay Length (ft)			50		
Base Capacity (vph)	392	2653	1205		1893
Starvation Cap Reductn	0	0	0		0
Spillback Cap Reductn	0	0	0		0
Storage Cap Reductn	0	0	0		0
Reduced v/c Ratio	0.56	0.48	0.07		0.55

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBT, Start of Green
Natural Cycle: 75
Control Type: Actuated-Coordinated

Splits and Phases: 1: SR 9 (N. Main St) & Cumming St

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	102	112	1231	87	74	939
Future Volume (vph)	102	112	1231	87	74	939
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.5		5.5	5.5		5.5
Lane Util. Factor	1.00		0.95	1.00		0.95
Frt	0.93		1.00	0.85		1.00
Flt Protected	0.98		1.00	1.00		1.00
Satd. Flow (prot)	1691		3505	1583		3495
Flt Permitted	0.98		1.00	1.00		0.71
Satd. Flow (perm)	1691		3505	1583		2500
Peak-hour factor, PHF	0.97	0.97	0.97	0.97	0.97	0.97
Adj. Flow (vph)	105	115	1269	90	76	968
RTOR Reduction (vph)	36	0	0	7	0	0
Lane Group Flow (vph)	184	0	1269	83	0	1044
Heavy Vehicles (%)	2%	2%	3%	2%	2%	3%
Turn Type	Prot		NA	Perm	pm+pt	NA
Protected Phases	8		6		5	2
Permitted Phases				6	2	
Actuated Green, G (s)	18.1		90.9	90.9		90.9
Effective Green, g (s)	18.1		90.9	90.9		90.9
Actuated g/C Ratio	0.15		0.76	0.76		0.76
Clearance Time (s)	5.5		5.5	5.5		5.5
Vehicle Extension (s)	3.0		5.0	5.0		5.0
Lane Grp Cap (vph)	255		2655	1199		1893
v/s Ratio Prot	c0.11		0.36			
v/s Ratio Perm				0.05		c0.42
v/c Ratio	0.72		0.48	0.07		0.55
Uniform Delay, d1	48.6		5.5	3.7		6.1
Progression Factor	1.00		1.00	1.00		1.00
Incremental Delay, d2	9.7		0.6	0.1		0.4
Delay (s)	58.3		6.1	3.8		6.4
Level of Service	E		A	A		A
Approach Delay (s)	58.3		6.0			6.4
Approach LOS	E		A			A

Intersection Summary			
HCM 2000 Control Delay	10.5	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.61		
Actuated Cycle Length (s)	120.0	Sum of lost time (s)	16.5
Intersection Capacity Utilization	88.4%	ICU Level of Service	E
Analysis Period (min)	15		
c Critical Lane Group			

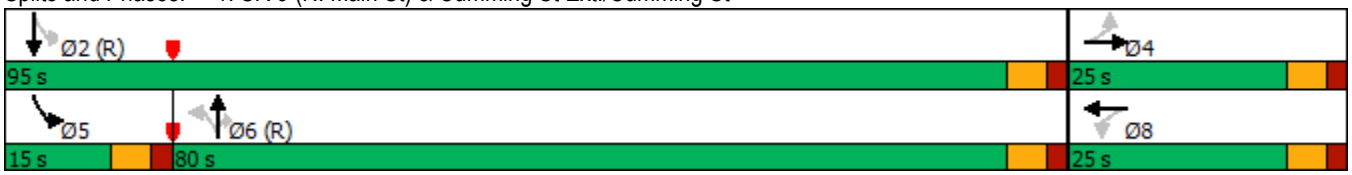
FUTURE "BUILD" INTERSECTION ANALYSIS

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	7	2	75	8	44	740	143	153	1111
Future Volume (vph)	7	2	75	8	44	740	143	153	1111
Lane Group Flow (vph)	7	13	0	156	0	817	149	0	1344
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	pm+pt	NA
Protected Phases		4		8		6		5	2
Permitted Phases	4		8		6		6	2	
Detector Phase	4	4	8	8	6	6	6	5	2
Switch Phase									
Minimum Initial (s)	5.0	5.0	6.0	6.0	15.0	15.0	15.0	5.0	15.0
Minimum Split (s)	21.5	21.5	24.5	24.5	21.5	21.5	21.5	15.0	21.5
Total Split (s)	25.0	25.0	25.0	25.0	80.0	80.0	80.0	15.0	95.0
Total Split (%)	20.8%	20.8%	20.8%	20.8%	66.7%	66.7%	66.7%	12.5%	79.2%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0		0.0	0.0		0.0
Total Lost Time (s)	5.5	5.5		5.5		5.5	5.5		5.5
Lead/Lag					Lag	Lag	Lag	Lead	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	
Recall Mode	None	None	None	None	C-Min	C-Min	C-Min	None	C-Min
v/c Ratio	0.05	0.06		0.75		0.38	0.12		0.71
Control Delay	44.3	23.4		61.7		5.0	2.0		9.7
Queue Delay	0.0	0.0		0.0		0.0	0.0		0.0
Total Delay	44.3	23.4		61.7		5.0	2.0		9.7
Queue Length 50th (ft)	5	1		96		88	10		230
Queue Length 95th (ft)	19	20		166		134	29		357
Internal Link Dist (ft)		71		571		604			715
Turn Bay Length (ft)	75						50		
Base Capacity (vph)	172	273		261		2142	1256		1894
Starvation Cap Reductn	0	0		0		0	0		0
Spillback Cap Reductn	0	0		0		0	0		0
Storage Cap Reductn	0	0		0		0	0		0
Reduced v/c Ratio	0.04	0.05		0.60		0.38	0.12		0.71

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green
Natural Cycle: 80
Control Type: Actuated-Coordinated

Splits and Phases: 1: SR 9 (N. Main St) & Cumming St Ext./Cumming St



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	7	2	11	75	8	67	44	740	143	153	1111	27
Future Volume (vph)	7	2	11	75	8	67	44	740	143	153	1111	27
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.5	5.5			5.5			5.5	5.5		5.5	
Lane Util. Factor	1.00	1.00			1.00			0.95	1.00		0.95	
Frt	1.00	0.87			0.94			1.00	0.85		1.00	
Flt Protected	0.95	1.00			0.98			1.00	1.00		0.99	
Satd. Flow (prot)	1770	1626			1707			3497	1583		3478	
Flt Permitted	0.57	1.00			0.84			0.78	1.00		0.69	
Satd. Flow (perm)	1062	1626			1462			2737	1583		2421	
Peak-hour factor, PHF	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Adj. Flow (vph)	7	2	11	78	8	70	46	771	149	159	1157	28
RTOR Reduction (vph)	0	10	0	0	25	0	0	0	18	0	1	0
Lane Group Flow (vph)	7	3	0	0	131	0	0	817	131	0	1343	0
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	3%	2%	2%	3%	2%
Turn Type	Perm	NA		Perm	NA		Perm	NA	Perm	pm+pt	NA	
Protected Phases		4			8			6		5	2	
Permitted Phases	4			8			6		6	2		
Actuated Green, G (s)	15.1	15.1			15.1			93.9	93.9		93.9	
Effective Green, g (s)	15.1	15.1			15.1			93.9	93.9		93.9	
Actuated g/C Ratio	0.13	0.13			0.13			0.78	0.78		0.78	
Clearance Time (s)	5.5	5.5			5.5			5.5	5.5		5.5	
Vehicle Extension (s)	3.0	3.0			3.0			5.0	5.0		5.0	
Lane Grp Cap (vph)	133	204			183			2141	1238		1894	
v/s Ratio Prot		0.00										
v/s Ratio Perm	0.01				c0.09			0.30	0.08		c0.55	
v/c Ratio	0.05	0.02			0.71			0.38	0.11		0.71	
Uniform Delay, d1	46.2	45.9			50.4			4.0	3.1		6.4	
Progression Factor	1.00	1.00			1.00			1.00	1.00		1.00	
Incremental Delay, d2	0.2	0.0			12.4			0.5	0.2		1.2	
Delay (s)	46.3	46.0			62.8			4.6	3.3		7.6	
Level of Service	D	D			E			A	A		A	
Approach Delay (s)		46.1			62.8			4.4			7.6	
Approach LOS		D			E			A			A	

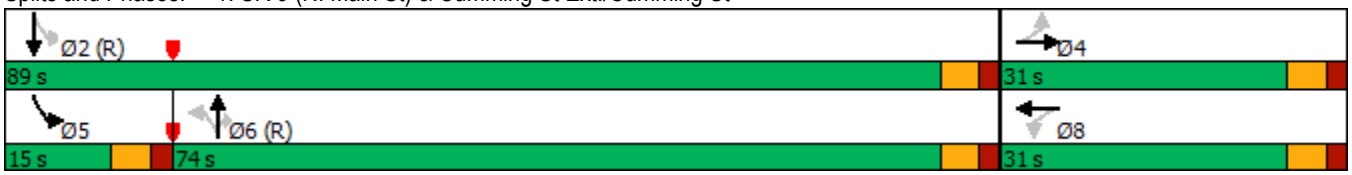
Intersection Summary			
HCM 2000 Control Delay	10.1	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.75		
Actuated Cycle Length (s)	120.0	Sum of lost time (s)	16.5
Intersection Capacity Utilization	86.8%	ICU Level of Service	E
Analysis Period (min)	15		
c Critical Lane Group			

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	36	10	102	6	39	1218	87	74	931
Future Volume (vph)	36	10	102	6	39	1218	87	74	931
Lane Group Flow (vph)	37	68	0	226	0	1296	90	0	1062
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	pm+pt	NA
Protected Phases		4		8		6		5	2
Permitted Phases	4		8		6		6	2	
Detector Phase	4	4	8	8	6	6	6	5	2
Switch Phase									
Minimum Initial (s)	5.0	5.0	6.0	6.0	15.0	15.0	15.0	5.0	15.0
Minimum Split (s)	21.5	21.5	24.5	24.5	21.5	21.5	21.5	15.0	21.5
Total Split (s)	31.0	31.0	31.0	31.0	74.0	74.0	74.0	15.0	89.0
Total Split (%)	25.8%	25.8%	25.8%	25.8%	61.7%	61.7%	61.7%	12.5%	74.2%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0		0.0		0.0	0.0		0.0
Total Lost Time (s)	5.5	5.5		5.5		5.5	5.5		5.5
Lead/Lag					Lag	Lag	Lag	Lead	
Lead-Lag Optimize?					Yes	Yes	Yes	Yes	
Recall Mode	None	None	None	None	C-Min	C-Min	C-Min	None	C-Min
v/c Ratio	0.22	0.21		0.83		0.57	0.08		0.59
Control Delay	44.1	14.3		63.0		9.0	1.9		9.5
Queue Delay	0.0	0.0		0.0		0.0	0.0		0.0
Total Delay	44.1	14.3		63.0		9.0	1.9		9.5
Queue Length 50th (ft)	25	6		141		216	3		179
Queue Length 95th (ft)	56	45		226		310	19		269
Internal Link Dist (ft)		71		571		604			715
Turn Bay Length (ft)	75						50		
Base Capacity (vph)	206	390		332		2259	1187		1812
Starvation Cap Reductn	0	0		0		0	0		0
Spillback Cap Reductn	0	0		0		0	0		0
Storage Cap Reductn	0	0		0		0	0		0
Reduced v/c Ratio	0.18	0.17		0.68		0.57	0.08		0.59

Intersection Summary

Cycle Length: 120
Actuated Cycle Length: 120
Offset: 0 (0%), Referenced to phase 2:SBTL and 6:NBTL, Start of Green
Natural Cycle: 80
Control Type: Actuated-Coordinated

Splits and Phases: 1: SR 9 (N. Main St) & Cumming St Ext./Cumming St



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	36	10	56	102	6	112	39	1218	87	74	931	25
Future Volume (vph)	36	10	56	102	6	112	39	1218	87	74	931	25
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.5	5.5			5.5			5.5	5.5		5.5	
Lane Util. Factor	1.00	1.00			1.00			0.95	1.00		0.95	
Frt	1.00	0.87			0.93			1.00	0.85		1.00	
Flt Protected	0.95	1.00			0.98			1.00	1.00		1.00	
Satd. Flow (prot)	1770	1624			1695			3501	1583		3483	
Flt Permitted	0.52	1.00			0.82			0.87	1.00		0.70	
Satd. Flow (perm)	972	1624			1419			3059	1583		2454	
Peak-hour factor, PHF	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Adj. Flow (vph)	37	10	58	105	6	115	40	1256	90	76	960	26
RTOR Reduction (vph)	0	48	0	0	32	0	0	0	19	0	1	0
Lane Group Flow (vph)	37	20	0	0	194	0	0	1296	71	0	1061	0
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	3%	2%	2%	3%	2%
Turn Type	Perm	NA		Perm	NA		Perm	NA	Perm	pm+pt	NA	
Protected Phases		4			8			6		5	2	
Permitted Phases	4			8			6		6	2		
Actuated Green, G (s)	20.4	20.4			20.4			88.6	88.6		88.6	
Effective Green, g (s)	20.4	20.4			20.4			88.6	88.6		88.6	
Actuated g/C Ratio	0.17	0.17			0.17			0.74	0.74		0.74	
Clearance Time (s)	5.5	5.5			5.5			5.5	5.5		5.5	
Vehicle Extension (s)	3.0	3.0			3.0			5.0	5.0		5.0	
Lane Grp Cap (vph)	165	276			241			2258	1168		1811	
v/s Ratio Prot		0.01										
v/s Ratio Perm	0.04				c0.14			0.42	0.04		c0.43	
v/c Ratio	0.22	0.07			0.80			0.57	0.06		0.59	
Uniform Delay, d1	43.0	41.8			47.9			7.1	4.3		7.2	
Progression Factor	1.00	1.00			1.00			1.00	1.00		1.00	
Incremental Delay, d2	0.7	0.1			17.4			1.1	0.1		0.5	
Delay (s)	43.7	42.0			65.2			8.2	4.4		7.7	
Level of Service	D	D			E			A	A		A	
Approach Delay (s)		42.6			65.2			8.0			7.7	
Approach LOS		D			E			A			A	

Intersection Summary			
HCM 2000 Control Delay	13.8	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.66		
Actuated Cycle Length (s)	120.0	Sum of lost time (s)	16.5
Intersection Capacity Utilization	96.7%	ICU Level of Service	F
Analysis Period (min)	15		
c Critical Lane Group			

TRAFFIC VOLUME WORKSHEETS

22-041 Mixed-Use Development at 116 & 126 North Main St - Alpharetta, Fulton County

Traffic Volumes

A&R Engineering
April 2022

1. SR 9 N. Main St @ Cumming St

A.M. Peak Hour

	SR 9 (N. Main Street) **Northbound**				SR 9 (N. Main Street) **Southbound**				Cumming Street Extension **Eastbound**				Cumming Street **Westbound**			
Condition	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2022 Traffic Counts:	0	712	140	852	150	1068	0	1218	0	0	0	0	74	0	66	140
Growth Factor (%):	1	2	1		1	2	1		1	1	1		1	1	1	
Adjacent Office Trips without Cumming Street Extension	0	1	0	1	0	5	0	5	0	0	0	0	0	0	0	0
No-Build 2024 Volumes:	0	741	143	884	153	1116	0	1269	0	0	0	0	75	0	67	142
Proposed Development New Trips:	36	0	0	36	0	0	22	22	6	2	10	18	0	8	0	8
Proposed Development Pass-by Trips:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adjacent Office Trips with Cumming Street Extension:	8	0	0	8	0	0	5	5	1	0	1	2	0	0	0	0
Future 2024 Traffic Volumes:	44	740	143	927	153	1111	27	1291	7	2	11	20	75	8	67	150

P.M. Peak Hour

	SR 9 (N. Main Street) **Northbound**				SR 9 (N. Main Street) **Southbound**				Cumming Street Extension **Eastbound**				Cumming Street **Westbound**			
Condition	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2022 Traffic Counts:	0	1181	85	1266	73	903	0	976	0	0	0	0	100	0	110	210
Growth Factor (%):	1	2	1		1	2	1		1	1	1		1	1	1	
Adjacent Office Trips without Cumming Street Extension	0	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0
No-Build 2024 Volumes:	0	1231	87	1318	74	939	0	1013	0	0	0	0	102	0	112	214
Proposed Development New Trips:	28	0	0	28	0	0	17	17	29	10	46	85	0	6	0	6
Proposed Development Pass-by Trips:	10	-10	0	0	0	-8	8	0	4	0	5	9	0	0	0	0
Adjacent Office Trips with Cumming Street Extension:	1	0	0	1	0	0	0	0	3	0	5	8	0	0	0	0
Future 2024 Traffic Volumes:	39	1218	87	1344	74	931	25	1030	36	10	56	102	102	6	112	220

22-041 Mixed-Use Development at 116 & 126 North Main St - Alpharetta, Fulton County

Traffic Volumes

A&R Engineering
April 2022

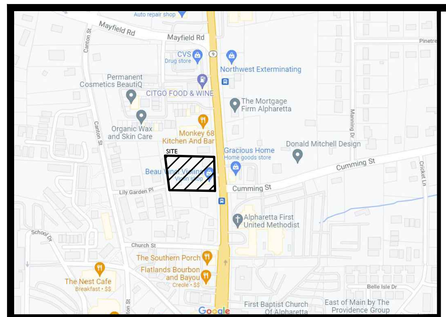
2. Cumming St Ext. @ Site Drwy

A.M. Peak Hour

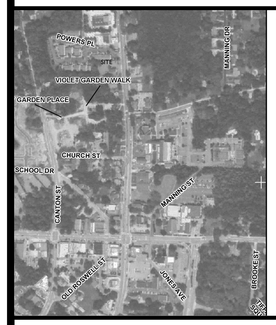
	Office Driveway **Northbound**				Proposed Site Driveway **Southbound**				Cumming Street Extension **Eastbound**				Cumming Street Extension **Westbound**			
Condition	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2022 Traffic Counts:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Growth Factor (%):	1	1	1		1	1	1		1	1	1		1	1	1	
Adjacent Office Trips without Cumming Street Extension	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
No-Build 2024 Volumes:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Proposed Development New Trips:	0	0	0	0	19	0	0	19	0	0	0	0	0	0	66	66
Proposed Development Pass-by Trips:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adjacent Office Trips with Cumming Street Extension:	3	0	2	5	0	0	0	0	0	0	14	14	13	0	0	13
Future 2024 Traffic Volumes:	3	0	2	5	19	0	0	19	0	0	14	14	13	0	66	79

P.M. Peak Hour

	Office Driveway **Northbound**				Proposed Site Driveway **Southbound**				Cumming Street Extension **Eastbound**				Cumming Street Extension **Westbound**			
Condition	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot
Existing 2022 Traffic Counts:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Growth Factor (%):	1	1	1		1	1	1		1	1	1		1	1	1	
Adjacent Office Trips without Cumming Street Extension	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
No-Build 2024 Volumes:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Proposed Development New Trips:	0	0	0	0	85	0	0	85	0	0	0	0	0	0	51	51
Proposed Development Pass-by Trips:	0	0	0	0	9	0	0	9	0	0	0	0	0	0	18	18
Adjacent Office Trips with Cumming Street Extension:	8	0	8	16	0	0	0	0	0	0	2	2	1	0	0	1
Future 2024 Traffic Volumes:	8	0	8	16	94	0	0	94	0	0	2	2	1	0	69	70



SITE LOCATION MAP (NTS)



NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0058F

FIRM

FLOOD INSURANCE RATE MAP

FULTON COUNTY, GEORGIA
AND INCORPORATED AREAS

PANEL 58 OF 490
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

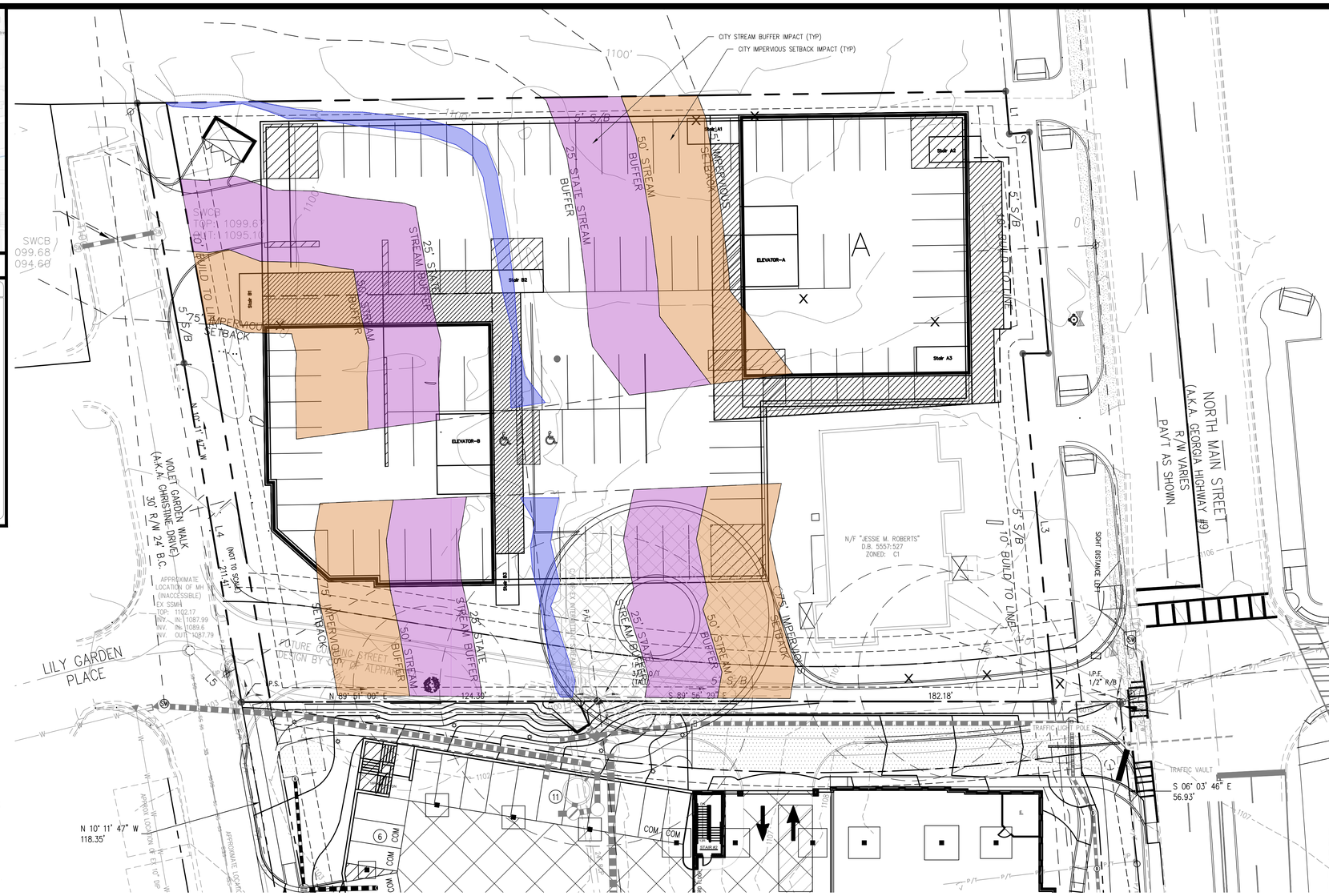
COMMUNITY	NUMBER	PANEL	SUFFIX
ALPHARETTA, CITY OF	135158	0058	F
MILTON, CITY OF	135673	0058	F
ROSWELL, CITY OF	135098	0058	F

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
13121C0058F

MAP REVISED
SEPTEMBER 18, 2013

Federal Emergency Management Agency



SITE DATA:

116 & 126 NORTH MAIN STREET
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
LAND LOT 1252
1st DISTRICT 2nd SECTION

TOTAL ACREAGE: 1.43

CURRENT ZONING: C-1
FUTURE LAND USE: MU
PROPOSED ZONING: DT-MU

PROPOSED USE:
- OFFICE: 32,000 s.f.
- RETAIL: 4,000 s.f.
- RESTAURANT: 8,000 s.f.
- RESIDENTIAL: 4 UNITS

PARKING:
REQUIRED PARKING RATIOS
- OFFICE: 3: 1000 s.f. (96 SPACES)
- RETAIL: 1: 500 s.f. (8 SPACES)
- RESTAURANT: 1: 500 s.f. (16 SPACES)
- RESIDENTIAL: 2.5 UNIT (10 SPACES)

TOTAL REQUIRED PARKING: 130 SPACES

TOTAL PARKING PROVIDED:
97 LOWER DECK
35 UPPER DECK
132 SPACES PROVIDED

SITE STANDARDS:
MIN AMENITY AREA 10% OF SITE (6,229 SF)
PROP AMENITY AREA 11% (7,000 SF) ROOFTOP TERRACE AND FRONT PLAZA

MAX LOT BUILDING COVERAGE 80% (77,863 S.F.)
PROP LOT BUILDING COVERAGE 25.6% (16,000 SF)
PROP LOT DECK COVERAGE 34.2% (21,288 SF)
TOTAL BUILDING/ DECK COVERAGE 56.8%

SETBACKS
FRONT 5' MIN / 10' MAX
SIDE 0'
REAR 6' NO ALLEY
REAR 3' ALLEY

*STORMWATER MANAGEMENT WILL BE HANDLED UNDERGROUND UNDER THE DECK.

NOTE:

1. THERE ARE NOT WETLANDS LOCATED ON THE PROPERTY.
2. BASED UPON THE ARBORIST REPORT BY OUTDOOR SPACES, THERE ARE NOT SPECIMEN TREES LOCATED ON THE SUBJECT PROPERTY.

PROPOSED BUFFER IMPACTS:

50' CITY STREAM BUFFER: 9,777 S.F.

75' IMPERVIOUS SETBACK: 8,564 S.F.

PROPOSED MITIGATION MEASURES:

NARRATIVE: THE SITE IS EXTREMELY CONSTRAINED BETWEEN THE CITY STREAM BUFFERS, PRESERVATION OF THE EXISTING HISTORIC HOME AND PRESERVING THE FUTURE RIGHT OF WAY FOR THE CUMMING STREET EXTENSION. BECAUSE OF THESE CONSTRAINTS, WE ARE REQUIRED TO PIPE THE ENTIRETY OF THE DRAINAGE COURSE THROUGH OUR SITE.

THE SITE IS LIMITED ON AREAS THAT CAN ACCOMMODATE ON-SITE PROJECT MITIGATION THEREFORE WE ARE PROPOSING ONE OF THE FOLLOWING OPTIONS:

MITIGATION OPTION 1: ADDITIONAL WATER QUALITY:

WE PROPOSE ADDING STORMWATER PER-TREATMENT INTO THE STORMWATER SYSTEM PRIOR TO DETENTION/ INFILTRATION WHERE AVAILABLE. IN ADDITION, WE WOULD ADD A POST TREATMENT DEVICE PRIOR TO DISCHARGE OFFSITE. THE INTENT OF THE PROPOSED MEASURES IS TO INCREASE THE TSS REMOVAL ABOVE THE 80% MINIMUM. AS A PART OF THIS MITIGATION WE WOULD ADD AN EDUCATIONAL SIGNAGE COMPONENT THROUGHOUT THE PROPERTY DETAILING HOW THE STORMWATER BMP'S FUNCTION AND THE BENEFITS TO THE COMMUNITY.

MITIGATION OPTION 2: OFFSITE PLANTING OF BUFFER TREES AND SHRUBS:

WE PROPOSED PLANTING ADDITIONAL NATIVE TREES AND SHRUBS IN AN AREA EQUAL TO THE 18,341 S.F OF BUFFER/ IMPERIOUS SETBACK PROPOSED TO BE DISTURBED IN THIS PROJECT. THIS PLANTING COULD BE DONE ON CITY PROPERTY THAT CONTAINS WATERS OF THE STATE WHERE PROPER STREAM BUFFERS ARE NOT PROPERLY VEGETATED. WE WOULD FOLLOW THE PLANT MATERIAL SELECTIONS LOCATED IN THE GEORGIA STORMWATER MANUAL (BLUE BOOK) FOR CREATING THE SPECIFIC PLANTING PLAN.

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

NORTH

20 0 20 40
Scale 1" = 20'

PRELIMINARY
MITIGATION PLAN

116 & 126 North Main St.

Alpharetta , Georgia

PROJECT INFORMATION
PROJECT NO.: 22-4732
DATE: MARCH 18, 2022
SCALE: 1" = 20'
FILE NAME: 22-4732P02.dwg
DESIGN/DRAWN: SLR/ SLR

Board Of Zoning Appeals Review Criteria

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

Stream Buffer Variance.

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

Yes, the property is limited in size and is further constrained by an existing historic structure that must be retained, future right of way set aside for the future extension of Cumming Street and there is a stream that bisects the property. The combination of all of these constraints make the property undevelopable.

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

Yes, the strict application of the zoning code creates an unnecessary hardship for the property.

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

Yes.
1. There is a historic structure on the property that must be retained.
2. The City is requiring the set aside of future right of way for Cumming Street extension to Lily Garden Place.
3. The City has determined that an intermittent stream bisects the property that needs to be buffered.

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

No, granting of this variance would not cause a determent to the pubic good. The stream is piped to the subject property and we are proposing to continue the piping. Any runoff from this property will be managed and treated prior to discharge off-site.

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

Board Of Zoning Appeals Review Criteria

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

Dumpster location variance.

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

Yes, the property is limited in size and is further constrained by an existing historic structure that must be retained, future right of way set aside for the future extension of Cumming Street and there is a stream that bisects the property. The combination of all of these constraints make the property undevelopable. Design modifications must be made to successfully develop the site.

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

Yes, the strict application of the zoning code creates an unnecessary hardship for the property. The property is surrounded on 3 sides by Right of Way and future Right of way and for the dumpster to be 50' off of the Right of Way, would place it where the proposed structure needs to sit. The proposed dumpster will be fully enclosed, screened and covered from public view.

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

Yes.
1. There is a historic structure on the property that must be retained.
2. The City is requiring the set aside of future right of way for Cumming Street extension to Lily Garden Place.
3. The City has determined that an intermittent stream bisects the property that needs to be buffered.

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

No, granting of this variance would not cause a determent to the pubic good. The proposed dumpster will be fully enclosed by a masonry enclosure, screened with additional landscaping and covered from public view by doors that will be kept closed except for when the dumpster id emptied.

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.

50 Warm Springs Circle
Roswell, Georgia 30075-4937
Main: 770.641.1942
Fax: 770.998.6924

March 18, 2022

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

RE: **116 and 126 North Main Street**
Re-Zoning and Variance Request
C-1 to DTMU

Dear Mayor and Councilpersons:

Market District Crabapple, LLC, the Applicant, seeks a change in zoning and concurrent variances on approximately 1.4 acre property at 116 and 126 North Main Street. The property is currently used as a residence and retail commercial properties. The property is currently Zoned C-1, and we are seeking to change the zoning to DTMU (Downtown Mixed Use). The Comprehensive Land Use Plan and Future Land Use Map call for the property to be used as Mixed Use which is consistent with our requested zoning.

The property is situated with its frontage on the eastern edge along North Main Street (S.R. 9) and Georgia DOT is under construction with a major roadway improvement in this area. To the west of the property is Violet Garden Walk, a local road, and across the street is property zoned RM-10. To the north is property zoned C-1 and is currently used as a dentist office and the parcel to the south is zoned DTMU and is an office under construction.

The applicant is proposing a pedestrian oriented mixed-use development and includes a parking deck and 2 separate buildings while preserving the existing historic structure on the property. The building along North Main Street will be 4 stories have architecture that addresses the road and will include retail, restaurant and office uses. The building to the rear will also be 4 stories and will include office and residential uses. The fourth floor of both buildings will be set back from the main frontage for architectural and screening purposes. The development will also allow for the extension of Cumming Street to Lily Garden Way between the subject property and 100 North Main Street. This proposed road extension is in keeping with the City's intent to complete the downtown roadway grid.

As a part of the development, we are requesting two (2) variances in order to develop the property, a stream buffer variance and a dumpster location variance.

Although we do not agree with the determination, the City of Alpharetta has called the drainage through the property an intermittent stream requiring buffers. The application of a 50' undisturbed buffer and a 75' impervious setback makes a significant portion of the property un-developable. Because of the impact to the property, we are requesting a variance to pipe the existing stream through the property. The property to the north currently pipes the drainage water to this property and we are proposing to continue the piping across out property. We are proposing a mitigation plan that includes additional water quality or offsite stream buffer enhancement.

We are also requesting a variance to place the proposed dumpster within 50' of the Right of Way of Violet Garden Walk. The property is small and is constrained by the historic structure to remain and the set aside of the future Right of Way of Cumming Street extension through the property. Three of the 4 sides of the property have existing Right of Way or future Right of Way and strictly limits the placement of the proposed dumpster pad on the property. The current proposed location is closer to Violet Garden Walk, a minor local road, and will be screened by a masonry enclosure and metal doors as well as covered by landscaping. The placement of the dumpster is in the best place possible given the constraints and the proposed site design.

We thank you for your consideration in this matter and respectfully request that the re-zoning request be granted as requested since it meets the intent of the City's CLUP as well as the infrastructure connectivity plan. If you have any questions or require further information, please feel free to contact me at your convenience.

Sincerely,
AEC, Inc.

Steven L. Rowe, ASLA
Vice President

SLR/SCH/slr

M:\2022 JOBS\22-4713 116 & 126 North Main\Zoning Submittal\Re-Zoning Letter of Intent-constitutional assertions-rev.docx

Constitutional Assertions Attachment

The applicant respectfully submits that the failure to approve the re-zoning request would be unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

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

For all the foregoing reasons, it is submitted on behalf of the Applicant that the re-zoning application of the applicant meets the requirements of the Alpharetta Unified Development Code. This notice is being given to comply with the provisions of O.C.G.A. § 36-33-5 to afford the City an opportunity to grant the requested re-zoning. If action is not taken by the City Council to grant the re-zoning within a reasonable time, a claim will be filed in the Superior Court of Fulton County demanding just and adequate compensation under Georgia law for the taking of the Property, diminution of value of the Property, attorney's fees and other damages in an amount no less than Ten Million Dollars ($10,000,000) arising out of the unlawful deprivation of the Applicant's property rights.

We thank you for your consideration in this matter and respectfully request that the re-zoning request be granted as requested. If you have any questions or require further information, please feel free to contact me at your convenience.

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: PH-220003
PH #: 2-22-02
☐ Property Taxes & Code Violations Verified
☑ Fee Paid Initial: [illegible]

COMMUNITY DEVELOPMENT DEPARTMENT • 2 PARK PLAZA • ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Market District Crabapple, LLC (Brent Beecham) Telephone: 770-862-7895

Address: 4575 Webb Bridge Road Suite: 5400

City Alpharetta State: Ga Zip: 30005 Fax:

Mobile Tel: 770-862-7895 Email: brent@md-atl.com

Subject Property Information:

Address: 116 and 126 North Main St. Current Zoning: C-1

District: 1 Section: 2 Land Lot: 1252 Parcel ID: 22 482212520575, 22 482212520773, 22 482212520781

Proposed Zoning: DTMU Current Use: Residential and Commercial

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

- ☐ Conditional Use
- ☐ Master Plan Amendment
- ☐ Comprehensive Plan Amendment
- ☑ Rezoning
- ☐ Master Plan Review
- ☐ Variance
- ☐ Public Hearing
- ☐ Exception
- ☐ Other *(Specify)*:

Applicant Request And Intent

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

The proposed development will include Retail, Residential, Restaurant and Office Uses.

Applicant's Request (Please itemize the proposal):

We are requesting to change the current C-1 Zoning to a DTMU Zoning.

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

(Please see attached Letter of Intent)

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Robert H Roberts Telephone:

Address: 116 N Main St & 0 Christine dr 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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Brent Beecham Telephone: 7708627895

Address: Suite:

City State: Zip: -

So Sworn and Attested:

Owner Signature: Date: 1/28/2022

Notary:

Notary Signature: Arline Pacheco Date: 01/28/2022

ARLINE PACHECO
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES AUGUST 30, 2025

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: James M Roberts Telephone:

Address: 116 N Main St & 0 Christine Dr 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
- [x] Rezoning
- [ ] Conditional Use
- [ ] Variance
- [ ] Master Plan
- [ ] Land Use Application
- [ ] Other

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Brent Beecham Telephone: 7708627895

Address: Suite:

City State: Zip: -

So Sworn and Attested:

Owner Signature: James M. Roberts Date: 1/28/2022

Notary:

Notary Signature: Sara Brooks Date: 1/28/2022

SARA BROOKS
NOTARY PUBLIC
CHEROKEE COUNTY, GEORGIA
MY COMMISSION EXPIRES APRIL 30, 2025

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Roy Roberts Telephone: 404-547-6159

Address: 116 & 126 N Main St Suite:

City Alpharetta State: GA Zip: 30009 -

Authorization:

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

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

- ☐ Annexation
- ☐ Special Use
- ☒ Rezoning
- ☐ Conditional Use
- ☐ Variance
- ☐ Master Plan
- ☐ Land Use Application
- ☐ Other I own 126 and 1/3 of 116.

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Brent Beecham Telephone: 770-862-7895

Address: 1104 Breckenridge Lane Suite:

City Alpharetta State: GA Zip: 30005 -

So Sworn and Attested:

Owner Signature: Roy C Roberts Digitally signed by Roy C Roberts Date: 2022.01.26 16:30:40 -05'00' Date: 1-26-22

Notary:

Notary Signature: Nicole Smith Date: 1.27.2022

NICOLE SMITH
NOTARY PUBLIC
My Commission Expires 07-09-2024
CHEROKEE COUNTY, GEORGIA

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: Roy O Roberts

Subject Public Hearing Case: Zoning

Campaign Contribution Information:

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

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

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: Roy O Roberts Date: 1-27-22

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: Brant Beechan

Subject Public Hearing Case: Rezoning 116-126 N Main St

Campaign Contribution Information:

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

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

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____ Date: 1/3/2022

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: James Roberts

Subject Public Hearing Case: Zoning

Campaign Contribution Information:

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

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

Name of Official: N/A Position:

Description of Contribution: Value:

Description of Contribution: Value:

Description of Contribution: Value:

Description of Contribution: Value:

Description of Contribution: Value:

Campaign Contribution Information:

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

Signature: Robert Henderson Roberts Date: 01/28/2022

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: Robert Roberts

Subject Public Hearing Case: Zoning

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-3.

Signature: _____ Date: _____

Alpharetta Planning Commission Review Criteria

How will this proposal be compatible with surrounding properties?

The proposed mixed use development is consistent with the property to the south that is being developed as office under the DTMU zoning category we are requesting.

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

The proposed development will have minimal impact on the existing used but will have a positive impact to surrounding property values.

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

Given the size of the property and the current C-1 zoning, developing the property for a reasonable economic use will be difficult given the required setbacks and restrictions under the C-1 zoning.

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

The increase to the daily traffic would be minimal as compared to the existing background traffic and the increase to the daytime population would be approximately 125 people.

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

There would be minimal impact to the existing schools and the surrounding utilities are well within their capacity to handle the propose development.

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

The proposed project is consistent with the City of Alpharetta CLUP and the Future Land Use Maps.

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

Several properties along the corridor, north of downtown, are currently going through redevelopment that is consistent with the proposed project.

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

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: 116 and 126 North Main Street

Contact Name: Brent Beecham Telephone: 770-862-7895

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.*

- [x] 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.

Letters will be sent to the residents and property owners on the list and they will be able to voice their thoughts and concerns via telephone, e-mail or an in person meeting if requested.

50 Warm Springs Circle
Roswell, Georgia 30075-4937
Main: 770.641.1942
Fax: 770.998.6924

February 1, 2022

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

RE: **116 and 126 North Main Street**
Re-Zoning Request
C-1 to DTMU

Dear Mayor and Councilpersons:

Market District Crabapple, LLC, the Applicant, seeks a change in zoning on approximately 1.4 acre property at 116 and 126 North Main Street. The property is currently used as a residence and retail commercial properties. The property is currently Zoned C-1, and we are seeking to change the zoning to DTMU (Downtown Mixed Use). The Comprehensive Land Use Plan and Future Land Use Map call for the property to be used as Mixed Use which is consistent with our requested zoning.

The property is situated with its frontage on the eastern edge along North Main Street (S.R. 9) and Georgia DOT is under construction with a major roadway improvement in this area. To the west of the property is Violet Garden Walk, a local road, and across the street is property zoned RM-10. To the north is property zoned C-1 and is currently used as a dentist office and the parcel to the south is zoned DTMU and is an office under construction.

The applicant is proposing a pedestrian oriented mixed-use development and includes a parking deck and 2 separate buildings while preserving the existing historic structure on the property. The building along North Main Street will be 4 stories have architecture that addresses the road and will include retail, restaurant and office uses. The building to the rear will also be 4 stories and will include office and residential uses. The fourth floor of both buildings will be set back from the main frontage for architectural and screening purposes. The development will also allow for the extension of Cumming Street to Lily Garden Way between the subject property and 100 North Main Street. This proposed road extension is in keeping with the City's intent to complete the downtown roadway grid.

We thank you for your consideration in this matter and respectfully request that the re-zoning request be granted as requested since it meets the intent of the City's CLUP as well as the infrastructure connectivity plan. If you have any questions or require further information, please feel free to contact me at your convenience.

Sincerely,

AEC, Inc.

Steven L. Rowe, ASLA
Vice President

SLR/SCH/slr

M:\2022 JOBS\22-4732 116 & 126 North Main\Zoning Submittal\Re-Zoning Letter of Intent-constitutional assertions.docx

Constitutional Assertions Attachment

The applicant respectfully submits that the failure to approve the re-zoning request would be unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

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

For all the foregoing reasons, it is submitted on behalf of the Applicant that the re-zoning application of the applicant meets the requirements of the Alpharetta Unified Development Code. This notice is being given to comply with the provisions of O.C.G.A. § 36-33-5 to afford the City an opportunity to grant the requested re-zoning. If action is not taken by the City Council to grant the re-zoning within a reasonable time, a claim will be filed in the Superior Court of Fulton County demanding just and adequate compensation under Georgia law for the taking of the Property, diminution of value of the Property, attorney's fees and other damages in an amount no less than Ten Million Dollars ($10,000,000) arising out of the unlawful deprivation of the Applicant's property rights.

We thank you for your consideration in this matter and respectfully request that the re-zoning request be granted as requested. If you have any questions or require further information, please feel free to contact me at your convenience.

Alpharetta
GEORGIA • USA

Real Estate

View Bill View bill image

As of	1/31/2022
Bill Year	2021
Bill	2117516
Owner	ROBERTS JAMES M ET AL
Parcel ID	22 -4822-1252-078-1

View payments/adjustments

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2021	$290.26	$290.26	$0.00	$0.00	$0.00
TOTAL		$290.26	$290.26	$0.00	$0.00	$0.00

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Alpharetta
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Real Estate

View Bill View bill image

As of	1/31/2022
Bill Year	2021
Bill	2117508
Owner	ROBERTS JAMES M ET AL
Parcel ID	22 -4822-1252-057-5

View payments/adjustments

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2021	$1,293.76	$1,293.76	$0.00	$0.00	$0.00
TOTAL		$1,293.76	$1,293.76	$0.00	$0.00	$0.00

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Alpharetta
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Real Estate

View Bill View bill image

As of	1/31/2022
Bill Year	2021
Bill	2117515
Owner	ROBERTS ROY C
Parcel ID	22 -4822-1252-077-3

View payments/adjustments

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2021	$801.65	$801.65	$0.00	$0.00	$0.00
TOTAL		$801.65	$801.65	$0.00	$0.00	$0.00

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116 and 126 North
Main Street
Legal Description

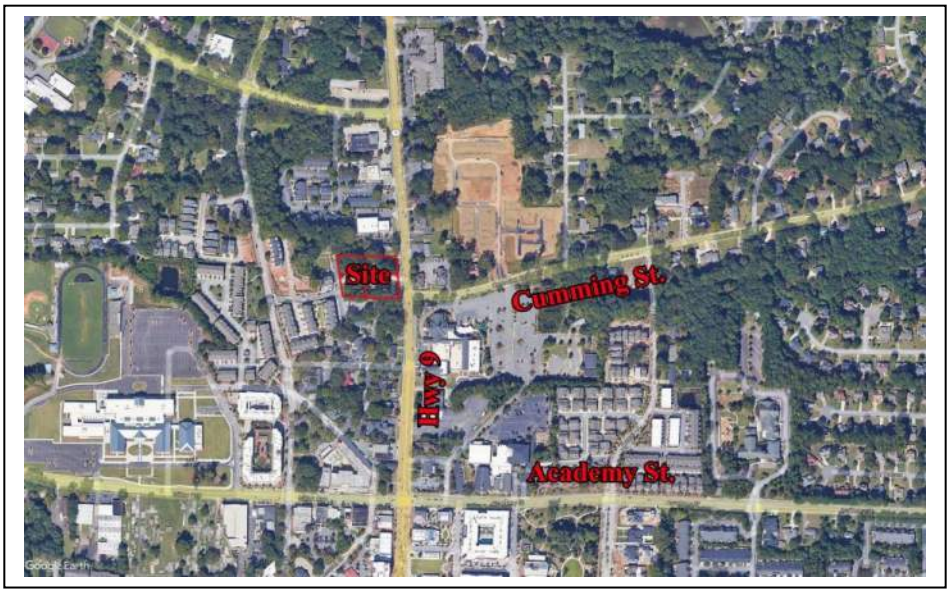
All that tract or parcel of land lying and being in Land Lot 1252,2nd District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

Beginning at a point on the West side of N. Main Street, also known as State Highway #9, Three Hundred and Seventeen (317) feet North from the intersection of the North side of Church Street with the West side of N. Main Street, prior to widening to the Point of Beginning: thence departing the Right of Way of Highway 9 North 88 degrees 55 minutes 33 seconds West a distance of 158.69' to a point; thence North 89 degrees 8 minutes 4 seconds West a distance of 124.67' to a point; thence North 8 degrees 28 minutes 21 seconds West a distance of 119.97' to a point; thence North 9 degrees18 minutes 25 seconds West a distance of 92.27' to a point; thence South 89 degrees 46 minutes 22 seconds East a distance of 302.99 to a point, said point being on the Right of way of Highway 9; thence continuing along said Right of way South 3 degrees 55 minutes 10 seconds East a distance of 14.95' to a point; thence North 86 degrees 4 minutes 51 seconds East a distance of 7.0' to a point; thence South 3 degrees 55 minutes 8 seconds East a distance of 77.47' to a point; thence South 89 degrees 38 minutes 39 seconds East a distance of 8.94 to a point; thence South 4 degrees 1 minute46 seconds West a distance of 119.97 to a point, said point being the Point of Beginning.

Said tract contains 1.43 acres (62,290 square feet) more or less.

21-09-19-01 116 N Main Arborist Report Alpharetta

Reference UDC
Alpharetta, Georgia
(Updated June 18, 2021)



Location Map

North

All of the following information is based upon visual field observations and 30 years of practical horticultural experience. No scientific or lab tests have been performed. I certify that all information in this report is true and inclusive to the best of my knowledge and is prepared in good faith.

Outdoor Spaces, LLC

By Scott Hall, Owner

On Site Specimen Evaluation Date: October 12, 2021
Report Date: October 18, 2021
Revised Date:

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

Warranty Disclaimer:

Although, this report will determine whether or not a tree is a specimen; it is provided as best judgment opinion. Ultimately, the governing body's (City of Alpharetta) arborist or representative shall determine whether a tree is classified as a specimen or not.

All specimen tree locations shall be approximate. The provided tree locations shall NOT be GPS located and in no manner shall the provided tree location plan be used or represented as a tree survey. It is the sole responsibility of the OWNER to have all tagged specimen trees located by a Certified Land Surveyor.

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

Arborist Note:

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

Some trees are an exception to this rule, such as, but not limited to:
Crape Myrtles, Birches, Wax Myrtles, Red Buds, Fringe Trees, Dogwoods, Hollies, Cedars, Sourwoods, Sweet Bay Magnolias, Red Bays and Live Oaks.

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

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

Smiley, E.. (2003). Does included bark reduce the strength of codominant stems?. Journal of Arboriculture 29.

One of the most common locations for the aboveground portion of a tree to fail is at the junction of two or more codominant stems. Due to the frequency of failures at this point, a study was undertaken to get a better understanding of the mechanical strength of this point and to determine if included bark reduces the strength of the union. Eighty-four codominant stems were removed from 26 felled maple trees. These crotches were securely anchored and split apart using measured force. Breaking force varied from 64 to 2,363 kg. The regression line produced from the comparison of stem diameter and force required for breaking the union when there was no included bark was Force = Diameter * 613 - 1388, r 2 = 0.92. When only those unions with included bark were

analyzed, the regression line was Force = Diameter * 537 - 1285, r 2 = 0.76. There was a significant difference between the regression lines ($p < 0.05$). Codominant stems that have bark trapped in the union are significantly weaker than those that do not have bark included. The differences appear to be greater with smaller-diameter stems than with larger stems.

SECTION 3.2 - TREE CONSERVATION, LANDSCAPE, AND BUFFER REQUIREMENTS
(Adopted 05-15-17)

3.2.2 Definitions.

For the purposes of this Section, unless the context indicates otherwise, the following terms shall have the meaning set forth below:

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

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

Conifer Tree: Any tree with needle leaves and a woody cone fruit including, but not limited to, pine, juniper and cedar species.

Critical Root Zone (CRZ): The minimum area beneath a tree which must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The Critical Root Zone will typically be represented by a concentric circle centering on the tree's trunk with a radius equal in feet to one and three-tenths times the number of inches of the trunk diameter. EXAMPLE: The CRZ radius of a twenty (20) inch diameter tree is twenty-six (26) feet.

Dead Tree: Any standing tree which is no longer alive or has the ability to sustain itself through natural processes as determined by a qualified professional.

Diameter Breast-Height (DBH): The standard measure of tree size (for trees existing on a site). The tree trunk is measured at a height of 4 1/2 feet above the ground. If a tree splits into multiple trunks below 4 1/2 feet, the trunk is measured at its most narrow point beneath the split.

Guidance Document: A document maintained by the City of Alpharetta Arborist that includes clarifications to requirements with examples and additional technical standards about tree protection, tree planting, species selection, and other information relevant to the protection and replanting of trees in the City of Alpharetta. The document may be revised by the City Arborist as conditions and technical standards evolve.

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

International Society of Arboriculture (ISA): A professional organization that promotes the professional practice of arboriculture, sets standards for obtaining professional credentials for arborist, and establishes best practices for tree care, pruning, and protection.

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

Ornamental Tree: A tree that provides a visual impact in the landscape. The impact may be provided through form, bark, branching structure, leaf color, and / or flower color. Typically a small or medium size tree.

Overstory Tree: Those trees that compose the top layer or canopy of vegetation and will generally reach a mature height greater than 40 feet and typically have a spreading canopy.

Pine Tree: An evergreen coniferous tree that has clusters of needle-shaped leaves.

Pruning (Tree Pruning): To cut away dead, overgrown, or undesirable branches or stems. Pruning of trees to be done in compliance with standard arboricultural practices as outlined in ANSI A300 and shall maintain the trees natural form and structure.

Qualified Professional: An International Society of Arboriculture (ISA) Certified Arborist; an American Society of Consulting Arborists (ASCA) Registered Consulting Arborist, or a Registered Forester.

Shade Tree: Any tree that has a spreading canopy that provides partial to full shade to the ground with a minimum height of 20 feet.

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

Specimen Tree: Any tree which qualifies for special consideration for preservation due to its size, type, condition, location or historical significance and which also meets the minimum size criteria set forth below.

Size Criteria:

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

Coniferous Trees: 20” diameter or larger for trees in the *cedrus* (deodar cedar), *Thuja* (Arborvitae), or other ecologically similar trees,

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

- 20-inch diameter or larger for trees in the *Fagus* (Beech), *Nyssa* (Tupelo), *Diospyros* (Persimmon), *Sassafras* (Sassafras), *o*r other ecologically similar trees,
- 20-inch diameter or larger for *Magnolia grandiflora* (Southern magnolia) and those cultivars that generally reach a mature height over 40’
- 24-inch (24″) diameter or larger for trees in all other genera

Understory Trees: 8-inch (8″) diameter or larger.

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

See additional requirements for Specimen Trees in The Guidance Document

Street/Streetscape Tree: Any tree located or proposed to be located along a public or private street. The actual location will be determined by the specific zoning district or overlay. In situations where there is limited planting space in the right of way and or safety concerns, street trees may be located at the back of the sidewalk or within the landscape strip on private property and the discretion of the Director.

Structural Root Plate: The zone of rapid root taper that provides the tree stability against wind throw. The radius of the structural root plate is equal to 0.5 feet per inch of DBH.

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

Tree Care Plan: A plan developed to provide an impacted tree the best possible chance of survival. A tree care plan should be prepared by a qualified professional and conform to the requirements of ANSI A300 and the Guidance Document

Tree Grouping: A community of trees as determined by the Director to merit special consideration as an ecological feature based upon species composition, form, structure, age, and condition. Specimen trees and trees of quality may be included in tree groupings and every alternative should be evaluated to save these trees. Except as otherwise provided in Section 3.2., Tree Groupings will be treated as specimen trees for preservation credits and every alternative should be evaluated to save these trees.

Tree of Quality: A tree that merits special consideration due to historical significance, ideal shape and structure, or uniqueness of the species as determined by the Director. Except as otherwise provided in Section 3.2., Trees of Quality will be treated as specimen trees for preservation credits and every alternative should be evaluated to save these trees.

Tree Planting List: List of preferred tree species for use in the City of Alpharetta. Species not included on this list may be approved at the discretion of the Director. The Tree Planting List is included in the Arborist Guidance Document.

Tree Protection Area: An area encompassing the critical root zone of a tree that shall remain in a pervious state.

Tree Save Area: An area designated for the purpose of meeting tree density requirements, saving natural trees, and/or preserving natural buffers that shall remain in a previous state.

Understory Trees: Those trees that grow beneath the overstory, and will generally reach a mature height less than 40 feet. Understory trees may include coniferous trees that meet these same height characteristics.

Notes:
-All specimen tree locations shall be approximate.
-The provided tree locations are GPS located (+/- 30' Accuracy) and in no manner shall this Specimen Location Plan be used or represented as a tree survey.
-It is the sole responsibility of the OWNER to have all tagged specimen trees located by a Certified Land Surveyor.

Tree Location

North **Not To Scale**

Specimen Location Plan

Tree #	Size/ Species	Health Condition	Structural Condition	Classification	Comments	Photo # (See Attached)	City of Alpharetta's Assessment
331	29” Hickory	Poor	Poor	Non-Specimen	Several large cavities. Numerous main and some minor limbs dead/ gone 2 Co-Dominate Leaders 10' up with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	1-3	
332	28” Hickory	Poor	Poor	Non-Specimen	Several large cavities. 3 Co-Dominate Leaders 10' up with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	4-7	
333	9” Dogwood	Poor	Poor	Non-Specimen	Was 3 Co-Dominate 1 gone other in severe decline	8	
785	30” Sweet Gum	Poor	Poor	Non-Specimen	Numerous main and some minor limbs dead/ gone 2 Co-Dominate Leaders 30' up with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	9-10	
786	44” Water Oak	Poor	Poor	Non-Specimen	Bleeding Cankers (possible Phytophthora Canker) and severe trunk distortion an indication of Trunk Rot. Numerous main and some minor limbs dead/ gone	11-13	
787	46” Water Oak	Poor	Poor	Non-Specimen	Butt Rot and Root Rot with fruiting body	14	
788	37” Willow Oak	Poor	Poor	Non-Specimen	Butt Rot with fruiting body	15-16	
789	41" Water Oak	Poor	Poor	Non-Specimen	Numerous main and some minor limbs dead/ gone. Trunk Rot with fruiting bodies.	17-19	
790	55"(27”-30”) Water Oak	Fair	Poor	Non-Specimen	2 Trees creating 2 Co-Dominate Leaders with decay in union and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	20-21	
791	38"(24”-21”) Sweet Gum	Fair	Poor	Non-Specimen (does not meet size requirements)	2 Trees creating 2 Co-Dominate Leaders with weak crotches and included bark. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	22	
792	34” Water Oak	Poor	Poor	Non-Specimen	Trunk Rot with new and old Basidiocarps	23-24	
793	41” Water Oak	Poor	Poor	Non-Specimen	3 Co-Dominate Leaders with 1 dead. Due the species, a multi-stem tree is undesirable and could be a life safety issue.	25	

Photo 1

Photo 2

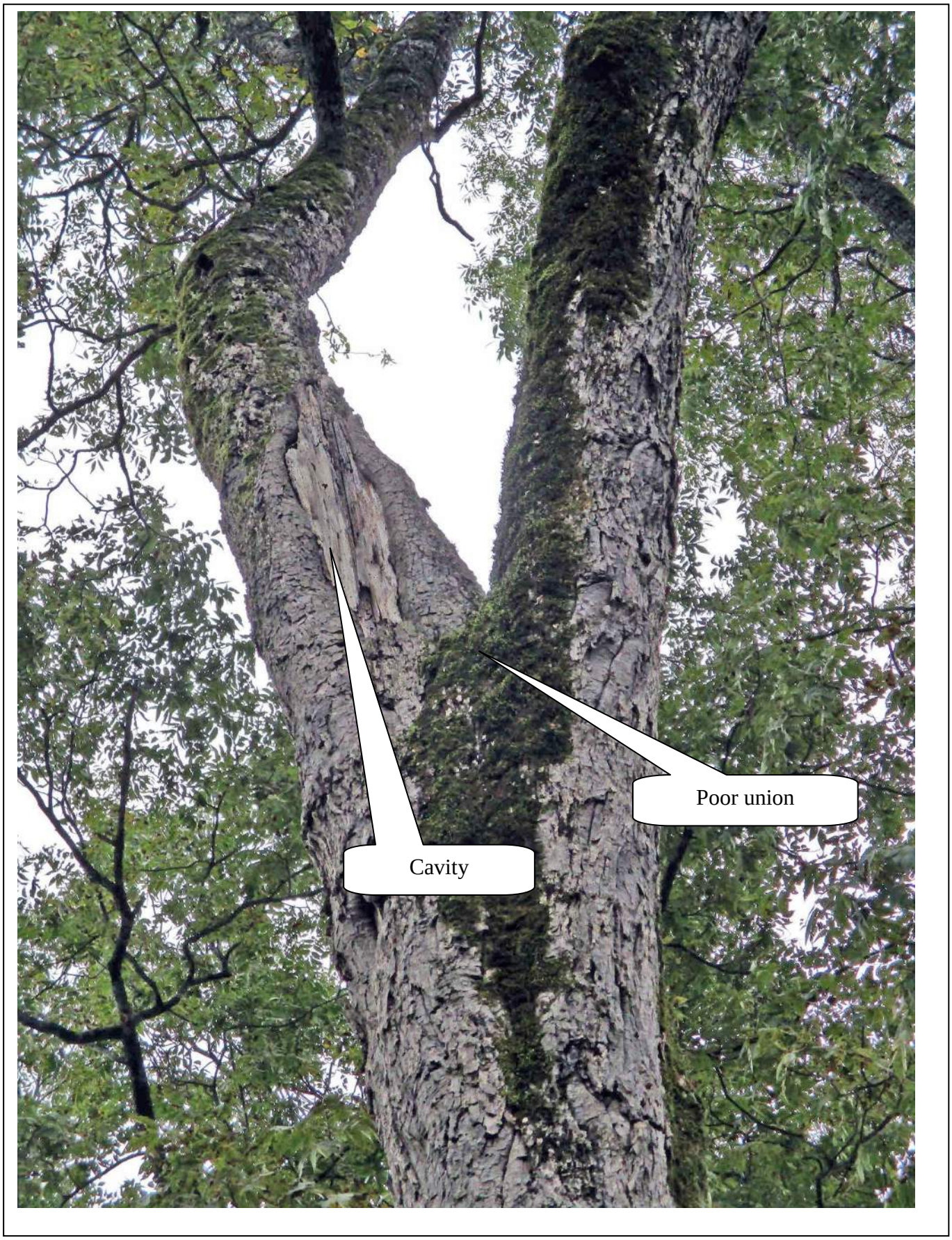


Photo 3

Photo 4

Photo 5

Photo 6

Photo 7

Photo 8

Photo 9

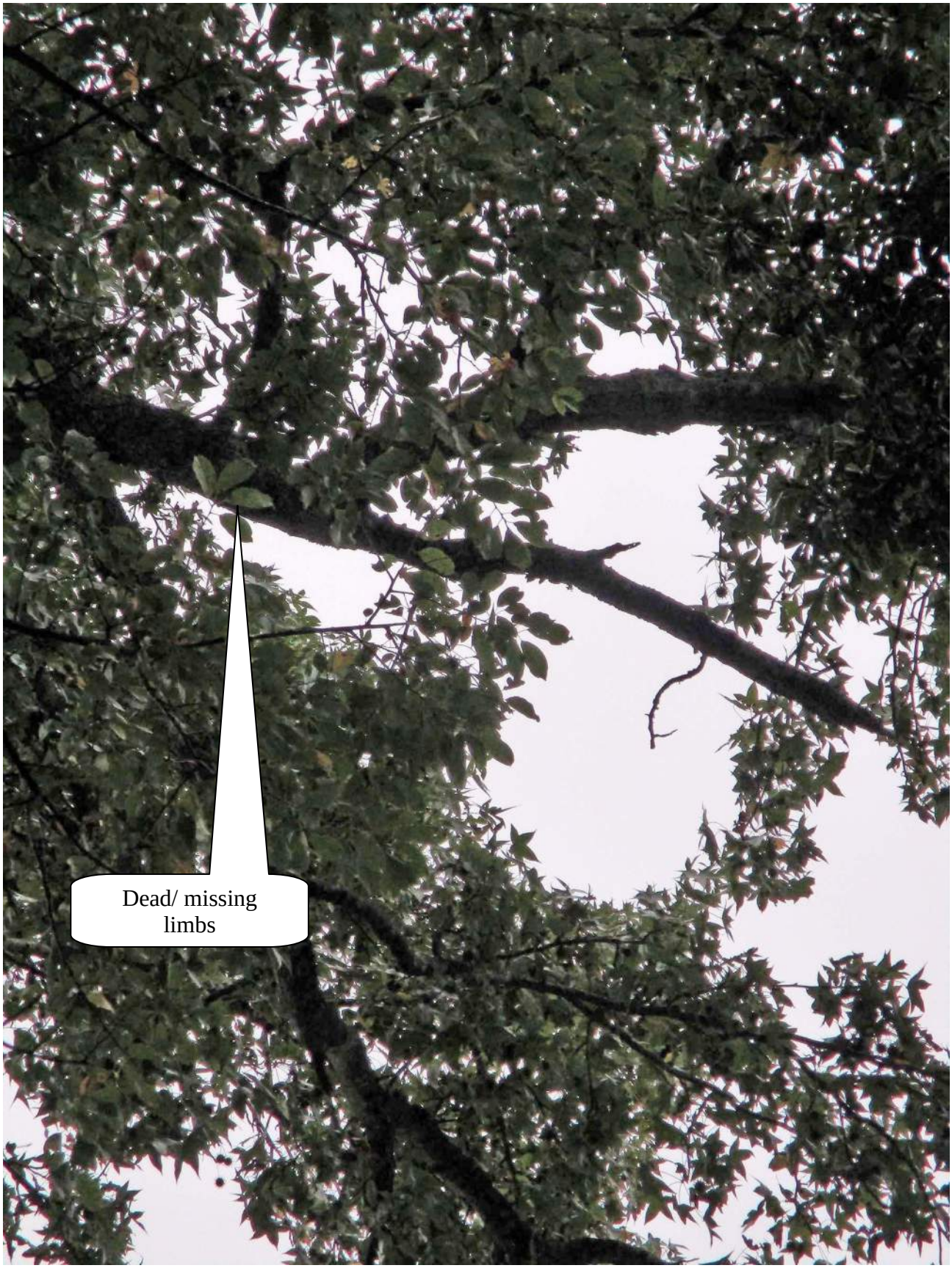


Photo 10

Photo 11

Photo 12

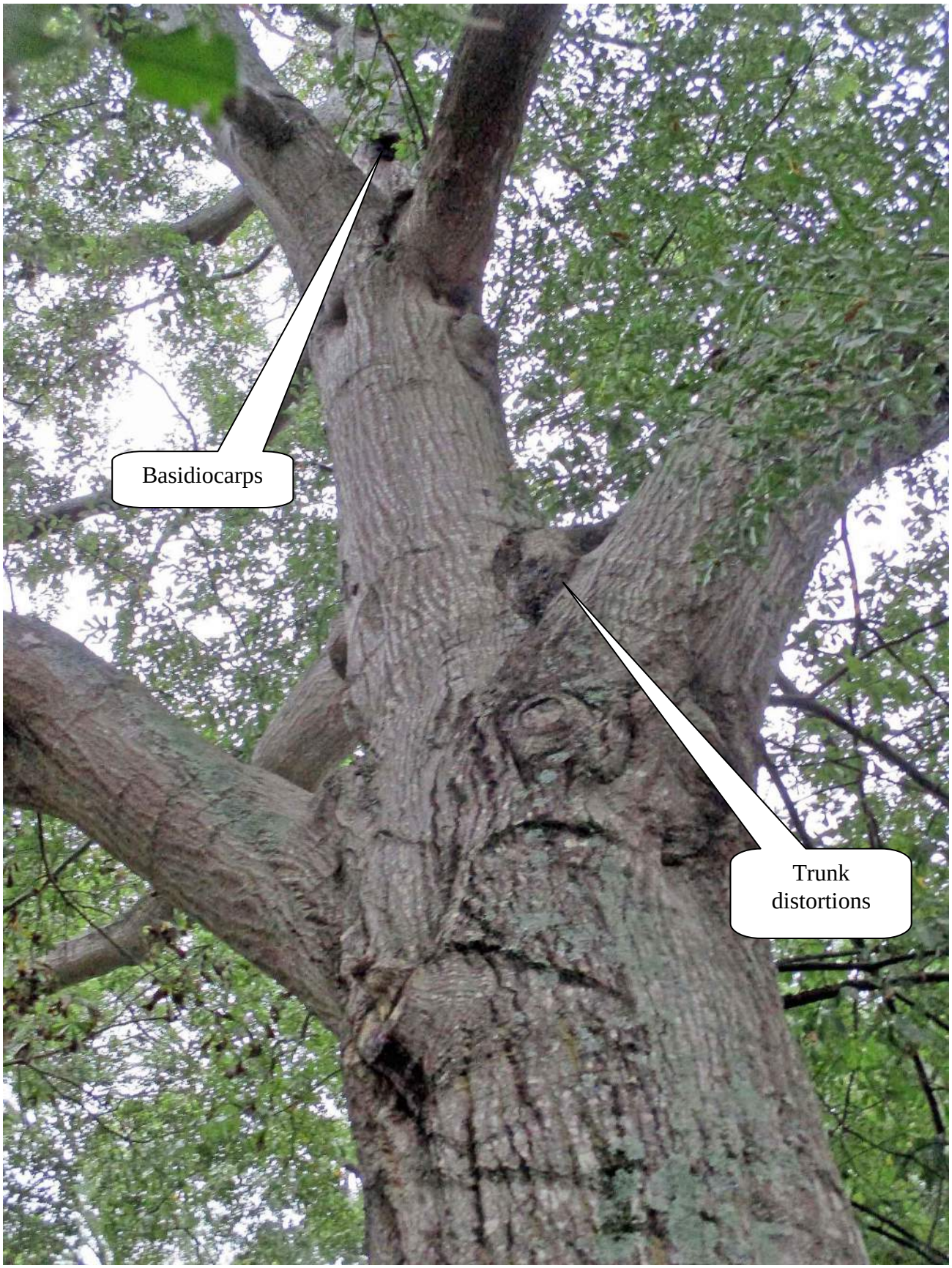


Photo 13

Photo 14

Photo 15

Photo 16

Photo 17

Photo18

Photo 19

Photo 20

Photo 21

Photo 22

Photo 23

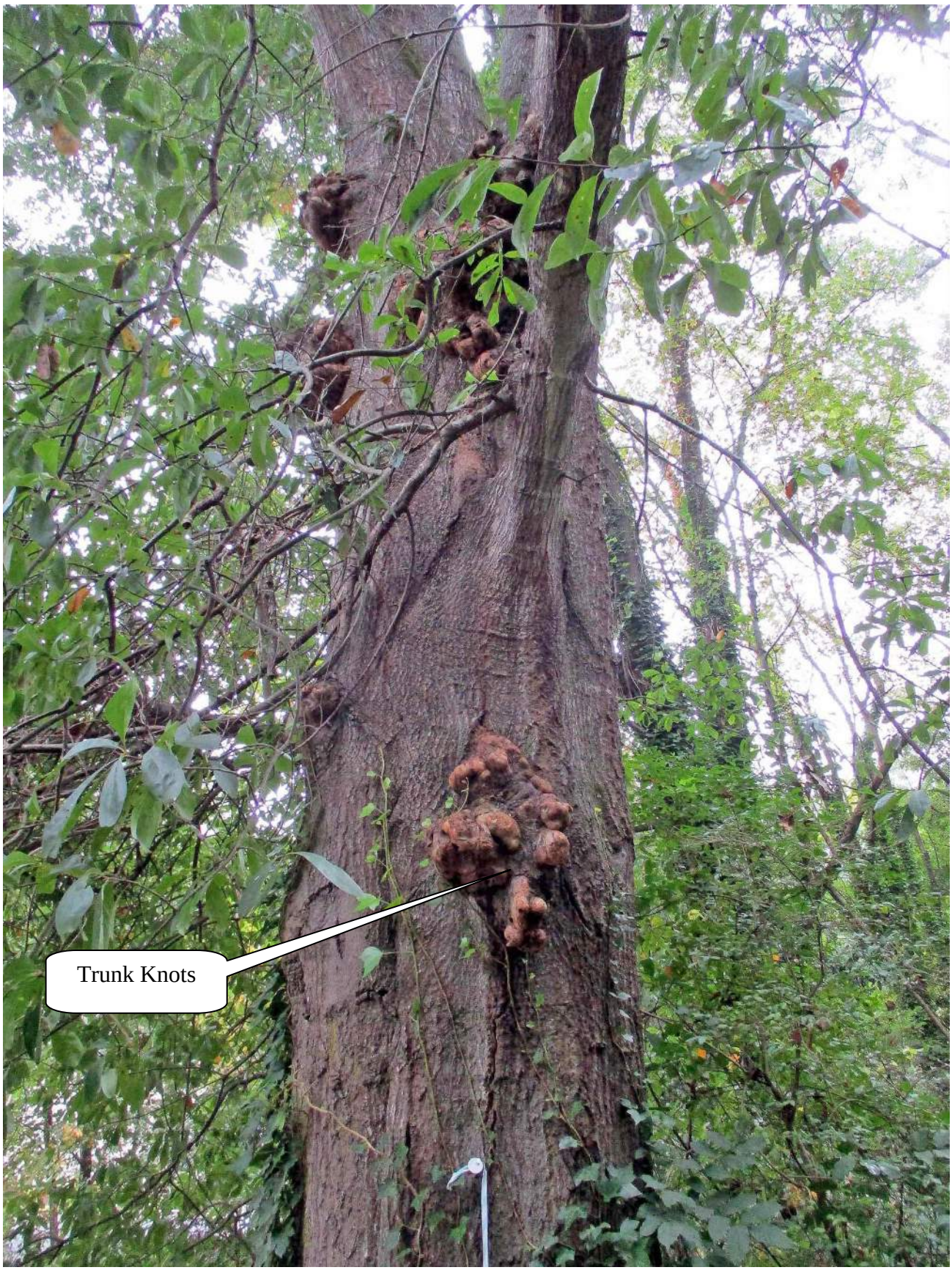


Photo 24

Photo 25

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

~LOCATION MAP~
(NOT TO SCALE)

~SURVEY NOTES~

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA MS1 ROBOTIC INSTRUMENT.

FIELD DATA FOUND TO HAVE A CLOSURE PRECISION OF 1 FOOT IN 39,915 FEET, AND AN ANGULAR ERROR OF 10 SECOND PER ANGLE.

FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 129,496 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THUS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.

THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

TYPE OF SURVEY: RETRACEMENT

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON: DB 50753, PG 662; DB 60706, PG 129; DB 60706, PG 126

PROPERTY OWNERS AS OF SURVEY DATE: JAMES M. ROBERTS, ET AL ROY C. ROBERTS

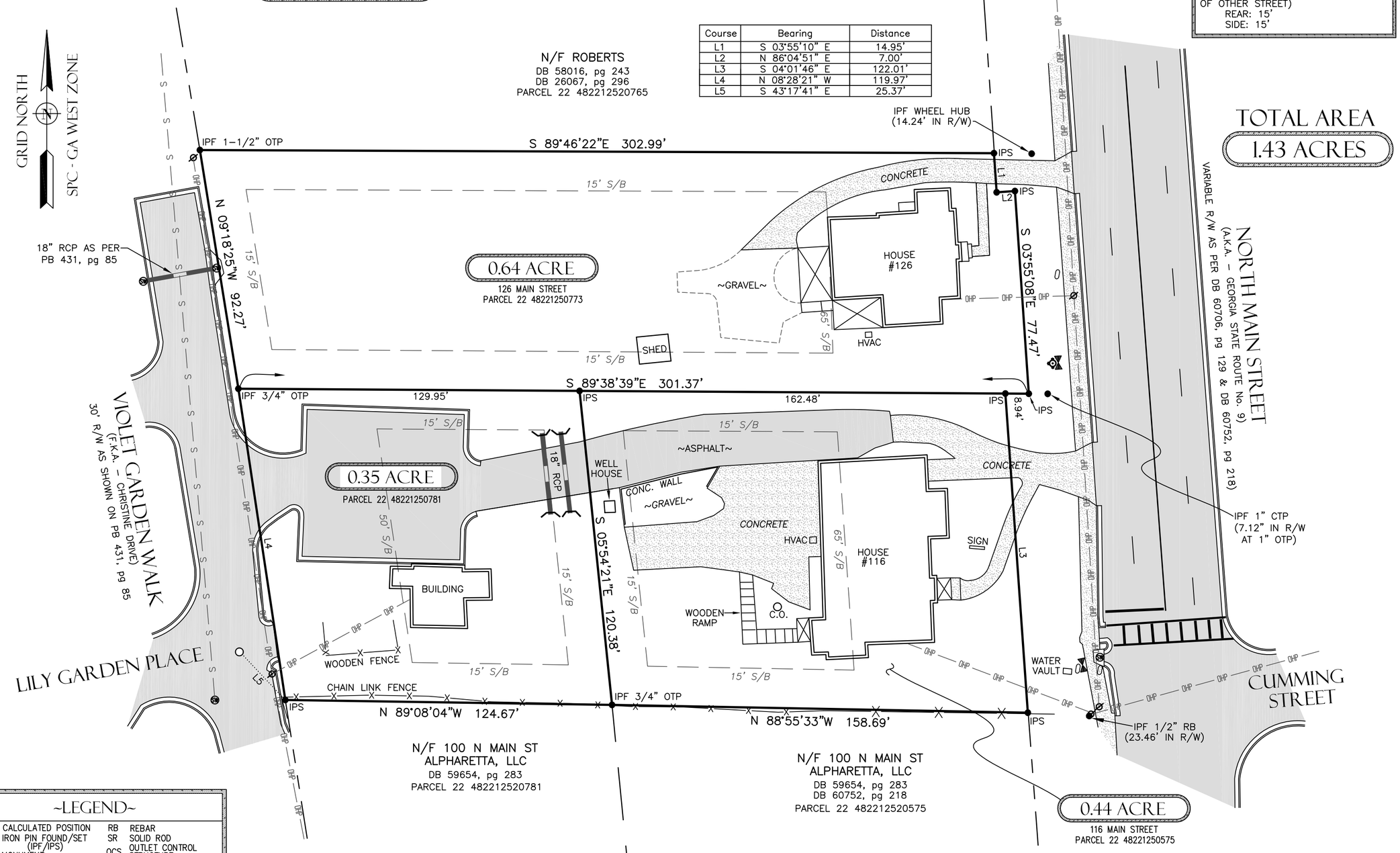
PARCEL NUMBER: 22482212520773, 22482212520781 & 22482212520575

FLOOD NOTE:
BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 13121C0058F, EFFECTIVE DATE 9/18/2013, THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.

~ZONING INFORMATION~

COUNTY: FULTON/CITY OF ALPHARETTA
ZONE: C-1
SETBACK REQUIREMENTS:
FRONT: 50' (FROM R/W OF LOCAL STREET) OR 65' (FROM R/W OF OTHER STREET)
REAR: 15'
SIDE: 15'

Course	Bearing	Distance
L1	S 03°55'10" E	14.95'
L2	N 86°04'51" E	7.00'
L3	S 04°01'46" E	122.01'
L4	N 08°28'21" W	119.97'
L5	S 43°17'41" E	25.37'



~LEGEND~

○	CALCULATED POSITION	RB	REBAR
●	IRON PIN FOUND/SET (IPF/IPS)	SR	SOLID ROD
⊠	MONUMENT	OCS	OUTLET CONTROL STRUCTURE
C/L	CENTERLINE	CPP	CORRUGATED PLASTIC PIPE
CTP	CRIMPED TOP PIPE	GI	GRATE INLET
DB	DEED BOOK	DI	DROP INLET
N/F	NOW OR FORMERLY	Ⓢ	SANITARY SEWER MANHOLE (SSMH)
OTP	OPEN TOP PIPE	☼	LIGHTPOLE
PB	PLAT BOOK	⊘	CLEANOUT
PG	PAGE		
P/L	PROPERTY LINE		
⊠	TELEPHONE PED. (T.P.)	(ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)	
	FIRE HYDRANT (FH)	— — —	ADJOINER
	WATER METER (WM)	———	LAND LOT LINE (L.L.L.)
	WATER VALVE (WV)	———	RIGHT OF WAY (R/W)
□	POWER BOX (PBX)	—X—	FENCE
⊘	POWER POLE (PP)	—OHP—	OVERHEAD POWER

GRAPHIC SCALE

0 30 60 90

(IN FEET)
1 inch = 30 ft.

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

DUSTY L. LOWMAN PLS# 3216

~SURVEYOR CERTIFICATION~

GEORGIA PROFESSIONAL NO. 3216 LAND SURVEYOR DUSTY L. LOWMAN

PREPARED BY
DES DAVIS
ENGINEERING & SURVEYING
133 PROMINENCE COURT
SUITE 210
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM
CERTIFICATE OF AUTHORIZATION NUMBER: LSF 001057

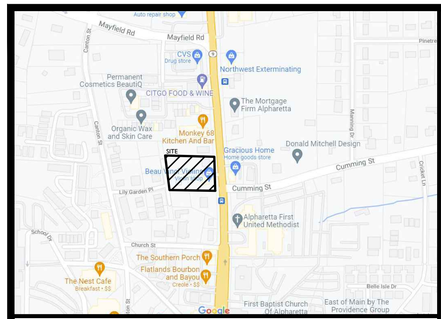
SURVEY FOR:

FOLIA GROUP
LAND LOT 1252
2nd DISTRICT, 1st SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

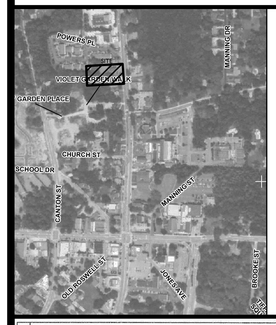
REVISIONS BY:	–
REVISION DATE:	–
DRAWN BY:	DS
PLAT DATE:	12/13/2021
FIELD CREW:	AM
FIELD DATE:	12/8/2021

SHEET NO.
1 OF 1

PROJECT NO.
21-513



SITE LOCATION MAP (NTS)



NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 005SF

FIRM
FLOOD INSURANCE RATE MAP
FULTON COUNTY, GEORGIA
AND INCORPORATED AREAS

PANEL 58 OF 490
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

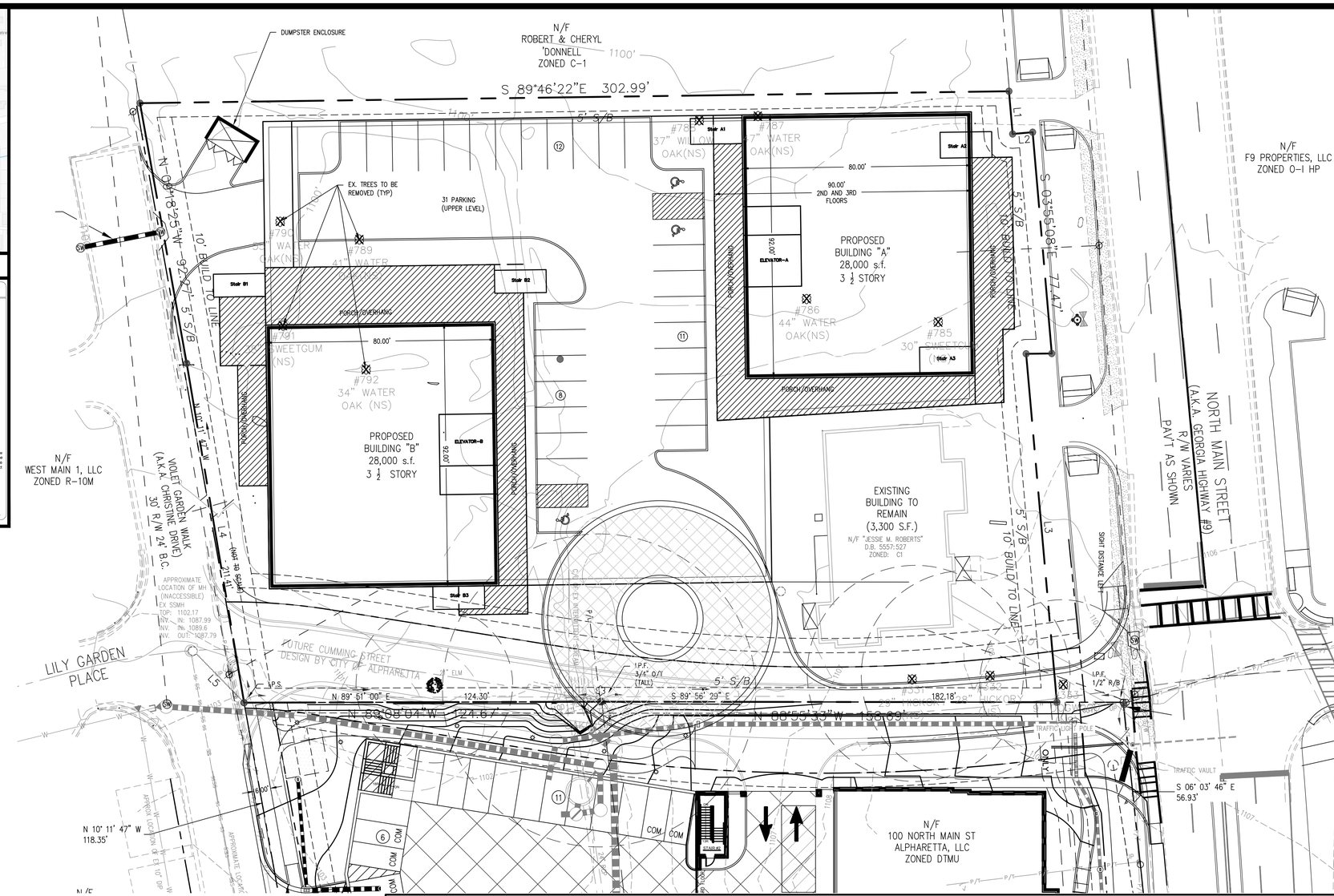
COMMUNITY	NUMBER	PANEL	SUFFIX
ALPHARETTA, CITY OF	135064	0058	F
MILTON, CITY OF	135073	0058	F
ROSWELL, CITY OF	130088	0058	F

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
13121C0058F
MAP REVISED
SEPTEMBER 18, 2013

Federal Emergency Management Agency

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



SITE DATA:

116 & 126 NORTH MAIN STREET
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA
LAND LOT 1252
1st DISTRICT 2nd SECTION

TOTAL ACREAGE: 1.43

CURRENT ZONING: C-1
FUTURE LAND USE: MU
PROPOSED ZONING: DT-MU

PROPOSED USE:
- OFFICE: 32,000 s.f.
- RETAIL: 4,000 s.f.
- RESTAURANT: 8,000 s.f.
- RESIDENTIAL: 4 UNITS

PARKING:
REQUIRED PARKING RATIOS
- OFFICE: 3: 1000 s.f. (96 SPACES)
- RETAIL: 1: 500 s.f. (8 SPACES)
- RESTAURANT: 1: 500 s.f. (16 SPACES)
- RESIDENTIAL: 1.5 UNIT (6 SPACES)

TOTAL REQUIRED PARKING: 126 SPACES

TOTAL PARKING PROVIDED:
97 LOWER DECK
31 UPPER DECK
128 SPACES PROVIDED

SITE STANDARDS:
MIN AMENITY AREA 10% OF SITE (6,229 SF)
PROP AMENITY AREA 11% (7,000 SF) ROOFTOP TERRACE AND FRONT PLAZA

MAX LOT BUILDING COVERAGE 80% (77,863 S.F.)
PROP LOT BUILDING COVERAGE 25.6% (16,000 SF)
PROP LOT DECK COVERAGE 34.2% (21,288 SF)
TOTAL BUILDING/ DECK COVERAGE 56.8%

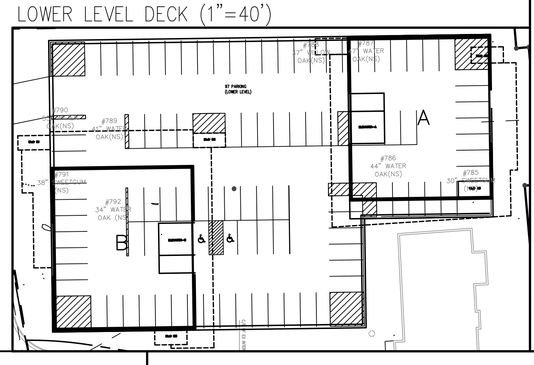
SETBACKS
FRONT 5' MIN / 10' MAX
SIDE 0'
REAR 6' NO ALLEY
REAR 3' ALLEY

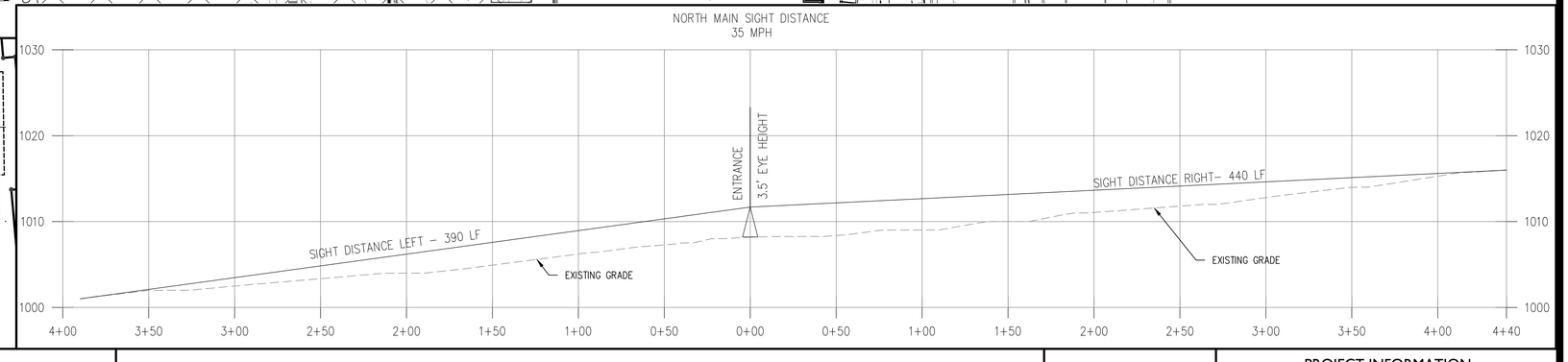
*STORMWATER MANAGEMENT WILL BE HANDLED UNDERGROUND UNDER THE DECK.

NOTE:

1. THERE ARE NOT WETLANDS LOCATED ON THE PROPERTY.
2. BASED UPON THE ARBORIST REPORT BY OUTDOOR SPACES, THERE ARE NOT SPECIMEN TREES LOCATED ON THE SUBJECT PROPERTY.

LOWER LEVEL DECK (1"=40')





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

NORTH
20 0 20 40
Scale 1" = 20'

PRELIMINARY SITE PLAN
UPPER LEVEL

116 & 126 North Main St.

Alpharetta , Georgia

PROJECT INFORMATION
PROJECT NO.: 22-4732
DATE: FEBRUARY 1, 2022
SCALE: 1" = 20'
FILE NAME: 22-4732P02.dwg
DESIGN/DRAWN: SLR/ SLR

Traffic

USE	PROGRAM TOTAL S.F.		AM Peak Factor	Total AM Peak	PM Peak Factor	Total PM Peak	Total Trips Per Day Factor	Total Trips Per Day
Retail	4,000	s.f.	1.03	4	3.74	15	42.92	172
Restaurant	8,000	s.f.	14.62	117	19.38	155	130.34	1043
Office	32,000	s.f.	1.56	50	1.49	48	11.01	352
Hotel	0	rooms	0.64	0	0.74	0	8.92	0
Mini-Warehouse	0	s.f.	0.28	0	0.29	0	2.50	0
Residential (Senior)	0	units	0.21	0	0.23	0	3.48	0
Residential (Multi-Family)	0	units	0.44	0	0.54	0	5.86	0
Residential (Single-Family)	4	units	0.77	3	1.02	4	9.57	38
Totals				174		222		1605

ARCHITECT
D. TRACY WARD
EST. 1993
AKA
STUDIO, PC
Architects & Interiors

ARCHITECT
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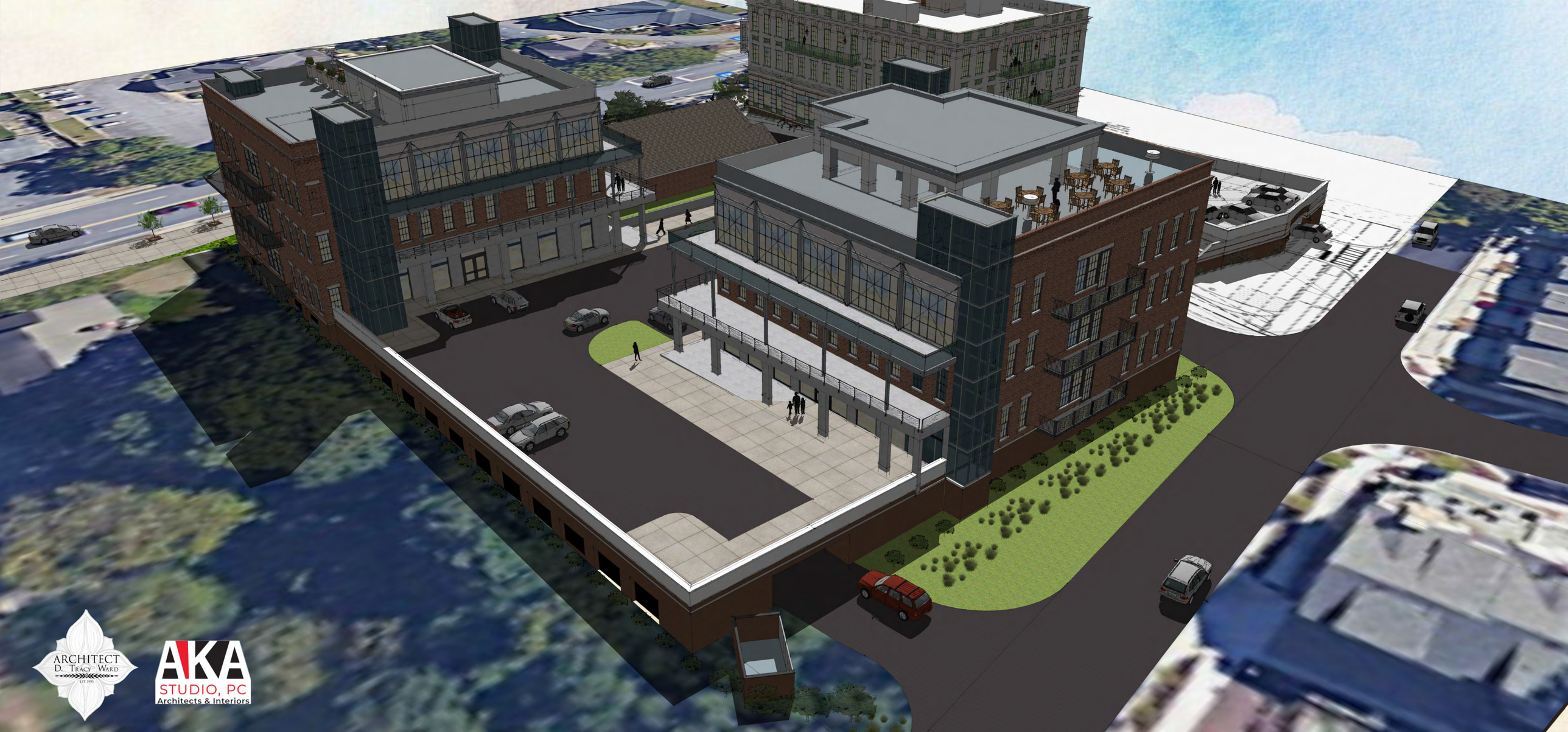
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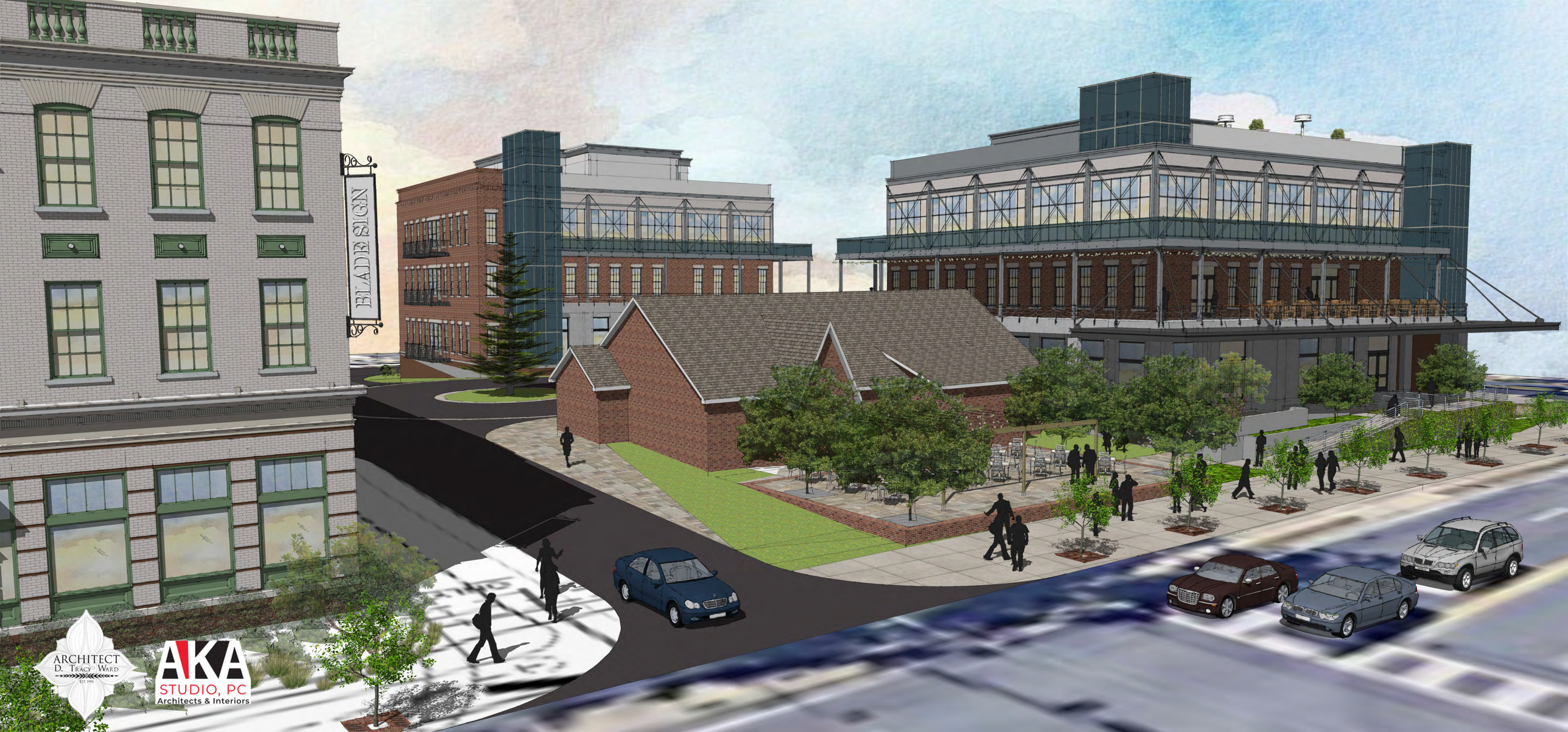
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ARCHITECT
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EST. 1993
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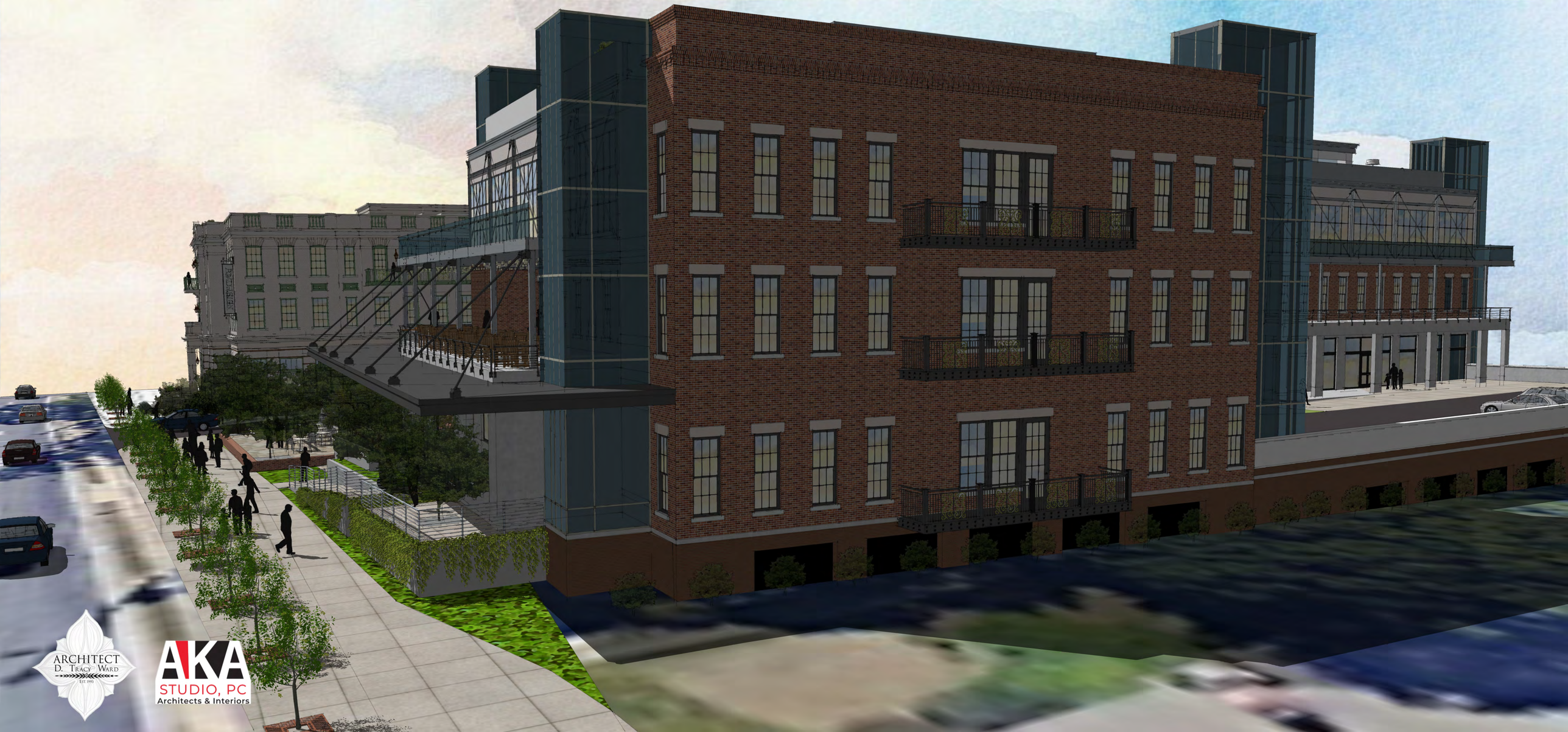
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EST. 1993
AKA
STUDIO, PC
Architects & Interiors

116 N MAIN STREET
ALPHARETTA, GA

ELEVATION

02/28/2022

ARCHITECT
D. TRACY WARD
EST 1993

AKA
STUDIO, PC
Architects & Interiors

CITY COUNCIL MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: CLUP-21-06/Z-21-10/PH-21-20/V-22-04 ALCOVY ESTATES HAYNES BRIDGE ROAD

PLANNING COMMISSION: APRIL 14, 2022

CITY COUNCIL: APRIL 25, 2022

II. RECOMMENDATION:

Approve CLUP-21-06/Z-21-10/PH-21-20/V-22-04 ALCOVY ESTATES HAYNES BRIDGE ROAD, subject to the following conditions:

1. Approximately 2.84 acres shall be zoned DT-R and developed substantially similar to site plan prepared by Engineering 303, dated 3/18/2022, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. Architecture and materials shall be developed substantially similar to the renderings prepared by Lew Oliver, labeled Exhibit A, subject to final approval by the Downtown Consultant and DRB. Single-family detached homes, semi-detached and townhomes shall have 4-sided architecture, materials and details.
3. Density shall not exceed 6.7 dwelling units per acre and shall be limited to 'For-Sale' single-family detached, semi-detached and townhomes, with at least 10 single-family detached homes and no more than 5 townhome units, as depicted on the site plan prepared by Engineering 303, dated 3/18/2022.
4. Developer shall provide a Downtown focal point feature at the southwest corner of Haynes Bridge Road and Devore Road, with final approval by the Cultural Arts Commission and installation prior to the 1st CO. Alcovy Estates HOA shall be responsible for regular maintenance of the focal point feature.
5. Developer shall provide decorative entrance landscaping (ornamental tree, shrubs and flowering planting bed) at the southeast and southwest corners of Devore Road and Jon Scott Drive, as approved by Staff. Alcovy Estates HOA shall be responsible for regular maintenance of the entrance landscaping.
6. Location of development signage shall be limited to the project entrance on Jon Scott Drive.
7. A minimum 20' planted buffer shall be provided along the south property line as depicted on the site plan prepared by Engineering 303, dated 3/18/2022, and planted with a mix of evergreen trees and shrubs. Existing trees within the buffer identified to be in Good condition shall be saved, as approved by Staff. Property owner acknowledges that development of the commercial property to the south shall not require a buffer adjacent to the subject property.
8. New internal street and alleys shall be constructed as depicted on the site plan prepared by Engineering 303, dated 3/18/2022, with final approval by Staff.
9. Developer shall improve the Jon Scott Drive streetscape as follows: minimum 6' planter planted with street trees, 6' concrete sidewalk, and decorative pedestrian lighting, with final approval by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
10. Developer shall improve the Devore Road streetscape as follows: minimum 4' planter planted with street trees, 8' concrete sidewalk (Alpha Loop), and decorative pedestrian lighting, with final approval by Staff and construction completed prior to the 1st CO. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers

and/or shrubs. Alpha Loop improvements constructed by the developer exceeding the Downtown sidewalk requirements shall be eligible for impact fee credits, as approved by Staff.

11. Developer shall construct a 12' concrete, accessible multi-use trail (Alpha Loop) through the Haynes Bridge Road right-of-way as depicted on site plan prepared by Engineering 303, dated 3/18/2022, with final alignment, design and materials as approved by Staff and construction completed prior to the 1st CO. Alpha Loop shall include lighting (pedestrian and bollards), landscaping, hardscape and amenities. Wayfinding signage shall be provided at key location(s) along the Alpha Loop, as approved by Staff. Alpha Loop improvements constructed by the developer in excess of Downtown sidewalk requirements shall be eligible for impact fee credits, as approved by Staff.
12. Developer shall provide an enhanced Alpha Loop crossing at Devore Road and Jon Scott Drive, including pedestrian ramps, pavement markings, signage and rapid flashing beacons, as approved by Staff.
13. Developer shall remove the existing sidewalk along Haynes Bridge Road. The planter along Haynes Bridge Road (area between the road and Alpha Loop) shall be planted with street trees and shrubs, as approved by Staff.
14. Landscape strips along Haynes Bridge Road, Devore Road and Jon Scott Drive shall be planted with shade trees as a continuation of what has been planted or designed in the Downtown and outside of utility easements and overhead utilities, as approved by Staff.
15. Project entrance shall include a decorative paver apron, landscaping and low wall.
16. Front yards shall be framed with a decorative low wall, metal fencing or hedge with columns, as approved by Staff.
17. Amenity areas shall be developed with a park-like setting with decorative landscaping, hardscape, low walls and seating, as approved by Staff.
18. Creeping vines shall be planted to cover retaining walls and low walls, as approved by Staff.
19. Tree save areas shall be saved as depicted on the landscape plan prepared by Frawley Associates, LLC, dated 4/6/2022, with final approval by Staff. Tree grouping of Oaks and Magnolias located at the southeast corner of Devore Road and Jon Scott Drive shall be saved, as approved by Staff. Tree save areas shall be thinned out, cleaned up and re-planted, as approved by Staff.
20. Minimum 10' planted buffer planted with evergreen trees and shrubs of varying heights shall be provided where the property abuts 370 and 380 Jon Scott Drive, as approved by Staff.
21. Fences and walls visible from the public right-of-way shall be decorative and shall compliment the architecture of the dwelling, as approved by Staff.
22. Unfinished wood fences and decks shall not be visible from the street.
23. HVAC and similar equipment shall not be visible from the public right-of-way.
24. Fire access shall meet IFC 2018 Appendix D and Fire Hydrants.
25. Garbage pickup shall be from within the development.
26. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

III. REPORT IN BRIEF:

The applicant, Alcovy, is requesting a comprehensive land use plan amendment, rezoning and variance to allow for the construction of ten (10) 'For-Sale' single-family detached homes, four (4) 'For-Sale' semi-detached units and five (5) 'For-Sale' townhomes on 2.84 acres in the Downtown. A comprehensive land use plan amendment is requested to change the future land use designation from Medium Density Residential to Downtown Residential Density, as well as a request to bring the Haynes Bridge Road property into the Downtown Overlay. A rezoning is requested from C-2 (General Commercial) and R-12 (Dwelling, 'For-Sale', Residential) to DT-R (Downtown Mixed-Use) and variances are requested to reduce an undisturbed buffer and modify streetscape standards. The subject property is located at 340, 350, and 360 Jon Scott Drive and 0 Haynes bridge Road at the southwest corner of Haynes Bridge Road and Devore Road.

DISCUSSION

The submitted request, if approved, would allow for the construction ten (10) 'For-Sale' single-family detached homes, four (4) 'For-Sale' semi-detached units and five (5) 'For-Sale' townhomes on 2.84 acres in the Downtown. A comprehensive land use plan amendment is requested to change the future land use designation from Medium Density Residential to Downtown Residential Density, as well as a request to bring the Haynes Bridge Road property into the Downtown Overlay. A rezoning is requested from C-2 (General Commercial) and R-12 (Dwelling, 'For-Sale', Residential) to DT-R (Downtown Mixed-Use) and variances are requested to reduce an undisturbed buffer and modify streetscape standards. The proposed density is 6.7 dwelling units per acre. The subject property is located at 340, 350, and 360 Jon Scott Drive and 0 Haynes bridge Road at the southwest corner of Haynes Bridge Road and Devore Road.

The property with frontage on Haynes Bridge Road is undeveloped and the three (3) lots on Jon Scott Drive are developed with single-family detached homes. Surrounding properties are zoned C-2 to the north, R-12 to the west, R-12 and O-I (Office-Institutional) to the south and R-8A/D (Dwelling, 'For-Sale', Attached/Detached – High Density) and O-I to the east. Quik Trip is located to the north, Alpha Park to the west and south, an undeveloped property to the south and, The Atley and Crème de la Crème daycare to the east. The Comprehensive Land Use Plan designation of the property is 'Medium Density Residential' (Haynes Bridge Road property) and 'Low Density Residential' (Jon Scott Drive properties). When the applicant's public hearing request was submitted, Alpha Park was designated 'Downtown Residential Density'. The future land use designation of Alpha Park was changed back to 'Low Density Residential' with the adoption of the Horizon 2040 Comprehensive Plan in October 2021.

As shown in the table below, 401 single-family detached homes and 311 townhomes have been approved in the Downtown in the seven (7) years since the adoption of the 2015 Downtown Master Plan update. The applicant's proposed density of 6.7 dwelling units per acre is similar to most densities approved in the Downtown since the approval of the Downtown Master Plan.

Downtown Overlay – Residential Approvals since the 2015 Downtown Master Plan Update

Development Name	Type	Acres	Density
236/244 North Main St	11 SFD	1.6 acres	6.8 du/ac
Mayfair on Main	13 SFD, 11 TH	2.3 acres	10.4 du/ac
Hudson Park	16 SFD	2.41 acres	6.64 du/ac
The 1858	11 SFD	1.68 acres	6.55 du/ac
AlphaDev	11 SFD, 6 TH	2.21 acres	7.7 du/ac
Alcovy Place	10 SFD	1.23 acres	8.1 du/ac
City Center/Voysey	42 SFD, 168 For-Rent	25 acres	8.0 du/ac
Midwick	17 SFD, 23 TH	5.85 acres	6.8 du/ac
Old Milton Holdings (Foundry)	25 SFD, 137 TH	23.89 acres	6.8 du/ac
Thompson Street Flats (Kairos)	24 Condo (High)	2.39 acres	10.0 du/ac
Burnett Circle (Ouray)	43 TH	5.72 acres	7.5 du/ac
Weyhill	9 SFD	3.1 acres	2.9 du/ac
Teasley Place	24 Condo (High)	1.5 acres	16 du/ac
East of Main	60 SFD, 42 TH	13.87 acres	7.35 du/ac
Twelve on Canton	12 SFD	5.46 acres	2.2 du/ac
The Maxwell	58 SFD, 80 Condo (Mid)	12.91 acres	10.7 du/ac
Rowes Downtown	22 SFD	3.26 acres	6.75 du/ac
Chelsea Walk	49 TH	7.04 acres	7.0 du/ac
Manning on the Square	58 SFD	11.7 acres	4.96 du/ac

Villa Magnolia	26 SFD	3.53 acres	7.37 du/ac
The Atley	86 TH/36 Condo (Mid)	15.3	7.97 du/ac

Downtown Overlay – Number of Approved Residential Units by Type

Residential Type	Number Approved
Single-Family Detached	401 units
Townhome	311 units
Condominium (Mid-Entry)	80 units
Condominium (High-End)	48 units
For-Rent	168 units
TOTAL	1,008 units (83% For-Sale/17% For-Rent)

SITE PLAN ANALYSIS

The submitted site plan depicts 19 residential units, of which ten (10) are single-family detached homes, four (4) semi-detached units and five (5) townhome units. Dwelling units are two (2) and three (3) stories. The average lot size of the single-family detached lots is 5,393 square feet, 3,038 square feet for semi-detached units and 2,979 square feet for townhome units. Access to the development is from Jon Scott Drive by way of a new private street connecting to private alleys. A ten-foot (10') setback/landscape strip is depicted on Jon Scott Drive, Devore Road, and new internal street and a twenty-foot (20') setback/landscape strip is provided along Haynes Bridge Road. The Alpha Loop is depicted along Haynes Bridge Road and Devore Road, as well as a crossing at Jon Scott Drive and Devore. A six-foot (6') sidewalk is depicted along Jon Scott Drive.

Each dwelling unit will have two (2) side-by-side parking spaces within a garage, as well as a Code-compliant driveway accommodating two (2) additional cars. Nine (9) on-street, guest spaces are provided along the new street and alley. The Downtown Code requires 48 parking spaces for the proposed subdivision (2.5 parking spaces/unit), of which 85 spaces are provided.

The site plan depicts 21,273 square feet, or 17%, amenity space within the proposed development, which includes a pocket park, tree save areas and common area with mail kiosk. The DT-R district requires a minimum 10% amenity space.

The tree survey and assessment identify two (2) specimen trees on the property, 32" Water Oak and 33" Loblolly Pine, which are not depicted to be saved. Two (2) tree save areas are depicted on the site plan, of which one is located within a central pocket park and the other is located in the southeast corner of the property. The City Arborist identified an additional tree save area at the corner of Devore Road and Jon Scott. An underground stormwater management facility is depicted on the south end of the property.

RENDERINGS

The applicant submitted renderings of the single-family detached homes, which are depicted in the Colonial Revival style. Homes are proposed to be two (2) and three (3) story with chimneys and porches and balconies. According to the applicant, the semi-detached and townhome product will be in the same style. The City's Downtown Consultant had no comments on the applicant's renderings.

TRAFFIC

Staff estimates that the proposed ten (10) single-family detached homes, four (4) semi-detached units and five (5) townhome units would generate eleven (11) AM Peak Hour trips and fifteen (15) PM Peak Hour trips.

SCHOOLS

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

FULTON COUNTY SCHOOLS – 10 Single-Family Detached, 4 Semi-Detached & 5 Townhomes

School	Single Family Average #
Manning Oaks Elementary School	2 to 9 students
Northwestern Middle School	0 to 3 students
Milton High School	2 to 7 students
TOTAL	4 to 19 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 4 – 19 school age children. Numbers provided by Fulton County Schools show that Northwestern Middle School and Milton High School are over capacity.

STANDARDS FOR COMPREHENSIVE LAND USE PLAN AMENDMENTS

Unified Development Code Section 4.1.3 Standards for CLUP amendment approval, provides the following criteria for consideration when evaluating a request for a change in land use:

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

Response: Commercial development opportunities are not desirable given the current state of retail and abundance of available commercial space.

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

Response: The applicant's proposal is consistent with goals and policies of the Comprehensive Plan as it relates implementing a walkable, mixed-use environment in the Downtown.

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

Response: The proposed change would not generate a significant increase in demand on public facilities and services. A commercial development on the Haynes Bridge Road property would result in a curb cut on Haynes Bridge Road, which would conflict with the Alpha Loop. In addition, commercial development would generate more vehicular trips than a residential use.

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

Response: The applicant's proposal for a mix of residential uses is consistent with the Downtown vision to create a walkable, mixed-use environment.

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

Response: Given the current state of retail and abundance of available commercial space, additional land area is not needed to develop commercial use.

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

Response: Not applicable.

STANDARDS FOR ZONING CHANGES

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

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

Response: The proposed zoning would be suitable as it relates to the use and development of adjacent or nearby properties, which are primarily developed with residential use. In order to protect existing homes and maintain the character of the area, conditions are recommended requiring buffers adjacent to existing homes in Alpha Park and entrance landscaping at Jon Scott Drive and Devore Road, as well as a limiting the location of development signage to the project entrance on Jon Scott Drive.

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

Response: The zoning proposal would not adversely affect the existing use or usability of adjacent or nearby properties, which are developed with residential use. In order to protect existing homes and maintain the character of the area, conditions are recommended requiring buffers adjacent to existing homes in Alpha Park and entrance landscaping at Jon Scott Drive and Devore Road, as well as a limiting the location of development signage to the project entrance on Jon Scott Drive.

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

Response: The applicant's proposal should not have significant impacts on the natural environment. Tree save areas are depicted on the applicant's site plan and an additional tree save area is recommended at the southeast corner of Devore Road and Jon Scott Drive.

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

Response: The Haynes Bridge Road property is zoned C-2, which allows auto-oriented uses that are inconsistent with the vision for the area to become a walkable, mixed-use environment.

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

Response: The zoning proposal would not cause an excessive or burdensome use of public facilities and services. Commercial development on the Haynes Bridge Road property would likely result in a curb cut on Haynes Bridge Road, which would conflict with the Alpha Loop. In addition, commercial development would generate more vehicular trips than a residential use.

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

Response: The Downtown Overlay provides opportunities for properties to develop or redevelop under the Downtown zoning districts.

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

Response: The proposed zoning reflects a reasonable balance given the development of adjacent or nearby properties, which are primarily development with residential use. In order to protect existing homes and maintain the character of the area, conditions are recommended requiring buffers adjacent to existing homes in Alpha Park and entrance landscaping at Jon Scott Drive and Devore Road.

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

Response: The Haynes Bridge Road property is zoned C-2, which allows auto-oriented uses that are inconsistent with the vision for the area to become a mixed-use, walkable environment. In addition, commercial development on the Haynes Bridge Road property would likely result in a curb cut on Haynes Bridge Road, which would conflict with the Alpha Loop.

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

Response: The Comprehensive Land Use Plan designation of the Jon Scott Drive properties was 'Downtown Residential Density' at the time of public hearing application submittal, which allows the proposed uses and density. The Haynes Bridge Road property has a comprehensive land use plan designation of 'Medium Density Residential', which allows the proposed uses but limits density to no more than four (4) dwelling units per acre.

VARIANCE REVIEW CRITERIA

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted upon a finding that":

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

Response: The property along Haynes Bridge Road has an unusual shape. In most cases, undisturbed buffers are not applicable to 'For-Sale' residential properties. If approved, a condition is recommended absolving the property to the south from buffer requirements if developed with a non-residential development.

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

Response: The application of the ordinance would discourage residential development of the Haynes Bridge Road property, which would have less impact on the existing homes in Alpha Park.

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

Response: The property along Haynes Bridge Road has an unusual shape. In most cases, undisturbed buffers are not applicable to 'For-Sale' residential properties. If approved, a condition is recommended absolving the property to the south from buffer requirements if developed with a non-residential development.

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

Response: Approval of the variance should not cause substantial detriment to the public good. The buffer requirement would discourage residential development of the property, which would have less impact on the existing homes in Alpha Park. If approved, a condition is recommended absolving the property to the south from buffer requirements if developed with a non-residential development.

CONCURRENCES

Staff has reviewed the applicant's proposal against the established review criteria for a comprehensive land use plan amendment, rezoning and variance. The zoning proposal is suitable as it relates to the use and development of adjacent or nearby properties, which are primarily developed with residential use. In addition, the proposal is consistent with the vision of the Downtown Master Plan, which promotes a walkable, mixed-use environment. Commercial development opportunities are not desirable given the current state of retail and abundance of available commercial space. In order to protect existing homes and maintain the character of the area, conditions are recommended requiring buffers adjacent to existing homes in Alpha Park and entrance landscaping at Jon Scott Drive and Devore Road.

Application of the 50' undisturbed buffer requirement would discourage residential development of the Haynes Bridge Road property, which would have less impact on existing homes in Alpha Park. If approved, a condition is recommended absolving the property to the south from buffer requirements if developed with a non-residential development.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent, as well as notification of applicant-sponsored public participation meetings on February 7, 2022 and February 28, 2022. The report states that public feedback was received, which included support for the proposed development, questions regarding the size of homes, and concerns over stormwater runoff, traffic and tree removal.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on February 9, 2022. There were several public comments with a few in favor and several in opposition with concerns over increased property taxes, density, attached product (should be detached homes only), impacts to tree canopy, traffic, redevelopment of Alpha Park (development should be limited to Haynes Bridge property), and lack of greenspace. There were also questions about price point and unit size, next steps, whether the plan meets the fire marshal's requirements, build-out timeline, and whether Devore Road would be repaved and width increased for bike lanes.

IV. ATTACHMENTS:

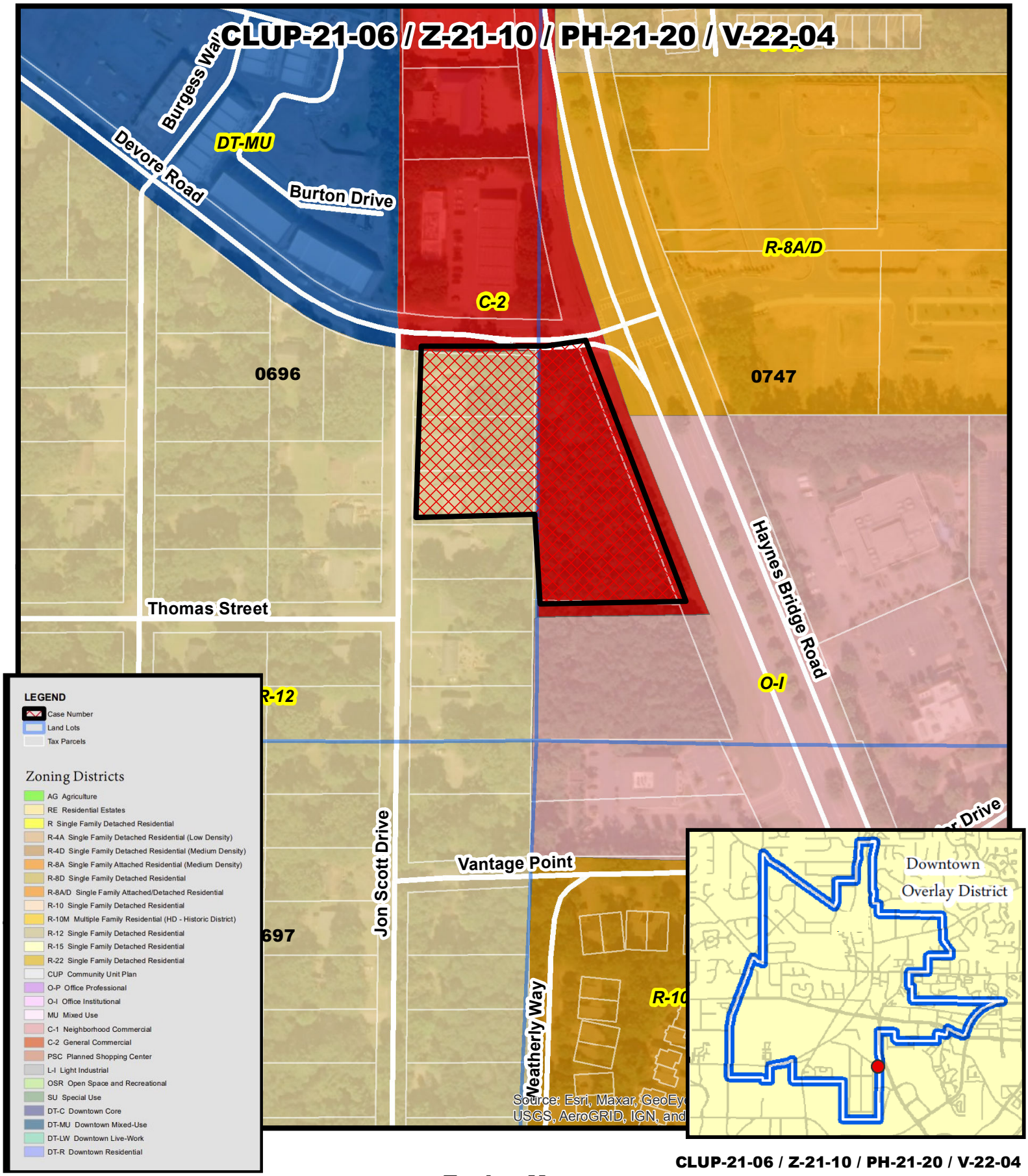
- Site Plan
- Renderings

Aerial Map
Alcovy
Haynes Bridge & John Scott Drive

CLUP-21-06 / Z-21-10 / PH-21-20 / V-22-04
D/LL: 1/2/696, 747
PC:3/03/22
CC:3/21/22

THE CITY OF ALPHARETTA

Location Map Provided by:
Community Development - GIS



Zoning Map
Alcovy
Haynes Bridge & John Scott Drive

CLUP-21-06 / Z-21-10 / PH-21-20 / V-22-04
D/LL: 1/2/696, 747
PC:3/03/22
CC:3/21/22

THE CITY OF ALPHARETTA

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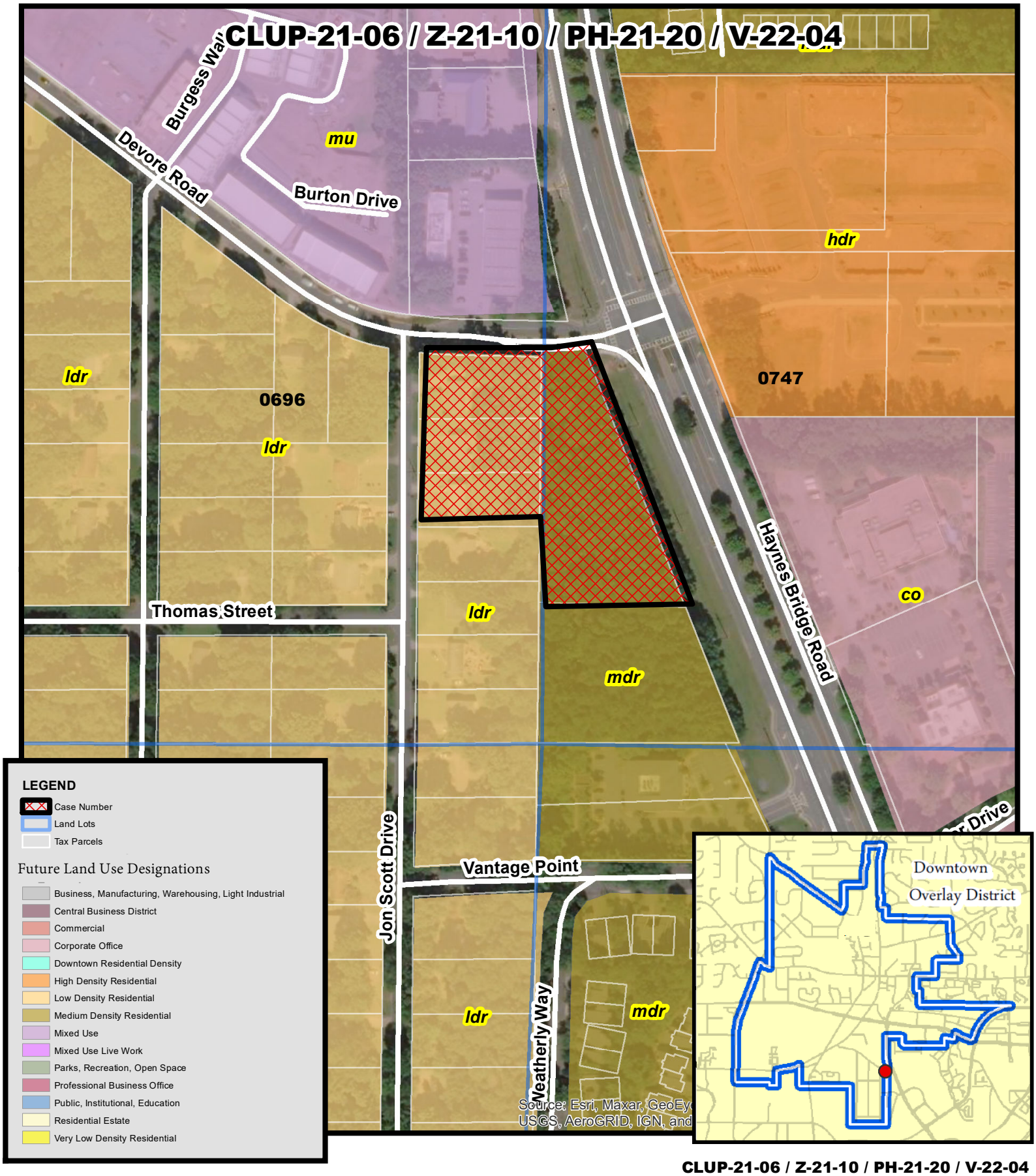
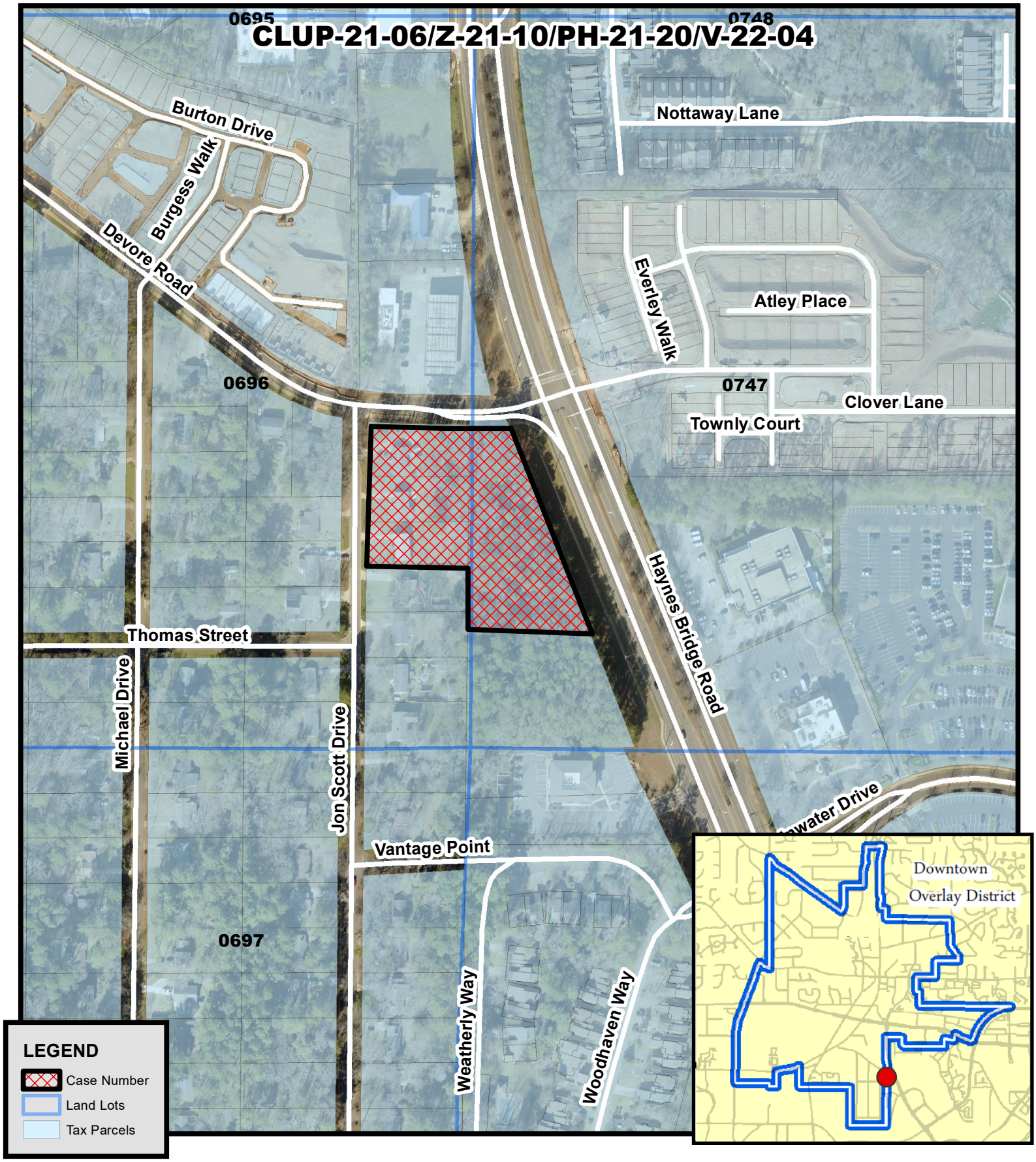


CLUP-21-06 / Z-21-10 / PH-21-20 / V-22-04
D/LL: 1/2/696, 747
PC:3/03/22
CC:3/21/22

Future Land Use
Alcovy
Haynes Bridge & John Scott Drive

THE CITY OF ALPHARETTA

Location Map Provided by:
Community Development - GIS



Location Map
Alcovy
Haynes Bridge Rd & John Scott Drive

CLUP-21-06/Z-21-10/PH-21-20/V-22-04
D/LL: 1/2/696, 747
PC: 3/03/22
CC: 3/21/22

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS

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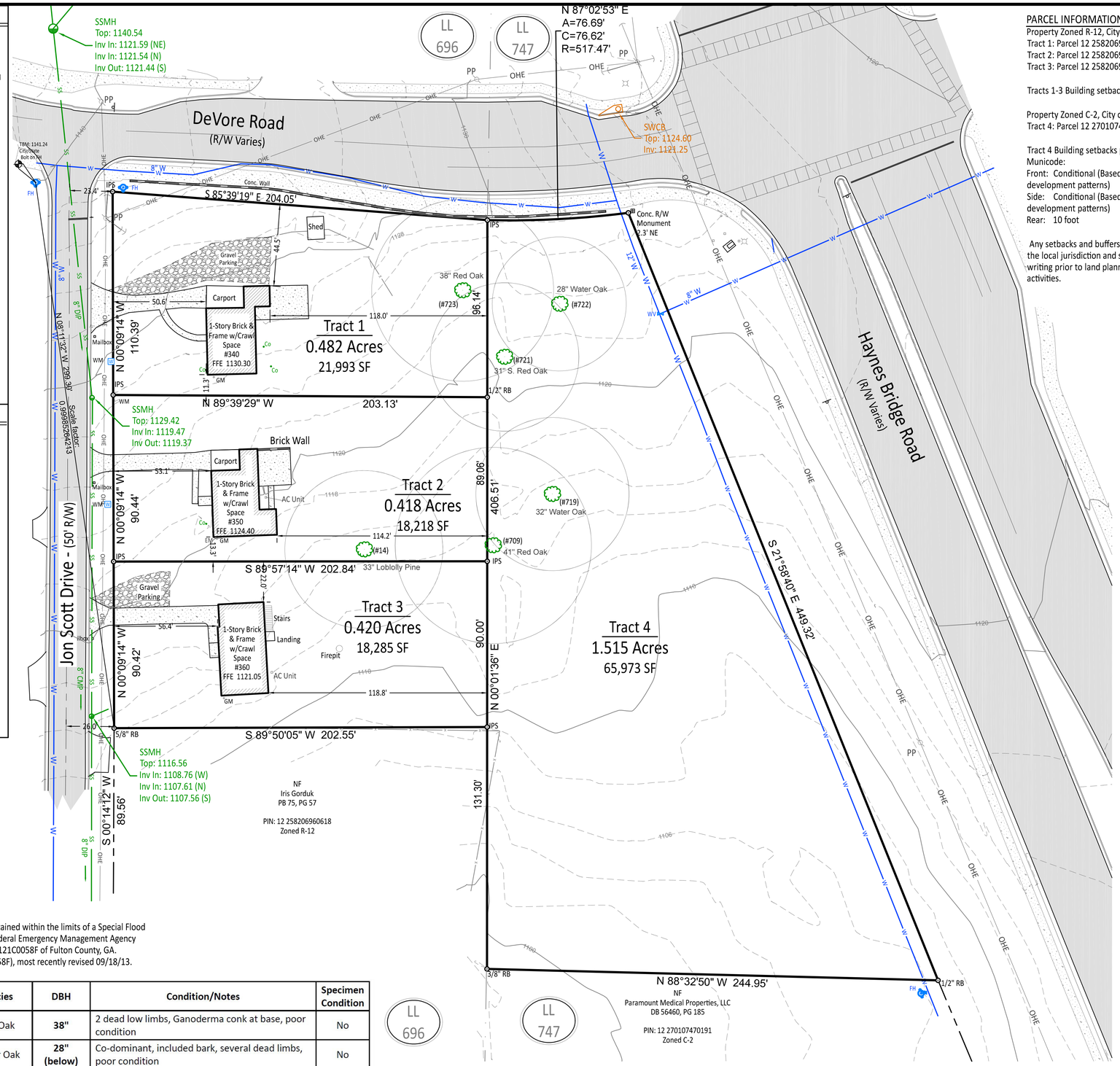
BC = back of curb
C&G = curb and gutter
CB = catch basin
CD = check dam
CL = centerline
CMF = concrete monument found
CMP = corrugated metal pipe
CO = clean out
CT = crimp top pin
DI = drop inlet
DIP = ductile iron pipe
DWCB = dbl. wing catch basin
EP = edge of pavement
FC = face of curb
FES = flared end section
FH = fire hydrant
GI = grate inlet
GW = guy wire
GP = guy pole
HW = head wall
IPF = iron pin found
IPS = iron pin set
JB = junction box
INV = invert
L.L.L. = land lot line
LP = light pole
MH = manhole (sanitary sewer)
OCS = outlet control structure
OT = open top pipe
PL = property line
PP = power pole
RB = reinforcing bar
RCP = reinforced concrete pipe
R/W = right-of-way
TB = thrust blocking
TSP = traffic signal pole
TSB = traffic signal box
TP = telephone pole
TSP = traffic signal pole
WM = water meter
WV = water valve
YI = yard inlet

SYMBOL LEGEND:

= existing concrete
= existing asphalt
= existing gravel/riprap
= fire hydrant
= guy wire
= light pole
= power pole
= sanitary sewer manhole
= clean out
= transformer
= water meter
= single wing catch basin
= grate inlet
= junction box
= head wall
= buffer
= bldg setback
= fence
= overhead electric
= underground electric
= water line
= sanitary line
= gas line
= computed point



PARCEL INFORMATION:
Property Zoned R-12, City of Alpharetta
Tract 1: Parcel 12 258206960642
Tract 2: Parcel 12 258206960634
Tract 3: Parcel 12 258206960626

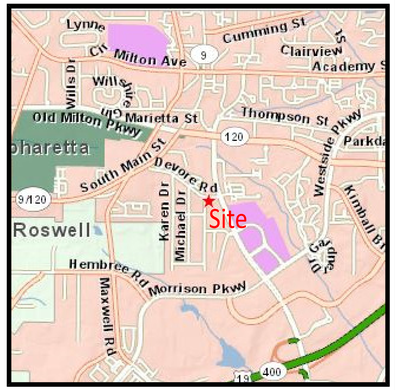
Tracts 1-3 Building setbacks shown per reference 1

Property Zoned C-2, City of Alpharetta
Tract 4: Parcel 12 270107470209

Tract 4 Building setbacks per City of Alpharetta Municode:
Front: Conditional (Based on prevailing development patterns)
Side: Conditional (Based on prevailing development patterns)
Rear: 10 foot

Any setbacks and buffers shown are governed by the local jurisdiction and should be confirmed in writing prior to land planning or any construction activities.

Grid (GA West)



LOCATION MAP
NOT TO SCALE

REFERENCES:
1. Final Plat of Alpha Park Subdivision, Unit 1, recorded in Plat Book 75, Page 57.
2. Boundary and Topographic Survey for Dr. Dan Danyo, prepared by Brumbellow-Reece & Associates, Inc., dated October 23, 2005.
3. Quitclaim Deed to Dennis Pettas recorded in Deed Book 56373, Page 178.
4. Quitclaim Deed to Dennis Pettas recorded in Deed Book 56373, Page 179.
5. Quitclaim Deed to Dennis Pattas recorded in Deed Book 56373, Page 181.
6. Limited Warranty Deed to Dr. Dan Danyo recorded in Deed Book 43033, Page 12.
7. Tree Evaluation Report for Jon Scott/Devore Road/Haynes Bridge Road, 4-Tract Site, Alpharetta, preoared by HRH Trees, LLC. Recieved 3/20/2022.

SURVEY NOTES:
1. Certain interior improvements may not be shown hereon, i.e. fence lines, guy wires, etc.
2. Matters of record not shown hereon are excepted.
3. Measurements shown are US Survey Feet (ground).
4. Property corners marked IPS (Iron Pin Set) are 1/2" x 18" rebar with blue plastic cap (E303 LSF #1121) unless otherwise indicated. Unless indicated as set, monumentation shown was found.
5. No evidence of human burials or cemeteries was observed on site during the course of the fieldwork.
6. This plat has been calculated for closure and is found to be accurate within one foot in 273,250 feet.

GENERAL NOTES:
1. Only evidence of easements or structures which are readily apparent from an above ground field inspection of the premises are shown, unless stated otherwise hereon. No liability is assumed by this firm for losses relating to the existence of any easement not discovered by above ground field inspection of the premises.
2. This plat was prepared for the exclusive use of the person, persons, or entity named hereon. Said certification does not extend to any unnamed persons without a recertification by the surveyor.
3. Jurisdictional areas or negative easements, if any, which might impact the use of the property were not located, unless stated otherwise. No liability is assumed by this firm for any losses resulting from the exercise of any government jurisdiction affecting the use of the property.
4. The property shown and described hereon is subject to any existing easements, rights-of-way, restrictive covenants, zoning regulations, underground utilities and/or setback lines whether or not they may be shown. No liability is assumed by this firm for any losses that may be associated with the existence of any easements or restrictions on the use of the property.
5. Location map based on Fulton County GIS.
6. All building ties are perpendicular to the property lines unless otherwise noted.
7. Only Surface Observable Utilities along with previously marked utilities were located. Prior to any digging or construction, contact Georgia One Call (811) for utilities marking.

ENVIRONMENTAL NOTES:
1. No attempt was made by this firm to determine presence of wetlands.
2. No attempt was made by this firm to determine presence of specimen trees. Only trees on the western side of the exisitng building were located per the clients request.
3. All streams, bodies of water, and wetlands may be subject to state, county, and local buffers or restrictions. User of this survey is cautioned to consult with the appropriate governing authorities concerning possible buffers or restrictions.

RTK GPS BOUNDARY & TOPOGRAPHIC SURVEY NOTES:
1. Vertical Datum: NAVD 88 (2012 B)
2. Type of Survey: RTK (Real Time Kinematic)
3. Average Positional Accuracy Per Point: 0.04'
4. Horizontal Datum: NAD83 (2011)
5. Fixed Control Used: SmartNet network.
6. Geoid: Elipsoid: GRS1980
7. Combined Grid Factor: 0.99985264213 (At Listed Benchmark)
8. Contours displayed at a 2-foot interval.
9. Vertical accuracy complies with 180-7-.04 (3) - measurements vertical.
10. Date of Fieldwork: 12/02/21.

FLOOD HAZARD NOTE:
No portion of this property is contained within the limits of a Special Flood Hazard Zone as defined by the Federal Emergency Management Agency Flood Insurance Rate Map No. 13121C0058F of Fulton County, GA. (Community Panel No. 1300840058F), most recently revised 09/18/13.

Tree #	Tag #	Species	DBH	Condition/Notes	Specimen Condition
1	723	Red Oak	38"	2 dead low limbs, Ganoderma conk at base, poor condition	No
2	722	Water Oak	28" (below)	Co-dominant, included bark, several dead limbs, poor condition	No
3	721	So. Red Oak	31" (below)	Co-dominant, included bark, poor condition	No
4	719	Water Oak	32"	1 broken low limb - good condition	Yes
5	709	Red Oak	41"	2" vines, 1 main dead limb, 2 dead stubs, fair/poor condition	No
6	707	Loblolly Pine	33"	No issues, good condition	Yes

ENVIRONMENTAL NOTES:
1. No attempt was made by this firm to determine presence of wetlands.
2. Trees indicated on this map are specimen trees as defined by the jurisdictional Tree Ordinance in effect as of the date of fieldwork.
3. Trees Identified as Hardwood, Softwood, or Understory species only. No arborist or forester consulted.
4. Tree size indicated is DBH (diameter breast height) in inches.
5. Certification applies to the location of trees, but does not extend to the identification of species.

REVISIONS:

NO.	DESCRIPTION	DATE
1	Update Utility Note	1/3/22
2	Updated Tree based off of new Arborist Report.	3/28/22

0' 30' 60' 90'
Scale: 1"= 30' (22"x34") 1"= 60' (11"x17")

Engineering 303

Boundary, Topographic and Tree Survey for:
SE Intersection of Jon Scott Dr & Devore Rd
Alcovy Group
City of Alpharetta
1st District, 2nd Section
Land Lot 696 & 747
Fulton County, GA

GEORGIA REGISTERED NO. 2721 03/28/22 LAND SURVEYOR MARIO G. FORTE
GA Cert. of Auth. LSF 1121

Civil Engineering, Land Surveying, Stream and Wetland Restoration
108 Allen Street Cumming, Georgia 30040
Phone: 770-442-0500 www.engineering303.com

Drawn: RL
Date: 12/15/21
Sheet
Survey-1
Project Number
21-4883

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Area This Tract

123,731 Sq. Ft.
2.826 Acres

Site Information

Owner: Alcovy Team LLC
Contact: Mo Gayasuddin
Phone: 678-736-0139
Email: mo@alcovy.com

Addresses: 340 Jon Scott Drive (Tract 1)
350 Jon Scott Drive (Tract 2)
360 Jon Scott Drive (Tract 3)
Haynes Bridge Road (Tract 4)

Current Zoning: R-12/C-2
Overlay District: Downtown
Future Land Use: DRD – Downtown Residential Density/ Medium Residential Density

Proposed Use: DT-R (Downtown Residential)

Building Setbacks (DT-R):

Front:	10'
Side:	None, 10' between structures
Rear (No Alley):	3'
Rear (Alley):	10'

District Density:	8 units/acre
Proposed Density:	6.7 units/acre
Proposed Units:	10 Detached Houses 4 Semi-Detached Houses 5 Townhomes

Lot Standard Requirements:

Detached Houses	4,500 SF
Semi-Detached	2,500 SF
Townhome	900 S.F.
Min. Lot Width	25' Width
Proposed Houses:	3,000+/- SF
Proposed Townhome	2,500+/- SF

Impervious Lot Coverage:	70% max
Maximum Building Height:	3 stories/35 feet
Required Parking:	2.5 spaces per unit or 50 spaces
Proposed Parking:	2 Indoor + 2 driveway +9 street = 85 spaces proposed

Required Amenity Space: 10.00% or 12,373 SF
Proposed Amenity Space: 10.75% or 13,300 SF

Open / Amenity Space:

Required Amenity Space:	12,373 S.F. (10.0%)

Proposed Open / Amenity Space:

Pocket Park	3,210 S.F.
C.A. / Amenity Area	15,696 S.F.
Porches	2,367 S.F.
Total	21,273 S.F. (17.19%)

PARCEL INFORMATION:

Property Zoned R-12, City of Alpharetta
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Tract 2: Parcel 12 258206960634
Tract 3: Parcel 12 258206960626

Tract 1-3 Building setbacks shown per reference 1

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Landscape Legend

Landscape Strips & Open Space / C.A.

Interior Landscaping

Zoning Notes:

1. Townhomes will require sprinkler systems.
2. Common use area such as Pocket Park are required to meet 2010 ADA.
3. Developer to provide a signalized pedestrian crossing on DeVore Road from Jon Scott Drive intersection, with pedestrian ramps on both sides of DeVore Road and connect to the Alpha Loop on the north side of DeVore Road. Crossing shall be marked with special paint/decals denoting the Alpha Loop.
4. If Alpha Loop section is not yet constructed or programmed, the developer can build this section for impact fee credits. On Haynes Bridge Road they can continue to Rainwater Drive to connect to the section being constructed by Morrison Park for additional impact fee credits.

Engineering 303

Zoning Exhibit for:

Alcovy Estates

City of Alpharetta
1st District, 2nd Section
Fulton County, GA
Land Lot 696 & 747

GEORGIA REGISTERED NO. 23747 PROFESSIONAL ENGINEER BRIAN J. KING
3-18-2022

Civil Engineering, Land Surveying, Stream and Wetland Restoration
108 Allen Street Cumming, Georgia 30040
Phone: 770-442-0500 www.engineering303.com

Drawn: BJK
Date: 3-18-2022
Sheet
Zoning
Project Number
21-4883

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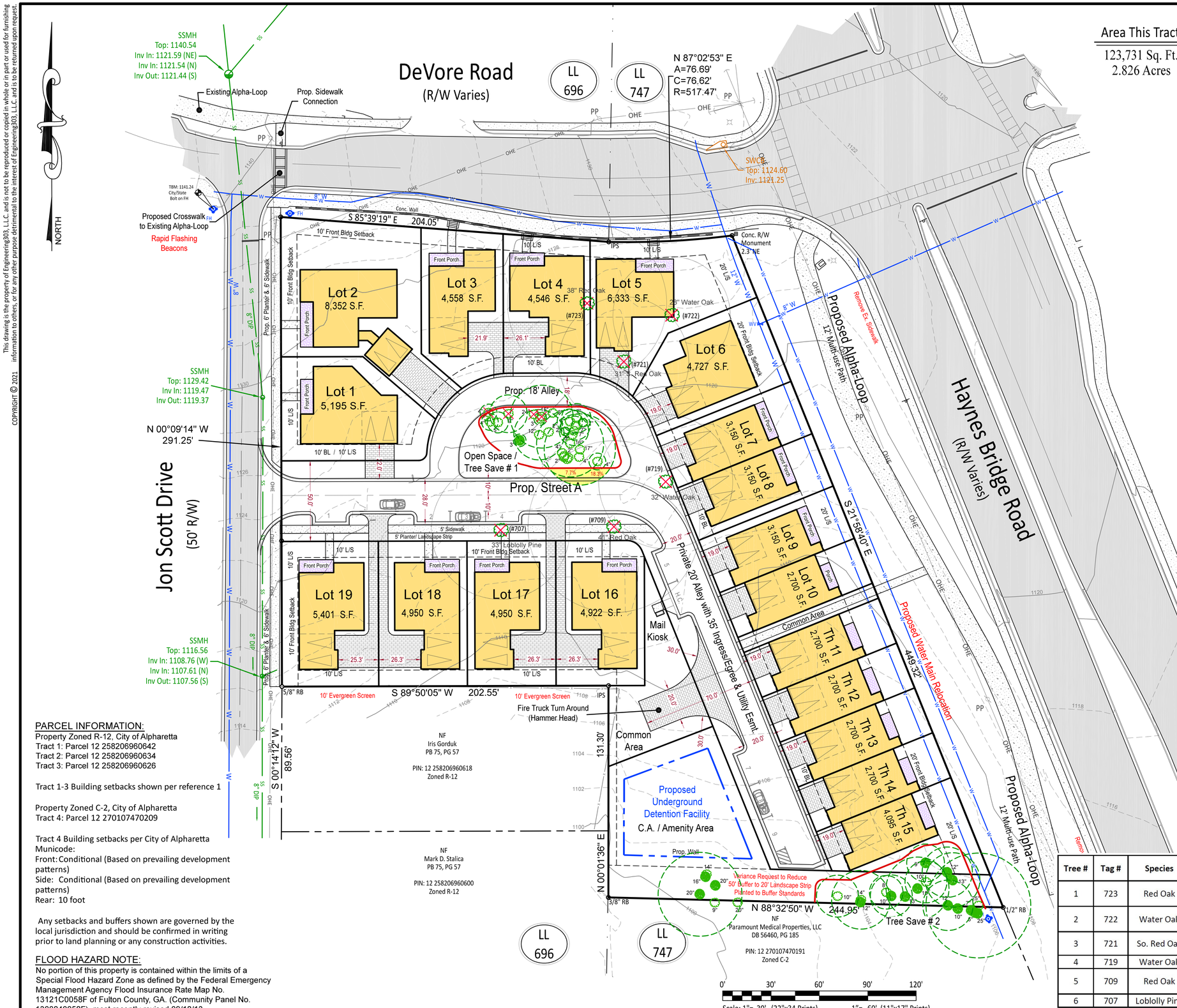

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Rear (Alley):	10'

District Density:	8 units/acre
Proposed Density:	6.7 units/acre
Proposed Units:	10 Detached Houses 4 Semi-Detached Houses 5 Townhomes

Lot Standard Requirements:

Detached Houses	4,500 SF
Semi-Detached	2,500 SF
Townhome	900 S.F.
Min. Lot Width	25' Width
Proposed Houses:	3,000+/- SF
Proposed Townhome	2,500+/- SF

Impervious Lot Coverage:	70% max
Maximum Building Height:	3 stories/35 feet
Required Parking:	2.5 spaces per unit or 50 spaces
Proposed Parking:	2 Indoor + 2 driveway +9 street = 85 spaces proposed

Required Amenity Space: 10.00% or 12,373 SF
Proposed Amenity Space: 10.75% or 13,300 SF

Tree Save Notes:
The Existing site contains 6 specimen trees of which only 2 are in good condition. Since these 2 trees are right in the heart of the development it is not possible to design around both trees. E303 has chosen two Tree Save Areas for the proposed development.

Trees Save Area # 1 contains 19 trees which will be saved and if we can reduce the 18' Alley to 14' during the LDP we can potentially save 3 more trees. This area also contains a 16" tree with 7.7% disturbance to its CRZ and a 17" Tree with 18.3% disturbance. E303 located trees 2" and greater in this area.

Tree Save Area # 2 contains 12 trees which will be saved. E303 located trees 6" and greater in this area. Additional trees may be saved along the southern property line after the detention pond and sewer access are designed.

Tree #	Tag #	Species	DBH	Condition/Notes	Specimen Condition
1	723	Red Oak	38"	2 dead low limbs, Ganoderma conk at base, poor condition	No
2	722	Water Oak	28" (below)	Co-dominant, included bark, several dead limbs, poor condition	No
3	721	So. Red Oak	31" (below)	Co-dominant, included bark, poor condition	No
4	719	Water Oak	32"	1 broken low limb - good condition	Yes
5	709	Red Oak	41"	2" vines, 1 main dead limb, 2 dead stubs, fair/poor condition	No
6	707	Loblolly Pine	33"	No issues, good condition	Yes

PARCEL INFORMATION:
Property Zoned R-12, City of Alpharetta
Tract 1: Parcel 12 258206960642
Tract 2: Parcel 12 258206960634
Tract 3: Parcel 12 258206960626

Tract 1-3 Building setbacks shown per reference 1

Property Zoned C-2, City of Alpharetta
Tract 4: Parcel 12 270107470209

Tract 4 Building setbacks per City of Alpharetta Municode:
Front: Conditional (Based on prevailing development patterns)
Side: Conditional (Based on prevailing development patterns)
Rear: 10 foot

Any setbacks and buffers shown are governed by the local jurisdiction and should be confirmed in writing prior to land planning or any construction activities.

FLOOD HAZARD NOTE:
No portion of this property is contained within the limits of a Special Flood Hazard Zone as defined by the Federal Emergency Management Agency Flood Insurance Rate Map No. 13121C0058F of Fulton County, GA. (Community Panel No. 1300840058F), most recently revised 09/18/13.

Engineering 303

Zoning Exhibit with Tree Save Areas for:
Alcovy Estates
City of Alpharetta
1st District, 2nd Section
Fulton County, GA
Land Lot 696 & 747

GEORGIA REGISTERED NO. 23747 PROFESSIONAL ENGINEER BRIAN J. KING
3-29-2022

Civil Engineering, Land Surveying, Stream and Wetland Restoration
108 Allen Street Cumming, Georgia 30040
Phone: 770-442-0500 www.engineering303.com

Drawn: BJK
Date: 3-29-2022
Sheet
Zoning/Trees
Project Number
21-4883

EXHIBIT A - Renderings

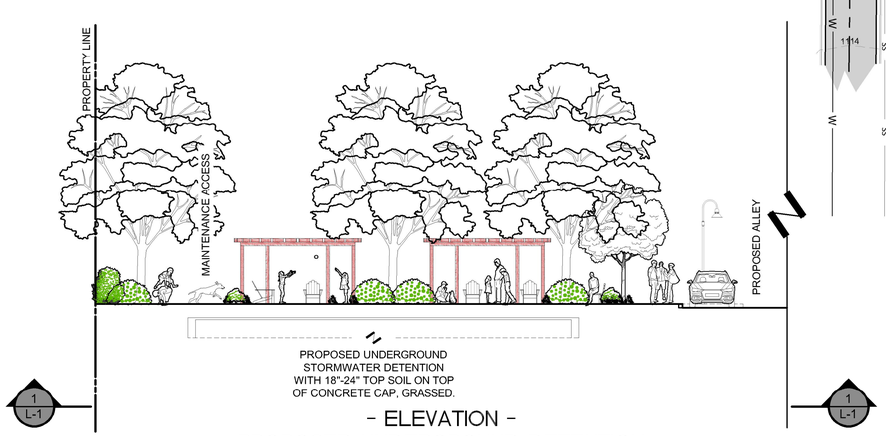
EXHIBIT A - Renderings

TREE SCHEDULE (NON-BUFFER)

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	FORM
	CAR AME	Carpinus caroliniana American Hornbeam	4" Cal.	16	OVER-STORY
	RECOMPENSE	Carpinus caroliniana American Hornbeam	4" Cal.	8	OVER-STORY
	CER CAN	Cercis canadensis Eastern Redbud	4" Cal.	10	UNDER-STORY
	RECOMPENSE	Cercis canadensis Eastern Redbud	4" Cal.	23	UNDER-STORY
	CHI RET	Chionanthus retusus Chinese Fringe Tree	3" Cal.	5	UNDER-STORY
	COR	Cornus florida 'Cherokee Princess' Cherokee Princess Flowering Dogwood	4" Cal.	16	UNDER-STORY
	RECOMPENSE	Cornus florida 'Cherokee Princess' Cherokee Princess Flowering Dogwood	4" Cal.	12	UNDER-STORY
	ILE	Ilex x `Emily Bruner' Emily Bruner Holly	10' Ht.	9	UNDER-STORY
	JUN EAS	Juniperus virginiana Eastern Redcedar	10' Ht.	8	UNDER-STORY
	NYS SYL	Nyssa sylvatica Tupelo	4" Cal.	14	OVER-STORY
	QUE	Quercus shumardii Shumard Red Oak	4" Cal.	20	OVER-STORY
	RECOMPENSE	Quercus shumardii Shumard Red Oak	4" Cal.	2	OVER-STORY
	TAX MIC	Taxodium distichum 'Mickelson' TM Shawnee Brave Bald Cypress	4" Cal.	3	OVER-STORY
	THU OCC	Thuja occidentalis American Arborvitae	10' Ht.	8	UNDER-STORY
	ULM ALA	Ulmus alata Winged Elm	4" Cal.	15	OVER-STORY
	RECOMPENSE	Ulmus alata Winged Elm	4" Cal.	4	OVER-STORY
TOTALS				173	45.6% OVER-STORY

SHRUB LIST FOR STREETSCAPE, BUFFERS, AND AMENITY AREAS

SHRUBS	CODE	BOTANICAL / COMMON NAME
	ABE RCR	Abelia x 'Rose Creek' Rose Creek Abelia
	ABE GRA	Abelia x grandiflora Glossy Abelia
	AZA	Azalea x 'Gumpo Pink' Gumpo Pink Satsuki Azalea
	CAM	Camellia japonica Camellia
	HYD	Hydrangea quercifolia Oakleaf Hydrangea
	ILE DEC	Ilex decidua Possumhaw
	ILE STO	Ilex vomitoria 'Stokes Dwarf' Stokes Dwarf Yaupon Holly
	MYR	Myrica cerifera Wax Myrtle
	RHO	Rhododendron canescens Wild Azalea
	VIB	Viburnum plicatum tomentosum Doublefile Viburnum



- ELEVATION -
PROPOSED UNDERGROUND DETENTION AND AMENITY AREA

SURVEY/BASE INFORMATION PREPARED BY OTHERS; FRAWLEY ASSOCIATES LLC DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

NORTH: SCALE: 0 30' 45' 60' 90' 120'
SCALE: 1"=30'(22"x34" PRINTS) 1"=60'(11"x17" PRINTS)

GEORGIA811 www.Georgia811.com Know what's below. Call before you dig.

IT IS THE CLIENT OR CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAT ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHHELD.

REVISIONS:

DATE	#
– –	

STATE OF GEORGIA PETER J. FRAWLEY 766 REGISTERED LANDSCAPE ARCHITECT

FRAWLEY ASSOCIATES, LLC.
LANDSCAPE ARCHITECTS
675 SEMINOLE AVE. (SUITE 101)
ATLANTA, GA 30307 (404) 874-5091

ALCOVY GROUP
SE INTERSECTION OF
JON SCOTT DR & DEVORE RD
LL 696 & 747, 1st DISTRICT, 2nd SECTION
ALPHARETTA, GEORGIA

LANDSCAPE CONCEPT RENDERING

SCALE: AS SHOWN

DATE: 04/06/2022

PROJECT: FA-22022

SHEET R-1

SHEET 2 OF 2

Community Zoning Information Meeting
February 9, 2022
epartment of Community Development
Via Zoom
6:00 PM

This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by Planning Commission, but not quoted or paraphrased. This document includes limited presentation by Planning Commission and invited speakers in summary form. The public is advised that the tapes recorded at said meeting are a matter of public record and are available upon request.

I. Staff Members Present:

a. Michael Woodman
b. Ben Kern

II. Items:

a. V-21-31 / PH-21-22 Kimball Plaza – 11380 State Bridge Road
i. The applicant was unable to present but was available to answer question via chat. Michael Woodman presented the item.
ii. Requesting a variance to reduce the waiting period from September 2021.
iii. The applicant is asking for a change to the condition to allow for a medical use in addition to the retail use.
Public Comments: there were no public comments for this item.

b. MP-21-11 / Bridge Road Holdings, LLC
i. The applicant, David Belle Isle, was not present for this meeting. Michael Woodman presented the item.
ii. The applicant is requesting to bring this property into the Preston Glen Master Plan.
iii. 19,000 sq foot, 2 story building with medical and retail.
Public Comments: there were no public comments for this item.

c. Z-22-01 / V-22-03 / Wexler / 182 Marietta Street
i. The applicant, Kourtney Wexler, presented this item.
ii. The request is to rezone from C2 to DTR to build a single-family home.
Public Comments: there were no public comments for this item.

d. CLUP-21-06 / Z-21-10 / PH-21-20 / V-22-04 / Alcovy Haynes Bridge Road and Jon Scott Drive
i. Ethan Underwood, the attorney for the applicant, presented this item.
ii. 20-unit development- mixture of detached, single-family units, townhomes, and semi-attached
iii. 3,000 sq feet minimum size
iv. $1,000,000 + prices
v. There will be a barrier wall at the 5-foot landscape strip.
vi. Wants this to be a new wave of high-end housing.
Public Comments: chat comments (see next section)
-I don't think the development of the single-family residential units should be allowed. You can change the commercial side, but the price of the homes will bump up our property taxes. (resident of 469 Karen Drive) *We understand it's bringing some change. Is your concern traffic or that the houses are too expensive?* I'm concerned about the density of the project. You already have townhomes across the street.
-I am very opposed to this project. I don't believe it aligns with the city's 2040 Comprehensive Plan, nor does it align with the goals of the Council. The citizens want to preserve our tree canopy and improve walkability. We want to protect natural areas of land. This will impact traffic as well. (resident off Haynes Bridge Road)

III. Chat Comments:

COMMENT THREAD BEGAN WITH ALCOVY HAYNES BRIDGE DEVELOPMENT:
18:10:53 From Jim to Everyone:
I oppose this development
18:10:58 From Taylor to Everyone:
agree
18:12:02 From Jim to Everyone:
too much concentration of home in this area
18:12:34 From Adeniyi to Everyone:
How much is the square footage and cost of the houses and town homes?
18:14:45 From Kimberly's iPhone to Everyone:

Does anyone know what this will do to our property values? Do the residents truly get a say so?

18:16:10 From Jim Siegel to Everyone:
This will raise your property values. Why would you be opposed?

18:17:48 From Leslie Carpenter to Everyone:
I don't feel the density of this proposal is sufficient to cause the destruction of our single family subdivision

18:17:48 From Linda Bilderback to Everyone:
Linda Bilderback I am for this new development. Maybe you could state what the current zoning lot size is now. I live on Haynes Bridge

18:18:05 From Kimberly's iPhone to Everyone:
I do live in Alpha Park and have lived here for 30 years. The development is to large.

18:18:53 From Jim to Everyone:
we are looking for single family home on each lot as is now

18:19:01 From Leslie Carpenter to Everyone:
deforestation, water reclamation, sewage and trash removal...

18:19:45 From Leslie Carpenter to Everyone:
6 to 12 separation of residences is way to close,

18:21:06 From Leslie Carpenter to Everyone:
why not buy everybody out at the valuable price increase that you are speaking of

18:23:57 From Kimberly's iPhone to Everyone:
Yes

18:24:00 From Leslie Carpenter to Everyone:
is police to be increased

18:24:24 From Kimberly's iPhone to Everyone:
What is the next step?

18:24:28 From Leslie Carpenter to Everyone:
is fire dept on board with this

18:24:57 From Adeniyi to Everyone:
What is the timeline for building these out..?

18:25:45 From Leslie Carpenter to Everyone:
why not make a subdivision all along the south of devore along Haynes bridge

18:26:06 From Kimberly's iPhone to Everyone:

We can attend the meeting?
18:26:20 From Adeniyi to Everyone:
Why not increase the green space between the single family detached houses by 50% and reduce the number of town homes?
18:27:31 From danielle west to Ben Kern (Direct Message):
Thank you for taking the time to share these details with us! I love how Alpharetta is evolving!
18:27:37 From Leslie Carpenter to Everyone:
just the commercial zoned Haynes bridge side
18:27:38 From Jim Siegel to Everyone:
Will the city of Alpharetta force a repaving of Devore Road?
18:28:21 From Kimberly's iPhone to Everyone:
Can I go to City Hall and pick up today's attachment's?
18:28:23 From Ben Kern to danielle west(Direct Message):
You're welcome Danielle - glad to be able to keep you in the loop!
18:28:30 From Leslie Carpenter to Everyone:
make a strip along Haynes bridge & keep out of alpha park
18:29:05 From Adeniyi to Everyone:
Why not also increase the width of the road and add bike paths as part of the development and pay for it?
18:31:04 From Adeniyi to Everyone:
Devore
18:31:34 From Leslie Carpenter to Everyone:
a long strip of commercial should be developed for a strip of row houses
18:31:44 From Adeniyi to Everyone:
Need to increase the Devore road width due to impact
18:32:05 From Adeniyi to Everyone:
Need to increase width of Devore
18:33:07 From Adeniyi to Everyone:
Width of Devore road is more important not side walk due to impact
18:36:27 From Adeniyi to Everyone:
Totally agree on having lots of trees more than what is here
18:37:04 From Leslie Carpenter to Everyone:
so 11 residences where there is 3
18:37:26 From Adeniyi to Everyone:
All trees planned need to be reflected in site plan

18:37:46 From Randy Blasch (he, him, his) to Everyone:
We were told when Alpha Park was rezoned that Alpharetta would not allow the development to be changed piecemeal. How is this consistent with that?
18:39:14 From Adeniyi to Everyone:
Single family homes are more desirable than town homes
18:39:30 From Leslie Carpenter to Everyone:
that's it for me , for now
18:40:39 From Leslie Carpenter to Everyone:
signs were posted for the Monday night meeting?
18:40:40 From Kimberly's iPhone to Everyone:
I was unaware of Monday's meeting
18:40:55 From danielle west to Everyone:
Thanks again!!
18:41:31 From Kimberly's iPhone to Everyone:
I would like to meet with someone and I believe many of us would like to meet
18:41:32 From Randy Blasch (he, him, his) to Everyone:
This affects ALL Of Alpha Park, so it would appreciated if we were ALL included
18:42:00 From Kimberly's iPhone to Everyone:
I never received a letter and I live in the middle
18:42:18 From Leslie Carpenter to Everyone:
770 781 4100
18:42:54 From Ethan Underwood to Everyone:
EUNDERWOOD@MHTLEGAL.COM

IV. Meeting Ended

CITIZEN PARTICIPATION FORM - PART B

REVISED 4/6/22

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: CLUP-21-06/Z-21-10/PH-21-20/V-22-04 Alcovy Haynes Bridge Road & Jon Scott Drive

Contact Name: Miles Hansford & Tallant, LLC - J. Ethan Underwood Telephone: 770-781-411

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.

A list of the neighboring property owners to be notified of the scheduled Public Hearing by the Applicant via letter is attached as Exhibit "A". A detailed letter notifying people of the date, time and location of the Community Zoning Information Meeting (CZIM) and the Public Hearing was sent to adjacent and nearby property owners on January 5, 2022. A copy of the letter is attached as Exhibit "B1" and a copy of the mailing certification is attached as Exhibit "C1". A revised letter notifying people of the date, time and location of the Community Zoning Information Meeting (CZIM), an Applicant-sponsored Public Participation Meeting, and the Public Hearing was sent to adjacent and nearby property owners on January 26, 2022. A copy of the letter is attached as Exhibit "B2" and a copy of the mailing certification is attached as Exhibit "C2". The Applicant held its Public Participation Meeting on February 7, 2022 at 6:00PM at the Alpharetta Branch Library located at 10 Park Plaza, Alpharetta, GA 30009. A copy of the sign-in sheet from the public meeting is attached as Exhibit "D1". The Applicant attended the Community Zoning Information Meeting (CZIM) on February 9, 2022 via Zoom Video Conferencing. A revised letter notifying people of the date, time and location of an additional Applicant-sponsored Public Participation Meeting and the Public Hearing was sent to adjacent and nearby property owners on February 17, 2022. A copy of the letter is attached as Exhibit "B3" and a copy of the mailing certification is attached as Exhibit "C3". The Applicant held a Public Participation Meeting on February 28, 2022 at 6:00PM at the Preston Ridge Community Center (Ed Isakson/Alpharetta Family YMCA) located at 3655 Preston Ridge Road, Suite 100, Alpharetta, GA 30005. A copy of the sign-in sheet from the public meeting is attached as Exhibit "D2". A revised letter notifying people of the date, time and location of the rescheduled Public Hearing was sent to adjacent and nearby property owners on April 1, 2022. A copy of the letter is attached as Exhibit "B4" and a copy of the mailing certification is attached as Exhibit "C4". A summary of issues raised by interested parties and adjoining property owners is attached as Exhibit "E". The Applicant will continue to keep the Planning Department informed of any new developments pertaining to public participation efforts by way of letters, e-mails, telephone conferences, or meetings as necessary.

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.*

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [x] Group Meeting
- [x] Email
- [x] Other *(Please Specify)* CZIM February 9, 2022

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: Ethan Underwood Date: 4/6/22

Print Form

M V P INVESTMENT CO
4710 LOU IVY RD
DULUTH GA 30096

DHOLE ASHWINI & RATHI GHAZAL
5835 CRESTWICK WAY
CUMMING GA 30040

MAYA PROPERTIES ALPHARETTA LLC
42912 BLUEHOUSE LN
ALPHARETTA GA 30022

VLM HOLDINGS LLC
1 KING ST APT 202
CHARLESTON SC 29401

JONES RANDALL BURNER
400 JON SCOTT DR
ALPHARETTA GA 30004-2112

MAYA PROPERTIES ALPHARETTA LLC
4292 BLUEHOUSE LN
ALPHARETTA GA 30022

STRAY CAT LLC
325 MICHAEL DR
ALPHARETTA GA 30009

GUNTER LARRY R
390 JON SCOTT DR
ALPHARETTA GA 30004-2110

CREME PROPERTIES L P
8400 E PRENTICE AVE SUITE 1320
GREENWOOD VILLAGE CO 80111-2925

LEMEN JASON M
371 MICHAEL DR
ALPHARETTA GA 30009

EARTHLY MATTERS CONTRACTING INC
1360 UNION HILL RD SUITE 1E
ALPHARETTA GA 30004

ROSARIO CHARLES L & PORTILLO GIOVA
NNA D
159 WOODHAVEN WAY APT 100
ALPHARETTA GA 30009-2147

LUDWIG KENNETH B & ANGLIN GWENDOLY
N J
120 DALRYMPLE RD
ATLANTA GA 30328

ALPHA DEVELOPMENT CORP
1048 WINDING BRANCH CT
ATLANTA GA 30338

GOLD SANDRA S
165 WOODHAVEN WAY
ALPHARETTA GA 30009

HENDERSON SUSAN WEBB STANLEY T
311 ROCK FENCE RD NW
ADAIRSVILLE GA 30103

LOMAX JAMES W
404 MICHAEL DR
ALPHARETTA GA 30009

FOURIE HILDA
169 WOODHAVEN WAY
ALPHARETTA GA 30004

CARTER MILLARD T ET AL
884 DOCK LATHAM TRL
BALL GROUND GA 30107

CROSSON SEAN E & HEIDI L
410 JON SCOTT DR
ALPHARETTA GA 30004

CONTANT NICOLE
135 WOODHAVEN WAY
ALPHARETTA GA 30004

RICHMOND INVESTMENTS INC
371 ARC WAY
MARIETTA GA 30064

KIBARA HUMPHREY N
430 JON SCOTT DR
ALPHARETTA GA 30009

MC KENZIE MARK A
129 WOODHAVEN WAY
ALPHARETTA GA 30201

TWO TWELVE DEVORE ROAD TRUST
312 W MAIN ST
CUMMING GA 30040

KNIGHT ELSIE BURGESS
11725 HAYNES BRIDGE RD
ALPHARETTA GA 30009

HERNANDEZ PEDRO
125 WOODHAVEN WAY
ALPHARETTA GA 30004

PENDLEY CHARLES E B
387 JON SCOTT DR
ALPHARETTA GA 30004-2134

BURGESS B GAIL
11715 HAYNES BRIDGE RD
ALPH

HORWITZ ELANA
119 WOODHAVEN WAY
ALPHARETTA GA 30009

EXHIBIT
A
tabbies

QUEEN SANDRA R
114 WOODHAVEN WAY
ALPHARETTA GA 30004

HEDDEN ELAINE
140 WEATHERLY WAY
ALPHARETTA GA 30004

GRONHOLM SCOTT A & GINGER D
12200 KING CIR
ROSWELL GA 30075

MARKUTEN DEVON RAE
120 WOODHAVEN WAY
ALPHARETTA GA 30009

FELIX ALEJANDRA
144 WEATHERLY WAY
ALPHARETTA GA 30009

WRIGHT DAVID & WRIGHT ASHLEY
93 THOMPSON PL
ROSWELL GA 30075

PERKINS KATHERINE
124 WOODHAVEN WAY
ALPHARETTA GA 30009

KJM HOLDINGS LLC
895 MANSELL RD
ROSWELL GA 30076

HERRON CLAUD J & DEANNA G
351 JON SCOTT DR
ALPHARETTA GA 30004-2109

SMITH SHETETA
130 WOODHAVEN WAY
ALPHARETTA GA 30004

LEWIS LARRY & LEWIS DAWN V
1962 OLD DOMINION DR
SANDY SPRINGS GA 30350

PETRAKOPOULOS CHARLES GEORGE & ANG
ELOS GEORGE
371 JON SCOTT DR
ALPHARETTA GA 30009-2109

BRITT GREGORY C & HALSTEAD MEGHAN D
160 WOODHAVEN WAY
ALPHARETTA GA 30009

COOK RAYMA
345 MICHAEL DR
ALPHARETTA GA 30009

PETRAKOPOULOS CHARLES
371 JON SCOTT DR
ALPHARETTA GA 30009-2109

ROGERS SANDRA L
164 WOODHAVEN WAY
ALPHARETTA GA 30009

MANSELL HARRY E
353 MICHAEL DR
ALPHARETTA GA 30009

OZER ALI
370 JON SCOTT DR
ALPHARETTA GA 30009

FREDERICKS KRIS DORIAN
100 WEATHERLY WAY
ALPHARETTA GA 30009

PETTAS DENNIS & PETTAS JENNIFER
2410 SPRINGMONTE PL
CUMMING GA 30041

PETTAS DENNIS & PETTAS JENNIFER
2410 SPRINGMONTE PL
CUMMING GA 30041

BOYER ADRIANNE V
104 WEATHERLY WAY
ALPHARETTA GA 30009

RENFROW DOUGLAS W
4055 COPPER LEAF LN
CUMMING GA 30040

PETTAS DEMETRIOS ET AL
350 JON SCOTT DR
ALPHARETTA GA 30004

MOORE CAROLYN M
130 WEATHERLY WAY
ALPHARETTA GA 30009

WILLIAMS MARGARET
10815 SHAGBARK TRL
ROSWELL GA 30075

PETTAS DENNIS & PETTAS JENNIFER
2410 SPRINGMONTE PL
CUMMING GA 30041

SEKHON JASON S
134 WEATHERLY WAY
ALPHARETTA GA 30009

MIDWEST PROPERTIES LLC
2895 BROOKFIELD CIR
CUMMING GA 30040

RAUSCH MEGAN R & BROWN BRITTANY E
407 JON SCOTT DR
ALPHARETTA GA 30009

STEINER IMMANUEL
417 JON SCOTT DR
ALPHARETTA GA 30009

EDWARDS BRADLEY H & EDWARDS BRIDGE T T
155 WOODHAVEN WAY
ALPHARETTA GA 30009

EYRE GORDON D
144 WOODHAVEN WAY
ALPHARETTA GA 30009

SAMPLES F SUE
427 JON SCOTT DR
ALPHARETTA GA 30009-2111

BURGESS JOHN W
255 VAUGHAN DR APT 236
ALPHARETTA GA 30009

DUQUEMIN UTE S
150 WOODHAVEN WAY
ALPHARETTA GA 30009

JON R MARTIN REVOCABLE TRUST THE
404 JON SCOTT DR
ALPHARETTA GA 30009

CORDES ELIZABETH B
145 WOODHAVEN WAY
ALPHARETTA GA 30009-2147

CAMPBELL CHRISTINA
2118 PALIFOX DR NE
ATLANTA GA 30307-1816

KNIGHT ELSIE BURGESS
11725 HAYNES BRIDGE RD
ALPHARETTA GA 30201

BISPO JOSE M
139 WOODHAVEN WAY
ALPHARETTA GA 30004

KHAN MUHAMMAD SALAHUDDIN & KHAN AM NA SALAHUDDIN
110 WEATHERLY WAY
ALPHARETTA GA 30009

PARAMOUNT MEDICAL PROPERTIES LLC
1950 EVERGRACE DR
ALPHARETTA GA 30009

SCHIMMEL THOMAS CHARLES & CARRIE L EIGH
115 WOODHAVEN WAY
ALPHARETTA GA 30009

ELGENDY WESAM M
114 WEATHERLY WAY
ALPHARETTA GA 30009

DANYO DAN
730 COOPER SANDY COVE
ALPHARETTA GA 30004-0801

SHELTON ERIK QUINN
100 WOODHAVEN WAY
ALPHARETTA GA 30009

SIMPKINS SHEILA MARIE M & DAVID CH ARLES
120 WEATHERLY LN
ALPHARETTA GA 30004-2142

STRICKLAND MARCUS L & EDNA B
1235 OLD JONES RD
ALPHARETTA GA 30004

BREHM JOANNE
1350 PACES FORREST DR NW
ATLANTA GA 30327

REVOCABLE TR CREATED JACQUELINE KA LLAS THE
124 WEATHERLY WAY
ALPHARETTA GA 30009

B&O (140) LLC
812 HILLARY ST
NEW ORLEANS LA 70118

AES PROPERTY LLC
330 LAKE MANOR TRC
ALPHARETTA GA 30022

MARCUS BETTY S
150 WEATHERLY WAY
ALPHARETTA GA 30004

F7 NWO LLC
3455 PEACHTREE RD NE STE 650
ATLANTA GA 30326

GORDON EARTHA M & MORRIS R
134 WOODHAVEN WAY
ALPHARETTA GA 30004

BALCH MARY L
154 WEATHERLY WAY
ALPHARETTA GA 30004-2142

BANKS KHIA C
149 WOODHAVEN WAY
ALPHARETTA GA 30004

DEEMER RONALD
140 WOODHAVEN WAY
ALPHARETTA GA 30009

NATIONAL PROPERTIES CORP
P.O. BOX 3475
TULSA OK 74101-3475

HAYNES PARK NEIGHBORHOOD ASSOCIATI
ON INC
500 SUGAR MILL RD BLDG/STE B200
SANDY SPRINGS GA 30350

From: Woodman, Michael
To: Callum, Alexandra
Subject: FW: Missed Zoning Information Meeting
Date: Tuesday, March 1, 2022 8:28:04 AM
Attachments: image001.png

Public comment – Alcovy Haynes & Jon Scott file. Please redact to send to the applicant. Thank you!

From: Jillian Robinson [redacted]
Sent: Monday, February 28, 2022 8:47 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Re: Missed Zoning Information Meeting

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Oops, sorry sent that last one too soon. Below are our concerns:

1) Parking for residents is already limited to driveway only which makes holiday periods difficult. Additionally the Maxwell development across the street constantly has a full parking lot and there are still dwellings being built and restaurants yet to be opened. It is only a matter of time before that development starts overflowing. And with our street width already limited, we fear that any overflow parking to our street will go unnoticed and to the detriment of our own use. Furthermore, we believe the new proposed development along Haynes Bridge/Jon Scott will be equally as limited with parking options as the Maxwell and the Atley. Downtown Alpharetta is starting to have a dearth of parking options during and we are not confident parking in the area (both for commercial and residential) is being considered. Yes, some of these developments limit the number of cars a resident can have on premises but it's unrealistic to think a whole neighborhood with 40+ dwellings can sustain normal friend/family activity with 7 "spare" parking spaces (or whatever limited number is afforded to them).

2) Alpharetta's prime downtown area is severely lacking in shade trees. There has been exceptional loss of foliage in the downtown perimeter and there is planned to be more. But not much is being done about replenishing. And I don't mean planting a dogwood or crepe myrtle or some other small tree. I'm talking about being able to walk in the summer on the beautiful new sidewalks without the sun beating down on you. We are quite happy to live in Alpha Park because of it's walkability. However, in reality, the walkability is very limited due to inadequate shade in the summer months. Allowing the Haynes Bridge - Jon Scott development would mean further degradation of the natural surroundings which make Alpharetta feel like an idyllic small town (i.e. what attracts people to the area) as opposed to an urban sprawl center . Too much development will leave Alpharetta feeling like a Sandy Springs, or Duluth....so much concrete/brick/asphalt that it has no charm and no appeal.

3) Lastly, we are concerned that sewage and water runoff isn't being thought about in our specific area. The neighborhood is very old (oldest in Alpharetta) and as such we are afraid that the developments that are being proposed (or have been implemented) along with the flipping that is happening in the neighborhood (houses at the corner of Devore and Karen) will

eventually mean that the water and drainage systems in place will be insufficient. We don't want to find that out the hard way after the developer has left and our neighborhood/neighbors are dealing with the damage. This actually has been happening with the Berkdale community as of late. Their retention pond is not big enough (i.e. should have been bigger but was approved at a smaller size). As a result, that neighborhood ends up flooding other houses behind it anytime there is moderate rainfall. I realize that is a Roswell jurisdiction, but I want to bring it up as a warning of the things that can happen when proper care and due diligence are not adhered to.

Thank you,

Jillian Robinson

On Mon, Feb 28, 2022 at 8:41 PM Jillian Robinson [redacted] wrote:

> Hi Michael,
>
> Below are our concerns regarding the development at Haynes Bridge Road and Jon Scott Dr:
>
> On Wed, Feb 23, 2022 at 12:52 PM Woodman, Michael <mwoodman@alpharetta.ga.us> wrote:
>
> > Good afternoon, Jillian.
> >
> > Please send your comments to me.
> >
> > Best regards,
> >
> > Michael A. Woodman, AICP
> > Planning and Development Services Manager
> >
> > City of Alpharetta
> > Community Development Department
> > 2 Park Plaza
> > Alpharetta, Georgia 30009
> > (678) 297-6072
> > www.alpharetta.ga.us

From: Jillian Robinson <[redacted]
Sent: Wednesday, February 23, 2022 12:15 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Missed Zoning Information Meeting

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Michael,

My husband and I were unable to attend the zoning information meeting on February 9th (traveling on an airplane at that time). We live in the Alpha Park neighborhood and wanted to offer some concerns we have regarding the development proposed between Jon Scott Drive and Haynes Bridge Road. To whom can we send our concerns so that they are documented/included when the committee and council makes their decision?

Thanks,
Jillian Robinson

Callum, Alexandra

From: Woodman, Michael
Sent: Wednesday, March 2, 2022 4:02 PM
To: Callum, Alexandra
Subject: Fwd: Question re: March 3 Public Hearing: Haynes Bridge Rd + Jon Scott Dr development project

Can you check all locations to make sure date has been changed to April? Thanks

Sent from my iPhone

Begin forwarded message:

> **From:** Zac Anderson [redacted]
> **Date:** March 2, 2022 at 3:38:23 PM EST
> **To:** "Woodman, Michael" <mwoodman@alpharetta.ga.us>
> **Subject: Question re: March 3 Public Hearing: Haynes Bridge Rd + Jon Scott Dr development project**

CAUTION: This email originated from outside the City. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Michael,

I am a concerned citizen at:

440 Karen Drive
Alpharetta, GA 30009

I got a letter about a public hearing on **March 3 at 6:30 PM** regarding a proposed development at the edge of **Haynes Bridge Rd and Jon Scott Dr** (2.4 acres of land total). However, I couldn't find any additional info on this hearing using the link in the letter.

Can you please tell me:

- I see the hearing starts at 6:30 but do you know how long will it will last?
- Is there a schedule of proceedings? I understand these hearings can cover multiple issues and want to make sure I'm only there for what pertains to me personally.
- Do you know of any contacts I can write to in order to protest against this development project? If so, do you have their contact info? I would like to protest in person and via mail.

Thanks in advance for your help!

Sincerely,

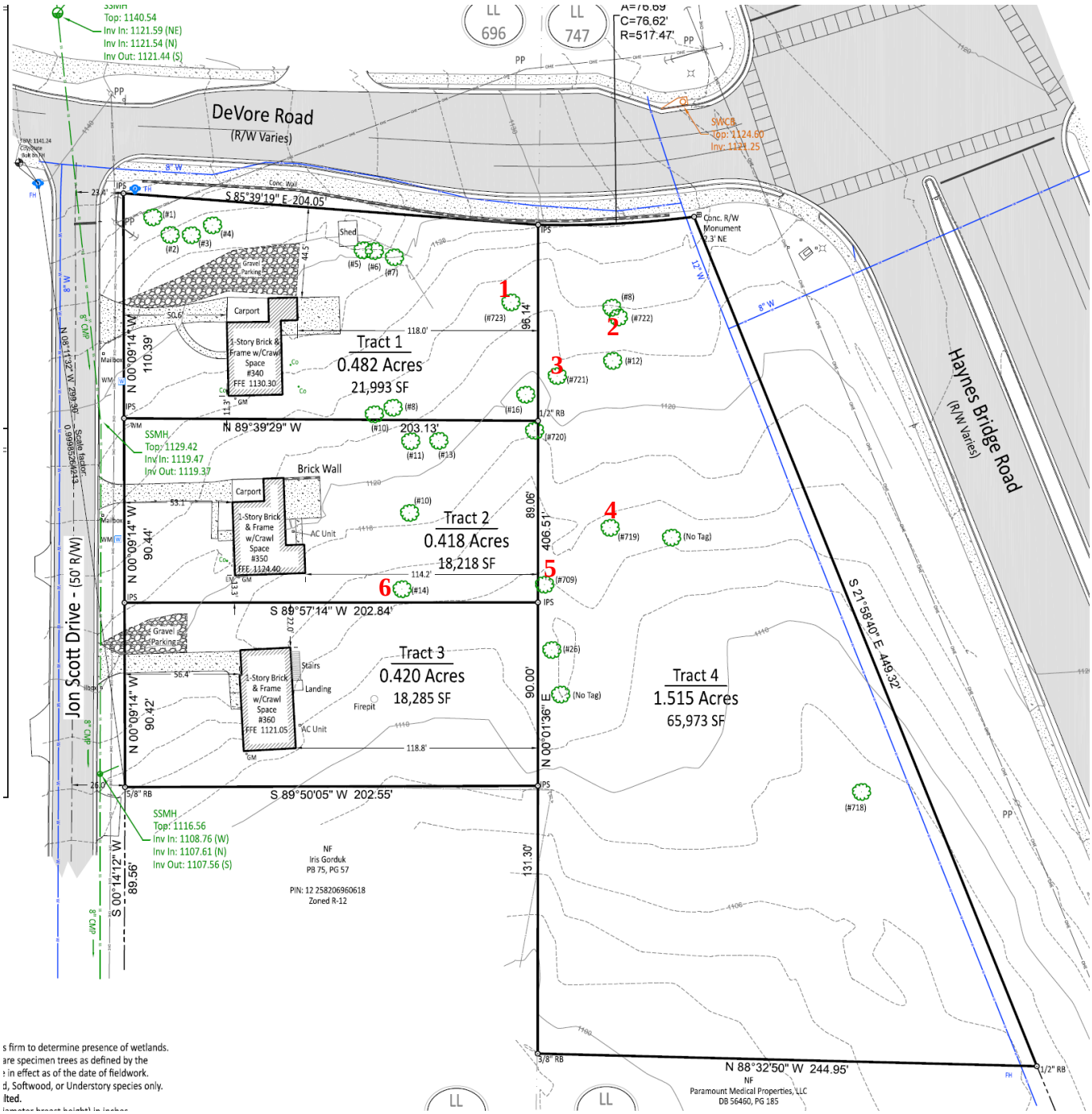
Zac Anderson
CSE, VSP, VMSP, VMTSP

HRH Trees, LLC

1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

Tree Evaluation Report
Jon Scott Drive/DeVore Road/Haynes Bridge Road, 4-Tract Site, Alpharetta

Overview:
HRH Trees, LLC was asked to verify the trees on a 4-tract site (Tract 1 – 340 Jon Scott Dr, Tract 2 – 350 Jon Scott Dr, Tract 3 – 360 Jon Scott Dr and Tract 4 – 1.515 corner of DeVore Road and Haynes Bridge Road) in Alpharetta. The site visit took place on March 17, 2022. The site plan was provided.



HRH Trees, LLC
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

Jon Scott/DeVore/Haynes Br

Observations:
All observations were visual and made from the ground (Level 2 Assessment). No invasive tests or aerial inspections were performed. No underground inspections were undertaken. The diameters were measured at breast height, 4½ feet above the ground (DBH) with a diameter tape.

Tree #	Tag #	Species	DBH	Condition/Notes	Specimen Condition
1	723	Red Oak	**38"**	2 dead low limbs, Ganoderma conk at base, poor condition	No
2	722	Water Oak	**28" (below)**	Co-dominant, included bark, several dead limbs, poor condition	No
3	721	So. Red Oak	**31" (below)**	Co-dominant, included bark, poor condition	No
4	719	Water Oak	**32"**	1 broken low limb - good condition	Yes
5	709	Red Oak	**41"**	2" vines, 1 main dead limb, 2 dead stubs, fair/poor condition	No
6	707	Loblolly Pine	**33"**	No issues, good condition	Yes

There are many trees already tagged on site. Only the six trees listed above are of specimen size in Alpharetta. Trees tagged 718 and 720 on site and on the site plan are not of specimen size for those species. All co-dominant or multi-trunked trees are measured below the trunk split in Alpharetta.

Alpharetta Specimen Tree Size Criteria

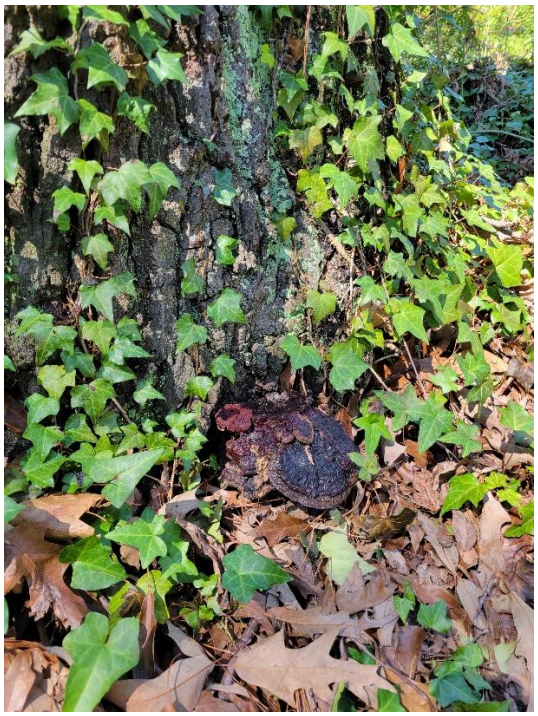
- Pine Trees: 30-inch diameter or larger for trees in the *Pinus* (Pine) genus.
- Coniferous Trees: 20″ diameter or larger for trees in the *cedrus* (deodar cedar), *Thuja* (Arborvitae), or other ecologically similar trees,
- Overstory Trees: 30-inch diameter or larger for trees in the *Liquidambar* (Sweetgum) or *Liriodendron* (Tulip poplar),
- 20-inch diameter or larger for trees in the Fagus (Beech), Nyssa (Tupelo), Diospyros (Persimmon), Sassafras (Sassafras), or other ecologically similar trees,
- 20-inch diameter or larger for *Magnolia grandiflora* (Southern magnolia) and those cultivars that generally reach a mature height over 40′,
- 24-inch diameter or larger for trees in all other genera
- Understory Trees: 8-inch (8″) diameter or larger.
  10-inch (10″) diameter or larger for *Oxydendron arboretum* (Sourwood).

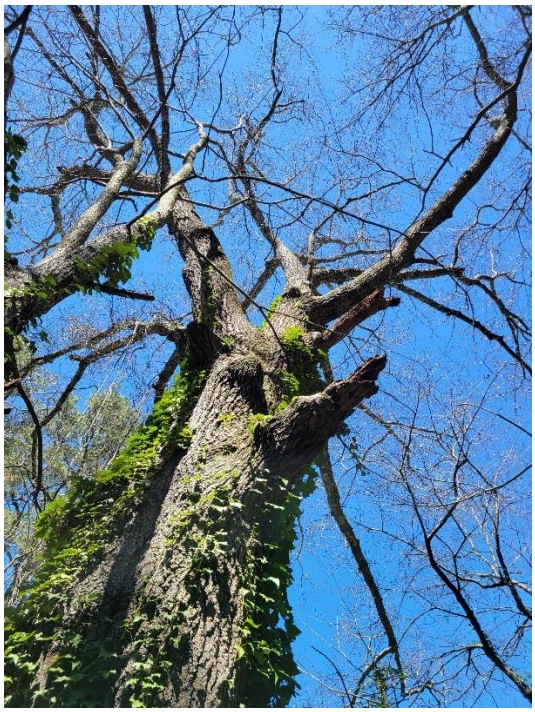
HRH Trees, LLC
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

Page 3
Jon Scott/DeVore/Haynes Br

Pictures in poor condition:

Tree 1 (Tag#723)



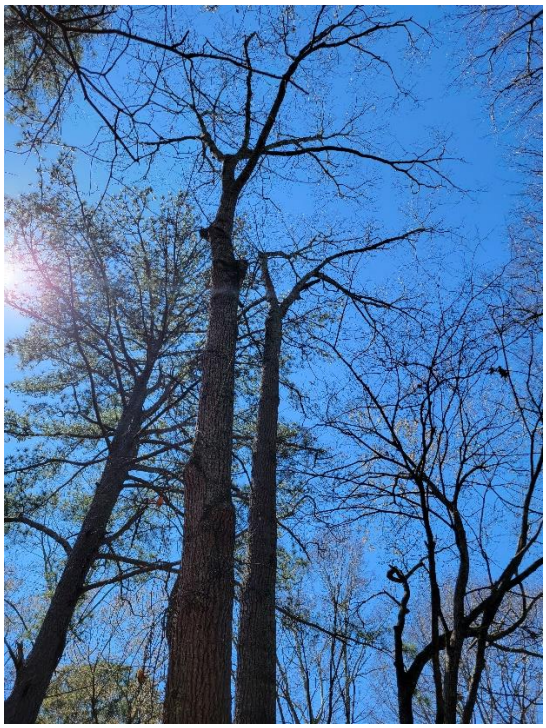


Tree 2 (Tag# 722)

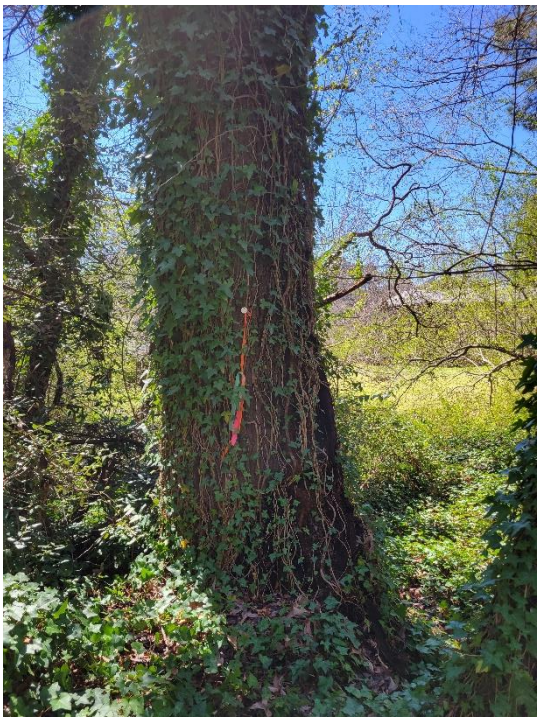
HRH Trees, LLC
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

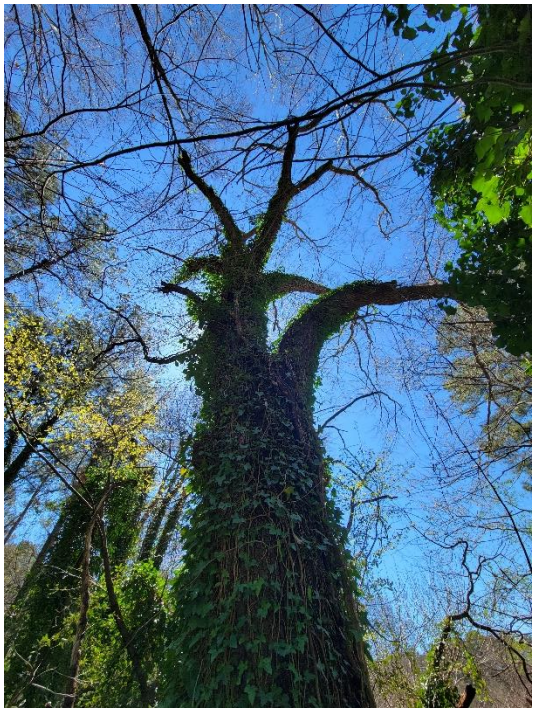
Page 4
Jon Scott/DeVore/Haynes Br

Tree 3 (Tag#721)



Tree 5 (Tag#709)





Final Remarks:
This letter serves as an assessment of the specified trees. I certify that all the statements in this letter are true, complete, and correct to the best of my knowledge and belief, and that they are made in good faith. Please note, all trees will fail. No arborist can state exactly when, where, or how a tree will fail. Live trees that appear healthy may fall as an "act of God" or with significant weather or environmental conditions that cannot be controlled. All recommendations made in this report are the sole responsibility of the property owner to address, thus assuming any risk associated with not performing such recommendations.

Tree work should be performed by a reputable tree company to proper standards and specifications. Consult with the International Society of Arboriculture for specific guidelines on tree removal, pruning and replanting, www.isa-arbor.com.

If you have any questions or need more information, please contact me.

Sincerely,

Heidi R. Harrington

Heidi Rieckermann Harrington
ISA Certified Arborist (NY-1074A)
SAF Certified Forester (2756)
HRH Trees, LLC

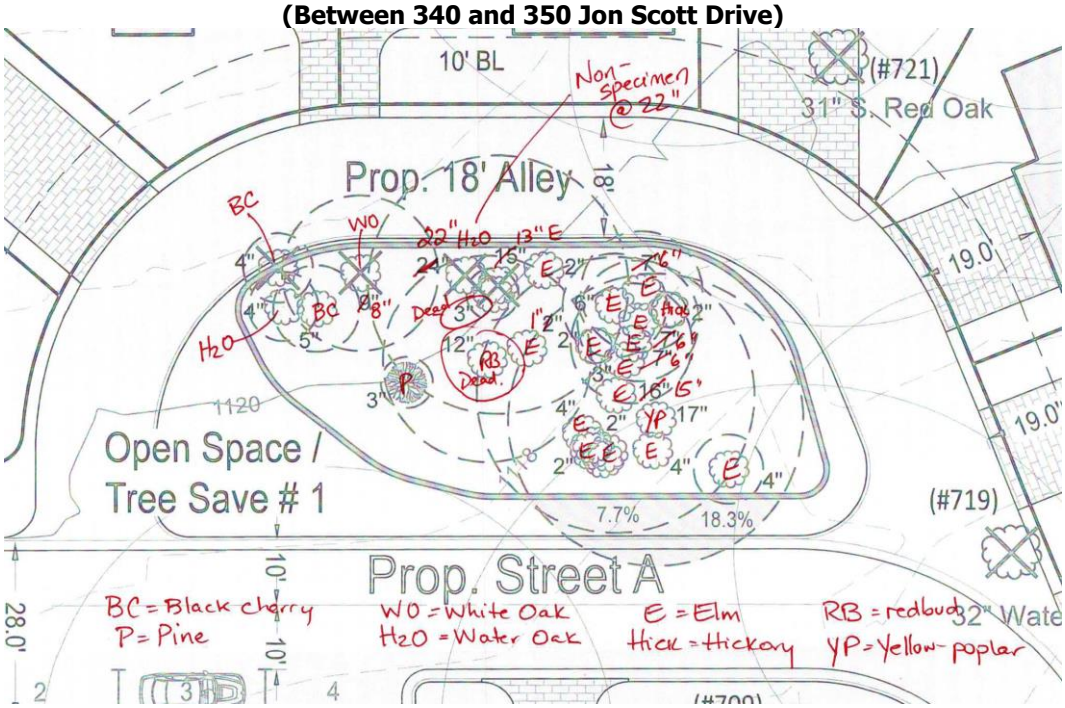
HRH Trees, LLC

1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

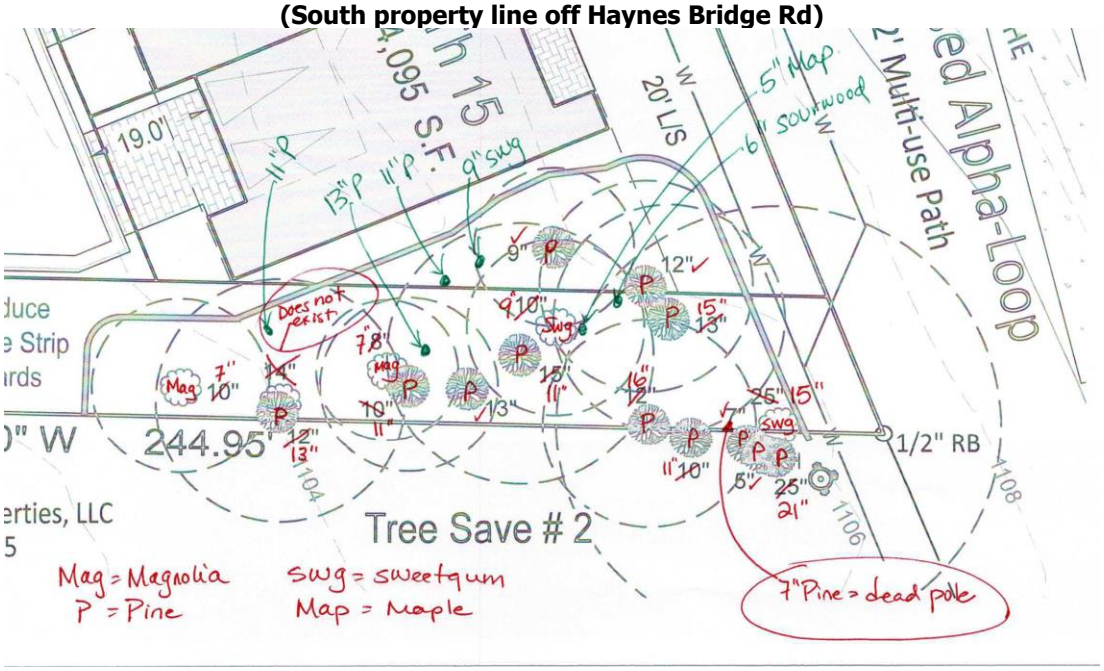
Tree Evaluation Report – Alcovy Estates
Jon Scott Drive/DeVore Road/Haynes Bridge Road, 4-Tract Site, Alpharetta

Overview:
HRH Trees, LLC was asked to revisit the site to assess two proposed tree save/greenspace areas. This site visit took place on April 4, 2022. The site plan was provided of the 2 areas.

Area A
(Between 340 and 350 Jon Scott Drive)



Area B
(South property line off Haynes Bridge Rd)



HRH Trees, LLC
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

Alcovy Estates

Observations:
Area A – This area contains two very nice larger trees, a 15″ DBH elm and a 17″ DBH yellow-poplar. They are surrounded by smaller trees, mostly elm. Some of the smaller trees should be thinned out and removed allowing some of the other straighter, healthier (6-7″ DBH) trees to mature with less competition. A few trees could then be added to this area including an overstory tree and a few understory trees.

Area B – This area contains a cluster of pines and a few magnolia and sweetgum trees. A few trees could be thinned and maybe a couple understory trees could be added, but that may not be necessary in this area. It is a good natural area as is with good density.

HRH Trees, LLC
1125 Oak Brook Way, Atlanta, Georgia 30319
404-444-5824 heidi@hrhtrees.com

Final Remarks:
This letter serves as an assessment of the specified trees/areas. I certify that all the statements in this letter are true, complete, and correct to the best of my knowledge and belief, and that they are made in good faith. Please note, all trees will fail. No arborist can state exactly when, where, or how a tree will fail. Live trees that appear healthy may fall as an "act of God" or with significant weather or environmental conditions that cannot be controlled. All recommendations made in this report are the sole responsibility of the property owner to address, thus assuming any risk associated with not performing such recommendations.

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If you have any questions or need more information, please contact me.

Sincerely,

Heidi R. Harrington

Heidi Rieckermann Harrington
ISA Certified Arborist (NY-1074A)
SAF Certified Forester (2756)
HRH Trees, LLC

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: _____
PH #: _____
☐ Property Taxes & Code Violations Verified
☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT • 2 PARK PLAZA • ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Mo Gayasuddin Telephone: 678-736-0139

Address: 1049 Saint Lily Pl Suite:

City Marietta State: GA Zip: 30068 Fax:

Mobile Tel: 678-736-0139 Email: mo@alcovy.com

Subject Property Information:

Address: 340, 350, 360 Jon Scott Dr Current Zoning: R-12

District: 1 Section: 2 Land Lot: 696 Parcel ID: 12 258206960 626,634, 642

Proposed Zoning: DT-R Current Use: Residential

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

☐ Conditional Use
☒ Rezoning
☐ Variance
☐ Exception
☐ Master Plan Amendment
☐ Master Plan Review
☐ Public Hearing
☐ Other *(Specify)*: _____
☐ Comprehensive Plan Amendment

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: _____
PH #: _____
☐ Property Taxes & Code Violations Verified
☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT • 2 PARK PLAZA • ALPHARETTA, GA 30009

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Contact Information:

Contact Name: Mo Gayasuddin Telephone: 678-736-0139

Address: 1049 Saint Lily Pl Suite:

City Marietta State: GA Zip: 30068 Fax:

Mobile Tel: 678-736-0139 Email: mo@alcovy.com

Subject Property Information:

Address: 0 Haynes Bridge rd Current Zoning: C-2

District: 1 Section: 2 Land Lot: 747 Parcel ID: 12 270107470209

Proposed Zoning: DT-R Current Use: Commercial

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

☐ Conditional Use
■ Rezoning
☐ Variance
☐ Exception
☐ Master Plan Amendment
☐ Master Plan Review
■ Public Hearing
☐ Other *(Specify)*: _____
■ Comprehensive Plan Amendment

Applicant Request And Intent

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

Ten Single Family homes of attached and detached units in a sub division as per the site plan.

Applicant's Request (Please itemize the proposal):

Applicant is requesting that the property be rezoned from R-12 to DT-R (as per future land use) to permit the development of single family homes in a subdivision as shown on the attached site plan.

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

The Applicant's proposal will permit th construction of 10 new detached single family homes as allowed under the DT-R zoning classification in the alpharetta downtown overlay district.

Applicant intends to utilize the downtown overlay district architectural requirements with architect who has produced their works for the downtown overlay district

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Dennis + Jennifer Pettas Telephone: 770-823-0696

Address: 2450 Cross Springs Dr. Suite:

City Cumming State: GA Zip: 30041

Authorization:

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

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

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Mo Gayasuddin Telephone: 678-736-0139

Address: 622 , IMES WAY Suite:

City Johns Creek State: GA Zip: 30097

So Sworn and Attested:

Owner Signature: Jennifer Pettas Date: 10/20/21

Jennifer Pettas

Notary:

Notary Signature: Nimesh J. Parikh Date: 10/20/2021

NIMESH J. PARIKH NOTARY PUBLIC GEORGIA EXPIRES February 27, 2022 FULTON COUNTY

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Dennis & Jennifer Pettas Telephone:

Address: 2450 Cross Springs Dr. Suite:

City Cumming State: GA Zip: 30041

Authorization:

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- ☒ Rezoning
- ☐ Conditional Use
- ☐ Variance
- ☐ Master Plan
- ☐ Land Use Application
- ☐ Other

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Mo Gayasuddin Telephone: 678-736-0139

Address: 622, IMES WAY Suite:

City Johns Creek State: GA Zip: 30097

So Sworn and Attested:

Owner Signature: D. Pettas Date: 10-20-21

Notary:

Notary Signature: Nimesh J. Parikh Date: 10/20/2021

NIMESH J. PARIKH NOTARY PUBLIC EXPIRES GEORGIA February 27, 2022 FULTON COUNTY

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: Mo Gayasuddin

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: N/A - None Made Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____ Date: 10/20/2021

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The surrounding properties to the subject property are in Downtown Mixed Use, residential & commercial,. The future development road map shows subject property in the Downtown Residential category (DRD) with in Downtown Overlay district where DT-R zoning classification is appropriate category. This proposal to rezone to DT-R for 10 single family detached units is compatible and consistent with residential development that already exists or in development in the surrounding properties.

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

With detached single family family homes the proposal will bring in the mix to stacked flats and town homes of the recent development in the surrounding area. The value of the surrounding properties will be enhanced by premium design and downtown elevation requirements for detached single family homes. The Alpha Loop trail on the north& east side of the subject property enhances and provides interconnectivity to surrounding properties This proposal thus positively affects the use and value of surrounding properties.

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

No. As the subject properties is currently zoned as Residential with commercial abetting to it which is part of proposed subdivision, these zonings will prohibit any rjoint development of the properties and any enhancement to the property. Therefore subject properties cannot be developed for a reasonable economic use with current zoning and ever increasing development costs and land prices.

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

The increase to population and traffic would be very minimal if this proposal were approved. This has 10 units which 25 people approximately (assuming 2.5 people per unit) and traffic would be approximately 58 trips per 24 hours (10 residences multiplied by 5.75 vehicle trips per residence for 24 hours)

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

The impact to schools and utilities if the proposal were approved would be minimal. The number of new students that would be in this property will be 7 (assuming 0.75 student per residence) spread across all grades. The impact of public utilities - Sanitary, water, sewer, gas, electricity and cable (available to the subject property) - will be in the growth projected by the utility providers.

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

The Alpharetta Comprehensive Plan designates the Subject Property as lying within the Alpharetta DownTown overlay, where one of the goals is to "create opportunities for.. medium and high density resident developments" and 'adding and/or linking sidewalks". This proposal is consistent with Alpharetta Comprehensive Plan and Future Land Use Map/Future Development Map.

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

All properties along side of Jon Scott Dr are zoned Residential with future land use as downtown residential Thus, rezoning subject property to DT-R zoning category will ensure that high-quality development is consistent with usage as envisioned in the Alpharetta Comprehensive Plan

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

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Daniel A. Danyo Telephone: 770 318 4319

Address: 0 Haynes Bridge Rd Suite:

City Alpharetta State: GA Zip: 30009

Authorization:

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

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

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Mo Gayasuddin Telephone: 678-736-0139

Address: 622 , IMES WAY Suite:

City Johns Creek State: GA Zip: 30097

So Sworn and Attested:

Owner Signature: Date: 10/21/21

Notary:

Notary Signature: Date: October 21st 2021

HAZEL BEJARANO NOTARY PUBLIC GEORGIA GWINNETT COUNTY EXPIRES July 10, 2023

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: Alcovy Estates

Contact Name: Mo Gayasuddin Telephone: 678-736-0139

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.

Owners of Properties within 500 Ft of subject property	Affected Government departments
Interested parties noted on any list provided by the city	City officials

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.*

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [x] 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.

Individuals can contact Mo Gayasuddin Via telephone 678-736-0139 or via email at mo@alcovy.com as well as during public participation process.

MAILING LIST			
Parcel ID	NAME	ADDRESS	CITY, STATE, ZIP CODE
12 258106930059	HOLIDAY ENTERTAINMENT LLC	1827 POWERS FERRY RD # 5	ATLANTA GA 30339
12 258106930281	HOLIDAY ENTERTAINMENT LLC	1827 POWERS FERRY RD # 5	ATLANTA GA 30339
12 258106930372	WICKS RONALD S & MARY A	270 S MAIN ST	ALPHARETTA GA 30009
12 258106930380	PURE TAQUERIA LLC	103 ROSWELL ST	ALPHARETTA GA 30009
12 258206960048	M V P INVESTMENT CO	4710 LOU IVY RD	DULUTH GA 30096
12 258206960071	TRIBBLE DONNA E	285 KAREN DR	ALPHARETTA GA 30009
12 258206960089	THOMPSON RICHARD L	14315 WYNDHAM FARMS DR	MILTON GA 30004-3264
12 258206960097	PERLING JONATHAN & ALLYSON	P O BOX 92	ALPHARETTA GA 30009
12 258206960154	STAPLER ALTON E & MARY F	P O BOX 109	ALPHARETTA GA 30009
12 258206960162	KINGRY PHILLIP A SR	359 KAREN DR	ALPHARETTA GA 30009-2115
12 258206960170	LEWIS DAWN VILET	1962 OLD DOMINION DR	SANDY SPRINGS GA 30350
12 258206960188	BRAHMBATT KAPIL	3771 ARC WAY	LAWRENCEVILLE GA 30044
12 258206960238	TROY KIMBRELL N & CHRISTA M	372 KAREN DR	ALPHARETTA GA 30004-2116
12 258206960246	DENNEY C ANDREW & DENNEY SARAH ANN	145 SHADY GROVE LANE	ALPHARETTA GA 30009
12 258206960253	LAI NHIEM	354 KAREN DR	ALPHARETTA GA 30004
12 258206960261	TRANOR GARY & STEPHEN GARY	346 KAREN DR	ALPHARETTA GA 30004-2116
12 258206960311	HFT INVESTMENT HOLDINGS LLC	304 KAREN DR	ALPHARETTA GA 30009
12 258206960329	KENT RONALD & ELIZABETH	294 KAREN DR	ALPHARETTA GA 30009-2114
12 258206960337	JMA HOMES ONE SIXTY LLC	PO BOX 768731	ROSWELL GA 30076
12 258206960345	VLM HOLDINGS LLC	1 KING ST APT 202	CHARLESTON SC 29401
12 258206960352	STRAY CAT LLC	325 MICHAEL DR	ALPHARETTA GA 30009
12 258206960402	LEMEN JASON M	371 MICHAEL DR	ALPHARETTA GA 30009
12 258206960410	EQUITY TRUST COMPANY CUSTODIAN FBO JOAN DARNELL IRA	361 MILTON AVE	ALPHARETTA GA 30009
12 258206960428	HARRIS RUSSELL & HILARY	2375 SANDY CREEK FARM RD	ALPHARETTA GA 30004-3636
12 258206960436	LUDWIG KENNETH B & ANGLIN GWENDOLYN J	120 DALRYMPLE RD	ATLANTA GA 30328
12 258206960485	HENDERSON SUSAN WEBB STANLEY T	311 ROCK FENCE RD NW	ADAIRSVILLE GA 30103
12 258206960493	CARTER MILLARD T ET AL	884 DOCK LATHAM TRL	BALL GROUND GA 30107
12 258206960501	RICHMOND INVESTMENTS INC	371 ARC WAY	MARIETTA GA 30064
12 258206960519	TWO TWELVE DEVORE ROAD TRUST	312 W MAIN ST	CUMMING GA 30040
12 258206960568	PENDLEY CHARLES E B	387 JON SCOTT DR	ALPHARETTA GA 30004-2134
12 258206960576	DHOLE ASHWINI & RATHI GHAZAL	5835 CRESTWICK WAY	CUMMING GA 30040
12 258206960584	JONES RANDALL BURNER	400 JON SCOTT DR	ALPHARETTA GA 30004-2112
12 258206960592	GUNTER LARRY R	390 JON SCOTT DR	ALPHARETTA GA 30004-2110
12 258206960600	EARTHLY MATTERS CONTRACTING INC	1360 UNION HILL RD SUITE 1E	ALPHARETTA GA 30004
12 258206960667	ALPHA DEVELOPMENT CORP	1048 WINDING BRANCH CT	ATLANTA GA 30338
12 258206960717	DALTEX ALPHARETTA LLC	3715 NORTHSIDE PKWY	ATLANTA GA 30327
12 258306940411	KARTOS JOHN L	P.O. BOX 22147	KNOXVILLE TN 37933
12 258306940452	FULTON COUNTY BANK	101 N TRYON ST	CHARLOTTE NC 28255
12 258306940460	J & J PROPERTIES INC	P.O. BOX 22147	KNOXVILLE TN 37933
12 258406950815	ALPHA DEVELOPMENT CORP	P O BOX 92	ALPHARETTA GA 30009
12 259106970368	BALIAN ROBERT & WONG KAH LEE	454 MICHAEL DR	ALPHARETTA GA 30009
12 259106970376	464 MICHAEL DRIVE LLC	12100 N HICKORY TRCE	ALPHARETTA GA 30004
12 259106970384	DOBSON STEVEN A & CAREY T	19 LENOX PARK AVE	CARTERSVILLE GA 30120-8302
12 259106970392	WALKER JUDY	484 MICHAEL DR	ALPHARETTA GA 30004
12 259106970541	467 MICHAEL DRIVE LLC	12100 N HICKORY TRCE	ALPHARETTA GA 30004
12 259106970558	PETTAS DENNIS & PETTAS JENNIFER	2410 SPRINGMONTE PL	CUMMING GA 30041
12 259106970566	ACREE TONI & WEST DAWN	447 MICHAEL DR	ALPHARETTA GA 30004
12 259106970574	GOLDEN TERRA PROPERTIES LLC	3930 BROOKLINE DR	ALPHARETTA GA 30022
12 259106970657	REID SCOTT	440 KAREN DR	ALPHARETTA GA 30009
12 259106970665	DAVES JO ANNE WALL	450 KAREN DR	ALPHARETTA GA 30009
12 259106970921	HARNER CHARLES W & LETITIA	427 MICHAEL DR	ALPHARETTA GA 30004
12 259106970939	TUSTIAN GRAHAM R & PATRICIA A	417 MICHAEL DR	ALPHARETTA GA 30004
12 259106970947	DAVIES KIMBERLY C	407 N MICHAEL DR	ALPHARETTA GA 30004
12 259106970954	LOMAX JAMES W	404 MICHAEL DR	ALPHARETTA GA 30009
12 259106971002	WATERS CAREY L	4868 BETHELVIEW RD	CUMMING GA 30040
12 259106971010	TRUSTEE IRREVOCABLE SPECIAL NEEDS TRUST AGREEMENT FOR WILLIAM F MONDI	447 JON SCOTT DR	ALPHARETTA GA 30004
12 259106971028	GILBERT GARY L & KAREN	5435 HILLGATE XING	ALPHARETTA GA 30005
12 259106971036	AVREN MARK	467 JON SCOTT DR	ALPHARETTA GA 30004
12 259106971044	SCOTT BARBARA	477 JON SCOTT DR	ALPHARETTA GA 30009
12 259106971127	ZUNIGA LEONILA F & EDITH ET AL	450 JON SCOTT DR	ALPHARETTA GA 30004
12 259106971135	PETTAS DENNIS & PETTAS JENNIFER	2410 SPRINGMONTE PL	CUMMING GA 30041
12 259106971226	BLALOCK KATHY ELAINE & NORMAN	66 KAYDID LANE	DAWSONVILLE GA 30534
12 259106971234	BOURNE BETTY L	517 JON SCOTT DR	ALPHARETTA GA 30009
12 259106971473	CROSSON SEAN E & HEIDI L	410 JON SCOTT DR	ALPHARETTA GA 30004
12 259106971481	KIBARA HUMPHREY N	430 JON SCOTT DR	ALPHARETTA GA 30009
12 259106971556	GUTHMAN BILLIE B	470 GREENLAUREL DR	ATLANTA GA 30342
12 259106971564	HOLGATE REBECCA MARY	407 ALLYSON CIR	ALPHARETTA GA 30009
12 270107470159	KNIGHT ELSIE BURGESS	11725 HAYNES BRIDGE RD	ALPHARETTA GA 30009
12 270107470167	BURGESS B GAIL	11715 HAYNES BRIDGE RD	ALPHARETTA GA 30009-1928
12 270107470175	BATES PEGGY B	13480 HOPEWELL RD	ALPHARETTA GA 30004-3519
12 270107470183	BURGESS LOUNETTE S	11715 HAYNES BRIDGE RD	ALPHARETTA GA 30004-1928
12 270307480164	K & S OLD MILTON LLC	3396 CAVERTON LANE	ALPHARETTA GA 30022
12 270307480180	CHAN TIN & ENG DANNY	3975 OLD MILTON PKWY # S 1	ALPHARETTA GA 30005
12 270307480230	CHAN TIN & ENG DANNY	3975 OLD MILTON PKWY # S 1	ALPHARETTA GA 30005
12 270307480347	JBGL ATLANTA DEVELOPMENT LLC	2805 DALLAS PKWY SUITE 400	PLANO TX 75093

12 270307480545	MILTON HALL LLC	2365 OLD MILTON PKY SUITE 200	ALPHARETTA GA 30009
12 270307480552	MILTON HALL LLC	2365 OLD MILTON PKY SUITE 200	ALPHARETTA GA 30009
12 270307480578	SEISAN MFA PROPERTIES LLC	2425 OLD MILTON PKWY	ALPHARETTA GA 30009
12 270407490402	CHESTER CHARLES E	2465 OLD MILTON PKWY	ALPHARETTA GA 30004
12 271007460050	MAYA PROPERTIES ALPHARETTA LLC	42912 BLUEHOUSE LN	ALPHARETTA GA 30022
12 271007460084	MAYA PROPERTIES ALPHARETTA LLC	4292 BLUEHOUSE LN	ALPHARETTA GA 30022
12 271007470562	CREME PROPERTIES L P	8400 E PRENTICE AVE SUITE 1320	GREENWOOD VILLAGE CO 80111-2925
12 270307480560	CHAN TIN & ENG DANNY	3975 OLD MILTON PKWY # S 1	ALPHARETTA GA 30005
12 271107460216	ROSARIO CHARLES L & PORTILLO GIOVANNA D	159 WOODHAVEN WAY APT 100	ALPHARETTA GA 30009-2147
12 271107460208	GOLD SANDRA S	165 WOODHAVEN WAY	ALPHARETTA GA 30009
12 271107460190	FOURIE HILDA	169 WOODHAVEN WAY	ALPHARETTA GA 30004
12 270007470754	ROBERT E STOFFEL JR REVOC TRUST & THERESA S STOFFEL REVOC TRUST THE	710 NOTTAWAY LN	ALPHARETTA GA 30009
12 270007470762	WARD ALICE & WARD JAMES	708 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007470770	O LEARY DENNIS J & O LEARY JEANNE M	706 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007470788	MOORE JOHN G & MOORE THERESA J	704 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007470655	QUINTRELL WILLIAM H	128 NOTTAWAY LN	ALPHARETTA GA 30009
12 270007470796	WARNER THOMAS F	301 NOTTAWAY LN	ALPHARETTA GA 30009
12 270007470804	WOLF GEORGE R & WOLF URSULA V	303 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007470812	ALEXANDRE AMORIM RAFAEL A	305 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007470820	PARKER JAMES S & JODIE L	307 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007470861	KAUFFMAN STANFORD & KORNSWIET LINDA	405 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007470887	DESOUSA THOMAS J & DESOUSA KAREN E	409 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007470879	REYNOLDS JAMES E & BARBARA J	407 NOTTAWAY LANE	ALPHARETTA GA 30009
12 258106931826	BRIARGATE TOWNHOME ASSOC INC	500 SUGAR MILL RD	ATLANTA GA 30350
12 258406950641	MULKEY LAWRENCE W	13630 BIRMINGHAM HWY	ALPHARETTA GA 30004
12 258406951052	DALTEX ALPHARETTA LLC	3715 NORTHSIDE PKWY	ATLANTA GA 30327
12 259106971143	HALL PATRICK & AMANDA	470 JON SCOTT DR	ALPHARETTA GA 30009
12 259106971150	JON SCOTT LLC	5755 N POINT PKWY SUITE 213	ALPHARETTA GA 30022
12 259106971168	ELEY MILTON W	1171 CROFTON LNDG	SUWANEE GA 30024
12 270007490059	GLUCK PROPERTIES LLC	2455 OLD MILTON PKWY	ALPHARETTA GA 30004
12 270007500097	GARDNER DRIVE L L C	200 W MONROE ST STE 2200	CHICAGO IL 60606
12 270307480487	MC KNIGHT CAROLYN S	910 DOGWOOD TRL	HIAWASSEE GA 30546-3815
12 270407490394	OLD MILTON LEASING ENTERPRISES LLC & NORRIS PROPERTY HOLDINGS LLC	1645 EVERSEDGE DR	ALPHARETTA GA 30004
12 270407490451	MARSH BUNDY KING 2012 TRUST THE	PO BOX 20096	ATLANTA GA 30325
12 271107460703	SHEIRAZ LLC	630 LONDONBERRY RD	ATLANTA GA 30327
12 271107460752	SHEIRAZ LLC	630 LONDONBERRY RD	ATLANTA GA 30327
12 271107460760	SHEIRAZ LLC	630 LONDONBERRY RD	ATLANTA GA 30327
12 271107460778	SHEIRAZ LLC	630 LONDONBERRY RD	ATLANTA GA 30327
12 271107460786	SHEIRAZ LLC	630 LONDONBERRY RD	ATLANTA GA 30327
12 271107460794	SHEIRAZ LLC	630 LONDONBERRY RD	ATLANTA GA 30327
12 271107460844	SHEIRAZ LLC	630 LONDONBERRY RD	ATLANTA GA 30327
12 271107460851	BUIJJI 2550 LLC	5755 N POINT PKWY STE 85	ALPHARETTA GA 30022
12 271107460869	SHEIRAZ LLC	630 LONDONBERRY RD	ATLANTA GA 30327
12 271107460877	SHEIRAZ LLC	630 LONDONBERRY RD	ATLANTA GA 30327
12 284208010301	CITY OF ALPHARETTA	2 SOUTH MAIN ST	ALPHARETTA GA 30004
12 271007450325	MORRISON W LEE JR & ANNE R	271 15TH ST NE	ATLANTA GA 30309-3512
12 271107460265	CONTANT NICOLE	135 WOODHAVEN WAY	ALPHARETTA GA 30004
12 271107460273	MC KENZIE MARK A	129 WOODHAVEN WAY	ALPHARETTA GA 30201
12 271107460281	HERNANDEZ PEDRO	125 WOODHAVEN WAY	ALPHARETTA GA 30004
12 271107460299	HORWITZ ELANA	119 WOODHAVEN WAY	ALPHARETTA GA 30009
12 271107460349	QUEEN SANDRA R	114 WOODHAVEN WAY	ALPHARETTA GA 30004
12 271107460356	MARKUTEN DEVON RAE	120 WOODHAVEN WAY	ALPHARETTA GA 30009
12 271107460364	PERKINS KATHERINE	124 WOODHAVEN WAY	ALPHARETTA GA 30009
12 271107460372	SMITH SHETETA	130 WOODHAVEN WAY	ALPHARETTA GA 30004
12 271107460430	BRITT GREGORY C & HALSTEAD MEGHAN D	160 WOODHAVEN WAY	ALPHARETTA GA 30009
12 271107460448	ROGERS SANDRA L	164 WOODHAVEN WAY	ALPHARETTA GA 30009
12 271107460570	FREDERICKS KRIS DORIAN	100 WEATHERLY WAY	ALPHARETTA GA 30009
12 271107460588	BOYER ADRIANNE V	104 WEATHERLY WAY	ALPHARETTA GA 30009
12 271107460638	MOORE CAROLYN M	130 WEATHERLY WAY	ALPHARETTA GA 30009
12 271107460646	SEKHON JASON S	134 WEATHERLY WAY	ALPHARETTA GA 30009
12 271107460653	HEDDEN ELAINE	140 WEATHERLY WAY	ALPHARETTA GA 30004
12 271107460661	FELIX ALEJANDRA	144 WEATHERLY WAY	ALPHARETTA GA 30009
12 259006980558	SEALY ALPHARETTA L L C	333 TEXAS ST STE 1050	SHREVEPORT LA 71101
12 258206960733	KJM HOLDINGS LLC	895 MANSELL RD	ROSWELL GA 30076
12 270007470911	SCHOLES EDWARD J III & SCHOLES MARIA B	211 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007470903	SMOTHERS ERIC W & SMOTHERS SHANNON L	209 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007470986	OU YI-CHUNG & CHUO YUN-FANG	123 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471026	GUPTA SATHY & MAYURA S	608 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007470960	MASSE JOSEPH W & ROSEMARY E	502 NOTTAWAY LN	ALPHARETTA GA 30009
12 270007470952	VANDERBILT KRISTIN	504 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471141	COLLINGS MICHAEL T & COLLINGS LAURA D	121 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471125	KIRBO STEVEN W & WALKER MELISSA	117 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471117	BAILEY JAMES R & BAILEY MARY M	115 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471109	DASTHAGIR GULAM & NGUYEN THAO T	113 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471091	DESMOND KERRY M & SHANLEY CATHERINE M	111 NOTTAWAY LANE	ALPHARETTA GA 30009

12 270007471182	JACOB STEVEN & JACOB IVONNE	617 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471190	SMITH JOSEPH T & HORNE BARBARA J	310 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471208	SPRIGGS ALICIA C	308 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471216	GOREN MARLENE S	306 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471224	METZLER ROBERT A & METZLER CYNTHIA R	304 NOTTAWAY LANE	ALPHARETTA GA 30009
12 258106930844	COUNTRY MANOR HOMES DEVELOPMENT CORP	286 S MAIN ST	ALPHARETTA GA 30009
12 258106930810	COUNTRY MANOR HOMES DEVELOPMENT CORP	286 S MAIN ST	ALPHARETTA GA 30009
12 258106930901	COUNTRY MANOR HOMES DEV CORP	284 SOUTH MAIN ST # 600	ALPHARETTA GA 30004
12 258106930927	COUNTRY MANOR HOMES DEV CORP	284 SOUTH MAIN ST # 600	ALPHARETTA GA 30004
12 258106930893	COUNTRY MANOR HOMES DEV CORP	284 SOUTH MAIN ST # 600	ALPHARETTA GA 30004
12 258106930919	COUNTRY MANOR HOMES DEV CORP	284 SOUTH MAIN ST # 600	ALPHARETTA GA 30004
12 258106930984	COUNTRY MANOR HOMES DEV CORP	284 SOUTH MAIN ST # 600	ALPHARETTA GA 30004
12 258106930935	COUNTRY MANOR HOMES DEV CORP	284 SOUTH MAIN ST # 600	ALPHARETTA GA 30004
12 258106930976	COUNTRY MANOR HOMES DEV CORP	284 SOUTH MAIN ST # 600	ALPHARETTA GA 30004
12 258106930992	KREIKEMEIER JOHN E & JEAN	292 SOUTH MAIN ST #100	ALPHARETTA GA 30004-1950
12 258106931032	DOVE JAMES D	292 S. MAIN ST SUITE 500	ALPHARETTA GA 30009
12 258106931065	HODGSON ENTERPRISES LLC	294 SOUTH MAIN ST # 300	ALPHARETTA GA 30004
12 258106931107	HODGSON ENTERPRISES LLC	294 SOUTH MAIN ST # 300	ALPHARETTA GA 30004
12 258106931099	HODGSON ENTERPRISES LLC	294 SOUTH MAIN ST # 300	ALPHARETTA GA 30004
12 258106931123	COLONY PARK INC	284 S MAIN ST SUITE 400	ALPHARETTA GA 30009
12 258106931131	COLONY PARK INC	284 S MAIN ST SUITE 400	ALPHARETTA GA 30009
12 258106930398	ALPHA DEVELOPMENT CORP	P O BOX 92	ALPHARETTA GA 30009
12 258206960105	NAHSER DONALD P	305 KAREN DR	ALPHARETTA GA 30004-2115
12 258206960113	LAMBERT DANNY R	315 KAREN DR	ALPHARETTA GA 30009
12 258206960121	NEWSOME BARBARA S & RONALD J	1500 CUMBERLAND CT	ALPHARETTA GA 30009-3120
12 258206960139	VLAHIOTIS JOHN & SOFIA	5310 HUNTERS OAK DR	ALPHARETTA GA 30201-1463
12 258206960147	GARMON JOY E	5336 AMBER COVE WAY	FLOWERY BRANCH GA 30542
12 258206960196	CRIFASI MICHAEL L & STEEGH JEFFREY VER	14792 HOPEWELL RD	MILTON GA 30004
12 258206960204	NEWBERRY COSETTE	397 KAREN DR	ALPHARETTA GA 30009
12 258206960212	JONES MACK P	398 KAREN DR	ALPHARETTA GA 30004-2137
12 258206960220	388 KAREN DRIVE LAND TRUST THE	1 BISCAYNE DR NW UNIT 101	ATLANTA GA 30309
12 258206960279	FLESHER STEVE R II	336 KAREN DR	ALPHARETTA GA 30009
12 258206960287	PETRAKOPOULOS ANGELOS & CHARLES G	371 JON SCOTT DR	ALPHARETTA GA 30009-2109
12 258206960295	SHANNI ELSIE D	320 KAREN DR	ALPHARETTA GA 30004
12 258206960303	ORDWAY IAN C	14741 BIRMINGHAM HIGHWAY	MILTON GA 30004
12 258206960360	LEWIS LARRY & LEWIS DAWN V	1962 OLD DOMINION DR	SANDY SPRINGS GA 30350
12 258206960378	COOK RAYMA	345 MICHAEL DR	ALPHARETTA GA 30009
12 258206960386	MANSELL HARRY E	353 MICHAEL DR	ALPHARETTA GA 30009
12 258206960394	PETTAS DENNIS & PETTAS JENNIFER	2410 SPRINGMONTE PL	CUMMING GA 30041
12 258206960444	RENFROW DOUGLAS W	4055 COPPER LEAF LN	CUMMING GA 30040
12 258206960451	WILLIAMS MARGARET	10815 SHAGBARK TRL	ROSWELL GA 30075
12 258206960469	MIDWEST PROPERTIES LLC	2895 BROOKFIELD CIR	CUMMING GA 30040
12 258206960477	GRONHOLM SCOTT A & GINGER D	12200 KING CIR	ROSWELL GA 30075
12 258206960527	WRIGHT DAVID & WRIGHT ASHLEY	93 THOMPSON PL	ROSWELL GA 30075
12 258206960535	HERRON CLAUD J & DEANNA G	351 JON SCOTT DR	ALPHARETTA GA 30004-2109
12 258206960543	PETRAKOPOULOS CHARLES GEORGE & ANGELOS GEORGE	371 JON SCOTT DR	ALPHARETTA GA 30009-2109
12 258206960550	PETRAKOPOULOS CHARLES	371 JON SCOTT DR	ALPHARETTA GA 30009-2109
12 258206960618	OZER ALI	370 JON SCOTT DR	ALPHARETTA GA 30009
12 258206960626	PETTAS DENNIS & PETTAS JENNIFER	2410 SPRINGMONTE PL	CUMMING GA 30041
12 258206960634	PETTAS DEMETRIOS ET AL	350 JON SCOTT DR	ALPHARETTA GA 30004
12 258206960642	PETTAS DENNIS & PETTAS JENNIFER	2410 SPRINGMONTE PL	CUMMING GA 30041
12 258306940478	KARTOS JOHN L	P.O. BOX 22147	KNOXVILLE TN 37933
12 258306940536	BRAMBHATT KANAIYALAI S & SAROJINI K	3771 ARC WAY	LAWRENCEVILLE GA 30044
12 258306940601	WILSON WALTER D SR TR	217 S MAIN ST	ALPHARETTA GA 30004
12 258406951060	M V P INVESTMENT CO	4710 LOU IVY RD	DULUTH GA 30096
12 258406951078	ALPHARETTA BK VENTURE LLC	6400 POWERS FERRY RD SUITE 100	ATLANTA GA 30339
12 258406951086	ARC CAFEUSA001 LLC	2325 E CAMELBACK RD SUITE 1100	PHOENIX AZ 85016
12 259106970343	NASH DONALD C & LILLIE S	434 MICHAEL DR	ALPHARETTA GA 30004
12 259106970350	POTTS TIMOTHY C & DENISE A	444 MICHAEL DR	ALPHARETTA GA 30009-2122
12 259106970400	MC KAY BAILEY B & STEPHEN P	494 MICHAEL DR	ALPHARETTA GA 30004
12 259106970533	SLP INVESTMENT PROPERTIES LLC	2775 LAURELWOOD LANE	ALPHARETTA GA 30009
12 259106970616	ROSS DANIELLE F	6515 NW 32ND TER	BOCA RATON FL 33496
12 259106970624	NESJE SUSAN C	410 KAREN DR	ALPHARETTA GA 30004
12 259106970632	HAMILTON CANDACE MANSELL HAMILTON ROBERT	420 KAREN DR	ALPHARETTA GA 30009
12 259106970640	IH3 PROPERTY GEORGIA LP	950 N POINT PKWY SUITE 350	ALPHARETTA GA 30005
12 259106970889	PETE DIANE & BRIAN J	5625 SURREY CT	ALPHARETTA GA 30004
12 259106970897	OSBORNE GLENN M & EMILY	413 KAREN DR	ALPHARETTA GA 30009-2117
12 259106970905	FREEPORT TITLE & GUARANTY INC TR	2570 FAIRVIEW DR	CUMMING GA 30041
12 259106970913	MOCK DAVID T & MELINDA S	424 MICHAEL DR	ALPHARETTA GA 30004-2122
12 259106970962	GALINDO APRIL M SPIVEY	414 MICHAEL DR	ALPHARETTA GA 30009
12 259106970970	RAUSCH MEGAN R & BROWN BRITTANY E	407 JON SCOTT DR	ALPHARETTA GA 30009
12 259106970988	STEINER IMMANUEL	417 JON SCOTT DR	ALPHARETTA GA 30009
12 259106970996	SAMPLES F SUE	427 JON SCOTT DR	ALPHARETTA GA 30009-2111
12 259106971051	CAPITAL REALTY ADVISOR LLC	P O BOX 2322	CUMMING GA 30028

12 259106971069	FALCO ANNETTE E	497 JON SCOTT DR	ALPHARETTA GA 30004-2111
12 259106971077	JON R MARTIN REVOCABLE TRUST THE	404 JON SCOTT DR	ALPHARETTA GA 30009
12 259106971119	DIAMOND GROUP LLC THE	2265 FLINT CREEK DR	CUMMING GA 30041
12 259106971309	NAGY SANDOR I & KATALIN K REVOCABLE LIVING TRUST THE	514 MICHAEL DR	ALPHARETTA GA 30009-2129
12 259106971317	MUELLER ASTRID A	504 MICHAEL DR	ALPHARETTA GA 30005
12 270107470126	BURGESS B GAIL	11715 HAYNES BRIDGE RD	ALPHARETTA GA 30004-1928
12 270107470142	KNIGHT ELSIE BURGESS	11725 HAYNES BRIDGE RD	ALPHARETTA GA 30201
12 270107470191	PARAMOUNT MEDICAL PROPERTIES LLC	1950 EVERGRACE DR	ALPHARETTA GA 30009
12 270107470209	DANYO DAN	730 COOPER SANDY COVE	ALPHARETTA GA 30004-0801
12 270107470233	STRICKLAND MARCUS L & EDNA B	1235 OLD JONES RD	ALPHARETTA GA 30004
12 270307480149	K & S OLD MILTON LLC	3396 CAVERTON LANE	ALPHARETTA GA 30022
12 270307480586	SEISAN MFA PROPERTIES LLC	2425 OLD MILTON PKWY	ALPHARETTA GA 30009
12 270307480636	MULL JAMES R	2385 OLD MILTON PKY	ALPHARETTA GA 30009
12 270307480644	JBGL ATLANTA DEVELOPMENT LLC	2805 DALLAS PKWY SUITE 400	PLANO TX 75093
12 271007460456	F7 NWO LLC	3455 PEACHTREE RD NE STE 1700	ATLANTA GA 30326
12 271007460498	B&O (140) LLC	812 HILLARY ST	NEW ORLEANS LA 70118
12 271007460571	F7 NWO LLC	3455 PEACHTREE RD NE STE 650	ATLANTA GA 30326
12 271007460605	DELTA COMMUNITY CREDIT UNION	3250 RIVERWOOD PKWY	ATLANTA GA 30339
12 284208010293	CITY OF ALPHARETTA	2 SOUTH MAIN ST	ALPHARETTA GA 30004
12 271107460232	BANKS KHIA C	149 WOODHAVEN WAY	ALPHARETTA GA 30004
12 271107460224	EDWARDS BRADLEY H & EDWARDS BRIDGET T	155 WOODHAVEN WAY	ALPHARETTA GA 30009
12 270007470721	BRUCHEY MICHAEL J & MARCHAI B	716 NOTTAWAY LN	ALPHARETTA GA 30009
12 270007470739	HARPER TERRENCE P & TRACEY S	714 NOTTAWAY LN	ALPHARETTA GA 30009
12 270007470747	BOARDMAN GAYE	712 NOTTAWAY LN	ALPHARETTA GA 30009
12 270007470663	VOEGELI KATHERINE TREADWAY	126 NOTTAWAY LN	ALPHARETTA GA 30009
12 270007480688	RUSCIANO REVOCABLE LIVING TRUST	122 NOTTAWAY LN	ALPHARETTA GA 30009
12 270007470671	MC BETH LAIRD G & JOHANNA V	124 NOTTAWAY LN	ALPHARETTA GA 30009-2284
12 270007480696	FINEIS JAMES L & BAILEY ELLEN J	120 NOTTAWAY LN	ALPHARETTA GA 30009
12 270007500063	CITY OF ALPHARETTA	2 S SOUTH MAIN ST	ALPHARETTA GA 30004
12 270007470838	SPIEZIO KIMBERLY E	309 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007470929	MULL RONALD C & MULL JACQUELINE D	213 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007470846	KRUPP ARMIN H & KRUPP DEBORAH MARIE	401 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007470853	DICKERSON SIMON G & DICKERSON ALICE F	403 NOTTAWAY LANE	ALPHARETTA GA 30009
12 258406950997	C S H F OF GA INC	1800 CENTURY BLVD NE	ATLANTA GA 30345
12 259106971176	GOTTLIEB TAMSA	500 JON SCOTT DR	ALPHARETTA GA 30009
12 259106971184	KETTLES CAROL B	510 JON SCOTT DR	ALPHARETTA GA 30004-2125
12 259106971192	DERENTHAL MARK & A LISA	530 JON SCOTT DR	ALPHARETTA GA 30004-2125
12 259106971200	DERENTHAL MARK & ANNA LISA	530 JON SCOTT DR	ALPHARETTA GA 30004
12 270107470092	BURGESS JOHN W	255 VAUGHAN DR APT 236	ALPHARETTA GA 30009
12 270307480305	BUCKLEY KERRY M TR	1985 SOUTHERS CIR	SUWANEE GA 30024
12 270307480800	UNITED STATES POSTAL SERVICE	1735 NORTH BROWN RD SUITE 200	LAWRENCEVILLE GA 30043-8153
12 270407490469	MARSH BUNDY KING 2012 TRUST THE	PO BOX 20096	ATLANTA GA 30325
12 270407490535	MARSH BUNDY KING 2012 TRUST THE	PO BOX 20096	ATLANTA GA 30325
12 271007460480	F7 NWO LLC	3455 PEACHTREE RD NE SUITE 1700	ATLANTA GA 30326
12 271107460711	SHEIRAZ LLC	630 LONDONBERRY RD	ATLANTA GA 30327
12 271107460729	SHEIRAZ LLC	630 LONDONBERRY RD	ATLANTA GA 30327
12 271107460737	SHEIRAZ LLC	630 LONDONBERRY RD	ATLANTA GA 30327
12 271107460745	SHEIRAZ LLC	630 LONDONBERRY RD	ATLANTA GA 30327
12 271107460802	SHEIRAZ LLC	630 LONDONBERRY RD	ATLANTA GA 30327
12 271107460810	SHEIRAZ LLC	630 LONDONBERRY RD	ATLANTA GA 30327
12 271107460828	SHEIRAZ LLC	630 LONDONBERRY RD	ATLANTA GA 30327
12 271107460836	SHEIRAZ LLC	630 LONDONBERRY RD	ATLANTA GA 30327
12 270407490428	JBGL ATLANTA DEVELOPMENT LLC	2805 DALLAS PKWY SUITE 400	PLANO TX 75093
12 271107460240	CORDES ELIZABETH B	145 WOODHAVEN WAY	ALPHARETTA GA 30009-2147
12 271107460257	BISPO JOSE M	139 WOODHAVEN WAY	ALPHARETTA GA 30004
12 271107460307	SCHIMMEL THOMAS CHARLES & CARRIE LEIGH	115 WOODHAVEN WAY	ALPHARETTA GA 30009
12 271107460315	SHELTON ERIK QUINN	100 WOODHAVEN WAY	ALPHARETTA GA 30009
12 271107460323	BREHM JOANNE	1350 PACES FORREST DR NW	ATLANTA GA 30327
12 271107460331	AES PROPERTY LLC	330 LAKE MANOR TRC	ALPHARETTA GA 30022
12 271107460380	GORDON EARTHA M & MORRIS R	134 WOODHAVEN WAY	ALPHARETTA GA 30004
12 271107460398	DEEMER RONALD	140 WOODHAVEN WAY	ALPHARETTA GA 30009
12 271107460406	EYRE GORDON D	144 WOODHAVEN WAY	ALPHARETTA GA 30009
12 271107460414	DUQUEMIN UTE S	150 WOODHAVEN WAY	ALPHARETTA GA 30009
12 271107460422	CAMPBELL CHRISTINA	2118 PALIFOX DR NE	ATLANTA GA 30307-1816
12 271107460596	KHAN MUHAMMAD SALAHUDDIN & KHAN AMNA SALAHUDDIN	110 WEATHERLY WAY	ALPHARETTA GA 30009
12 271107460604	ELGENDY WESAM M	114 WEATHERLY WAY	ALPHARETTA GA 30009
12 271107460612	SIMPKINS SHEILA MARIE M & DAVID CHARLES	120 WEATHERLY LN	ALPHARETTA GA 30004-2142
12 271107460620	REVOCABLE TR CREATED JACQUELINE KALLAS THE	124 WEATHERLY WAY	ALPHARETTA GA 30009
12 271107460679	MARCUS BETTY S	150 WEATHERLY WAY	ALPHARETTA GA 30004
12 271107460687	BALCH MARY L	154 WEATHERLY WAY	ALPHARETTA GA 30004-2142
12 271107460885	PARSI CAPITAL VENTURES LLC	630 LONDONBERRY RD	ATLANTA GA 30327
12 270007470978	WELLMAN GLENN A & ANNE M	500 NOTTAWAY LN	ALPHARETTA GA 30009
12 25810693C01			
12 258206960725	NATIONAL PROPERTIES CORP	P.O. BOX 3475	TULSA OK 74101-3475

12 270007470895	DAMERON JULIA	207 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471018	FOX DIANA M	205 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471000	FREDO JILL A	203 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007470994	FORD DEMARCO D	201 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007470945	GRATZER DONALD J & PAGE D	506 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007470937	LAKE BLAIR & LAKE BARBARA	508 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471034	DUNLAP JAMES	606 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471042	SHELDON KEVIN D & DIANA REIS	604 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471059	COVINGTON ALEC C & MARILYN G	602 NOTTAWAY LN	ALPHARETTA GA 30009
12 270007471067	ANDREW WEIDENER FAMILY TRUST	600 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471133	JOHNSON GREAG & JOHNSON LYNN PAULETTE BECKMAN	119 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471083	JANUS PAUL S & KARIN L	109 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471075	SCHLEICHER MARY A	107 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471158	HOGAN SHIRLEY	611 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471166	VINH HIEP SR	613 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471174	COLE TIMOTHY T & COLE MYLEIN N	615 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007471232	THOMPSON RICHARD H & THOMPSON ANGELA D	142 LAKOTA PASS	AUSTIN TX 78738-6563
12 270007471240	HAEFNER DANIEL E	300 NOTTAWAY LANE	ALPHARETTA GA 30009
12 270007470713	HAYNES PARK NEIGHBORHOOD ASSOCIATION INC	500 SUGAR MILL RD BLDG/STE B200	SANDY SPRINGS GA 30350
12 259006920646	FULTON COUNTY	141 PRYOR ST SW SUITE 7000	ATLANTA GA 30303
12 258106930836	COUNTRY MANOR HOMES DEVELOPMENT CORP	286 S MAIN ST	ALPHARETTA GA 30009
12 258106930869	COUNTRY MANOR HOMES DEVELOPMENT CORP	286 S MAIN ST	ALPHARETTA GA 30009
12 258106930828	COUNTRY MANOR HOMES DEVELOPMENT CORP	286 S MAIN ST	ALPHARETTA GA 30009
12 258106930851	COUNTRY MANOR HOMES DEVELOPMENT CORP	286 S MAIN ST	ALPHARETTA GA 30009
12 258106930877	COUNTRY MANOR HOMES DEV CORP	284 SOUTH MAIN ST # 600	ALPHARETTA GA 30004
12 258106930885	COUNTRY MANOR HOMES DEV CORP	284 SOUTH MAIN ST # 600	ALPHARETTA GA 30004
12 258106930950	COUNTRY MANOR HOMES DEV CORP	284 SOUTH MAIN ST # 600	ALPHARETTA GA 30004
12 258106930943	COUNTRY MANOR HOMES DEV CORP	284 SOUTH MAIN ST # 600	ALPHARETTA GA 30004
12 258106930968	COUNTRY MANOR HOMES DEV CORP	284 SOUTH MAIN ST # 600	ALPHARETTA GA 30004
12 258106931016	SOURCE CAPITAL INVESTMENTS L L C	330 RHODES CHASE CT	ALPHARETTA GA 30004
12 258106931008	JDR HOLDINGS LLLP	292 SOUTH MAIN ST # 200	ALPHARETTA GA 30004
12 258106931024	SOURCE CAPITAL INVESTMENTS L L C	330 RHODES CHASE CT	ALPHARETTA GA 30004
12 258106931040	DOVE PAUL F	292 S MAIN ST STE 600	ALPHARETTA GA 30009-1985
12 258106931073	HODGSON ENTERPRISES LLC	294 SOUTH MAIN ST # 300	ALPHARETTA GA 30004
12 258106931057	HODGSON ENTERPRISES LLC	294 SOUTH MAIN ST # 300	ALPHARETTA GA 30004
12 258106931081	HODGSON ENTERPRISES LLC	294 SOUTH MAIN ST # 300	ALPHARETTA GA 30004
12 258106931115	COLONY PARK INC	284 S MAIN ST SUITE 400	ALPHARETTA GA 30009

Compiled Plat Legal Description:

All that tract or parcel of land lying and being in Land Lots 696 and 747 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

Commencing at the intersection of the southern right of way of DeVore Road (R/W varies) and the eastern right of way of Haynes Bridge Road (R/W varies); said intersection being the POINT OF BEGINNING;

Thence, along the eastern right of way of Haynes Bridge Road (R/W varies), S 22°00'49" E a distance of 449.32 feet to the corner common to the lands now or formerly held by Paramount Medical Properties, LLC;

Thence, along the line common to the lands now or formerly held by Paramount Medical Properties, LLC, N 88°34'15" W a distance of 244.86 feet to the corner common to the lands now or formerly held by Mark D. Stalica;

Thence, continuing along the line common to the lands now or formerly held by Mark D. Stalica, N 00°00'00" E a distance of 38.05 feet to the corner common to the lands now or formerly held by Iris Gorduk;

Thence, continuing along the line common to the lands now or formerly held by Iris Gorduk, the following courses and distances;

N 00°00'00" E a distance of 90.00 feet to a point;

N 90°00'00" W a distance of 203.00 feet to a point on the eastern right of way of Jon Scott Drive (50' R/W);

Thence, continuing along the eastern right of way of Jon Scott Drive (50' R/W), N 00°00'00" W a distance of 291.20 feet to the intersection of the southern right of way of DeVore Road (R/W Varies);

Thence, continuing along the southern right of way of DeVore Road (R/W Varies), the following courses and distances;

S 86°23'31" E a distance of 203.40 feet to a point;

Along a curve turn left with an arc distance of 76.54 feet and a radius of 517.47 feet, being subtended by a chord bearing of N 86°59'52" E a chord distance of 76.47 feet to the intersection of the eastern right of way of Haynes Bridge Road, said intersection being the POINT OF BEGINNING;

Said tract contains 2.84 +/- acres and is the same as the 4 tracts shown on the Exhibit and Compiled Plat prepared by Engineering303, LLC for Alcovy Group dated 10/19/21. This legal description is not to be used to transact property.

CONSTITUTIONAL OBJECTIONS:

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

A denial of the Application would be unconstitutional in that it would destroy the Owner's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Any application of the Code of the City of Alpharetta, or the Unified Development Code of the City of Alpharetta, to the Subject Property that prohibits the Owner from developing the Subject Property as proposed is unconstitutional, illegal, null and void because such an application constitutes a taking of the Owner's property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I, of the Constitution of the State of Georgia of 1983 and a violation of the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States because such an application denies the Owner an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would also constitute an arbitrary and capricious act by the City of Alpharetta without any rational basis therefore, thereby constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section m, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the City of Alpharetta to grant the Application would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Owner and Owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

Any approval of the Application that subjects the Subject Property to conditions that are different from the conditions requested by the Owner, to the extent such different conditions would have the effect of further restricting the Owner's utilization of the Subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional category and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

In addition, this constitutes formal written notice to City of Alpharetta, pursuant to O.C.G.A. § 36-33-5, that the Owner plans to seek to recover all damages that it sustains or suffers as a result of the denial of this Application and/ or the unconstitutional zoning of the Subject Property by the City of Alpharetta. Such damages may include, but are not necessarily limited to, damages related to the diminution in the value of the Subject Property. attorneys' fees and expenses of litigation.

Accordingly, the Owner respectfully requests that the City of Alpharetta grant the Application as requested.

Exhibit B

DEED PREPARATION ONLY:
BAGWELL & ASSOCIATES, PC
2931 PIEDMONT ROAD, NE
SUITE C
ATLANTA, GA 30305
678-528-1908

AFTER RECORDING RETURN TO:
Dennis and Jennifer Pettas
2410 SPRINGMONTE PLACE
CUMMING, GA 30041

Parcel Number: 12258206960634
Property: 350 Jon Scott Drive
Alpharetta, GA 30009

[SPACE ABOVE THIS LINE FOR PROCESSING INFORMATION]

Deed Book 56373 Pg 181
Filed and Recorded Jul-18-2016 12:02pm
2016-0228412
Real Estate Transfer Tax $0.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

[SPACE ABOVE THIS LINE FOR RECORDING INFORMATION]

QUITCLAIM DEED

STATE OF Georgia
COUNTY OF Fulton

THIS INDENTURE, made this the 8 day of July, 2016 between

DEMETRIOS PETTAS
as party of the first part, hereinafter called Grantor, and

DEMETRIOS PETTAS, DENNIS PETTAS AND JENNIFER PETTAS, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

as party of the second part hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by those presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee, all the right, title, interest, claim or demand which the said Grantor has or may have had in and to the following described property, to wit:

ALL THAT PARCEL OF LAND LYING AND BEING IN LAND LOT 696, 1ST DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA, BEING LOT 2, BLOCK D, ALPHA PARK SUBDIVISION, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 75, PAGE 57, FULTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE EASTERLY SIDE OF JON SCOTT DRIVE 111.2 FEET SOUTHERLY FROM THE INTERSECTION OF THE EASTERLY SIDE OF JON SCOTT DRIVE AND THE SOUTHERLY SIDE OF DEVORE ROAD, AS MEASURED ALONG THE EASTERLY SIDE OF JON SCOTT DRIVE; RUNNING THENCE NORTH 89 DEGREES 58 MINUTES EAST 203.0 FEET TO AN IRON PIN ON THE EAST LINE OF LAND LOT 696; THENCE SOUTHERLY ALONG SAID LAND LOT LINE 90.0 FEET TO AN IRON PIN; THENCE WESTERLY 203.0 FEET TO AN IRON PIN ON THE EASTERLY SIDE OF JON SCOTT DRIVE; THENCE NORHTERLY ALONG THE EASTERLY SIDE OF JON SCOTT DRIVE 90.00 FEET TO AN IRON PIN AND THE POINT OF BEGINNING. BEING IMPROVED PROPERTY WITH A RESIDENCE THERE ON KNOWN AS 350 JON SCOTT DRIVE UNDER THE PRESENT SYSTEM OF NUMBERING HOUSES IN ALPHARETTA, GEORGIA.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

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

Signed, sealed and delivered in presence of:

Unofficial Witness

DEMETRIOS PETTAS (SEAL)

DOREENA MARQUE
MY COMMISSION

Notary Public

NOTARY PUBLIC
FULTON COUNTY, GEORGIA
FEBRUARY 17, 2025
EXPIRES
SCOTT THOMAS

DP
09/16/21
12:07 PM EDT
dotloop verified

JP
09/16/21
4:20 PM EDT
dotloop verified

MM
09/15/21
8:19 PM EDT
dotloop verified

MG
09/15/21
6:23 PM EDT
dotloop verified

DEED PREPARATION ONLY:
BAGWELL & ASSOCIATES, PC
2931 PIEDMONT ROAD, NE
SUITE C
ATLANTA, GA 30305
678-528-1308

AFTER RECORDING RETURN TO:
Dennis and Jennifer Pettas
2410 SPRINGMONTE PLACE
CUMMING, GA 30041

Parcel Number: 12258206960642
Property:340 JON SCOTT DRIVE
Alpharetta, GA 30009

[SPACE ABOVE THIS LINE FOR PROCESSING INFORMATION]

Deed Book 56373 Pg 178
Filed and Recorded Jul-18-2016 12:02pm
2016-0228409
Real Estate Transfer Tax $0.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

[SPACE ABOVE THIS LINE FOR RECORDING INFORMATION]

QUITCLAIM DEED

STATE OF Georgia
COUNTY OF Fulton

THIS INDENTURE, made this the 8 day of July, 2016 between

DEMETRIOS PETTAS
as party of the first part, hereinafter called Grantor, and

DENNIS PETTAS AND JENNIFER PETTAS, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

as party of the second part hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee, all the right, title, interest, claim or demand which the said Grantor has or may have had in and to the following described property, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 696 OF THE 1ST DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA, BEING LOT 1, BLOCK D, ALPHA PARK SUBDIVISION, UNIT 1, AS PER PLAT RECORDED IN PLAT BOOK 59, PAGE 1, AS REVISED PLAT BOOK 75, PAGE 57, FULTON COUNTY, RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED AT THE POINT OF INTERSECTION OF THE EAST SIDE OF JON SCOTT DRIVE (50 FOOT RIGHT OF WAY) WITH THE SOUTH SIDE OF DEVORE ROAD (60 FOOT RIGHT OF WAY), RUNNING THENCE SOUTH ALONG THE EAST SIDE OF JON SCOTT DRIVE A DISTANCE OF 111.2 FEET TO AN IRON PIN LOCATED AT THE NORTHWEST CORNER OF LOT 2, SAID UNIT, BLOCK, AND SUBDIVISION; RUNNING THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2 AD DISTANCE OF 203 FEET TO AN IRON PIN LOCATEDON THE EAST LAND LOT LINE OF SAID LAND LOT 696; RUNNING THENCE NORTH ALONG SAID EAST LAND LOT LINEOF LAND LOT 696 A DISTANCE OF 98.4 FEET TO AN IRON PIN LOCATED ON THE SOUTH SIDE OF DEVORE ROAD; RUNNING THENCE WEST ALONG THE SOUTH SIDE OF DEVORE ROAD A DISTANCE OF 203.5 FEET TO AN IRON PIN AND BEING THE POINT OF BEGINNING.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

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

Signed, sealed and delivered in presence of:

Unofficial Witness

DEMETRIOS PETTAS (SEAL)

Notary Public

DOREENA MARQUETT THOMAS
MY COMMISSION EXPIRES
NOTARY
PUBLIC
FEBRUARY 17, 2025
FULTON COUNTY, GEORGIA

DP
09/16/21
12:07 PM EDT
dotloop verified

JP
09/16/21
4:20 PM EDT
dotloop verified

NM
09/15/21
8:19 PM EDT
dotloop verified

MG
09/15/21
6:23 PM EDT
dotloop verified

DEED PREPARATION ONLY:
BAGWELL & ASSOCIATES, PC
2931 PIEDMONT ROAD, NE
SUITE C
ATLANTA, GA 30305
678-528-1908

AFTER RECORDING RETURN TO:
Dennis and Jennifer Pettas
2410 SPRINGMONTE PLACE
CUMMING, GA 30041

Parcel Number: 12258206960626
Property:360 JON SCOTT DRIVE
Alpharetta, GA 30009

[SPACE ABOVE THIS LINE FOR PROCESSING INFORMATION]

Deed Book 56373 Pg 179
Filed and Recorded Jul-18-2016 12:02pm
2016-0228410
Real Estate Transfer Tax $0.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

[SPACE ABOVE THIS LINE FOR RECORDING INFORMATION]

QUITCLAIM DEED

STATE OF Georgia
COUNTY OF Fulton

THIS INDENTURE, made this the 8 day of July, 2016 between

DEMETRIOS PETTAS
as party of the first part, hereinafter called Grantor, and

DENNIS PETTAS AND JENNIFER PETTAS, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

as party of the second part hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee, all the right, title, interest, claim or demand which the said Grantor has or may have had in and to the following described property, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 696 OF THE 1ST DISTRICT, 2ND SECTION, FULTON COUNTY, GEORGIA, BEING LOT 3, BLOCK D, ALPHA PARK SUBDIVISION, UNIT 1, AS PER PLAT RECORDED IN PLAT BOOK 75, PAGE 57, FULTON COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION. SAID PROPERTY BEING KNOWN AS 360 JON SCOTT DRIVE ACCORDING TO THE PRESENT SYSTEM OFNUMBERING PROPERTY IN FULTON COUNTY, GEORGIA.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof.

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

Signed, sealed and delivered in presence of:

Unofficial Witness

DEMETRIOS PETTAS (SEAL)

Notary Public

DOREENA MARQUETT THOMAS
MY COMMISSION EXPIRES
NOTARY PUBLIC
FULTON GA

JANUARY 17
COUNTY, GEOR

DP
09/16/21
12:07 PM EDT
dotloop verified

JP
09/16/21
4:20 PM EDT
dotloop verified

MM
09/15/21
8:19 PM EDT
dotloop verified

MG
09/15/21
6:23 PM EDT
dotloop verified

DETAILED TAX SUMMARY

City of Alpharetta

TAX YEAR: 2020

Owner Name
PETTAS DENNIS &
PETTAS JENNIFER

Parcel Identification
12 -2582-0696-064-2

Account Number
0681041

Property Location
340 JON SCOTT DRIVE

Tax District
10 - ALPHARETTA

Fair Market Value
173,100

Assessed Value
69,240

Temporary Assessment
Not Found

City Exemption:
County Exemption:

Levies	Assessment	Exemptions	Net Assessment	X	Net Rate	State Credit	TAX
Fulton Cycle							
FULTON BONDS	69,240	0	69,240	X	.000220	$0.00	$15.23
FULTON OPER	69,240	0	69,240	X	.009776	$0.00	$676.89
FULTON SCHOOL GEN	69,240	0	69,240	X	.017796	$0.00	$1,232.20
INTEREST							$0.00
PENALTIES/FEES							$0.00
Last Payment: 9/25/2020			**Total Amount Billed**				**$1,924.32**
			Less Amount Paid				**$1,924.32**
			Total Due				**$0.00**
City of Alpharetta Cycle							
INTEREST							$0.00
PENALTIES/FEES							$0.00
Last Payment: Not Found			**Total Amount Billed**				**$0.00**
			Less Amount Paid				**$0.00**
			Total Due				**$0.00**
TAXES DUE FOR OTHER YEARS = $2,068.39. After 10/20/2021 additional interest of 1% per month will continue to accrue until paid in full.							

Property owners with current legal matters, such as bankruptcy or foreclosure, must contact the Tax Commissioner's office at (404) 613-6100 for the official balance due on their parcel(s).

Return to Tax Bill |

TAX BILL

Arthur E. Ferdinand
Tax Commissioner
Fulton County, Georgia

141 Pryor Street
Atlanta, Georgia 30303
(404) 613-6100

Property Owner	Parcel Identification	Description	User ID
PETTAS DEMETRIOS ET AL	12 -2582-0696-063-4	Real Estate	IWR

Tax District: 10 - ALPHARETTA

Property Address	Account Number	Current Fair Market Value	Current Assessed Value
350 JON SCOTT DRIVE	0681032	173,000	69,200

City Exemption:
County Exemption: Fulton O/A + L1 + L2 + S1 + S2
City Sales Tax Credit: $0.00
County Sales Tax Credit: $0.00

Tax Year	Cycle	Principal Amount	Interest	Penalties/Fees	Paid	Total	Due Date
2018	County	40.57	0.00	0.00	40.57	0.00	10/31/2018
2017	County	0.00	0.00	0.00	0.00	0.00	1/15/2018
2015	County	0.00	0.00	0.00	0.00	0.00	10/15/2015
2014	County	0.00	0.00	0.00	0.00	0.00	10/31/2014

Grand Total Due: $0.00

Mailing Address:

PETTAS DEMETRIOS ET AL
350 JON SCOTT DR
ALPHARETTA GA 30004

Property owners with current legal matters, such as bankruptcy or foreclosure, must contact the Tax Commissioner's office at (404) 613-6100 for the official balance due on their parcel(s).

Sign up For E-Billing

Return to Search Results

DETAILED TAX SUMMARY

City of Alpharetta

TAX YEAR: 2021

Owner Name
PETTAS DENNIS &
PETTAS JENNIFER

Parcel Identification
12 -2582-0696-062-6

Account Number
0681024

Property Location
360 JON SCOTT DRIVE

Tax District
10 - ALPHARETTA

Fair Market Value
240,000

Assessed Value
96,000

Temporary Assessment
Not Found

City Exemption:
County Exemption:

Levies	Assessment	Exemptions	Net Assessment	X	Net Rate	State Credit	TAX
Fulton Cycle							
FULTON BONDS	96,000	0	96,000	X	.000210	$0.00	$20.16
FULTON OPER	96,000	0	96,000	X	.009330	$0.00	$895.68
FULTON SCHOOL GEN	96,000	0	96,000	X	.017590	$0.00	$1,688.64
INTEREST							$0.00
PENALTIES/FEES							$0.00
Last Payment: 10/11/2021			**Total Amount Billed**				**$2,604.48**
			Less Amount Paid				**$2,604.48**
			Total Due				**$0.00**
City of Alpharetta Cycle							
INTEREST							$0.00
PENALTIES/FEES							$0.00
Last Payment: Not Found			**Total Amount Billed**				**$0.00**
			Less Amount Paid				**$0.00**
			Total Due				**$0.00**

Property owners with current legal matters, such as bankruptcy or foreclosure, must contact the Tax Commissioner's office at (404) 613-6100 for the official balance due on their parcel(s).

Return to Tax Bill | Return to Search Results

PARID: 12 270107470209

DANYO DAN 0 HAYNES BRIDGE RD

Parcel

Parcel ID:	12 270107470209
Property Location:	0 HAYNES BRIDGE RD
Unit:	
City:	ALPHARETTA
Neighborhood:	C108
Improvement Strata:	VA
Property Class:	C3
Land Use Code:	300-Vacant Commercial Land **
Living Units:	
Acres:	1.5915
Zoning:	C2-
Location	4
Fronting:	2 - 2
Parking Type:	1-OFF STREET
Parking Quantity:	2
Street 1/Street 2:	1-Paved/-
Topo 1/Topo2/Topo3:	1-LEVEL/-/-
Util1/Util2/Util3:	1-ALL PUBLIC/-/-

Legal

Tax District	10

Owners

Owners:	DANYO DAN

Mailing Address

Address	FUL Exmp Code	ATL Exmp Code
DANYO DAN 730 COOPER SANDY COVE ALPHARETTA GA 30004-0801		

DETAILED TAX SUMMARY

City of Alpharetta

TAX YEAR: 2020

Owner Name
DANYO DAN

Parcel Identification
12 -2701-0747-020-9

Account Number
2510439

Property Location
0 HAYNES BRIDGE ROAD

Tax District
10 - ALPHARETTA

Fair Market Value
631,400

Assessed Value
252,560

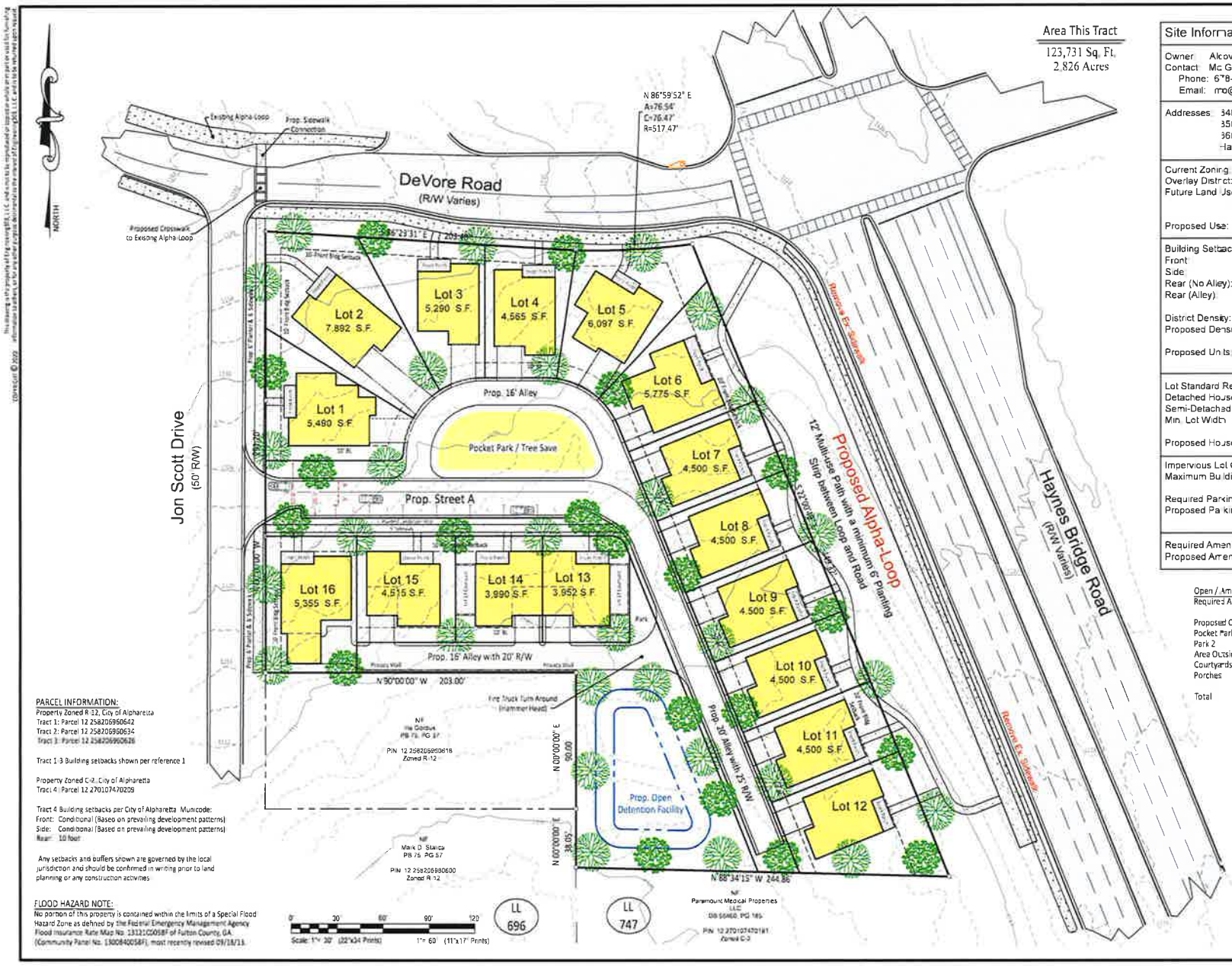
Temporary Assessment
Not Found

City Exemption:
County Exemption:

Levies	Assessment	Exemptions	Net Assessment	X	Net Rate	State Credit	TAX
Fulton Cycle							
FULTON BONDS	252,560	0	252,560	X	.000220	$0.00	$55.56
FULTON OPER	252,560	0	252,560	X	.009776	$0.00	$2,469.03
FULTON SCHOOL GEN	252,560	0	252,560	X	.017796	$0.00	$4,494.56
INTEREST							$0.00
PENALTIES/FEES							$0.00
Last Payment: 11/13/2020			**Total Amount Billed**				**$7,019.15**
			Less Amount Paid				**$7,019.15**
			Total Due				**$0.00**
City of Alpharetta Cycle							
INTEREST							$0.00
PENALTIES/FEES							$0.00
Last Payment: Not Found			**Total Amount Billed**				**$0.00**
			Less Amount Paid				**$0.00**
			Total Due				**$0.00**
TAXES DUE FOR OTHER YEARS = $6,851.95. After 10/22/2021 additional interest of 1% per month will continue to accrue until paid in full.							

Property owners with current legal matters, such as bankruptcy or foreclosure, must contact the Tax Commissioner's office at (404) 613-6100 for the official balance due on their parcel(s).

Return to Tax Bill |



Area This Tract

123,731 Sq. Ft.
2.826 Acres

Site Information

Owner: Alcovy Team LLC
Contact: Mo Gayasuddin
Phone: 678-736-0139
Email: mo@alcovy.com

Addresses: 340 Jon Scott Drive (Tract 1)
350 Jon Scott Drive (Tract 2)
360 Jon Scott Drive (Tract 3)
Haynes Bridge Road (Tract 4)

Current Zoning: R-12/C-2
Overlay District: Downtown
Future Land Use: DRD – Downtown Residential Density/ Medium Residential Density

Proposed Use: DT-R (Downtown Residential)

Building Setbacks (DT-R):
Front: 10'
Side: None, 10' between structures
Rear (No Alley): 3'
Rear (Alley): 10'

District Density: 8 units/acre
Proposed Density: 5.66 units/acre

Proposed Units: 14 Detached Houses & 2 Semi-Detached Houses

Lot Standard Requirements:
Detached Houses: 4,500 SF
Semi-Detached: 2,500 SF
Min. Lot Width: 25' Width

Proposed Houses: 3,000+/- SF

Impervious Lot Coverage: 70% max
Maximum Building Height: 3 stories/35 feet

Required Parking: 2.5 spaces per unit or 40 spaces
Proposed Parking: 2 Indoor + 2 driveway +8 street = 72 spaces proposed

Required Amenity Space: 10.00% or 12,373 SF
Proposed Amenity space: 12.25% or 15,160 SF

Open / Amenity Space:
Required Amenity Space: 12,373 S.F. (10.0%)

Proposed Open / Amenity Space:
Pocket Park: 4,785 S.F.
Park 2: 640 S.F.
Area Outside Pond: 5,785 S.F.
Courtyards: 1,152 S.F.
Porches: 2,800 S.F.

Total: 15,163 S.F. (12.25%)

PARCEL INFORMATION:
Property Zoned R-12, City of Alpharetta
Tract 1: Parcel 12 258206990642
Tract 2: Parcel 12 258206990634
Tract 3: Parcel 12 258206990626

Tract 1-3 Building setbacks shown per reference 1

Property Zoned C-2, City of Alpharetta
Tract 4: Parcel 12 270107470209

Tract 4 Building setbacks per City of Alpharetta Municode:
Front: Conditional (Based on prevailing development patterns)
Side: Conditional (Based on prevailing development patterns)
Rear: 10 feet

Any setbacks and buffers shown are governed by the local jurisdiction and should be confirmed in writing prior to land planning or any construction activities

FLOOD HAZARD NOTE:
No portion of this property is contained within the limits of a Special Flood Hazard Zone as defined by the Federal Emergency Management Agency Flood Insurance Rate Map No. 13121C0058F of Fulton County, GA. (Community Panel No. 13067C0058F), most recently revised 09/18/13.

This drawing and the property lot line information shown on it are for use in furnishing information to lenders, or for any other purpose determined by the owner of Engineering303, LLC, and is not to be reproduced or copied in whole or in part or used for any other purpose without the written consent of Engineering303, LLC, and is to be returned upon request.
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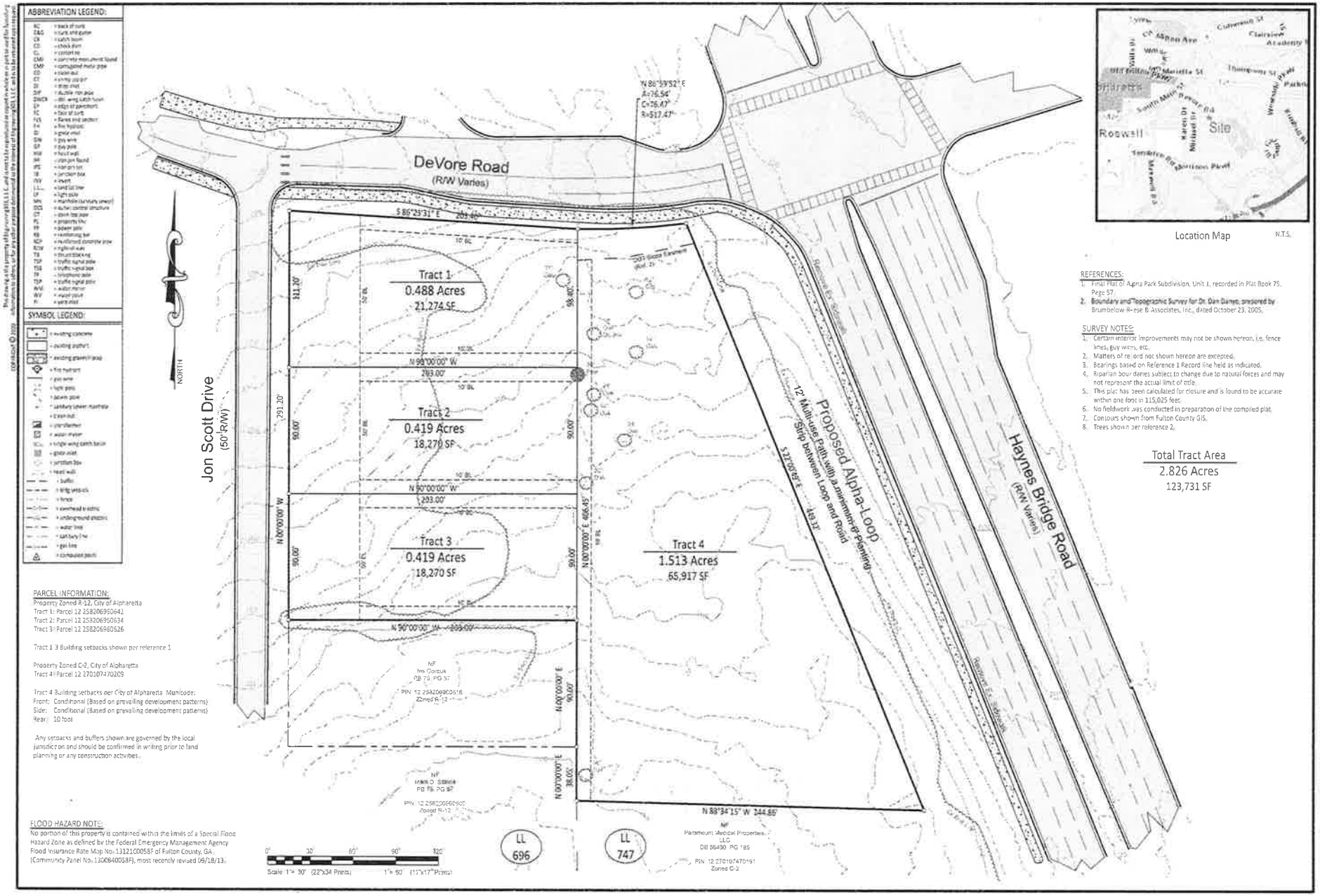
Engineering 303

Zoning Exhibit for:
Alcovy Estates
City of Alpharetta
1st District, 2nd Section
Fulton County, GA
Land Lot 606 & 607

GEORGIA NO. 23747 10-22-2021 BRIAN K. KING

Civil Engineering, Land Surveying, Stream and Wetland Restoration
108 Allen Street, Cumming, Georgia 30040
Phone: 770-442-0690 www.engineering303.com

Draw: BJK
Date: 10.22.2021
Sheet: Zoning
Project Number: 21-4883



Location Map N.T.S.

REFERENCES:
1. Final Plat of Agna Park Subdivision, Unit 1, recorded in Plat Book 75, Page 57.
2. Boundary and Topographic Survey for Dr. Dan Danye, prepared by Brumbelow Rose & Associates, Inc., dated October 23, 2005.

SURVEY NOTES:
1. Certain interior improvements may not be shown hereon, i.e. fence lines, guy wires, etc.
2. Matters of record not shown hereon are excepted.
3. Bearings based on Reference 1 Record line held as indicated.
4. Riparian boundaries subject to change due to natural forces and may not represent the actual limit of title.
5. This plat has been calculated for closure and is found to be accurate within one foot in 115,025 feet.
6. No fieldwork was conducted in preparation of the compiled plat.
7. Contours shown from Fulton County GIS.
8. Trees shown per reference 2.

Total Tract Area
2.826 Acres
123,731 SF

PARCEL INFORMATION:
Property Zoned R-12, City of Alpharetta
Tract 1: Parcel 12 258206950642
Tract 2: Parcel 12 258206950634
Tract 3: Parcel 12 258206960626

Tract 1-3 Building setbacks shown per reference 1

Property Zoned C-2, City of Alpharetta
Tract 4: Parcel 12 270107470209

Tract 4 Building setbacks per City of Alpharetta Municode:
Front: Conditional (Based on prevailing development patterns)
Side: Conditional (Based on prevailing development patterns)
Rear: 10 foot

Any setbacks and buffers shown are governed by the local jurisdiction and should be confirmed in writing prior to land planning or any construction activities.

FLOOD HAZARD NOTE:
No portion of this property is contained within the limits of a Special Flood Hazard Zone as defined by the Federal Emergency Management Agency Flood Insurance Rate Map No. 13121C0058F of Fulton County, GA. (Community Panel No. 130080058F), most recently revised 09/18/13.

Engineering E3

Compiled Plat for:
Alcovy Estates
City of Alpharetta
Fulton County, GA
Land Lot 696 & 747
1st District, 2nd Section

Civil Engineering, Land Surveying, Stream and Wetland Restoration
108 Allen Street Cumming, Georgia 30040
Phone: 770.442.0800 www.engineering3d3.com

Drawn KFT
Date 10-30-2021
Sheet
Compiled Plat
Project Number
21-4883

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 26,838 FEET AND AN ANGULAR ERROR OF 06" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

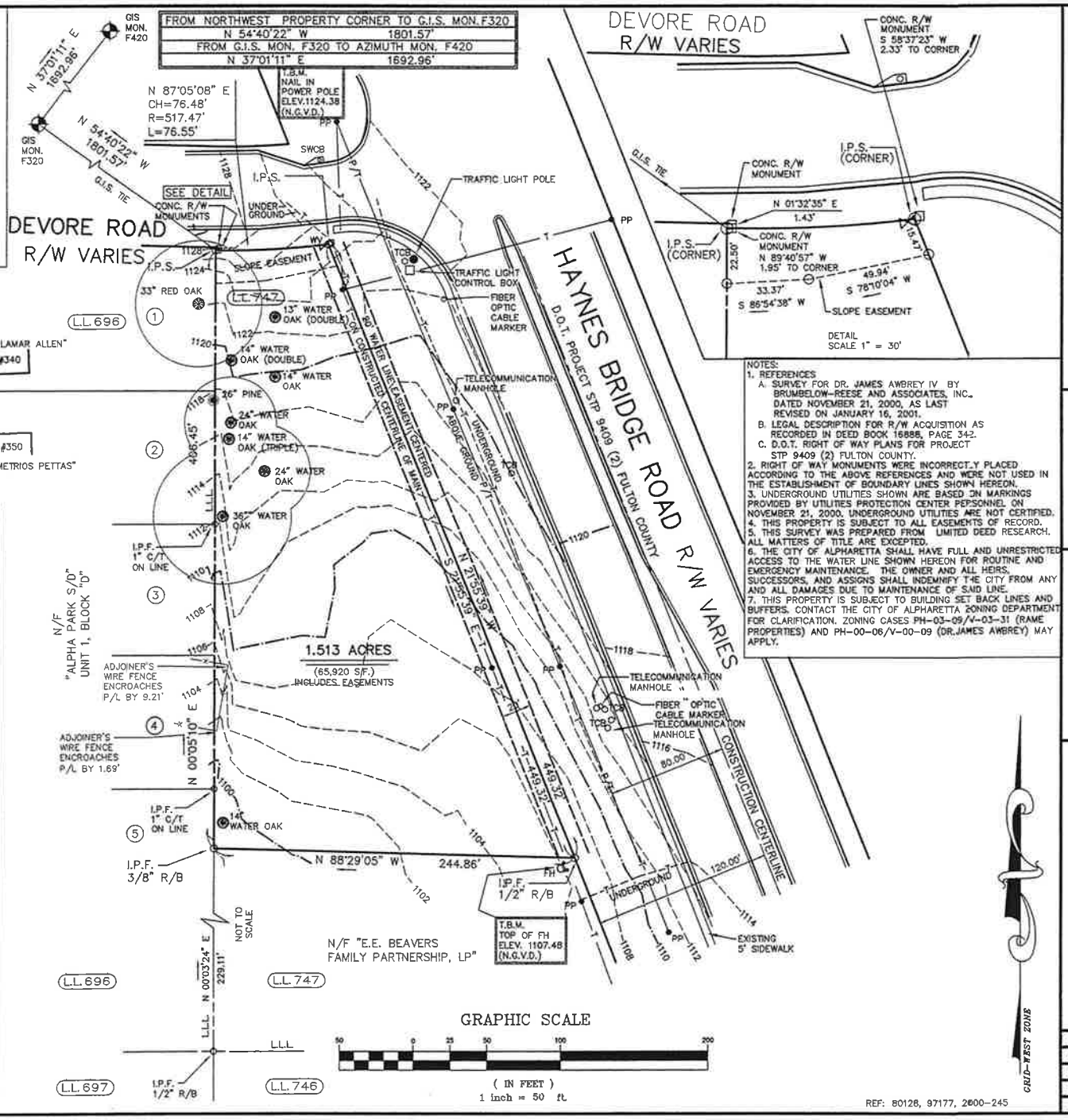
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 135,287 FEET

EQUIPMENT USED FOR MEASUREMENTS: TOPCON GTS-303 -TOTAL STATION

THIS (PROPERTY) [redacted] (IS NOT) LOCATED WITHIN THE 100 YEAR FLOOD AREA PER OFFICIAL FLOOD INSURANCE RATE MAPS. PANEL NO. 13121C0058 E AS REVISED: JUNE 22, 1998

NO N.G.S. MONUMENT WAS FOUND WITHIN 500' OF PROPERTY.

FROM NORTHWEST PROPERTY CORNER TO G.I.S. MON. F320	
N 54°40'22" W	1801.57'
FROM G.I.S. MON. F320 TO AZIMUTH MON. F420	
N 37°01'11" E	1692.96'



NOTES:
1. REFERENCES
   A. SURVEY FOR DR. JAMES AWBREY IV BY BRUMBELOW-REESE AND ASSOCIATES, INC., DATED NOVEMBER 21, 2000, AS LAST REVISED ON JANUARY 16, 2001.
   B. LEGAL DESCRIPTION FOR R/W ACQUISITION AS RECORDED IN DEED BOOK 16886, PAGE 342.
   C. D.O.T. RIGHT OF WAY PLANS FOR PROJECT STP 9409 (2) FULTON COUNTY.
2. RIGHT OF WAY MONUMENTS WERE INCORRECTLY PLACED ACCORDING TO THE ABOVE REFERENCES AND WERE NOT USED IN THE ESTABLISHMENT OF BOUNDARY LINES SHOWN HEREON.
3. UNDERGROUND UTILITIES SHOWN ARE BASED ON MARKINGS PROVIDED BY UTILITIES PROTECTION CENTER PERSONNEL ON NOVEMBER 21, 2000. UNDERGROUND UTILITIES ARE NOT CERTIFIED.
4. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD.
5. THIS SURVEY WAS PREPARED FROM LIMITED DEED RESEARCH. ALL MATTERS OF TITLE ARE EXCEPTED.
6. THE CITY OF ALPHARETTA SHALL HAVE FULL AND UNRESTRICTED ACCESS TO THE WATER LINE SHOWN HEREON FOR ROUTINE AND EMERGENCY MAINTENANCE. THE OWNER AND ALL HEIRS, SUCCESSORS, AND ASSIGNS SHALL INDEMNIFY THE CITY FROM ANY AND ALL DAMAGES DUE TO MAINTENANCE OF SAID LINE.
7. THIS PROPERTY IS SUBJECT TO BUILDING SET BACK LINES AND BUFFERS. CONTACT THE CITY OF ALPHARETTA ZONING DEPARTMENT FOR CLARIFICATION. ZONING CASES PH-03-09/V-03-31 (RAME PROPERTIES) AND PH-00-06/V-00-09 (DR.JAMES AWBREY) MAY APPLY.

LEGEND: ABBREVIATIONS AND SYMBOLS

A.K.A.	- ALSO KNOWN AS
B.C.	- BACK OF CURB
B.L.	- BUILDING SETBACK LINE
B.L.W.	- BUILDING LINE WIDTH
BW	- BOTTOM OF WALL (GROUND)
C&G	- CURB AND GUTTER
℄	- CENTERLINE
CB	- CATCH BASIN
CH	- CHORD
C.M.P.	- CORRUGATED METAL PIPE
C/T	- CRIMP TOP PIPE
D.E.	- DRAINAGE EASEMENT
DI	- DROP INLET WITH GRATE
DWCB	- DOUBLE WING CB
EP	- EDGE OF PAVEMENT
FH	- FIRE HYDRANT
HW	- HEADWALL
I.P.F.	- IRON PIN FOUND
I.P.S.	- IRON PIN SET (1/2" R/B)
JB	- JUNCTION BOX
L	- LENGTH OF CURVE
L.F.E.	- LOWEST FLOOR ELEVATION
L.L.L.	- LAND LOT LINE
LP	- LIGHT POLE
M.F.E.	- MINIMUM FLOOR ELEVATION
MH	- MANHOLE
M.S.L.	- MEAN SEA LEVEL
O/T	- OPEN TOP PIPE
PAV'T	- PAVEMENT
PB	- POWER BOX
P.O.B.	- POINT OF BEGINNING
⅊	- PROPERTY LINE
PP	- POWER POLE
R	- RADIUS OF CURVE
R.B.L.	- REAR BUILDING LINE
R.C.P.	- REINFORCED CONCRETE PIPE
R/B	- REINFORCING BAR
R/W	- RIGHT OF WAY
S.B.L.	- SIDE BUILDING LINE
S.S.	- SANITARY SEWER
S.S.E.	- SANITARY SEWER EASEMENT
SWCB	- SINGLE WING CB
SWCB	- TRAFFIC CONTROL BOX (FLUSH WITH GROUND)
TW	- TOP OF WALL
WM	- WATER METER
YI	- YARD INLET (PEDESTAL INLET)
—·—·→	- STREAM
—F—	- FLOOD LIMITS
—P—	- POWER LINE
—T—	- TELEPHONE LINE
—x—	- WIRE FARM FENCE LINE
—□—	- WOOD FENCE LINE
—O—	- CHAIN LINK FENCE LINE

BRUMBELOW-REESE & ASSOC., INC.
LAND SURVEYING SERVICES
GEORGIA REGISTRATION NO. 2072
13685 HIGHWAY 9
ALPHARETTA, GEORGIA 30004-3616
PHONE (770) 475-6817
FAX (770) 569-4948
EMAIL--BRASSINC@COMCAST.NET

GEORGIA REGISTERED No. 2072 LAND SURVEYOR RODNEY H. REESE

MEMBER OF S.A.M.S.O.G.

LOCATED IN:
LAND LOT(S): 747
DISTRICT: 1, SECTION: 2
CITY OF: ALPHARETTA
COUNTY OF: FULTON
STATE OF GEORGIA

BOUNDARY AND TOPOGRAPHIC SURVEY FOR
DR. DAN DANYO
DATE: OCTOBER 23, 2005
REVISIONS:

FIELD BY: SDR,JWB
DRAWN BY: PPM
CHECKED BY: RHR
DRAWING: DANYO
JOB NO. 2005-312

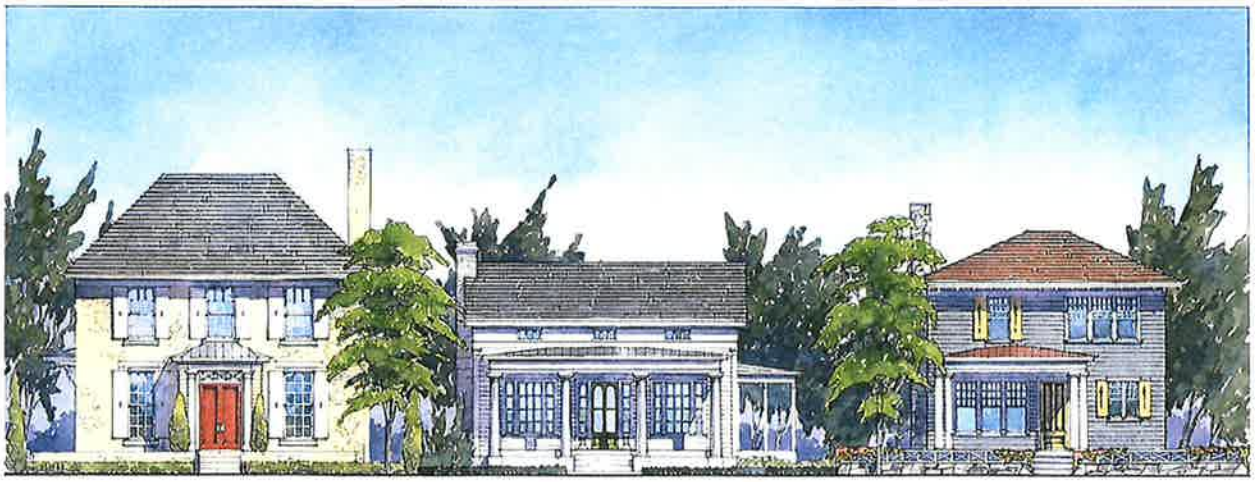
REF: 80128, 97177, 2600-245

G:\land Projects\2005-312\dwg\DANYO.dwg, 11/22/2005 3:51:29 PM, 1:50

ALOCOVY ESTATES – ELEVATIONS

It is our intention to retain renowned designer Lew Oliver for the elevations of this Project. We are impressed with Lew's work in Downtown Alpharetta; Pinewood studios etc and believe he will bring in the enhancements to south part of the Alpharetta downtown as well.

All Elevations will meet the requirements of the city for downtown overlay. All elevations will have uniqueness, which is hallmark of Lew Oliver designs. We intend to create open spaces for the homes giving a community feeling.



Date: 10/20/2021

LETTER OF INTENT

Applicant:	Alcovy Team LLC
Subject Property:	340, 350, 360 Jon Scott Dr, Alpharetta, 30009 Parcel ID 12 258206960 626 Parcel ID 12 258206960 634 Parcel ID 12 258206960 642 Total 1.326 Acres.
Current Zoning:	R-12
Proposed Zoning:	DT-R
Proposed Use:	10 Residential Dwellings (Single Family Units) Density Request: 7.54 Units / Acre
ROW Access:	Jon Scott Dr through Alcovy estates drive way.

This Letter of Intent is intended to comply with the application procedures established by The City of Alpharetta, GA for submittal of land use applications, as required by the City of Alpharetta Unified Development Code (the "UDC"), City of Alpharetta Public Hearing Application Requirements, and other City of Alpharetta Ordinances and Standards.

The Applicant submitted with this Letter of Intent the application package for the Proposed Zoning and Proposed Use, as may be amended (the "Application"). With regard to any zoning, conditional use permit, and variances requested in the Application (as applicable), the Applicant incorporates all statements made in the Public Hearing Application as part of this Letter of Intent.

mo@alcovy.com
www.alcovy.com
(678) 736-0139

PROPOSED ZONING AND USE

The Applicant requests to rezone the Subject Property to the Proposed Zoning and intends to develop the Subject Property for the Proposed Use. The Applicant intends to develop 10 Residential Single Family detached and/or attached homes within a subdivision with sidewalk and other amenities and site features. The Applicant also intends to develop the connecting walkway abetting the property of the proposed Alpha Loop use as required by City of Alpharetta.

The Proposed Use incorporates the design standards of the Downtown Overlay District and will increase the vibrancy of Downtown Alpharetta. The Proposed Use is compatible with the surrounding properties because the surrounding properties are also zoned for Downtown Residential. The DT-R zoning category is also consistent with the Future Development Map, which shows the Subject Property in the Downtown Residential District (DRD) category within the Downtown Overlay District.

Like the Subject Property, the adjacent properties to the all directions are located within the DRD, Mixed Use and commercial category; The Proposed Use to rezone to DT-R is therefore consistent with the medium- to high-density residential development that either already exists or is anticipated on the surrounding properties. The Proposed Use will also provide pedestrian and cyclist interconnectivity via a public sidewalk-connecting alpha loop trail.

The Proposed Use will result in only a minor population increase of approximately 20 people (assuming 2.5 people per residence minus existing dwellings residence) and only a minor increase to traffic: approximately 46 trips per 24 hours (10 residences multiplied by 5.75 vehicle trips per residence minus existing dwellings trips). Likewise, the impact to schools would be minimal: approximately 6 new students (assuming 0.75 students per residence) spread across all grades. Sanitary sewer, water, natural gas, electricity and cable are available to the Subject Property and the impact on public utilities will be in keeping with growth projected by utility providers.

mo@alcovy.com
www.alcovy.com
(678) 736-0139

ARCHITECTURE:

Alcovy Estates – architectural narrative:

The Downtown Design Guidelines allow for a "village" style, which we believe is best suited for this residential project. As the Guidelines explain –

"Nineteenth and early 20th century variations are included in this "style" which is characterized by primarily brick/masonry construction and minimal ornamentation. Windows were usually metal and varied in size, depending on the historic use of the facility; and many featured large, storefront window elements at street level. Brick surfaces should vary in color and texture to demonstrate age. Indigenous & vernacular stone details are encouraged and would be appropriate if historic precedent details are presented to DRB. Overall facades should comply with other restrictions in these Guidelines, and minimize large city block masses...and instead, feature smaller elevation blocks.

We expect to introduce and utilize many of the specifics as highlighted above in the project details, materials, textures and colors. Our goal when completed is to blend with the quiet elegant nature of Alpharetta Downtown and to feel as if it's been here all along.

The Architectural information are conceptual at this time. Final plans and elevations will be designed after the Land Disturbance Permit (LDP) documents are substantially complete. Any reference to retaining walls, elevations, driveways, rooflines, etc. shown on the renderings are stylistic and conceptual. Similarly, the number of flat or gable rooflines is conceptual for rendering purposes. It is the intent of the developer at this time to provide a variety of architectural styles and rooflines. The exact mix will be determined after approval of the LDP.

Alcovy Estates Subdivision

The proposed Alcovy Estates Subdivision consists of 16 homes as shown in site plan and will utilize assemblage of following properties:

340 Jon Scott Dr	...	0.488 acres	...	Current Zoning R-12	...	Future land use DT-R
350 Jon Scott Dr	...	0.419 acres	...	Current Zoning R-12	...	Future land use DT-R
360 Jon Scott Dr	...	0.419 acres	...	Current Zoning R-12	...	Future land use DT-R
0 Haynes Bridge Rd	...	1.513 acres	...	Current Zoning C-2	...	Future land use MD-R

mo@alcovy.com
www.alcovy.com
(678) 736-0139

The zoning request is in two applications

Application # 1: Request to rezone 340, 350, 360 Jon Scott Dr from R-12 to DT-R.
This assemblage totals 1.326 Acres.

Application # 2: Request to rezone 0 Haynes bridge Rd from C-2 to DT-R.
We are requesting a change in future land use and rezoning to DT-R per our application.
This property is 1.513 Acres

Overall Subdivision project:

Total Land	...	2.84 acres (1.326 + 1.513)
Total Homes	...	16
Overall Density	...	5.64 units per acre.

The proposed subdivision stays within the possible total number of units of Future land use.

The Proposed Use complies with all criteria appropriate for consideration of the land use application, the Applicant and owners respectfully request that this Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. The Applicant and owners reserve the right to amend and supplement this Letter of Intent at any time.

Respectfully,

Mo Gayasuddin
Managing Partner

mo@alcovy.com
www.alcovy.com
(678) 736-0139

CONSTITUTIONAL OBJECTIONS:

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

A denial of the Application would be unconstitutional in that it would destroy the Owner's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Any application of the Code of the City of Alpharetta, or the Unified Development Code of the City of Alpharetta, to the Subject Property that prohibits the Owner from developing the Subject Property as proposed is unconstitutional, illegal, null and void because such an application constitutes a taking of the Owner's property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I, of the Constitution of the State of Georgia of 1983 and a violation of the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States because such an application denies the Owner an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would also constitute an arbitrary and capricious act by the City of Alpharetta without any rational basis therefore, thereby constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section m, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the City of Alpharetta to grant the Application would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Owner and Owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

Any approval of the Application that subjects the Subject Property to conditions that are different from the conditions requested by the Owner, to the extent such different conditions would have the effect of further restricting the Owner's utilization of the Subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional category and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

In addition, this constitutes formal written notice to City of Alpharetta, pursuant to O.C.G.A. § 36-33-5, that the Owner plans to seek to recover all damages that it sustains or suffers as a result of the denial of this Application and/ or the unconstitutional zoning of the Subject Property by the City of Alpharetta. Such damages may include, but are not necessarily limited to, damages related to the diminution in the value of the Subject Property. attorneys' fees and expenses of litigation.

Accordingly, the Owner respectfully requests that the City of Alpharetta grant the Application as requested.

ATLANTA CLASSIC TREE SERVICE

Preserving Your Future...One Tree At A Time...

ARBORIST REPORT

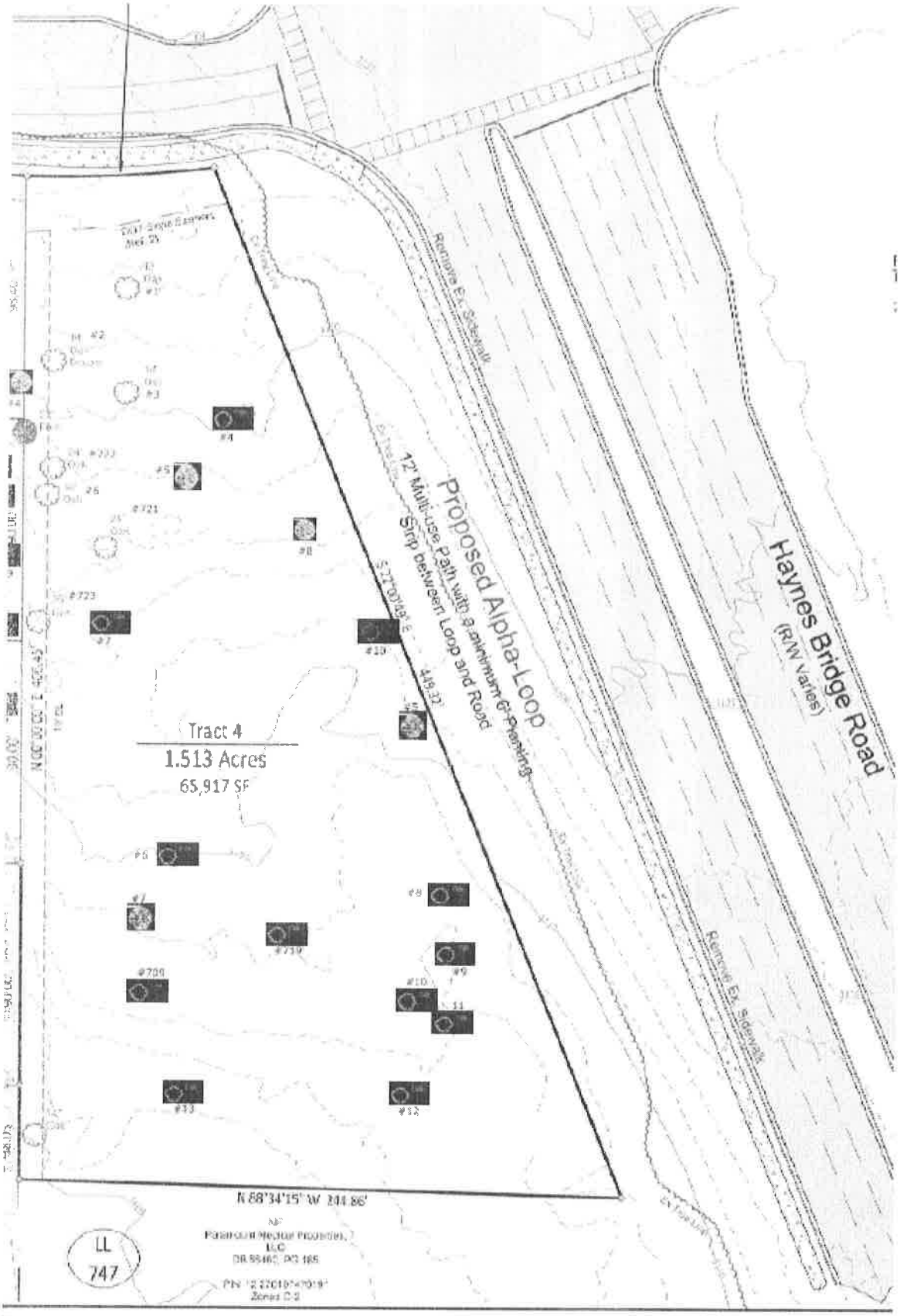
0 Haynes Bridge Rd. Alpharetta GA

All of the following information is based upon a visual field observation and 34 years of practical Arboricultural experience. No lab or scientific tests have been performed. I certify that all information in this report is true to the best of my knowledge and is prepared in good faith.

Peter C. Bond
Certified Arborist SO-0116A

4975 Highway 9 N Alpharetta GA 30004 www.atlantaclassictree.com 770-497-1941

Tree #	Size/Species	Health Condition	Structural Condition	Classification	Comments
#701	16in. dbh Loblolly Pine	Good	Good	Non-Specimen	
#702	14in. dbh Loblolly Pine	Good	Good	Non-Specimen	
#703	15in. dbh Loblolly Pine	Good	Good	Non-Specimen	
#704	18in. dbh Loblolly Pine	Good	Poor	Non-Specimen	Fusiform Canker
#705	16in. dbh Loblolly Pine	Good	Poor	Non-Specimen	Column of Decay
#706	14in. dbh Loblolly Pine	Good	Poor	Non-Specimen	Fusiform Canker
#722	28in. Water Oak	Fair	Poor	Specimen	Included Bark
#723	38in. Red Oak	Good	Fair	Specimen	Conks at Base
#721	22in. Red Oak	Good	Good	Non-Specimen	
#707	14in. dbh Water Oak	Good	Good	Non-Specimen	
#708	12in. Ash	Good	Good	Non-Specimen	
#710	26in. Loblolly Pine	Good	Fáir	Non-Specimen	Included Bark
#719	29in. Water Oak	Good	Good	Specimen	
#709	36in. Red Oak	Good	Good	Specimen	
#711	16in. Water Oak	Good	Good	Non-Specimen	
#712	18in. Water Oak	Good	Good	Non-Specimen	
#713	16in. Box Elder	Good	Fair	Non-Specimen	Unbalanced leans


Haynes Bridge Road
(R/W Varies)
Remove Ex. Sidewalk
Remove Ex. Sidewalk
Proposed Alpha-Loop
12' Multi-use path with a minimum 6' Planting
Strip between Loop and Road
Tract 4
1.513 Acres
65,917 SF
N 88°34'15" W 244.86'
LL
747

Definitions:

For the purposes of this Section, unless the context indicates otherwise, the following terms shall have the meaning set forth below:

Boundary Tree: Any tree located on adjacent property with a critical root zone that will be impacted by proposed land disturbance activity. Caliper: A standard of trunk measurement for replacement trees. Caliper inches are measured at the height of 6 inches above the ground for trees up to and including 4-inch

caliper and 12 inches above the ground for trees larger than -inch caliper.

Conifer Tree: Any tree with needle leaves and a woody cone fruit including, but not limited to, pine,
juniper, and cedar species.

Critical Root Zone (CRZ): The minimum area beneath a tree which must be left undisturbed in order to
preserve a sufficient root mass to give a tree a reasonable chance of survival. The Critical Root Zone will
typically be represented by a concentric circle centering on the tree's trunk with a radius equal in feet to
one and three-tenths times the number of inches of the trunk diameter. EXAMPLE: The CRZ radius of a
twenty (20) inch diameter tree is twenty-six (26) feet.

Dead Tree: Any standing tree which is no longer alive or can sustain itself through natural processes as
determined by a qualified professional.

Diameter Breast-Height {DBH}: The standard measure of tree size (for trees existing on a site). The tree
trunk is measured at a height af 41,/2 feet above the ground. If a tree splits into multiple trunks below 4
L/2 f eet, the trunk is measured at its most narrow point beneath the split.

Guidance Document: A document maintained by the City of Alpharetta Arborist that includes clarifications
to requirements with examples and additionaltechnical standards about tree protection, tree planting,

species selection, and other information relevant to the protection and replanting of trees in the City of
Alpharetta. The document may be revised by the City Arborist as conditions and technical standards evolve.

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

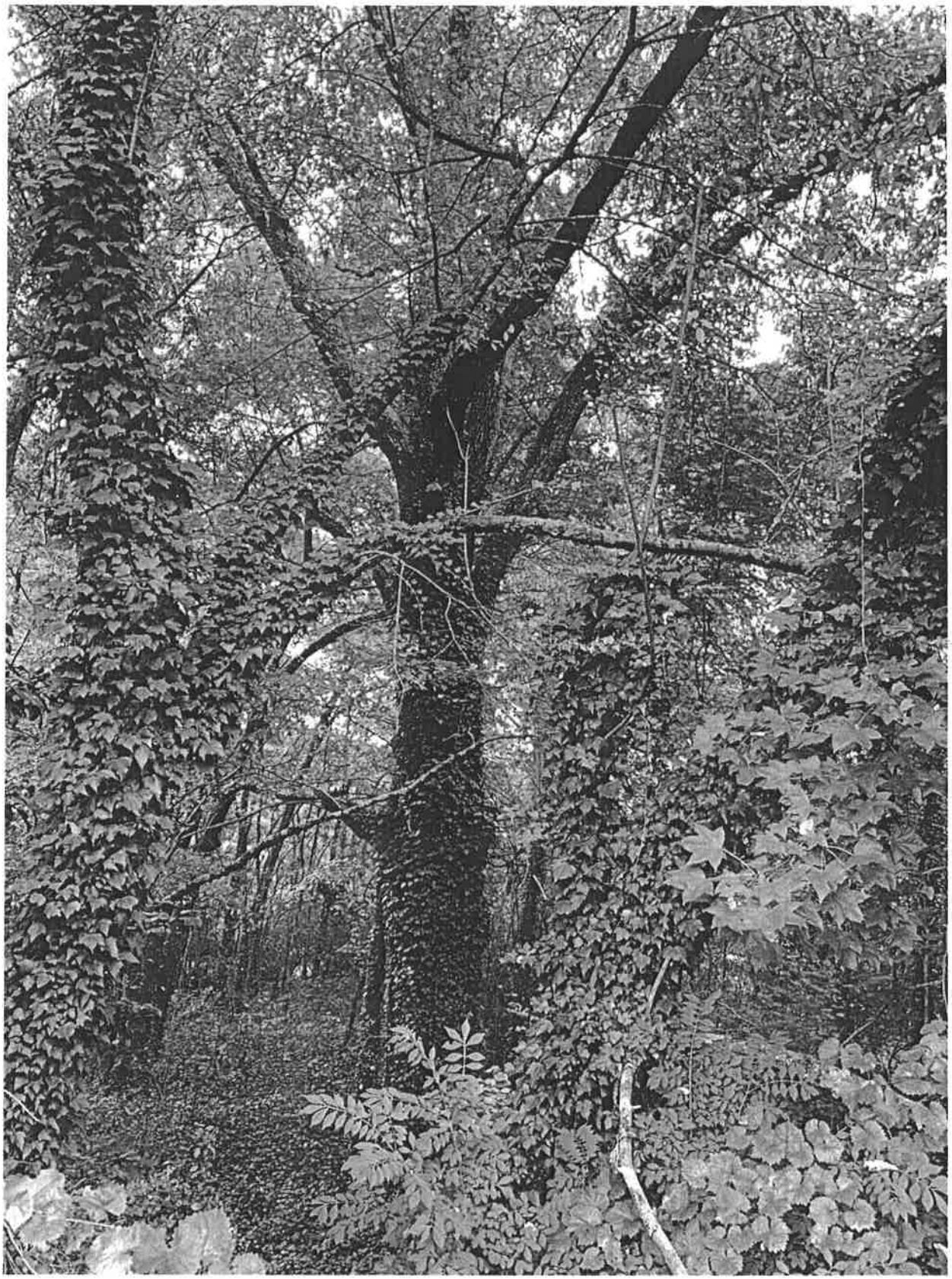
International Society of Arboriculture (ISA): A professional organization that promotes the professional
practice of arboriculture, sets standards for obtaining professional credentials for arborist, and establishes
best practices for tree care, pruning, and protection

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

Understory Trees: Those trees that grow beneath the overstory and will generally reach a mature height
less than 40 feet. Understory trees may include coniferous trees that meet these same height
characteristics

#701

#702



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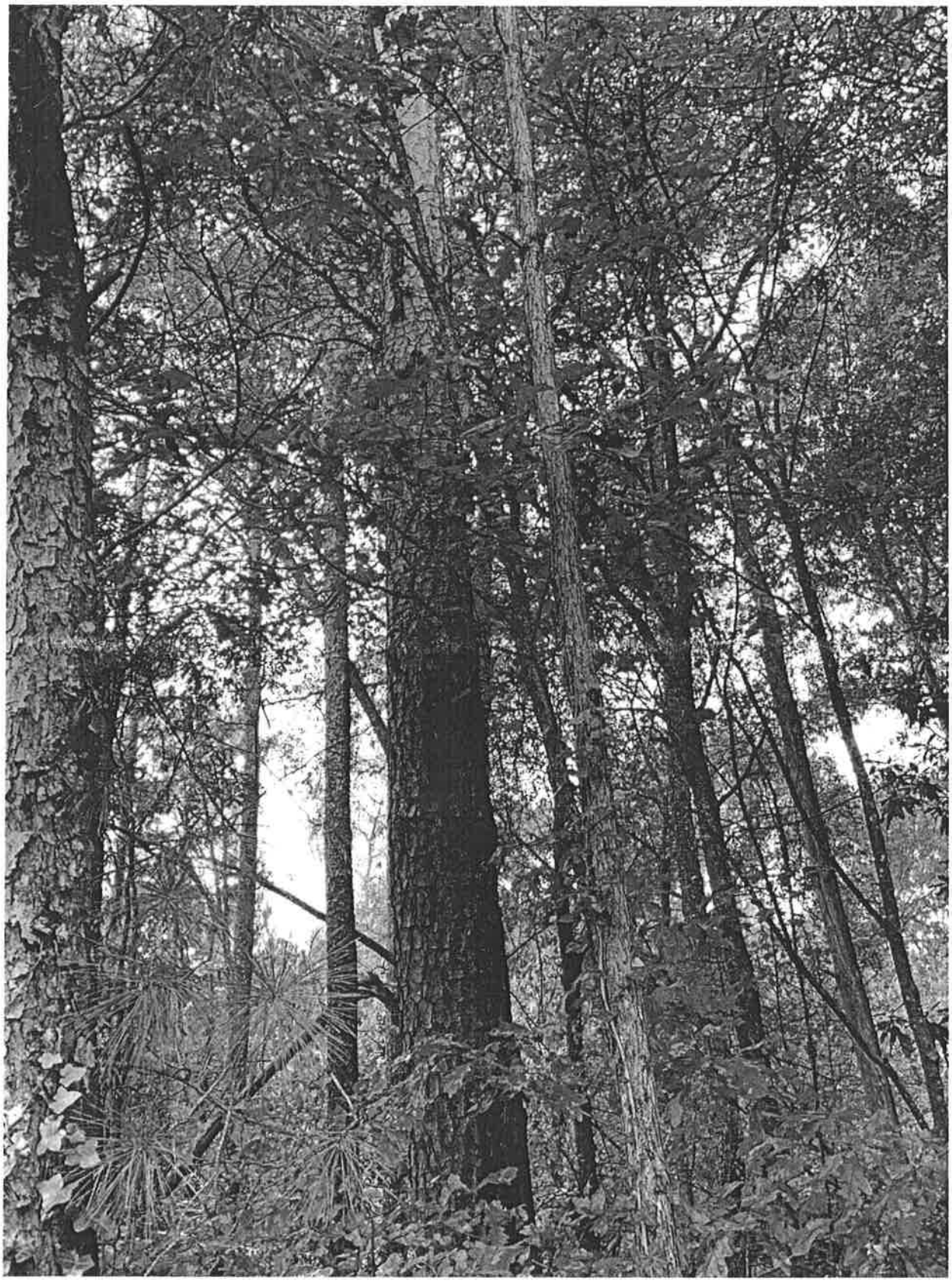

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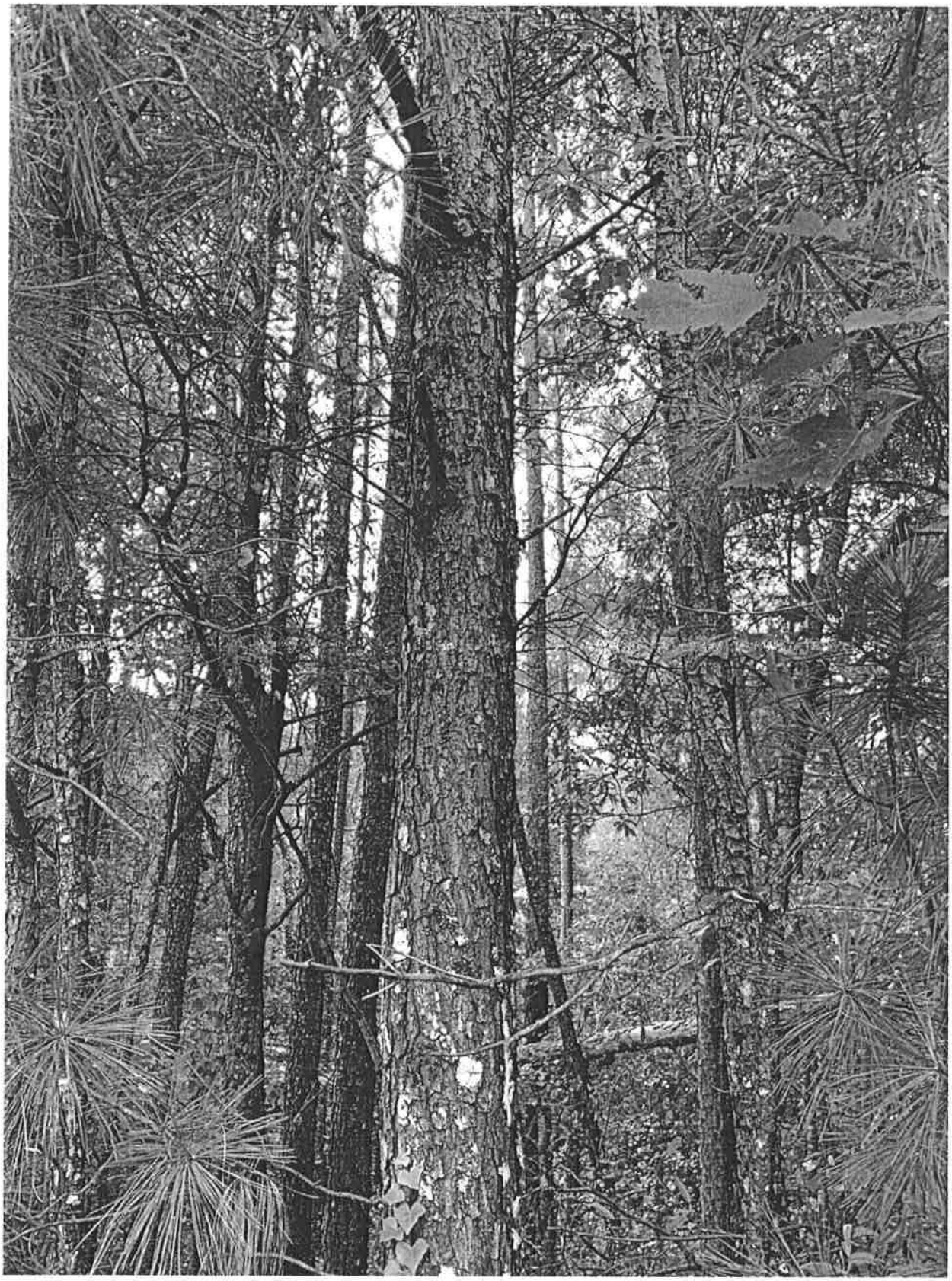

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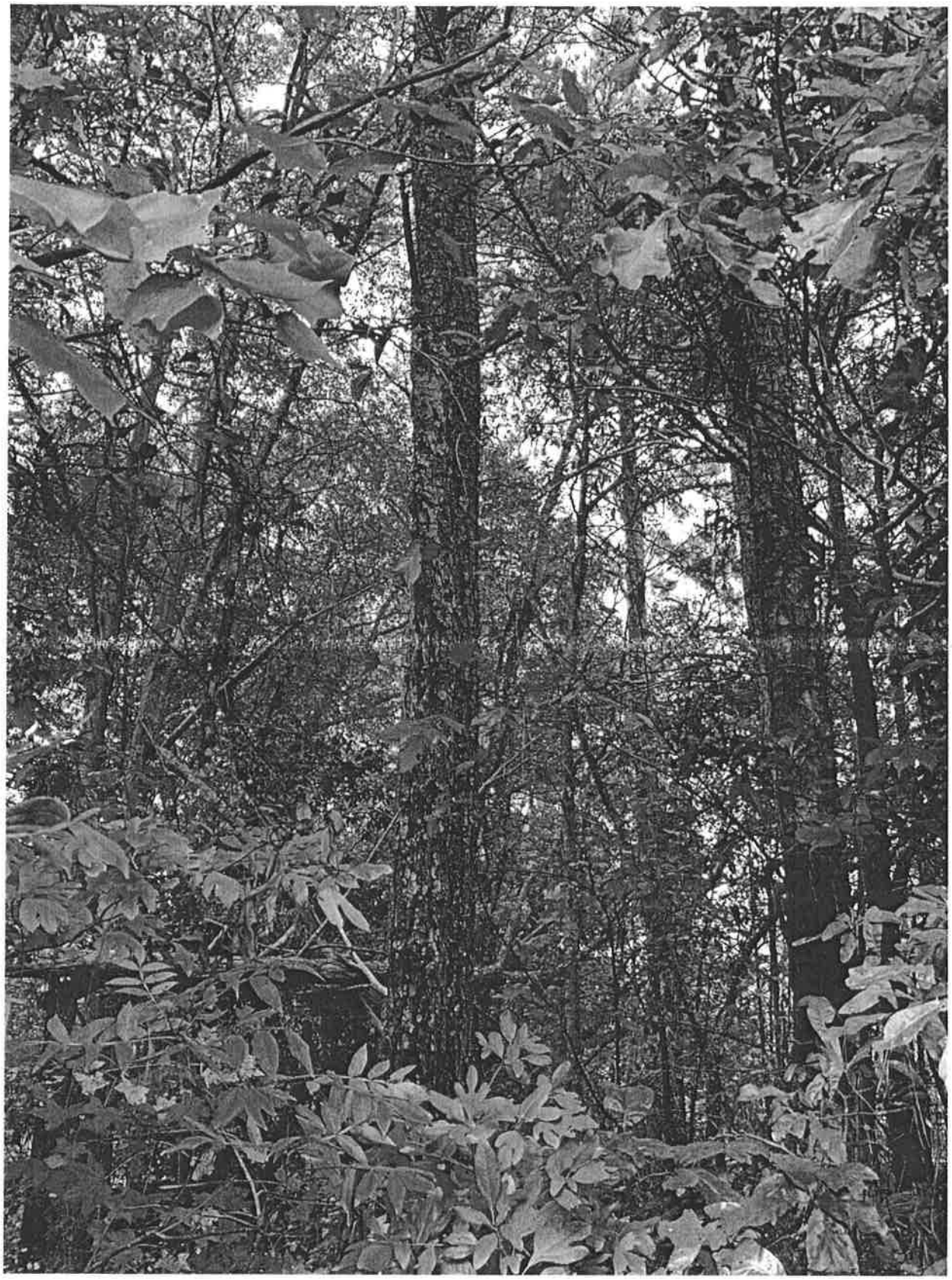
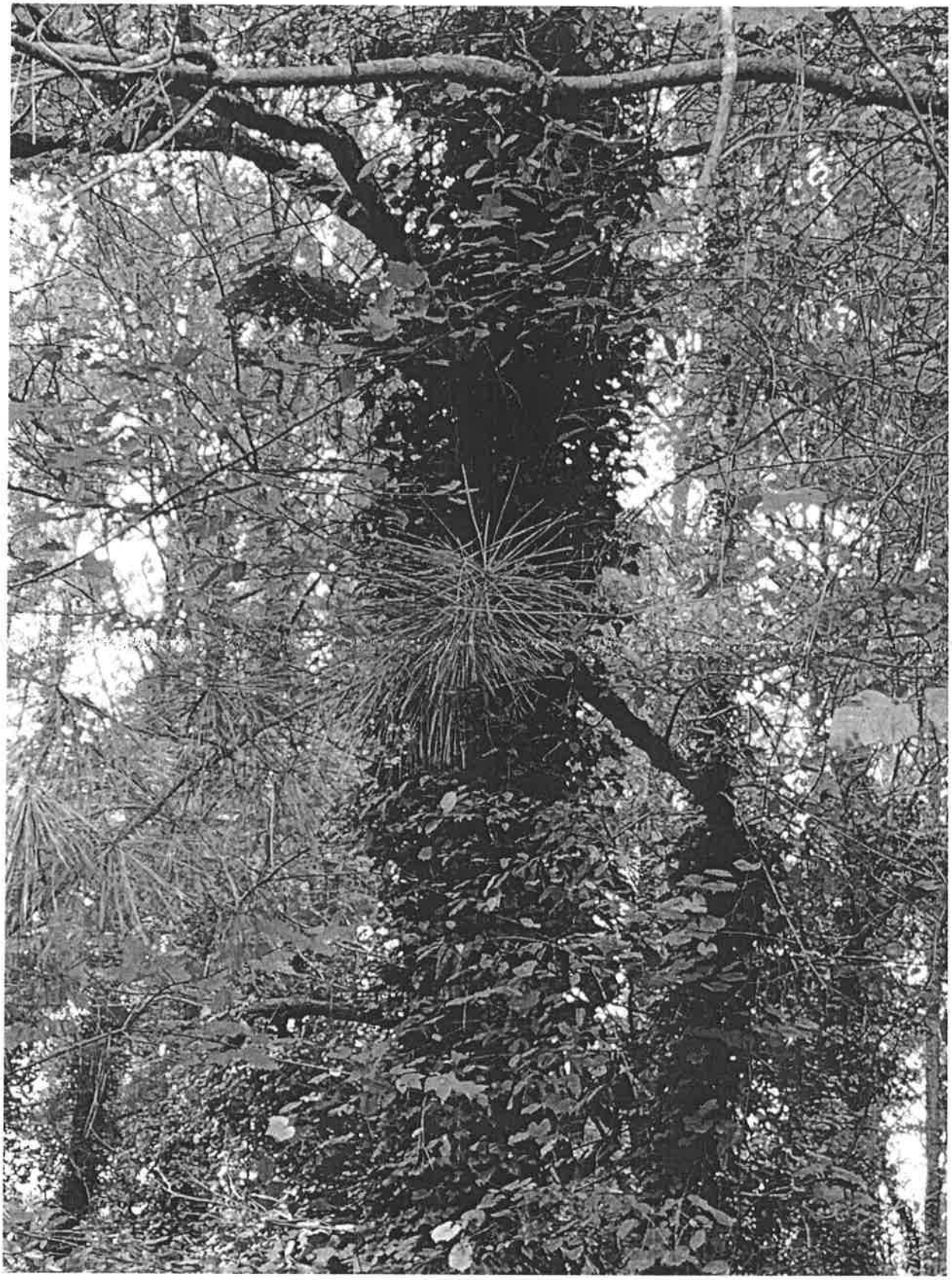


F 710

711

#713



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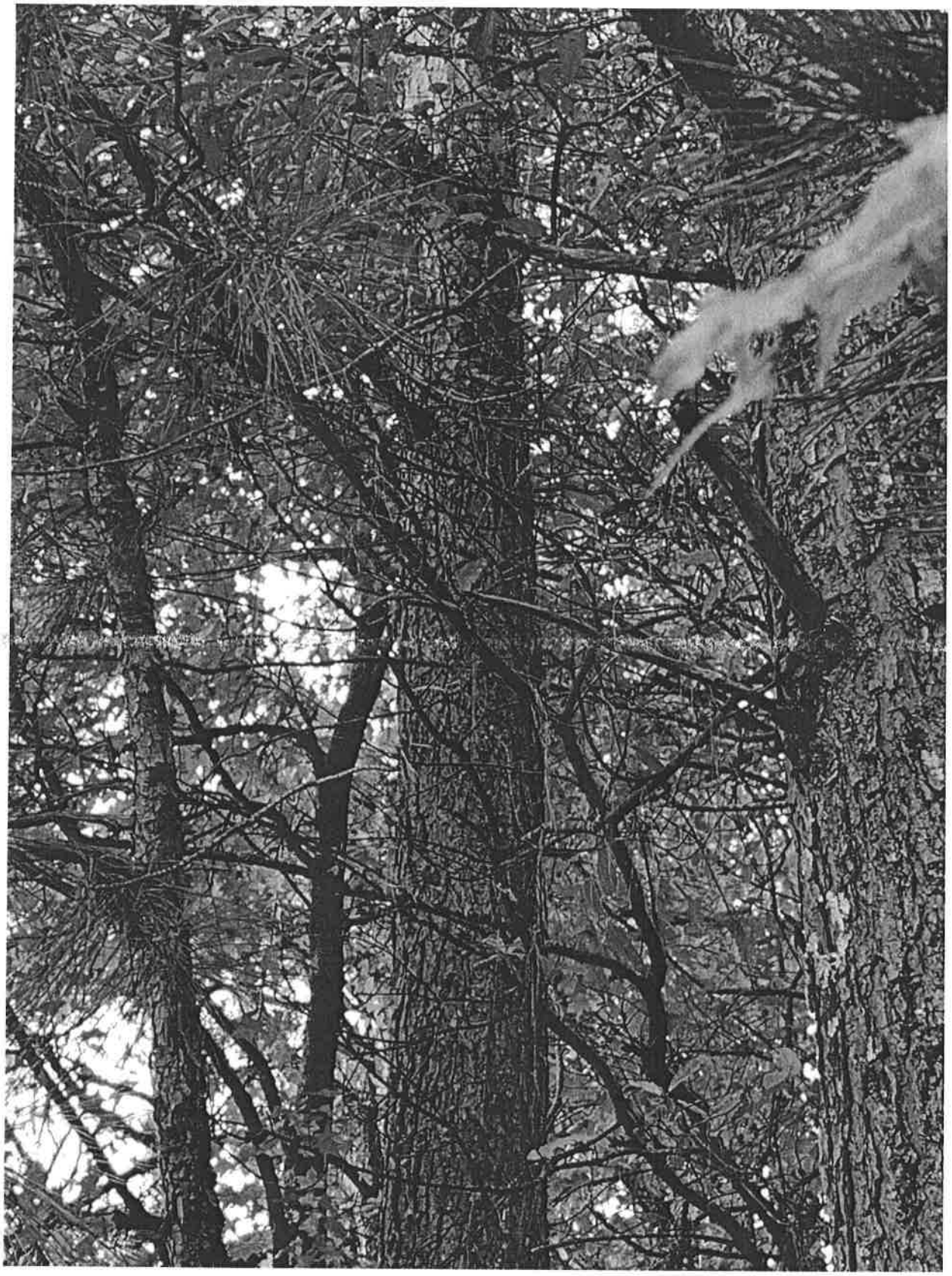

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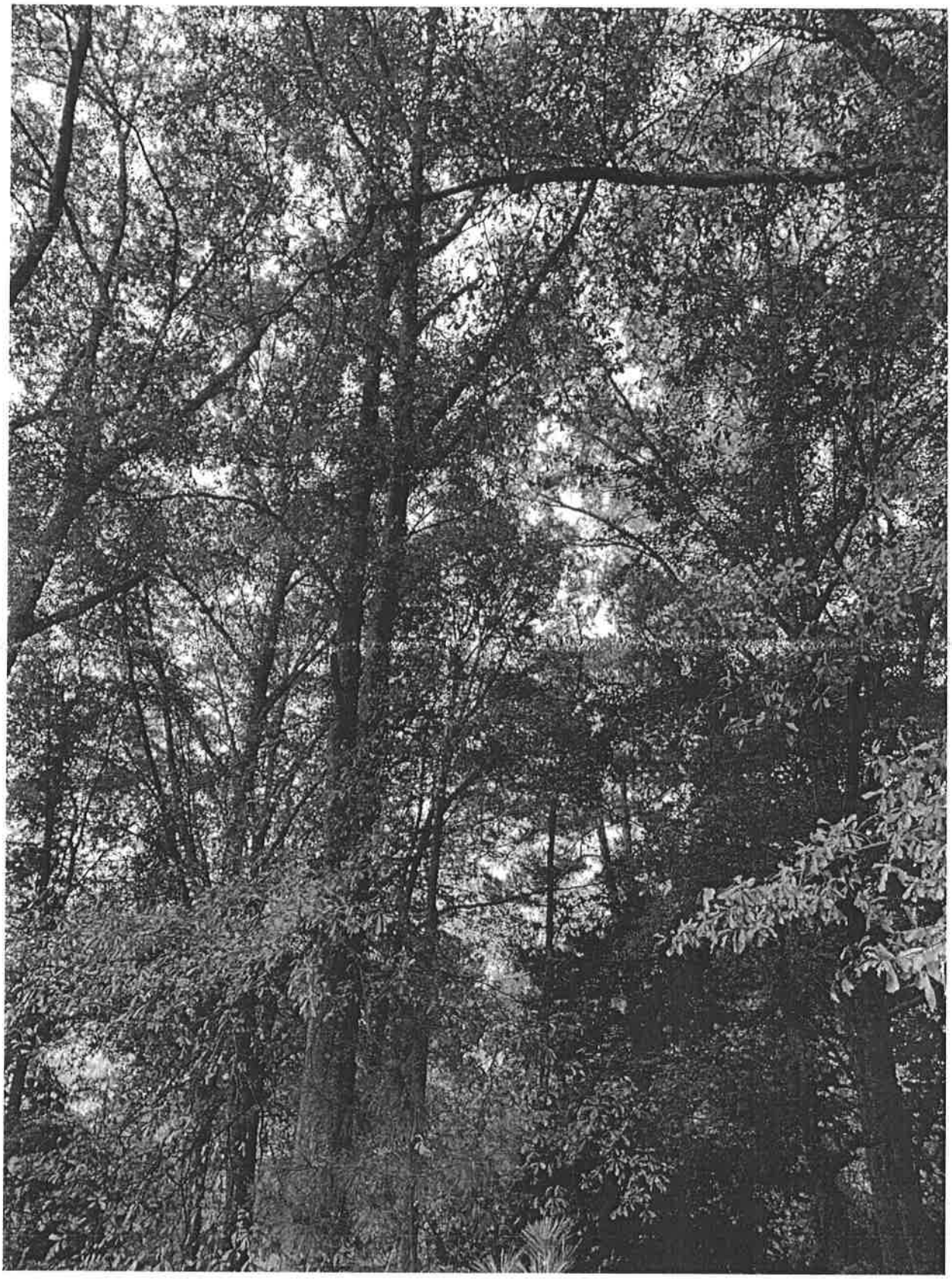


#713

JARVIS TREE EXPERTS

Jon Scott Drive

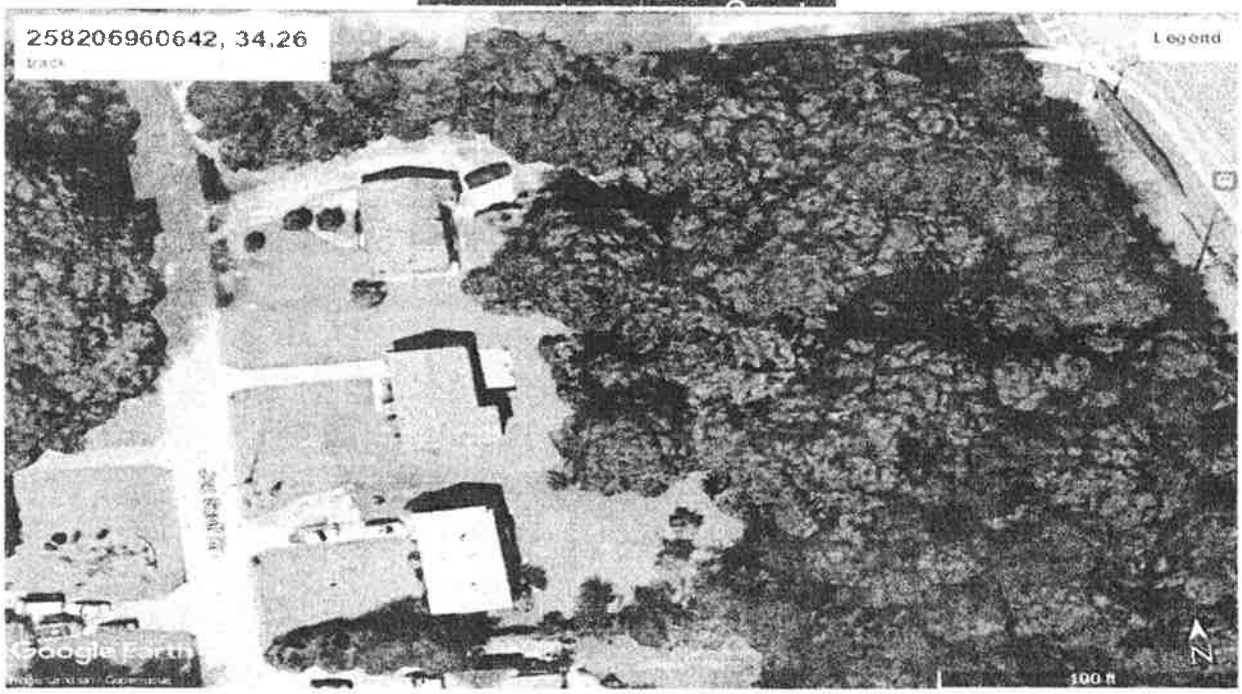
Track: 258206960642

Arborist Report Alpharetta

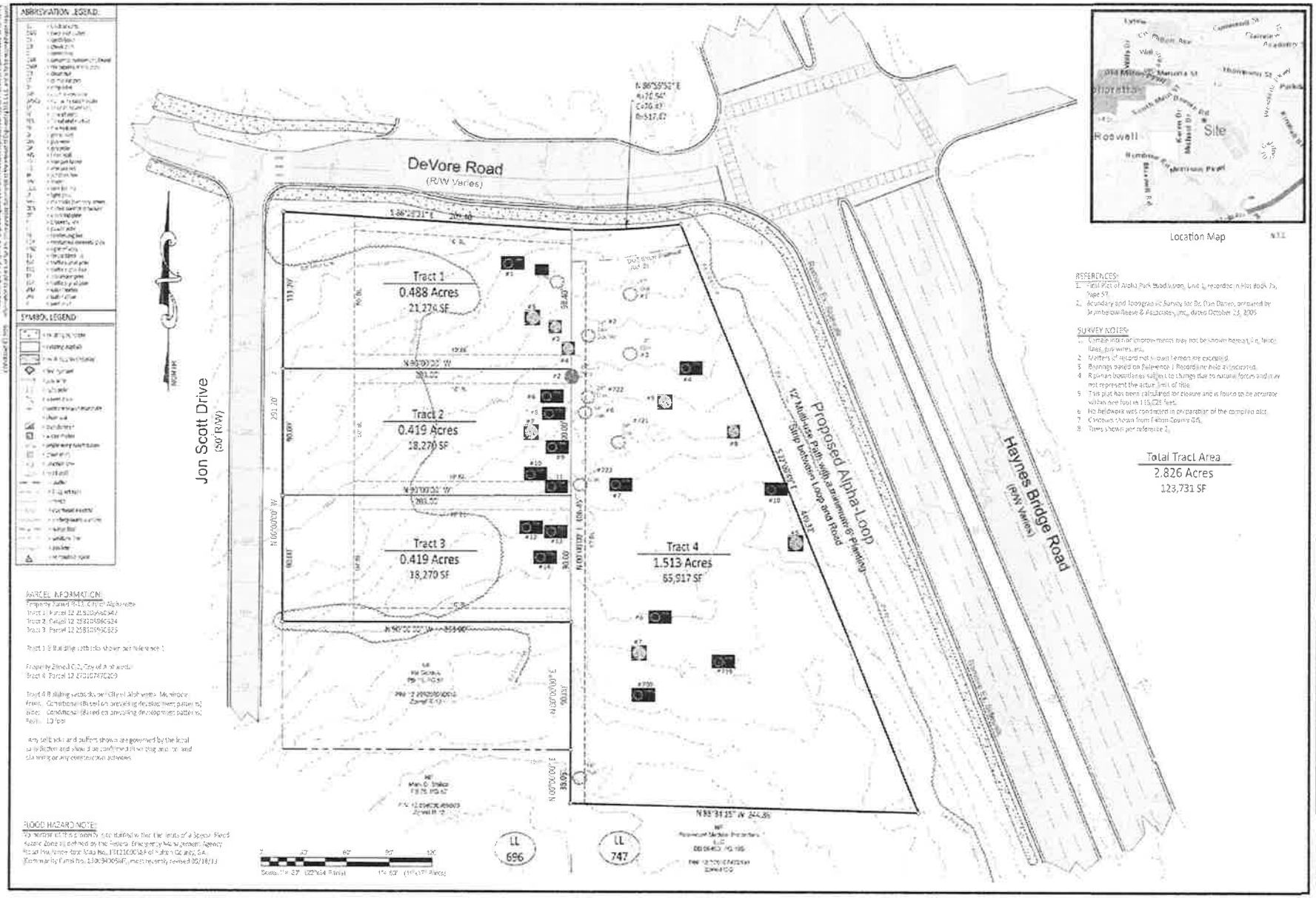
Track: 258206960634

Alpharetta, GA

Track: 258206960626



Tree #	Size / Species	Health Condition	Structural Condition	Classification	Comments	Photo #
1	18" Water oak	Fair	Fair	Non-Specimen	Phototropic lean	
2	26" Pine	Poor	Hazard	Non-Specimen	Diseased / Canker	
3	12" Pine	Poor	Hazard	Non-Specimen	Diseased / Pine Beetle	
4	12" Pine	Poor	Hazard	Non-Specimen	Diseased / Pine Beetle	
5	20" Pine	Poor	Hazard	Non-Specimen	Diseased / Canker	1
6	18" Water oak	Fair	Fair	Non-Specimen	Phototropic lean	
7	12" Pine	Poor	Fair	Non-Specimen	Phototropic lean	
8	28" Water oak	Fair	Hazard	Non-Specimen	Decay in root flare	2
9	22" Water oak	Fair	Poor	Non-Specimen	Phototropic lean	
10	12" Water oak	Poor	Poor	Non-Specimen	Phototropic lean	5
11	10" Post oak	Fair	Fair	Non-Specimen	Phototropic lean	
12	14" Red oak	Fair	Fair	Non-Specimen	Phototropic lean	
13	22" Water oak	Fair	Poor	Non-Specimen	Phototropic lean	3
14	42" Pine	Good	Good	specimen	Some storm damage in crown	4



ABBREVIATION LEGEND

SYMBOL LEGEND

PARCEL INFORMATION

Property Zoned R-CD, City of Alpharetta
Tract 1 Parcel 12 2510306642
Tract 2 Parcel 12 2510306624
Tract 3 Parcel 12 2510305625

Tract 1-3 Building setbacks shown per reference 1

Property Zoned O-I, City of Alpharetta
Tract 4 Parcel 12 2710747029

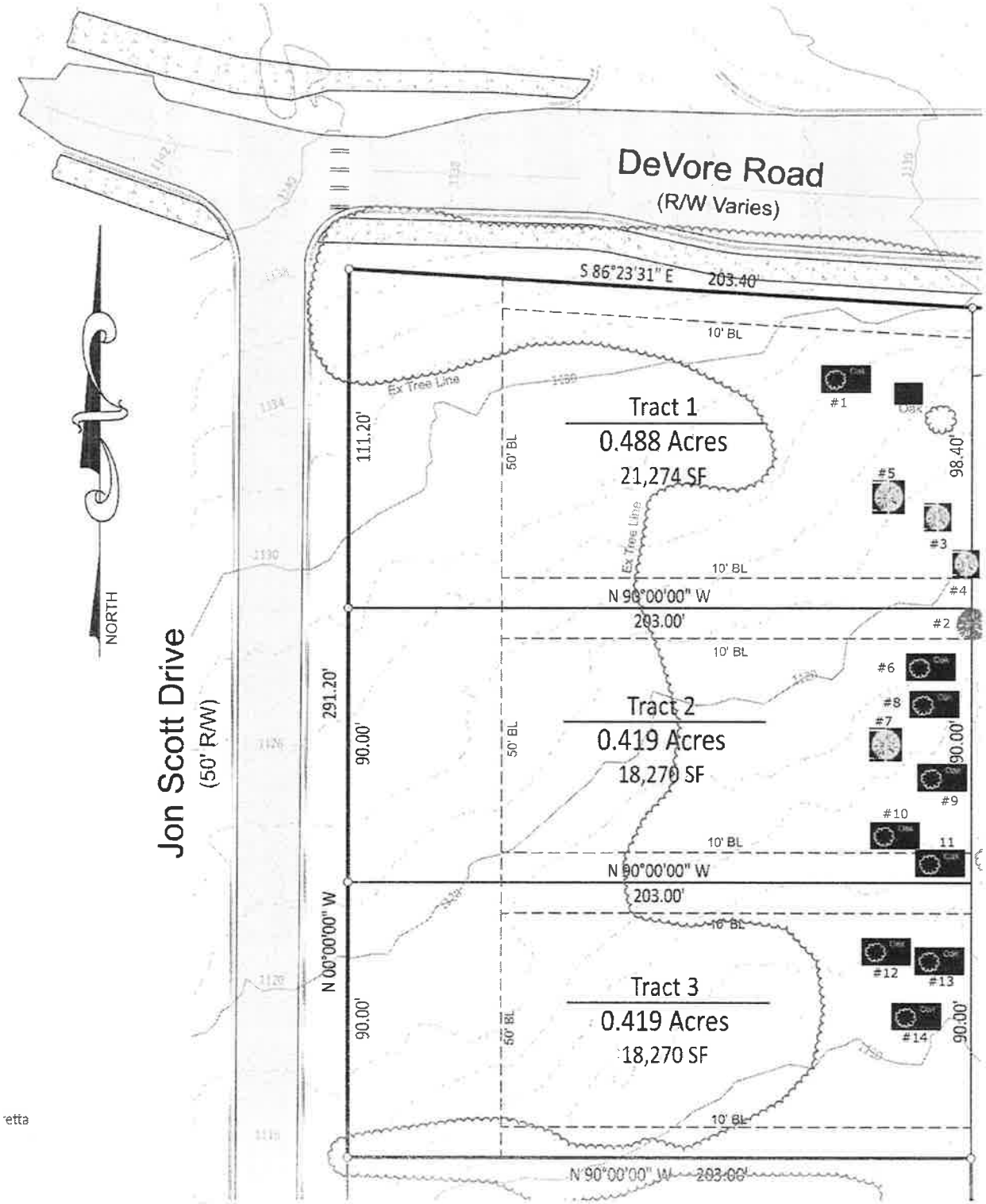
Tract 4 Building setbacks per City of Alpharetta Ordinance
Front: Conditional (Based on prevailing development pattern)
Side: Conditional (Based on prevailing development pattern)
Rear: 10 feet

Any setbacks and buffers shown are governed by the local zoning jurisdiction and shall be confirmed prior to platting and/or land disturbing or any construction activities.

FLOOD HAZARD NOTE:
No portion of this property is located within the limits of a Special Flood Hazard Zone as defined by the Federal Emergency Management Agency Flood Insurance Rate Map No. 13121C0152F of Fulton County, GA. (Community Panel No. 130394 0152F, panel repeatedly revised 09/18/13)

REFERENCES:
1. Final Plat of Alpha Park Subdivision, Unit 1, recorded in Plat Book 75, Page 57
2. Boundary and Topographic Survey for Dr. Dan Davies, prepared by Jambecoville Reese & Associates, Inc., dated October 23, 2005

SURVEY NOTES:
1. Certain internal improvements may not be shown hereon (i.e. fences, lines, guy wires, etc.)
2. Matters of record not shown hereon are excepted.
3. Bearings based on Reference 1 Recordable hole as indicated.
4. Riparian boundaries subject to changes due to natural forces and may not represent the actual limit of title.
5. This plat has been calculated for closure and is found to be accurate within one foot in 115,025 feet.
6. No fieldwork was conducted in preparation of the compiled plat.
7. Contours shown from Fulton County GIS.
8. Trees shown per reference 2.


DeVore Road
(R/W Varies)
S 86°23'31" E 203.40'
Jon Scott Drive
(50' R/W)
NORTH
Tract 1
0.488 Acres
21,274 SF
Tract 2
0.419 Acres
18,270 SF
Tract 3
0.419 Acres
18,270 SF
N 90°00'00" W
203.00'
N 00°00'00" W
291.20'
111.20'
98.40'
90.00'
10' BL
50' BL
Ex Tree Line
#1
#2
#3
#4
#5
#6
#7
#8
#9
#10
11
#12
#13
#14

etta

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

Inspection Date: 10/20/2021

Senior Consulting Arborist: Joshua Jarvis

ISA Certified Arborist: Thomas Dossett SO-1844A

Warranty Disclaimer

Although, this report will determine whether a tree is a specimen; it is provided as best judgment opinion. Ultimately, the governing body's (City of Alpharetta) arborist or representative shall determine whether a tree is classified as a specimen or not. All specimen tree locations shall be approximate. The provided tree locations shall NOT be GPS located and in no manner shall the provided tree location plan be used or represented as a tree survey. It is the sole responsibility of the OWNER to have all tagged specimen trees located by a Certified Land Surveyor. No warranties express or implied are made with respect to the report of aforementioned specimen trees. It is understood the OWNER makes use of this report by the ARBORIST at OWNER's sole risk and that the report is provided as best judgment opinion. In no manner does this report guarantee the life or imply any length of life span of the trees that are determined to be specimens.

Arborist Note:

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

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

Definitions:

For the purposes of this Section, unless the context indicates otherwise, the following terms shall have the meaning set forth below:

Boundary Tree: Any tree located on adjacent property with a critical root zone that will be impacted by proposed land disturbance activity. Caliper: A standard of trunk measurement for replacement trees. Caliper inches are measured at the height of 6 inches above the ground for trees up to and including 4-inch caliper and 12 inches above the ground for trees larger than 4-inch caliper.

Conifer Tree: Any tree with needle leaves and a woody cone fruit including, but not limited to, pine, juniper, and cedar species.

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Dead Tree: Any standing tree which is no longer alive or can sustain itself through natural processes as determined by a qualified professional.

Diameter Breast-Height (DBH): The standard measure of tree size (for trees existing on a site). The tree trunk is measured at a height of 4 1/2 feet above the ground. If a tree splits into multiple trunks below 4 1/2 feet, the trunk is measured at its most narrow point beneath the split.

Guidance Document: A document maintained by the City of Alpharetta Arborist that includes clarifications to requirements with examples and additional technical standards about tree protection, tree planting, species selection, and other information relevant to the protection and replanting of trees in the City of Alpharetta. The document may be revised by the City Arborist as conditions and technical standards evolve.

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

International Society of Arboriculture (ISA): A professional organization that promotes the professional practice of arboriculture, sets standards for obtaining professional credentials for arborist, and establishes best practices for tree care, pruning, and protection.

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

Understory Trees: Those trees that grow beneath the overstory and will generally reach a mature height less than 40 feet. Understory trees may include coniferous trees that meet these same height

characteristics

Please reach out if you have any questions about the table or the photos.

Kind regards,

Joshua Jarvis, CEO
Senior Consulting Arborist
Jarvis Tree Experts

1 photo

TREE # 5 ; 20" PINE

2 PHOTO – TREE #. 8; 28"
WATER OAK

CAVITY

3 PHOTO. TREE # 3 22' WATER OAK

4 photo TREE # 14 42" PINE

5 PHOTO TREE # 10 12" WATER OAK

CITY COUNCIL MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: MP-22-01 BRIDGE ROAD HOLDINGS, LLC/PRESTON RIDGE POD M

PLANNING COMMISSION: APRIL 14, 2022

CITY COUNCIL: APRIL 18, 2022

II. RECOMMENDATION:

Approve MP-22-01 Bridge Road Holdings, LLC/Preston Ridge, subject to the following conditions:

1. The 2.45-acre property shall be added to Pod M of the Preston Ridge Master Plan and limited to medical and professional office and no more than 9,500 square feet of accessory retail, limited to the following uses:
    a. Animal Hospital, Small Animal
    b. Bakery
    c. Bank
    d. Barber Shop
    e. Beauty Shop
    f. Dry-Cleaning, Pick-Up Station
    g. Fitness Studio
    h. Florist, Retail
    i. Laboratory, Research Commercial
    j. Laundry, Self-Serve, Pick-Up
    k. Pet Day Care
    l. Pet Grooming
    m. Print Shop
    n. Restaurant
    o. School, Commercial (Beauty, Business)
2. Site shall be developed substantially as depicted on the submitted site plan, labeled Exhibit A, except for modifications required to comply with the conditions below and subject to meeting all City code requirements and conditions of zoning.
3. The property south of Morris Road shall be reserved as a tree save area.
4. Building A shall have a minimum height of 20' along Old Milton Parkway. Exterior building materials shall be comparable to the materials on nearby Preston Ridge office buildings, with final approval by DRB.
5. Developer shall construct a 6' sidewalk along the east side of the Old Morris Road right-of-way connecting the Old Milton Parkway sidewalk to the Morris Road sidewalk. Existing sidewalk along Morris Road shall be removed and area shall be planted with street trees.
6. Building shall connect to the sidewalk along Old Morris Road and/or Old Milton Parkway.
7. Parking lot islands shall be provided for every 72' of parking length, except where an alternative layout is approved by the City Arborist.
8. Developer shall coordinate with the City and GDOT to provide the required landscape material in the 20' landscape strip along Old Milton Parkway.
9. Walls signs visible from Old Milton Parkway shall be limited to signage permitted for an office building and shall be for an office tenant.
10. Property owner shall dedicate Morris Road to the City as public right-of-way.

III. REPORT IN BRIEF:

The applicant, Bridge Road Holdings, LLC, is requesting a master plan amendment to allow for the construction of a 2-story, 19,000 square foot medical office over retail building and a 1-story, 1,950 square foot medical office building on 2.45-acres. An amendment is requested to the Preston Ridge Master Plan to add the property to Pod M, which allows office-institutional and accessory retail uses. The subject property is located at 11505 Morris Road and 0 State Bridge Road, near the southwest corner of Old Milton Parkway and Morris Road.

DISCUSSION

The submitted request, if approved, will allow for the construction of a 2-story, 19,000 square foot medical office over retail building and a 1-story, 1,950 square foot medical office building on 2.45-acres. A master plan amendment is requested to the Preston Ridge Master Plan to add the property to Pod M. The subject property is located at 11505 Morris Road and 0 State Bridge Road, near the southwest corner of Old Milton Parkway and Morris Road.

The property is zoned O-I (Office-Institutional) and is mostly undeveloped. Morris Road was extended through the south end of the property for the Inspired Living development to the southwest and a small parking lot with eleven (11) parking spaces was constructed on the property for the adjacent Waffle House. Surrounding properties are zoned O-I to the east and west, CUP (Community Unit Plan) to the south, and C-2 (General Commercial) to the north. Quik Trip gas station is located to the north; Waffle House, Shell gas station and Life Hope Alpharetta are located to the east; floodplain to the west; and an undeveloped property to the south.

Preston Ridge Master Plan was approved in 1987 as a 500-acre mixed-use development. Pod M, which is approximately eight (8) acres, was approved for office-institutional and accessory retail uses with a maximum non-residential density of 18,000 square feet per acre. There is no limitation on the percentage of retail use as it relates to the overall development. Outside of the master plan, O-I limits the percentage of retail use to no more than 25% of the overall building area. The subject property abuts the west side of Pod M and has access through the pod by way of the Morris Road extension.

SITE PLAN

The site plan depicts a 2-story, 19,000 square foot 'L-shaped' office over retail building (Building A) along Old Milton Parkway and a 1-story, 1,950 square foot office building (Building B) on the south end of the 2.45-acre property. The proposed non-residential density is approximately 8,550 square feet/acre. Access to the property is from Morris Road, which bisects the property from north to south. Building A is served by 95 parking spaces and Building B is served by 14 parking spaces, which exceeds the City's parking requirements. The building setback along Old Milton Parkway varies from approximately 27' on the east end of Building A to 35' on the west end of the building. Fifteen-foot (15') building setbacks are depicted on the sides and rear of the property.

There are a mix of pines and hardwoods on the north and south ends of the property, with the middle portion of the property having been cleared in conjunction with the Morris Road extension. Tree saves are not depicted on the site plan. Several Oaks and Maples are identified on the tree survey and should be saved if determined to be in good condition. The area south of Morris Road has significant topography as evidenced by a 30' wall holding up Building B.

Two (2) underground stormwater management facilities are depicted within the parking lot north of Morris Road and a walled stormwater pond is depicted at the south end of the property near the 1-story medical office building.

TRAFFIC

The applicant provided a trip generation analysis, which shows that the proposed uses would generate approximately 35 AM Peak Hour trips and 75 PM Peak Hour trips.

Trip Generation Analysis (10th Ed. With *2nd Edition Handbook* Daily IC & *3rd Edition* AM/PM IC) Old Milton Parkway at Milton Road Alpharetta, GA												
Land Use		Density		Daily Trips			AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out	Total	In	Out
Proposed Project Trips												
LUC	Land Use	Density	Units	**HIDE THIS ROW**								
720	Medical-Dental Office Building	11,450	Sq. Ft. GFA	352	176	176	32	25	7	41	11	30
820	Shopping Center	9,500	Sq. Ft. GFA	358	179	179	9	6	3	36	17	19
Total Proposed Trips				**710**	**355**	**355**	**41**	**31**	**10**	**77**	**28**	**49**
Mixed-Use Reductions - TOTAL				*-28*	*-14*	*-14*	*-6*	*-3*	*-3*	*-2*	*-1*	*-1*
Driveway Volumes				**682**	**341**	**341**	**35**	**28**	**7**	**75**	**27**	**48**

STANDARDS FOR MASTER PLAN AMENDMENTS

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

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

Response: The zoning proposal would be suitable as it relates to the use and development of adjacent or nearby properties, which are primarily developed with commercial and office-institutional uses.

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

Response: The zoning proposal should not adversely affect the existing use or usability of adjacent or nearby properties, which are primarily developed with commercial and office-institutional uses.

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

Response: There are several Oaks and Maples identified on the tree survey, which should be saved if determined to be in good condition. In addition, the property south of Morris Road would be a good tree save area due to the significant topography and abundance of hardwood trees.

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

Response: Without the master plan amendment, development of the property under the current zoning would limit retail uses to no more than 25% of the overall building area. The applicant's proposal is consistent with the office-institutional and accessory retail uses approved in Pod M of Preston Ridge.

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

Response: The zoning proposal would not have significant impacts on public facilities and services. It is estimated that the proposed uses would generate approximately 35 AM Peak Hour trips and 75 PM Peak Hour trips.

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

Response: Not applicable.

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

Response: The zoning proposal reflects a reasonable balance. The applicant's proposal would be compatible with office-institutional and accessory retail uses approved in Pod M of the Preston Ridge Master Plan and other locations for this business type, which are similarly situated along commercial corridors and in office parks.

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

Response: The applicant's proposal is consistent with the office-institutional and accessory retail uses approved in Pod M of the Preston Ridge Master Plan.

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

Response: The zoning proposal is consistent with the Comprehensive Land Use Plan designation of the property, which is 'Corporate Office'.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that the use does not conflict with the established review criteria for a master plan amendment. The proposed use would be compatible with the office-institutional and accessory retail uses approved in Pod M of the Preston Ridge Master Plan and other locations for this business type, which are similarly situated along commercial corridors and in office parks. It should be noted that without the master plan amendment, development of the property under the current zoning would limit retail uses to no more than 25% of the overall building area. If approved, it is recommended that retail uses be limited to accessory retail uses that support nearby office and institutional uses. In addition, the property south of Morris Road should be reserved as a tree save area due to the significant topography and abundance of hardwood trees.

CITIZEN PARTICIPATION PLAN

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

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on February 9, 2022. There were no public comments.

IV. ATTACHMENTS:

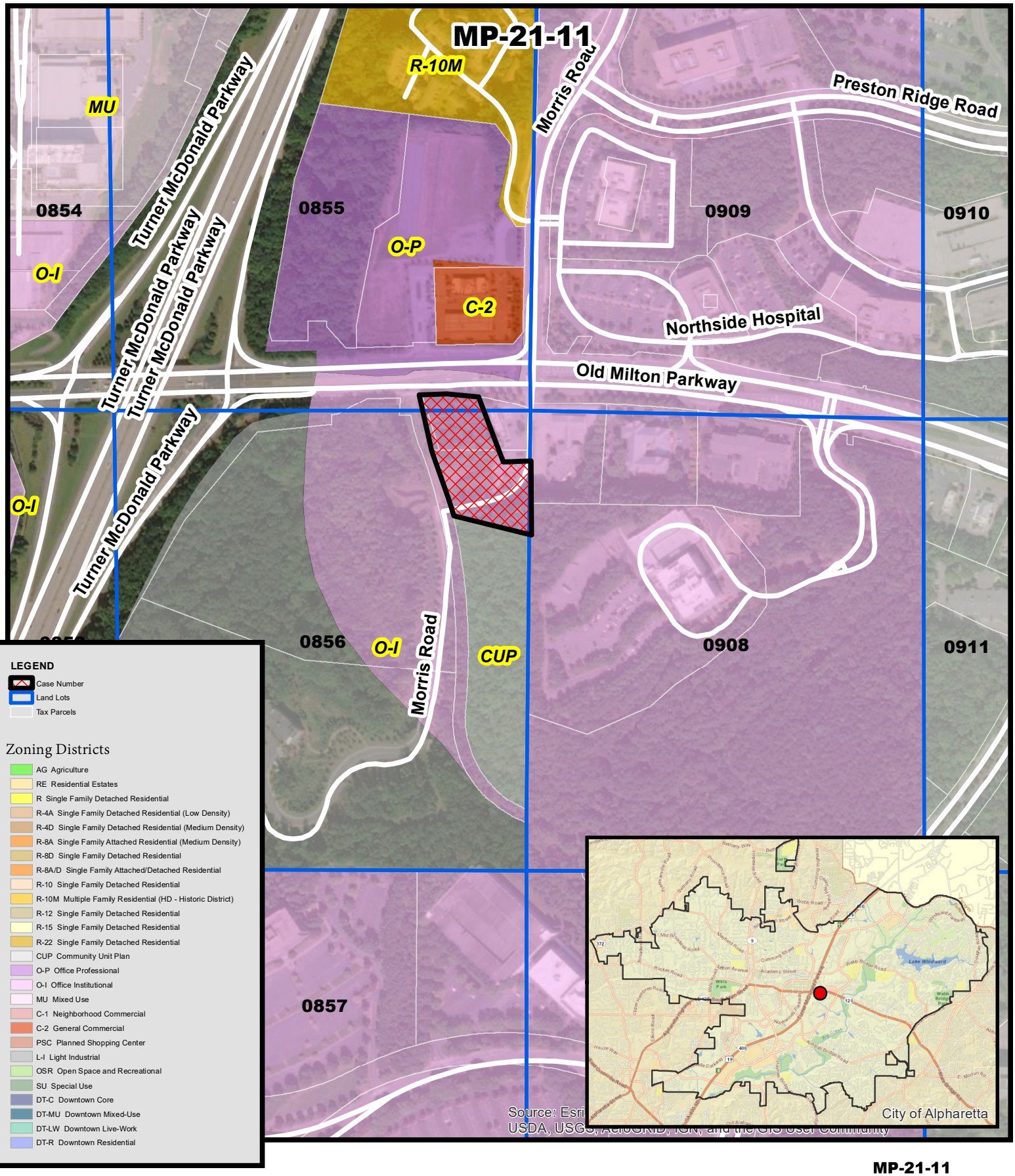
- Site Plan

Aerial Map
Bridge Road Holdings LLC

MP-21-11
D/LL: 1/2/855, 856
PC: 3/3/22
CC: 3/28/22

THE CITY OF ALPHARETTA GEORGIA

Location Map Provided by:
Community Development - GIS

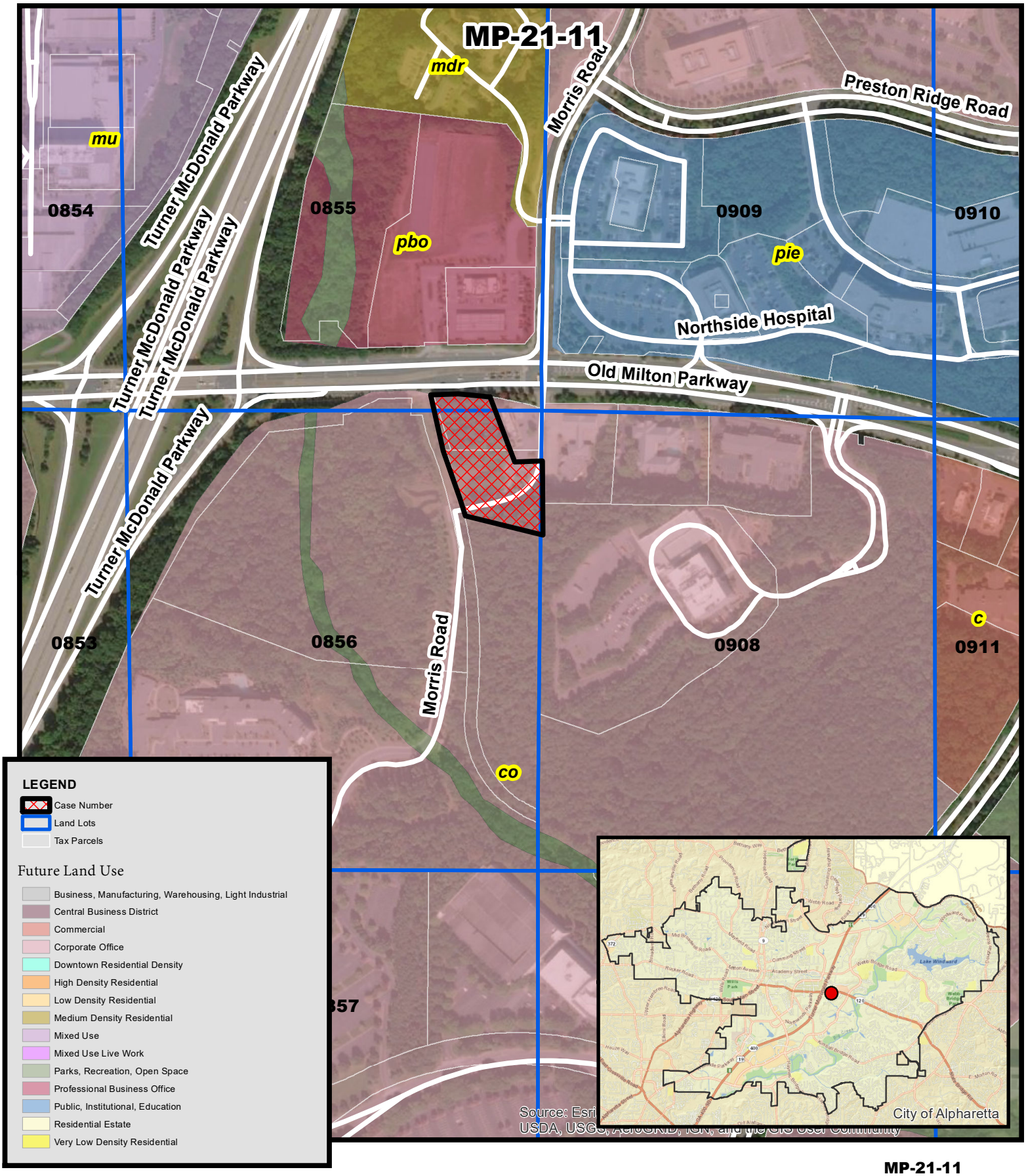


Zoning Map
Bridge Road Holdings LLC

MP-21-11
D/LL: 1/2/855, 856
PC: 3/3/22
CC: 3/28/22

THE CITY OF ALPHARETTA GEORGIA

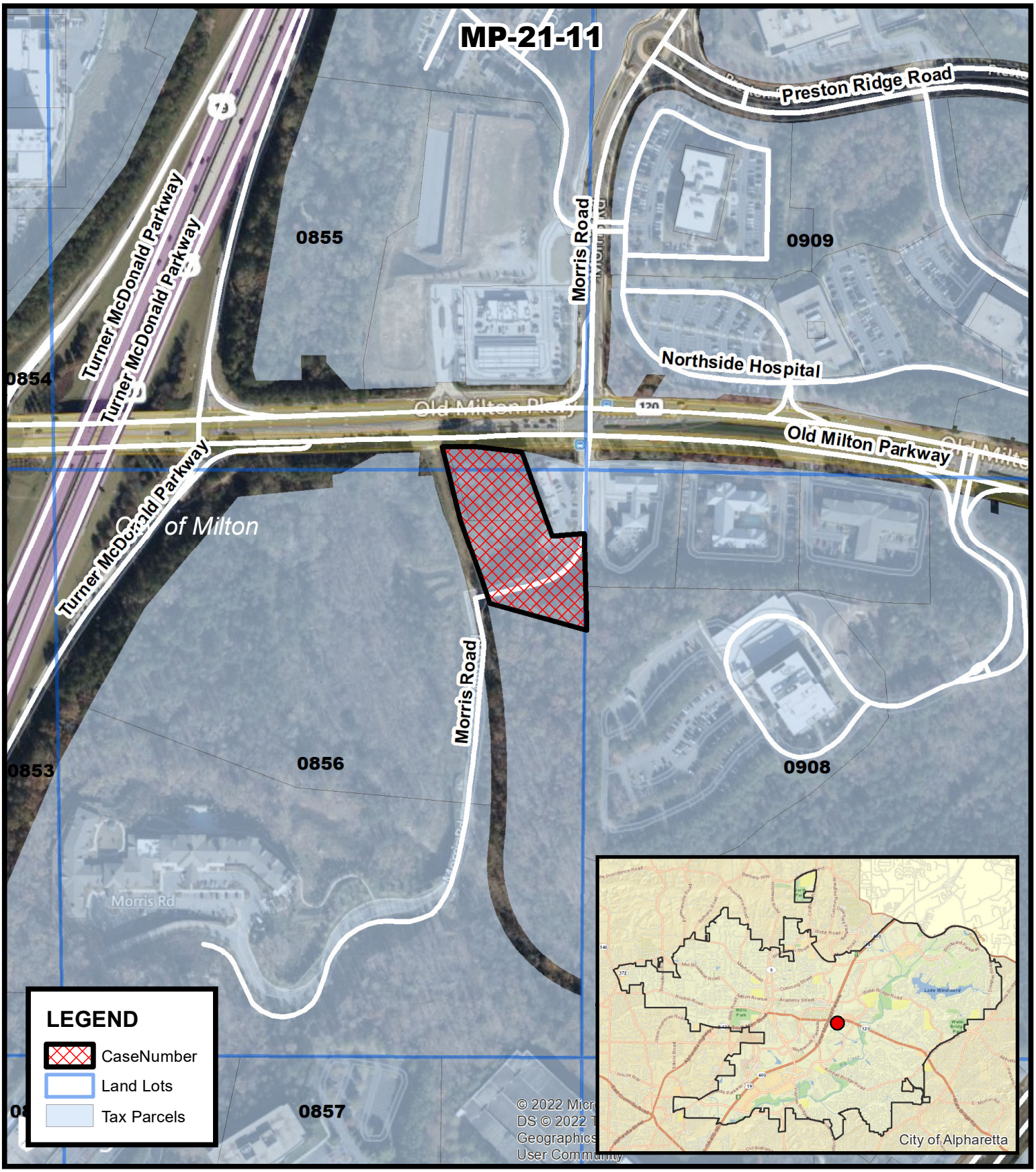
Location Map Provided by:
Community Development - GIS



Future Land Use
Bridge Road Holdings LLC

MP-21-11
D/LL: 1/2/855, 856
PC: 3/3/22
CC: 3/28/22

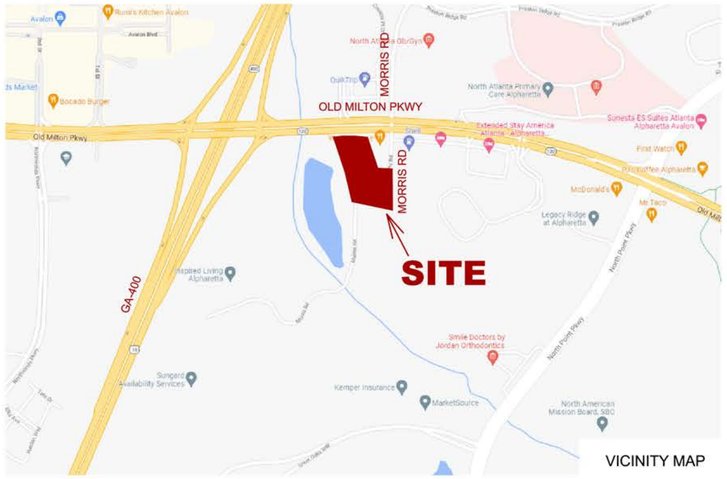
Location Map Provided by:
Community Development - GIS



Location Map
Bridge Road Holdings LLC

MP-21-11
D/LL: 1/2/855, 856
PC: 3/3/22
CC: 3/21/22

Location Map Provided by:
Community Development - GIS



THE SITE [✗ / IS NOT] LOCATED WITHIN A FLOOD ZONE AE
AS DEFINED BY FIRM PANEL #: 13121C0059F, DATED 09/18/2013
FOR THE CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SITE TOTAL:
2.454 ACRES
106,904 SQFT

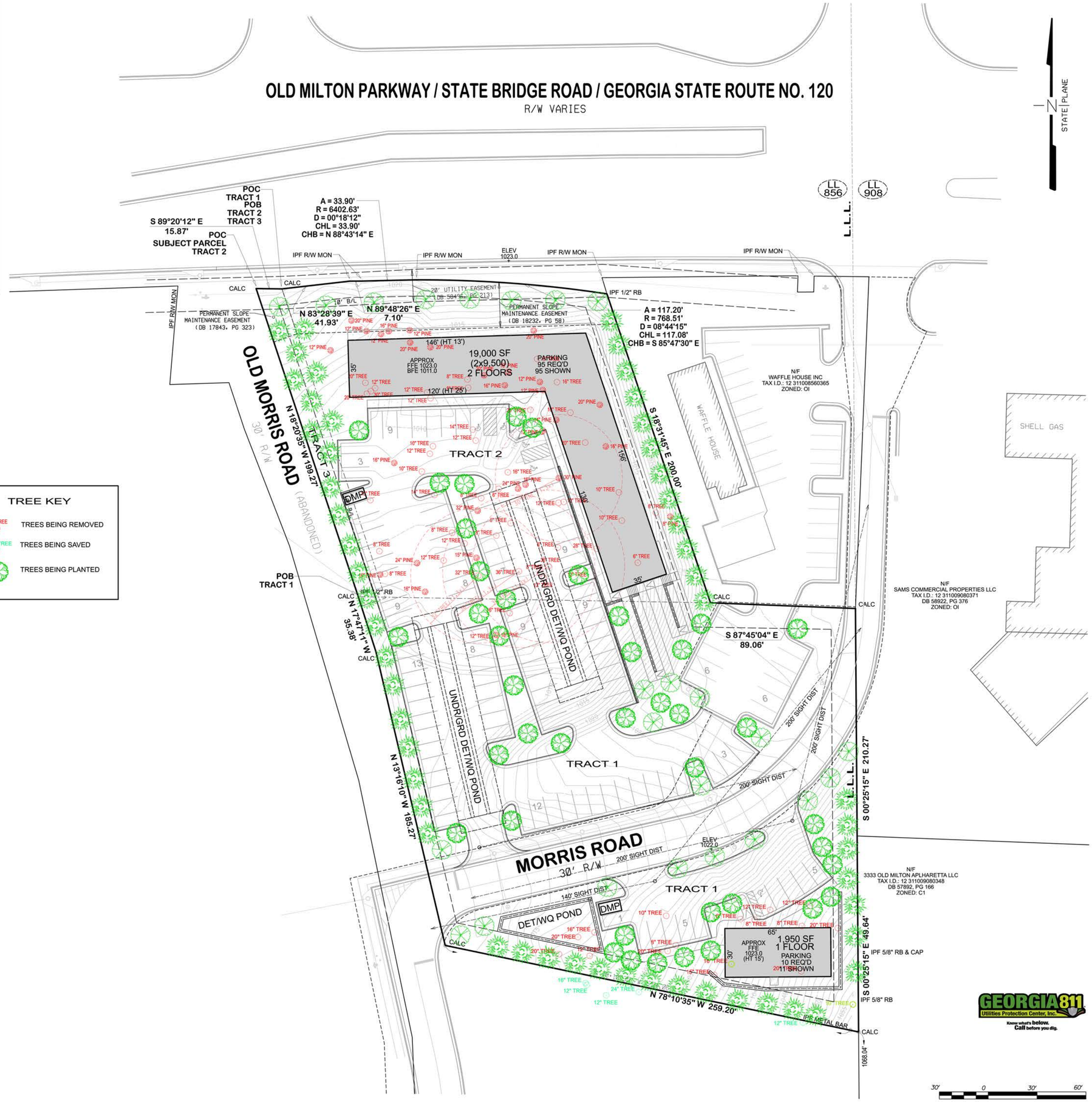
TRACT 1
N/F
PIPER FUND HOLDING LLC
TAX I.D.: 12 297008560291
DB 59562, PG 618
ZONED: OI

TRACT 2
N/F
PIPER FUND HOLDING LLC
TAX I.D.: 12 297008560242
DB 59562, PG 618
ZONED: OI

TRACT 3
N/F
PIPER FUND HOLDING LLC
TAX I.D.: 12 297008560309
DB 59562, PG 618
ZONED: OI

TREE KEY

- 8" TREE — TREES BEING REMOVED
- 12" TREE — TREES BEING SAVED
- TREES BEING PLANTED



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: Bridge Road Holdings LLC

Contact Name: David Belle Isle Telephone: 770-664-6699

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.

We have received no responses.

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.*

- [X] 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.

3333 Old Milton Alpharetta LLC; Bre Esa P Portfolio LLC; Burson Claire Lee; Midgard Self Storage Alpharetta GA LLC; Northside Ventures Inc; Piper Fund Holding LLC; QT 782 GA LLC; Sam's Commercial Properties LLC; Triad Newcastle LLC; Waffle House Inc.

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

Signature of Authorized Agent: _____ Date: 2-22-2022

Print Form

Community Zoning Information Meeting
February 9, 2022
epartment of Community Development
Via Zoom
6:00 PM

This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by Planning Commission, but not quoted or paraphrased. This document includes limited presentation by Planning Commission and invited speakers in summary form. The public is advised that the tapes recorded at said meeting are a matter of public record and are available upon request.

I. Staff Members Present:

a. Michael Woodman
b. Ben Kern

II. Items:

a. V-21-31 / PH-21-22 Kimball Plaza – 11380 State Bridge Road
i. The applicant was unable to present but was available to answer question via chat. Michael Woodman presented the item.
ii. Requesting a variance to reduce the waiting period from September 2021.
iii. The applicant is asking for a change to the condition to allow for a medical use in addition to the retail use.
Public Comments: there were no public comments for this item.

b. MP-21-11 / Bridge Road Holdings, LLC
i. The applicant, David Belle Isle, was not present for this meeting. Michael Woodman presented the item.
ii. The applicant is requesting to bring this property into the Preston Glen Master Plan.
iii. 19,000 sq foot, 2 story building with medical and retail.
Public Comments: there were no public comments for this item.

c. Z-22-01 / V-22-03 / Wexler / 182 Marietta Street
i. The applicant, Kourtney Wexler, presented this item.
ii. The request is to rezone from C2 to DTR to build a single-family home.
Public Comments: there were no public comments for this item.
d. CLUP-21-06 / Z-21-10 / PH-21-20 / V-22-04 / Alcovy Haynes Bridge Road and Jon Scott Drive

i. Ethan Underwood, the attorney for the applicant, presented this item.
ii. 20-unit development- mixture of detached, single-family units, townhomes, and semi-attached
iii. 3,000 sq feet minimum size
iv. $1,000,000 + prices
v. There will be a barrier wall at the 5-foot landscape strip.
vi. Wants this to be a new wave of high-end housing.
Public Comments: chat comments (see next section)
-I don't think the development of the single-family residential units should be allowed. You can change the commercial side, but the price of the homes will bump up our property taxes. (resident of 469 Karen Drive) *We understand it's bringing some change. Is your concern traffic or that the houses are too expensive?* I'm concerned about the density of the project. You already have townhomes across the street.
-I am very opposed to this project. I don't believe it aligns with the city's 2040 Comprehensive Plan, nor does it align with the goals of the Council. The citizens want to preserve our tree canopy and improve walkability. We want to protect natural areas of land. This will impact traffic as well. (resident off Haynes Bridge Road)

III. Chat Comments:

COMMENT THREAD BEGAN WITH ALCOVY HAYNES BRIDGE DEVELOPMENT:
18:10:53 From Jim to Everyone:
I opose this development
18:10:58 From Taylor to Everyone:
agree
18:12:02 From Jim to Everyone:
too much concentration of home in this area
18:12:34 From Adeniyi to Everyone:
How much is the square footage and cost of the houses and town homes?
18:14:45 From Kimberly's iPhone to Everyone:
Does anyone know what this will do to our property values? Do the residents truly get a say so?
18:16:10 From Jim Siegel to Everyone:

This will raise your property values. Why would you be opposed?
18:17:48 From Leslie Carpenter to Everyone:
I don't feel the density of this proposal is sufficient to cause the destruction of our single family subdivision
18:17:48 From Linda Bilderback to Everyone:
Linda Bilderback I am for this new developement. Maybe you could state what the current zoning lot size is now. I live on Haynes Bridge
18:18:05 From Kimberly's iPhone to Everyone:
I do live in Alpha Park and have lived here for 30 years. The development is to large.
18:18:53 From Jim to Everyone:
we are looking for single family home on each lot as is now
18:19:01 From Leslie Carpenter to Everyone:
deforestation, water reclamation, sewage and trash removal...
18:19:45 From Leslie Carpenter to Everyone:
6 to 12 separation of residences is way to close,
18:21:06 From Leslie Carpenter to Everyone:
why not buy everybody out at the valuable price increase that you are speaking of
18:23:57 From Kimberly's iPhone to Everyone:
Yes
18:24:00 From Leslie Carpenter to Everyone:
is police to be increased
18:24:24 From Kimberly's iPhone to Everyone:
What is the next step?
18:24:28 From Leslie Carpenter to Everyone:
is fire dept on board with this
18:24:57 From Adeniyi to Everyone:
What is the timeline for building these out..?
18:25:45 From Leslie Carpenter to Everyone:
why not make a subdivision all along the south of devore along Haynes bridge
18:26:06 From Kimberly's iPhone to Everyone:
We can attend the meeting?
18:26:20 From Adeniyi to Everyone:

Why not increase the green space between the single family detached houses by 50% and reduce the number of town homes?

18:27:31 From danielle west to Ben Kern (Direct Message):
Thank you for taking the time to share these details with us! I love how Alpharetta is evolving!

18:27:37 From Leslie Carpenter to Everyone:
just the commercial zoned Haynes bridge side

18:27:38 From Jim Siegel to Everyone:
Will the city of Alpharetta force a repaving of Devore Road?

18:28:21 From Kimberly's iPhone to Everyone:
Can I go to City Hall and pick up today's attachment's?

18:28:23 From Ben Kern to danielle west(Direct Message):
Youre welcome Danielle - glad to be able to keep you in the loop!

18:28:30 From Leslie Carpenter to Everyone:
make a strip along Haynes bridge & keep out of alpha park

18:29:05 From Adeniyi to Everyone:
Why not also increase the width of the road and add bike paths as part of the development and pay for it?

18:31:04 From Adeniyi to Everyone:
Devore

18:31:34 From Leslie Carpenter to Everyone:
a long strip of commercial should be developed for a strip of row houses

18:31:44 From Adeniyi to Everyone:
Need to ICT ease the Devore road width due to impact

18:32:05 From Adeniyi to Everyone:
Need to increase width of Devore

18:33:07 From Adeniyi to Everyone:
Width of Devore road is more important not side walk due to impact

18:36:27 From Adeniyi to Everyone:
Totally agree on having lots of trees more than what is here

18:37:04 From Leslie Carpenter to Everyone:
so 11 residences where there is 3

18:37:26 From Adeniyi to Everyone:
All trees planned need to be reflected in site plan

18:37:46 From Randy Blasch (he, him, his) to Everyone:

We were told when Alpha Park was rezoned that Alpharetta would not allow the development to be changed piecemeal. How is this consistent with that?

18:39:14 From Adeniyi to Everyone:
Single family homes are more desirable than town homes

18:39:30 From Leslie Carpenter to Everyone:
that's it for me , for now

18:40:39 From Leslie Carpenter to Everyone:
signs were posted for the Monday night meeting?

18:40:40 From Kimberly's iPhone to Everyone:
I was unaware of Monday's meeting

18:40:55 From danielle west to Everyone:
Thanks again!!

18:41:31 From Kimberly's iPhone to Everyone:
I would like to meet with someone and I believe many of us would like to meet

18:41:32 From Randy Blasch (he, him, his) to Everyone:
This affects ALL Of Alpha Park, so it would appreciated if we were ALL included

18:42:00 From Kimberly's iPhone to Everyone:
I never received a letter and I live in the middle

18:42:18 From Leslie Carpenter to Everyone:
770 781 4100

18:42:54 From Ethan Underwood to Everyone:
EUNDERWOOD@MHTLEGAL.COM

IV. Meeting Ended

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: _____
PH #: _____
☐ Property Taxes & Code Violations Verified
☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT • 2 PARK PLAZA • ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: David Belle Isle Telephone: 770-664-6699

Address: 178 S. Main Street Suite: 250

City Alpharetta State: GA Zip: 30009 Fax: 770-664-9989

Mobile Tel: 404-310-1336 Email: dbi@hbilawfirm.com

Subject Property Information:

Address: Old Milton Parkway Current Zoning: O&I

District: 1st Section: 2nd Land Lot: 856 Parcel ID: 12-2970-0856-024-2, 12-2970-0856-029-1, 12-2970-0856-030-9

Proposed Zoning: MP Current Use: Vacant Lot

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

☐ Conditional Use
☐ Rezoning
☐ Variance
☐ Exception
☒ Master Plan Amendment
☐ Master Plan Review
☒ Public Hearing
☐ Other *(Specify)*: _____
☐ Comprehensive Plan Amendment

Applicant Request And Intent

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

Medical Office and Retail.

Applicant's Request (Please itemize the proposal):

Amend Preston Ridge Master Plan to include adjacent subject property.

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

Owner desires to build one 1-story medical office building and one 2-story building with retail on the first floor and medical office on the second floor.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Salman Rasheed Telephone: 248-854-7088

Address: P.O Box 5484 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
- [x] Rezoning
- [ ] Conditional Use
- [x] Variance
- [ ] Master Plan
- [ ] Land Use Application
- [ ] Other

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Bridge Road Holdings, LLC Telephone: 248-854-7088

Address: P.O Box 5484 Suite:

City Alpharetta State: GA Zip: 30009 -

So Sworn and Attested:

Owner Signature: Date: 12/1/21

Notary:

Notary Signature: Date: 12-1-2021

DAVID CHRISTIAN BELLE ISLE
My Commission Expires
NOTARY PUBLIC
April 15, 2023
FULTON COUNTY, GEORGIA

How will this proposal be compatible with surrounding properties?

It will be consistent with adjacent properties that are within the Preston Ridge Master Plan

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

It will provide services and amenities for surrounding residents and businesses.

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

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

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

No impact to schools.

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

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

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

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: **Bridge Road Holdings LLC**

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: **N/A** Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____ Date: 12/1/21

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: **Bridge Road Holdings LLC**

Contact Name: **David Belle Isle** Telephone: **770-664-6699**

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.

3333 OLD MILTON ALPHARETTA LLC	**SAM'S COMMERCIAL PROPERTIES LLC**
BRE ESA P PORTFOLIO LLC	**TRIAD NEWCASTLE LLC**
BURSON CLAIRE LEE	**WAFFLE HOUSE INC**
MIDGARD SELF STORAGE ALPHARETTA GA LLC	
NORTHSIDE VENTURES INC	
PIPER FUND HOLDING LLC	
QT 782 GA LLC ET AL	

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.*

- [X] 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.

Kimley»Horn

MEMORANDUM

To: David Belle Isle
Hipes & Belle Isle, LLC

From: Ana Eisenman, P.E.
Allison Laber, E.I.T.
Kimley-Horn and Associates, Inc.

Date: January 27, 2022

RE: ***Old Milton Parkway at Morris Road – Trip Generation Memorandum***

Kimley-Horn is pleased to provide this trip generation memorandum for the *Old Milton Parkway at Morris Road* site in Alpharetta, Georgia.

PROJECT OVERVIEW

The *Old Milton Parkway at Morris Road* site is a proposed development consisting of two buildings located primarily in the southwestern quadrant of the intersection of Old Milton Parkway (SR 120) and Morris Road. Building A is proposed to be located on the northwest side of Morris Road, and Building B is proposed to be located on the southeast side of Morris Road.

Site access is proposed via three (3) full movement driveways along Morris Road. One driveway, located approximately 550 feet southeast of Old Milton Parkway/State Bridge Road (SR 120), is proposed to serve Building A. Additionally, Building A is anticipated to connect to parking associated with the existing restaurant located on the southwest corner of the intersection of Morris Road at Old Milton Parkway/State Bridge Road (SR 120). The existing restaurant has a driveway located along Morris Road approximately 70 feet south of Old Milton Parkway/State Bridge Road (SR 120). Two driveways, located approximately 400 feet and 475 feet southeast of Old Milton Parkway/State Bridge Road (SR 120), are proposed to serve Building B.

TRIP GENERATION

Project traffic, for the purposes of this evaluation, is defined as the vehicle trips expected to be generated by the Subject Property. Anticipated trip generation for the *Old Milton Parkway at Morris Road* development was calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition, 2017. This analysis determines the projected trip generation volumes associated with the proposed retail (Shopping Center, ITE Code 820) and medical office uses (Medical-Dental Office Building, ITE Code 720).

Two options for the land use densities are being considered for the site:

Option 1: Building A (19,000 SF total) will consist of half retail land use (9,500 SF) and half medical office land use (9,500 SF). Building B (1,950 SF total) will consist entirely of medical office land use.

Kimley»Horn

C & 3rd Edition AM/PM IC)

	Daily Trips			AM Peak Hour			PM Peak Hour		
	Total	In	Out	Total	In	Out	Total	In	Out
HIDE THIS ROW									
	352	176	176	32	25	7	41	11	30
	358	179	179	9	6	3	36	17	19
	710	355	355	41	31	10	77	28	49
	682	341	341	35	28	7	75	27	48

Due to the land uses proposed for th
Option 1. Mixed-Use reductions occu
with one another. For example, peopl
instead of driving off-site or to the site
adjacent roadways.

The density and the anticipated project trip generation for Option 1 are summarized in **Table 1**.

Table 1: Option 1 Trip Generation
Old Milton Parkway at Morris Road Building

Land Use	ITE Code	Density	Daily Traffic			AM Peak			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Medical-Dental Office Building	720	11,450 SF	352	176	176	32	25	7	41	11	30
Shopping Center	820	9,500 SF	358	179	179	9	6	3	36	17	19
Total Gross Trips			**710**	**355**	**355**	**41**	**31**	**10**	**77**	**28**	**49**
Mixed-Use Reduction			*-28*	*-14*	*-14*	*-6*	*-3*	*-3*	*-2*	*-1*	*-1*
Net New Trips			**682**	**341**	**341**	**35**	**28**	**7**	**75**	**27**	**48**

Option 2: Building A (19,000 SF total) and Building B (1,950 SF total) will consist entirely of medical office land use. Due to the single land use proposed for the site, mixed-use reductions were not applied to the trip generation for Option 2. The density and the anticipated project trip generation for Option 2 are summarized in **Table 2**.

Table 2: Option 2 Trip Generation
Old Milton Parkway at Morris Road Building

Land Use	ITE Code	Density	Daily Traffic			AM Peak			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Medical-Dental Office Building	720	20,950 SF	730	365	365	56	44	12	73	20	53
Total Gross Trips			**730**	**365**	**365**	**56**	**44**	**12**	**73**	**20**	**53**
Net New Trips			**730**	**365**	**365**	**56**	**44**	**12**	**73**	**20**	**53**

SUMMARY

Based on the findings above, Option 1 is projected to generate 682 daily trips (341 entering, 341 exiting), 35 AM peak hour project trips (28 entering, 7 exiting), and 75 PM peak hour project trips (27 entering, 48 exiting). Option 2 is projected to generate 730 daily trips (365 entering, 365 exiting), 56 AM peak hour project trips (44 entering, 12 exiting), and 73 PM peak hour project trips (20 entering, 53 exiting).

Based on a comparison of the land use alternatives, Option 1 (mixed medical office and retail) is projected to generate fewer Daily and AM peak hour trips than Option 2 (all medical office). However, the PM peak hour is projected to generate slightly more traffic, two more trips under Option 1 over Option 2. Overall, the number of trips anticipated from either alternative is relatively similar. The greatest number of peak hour trips is anticipated in the PM peak hour, though the projected 75 or fewer trips during the peak is not expected to have a significant impact on peak hour traffic in the vicinity of the site.

If you have any questions concerning this letter or need additional information, please do not hesitate to contact me.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Ana Eisenman, P.E.
Project Engineer

Attachments:

- Figure 1: Site Aerial
- Trip Generation Analysis
- Site Plan

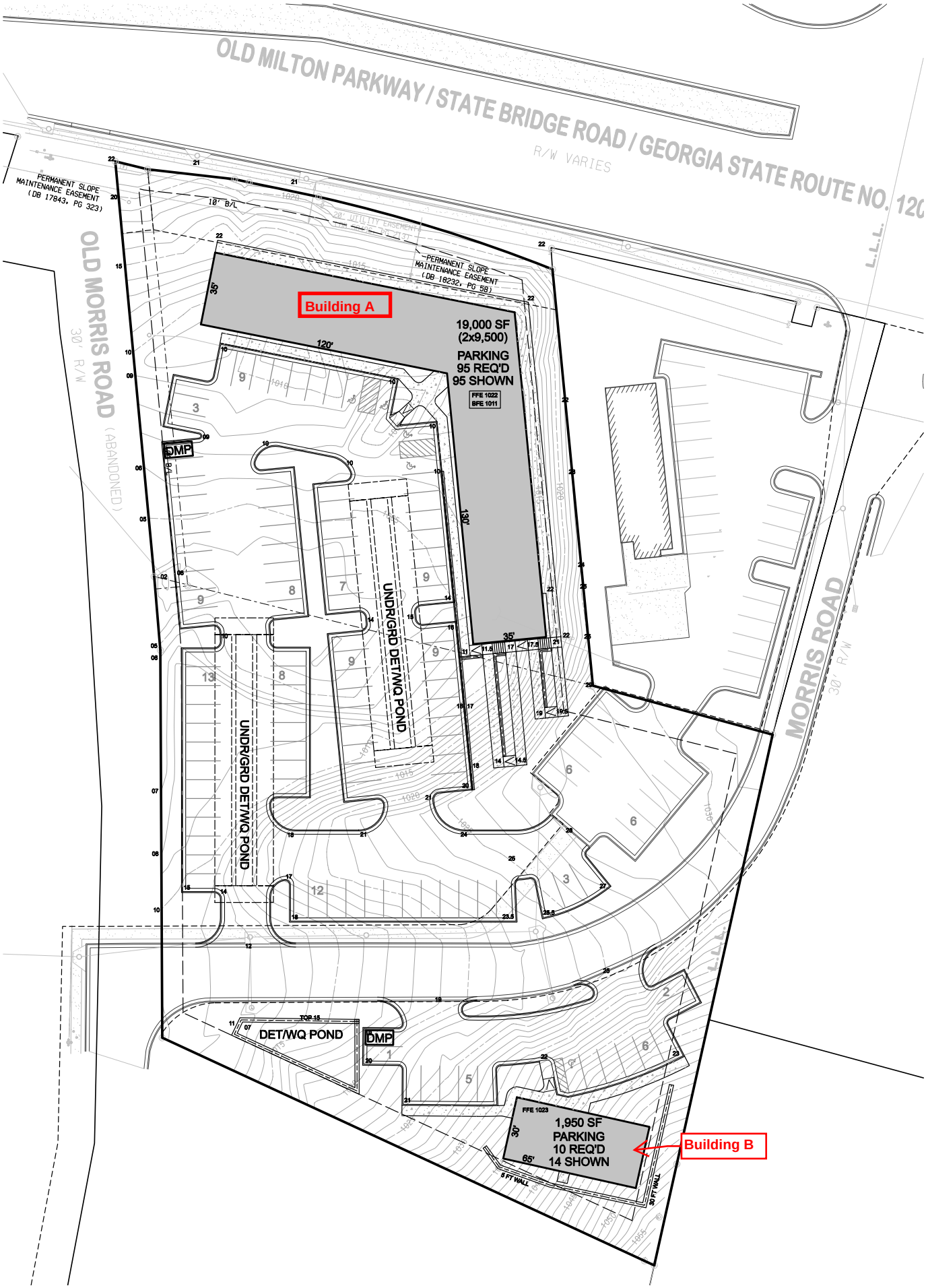
Kimley»Horn	*Old Milton Pkwy at Morris Rd* *Traffic memorandum*	**Site Aerial**	**Figure 1**

Option 1

Trip Generation Analysis (10th Ed. With *2nd Edition Handbook* Daily IC & *3rd Edition* AM/PM IC) Old Milton Parkway at Milton Road Alpharetta, GA												
Land Use		Density		Daily Trips			AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out	Total	In	Out
Proposed Project Trips												
LUC	Land Use	Density	Units	**HIDE THIS ROW**								
720	Medical-Dental Office Building	11,450	Sq. Ft. GFA	352	176	176	32	25	7	41	11	30
820	Shopping Center	9,500	Sq. Ft. GFA	358	179	179	9	6	3	36	17	19
Total Proposed Trips				**710**	**355**	**355**	**41**	**31**	**10**	**77**	**28**	**49**
Mixed-Use Reductions - TOTAL				*-28*	*-14*	*-14*	*-6*	*-3*	*-3*	*-2*	*-1*	*-1*
Driveway Volumes				**682**	**341**	**341**	**35**	**28**	**7**	**75**	**27**	**48**

Option 2

Trip Generation Analysis (10th Ed. With *2nd Edition Handbook* Daily IC & *3rd Edition* AM/PM IC) Old Milton Parkway at Milton Road Alpharetta, GA												
Land Use		Density		Daily Trips			AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out	Total	In	Out
Proposed Project Trips												
LUC	Land Use	Density	Units	**HIDE THIS ROW**								
720	Medical-Dental Office Building	20,950	Sq. Ft. GFA	730	365	365	56	44	12	73	20	53
Alternative Mode Reductions - TOTAL				*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Driveway Volumes				**730**	**365**	**365**	**56**	**44**	**12**	**73**	**20**	**53**


OLD MILTON PARKWAY / STATE BRIDGE ROAD / GEORGIA STATE ROUTE NO. 120
R/W VARIES
OLD MORRIS ROAD (ABANDONED)
30' R/W
MORRIS ROAD
30' R/W
PERMANENT SLOPE MAINTENANCE EASEMENT (DB 17843, PG 323)
PERMANENT SLOPE MAINTENANCE EASEMENT (DB 18232, PG 58)
10' B/L
20' UTILITY EASEMENT
Building A
19,000 SF
(2x9,500)
PARKING
95 REQ'D
95 SHOWN
FFE 1022
BFE 1011
120'
130'
35'
DMP
UNDR/GRD DET/WQ POND
UNDR/GRD DET/WQ POND
DET/WQ POND
TOP 15
DMP
FFE 1023
1,950 SF
PARKING
10 REQ'D
14 SHOWN
30'
65'
6 FT WALL
30 FT WALL
Building B

CERTIFY TO:
PIPER FUND HOLDING LLC
SHERMAN & PHALEN, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
BRIDGE ROAD HOLDINGS, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1). 8, 9, 13, 14, 16, 17, 19, AND 20 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON: 07/30/2021

DATE OF PLAT OR MAP: 08/02/2021

BLOCK RESERVED FOR
CLERK OF SUPERIOR COURT

JONATHAN B. PRINCE , R.L.S. #3244

08/02/2021
DATE

GEORGIA REGISTERED NO. 3244 LAND SURVEYOR JONATHAN B. PRINCE

SCHEDULE B-II EXCEPTIONS

1–7 – STANDARD EXCEPTIONS. NOT ADDRESSED.

8 – EASEMENT RIGHTS TO DEPARTMENT OF TRANSPORTATION RECORDED IN DEED BOOK 17843, PAGE 323, FULTON COUNTY, GEORGIA RECORDS. AFFECTS PROPERTY AND IS SHOWN ON THE SURVEY.

9 – RIGHT OF WAY DEED TO DEPARTMENT OF TRANSPORTATION RECORDED IN DEED BOOK 18232, PAGE 58, FULTON COUNTY, GEORGIA RECORDS. AFFECTS PROPERTY AND IS SHOWN ON THE SURVEY.

10 – ACCESS EASEMENT AGREEMENT RECORDED IN DEED BOOK 56721, PAGE 514, FULTON COUNTY, GEORGIA RECORDS, AS AMENDED IN DEED BOOK 58496, PAGE 202, FULTON COUNTY, GEORGIA RECORDS. AFFECTS PROPERTY AND IS SHOWN ON SURVEY.

11 – ACCESS PARKING AND STORM WATER EASEMENT AGREEMENT RECORDED IN DEED BOOK 56925, PAGE 627, FULTON COUNTY, GEORGIA RECORDS, AS AMENDED IN DEED BOOK 58496, PAGE 202, FULTON COUNTY, GEORGIA RECORDS. APPEARS TO AFFECT PROPERTY (EXHIBIT "A" IS ILLEGIBLE) AND IS SHOWN ON THE SURVEY AS BEING WITHIN THE EASEMENT DESCRIBED IN EXCEPTION 13 OF THIS COMMITMENT.

12 – ACCESS EASEMENT AGREEMENT AS TO RIGHT OF WAY RECORDED IN DEED BOOK 58496, PAGE 169, FULTON COUNTY, GEORGIA RECORDS. DOES NOT AFFECT THE PROPERTY AND IS SHOWN ON THE SURVEY.

13 – ACCESS EASEMENT AGREEMENT RECORDED IN DEED BOOK 58496, PAGE 179, FULTON COUNTY, GEORGIA RECORDS. AFFECTS PROPERTY AND IS SHOWN ON SURVEY.

14 – UTILITY EASEMENT RECORDED IN DEED BOOK 58496, PAGE 213, FULTON COUNTY, GEORGIA RECORDS. AFFECTS PROPERTY AND IS SHOWN ON SURVEY.

15 – NOT ADDRESSED. PARCEL IDENTIFICATION INFORMATION ONLY. NOT A SURVEY MATTER.

NOTE: REFERENCES TO RECORDED DOCUMENTS HEREIN REFER TO SUCH DOCUMENTS RECORDED IN THE CLERK'S OFFICE FOR THE SUPERIOR COURT OF FULTON COUNTY, GEORGIA.

NOTES:

- BEARINGS HEREIN ARE BASED ON NAD83/GEORGIA WEST STATE PLANE COORDINATES.
- NO ZONING REPORT WAS PROVIDED BY THE CLIENT. THIS FIRM RECOMMENDS THAT THE CLIENT OBTAIN A CERTIFIED ZONING VERIFICATION LETTER FROM THE CITY, COUNTY OR AGENCY RESPONSIBLE FOR ZONING CLASSIFICATION FOR THE PARCEL.
- LEGAL DESCRIPTION AS PER FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT NO. 21–1493–GA WITH AN EFFECTIVE DATE OF 06/08/2021. NO CLAIMS AS TO OWNERSHIP ARE MADE OR IMPLIED.
- SITE CONTAINS 12 MARKED REGULAR PARKING SPACES.
- ALL ADJOINING OWNER INFORMATION IS TAKEN FROM THE FULTON COUNTY TAX ASSESSOR'S WEBSITE.
- LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY: OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5.E.IV. PER ALTA/NSPS.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO PROPOSED CHANGES IN STREET RIGHT–OF–WAY LINES AND THERE IS NO VISIBLE EVIDENCE OF RECENT ROAD CONSTRUCTION WORK.
- TREES SHOWN ARE SURVEYED FOR THEIR HORIZONTAL LOCATION AND/OR SIZE. IDENTIFICATION AND/OR NAME VERIFICATION OF ALL TREES SHOULD BE CONFIRMED BY A PROFESSIONAL IN THAT FIELD.

LEGEND

A = ARC LENGTH
B/L = BUILDING SETBACK LINE
C/L = CENTERLINE
C&G = CURB & GUTTER
CALC = CALCULATED POINT
CB = CATCH BASIN
CBX = CABLE BOX
CHB = CHORD BEARING
CHL = CHORD LENGTH
CMP = CORRUGATED METAL PIPE
CTP = CRIMPED TOP PIPE
D = DELTA ANGLE
DB = DEED BOOK
DI = DRAIN INLET
DMH = DRAINAGE MANHOLE
FH = FIRE HYDRANT
HW = HEADWALL
IE = INVERT ELEVATION
IPF = IRON PIN FOUND
IPP = IRON PIN PLACED
L.L.L. = APPARENT LAND LOT LINE
LL = LAND LOT
LP = LIGHT POLE
MON = MONUMENT
MTP = MASHED TOP PIPE
N/F = NOW OR FORMERLY
OHW = OVERHEAD WIRE
OTP = OPEN TOP PIPE
P/L = PROPERTY LINE
PB = PLAT BOOK
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP = POWER POLE
R = RADIUS
R/W = RIGHT OF WAY
RB = REBAR
RE = RIM ELEVATION
SMH = SANITARY SEWER MANHOLE
SQFT = SQUARE FEET
TSB = TRAFFIC SIGNAL BOX
WV = WATER VALVE

SYMBOL LEGEND

= CONCRETE
= ASPHALT PAVEMENT
= BUILDING OUTLINE
S = UNDERGROUND SEWER LINE
D = UNDERGROUND DRAINAGE LINE

LEGAL DESCRIPTION *(AS PER TITLE COMMITMENT)*

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 856 OF THE 1ST DISTRICT, SECOND SECTION, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, BEGIN AT A POINT LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD AND THE EASTERLY RIGHT-OF-WAY OF MORRIS ROAD (30-FOOT-RIGHT-OF-WAY); THENCE SOUTH 18 DEGREES 22 MINUTES 52 SECONDS EAST 199.47 FEET TO A POINT, AT THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 54 MINUTES 47 SECONDS WEST 16.15 FEET TO A CLOSED TOP PIPE FOUND AT THE EASTERLY RIGHT-OF-WAY OF MORRIS ROAD; THENCE SOUTH 17 DEGREES 45 MINUTES 20 SECONDS EAST ALONG THE EASTERLY RIGHT-OF-WAY OF MORRIS ROAD 35.38 FEET TO A POINT; THENCE SOUTH 13 DEGREES 14 MINUTES 21 SECONDS EAST ALONG THE EASTERLY RIGHT-OF-WAY OF MORRIS ROAD 185.27 FEET TO AN IRON PIN FOUND; THENCE SOUTH 78 DEGREES 08 MINUTES 46 SECONDS EAST 259.05 FEET TO A POINT; THENCE NORTH 00 DEGREES 23 MINUTES 44 SECONDS WEST 259.84 FEET TO A CLOSED TOP PIPE FOUND; THENCE NORTH 87 DEGREES 23 MINUTES 34 SECONDS WEST 88.90 FEET TO A POINT; THENCE NORTH 88 DEGREES 54 MINUTES 47 SECONDS WEST 200.00 FEET TO A POINT, AT THE POINT OF BEGINNING.

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 856 OF THE 1ST DISTRICT, SECOND SECTION, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 855 AND 856 OF THE 1ST DISTRICT, SECOND SECTION, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, BEGIN AT A POINT LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD AND THE EASTERLY RIGHT-OF-WAY OF MORRIS ROAD (30-FOOT-RIGHT-OF-WAY) HAVING STATE PLANE COORDINATE VALUES NAD 27, OF NORTH EQUALS 1479961.71 AND EAST EQUALS 468995.81 WHICH POINT IS THE POINT OF COMMENCEMENT; THENCE SOUTH 89 DEGREES 04 MINUTES 39 SECONDS EAST A DISTANCE OF 15.88 FEET TO A POINT WHICH IS LOCATED AT STATE PLANE COORDINATE VALUES NAD 27, OF NORTH 1479961.45 AND EAST EQUALS 469011.69 WHICH IS THE POINT OF BEGINNING, THENCE NORTH 83 DEGREES 29 MINUTES 51 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD 44.03 FEET TO A POINT; THENCE SOUTH 87 DEGREES 12 MINUTES 00 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD 4.87 FEET TO A POINT; THENCE NORTHEASTERLY ALONG THE THE SOUTHERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD ALONG AN ARC MEASURING 33.60 FEET (SUBTENDED BY A CHORD NORTH 88 DEGREES 17 MINUTES 26 SECONDS EAST 33.60); THENCE CONTINUING SOUTHEASTERY ALONG THE SOUTHERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD ALONG AN ARC MEASURING 117.50 FEET (SUBTENDED BY A CHORD SOUTH 85 DEGREES 29 MINUTES 23 SECONDS EAST 117.38 FEET) TO A POINT; THENCE SOUTH 18 DEGREES 33 MINUTES 22 SECONDS EAST 200.00 FEET TO A POINT; THENCE NORTH 18 DEGREES 22 MINUTES 52 SECONDS WEST 199.47 FEET TO A POINT LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD AND THE EASTERLY RIGHTOF-WAY OF MORRIS ROAD, AT THE POINT OF BEGINNING.

TRACT 3

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 856 OF THE 1ST DISTRICT, SECOND SECTION, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE BRIDGE ROAD (STATE ROUTE 120) HAVING A 100-FOOT RIGHT-OF-WAY AND THE EASTERLY RIGHT-OF-WAY OF MORRIS ROAD, HAVING A 60-FOOT RIGHT-OF-WAY; THENCE SOUTH 18 DEGREES 00 MINUTES EAST, ALONG THE 60-FOOT RIGHT-OF-WAY OF MORRIS ROAD FOR A DISTANCE OF 200 FEET TO AN IRON PIN; THENCE SOUTH 72 DEGREES 00 MINUTES WEST A DISTANCE OF 15.0 FEET TO AN IRON PIN; THENCE NORTH 18 DEGREES 00 MINUTES WEST A DISTANCE OF 205.2 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE BRIDGE ROAD; THENCE SOUTH 89 DEGREES 00 MINUTES EAST A DISTANCE OF 15.9 FEET TO AN IRON PIN ON SAID RIGHT-OF-WAY AND THE POINT OF BEGINNING.
LESS AND EXCEPT THAT PORTION OF SUBJECT PROPERTY CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, RECORDED IN DEED BOOK 6889, PAGE 88, FULTON COUNTY RECORDS; AND THAT PORTION OF THE SUBJECT PROPERTY TAKEN BY DECLARATION OF TAKING IN FAVOR OF DEPARTMENT OF TRANSPORTATION RECORDED IN DEED BOOK 1784, PAGE 323, FULTON COUNTY RECORDS.

TRACTS 1, 2 AND 3 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 2.4529 ACRES (106,848 SQUARE FEET) LYING AND BEING IN LAND LOTS 855 AND 856 OF THE 1ST DISTRICT, SECOND SECTION, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

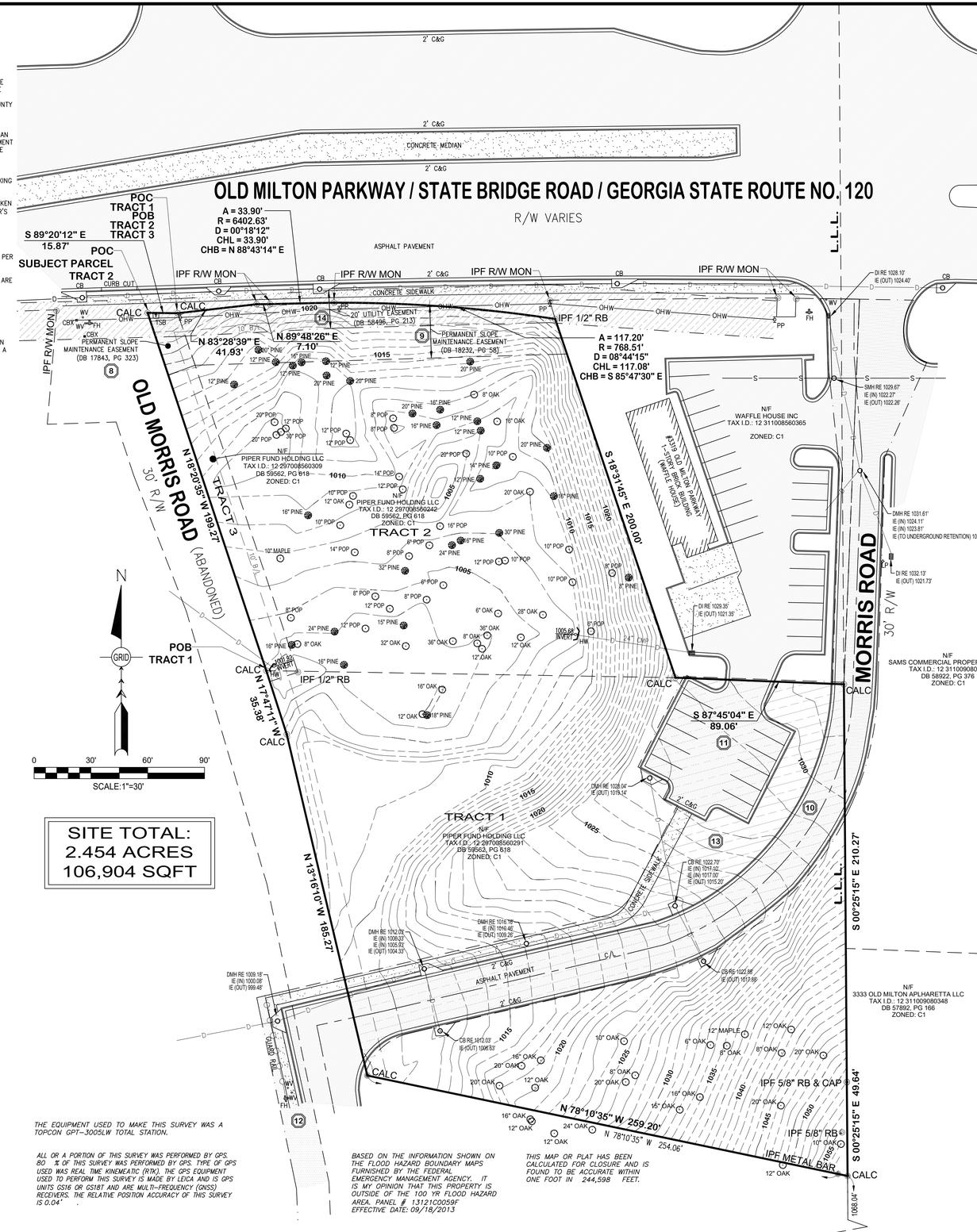
BEGINNING AT AN IRON PIN SET AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF STATE BRIDGE ROAD, ALSO KNOWN AS OLD MILTON PARKWAY AND GA STATE ROUTE NO. 120 (HAVING A VARIABLE WIDTH RIGHT-OF-WAY) AND THE EASTERN RIGHT-OF-WAY OF MORRIS ROAD (HAING A 30' RIGHT-OF-WAY); THENCE PROCEED ALONG SAID SOUTHERN RIGHT-OF-WAY OF STATE BRIDGE ROAD, SOUTH 89 DEGREES 17 MINUTES 57 SECONDS EAST A DISTANCE OF 15.87 FEET TO A POINT; THENCE NORTH 83 DEGREES 30 MINUTES 20 SECONDS EAST A DISTANCE OF 44.03 FEET TO A POINT; THENCE SOUTH 87 DEGREES 11 MINUTES 34 SECONDS EAST A DISTANCE OF 4.87 FEET TO A CONCRETE MONUMENT FOUND; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 33.60 FEET HAVING A RADIUS OF 6402.63 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 88 DEGREES 17 MINUTES 51 SECONDS EAST A DISTANCE OF 33.60 FEET TO A POINT; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 117.50 FEET HAVING A RADIUS OF 768.51 FEET AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 85 DEGREES 28 MINUTES 56 SECONDS EAST A DISTANCE OF 117.38 FEET TO AN IRON PIN FOUND (1/2 INCH REBAR); THENCE DEPARTING SAID RIGHT-OF-WAY OF STATE BRIDGE ROAD, SOUTH 18 DEGREES 32 MINUTES 56 SECONDS EAST A DISTANCE OF 200.00 FEET TO AN IRON PIN SET; THENCE SOUTH 87 DEGREES 53 MINUTES 03 SECONDS EAST A DISTANCE OF 89.06 FEET TO AN IRON PIN FOUND (1/2 INCH REBAR), LOCATED ON THE EASTERN LAND LOT LINE OF LAND LOT 856; THENCE ALONG SAID LAND LOT LINE SOUTH 00 DEGREES 23 MINUTES 00 SECONDS EAST A DISTANCE OF 259.91 FEET TO AN IRON PIN SET; THENCE DEPARTING SAID LAND LOT LINE NORTH 78 DEGREES 08 MINUTES 20 SECONDS WEST A DISTANCE OF 259.20 FEET TO AN IRON PIN FOUND (1 INCH CRIMP TOP PIPE) LOCATED ON THE EASTERN RIGHT-OF-WAY OF MORRIS ROAD; THENCE ALONG THE EASTERN RIGHT-OF-WAY OF MORRIS ROAD NORTH 13 DEGREES 13 MINUTES 55 SECONDS WEST A DISTANCE OF 185.27 FEET TO A POINT; THENCE NORTH 17 DEGREES 44 MINUTES 56 SECONDS WEST A DISTANCE OF 35.38 FEET TO AN IRON PIN FOUND (1 INCH CRIMP TOP PIPE); THENCE NORTH 18 DEGREES 18 MINUTES 24 SECONDS WEST A DISTANCE OF 199.27 FEET TO AN IRON PIN SET AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF STATE BRIDGE ROAD, SAID IRON PIN BEING THE POINT OF BEGINNING.

EASEMENT PARCELS:

NON-EXCLUSIVE ACCESS EASEMENT AS SET FORTH IN ACCESS EASEMENT AGREEMENT RECORDED IN DEED BOOK 56721, PAGE 514, AS AMENDED IN FIRST AMENDMENT TO ACCESS EASEMENT AGREEMENT RECORDED IN DEED BOOK 58496, PAGE 191, FULTON COUNTY, GEORGIA RECORDS.

AND

NON-EXCLUSIVE ACCESS EASEMENT AS SET FORTH IN ACCESS, PARKING AND STORM WATER EASEMENT AGREEMENT RECORDED IN DEED BOOK 56925, PAGE 627, AS AMENDED IN FIRST AMENDMENT TO ACCESS, PARKING AND STORM WATER EASEMENT AGREEMENT RECORDED IN DEED BOOK 58496, PAGE 169, FULTON COUTY, GEORGIA RECORDS.



SITE TOTAL:
2.454 ACRES
106,904 SQFT

LEGAL DESCRIPTION *(AS SURVEYED)*

SUBJECT PARCEL

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 2.454 ACRES (106,904 SQUARE FEET) LYING AND BEING IN LAND LOT 856 OF THE 1ST DISTRICT, SECOND SECTION, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

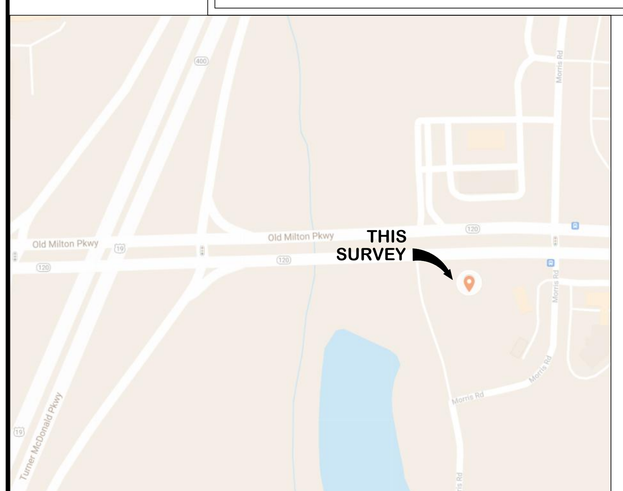
BEGINNING AT A CALCULATED POINT TO BE SET AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF STATE BRIDGE ROAD, ALSO KNOWN AS OLD MILTON PARKWAY AND GEORGIA STATE ROUTE NO. 120 (HAVING A VARIABLE WIDTH RIGHT-OF-WAY) AND THE EASTERN RIGHT-OF-WAY OF AN ABANDONED ROAD FORMERLY KNOWN AS MORRIS ROAD AND CURRENTLY KNOWN AS OLD MORRIS ROAD (HAVING A 30' RIGHT-OF-WAY); THENCE PROCEED ALONG SAID SOUTHERN RIGHT-OF-WAY OF STATE BRIDGE ROAD, S89°20'12"E A DISTANCE OF 15.87 FEET TO A POINT; THENCE N83°28'39"E A DISTANCE OF 41.93 FEET TO A FOUND CONCRETE MONUMENT; THENCE N89°48'26"E A DISTANCE OF 7.10 FEET TO A FOUND CONCRETE MONUMENT; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 33.90 FEET HAVING A RADIUS OF 6402.63 FEET AND BEING SUBTENDED BY A CHORD BEARING OF N88°43'14"E A CHORD DISTANCE OF 33.90 FEET TO A FOUND CONCRETE MONUMENT; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 117.20 FEET HAVING A RADIUS OF 768.51 FEET AND BEING SUBTENDED BY A CHORD BEARING OF S85°47'30"E A CHORD DISTANCE OF 117.08 FEET TO A FOUND 1/2" REBAR; THENCE DEPARTING SAID RIGHT-OF-WAY OF STATE BRIDGE ROAD, S18°31'45"E A DISTANCE OF 200.00 FEET TO A CALCULATED POINT TO BE SET; THENCE S87°45'04"E A DISTANCE OF 89.06 FEET TO A CALCULATED POINT TO BE SET, LOCATED IN THE ASPHALT PAVING OF MORRIS ROAD AND ON THE EASTERN LAND LOT LINE OF LAND LOT 856; THENCE ALONG SAID LAND LOT LINE S00°25'15"E A DISTANCE OF 210.27 FEET TO A FOUND 5/8" REBAR & CAP; THENCE CONTINUING ALONG SAID LAND LOT LINE S00°25'15E A DISTANCE OF 49.64 FEET TO A CALCULATED POINT TO BE SET; THENCE DEPARTING SAID LAND LOT LINE N78°10'35"W A DISTANCE OF 259.20 FEET TO A CALCULATED POINT TO BE SET ON THE EASTERN RIGHT-OF-WAY OF OLD MORRIS ROAD; THENCE ALONG THE EASTERN RIGHT-OF-WAY OF OLD MORRIS ROAD N13°16'10"W A DISTANCE OF 185.27 FEET TO A CALCULATED POINTTO BE SET; THENCE N17°47'11"W A DISTANCE OF 35.38 FEET TO A CALCULATED POINT TO BE SET; THENCE N18°20'35"W A DISTANCE OF 199.27 FEET TO A POINT LOCATED ON THE SOUTHERN RIGHT-OF-WAY OF STATE BRIDGE ROAD AND THE POINT OF BEGINNING.

EASEMENT PARCELS:

NON-EXCLUSIVE ACCESS EASEMENT AS SET FORTH IN ACCESS EASEMENT AGREEMENT RECORDED IN DEED BOOK 56721, PAGE 514, AS AMENDED IN FIRST AMENDMENT TO ACCESS EASEMENT AGREEMENT RECORDED IN DEED BOOK 58496, PAGE 191, FULTON COUNTY, GEORGIA RECORDS.

AND

NON-EXCLUSIVE ACCESS EASEMENT AS SET FORTH IN ACCESS, PARKING AND STORM WATER EASEMENT AGREEMENT RECORDED IN DEED BOOK 56925, PAGE 627, AS AMENDED IN FIRST AMENDMENT TO ACCESS, PARKING AND STORM WATER EASEMENT AGREEMENT RECORDED IN DEED BOOK 58496, PAGE 169, FULTON COUTY, GEORGIA RECORDS.



LOCATION MAP
NOT TO SCALE

THE EQUIPMENT USED TO MAKE THIS SURVEY WAS A TOPCON GPT–3005LW TOTAL STATION.

ALL OR A PORTION OF THIS SURVEY WAS PERFORMED BY GPS. 80 % OF THIS SURVEY WAS PERFORMED BY GPS. TYPE OF GPS USED WAS REAL TIME KINEMEATIC (RTK). THE GPS EQUIPMENT USED TO PERFORM THIS SURVEY IS MADE BY LEICA AND IS GPS UNITS GS16 OR GS18T AND ARE MULTI–FREQUENCY (GNSS) RECEIVERS. THE RELATIVE POSITION ACCURACY OF THIS SURVEY IS 0.04' .

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. IT IS MY OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100 YR FLOOD HAZARD AREA. PANEL # 13121C0059F EFFECTIVE DATE: 09/18/2013

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 244,598 FEET.

THE CURRENT PROPERTY OWNER IS PIPER FUND HOLDING LLC *PER DEED BOOK* 59562 *; PAGE* 618 *OF* FULTON *COUNTY, GEORGIA RECORDS.*

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.

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SITE ADDRESS: OLD MILTON PARKWAY, ALPHARETTA, GEORGIA 30005

This Drawing is the Property of IronStone Surveying and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

No.	JOB No.	DESCRIPTION OF REVISION	DATE
1	210257	TREE SPECIES	10/22/24

IRONSTONE SURVEYING
96 Ernest Biles Drive, Jackson, Georgia 30233
Phone 770-957-4014 / Email office@ironstonesurveying.com

ALTA/NSPS LAND TITLE SURVEY
BRIDGE ROAD HOLDINGS, LLC
IN LAND LOT 856, DISTRICT 1, SECTION 2, FULTON COUNTY, GEORGIA

Original Plat Date	08/02/2021
Scale	1" = 30'
Drawn By	SJL
Checked By	RCL
Original Field Date	07/30/2021
Crew	RL/WE/AL
Field Book	FIELD SKETCH
Job No.	210257
Dwg. No.	210257-SJL
Sheet	1 of 1

CERTIFY TO:
PIPER FUND HOLDING LLC
SHERMAN & PHALEN, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
BRIDGE ROAD HOLDINGS, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1). 8, 9, 13, 14, 16, 17, 19, AND 20 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON: 07/30/2021

DATE OF PLAT OR MAP: 08/02/2021

BLOCK RESERVED FOR
CLERK OF SUPERIOR COURT

JONATHAN B. PRINCE , R.L.S. #3244

08/02/2021
DATE

GEORGIA REGISTERED NO. 3244 LAND SURVEYOR JONATHAN B. PRINCE

LEGEND

A = ARC LENGTH
B/L = BUILDING SETBACK LINE
C/L = CENTERLINE
C&G = CURB & GUTTER
CALC = CALCULATED POINT
CB = CATCH BASIN
CBX = CABLE BOX
CHB = CHORD BEARING
CHL = CHORD LENGTH
CMP = CORRUGATED METAL PIPE
CTP = CRIMPED TOP PIPE
D = DELTA ANGLE
DB = DEED BOOK
DI = DRAIN INLET
DMH = DRAINAGE MANHOLE
FH = FIRE HYDRANT
HW = HEADWALL
IE = INVERT ELEVATION
IPF = IRON PIN FOUND
IPP = IRON PIN PLACED
L.L.L. = APPARENT LAND LOT LINE
LL = LAND LOT
LP = LIGHT POLE
MON = MONUMENT
MTP = MASHED TOP PIPE
N/F = NOW OR FORMERLY
OHW = OVERHEAD WIRE
OTP = OPEN TOP PIPE
P/L = PROPERTY LINE
PB = PLAT BOOK
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP = POWER POLE
R = RADIUS
R/W = RIGHT OF WAY
RB = REBAR
RE = RIM ELEVATION
SMH = SANITARY SEWER MANHOLE
SQFT = SQUARE FEET
TSB = TRAFFIC SIGNAL BOX
WV = WATER VALVE

SYMBOL LEGEND

= CONCRETE
= ASPHALT PAVEMENT
= BUILDING OUTLINE
S = UNDERGROUND SEWER LINE
D = UNDERGROUND DRAINAGE LINE

SCHEDULE B-II EXCEPTIONS

1–7 – STANDARD EXCEPTIONS. NOT ADDRESSED.

8 – EASEMENT RIGHTS TO DEPARTMENT OF TRANSPORTATION RECORDED IN DEED BOOK 17843, PAGE 323, FULTON COUNTY, GEORGIA RECORDS. AFFECTS PROPERTY AND IS SHOWN ON THE SURVEY.

9 – RIGHT OF WAY DEED TO DEPARTMENT OF TRANSPORTATION RECORDED IN DEED BOOK 18232, PAGE 58, FULTON COUNTY, GEORGIA RECORDS. AFFECTS PROPERTY AND IS SHOWN ON THE SURVEY.

10 – ACCESS EASEMENT AGREEMENT RECORDED IN DEED BOOK 56721, PAGE 514, FULTON COUNTY, GEORGIA RECORDS, AS AMENDED IN DEED BOOK 58496, PAGE 202, FULTON COUNTY, GEORGIA RECORDS. AFFECTS PROPERTY AND IS SHOWN ON SURVEY.

11 – ACCESS PARKING AND STORM WATER EASEMENT AGREEMENT RECORDED IN DEED BOOK 56925, PAGE 627, FULTON COUNTY, GEORGIA RECORDS, AS AMENDED IN DEED BOOK 58496, PAGE 202, FULTON COUNTY, GEORGIA RECORDS. APPEARS TO AFFECT PROPERTY (EXHIBIT "A" IS ILLEGIBLE) AND IS SHOWN ON THE SURVEY AS BEING WITHIN THE EASEMENT DESCRIBED IN EXCEPTION 13 OF THIS COMMITMENT.

12 – ACCESS EASEMENT AGREEMENT AS TO RIGHT OF WAY RECORDED IN DEED BOOK 58496, PAGE 169, FULTON COUNTY, GEORGIA RECORDS. DOES NOT AFFECT THE PROPERTY AND IS SHOWN ON THE SURVEY.

13 – ACCESS EASEMENT AGREEMENT RECORDED IN DEED BOOK 58496, PAGE 179, FULTON COUNTY, GEORGIA RECORDS. AFFECTS PROPERTY AND IS SHOWN ON SURVEY.

14 – UTILITY EASEMENT RECORDED IN DEED BOOK 58496, PAGE 213, FULTON COUNTY, GEORGIA RECORDS. AFFECTS PROPERTY AND IS SHOWN ON SURVEY.

15 – NOT ADDRESSED. PARCEL IDENTIFICATION INFORMATION ONLY. NOT A SURVEY MATTER.

NOTE: REFERENCES TO RECORDED DOCUMENTS HEREIN REFER TO SUCH DOCUMENTS RECORDED IN THE CLERK'S OFFICE FOR THE SUPERIOR COURT OF FULTON COUNTY, GEORGIA.

NOTES:

- BEARINGS HEREIN ARE BASED ON NAD83/GEORGIA WEST STATE PLANE COORDINATES.
- NO ZONING REPORT WAS PROVIDED BY THE CLIENT. THIS FIRM RECOMMENDS THAT THE CLIENT OBTAIN A CERTIFIED ZONING VERIFICATION LETTER FROM THE CITY, COUNTY OR AGENCY RESPONSIBLE FOR ZONING CLASSIFICATION FOR THE PARCEL.
- LEGAL DESCRIPTION AS PER FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT NO. 21–1493–GA WITH AN EFFECTIVE DATE OF 06/08/2021. NO CLAIMS AS TO OWNERSHIP ARE MADE OR IMPLIED.
- SITE CONTAINS 12 MARKED REGULAR PARKING SPACES.
- ALL ADJOINING OWNER INFORMATION IS TAKEN FROM THE FULTON COUNTY TAX ASSESSOR'S WEBSITE.
- LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY: OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5.E.IV. PER ALTA/NSPS.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO PROPOSED CHANGES IN STREET RIGHT–OF–WAY LINES AND THERE IS NO VISIBLE EVIDENCE OF RECENT ROAD CONSTRUCTION WORK.
- TREES SHOWN ARE SURVEYED FOR THEIR HORIZONTAL LOCATION AND/OR SIZE. IDENTIFICATION AND/OR NAME VERIFICATION OF ALL TREES SHOULD BE CONFIRMED BY A PROFESSIONAL IN THAT FIELD.

LEGAL DESCRIPTION *(AS PER TITLE COMMITMENT)*

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 856 OF THE 1ST DISTRICT, SECOND SECTION, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, BEGIN AT A POINT LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD AND THE EASTERLY RIGHT-OF-WAY OF MORRIS ROAD (30-FOOT-RIGHT-OF-WAY); THENCE SOUTH 18 DEGREES 22 MINUTES 52 SECONDS EAST 199.47 FEET TO A POINT, AT THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 54 MINUTES 47 SECONDS WEST 16.15 FEET TO A CLOSED TOP PIPE FOUND AT THE EASTERLY RIGHT-OF-WAY OF MORRIS ROAD; THENCE SOUTH 17 DEGREES 45 MINUTES 20 SECONDS EAST ALONG THE EASTERLY RIGHT-OF-WAY OF MORRIS ROAD 35.38 FEET TO A POINT; THENCE SOUTH 13 DEGREES 14 MINUTES 21 SECONDS EAST ALONG THE EASTERLY RIGHT-OF-WAY OF MORRIS ROAD 185.27 FEET TO AN IRON PIN FOUND; THENCE SOUTH 78 DEGREES 08 MINUTES 46 SECONDS EAST 259.05 FEET TO A POINT; THENCE NORTH 00 DEGREES 23 MINUTES 44 SECONDS WEST 259.84 FEET TO A CLOSED TOP PIPE FOUND; THENCE NORTH 87 DEGREES 23 MINUTES 34 SECONDS WEST 88.90 FEET TO A POINT; THENCE NORTH 88 DEGREES 54 MINUTES 47 SECONDS WEST 200.00 FEET TO A POINT, AT THE POINT OF BEGINNING.

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 856 OF THE 1ST DISTRICT, SECOND SECTION, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 855 AND 856 OF THE 1ST DISTRICT, SECOND SECTION, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, BEGIN AT A POINT LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD AND THE EASTERLY RIGHT-OF-WAY OF MORRIS ROAD (30-FOOT-RIGHT-OF-WAY) HAVING STATE PLANE COORDINATE VALUES NAD 27, OF NORTH EQUALS 1479961.71 AND EAST EQUALS 468995.81 WHICH POINT IS THE POINT OF COMMENCEMENT; THENCE SOUTH 89 DEGREES 04 MINUTES 39 SECONDS EAST A DISTANCE OF 15.88 FEET TO A POINT WHICH IS LOCATED AT STATE PLANE COORDINATE VALUES NAD 27, OF NORTH 1479961.45 AND EAST EQUALS 469011.69 WHICH IS THE POINT OF BEGINNING, THENCE NORTH 83 DEGREES 29 MINUTES 51 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD 44.03 FEET TO A POINT; THENCE SOUTH 87 DEGREES 12 MINUTES 00 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD 4.87 FEET TO A POINT; THENCE NORTHEASTERLY ALONG THE THE SOUTHERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD ALONG AN ARC MEASURING 33.60 FEET (SUBTENDED BY A CHORD NORTH 88 DEGREES 17 MINUTES 26 SECONDS EAST 33.60); THENCE CONTINUING SOUTHEASTERY ALONG THE SOUTHERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD ALONG AN ARC MEASURING 117.50 FEET (SUBTENDED BY A CHORD SOUTH 85 DEGREES 29 MINUTES 23 SECONDS EAST 117.38 FEET) TO A POINT; THENCE SOUTH 18 DEGREES 33 MINUTES 22 SECONDS EAST 200.00 FEET TO A POINT; THENCE NORTH 18 DEGREES 22 MINUTES 52 SECONDS WEST 199.47 FEET TO A POINT LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF STATE BRIDGE ROAD AND THE EASTERLY RIGHTOF-WAY OF MORRIS ROAD, AT THE POINT OF BEGINNING.

TRACT 3

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 856 OF THE 1ST DISTRICT, SECOND SECTION, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE BRIDGE ROAD (STATE ROUTE 120) HAVING A 100-FOOT RIGHT-OF-WAY AND THE EASTERLY RIGHT-OF-WAY OF MORRIS ROAD, HAVING A 60-FOOT RIGHT-OF-WAY; THENCE SOUTH 18 DEGREES 00 MINUTES EAST, ALONG THE 60-FOOT RIGHT-OF-WAY OF MORRIS ROAD FOR A DISTANCE OF 200 FEET TO AN IRON PIN; THENCE SOUTH 72 DEGREES 00 MINUTES WEST A DISTANCE OF 15.0 FEET TO AN IRON PIN; THENCE NORTH 18 DEGREES 00 MINUTES WEST A DISTANCE OF 205.2 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE BRIDGE ROAD; THENCE SOUTH 89 DEGREES 00 MINUTES EAST A DISTANCE OF 15.9 FEET TO AN IRON PIN ON SAID RIGHT-OF-WAY AND THE POINT OF BEGINNING.
LESS AND EXCEPT THAT PORTION OF SUBJECT PROPERTY CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, RECORDED IN DEED BOOK 6889, PAGE 88, FULTON COUNTY RECORDS; AND THAT PORTION OF THE SUBJECT PROPERTY TAKEN BY DECLARATION OF TAKING IN FAVOR OF DEPARTMENT OF TRANSPORTATION RECORDED IN DEED BOOK 1784, PAGE 323, FULTON COUNTY RECORDS.

TRACTS 1, 2 AND 3 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 2.4529 ACRES (106,848 SQUARE FEET) LYING AND BEING IN LAND LOTS 855 AND 856 OF THE 1ST DISTRICT, SECOND SECTION, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

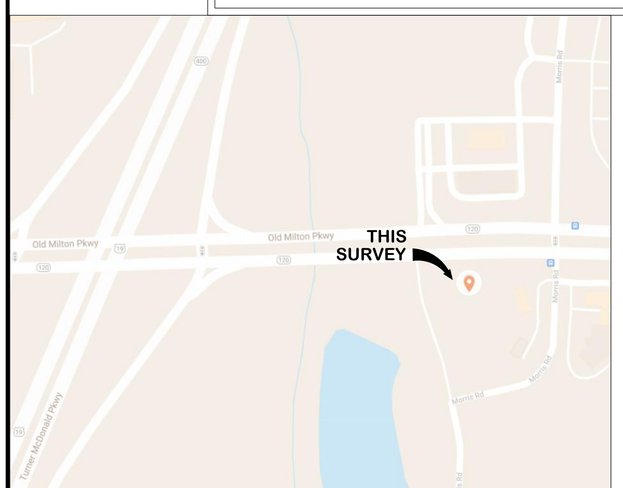
BEGINNING AT AN IRON PIN SET AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF STATE BRIDGE ROAD, ALSO KNOWN AS OLD MILTON PARKWAY AND GA STATE ROUTE NO. 120 (HAVING A VARIABLE WIDTH RIGHT-OF-WAY) AND THE EASTERN RIGHT-OF-WAY OF MORRIS ROAD (HAING A 30' RIGHT-OF-WAY); THENCE PROCEED ALONG SAID SOUTHERN RIGHT-OF-WAY OF STATE BRIDGE ROAD, SOUTH 89 DEGREES 17 MINUTES 57 SECONDS EAST A DISTANCE OF 15.87 FEET TO A POINT; THENCE NORTH 83 DEGREES 30 MINUTES 20 SECONDS EAST A DISTANCE OF 44.03 FEET TO A POINT; THENCE SOUTH 87 DEGREES 11 MINUTES 34 SECONDS EAST A DISTANCE OF 4.87 FEET TO A CONCRETE MONUMENT FOUND; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 33.60 FEET HAVING A RADIUS OF 6402.63 FEET AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 88 DEGREES 17 MINUTES 51 SECONDS EAST A DISTANCE OF 33.60 FEET TO A POINT; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 117.50 FEET HAVING A RADIUS OF 768.51 FEET AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 85 DEGREES 28 MINUTES 56 SECONDS EAST A DISTANCE OF 117.38 FEET TO AN IRON PIN FOUND (1/2 INCH REBAR); THENCE DEPARTING SAID RIGHT-OF-WAY OF STATE BRIDGE ROAD, SOUTH 18 DEGREES 32 MINUTES 56 SECONDS EAST A DISTANCE OF 200.00 FEET TO AN IRON PIN SET; THENCE SOUTH 87 DEGREES 53 MINUTES 03 SECONDS EAST A DISTANCE OF 89.06 FEET TO AN IRON PIN FOUND (1/2 INCH REBAR), LOCATED ON THE EASTERN LAND LOT LINE OF LAND LOT 856; THENCE ALONG SAID LAND LOT LINE SOUTH 00 DEGREES 23 MINUTES 00 SECONDS EAST A DISTANCE OF 259.91 FEET TO AN IRON PIN SET; THENCE DEPARTING SAID LAND LOT LINE NORTH 78 DEGREES 08 MINUTES 20 SECONDS WEST A DISTANCE OF 259.20 FEET TO AN IRON PIN FOUND (1 INCH CRIMP TOP PIPE) LOCATED ON THE EASTERN RIGHT-OF-WAY OF MORRIS ROAD; THENCE ALONG THE EASTERN RIGHT-OF-WAY OF MORRIS ROAD NORTH 13 DEGREES 13 MINUTES 55 SECONDS WEST A DISTANCE OF 185.27 FEET TO A POINT; THENCE NORTH 17 DEGREES 44 MINUTES 56 SECONDS WEST A DISTANCE OF 35.38 FEET TO AN IRON PIN FOUND (1 INCH CRIMP TOP PIPE); THENCE NORTH 18 DEGREES 18 MINUTES 24 SECONDS WEST A DISTANCE OF 199.27 FEET TO AN IRON PIN SET AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF STATE BRIDGE ROAD, SAID IRON PIN BEING THE POINT OF BEGINNING.

EASEMENT PARCELS:

NON-EXCLUSIVE ACCESS EASEMENT AS SET FORTH IN ACCESS EASEMENT AGREEMENT RECORDED IN DEED BOOK 56721, PAGE 514, AS AMENDED IN FIRST AMENDMENT TO ACCESS EASEMENT AGREEMENT RECORDED IN DEED BOOK 58496, PAGE 191, FULTON COUNTY, GEORGIA RECORDS.

AND

NON-EXCLUSIVE ACCESS EASEMENT AS SET FORTH IN ACCESS, PARKING AND STORM WATER EASEMENT AGREEMENT RECORDED IN DEED BOOK 56925, PAGE 627, AS AMENDED IN FIRST AMENDMENT TO ACCESS, PARKING AND STORM WATER EASEMENT AGREEMENT RECORDED IN DEED BOOK 58496, PAGE 169, FULTON COUTY, GEORGIA RECORDS.



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION *(AS SURVEYED)*

SUBJECT PARCEL

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 2.454 ACRES (106,904 SQUARE FEET) LYING AND BEING IN LAND LOT 856 OF THE 1ST DISTRICT, SECOND SECTION, FULTON COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CALCULATED POINT TO BE SET AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY OF STATE BRIDGE ROAD, ALSO KNOWN AS OLD MILTON PARKWAY AND GEORGIA STATE ROUTE NO. 120 (HAVING A VARIABLE WIDTH RIGHT-OF-WAY) AND THE EASTERN RIGHT-OF-WAY OF AN ABANDONED ROAD FORMERLY KNOWN AS MORRIS ROAD AND CURRENTLY KNOWN AS OLD MORRIS ROAD (HAVING A 30' RIGHT-OF-WAY); THENCE PROCEED ALONG SAID SOUTHERN RIGHT-OF-WAY OF STATE BRIDGE ROAD, S89°20'12"E A DISTANCE OF 15.87 FEET TO A POINT; THENCE N83°28'39"E A DISTANCE OF 41.93 FEET TO A FOUND CONCRETE MONUMENT; THENCE N89°48'26"E A DISTANCE OF 7.10 FEET TO A FOUND CONCRETE MONUMENT; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 33.90 FEET HAVING A RADIUS OF 6402.63 FEET AND BEING SUBTENDED BY A CHORD BEARING OF N88°43'14"E A CHORD DISTANCE OF 33.90 FEET TO A FOUND CONCRETE MONUMENT; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 117.20 FEET HAVING A RADIUS OF 768.51 FEET AND BEING SUBTENDED BY A CHORD BEARING OF S85°47'30"E A CHORD DISTANCE OF 117.08 FEET TO A FOUND 1/2" REBAR; THENCE DEPARTING SAID RIGHT-OF-WAY OF STATE BRIDGE ROAD, S18°31'45"E A DISTANCE OF 200.00 FEET TO A CALCULATED POINT TO BE SET; THENCE S87°45'04"E A DISTANCE OF 89.06 FEET TO A CALCULATED POINT TO BE SET, LOCATED IN THE ASPHALT PAVING OF MORRIS ROAD AND ON THE EASTERN LAND LOT LINE OF LAND LOT 856; THENCE ALONG SAID LAND LOT LINE S00°25'15"E A DISTANCE OF 210.27 FEET TO A FOUND 5/8" REBAR & CAP; THENCE CONTINUING ALONG SAID LAND LOT LINE S00°25'15E A DISTANCE OF 49.64 FEET TO A CALCULATED POINT TO BE SET; THENCE DEPARTING SAID LAND LOT LINE N78°10'35"W A DISTANCE OF 259.20 FEET TO A CALCULATED POINT TO BE SET ON THE EASTERN RIGHT-OF-WAY OF OLD MORRIS ROAD; THENCE ALONG THE EASTERN RIGHT-OF-WAY OF OLD MORRIS ROAD N13°16'10"W A DISTANCE OF 185.27 FEET TO A CALCULATED POINTTO BE SET; THENCE N17°47'11"W A DISTANCE OF 35.38 FEET TO A CALCULATED POINT TO BE SET; THENCE N18°20'35"W A DISTANCE OF 199.27 FEET TO A POINT LOCATED ON THE SOUTHERN RIGHT-OF-WAY OF STATE BRIDGE ROAD AND THE POINT OF BEGINNING.

EASEMENT PARCELS:

NON-EXCLUSIVE ACCESS EASEMENT AS SET FORTH IN ACCESS EASEMENT AGREEMENT RECORDED IN DEED BOOK 56721, PAGE 514, AS AMENDED IN FIRST AMENDMENT TO ACCESS EASEMENT AGREEMENT RECORDED IN DEED BOOK 58496, PAGE 191, FULTON COUNTY, GEORGIA RECORDS.

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NON-EXCLUSIVE ACCESS EASEMENT AS SET FORTH IN ACCESS, PARKING AND STORM WATER EASEMENT AGREEMENT RECORDED IN DEED BOOK 56925, PAGE 627, AS AMENDED IN FIRST AMENDMENT TO ACCESS, PARKING AND STORM WATER EASEMENT AGREEMENT RECORDED IN DEED BOOK 58496, PAGE 169, FULTON COUTY, GEORGIA RECORDS.

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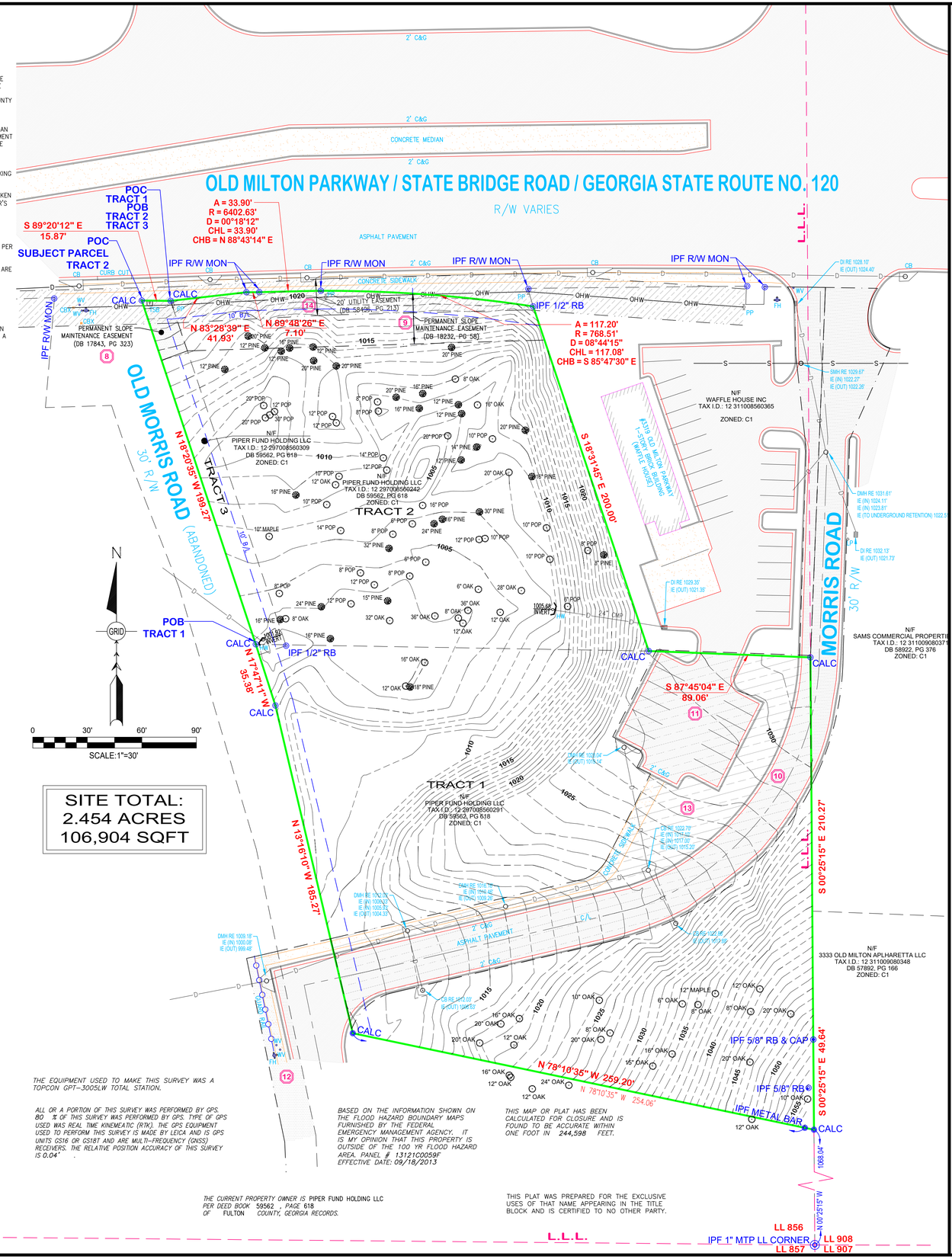
Contact 811 before you dig.

SITE ADDRESS: OLD MILTON PARKWAY, ALPHARETTA, GEORGIA 30005



SITE TOTAL:
2.454 ACRES
106,904 SQFT

THE EQUIPMENT USED TO MAKE THIS SURVEY WAS A TOPCON GPT–3005LW TOTAL STATION.

ALL OR A PORTION OF THIS SURVEY WAS PERFORMED BY GPS. 80 % OF THIS SURVEY WAS PERFORMED BY GPS. TYPE OF GPS USED WAS REAL TIME KINEMEATIC (RTK). THE GPS EQUIPMENT USED TO PERFORM THIS SURVEY IS MADE BY LEICA AND IS GPS UNITS GS16 OR GS18T AND ARE MULTI–FREQUENCY (GNSS) RECEIVERS. THE RELATIVE POSITION ACCURACY OF THIS SURVEY IS 0.04' .

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. IT IS MY OPINION THAT THIS PROPERTY IS OUTSIDE OF THE 100 YR FLOOD HAZARD AREA. PANEL # 13121C0059F EFFECTIVE DATE: 09/18/2013

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 244,598 FEET.

THE CURRENT PROPERTY OWNER IS PIPER FUND HOLDING LLC
PER DEED BOOK 59562 *; PAGE* 618
OF FULTON *COUNTY, GEORGIA RECORDS.*

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.

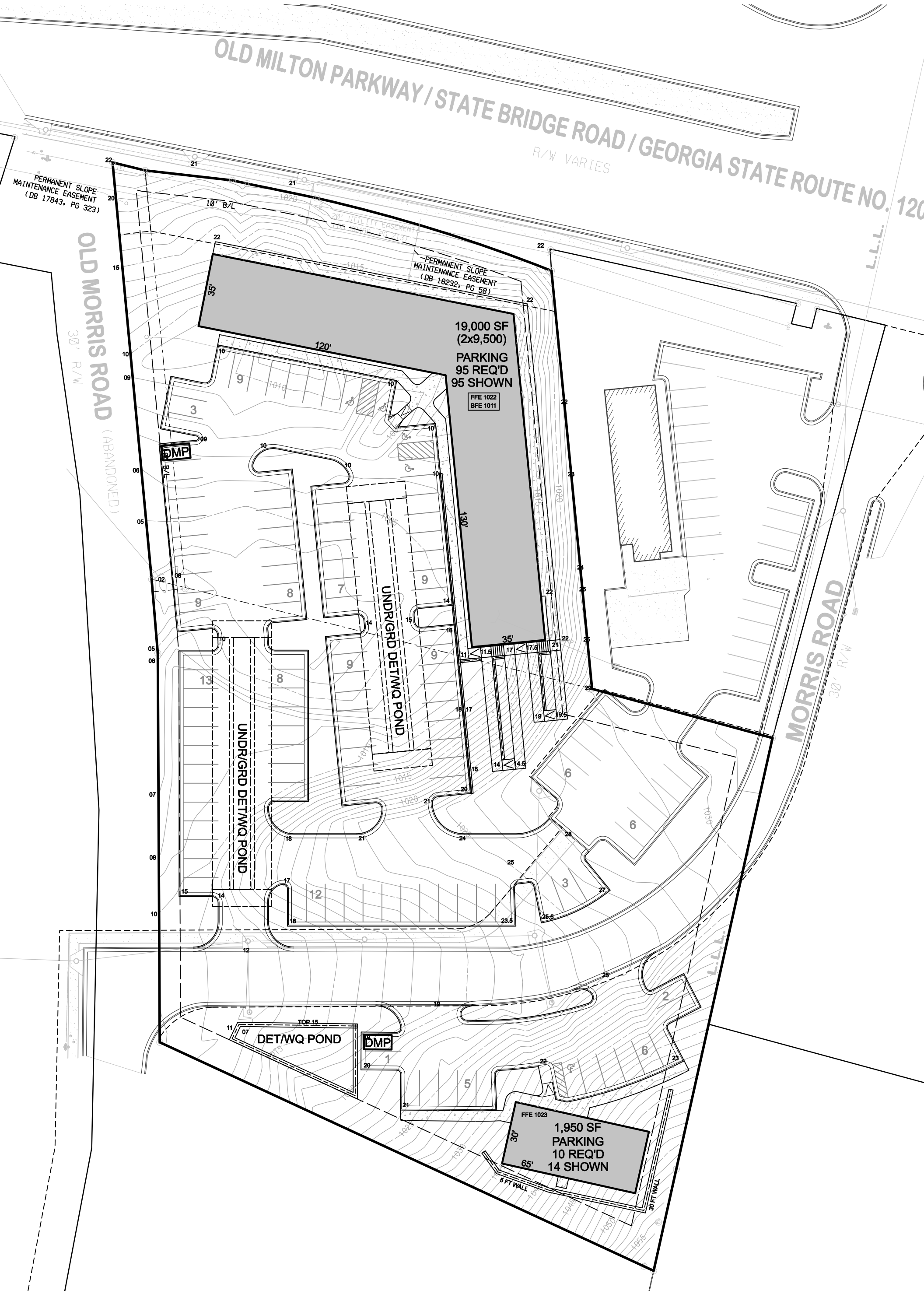
This Drawing is the Property of IronStone Surveying and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

No.	JOB No.	DESCRIPTION OF REVISION	DATE
1	210257	TREE SPECIES	10/22/21

IRONSTONE
SURVEYING
96 Ernest Biles Drive, Jackson, Georgia 30233
Phone 770-957-4014 / Email office@ironstonesurveying.com

ALTA/NSPS LAND TITLE SURVEY
BRIDGE ROAD HOLDINGS, LLC
IN LAND LOT 856, DISTRICT 1, SECTION 2, FULTON COUNTY, GEORGIA

Original Plat Date	08/02/2021
Scale	1" = 30'
Drawn By	SJL
Checked By	RCL
Original Field Date	07/30/2021
Crew	RL/WE/AL
Field Book	FIELD SKETCH
Job No.	210257
Dwg. No.	210257-SJL
Sheet	1 of 1


OLD MILTON PARKWAY / STATE BRIDGE ROAD / GEORGIA STATE ROUTE NO. 120
R/W VARIES
OLD MORRIS ROAD
(ABANDONED)
30' R/W
MORRIS ROAD
30' R/W
PERMANENT SLOPE MAINTENANCE EASEMENT (DB 17843, PG 323)
10' B/L
20' UTILITY EASEMENT
PERMANENT SLOPE MAINTENANCE EASEMENT (DB 18232, PG 58)
35'
120'
130'
35'
19,000 SF
(2x9,500)
PARKING
95 REQ'D
95 SHOWN
FFE 1022
BFE 1011
DMP
UNDR/GRD DET/WQ POND
UNDR/GRD DET/WQ POND
DET/WQ POND
TOP 15
DMP
FFE 1023
1,950 SF
PARKING
10 REQ'D
14 SHOWN
30'
65'
5 FT WALL
30 FT WALL

Tract 1

All that tract or parcel of land lying and being in Land Lot 856 of the 1st District, 2nd Section, Fulton County, Georgia, more particularly described as follows:

To find the Point of Beginning, begin at a point located at the intersection of the southerly right-of-way of State Bridge Road with the easterly right-of-way of Morris Road (30-foot right-of-way); thence South 18 degrees 22 minutes 52 seconds East 199.47 feet to a point, at the Point of Beginning; thence North 88 degrees 54 minutes 47 seconds West 16.15 feet to a closed top pipe found at the easterly right-of-way of Morris Road; thence South 17 degrees 45 minutes 20 seconds East along the easterly right-of-way of Morris Road 35.58 feet to a point; thence South 13 degrees 14 minutes 21 seconds East along the easterly right-of-way of Morris Road 185.27 feet to an iron pin found; thence South 78 degrees 08 minutes 46 seconds East 259.05 feet to a point; thence North 00 degrees 23 minutes 44 seconds East 259.84 feet to a closed top pipe found; thence North 87 degrees 51 minutes 34 seconds West 88.90 feet to a point; thence North 88 degrees 54 minutes 47 seconds West 200.00 feet to a point, at The Point of Beginning.

Tract 2

All that tract or parcel of land lying and being in Land Lot 856 of the 1st District, 2nd Section, Fulton County, Georgia, more particularly described as follows:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 855 and 856 of the 1st District, 2nd Section, Fulton County, Georgia, more particularly described as follows:

TO FIND THE POINT OF BEGINNING, begin at a point located at the intersection of the southerly right-of-way of State Bridge Road and the easterly right-of-way of Morris Road (30-foot right-of-way) having State plane coordinate values NAD 27, of North equals 1479961.71 and East equals 468995.81 which point is the Point of Commencement; thence south 89 degrees 04 minutes 39 seconds east a distance of 15.88 feet to a point which is located at State plane coordinate values NAD 27, of north 1479961.45 and East equals 469011.69 which point is the POINT OF BEGINNING; thence North 83 degrees 29 minutes 51 seconds East along the southerly right-of-way of State Bridge Road 44.03 feet to a point; thence South 87 degrees 12 minutes 00 seconds East along the southerly right-of-way of State Bridge Road 4.87 feet to a point; thence northeasterly along the southerly right-of-way of State Bridge Road along an arc measuring 33.60 feet (subtended by a chord North 88 degrees 17 minutes 26 seconds East 33.60); thence continuing southeasterly along the southerly right-of-way of State Bridge Road along an arc measuring 117.50 feet (subtended by a chord South 85 degrees 29 minutes 23 seconds East 117.38 feet) to a point; thence South 18 degrees 33 minutes 22 seconds East 200.00 feet to a point; thence North 18 degrees 22 minutes 52 seconds West 199.47 feet to a point located at the intersection of the southerly right-of-way of State Bridge Road and the easterly right-of-way of Morris Road, at the Point of Beginning.

Tract 3

All that tract or parcel of land lying and being in Land Lot 856 of the 1st District, 2nd Section, Fulton County, Georgia, being more particularly described as follows:

Beginning at the intersection of the southerly right-of-way line of State Bridge Road (State Route 120) having a 100-foot right-of-way and the easterly right-of-way of Morris Road, having a 60-foot right-of-way; thence South 18 degrees 00 minutes East, along the 60-foot right-of-way line of Morris Road for a distance of 200.00 feet to an iron pin; thence South 72 degrees 00 minutes West a distance of 15.0 feet to an iron pin; thence North 18 degrees 00 minutes West a distance of 205.2 feet to a point on the southerly right-of-way line of State Bridge Road; thence South 89 degrees 00 minutes East a distance of 15.9 feet to an iron pin on said right-of-way and the point of beginning.

Less and Except that portion of subject property conveyed to the Department of Transportation, recorded in Deed Book 6889, Page 88, Fulton County Records; and that portion of subject property taken by Declaration of taking in favor of Department of Transportation recorded in Deed Book 17843, Page 323, Fulton County Records.

Tracts 1, 2 and 3 being more particularly described as follows:

All that lot, tract or parcel of land containing 2.4529 Acres (106,848 square feet) lying and being in Land Lots 855 & 856 of the 1st District, 2nd Section of Fulton County Georgia and being more particularly described as follows:

BEGINNING at an iron pin set at the intersection of the southern right-of-way of State Bridge Road, also known as Old Milton Parkway and GA State Route No. 120 (having a variable width right-of-way) and the eastern right-of-way of Morris Road (having a 30 foot right-of-way); thence proceed along said southern right-of-way of State Bridge Road, SOUTH 89 DEGREES 17 MINUTES 57 SECONDS EAST a distance of 15.87 feet to a point; thence NORTH 83 DEGREES 30 MINUTES 20 SECONDS EAST a distance of 44.03 feet to a point; thence SOUTH 87 DEGREES 11 MINUTES 34 SECONDS EAST a distance of 4.87 feet to a concrete monument found; thence along a curve turning to the right with an arc length of 33.60 feet having a radius of 6402.63 feet and being subtended by a chord bearing of NORTH 88 DEGREES 17 MINUTES 51 SECONDS EAST a distance of 33.60 feet to a point; thence along a curve turning to the right with an arc length of 117.50 feet having a radius of 768.51 feet and being subtended by a chord bearing of SOUTH 85 DEGREES 28 MINUTES 56 SECONDS EAST a distance of 117.38 feet to an iron pin found (1/2 inch rebar); thence departing said right-of-way of State Bridge Road, SOUTH 18 DEGREES 32 MINUTES 56 SECONDS EAST a distance of 200.00 feet to an iron pin set; thence SOUTH 87 DEGREES 53 MINUTES 03 SECONDS EAST a distance of 89.06 feet to an iron pin found (1/2 inch rebar), located on the eastern land lot line of land lot 856; thence along said land lot line SOUTH 00 DEGREES 23 MINUTES 00 SECONDS EAST a distance of 259.91 feet to an iron pin set; thence departing said land lot line NORTH 78 DEGREES 08 MINUTES 20 SECONDS WEST a distance of 259.20 feet to an iron pin found (1 inch crimp top pipe) located on the eastern right-of-way of Morris Road; thence along the eastern right-of-way of Morris Road NORTH 13 DEGREES 13 MINUTES 55 SECONDS WEST a distance of 185.27 feet to a point; thence NORTH 17 DEGREES 44 MINUTES 56 SECONDS WEST a distance of 35.38 feet to an iron pin found (1 inch crimp top pipe); thence NORTH 18 DEGREES 18 MINUTES 24 SECONDS WEST a distance of 199.27 feet to an iron pin set at the intersection of the southern right-of-way of State Bridge Road, said iron pin being the POINT OF BEGINNING.

Together with:

Easement parcels:

Non-Exclusive Access Easement as set forth in Access Easement Agreement recorded in Deed Book 56721, page 514, as amended in First Amendment to Access Easement Agreement recorded in Deed Book 58496, page 191, Fulton County, Georgia Records.

And

Non-Exclusive Access Easement as set forth in Access, Parking and Storm Water Easement Agreement recorded in Deed Book 58925, page 627, as amended in First Amendment to Access, Parking and Storm Water Easement Agreement recorded in Deed Book 58496, page 202, Fulton County, Georgia Records.