



PLANNING COMMISSION MEETING

JULY 13, 2023

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

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MEETING MINUTES

1. PC Meeting Minutes 6-1-2023

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

1. CLUP-23-02/Z-23-06/V-23-07 North Main Street Townhomes

Consideration of a comprehensive land use plan amendment, rezoning, and variances to allow for the construction of 16 'For-Sale' townhomes on 2.28 acres. A comprehensive land use plan amendment is requested from 'Commercial' to 'High Density Residential' and a rezoning is requested from C-2 (General Commercial) to R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential). Variances are requested to reduce setbacks and reduce undisturbed buffers. The property is located at 0 State Highway 9 and is legally described as being located in Land Lot 1124, 2nd District, 2nd Section, Fulton County, Georgia.

2. Z-23-07/V-23-12 Davis Drive Tract TPG

Consideration of a rezoning and variance to allow for the construction of 85 'For-Sale' townhomes on 8.6 acres in the North Point Overlay. A rezoning is requested from L-I (Light-Industrial) to R-10M (Dwelling, 'For-Rent' or 'For-Sale', Residential). Variances are requested to reduce minimum lot width, reduce undisturbed buffers, increase maximum front setback, allow required parking to be uncovered, amend block requirements, allow dead end streets, eliminate stub out streets, and allow encroachment into the Georgia 400 tree buffer. The property is located at 0 Davis Drive and is legally described as being located in Land Lots 638, 639 & 654, 1st District, 2nd Section, Fulton County, Georgia.

3. CU-23-03 Brandedmed Rx/4150 Old Milton Parkway

Consideration of a conditional use to allow a 'Drug Store (Pharmacy)' in a 1,900 square foot suite in an existing shopping center for Brandedmed Rx. The property is located at 4150 Old Milton Parkway, Suite 113 & 114, and is legally described as being located in Land Lot 90, 1st District, 1st Section, Fulton County, Georgia.

VII. ADJOURNMENT



Planning Commission Meeting
June 1, 2023
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

- Vice Chairman Brady called the meeting to order at 6:31 p.m.

II. ROLL CALL

- **Planning Commissioners present:**
 - Fergal Brady (Served as Chairman)
 - Jill Reynolds
 - Karen Richard
 - William Perkins
 - Todd Stratton
 - Katie Reeves
 - Valerie Manley
- **Staff present:**
 - Kathi Cook, Director of Community Development & Economic Development
 - Michael Woodman, Planning + Development Services Manager
 - Nikisha Mistry, GIS Specialist + Special project planner
 - Tracy Jackson, Planning + Zoning Coordinator

III. APPROVAL OF MEETING MINUTES

- ❖ Commissioner Richard offered a motion to approve the Planning Commission Meeting Minutes from April 13, 2023.
 - Commissioner Perkins second the motion.
 - The motion was approved (5-0-2 abstained)
 - Commissioner Manley and Commissioner Reeves abstained.

ITEMS FROM BOARD MEMBERS

IV. ITEMS FROM STAFF

V. PUBLIC HEARING

1. MP-23-03 / Fulton Science Academy

- Planning & Development Services Manager, Woodman came forward to present this item.

- **Staff is recommending the following conditions:**

1. Site shall be developed substantially as depicted on the site plan prepared by AEC, dated 4/3/23, with a reduced 10' setback in the area of the tennis courts. The remaining frontage along Fanfare Way shall have a 40' setback.
2. Building, landscape plan and lighting shall be approved by DRB.
3. Landscape strip along Fanfare Way shall be supplemented with evergreen landscape material to screen the site along Fanfare Way, as approved by DRB.
4. All site lighting, including lighting for athletic field/courts, shall comply with the City's Night Sky Ordinance, subject to final approval by DRB. Athletic field/courts lighting shall be turned off after 9:00 PM.
5. Developer shall provide the required decorative pedestrian lighting along the property frontage on Fanfare Way.
6. Developer shall assess site landscaping and replace dead, dying, or missing landscape material, as approved by DRB.
7. If the proposed improvements impact areas with previous recompense trees, trees shall be replaced with new trees equal to the inches removed since the trees have grown, as approved by Staff.
8. Developer shall comply with the North Point Overlay Eco District regulations, with final approval by Staff at LDP and/or building permit.
9. Developer shall be responsible for implementing the recommendations of the traffic study prepared by A & R Engineering, dated 5/22/2023, with final approval by Staff.
10. Property owner shall dedicate a 20' wide permanent easement to the City through the Georgia 400 buffer for the Alpha Loop project.
11. Property owner shall dedicate a 10' permanent easement to the City along the eastern property line to provide a connection between Maxwell Rd/Fanfare Way sidewalk and the Alpha Loop. Sidewalk connection through the easement will not be constructed until the Alpha Loop has been constructed.
12. All previous master plan regulations and conditions of zoning shall remain in effect.

- **Applicant**-Jim Winer came forward to provide additional information on item.

1075 Brady Avenue Atlanta 30318

Jim stated that they are working with lighting specialist for lighting on property.

AEC is landscaping architecture company that is working on the property layout/plan- they are currently waiting on approval before they move forward on an actual layout.

- **Planning Commission discussed the following:**
 - Are you aware of any combinations in the buffer?
 - Are there barriers that cars can get through.
 - Does the lighting impact any areas beyond the intended area?
 - Can you identify the retaining walls.
 - Was there any condition in regard of the type of material being used for the retaining wall.
 - Will DRB have input on the retaining wall?
 - Who will be constructing the sidewalk? Will it be the city?
 - Is the front entrance gated, will there be a gate around the property.
 - Is there a fence around the property?
 - Would it be possible for the community to access the tennis courts, soccer fields or other areas on the property if there is no fence or gate?
 - Traffic study is stating no high traffic. This is a red flag that should have been addressed when the traffic study was done.
 - Was this application presented at the most recent CZIM meeting.
 - Landscape strip is important to the neighbors on Fanfare.
 - Regarding condition #3, would staff be able to help us craft something that is a little more substantial, can we consider adding a minimum height for evergreens?

- **Public Comment:**
 - Carl Houghland-In opposition of this item
Came forward representing Westwood Park HOA stating that the HOA was not provided with full notification of planned activities and omitted the language concerning lighting for soccer field in the letter that was sent out to property owners concern over lighting and Traffic.
 - **Rebuttal:**
Jim Winer stated that he did not receive any feedback from the HOA organization regarding specific issues. The letters were sent out to all property owners advising that they could reach out with comments or concerns at any time.
Regarding the traffic issues, there will not be an increase in traffic coming to the facility and all noise issues will be addressed.
There has been a conscience effort on our behalf to work on all issues that the property owners may have.

- Comment from Commissioner Reynolds- the applicant should meet with staff before this item goes to city council to address concerns before moving forward.
 - Comment from Commissioner Reeves-The floor of one townhome may not be the first floor of another town home and this may be the issue of how the lighting is affecting a particular property.
- ❖ Commissioner Richard offered a motion to approve item **(MP-23-03 / Fulton Science Academy)** subject to the conditions as read by staff with two changes of condition #3, landscape strip along Fanfare way should be supplemented with evergreen landscaping material to create an opaque screen along Fanfare Way as approved by DRB, change to condition #9 striking the date of May 22, 2023 to and replacing it with June 1st 2023.
1. Site shall be developed substantially as depicted on the site plan prepared by AEC, dated 4/3/23, with a reduced 10' setback in the area of the tennis courts. The remaining frontage along Fanfare Way shall have a 40' setback.
 2. Building, landscape plan and lighting shall be approved by DRB.
 3. Landscape strip along Fanfare Way shall be supplemented with evergreen landscape material to create an opaque screen along Fanfare Way, as approved by DRB.
 4. All site lighting, including lighting for athletic field/courts, shall comply with the City's Night Sky Ordinance, subject to final approval by DRB. Athletic field/courts lighting shall be turned off after 9:00 PM.
 5. Developer shall provide the required decorative pedestrian lighting along the property frontage on Fanfare Way.
 6. Developer shall assess site landscaping and replace dead, dying, or missing landscape material, as approved by DRB.
 7. If the proposed improvements impact areas with previous recompense trees, trees shall be replaced with new trees equal to the inches removed since the trees have grown, as approved by Staff.
 8. Developer shall comply with the North Point Overlay Eco District regulations, with final approval by Staff at LDP and/or building permit.
 9. Developer shall be responsible for implementing the recommendations of the traffic study prepared by A & R Engineering, dated ~~5/22/2023~~, June 1, 2023, with final approval by Staff.
 10. Property owner shall dedicate a 20' wide permanent easement to the City through the Georgia 400 buffer for the Alpha Loop project.
 11. Property owner shall dedicate a 10' permanent easement to the City along the eastern property line to provide a connection between Maxwell Rd/Fanfare Way sidewalk and the Alpha Loop. Sidewalk connection

through the easement will not be constructed until the Alpha Loop has been constructed.

12. All previous master plan regulations and conditions of zoning shall remain in effect.

- Commissioner Manley seconded the motion.
- The motion was approved unanimously (7-0).

2. PH-23-08 / UDC Text Amendment-Zoning Procedures Law

- Molly Esswein came forward to present this item.

- **Staff is recommending the following conditions:**

- Staff recommends text amendments to Unified Development Code (UDC), Article IV Procedures in order to comply with the State of Georgia's revisions to The Zoning Procedures Law. The State's revised Zoning Procedures Law goes into effect on July 1, 2023. The most significant change to the zoning procedures requires a local government to place a legal advertisement in the newspaper of local circulation 30 days in advance of a public hearing before a quasi-judicial board. The current legal advertising requirement is fifteen (15) days in advance of the public hearing. In addition, the legal advertisement in the newspaper will now apply to such boards as the Design Review Board (DRB) and Board of Zoning Appeals (BZA). In order to provide consistency among all boards and councils, Staff recommends changing the legal advertising timeframe to 30 days for all boards and City Council.

- **Planning Commission discussed the following:**

- Is it possible to revisit the directions for planning commission regarding making certain motions of postponing, tabling, and deferring items with an understanding of what that means to the applicant.
- In the instance of there being no comment and no other presentation will we need to abide by the 10-minute rule?

- **Public Comment:**

- No public comment

- ❖ **Commissioner Reynolds offered a motion to approve item (PH-23-08 / UDC Text Amendment- Zoning Procedures Law)**

- Commissioner Richard seconded the motion.
- The motion was approved unanimously (7-0)

VI. ANNOUNCEMENTS

VII. ADJOURNMENT

- ❖ With there being no further items to consider or discuss Vice Chairman Brady adjourned

the meeting at 7:55 P.M.

Respectfully submitted,

Tracy Jackson

Tracy Jackson, Planning + Zoning Coordinator



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: CLUP-23-02/Z-23-06/V-23-07 NORTH MAIN STREET TOWNHOMES

PLANNING COMMISSION: JULY 13, 2023

CITY COUNCIL: JULY 24, 2023

II. RECOMMENDATION:

Approve CLUP-23-02/Z-23-06/V-23-07 North Main Street Townhomes, subject to the following conditions:

1. The 2.28-acre property shall be zoned R-8A/D and developed substantially similar to site plan prepared by DMG Land Planning Consultants, dated 6/1/23, 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. The comprehensive land use plan designation of the property shall be 'High Density Residential'.
3. Architecture and materials shall be developed substantially similar to the submitted renderings, labeled Exhibit A - Renderings, subject to final approval by Staff. Townhomes shall have 4-sided architecture, materials and details.
4. Density shall not exceed 7.02 dwelling units per acre.
5. Developer shall improve the North Main Street streetscape as follows: planter planted with street trees and/or shrubs (as approved by GDOT) and decorative pedestrian lighting, with final approval by Staff.
6. Decorative pedestrian lighting shall be required throughout the development. Internal streets and alleys shall be private and maintained by the HOA.
7. Minimum 5' sidewalks shall be providing along new private driveway and connecting to the public sidewalk. If Fulton County requires an unencumbered easement, sidewalk may be on one side of the street.
8. Minimum 20' building setback and landscape strip shall be provided along North Main Street and shall be planted with shade trees outside of utility easements and overhead utilities, as approved by Staff.
9. Minimum 10' landscape strips shall be provided along the new private driveway. If Fulton County requires an unencumbered easement, shrubs shall replace tree requirements on one side of the street.
10. Minimum 10' planted buffers shall be provided along the west and east property lines. Existing trees shall be saved in the buffer areas where not in conflict with site balancing and utility installation.
11. Property owner acknowledges that redevelopment of the properties to the north, east and west with non-residential uses shall not require an undisturbed buffer adjacent to the subject property.
12. Creeping vines shall be planted to cover retaining and low walls, as approved by Staff.
13. Developer shall save trees as depicted on Sheet T.1 prepared by TJ Schell, LLC, dated 3/29/2023.
14. 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.
15. HVAC and similar equipment shall not be visible from the public right-of-way.
16. Stormwater management area shall be screened from adjacent properties with a heavily planted evergreen buffer along the north, east and west sides to create an opaque screen, as approved by Staff.
17. Developer shall make reasonable efforts to tie directly to an existing offsite pipe including obtaining easements and agreements from the neighboring property. If direct tie-in is unavailable, daylighting the pond outfall pipe shall be done at least 30 feet from the property line.
18. Garbage pickup shall be from within the development.
19. 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, Greenland Properties, LLC, is requesting a comprehensive land use plan amendment, rezoning and variances to allow for the construction of sixteen (16) 'For-Sale' townhomes on 2.28 acres. A comprehensive land use plan amendment is requested from 'Commercial' to 'High Density Residential' and a rezoning is requested from C-2 (General Commercial) to R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential). Variances are requested to reduce setbacks and reduce undisturbed buffers. The subject property is located at 0 State Highway and 572 North Main Street near the northeast corner of North Main Street and Vaughan Drive.

DISCUSSION

The submitted request, if approved, would allow for the construction of sixteen (16) 'For-Sale' townhomes on 2.28 acres. The proposed density is 7.02 dwelling units per acre. The applicant proposes a comprehensive land use plan amendment from 'Commercial' to 'High Density Residential' and a rezoning from C-2 (General Commercial) to R-8A/D (Dwelling, 'For-Sale', Attached/Detached Residential). Variances are requested to reduce setbacks and reduce undisturbed buffers. The subject property is located at 0 State Highway and 572 North Main Street near the northeast corner of North Main Street and Vaughan Drive.

The undeveloped property is wooded. Surrounding properties are zoned R-8A to the north, C-2 to the west, and C-2 and CUP (Community Unit Plan) to the south. 321 Vaughan is located to the north, North Main Animal Hospital, The Kalen Center and The Parish Anglican Church are located to the west, City of Milton to the east and south, and Winthrop Chase to the south. The comprehensive land use plan designation of the property is 'Commercial', which requires an amendment to allow the proposed residential use.

As show in the table below, the applicant requests variances to modify R-8A development regulations (building setbacks) and undisturbed buffer regulations in the Unified Development Code (UDC). The property is located in the Hwy 9/Georgia 400 Area Livable Centers Initiative (LCI), which has a vision to create a more walkable environment along Hwy 9. Therefore, the variance to reduce the front setback is appropriate if the setback reduction is limited to no less than twenty feet (20'). Adjacent properties to the west and north were previously granted variances to reduce and eliminate the 50' undisturbed buffer. Conditions of zoning related to 321 Vaughan state that the HOA documents contain an acknowledgement that the owners of the adjacent commercial tracts may seek a variance to reduce undisturbed buffers.

Applicant's Variance Requests

UDC Section	Applicant's Request	Notes
UDC Section 2.2.9(D)	Reduce R-8A front building setback from 65' to 15'	Recommend a minimum 20' front setback and landscape strip along North Main Street
UDC Section 3.2.8(B)(1)	Reduce/eliminate 50' undisturbed buffers abutting non-residential uses	Recommend a minimum 10' planted buffer along the east and west property lines

The table below identifies nearby residential developments. The applicant's proposed density is less than densities approved at nearby townhome developments.

North Main Street – Residential Developments

Development Name	Type	Acres	Density
Applicant's Proposal	17 TH	2.28 acres	7.46 du/ac
Sonoma	47 TH	5.84 acres	8 du/ac
321 Vaughan Townhomes	36 TH	4.46 acres	8 du/ac
Winthrop Chase	82 SFD	17.44 acres	4.7 du/ac

SITE PLAN

The submitted site plan depicts sixteen (16), three (3) story 'For-Sale' townhomes with access from a new driveway off North Main Street. The applicant made attempts to gain access to the subject property through the adjacent townhome community to the north (321 Vaughan); however, the community was opposed to the request. A new private street and alleys provide access to the rear-loaded townhome units. The eight (8) townhome units fronting North Main Street are twenty-foot (20') wide and the rear units are 25' wide. The site plan depicts a fifteen-foot (15') setback along North Main Street. However, the townhomes would meet a twenty-foot (20') setback and landscape strip since the UDC allows a stoop or porch to encroach into this area. Ten-foot (10') side setbacks and a twenty-foot (20') rear setback is depicted on the site plan.

The site plan accommodates the North Main Street GDOT improvements, which includes ten-foot (10') sidewalks. Five-foot (5') sidewalks are depicted interior to the development and should connect to the public sidewalk. The applicant requests a variance to reduce or eliminate the required 50' undisturbed buffer to the east and west. If approved, minimum ten-foot (10') planted buffers are recommended along the west and east property lines.

Each townhome unit will have two (2) side-by-side parking spaces within a garage and a Code-compliant driveway accommodating two (2) additional cars. Nine (9) guest parking spaces are provided within the development near the mail kiosk. Parking exceeds the minimum requirement.

Tree save areas are depicted in the northwest and northeast corners of the property, which includes six (6) specimen trees and several trees of quality and tree groupings. In addition to being a tree save area, the rear portion of the property will be enhanced with supplemental plantings to create an amenity area for the townhome residents. A stormwater management facility is depicted at the rear of the development between the two (2) tree save areas. If approved, a direct connection is encouraged, and at-grade discharge shall be setback a minimum 30' from all property lines.

RENDERINGS

The applicant submitted renderings depicting three (3) story, rear-loaded townhomes in the Tudor Eclectic style and consisting primarily of brick and stone with board and batten and siding accents. According to the applicant, townhomes will have a minimum unit size of approximately 2,500 square feet. The property is located in the Highway 9/Georgia 400 LCI, which refers to the City's Downtown design regulations as the appropriate building design in the LCI study area. According to the City's Downtown Consultant, the proposed renderings comply with the design regulations in the Downtown Overlay.

TRAFFIC

Staff estimates that the proposed sixteen (16) townhome units would generate nine (9) AM Peak Hour trips and thirteen (13) 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 – 16 ‘For-Sale’ Townhomes

School	Single Family Average #
Alpharetta Elementary School	1 to 4 students
Hopewell Middle School	0 to 1 students
Cambridge High School	0 to 4 students
TOTAL	1 to 9 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 1 – 9 school age children. Numbers provided by Fulton County Schools show that all schools have an enrollment that is currently under 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: Given the current state of retail and abundance of available commercial space, additional land area is not needed to develop commercial uses. In addition, commercial development on the subject property would not meet the minimum separation requirement for an alcohol license from the surrounding residential and church uses.

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 the goals and policies of the Horizon 2040 Comprehensive Plan. The subject property is located in the Hwy 9/Georgia 400 Area LCI which includes a vision for the area to become more walkable.

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 result in a significant demand on public facilities and services. Residential development on the property would likely generate fewer vehicular trips than a commercial use.

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

Response: The proposed change to the future land use designation would not negatively impact public health, safety and welfare of the residents in the area. Commercial development on the property would likely generate more vehicular trips than the proposed residential use.

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 uses.

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: Surrounding properties are developed with a mix of commercial and residential uses, which is consistent with the vision of the Hwy 9/Georgia 400 Area LCI to evolve into a mixed-use, walkable environment.

- 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. Surrounding properties are developed with a mix of residential and commercial uses. Commercial development on the subject property would not meet the minimum separation requirement for an alcohol license from the surrounding residential and church uses.

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

Response: The proposal should not have significant impacts on the natural environment. Significant tree saves areas are depicted on the applicant's site plan.

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

Response: The property is currently zoned C-2, which allows a variety of auto-oriented uses that are inconsistent with the vision for the area. Commercial development on the subject property would not meet the minimum separation requirement for an alcohol license from the surrounding residential and church uses.

- 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 burden on public facilities and services. The requested rezoning to allow a residential development would increase demand on schools and parks but reduce impacts on roads.

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

Response: Given the current state of retail and abundance of available commercial space, additional land area is not needed to develop commercial uses.

- 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 request should not negatively impact public health, safety or welfare. Residential development on the property would likely generate fewer vehicular trips than a commercial use.

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

Response: The property is currently zoned C-2, which allows a variety of auto-oriented uses that are inconsistent with the vision for the area. Commercial development on the subject property would not meet the minimum separation requirement for an alcohol license from the surrounding residential and church uses.

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 'Commercial', which requires an amendment to allow the proposed zoning and residential 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 in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

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

Response: The property is situated between non-residential and residential properties, which contributes to the requested variance to reduce undisturbed buffers. Buffer variances approved on adjacent properties required an acknowledgement from those properties that the subject property could seek a similar variance to reduce buffers with the adjacent properties being supportive of a similar, reasonable variance request. In addition, the property is located in the Hwy 9/Georgia 400 Area LCI which promotes a walkable environment. The variance request to reduce the front setback along North Main Street is consistent with the vision for the area.

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

Response: Application of the ordinance would create an unnecessary hardship. The property is situated between non-residential and residential properties, which contributes to the requested variance to reduce undisturbed buffers. Buffer variances approved on adjacent properties required an acknowledgement from those properties that the subject property could seek a similar variance to reduce buffers with the adjacent properties being supportive of a similar, reasonable variance request. In addition, the property is located in the Hwy 9/Georgia 400 Area LCI which promotes a walkable environment. The variance request to reduce the front setback along North Main Street is consistent with the vision for the 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 property is situated between non-residential and residential properties, which contributes to the requested variance to reduce undisturbed buffers. Buffer variances approved on adjacent properties required an acknowledgement from those properties that the subject property could seek a similar variance to reduce buffers with the adjacent properties being supportive of a similar, reasonable variance request. In addition, the property is located in the Hwy 9/Georgia 400 Area LCI which promotes a walkable environment. The variance request to reduce the front setback along North Main Street is consistent with the vision for the 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: Relief, if granted, would not cause a substantial detriment to the public good. The property has hardships that support the applicant's proposed variances.

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 consistent with the goals and policies of the Horizon 2040 Comprehensive Plan and vision of the Hwy 9/Georgia 400 Area LCI. Given the current state of retail and abundance of available commercial space, additional land area is not needed to develop commercial uses. In addition, commercial development on the subject property would not meet the minimum separation requirement for an alcohol license from the surrounding residential and church uses.

There are exceptional conditions pertaining to the property due to being situated between non-residential and residential properties, as well as being located in the Hwy 9/Georgia 400 Area LCI. Buffer variances approved on adjacent properties required an acknowledgement from those properties that the subject property could seek a similar variance to reduce buffers with the adjacent properties being supportive of a similar, reasonable variance request. Also, the front setback reduction along North Main Street is consistent with the vision for the area to evolve into a walkable environment.

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 two (2) adjacent property owners reached out with concerns over trees, privacy and undisturbed buffer variance. The applicant met on-site with the owners of The Kalen Center who requested a masonry wall and extension of an existing wrought iron fence along the common property line in order to resolve their concerns.

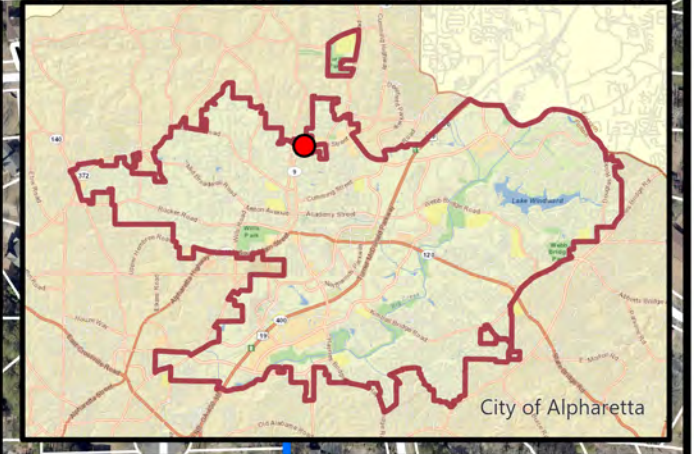
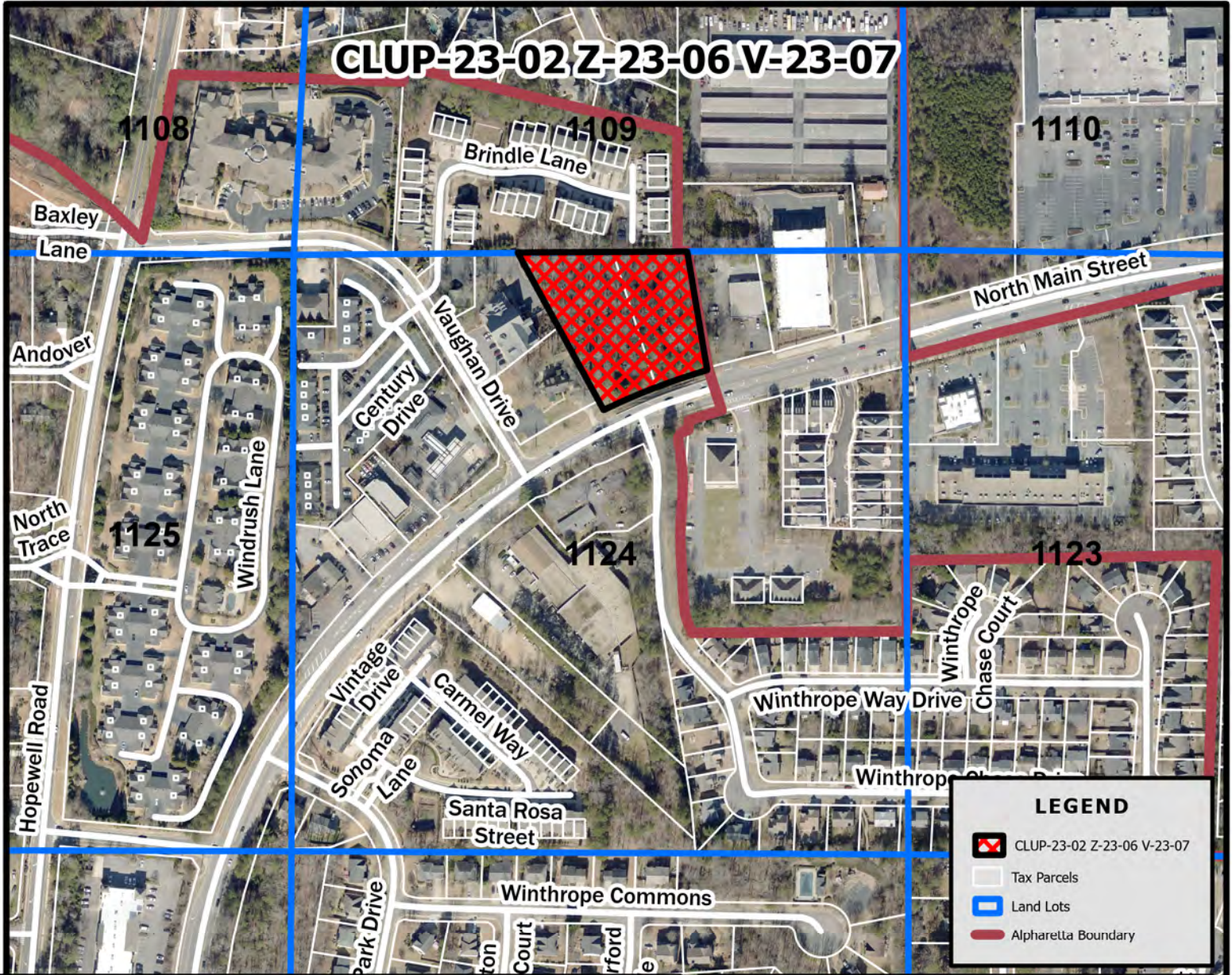
COMMUNITY ZONING INFORMATION MEETING

CZIM was held on April 12, 2023. There were no public comments on the sign-in sheet. However, the applicant had a few questions about the affordability of the townhomes.

IV. ATTACHMENTS:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Location Map
- Latest Site Plan
- Tree & Planting Plans
- Exhibit A - Renderings
- CZIM Sign In Sheet
- Citizen Part B
- Public Comment
- Application

CLUP-23-02 Z-23-06 V-23-07



CLUP-23-02 Z-23-06 V-23-07

D/LL: 2/2/1124

PC: 4/13/23

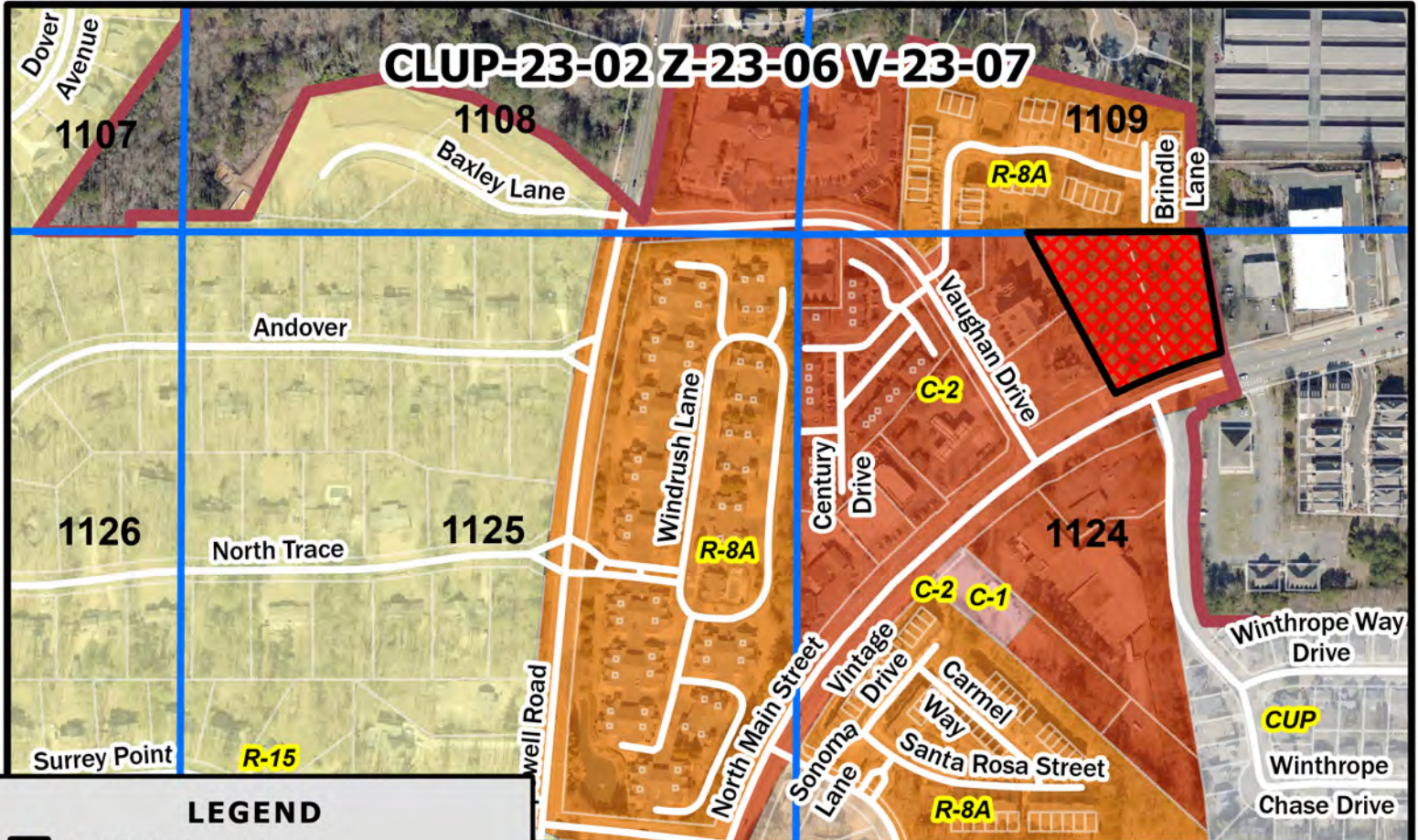
CC: 4/24/23

Aerial Map

North Main Street Townhomes

572 North Main Street & 0 State Highway 9

CLUP-23-02 Z-23-06 V-23-07



LEGEND

CLUP-23-02 Z-23-06 V-23-07

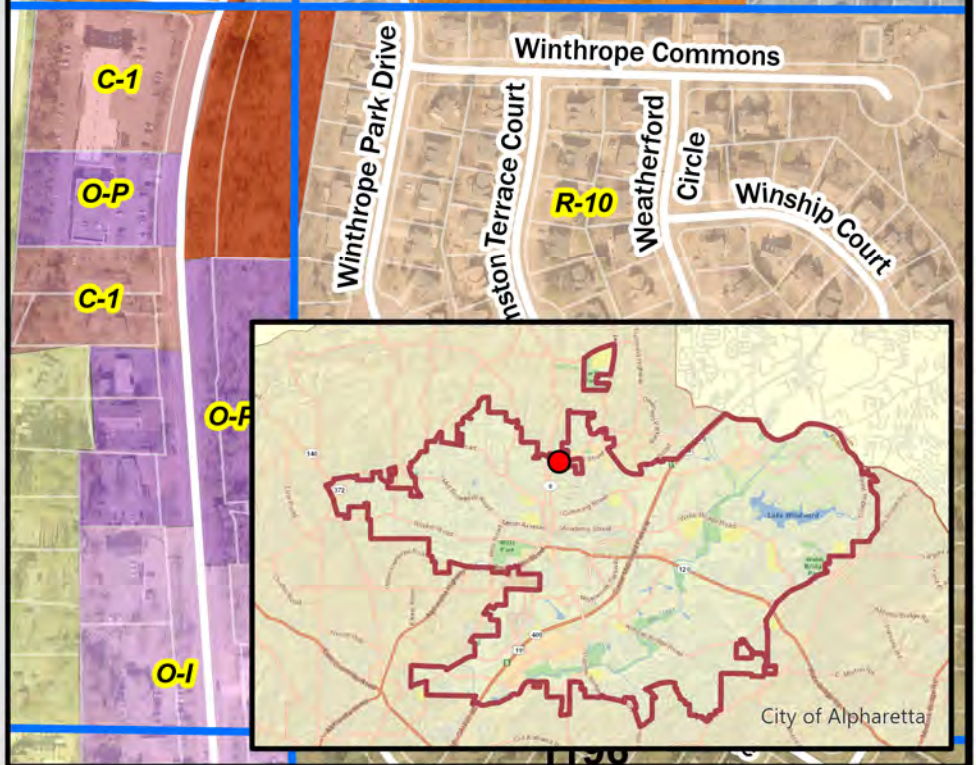
Tax Parcels

Land Lots

Alpharetta Boundary

Zoning Districts

- AG Agriculture
- RE Residential Estates
- R Single Family Detached Residential
- R-22 Single Family Detached Residential
- R-15 Single Family Detached Residential
- R-12 Single Family Detached Residential
- R-10 Single Family Detached Residential
- R-4A Single Family Detached Residential (Low Density)
- R-8A Single Family Attached Residential (Medium Density)
- R-10M Multiple Family Residential (HD - Historic District)
- CUP Community Unit Plan
- O-P Office Professional
- O-I Office Institutional
- MU Mixed Use
- C-1 Neighborhood Commercial
- C-2 General Commercial
- PSC Planned Shopping Center
- L-I Light Industrial
- OSR Open Space and Recreational
- SU Special Use
- R-8D Single Family Detached Residential
- R-4D Single Family Detached Residential (Medium Density)
- R-8A/D Single Family Attached/Detached Residential
- DT-C Downtown Core
- DT-MU Downtown Mixed-Use
- DT-LW Downtown Live-Work
- DT-R Downtown Residential



CLUP-23-02 Z-23-06 V-23-07

D/LL: 2/2/1124

PC: 4/13/23

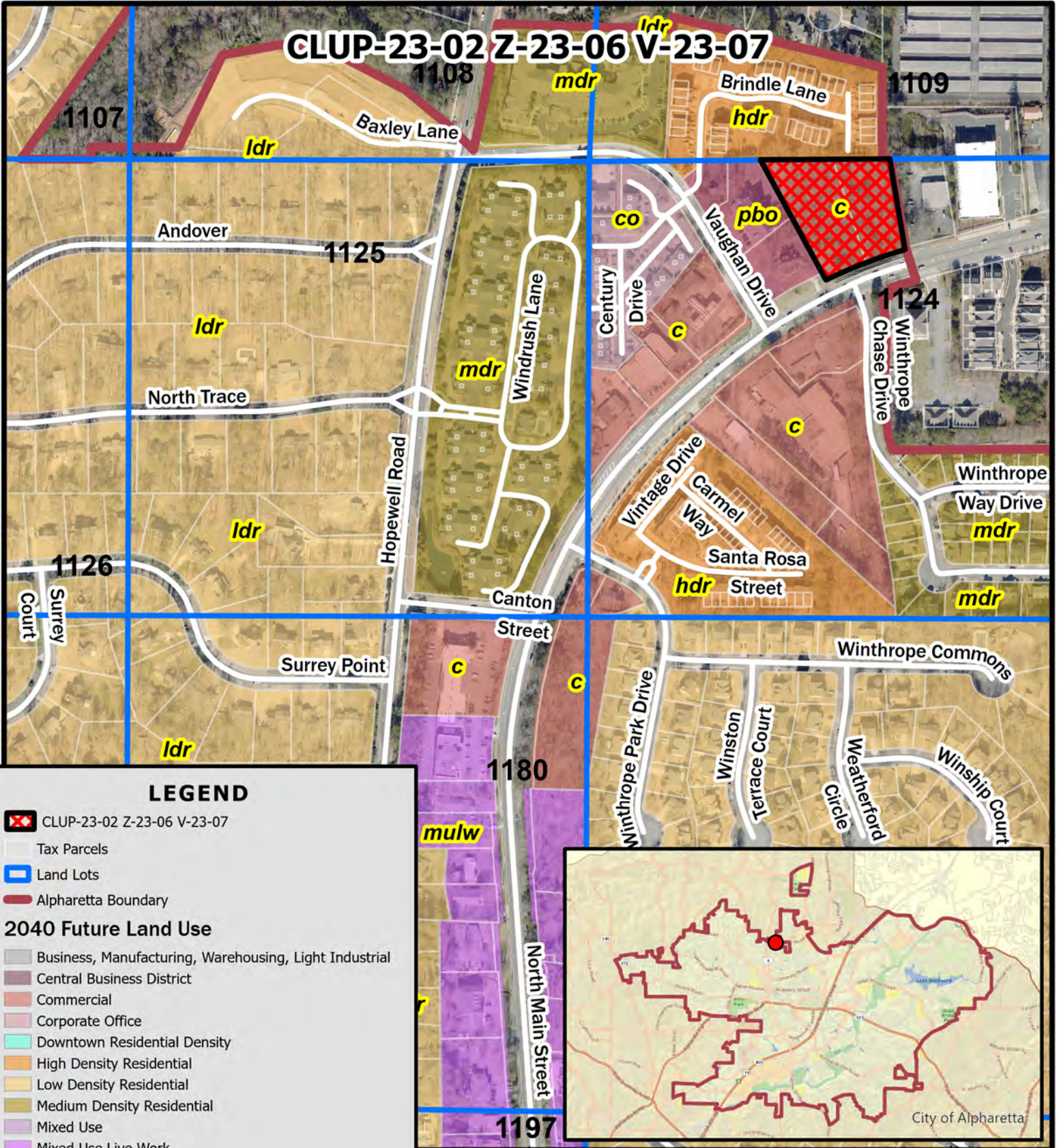
CC: 4/24/23

Zoning Map

North Main Street Townhomes

572 North Main Street & 0 State Highway 9

CLUP-23-02 Z-23-06 V-23-07



LEGEND

CLUP-23-02 Z-23-06 V-23-07

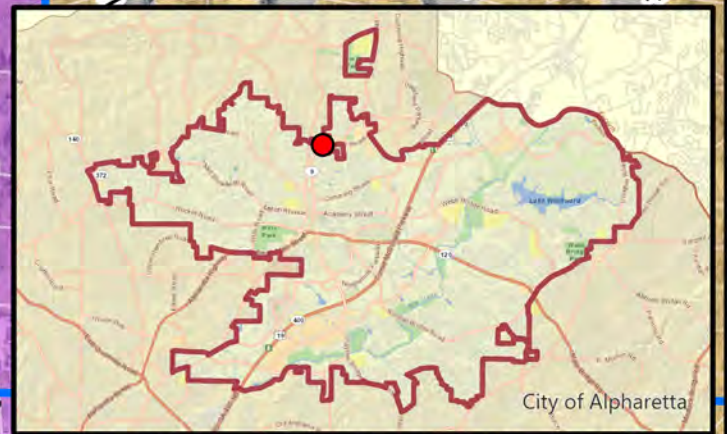
Tax Parcels

Land Lots

Alpharetta Boundary

2040 Future Land Use

- Business, Manufacturing, Warehousing, Light Industrial
- Central Business District
- Commercial
- Corporate Office
- Downtown Residential Density
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Mixed Use Live Work
- Parks, Recreation, Open Space
- Professional Business Office
- Public, Institutional, Education
- Residential Estate
- Very Low Density Residential



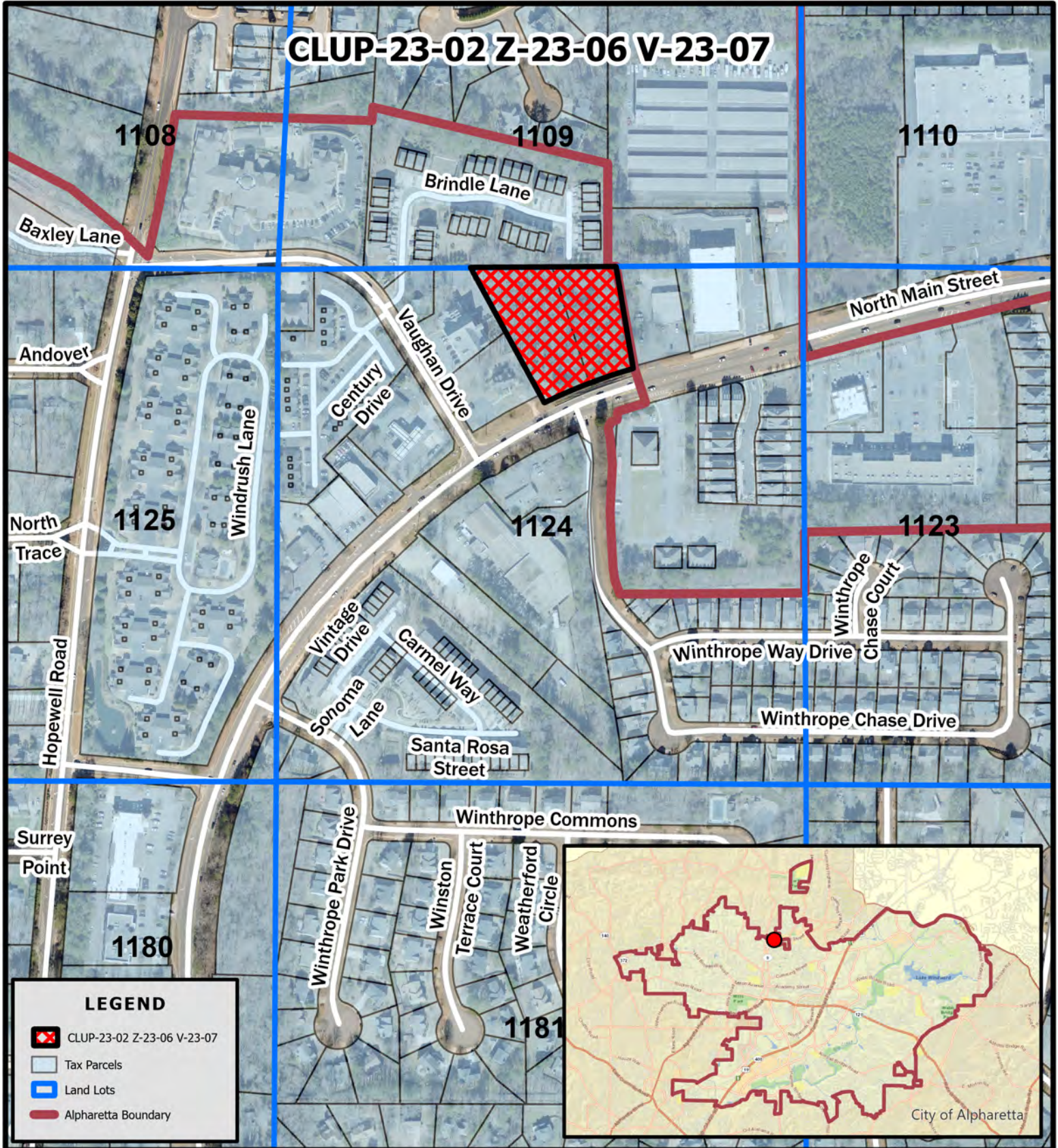
CLUP-23-02 Z-23-06 V-23-07

D/LL: 2/2/1124

PC: 4/13/23

CC: 4/24/23

CLUP-23-02 Z-23-06 V-23-07



CLUP-23-02 Z-23-06 V-23-07

D/LL: 2/2/1124

PC: 4/13/23

CC: 4/24/23

Location Map

North Main Street Townhomes

572 North Main Street & 0 State Highway 9

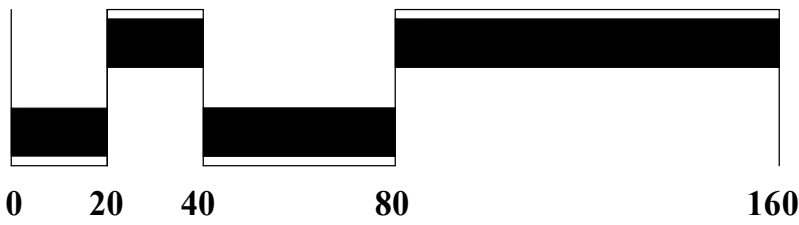
Rezoning Plat

Main Street Townhomes

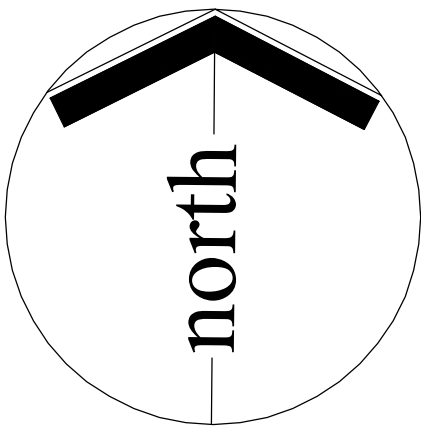
City of Alpharetta, Georgia Land Lot 1124, 2nd District, 2nd Section

prepared for:

Mr. Bernie Smith
Greenland Properties, LLC
4670 Jefferson Township Lane
Marietta, GA 30066



Scale: 1" = 40'



June 1, 2023

DGM
LAND PLANNING
CONSULTANTS, INC.



1635 OLD HWY 41
SUITE 112-314
KENNESAW, GA 30152
770-514-9006
DGMLPC.COM

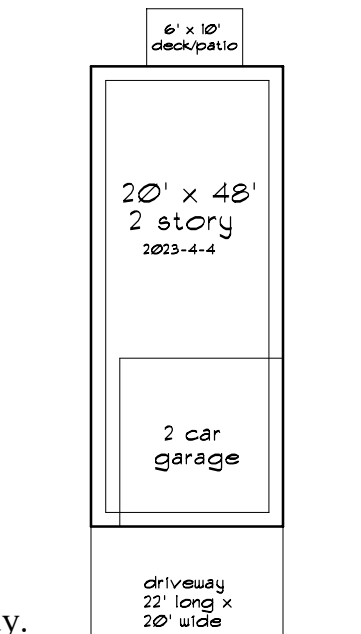
Site Data

Total Site Area: 2.28 AC
Present Zoning: C-2
Proposed Zoning: R-8A/D
Total Units Shown: 16
Density: 7.02 UN/AC
Proposed Building Setbacks:

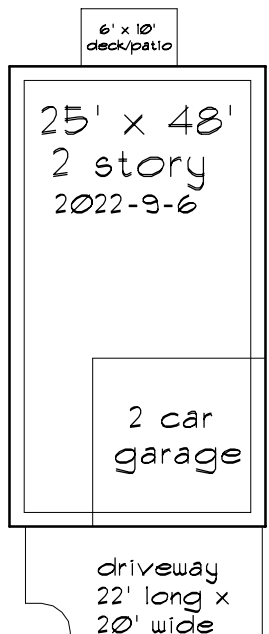
front: 15* (variance requested)
side: 10* (variance requested)
rear: 20* (variance requested)

General Notes:

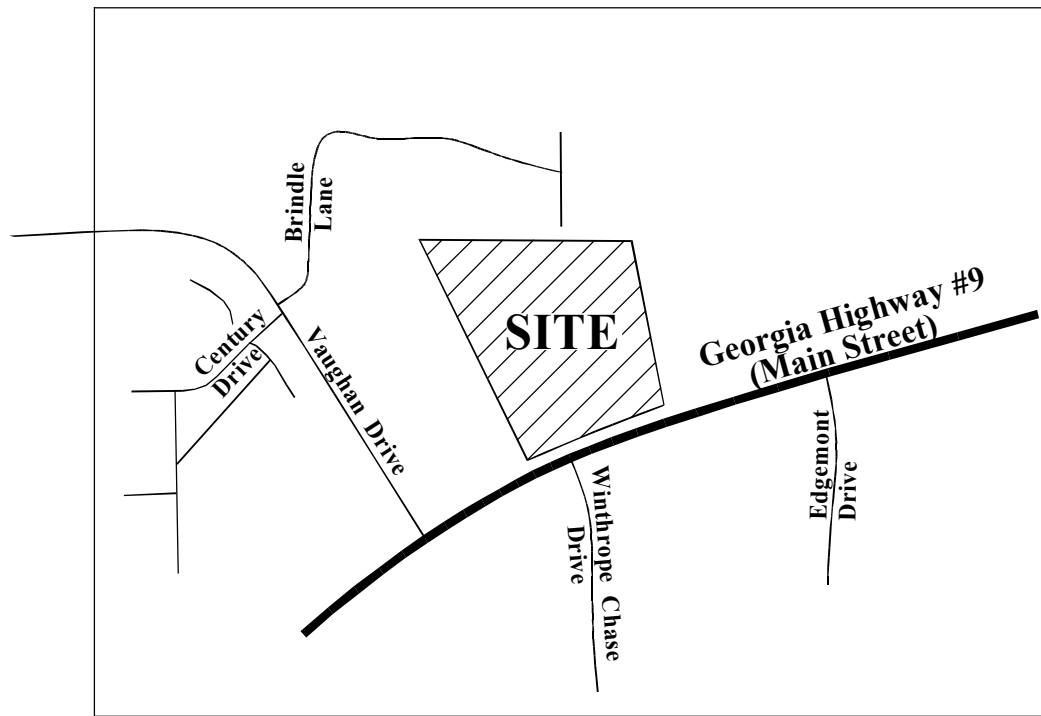
1. Boundary by Brumbelow-Reese and Associates, Inc., dated July 26, 1996.
2. Topographic information from Fulton County GIS.
3. According to Flood Insurance Rate Map (FIRM) #13121C0058F, September 18, 2013, no portion of this site contains floodplain.
4. No cemeteries are known to exist on site.
5. No streams and/or wetlands are known to exist on site.
6. No archeological or architectural landmarks are known to exist on site.
7. No utility easements are known to exist on site.
8. Stormwater management and water quality structures are conceptual in size and will be revised based on hydrologic study.



20' wide unit
scale: 1" = 20'
(* lots 1-8)

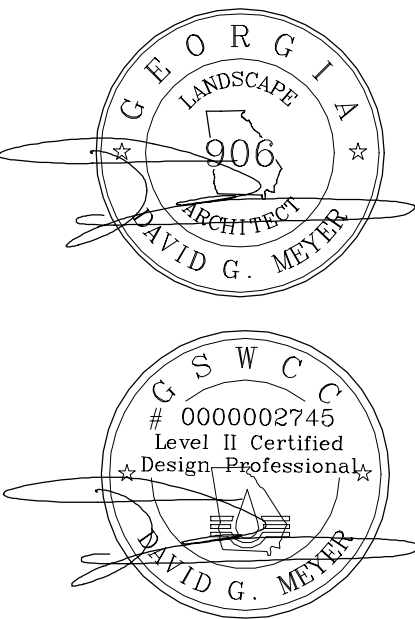
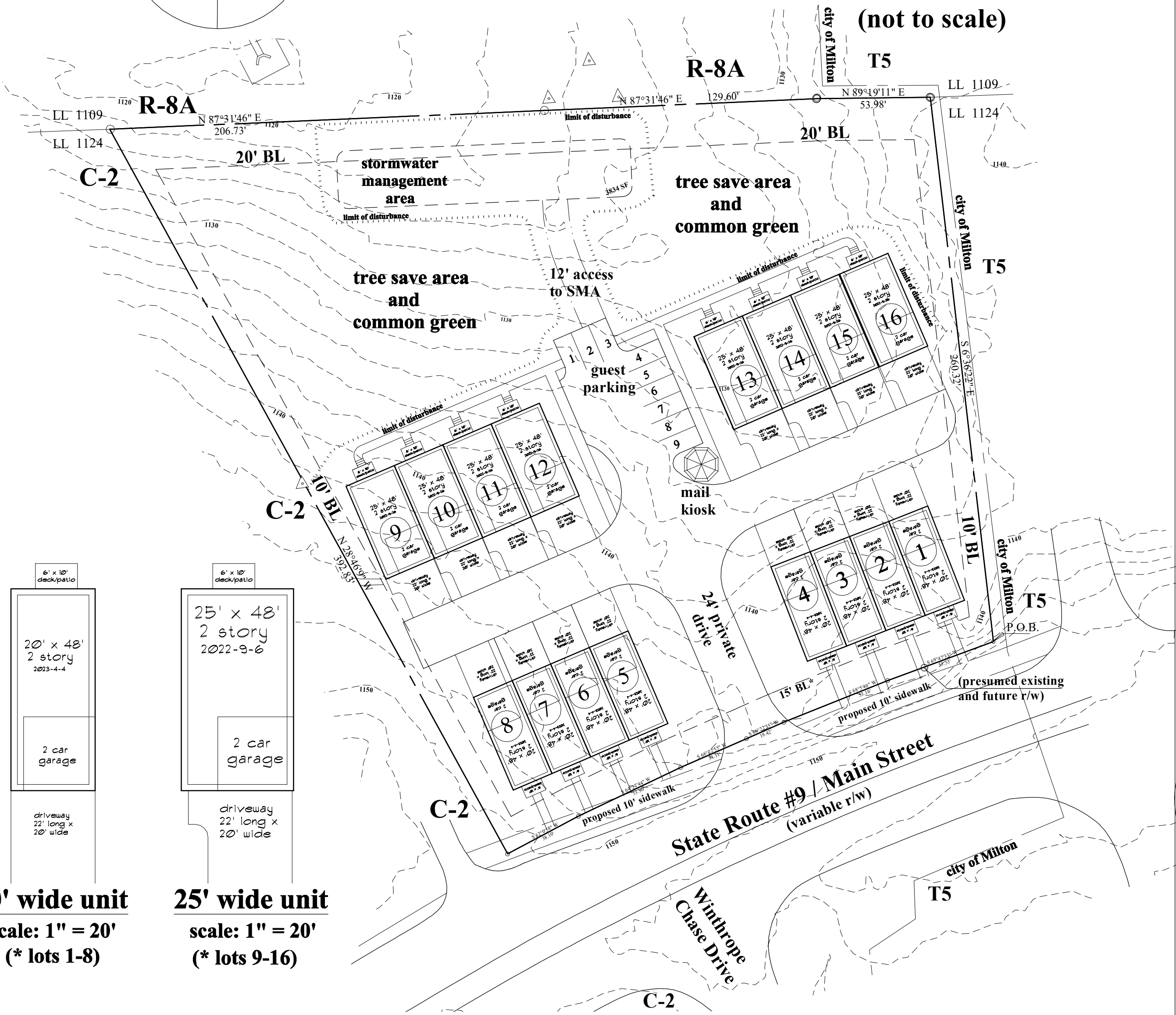


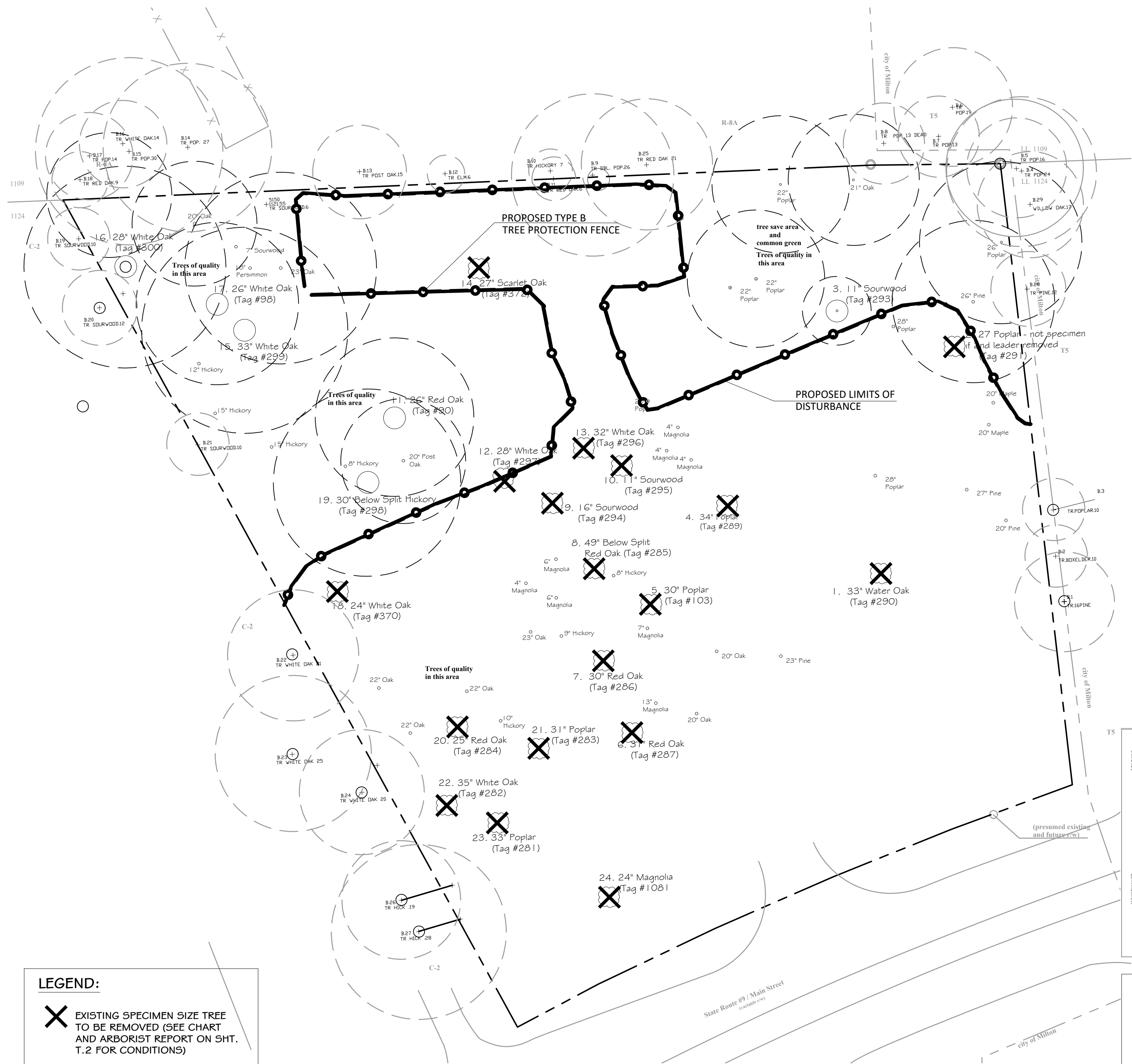
25' wide unit
scale: 1" = 20'
(* lots 9-16)



location map

(not to scale)





LEGEND:

- EXISTING SPECIMEN SIZE TREE TO BE REMOVED (SEE CHART AND ARBORIST REPORT ON SHT. T.2 FOR CONDITIONS)

PER AN ONSITE MEETING WITH THE CITY ARBORIST, SEVERAL POCKETS OF 'TREES OF QUALITY' WERE FOUND AND FIELD LOCATED ON THIS SUBMITTAL BASED ON THE LOCATION OF FLAGGED SPECIMEN SIZE TREES (AS ALLOWED PER FIELD DISCUSSION). ALSO AS DISCUSSED IN THE FIELD, THE LAND PLANNER PROVIDED SEVERAL DIFFERENT SITE PLANS BASED ON FEEDBACK FROM DIFFERENT CITY DEPARTMENTS (I.E., PLANNING, ENGINEERING, TRAFFIC, ARBORIST, ETC.). SINCE THERE ARE SO MANY VARIABLES AT PLAY WITH THIS REZONING REQUEST, TREES OF QUALITY WERE NOT THE PRIMARY CONSIDERATIONS, BUT WE HAVE NOTED THE FOLLOWING CONSIDERATIONS AFTER THE FACT.

- IT IS OUR OPINION THAT THERE ARE SEVERAL POCKETS OF TREES OF QUALITY (I.E., IN THE MIDDLE OF THE SITE, THE MIDDLE SW SIDE OF THE SITE, AND THE REAR NW PORTION OF THE SITE)
- IT IS OUR OPINION THAT THE SE CORNER OF THE SITE DOES NOT REALLY HAVE ANY POCKETS OF TREES OF QUALITY.
- IT IS OUR OPINION THAT THE NE CORNER OF THE SITE HAS LARGE PINES AND POPLARS, BUT NO NOTICEABLE POCKETS OF TREES OF QUALITY.
- IT IS OUR OPINION THAT THE MIDDLE REAR OF THE SITE HAS APPROXIMATELY 4 LARGE TREES DOWN AND DO NOT APPEAR TO HAVE MANY (IF ANY) UN-IMPACTED TREES OF QUALITY.

AS NOTED IN THE VARIANCE REQUEST NARRATIVE ON THE TOP RIGHT HAND CORNER OF THIS SHEET, THE PROPOSED FINAL SITE PLAN HAS NOT ONLY REDUCED THE NUMBER OF TOWN HOMES (FROM THE INITIAL PLANS), IT ALSO LEAVES THE MAJORITY OF THE TREE SAVE (INCLUDING A POCKET OF QUALITY TREES) ADJACENT TO THE MORE RESIDENTIAL PROPERTIES (I.E., THE TOWN HOMES TO THE REAR AND THE CHILDREN'S FACILITY TO THE NORTH WEST OF THE SITE. WE REQUEST THAT THESE OBSERVATIONS BE INCORPORATED INTO THE CITY STAFF'S CONSIDERATIONS DURING THE REZONING PROCESS.

REQUEST VARIANCE TO INCLUDE REDUCTION OF RECOMPENSE FROM 3 X INCHES REMOVED TO 1 X INCHES REMOVED. (PER SECTION 3.2.7 - D)

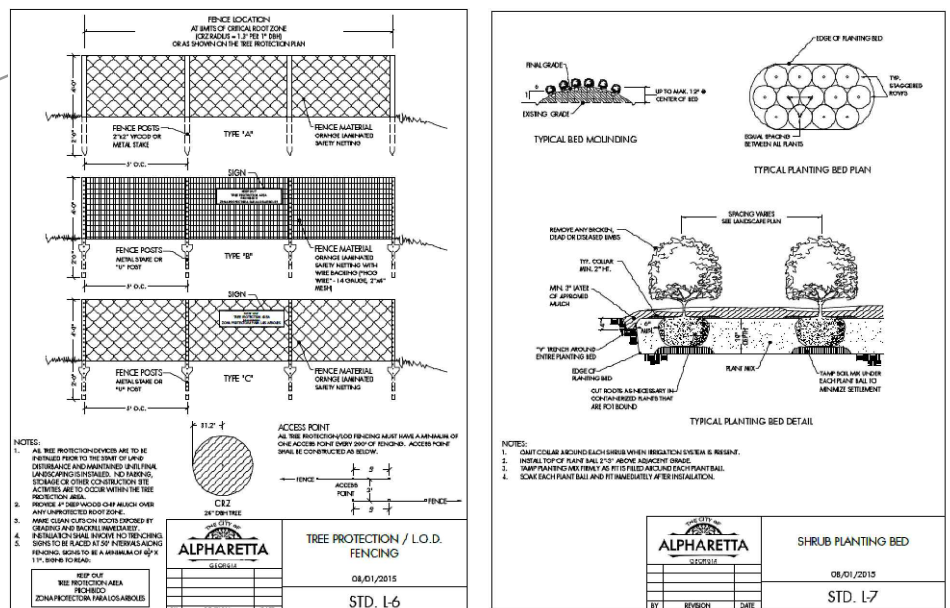
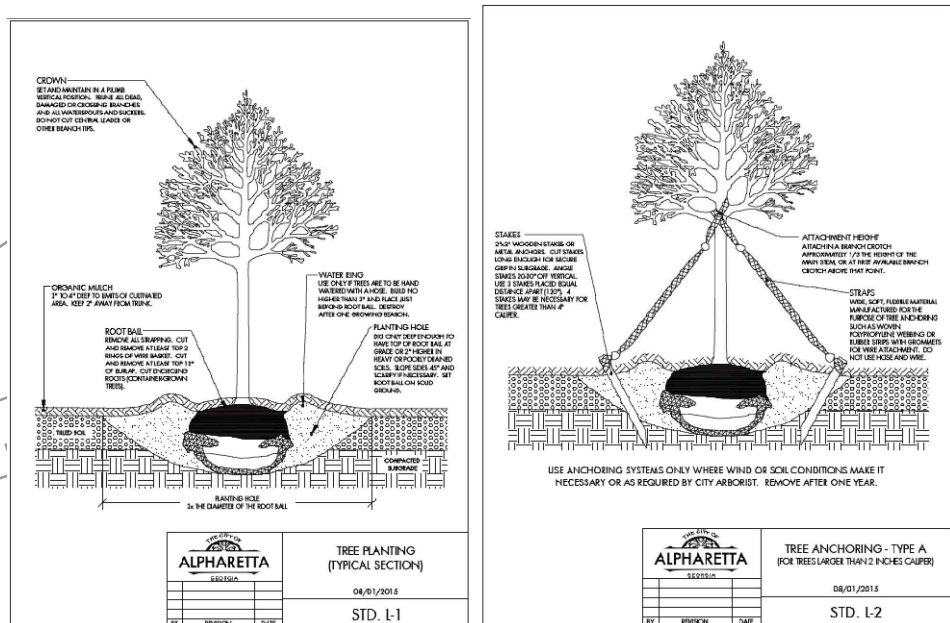
MULTIPLE LAYOUTS WERE PROPOSED AND EXPLORED. SEVERAL TOWNHOME UNITS ALLOWED PER THE PROPOSED DENSITY WERE DELETED FROM THE ORIGINAL EFFORTS TO WHAT IS PROPOSED IN THIS SUBMITTAL. THIS REDUCTION IS REQUESTED BECAUSE THE APPLICANT HAS WORKED DILIGENTLY TO CONSIDER SPECIMEN TREES, TREES OF QUALITY, AND WORK TOWARD MEETING THE INTENT OF THE VARIOUS FACETS OF THE DEVELOPMENT CODE.

SPECIFICALLY, THE PROPOSED CLEARED AREAS ARE GENERALLY ADJACENT TO EXISTING COMMERCIAL PROPERTIES AND THE MAJORITY OF THE REMAINING TREE SAVE IS ADJACENT TO THE TOWNHOMES AND THE CHILDREN'S FACILITY.

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. Watering bags or a drip irrigation system MUST be provided for all trees immediately after planting and remain through establishment. 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. NO TRENCHING ALLOWED IN TREE SAVE AREAS INCLUDING BRIGATIONS. Tree pit drainage testing is required when trees are planted in parking lot islands, sidewalk tree pits, roadway medians, or similar locations. Please refer to City Staff regarding planting pit or landscape island construction. Fill each pit with water. If percolation is less than 100% within a 12 hour period, use an auger to drill a 10" inch hole to a depth of four feet below the bottom of the pit. Fill hole with drainage gravel and cover with a soil separator. Repeat pit. If drainage is still unsatisfactory, City Arborist and Project Arborist must be notified in writing of the locations with poor drainage to provide a solution before planting. Testing results must be provided to the City Arborist. All tree anchoring devices shall be removed from tree after one complete growing season or one year after planting, whichever is greater. Property owner shall be responsible for the care and maintenance of the trees and landscaping for their property within the ROW. Landscape contractors are required to attend the City of Alpharetta Pre-Construction class prior to beginning work on any project. Please call (678) 277-6070 for information and to reserve a spot. NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT. Make sure this note is bold and located in a prominent place near the dam.

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. If tree survey inaccuracies are found on-site, a stop work order will be issued until revised plans are approved and presented based on accurate information. Design Landscape Architect or Project Arborist will inspect, verify, and approve the landscape has been planted per the approved plans and city standards prior to contacting the City Arborist for a CO inspection. Trees agreed upon to be saved are the responsibility of the owner. 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 trees. 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 trees. All mulch must be organic mulch consisting of wood chips, shredded bark, pine needles, or similar. Synthetic mulch or rocks are not approved for use in the City of Alpharetta. All newly planted trees shall have visible root flares or finished grade. No cabling roots shall be allowed on planted trees. The upper canopy of trees with basket, all hump, and stopping MUST be cut and removed prior to backfill. Plant size (caliper and height) MUST match the size shown on the plans. Plants that do not meet these minimums will not be accepted. If a 3" caliper tree 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 highest growth.

ALL TREES MUST BE PLANTED OUTSIDE OF ANY UTILITY EASEMENTS, UNLESS APPROVED BY THE CITY ARBORIST OR UTILITY PROVIDER. Make sure this note is bold and in a prominent place near utilities. This pertains to ALL utilities (water, sewer, gas, fiber optic, electric, etc.).



PROJECT:

MAIN STREET TOWNHOMES REZONING PLAN

LOCATION:

MAIN STREET / GA. HWY. 9
LAND LOT 1124, DIST. 2
ALPHARETTA, GA

OWNER/DEVELOPER:

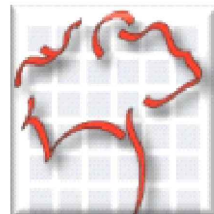
GREENLAND PROPERTIES, LLC

MR. BERNIE SMITH

DGM LAND PLANNING CONSULTANTS, INC.

DAVID MEYER, PLA
1635 OLD HWY. 41
KENNESAW, GA 30152
770-514-9006

CONSULTANT:



TJ SCHELL, LLC

Landscape Architect • Consulting Arborist

770.361.2319

teresa@tjschell.com

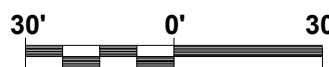
2985 Gordy Pkwy., Ste. 422, Marietta, GA 30066

SEAL:



TERESA H. ELDREDGE
ISA - SO-5442A

SCALE 1" = 30'



REVISIONS

DATE

DRAWN BY:

THE

JURISDICTION:

CITY OF ALPHARETTA

DATE:

MARCH 29, 2023

SHEET TITLE:

EXISTING CONDITIONS FOR SPECIMEN TREES & TREES OF QUALITY, NOTES, DETAILS

SHEET NUMBER:

T.1



-
- Dead leader and +5 dead major limbs.

-

2

-

- 
- Not sound per sounding with City Arborist on site

3

- 
- A close-up photograph showing ivy leaves growing on the bark of two tree trunks. A red dashed line is drawn across the image, indicating the boundary between the ivy-covered area and the non-ivy area.

-

4

-

5

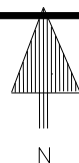
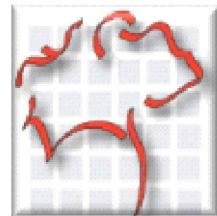


Exhibit A - Renderings



Exhibit A - Renderings



Exhibit A - Renderings



Exhibit A - Renderings



Community Zoning Information Meeting (CZIM)

April 12, 2023

Please sign-in and leave your comments and/or concerns.

CLUP-23-02/Z-23-06/V-23-07 / North Main Street Townhomes

NAME	ADDRESS	COMMENTS
Swanton Davis	1660 CHEVRON WAY Sandy Spgs. 30350	

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: N Main Street Townhomes

Contact Name: Rob Hosack Telephone: 770.235.5662

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

Please see attached.

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)* **CZIM Meeting on 4-12-23**

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.

Letter to the individuals included a phone number and email address, to provide an opportunity to contact applicant with questions or concerns about the proposal.

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: N Main Street Townhomes

Contact Name: Rob Hosack

Telephone: 770.235.5662

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.

During the CZIM on 4-12-23, there were a few interested persons who asked about the affordability of the proposed town home units.

Beginning 4-23-23, ongoing email and phone conversations with John Shin, property owner in project to the north (321 Vaughan). Concerns were trees and privacy. John prefers residential development over property's current commercial zoning. John even more comfortable with revised plan attached to 6-5-23 letter. John is not on the HOA Board, but was not in support of any type of access from 321 Vaughan to subject property. John was confident that community would share his opposition.

Beginning 6-1-23, ongoing email conversations leading to 6-12-23 on site meeting with adjacent owners Fred Moeller and Susan Lister, that included project Arborist. Agreement to provide masonry wall screening and extension of existing wrought iron fence along common property line (at applicant's expense) forthcoming.

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

☒

Letter

☒

Personal Visits

☒

Telephone

☐

Group Meeting

☒

Email

☒

Other *(Please Specify)*

CZIM Meeting on 4-12-23

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 a denial of the subject application.

Signature of Authorized Agent: _____



Date: 6-16-23

Print Form

D R HORTON INC
P.O. BOX 54
ALPHARETTA GA 30009

CUCE CAGDAS & KAAN
115 BRINDLE LN
ALPHARETTA GA 30009-2443

ABBOTT VIRGINIA M
128 BRINDLE LANE
ALPHARETTA GA 30009

GLOBAL SPECTRUM FOUNDATION INC
1349 W PEACHTREE ST NW STE 1010
ATLANTA GA 30309

THIYAGARAJAN VENKATACHALAM & MUTHU
RAMAN MEENAKSHI
111 BRINDLE LN
ALPHARETTA GA 30009

CAO JENNA
126 BRINDLE LANE
ALPHARETTA GA 30009

GLOBAL SPECTRUM FOUNDATION INC
1349 W PEACHTREE ST NW STE 1010
ATLANTA GA 30309

FOWLER KENDAL B & BENITA E
110 BRINDLE LANE
ALPHARETTA GA 30009

FINNIH GANIYU
122 BRINDLE LANE
ALPHARETTA GA 30009

GLOBAL SPECTRUM FOUNDATION INC
1349 W PEACHTREE ST NW STE 1010
ATLANTA GA 30309

COUGHLIN THOMAS & LORI
112 BRINDLE LANE
ALPHARETTA GA 30009

MARTENS PATRICIA M
118 BRINDLE LANE
ALPHARETTA GA 30009

JENMARK COMPANY LLC
633 N MAIN ST
ALPHARETTA GA 30009

SERA DEVIN
114 BRINDLE LANE
ALPHARETTA GA 30009

BATRA NAVDEEP & CHAWLA SHEENUM
1022 EDMONT DR
ALPHARETTA GA 30004

WINTHROPE HOMEOWNERS ASSOC
500 SUGAR MILL RD STE 200B
SANDY SPRINGS GA 30350-2887

MEHOK MARK
142 BRINDLE LANE
ALPHARETTA GA 30009

EBN HOLDINGS INC
3040 WELLINGTON RD
ALPHARETTA GA 30022

BLAKE ROBERT
101 BRINDLE LANE
ALPHARETTA GA 30009

ERICKSON NICHOLAS P
138 BRINDLE LANE
ALPHARETTA GA 30009

FARID SHAHNAWAZ
1019 EDMONT DR
ALPHARETTA GA 30009

SHIN JOHN J & JUDY Y
154 BRINDLE LANE
ALPHARETTA GA 30009

NICHOLSON ANTHONY & NICHOLSON CLAI
RE
136 BRINDLE LANE
ALPHARETTA GA 30009

IYESA VIOLET & JULIUS LEONIDAS
1015 EDMONT DR
ALPHARETTA GA 30009

THOMAS RANDY JR & LYONS WHITNEY
152 BRINDLE LN
ALPHARETTA GA 30009

MAGEE MARK
134 BRINDLE LANE
ALPHARETTA GA 30009

QUAN WEI & LIANG MEILI
613 N MAIN ST
ALPHARETTA GA 30009

ADAMS CRAIG A & ROBIN L
150 BRINDLE LN
ALPHARETTA GA 30009

GRENDA CHAD A
132 BRINDLE LN
ALPHARETTA GA 30009

MASTER NOEL FELIX & JENISH NOEL
617 N MAIN ST
ALPHARETTA GA 30009

BUTTERS PROPERTY LLC
562 N MAIN ST
ALPHARETTA GA 30009

LL FAMILY INVESTMENTS LLC
125 BROAD ST SW
ATLANTA GA 30303-3437

VAUGHAN COMMUNITY ASSOCIATION INC
5256 PEACHTREE RD STE 195
ATLANTA GA 30341

ALEMBIK JUDITH M
201 ALLEN RD # 300
ATLANTA GA 30328

FSM HOLDINGS LLC
680 GREENVIEW TER
ALPHARETTA GA 30004

PANWAR ANUJ
1031 EDMONT DR
ALPHARETTA GA 30009

RICHARD STEPHEN D
2922 GLEN HAVEN DR
GAINESVILLE GA 30504

FIRST CLASSIC HOME INC
3756 LAVISTA RD STE 200
TUCKER GA 30084

LOPEZ CLAUDIA & GRANADOS JESUS
1006 EDMONT DR
ALPHARETTA GA 30009

HIGH GROUND PROPERTIES LLC
325 COACH HOUSE LANE
ALPHARETTA GA 30004

YOUNIS HANY & SARIEH NOREEN E
106 BRINDLE LANE
ALPHARETTA GA 30009

GANESAN NARAYANAN
1002 EDMONT DR
ALPHARETTA GA 30009

DAVIS HEATHER
620 SOUTHFIELD PL
ALPHARETTA GA 30004

VUDUTALA SAI KIRAN & RAMESH RASHMI
119 BRINDLE LANE
ALPHARETTA GA 30009

FLINT MARCUS ELIJAH & FLINT CASEY J
1007 EDMONT DR
ALPHARETTA GA 30009

ELLINGTON PHILIP W JR
870 SOUTHFIELD LANE
ALPHARETTA GA 30004

JOHNSON ANTAR B
113 BRINDLE LN
ALPHARETTA GA 30009

POPE RITA M
1003 EDMONT DR
ALPHARETTA GA 30009

WB HOLDINGS STONEWOOD WEST LLC
12650 CRABAPPLE RD STE 200
ALPHARETTA GA 30004

WALL MARK DOUGLAS & CHRISTINA MARIE
109 BRINDLE LN
ALPHARETTA GA 30009

SADINENI TEJASWI
611 N MAIN ST
ALPHARETTA GA 30009

SOUTHERN BELL TEL & TEL CO
P.O. BOX 2211
ATLANTA GA 30301-2211

JACOBS MARY FRANCES & MICKY
116 BRINDLE LANE
ALPHARETTA GA 30009

ALPHA FOOD LLC
525 BROOK MANOR DR
JOHNS CREEK GA 30022

STORAGE TRUST PROPERTIES L P
P.O. BOX 25025
GLENDALE CA 91201

LEE DAVID C JR & MARRYOTT KIMBERLY
S
140 BRINDLE LANE
ALPHARETTA GA 30009

LEAK DARRELL L & IRIS D
610 SOUTHFIELD PL
ALPHARETTA GA 30004

LL FAMILY INVESTMENTS LLC
125 BROAD ST SW
ATLANTA GA 30303

LIMA MOKWANG DENISE & LINDSAY RICH
ARD
120 BRINDLE LN
ALPHARETTA GA 30009

KHAN ASGHAR & SHAMAILA MARRYAM
615 SOUTHFIELD PL
ALPHARETTA GA 30004

AKBER SHAHZAN & AKBER SARAH
860 SOUTHFIELD LANE
ALPHARETTA GA 30004

KAMBHAMPATI AKHILA & AKKINENI VIJAY
121 BRINDLE LANE
ALPHARETTA GA 30009

SHAH BHAVESH N & SHAH AARTI B
1010 EDMONT DR
ALPHARETTA GA 30009

231 VAUGHN LLC
231 VAUGHN DR
ALPHARETTA GA 30009-2333

TOWNS ROBERT C & LAURA B
108 BRINDLE LANE
ALPHARETTA GA 30009

SILVA VICTORIA & MONROE JONATHAN
1011 EDMONT DR
ALPHARETTA GA 30009

GLOBAL SPECTRUM FOUNDATION INC
1349 W PEACHTREE ST. NW ST NW STE
1010
ATLANTA GA 30309

SANTHANAKRISHNAN RAAJ PRADEEP
117 BRINDLE LANE
ALPHARETTA GA 30009

BOZA ALEXANDER RAFAEL
615 N MAIN ST
ALPHARETTA GA 30009

ALPHARETTA RETIREMENT RESIDENCE LLC
9310 NE VANCOUVER MALL DR STE 200
VANCOUVER WA 98662

GILLESPIE MICHAEL D & EMILY BELCHER
148 BRINDLE LN
ALPHARETTA GA 30009

EDMONT ON MAIN TOWNHOME ASSOCIAT
ION INC
2675 PACES FERRY RD STE 125
ATLANTA GA 30339

CARAHAN PAUL C & ANA
146 BRINDLE LN
ALPHARETTA GA 30009

HASTA LA VISTA LLC
15 BOONES RIDGE PKWY SE
ACWORTH GA 30102

MUHAMMAD & MEHREEN JEHANARA SIDDIQ
UI LIVING TRUST
144 BRINDLE LANE
ALPHARETTA GA 30009

WOOD GEORGE ANNA WOOD JASON DAVID
103 BRINDLE LANE
ALPHARETTA GA 30009

FRANCOIS MIRELA PICCININ & POMPEU
JEAN POPOVICHE
130 BRINDLE LANE
ALPHARETTA GA 30009

BOMMADEVARA RAJESH BABU & ITONG RE
YES MA JURNALYN
125 BRINDLE LANE
ALPHARETTA GA 30005

CHAVVA SHARATH CHANDRA & NUNE NIKH
ITHA
1018 EDMONT DR
ALPHARETTA GA 30009

SAYE LINDA
123 BRINDLE LANE
ALPHARETTA GA 30009

RAZVI SYED & SAYEED JABEEN FATIMA
1023 EDMONT DR
ALPHARETTA GA 30009

HURLEY DOUG & HURLEY JANIE
105 BRINDLE LANE
ALPHARETTA GA 30009

SHAH HEMALKUMAR & SONA
1014 EDMONT DR
ALPHARETTA GA 30009

BH3, LLC
309 N Rampart Street
Canton, Georgia 30114
770-235-5662
rhosack@outlook.com



Rob Hosack, AICP
Director of Governmental Affairs

June 5, 2023

Neighboring Property Owner
CLUP-23-02/Z-23-06/V-23-07

Dear Neighbor:

My name is Rob Hosack, and I am assisting Greenland Property Developers, LLC with a rezoning application in the City of Alpharetta.

Our application is scheduled for public hearings with the Alpharetta Planning Commission on Thursday, July 13, 2023, at 6:30 pm and with the Alpharetta Mayor and Council on Monday, July 24, 2023, at 6:30 pm. Both public hearings will take place at Council Chambers in Alpharetta City Hall, which is located at 2 Park Plaza, Alpharetta, Georgia 30009.

Our application seeks to change the Comprehensive Land Use Plan Designation for the property from Commercial to Residential and to rezone the property from C-2 to R-8A/D. We are also requesting some minor concurrent variances to the setback requirements to better comply with the city's downtown overlay requirements.

As part of our rezoning application, we are proposing the development of a 16-unit luxury, single-family, owner-occupied townhome community. As part of our application, we will be filing a stipulation letter detailing architectural controls, Homeowner Association Provisions, and other agreeable conditions to ensure a quality development with long term value.

A copy of our most recently revised site plan is attached for your information.

If you have any questions or comments, please feel free to contact me by cell phone at 770.235.5662. If you prefer email communication, please don't hesitate to email me at rhosack@outlook.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Rob Hosack", is written over a light blue rectangular background.

Rob Hosack, Applicant's Representative

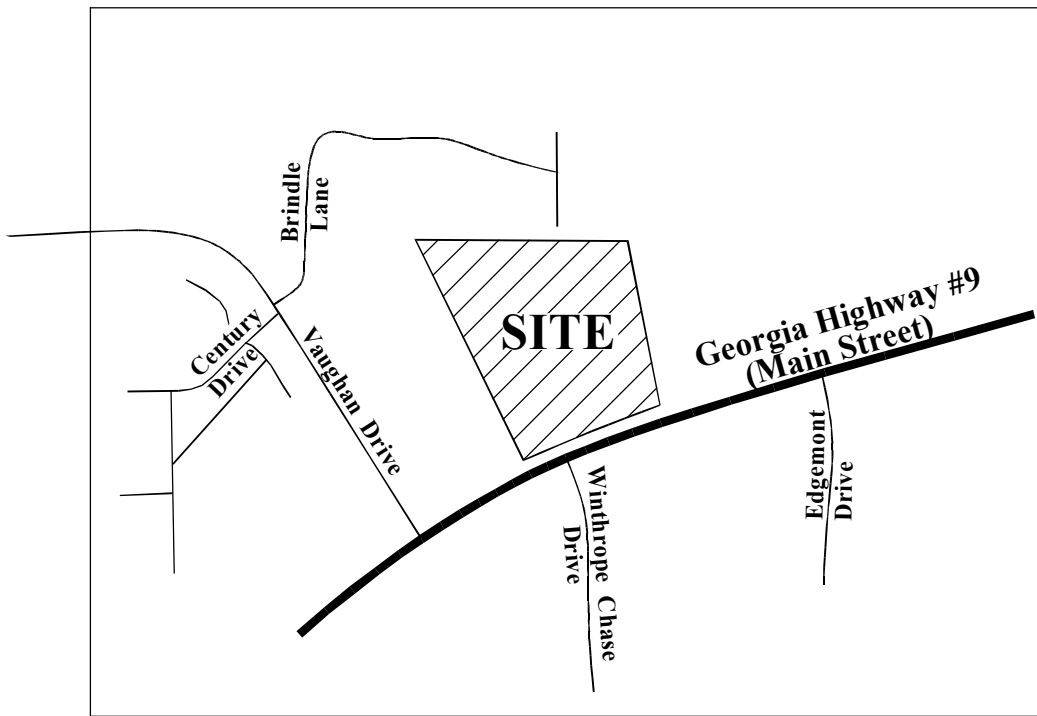
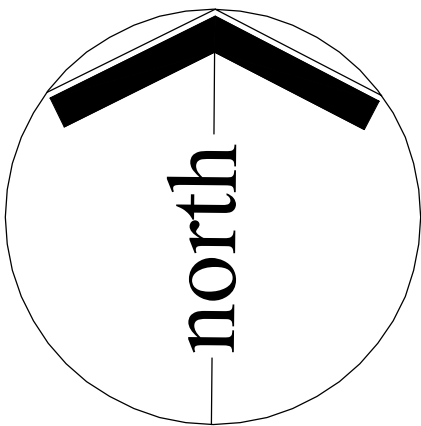
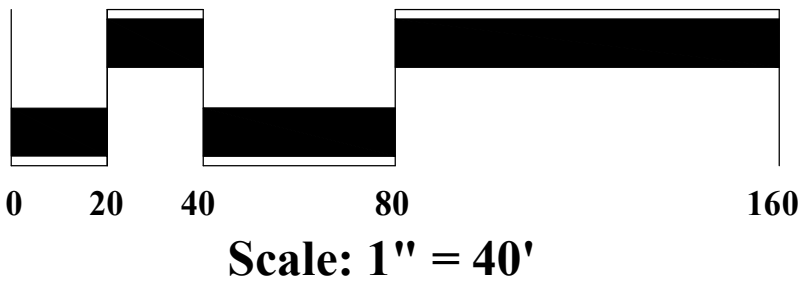
Rezoning Plat

Main Street Townhomes

City of Alpharetta, Georgia Land Lot 1124, 2nd District, 2nd Section

prepared for:

Mr. Bernie Smith
Greenland Properties, LLC
4670 Jefferson Township Lane
Marietta, GA 30066



location map
(not to scale)

DGM

LAND PLANNING
CONSULTANTS, INC.

1635 OLD HWY 41
SUITE 112-314
KENNESAW, GA 30152

770-514-9006
DGMLPC.COM

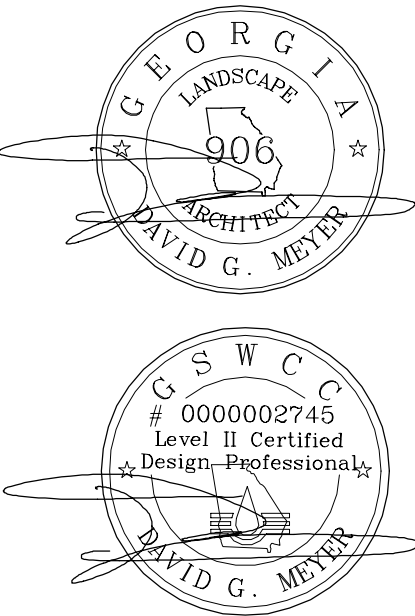
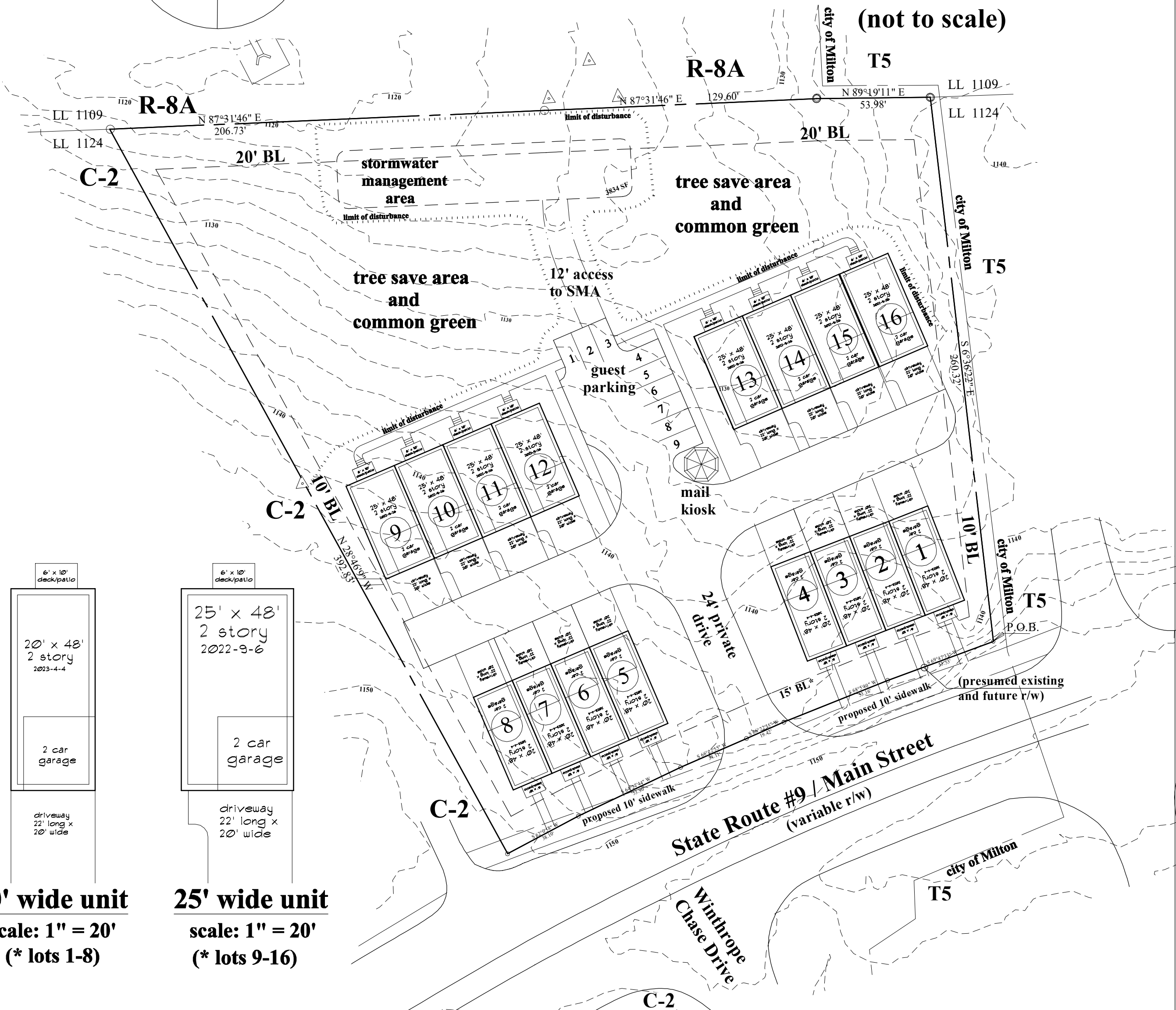
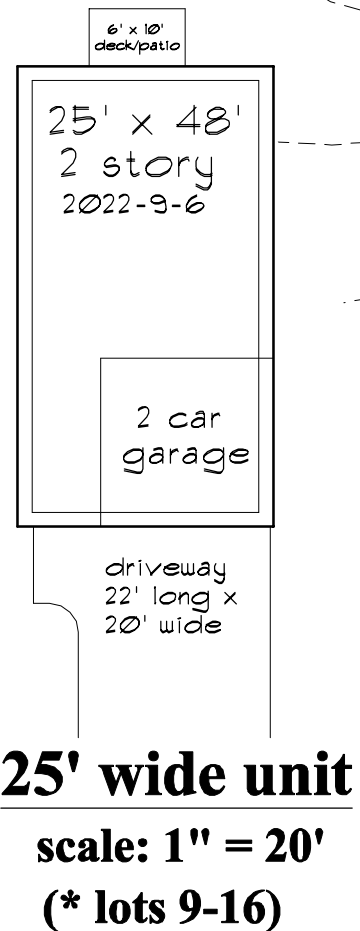
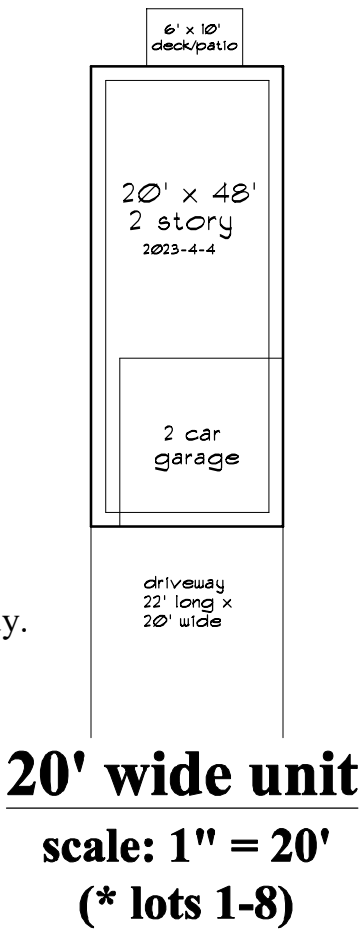
Site Data

Total Site Area: 2.28 AC
Present Zoning: C-2
Proposed Zoning: R-8A/D
Total Units Shown: 16
Density: 7.02 UN/AC
Proposed Building Setbacks:

front: 15* (variance requested)
side: 10* (variance requested)
rear: 20* (variance requested)

General Notes:

1. Boundary by Brumbelow-Reese and Associates, Inc., dated July 26, 1996.
2. Topographic information from Fulton County GIS.
3. According to Flood Insurance Rate Map (FIRM) #13121C0058F, September 18, 2013, no portion of this site contains floodplain.
4. No cemeteries are known to exist on site.
5. No streams and/or wetlands are known to exist on site.
6. No archeological or architectural landmarks are known to exist on site.
7. No utility easements are known to exist on site.
8. Stormwater management and water quality structures are conceptual in size and will be revised based on hydrologic study.



From: [Fred Moeller](#)
To: [Woodman, Michael](#)
Subject: RE: Regarding CLUP--23-02/Z-23-06/V-23-07 North Main Street Townhomes
Date: Wednesday, May 31, 2023 9:54:20 AM
Attachments: [image002.png](#)



This message could be suspicious

- The sender's email address couldn't be verified.

Mark as Safe

Report this Email

Powered by Mimecast

Thank you Michael.

Fred



Fred Moeller, President
Moeller and Associates, Inc.
201 Vaughan Drive
Alpharetta, Georgia 30009
Office: 770-410-5788
Fax: 770-410-4041
www.moellerassociates.com
fred@moellerassociates.com

From: Woodman, Michael <mwoodman@alpharetta.ga.us>
Sent: Tuesday, May 30, 2023 10:01 AM
To: Fred Moeller <fred@moellerassociates.com>
Cc: Jackson, Tracy <tjackson@alpharetta.ga.us>
Subject: RE: Regarding CLUP--23-02/Z-23-06/V-23-07 North Main Street Townhomes

Good morning, Fred.

Thank you for your comments on this public hearing request. This request is scheduled to move forward to Planning Commission on Thursday, July 13th and City Council on Monday, July 24th.

Best regards,



Michael Woodman, AICP
Planning & Development Services Manager
Community Development
City of Alpharetta
2 Park Plaza, Alpharetta, GA 30009
Ph. (678) 297-6072
mwoodman@alpharetta.ga.us

From: Fred Moeller <fred@moellerassociates.com>
Sent: Thursday, May 25, 2023 8:11 AM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Regarding CLUP--23-02/Z-23-06/V-23-07 North Main Street Townhomes

Michael,

We are in opposition of the North Main Street Townhomes request for reduced setbacks and reduced undisturbed buffers. If the City allows their request for variances the result would be a decrease in the value of our property. We operate services in which children use the playground, and the reduction of buffers and setbacks would decrease security of a safe buffer zone from the residential locations. We are also requesting a privacy barrier to be installed along the adjoining property lines if the rezoning is approved for residential. The privacy barrier expected would need to be in the form of trees and fencing.

Please let me know a time we could have a call, as I was not able to attend the Public Hearings and would like any updates.

Sincerely,



Fred Moeller, President
Moeller and Associates, Inc.
201 Vaughan Drive
Alpharetta, Georgia 30009
Office: 770-410-5788
Fax: 770-410-4041
www.moellerassociates.com
fred@moellerassociates.com

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: Rob Hosack

Telephone: 770-235-5662

Address: 309 N Rampart Street

Suite: _____

City: Canton

State: GA

Zip: 30114

Fax: _____

Mobile Tel: 770-235-5662

Email: rhosack@outlook.com

Subject Property Information:

Address: 5572 N Main Street and 0 State Hgwy 9

Current Zoning: C-2

District: 2

Section: 2nd

Land Lot: 1124

Parcel ID: 22496011241761 and 22496011241779

Proposed Zoning: R-8 A/D

Current Use: Undeveloped

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): _____

Letter of Intent
Greenland Property Developers, LLC
Request for Comp Plan Amendment, Rezoning and Variances
5572 N Main Street
Alpharetta, Georgia

Applicant is requesting that the 2.28-acre tract be rezoned from C-2 to R-8A/D, for the purpose of constructing a luxury, single family, owner occupied townhome subdivision, consisting of 16 units, each with 2 car garages. The proposed minimum house size will be 2,496 square feet (2,083 heated). Applicant will be filing a stipulation letter detailing architectural controls, homeowner association provisions and other agreeable conditions to ensure a quality rezoning and development. Applicant envisions the architectural style of the townhomes to be consistent with the attached renderings. Applicant will be the developer of the property and intends to coordinate the vertical construction of the townhomes with a builder group. Applicant is currently negotiating with a local townhome builder, as well as national builder groups including Taylor Morrison, Lennar and Toll Brothers.

Applicant is requesting concurrent variances (please see explanation of hardships contained in application under BZA Review Criteria) for:

- 15' Front Setback
- 10' Side Setback
- 20' Rear Setback
- Reduce/eliminate 50' undisturbed buffer where abutting non-residential uses

Applicant is also requesting a concurrent comprehensive plan amendment/future land use map change for the property from Commercial to High Density Residential.

APPLICANT REQUEST AND INTENT

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

Luxury, attached, owner occupied single family town-homes

Applicant's Request (Please itemize the proposal):

Applicant is requesting rezoning, with variances and comprehensive plan amendment, from existing zoning of C-2 to R-8A/D for the purpose of developing a luxury town-home project:

*16 units proposed

*7.02 Units Per Acre

*Minimum unit size of 2,496 square feet, each unit will have 2 car garage

Variances Requested:

*15' fsb

*10' ssb

*20' rsb

*Reduce/eliminate 50' undisturbed buffer where abutting non residential uses

Comp Plan/FLUM Change Requested:

Commercial to High Density Residential

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

Applicant's intent is to rezone the site, develop the infrastructure and supervise/coordinate the construction of the town-homes with a builder group. Please see attached Letter of Intent

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: LL Family Investments, LLC

Telephone: (404) 659-5000

Address: 125 Broad Street SW

Suite: _____

City Atlanta

State: GA

Zip: 30303 - 3437

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: Louis Levenson

Telephone: (404) 659-5000

Address: 125 Broad St. SW

Suite: _____

City Atlanta

State: GA

Zip: 30303 - 3437

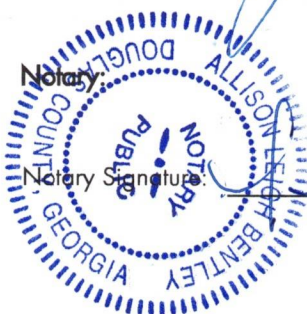
So Sworn and Attested:

Owner Signature: _____

Date: 1/13/23

Notary
Notary Signature: _____

Date: 1/13/23



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: **Rob Hosack on behalf of Greenland Property Developers, 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: **N/A**

Description of Contribution: **N/A** Value: **\$0**

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: **1-10-23**

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Please see attached

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

Please see attached

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

Please see attached

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

Please see attached

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

Please see attached

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

Please see attached

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

Please see 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.

How will this proposal be compatible with surrounding properties?

Applicant contends that proposal will be compatible with surrounding properties, particularly similar residential developments known as Vaughn 321, as well as Edgemont on Main Street.

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

Applicant contends that use and value of surrounding properties are enhanced by proposed residential use in that it establishes a better transition between the Arrow Exterminators Office, The Kalen Center, North Main Animal Hospital and Vaughn 321.

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

Applicant asserts that the property cannot be developed for a reasonable economic use as currently zoned based on the following observations:

- Property's size and configuration would be limited after adherence to commercial setbacks and buffering requirements to adjacent properties.
- As identified in the issues and opportunities discussion of Comp Plan's Development/Redevelopment Priority Area 4, "shallow lot depth/lot size limits development options".

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

Applicant contends that there would be a very minor increase to population and traffic if proposal were approved. Based on United States Census Data for Alpharetta, Georgia, the average persons per household (2016-2020) were 2.76. Based on the 18 townhomes proposed, there could be an additional 49 person increase in population.

Utilizing ITE Code 210 (Single Family Home/Townhome) trip generation estimates (9.57 Daily Trip Ends) per the 16 townhomes proposed, there could be an additional 153 daily trip ends.

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

Applicant contends that there would be a minimal impact to schools and utilities if the application were approved. Based on a Student Multiplier of 0.287 students per 18 townhomes proposed, there could be an additional 5 students added as a result of approval. Area is currently provided with urban services infrastructure.

How is the proposal consistent with the Alpharetta comprehensive plan; particularly the future land use map?

Applicant's proposal addresses a housing element need and opportunity by managing density while creating a walkable neighborhood. Applicant's proposal also addresses a growth management need and opportunity by protecting established neighborhoods and limiting high density. Applicant's proposal is also within Development/Redevelopment Priority Area 4 and creates opportunity for residential development along N. Mainstreet/GA-9.

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

Applicant contends that the Edgemont on Main Street townhome project under construction by Lennar Homes (in very close proximity to applicant's proposal) is indicative of a changing market condition supporting approval of the proposed request.

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.

Please see attached

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

Please see attached

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

Please see attached

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.

Please see 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.

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

Applicant contends that shape and configuration of property, along with it fronting SR 9 are unique and exceptional conditions in that it is surrounded on 2 sides by commercially zoned property which must be afforded 50 buffers along both sides, as well as a large setback from a major roadway.

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

Applicant contends that the required buffers, in combination with the setbacks along SR 9, would leave very little of the property as buildable, creating a hardship with literal interpretation of the ordinance.

Are there conditions that are peculiar to the subject property?

Applicant contends that the subject property's infill nature (surrounded by existing development with no potential for acquisition of additional property) is peculiar.

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

Applicant contends that if relief were granted, it would not cause detriment to public good in that the proposed land use is more compatible with adjacent properties to the north and west and establishes a better land use transition.

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: N Main Street Townhomes

Contact Name: Rob Hosack Telephone: 770.235.5662

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

Please see attached.

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 <i>(Please Specify)</i> |

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.

Letter to the individuals will contain a phone number and email address, to provide an opportunity to contact applicant with questions or concerns about the proposal.

D R HORTON INC
P.O. BOX 54
ALPHARETTA GA 30009

CUCE CAGDAS & KAAN
115 BRINDLE LN
ALPHARETTA GA 30009-2443

ABBOTT VIRGINIA M
128 BRINDLE LANE
ALPHARETTA GA 30009

GLOBAL SPECTRUM FOUNDATION INC
1349 W PEACHTREE ST NW STE 1010
ATLANTA GA 30309

THIYAGARAJAN VENKATACHALAM & MUTHU
RAMAN MEENAKSHI
111 BRINDLE LN
ALPHARETTA GA 30009

CAO JENNA
126 BRINDLE LANE
ALPHARETTA GA 30009

GLOBAL SPECTRUM FOUNDATION INC
1349 W PEACHTREE ST NW STE 1010
ATLANTA GA 30309

FOWLER KENDAL B & BENITA E
110 BRINDLE LANE
ALPHARETTA GA 30009

FINNIH GANIYU
122 BRINDLE LANE
ALPHARETTA GA 30009

GLOBAL SPECTRUM FOUNDATION INC
1349 W PEACHTREE ST NW STE 1010
ATLANTA GA 30309

COUGHLIN THOMAS & LORI
112 BRINDLE LANE
ALPHARETTA GA 30009

MARTENS PATRICIA M
118 BRINDLE LANE
ALPHARETTA GA 30009

JENMARK COMPANY LLC
633 N MAIN ST
ALPHARETTA GA 30009

SERA DEVIN
114 BRINDLE LANE
ALPHARETTA GA 30009

BATRA NAVDEEP & CHAWLA SHEENUM
1022 EDMONT DR
ALPHARETTA GA 30004

WINTHROPE HOMEOWNERS ASSOC
500 SUGAR MILL RD STE 200B
SANDY SPRINGS GA 30350-2887

MEHOK MARK
142 BRINDLE LANE
ALPHARETTA GA 30009

EBN HOLDINGS INC
3040 WELLINGTON RD
ALPHARETTA GA 30022

BLAKE ROBERT
101 BRINDLE LANE
ALPHARETTA GA 30009

ERICKSON NICHOLAS P
138 BRINDLE LANE
ALPHARETTA GA 30009

FARID SHAHNAWAZ
1019 EDMONT DR
ALPHARETTA GA 30009

SHIN JOHN J & JUDY Y
154 BRINDLE LANE
ALPHARETTA GA 30009

NICHOLSON ANTHONY & NICHOLSON CLAI
RE
136 BRINDLE LANE
ALPHARETTA GA 30009

IYESA VIOLET & JULIUS LEONIDAS
1015 EDMONT DR
ALPHARETTA GA 30009

THOMAS RANDY JR & LYONS WHITNEY
152 BRINDLE LN
ALPHARETTA GA 30009

MAGEE MARK
134 BRINDLE LANE
ALPHARETTA GA 30009

QUAN WEI & LIANG MEILI
613 N MAIN ST
ALPHARETTA GA 30009

ADAMS CRAIG A & ROBIN L
150 BRINDLE LN
ALPHARETTA GA 30009

GRENDA CHAD A
132 BRINDLE LN
ALPHARETTA GA 30009

MASTER NOEL FELIX & JENISH NOEL
617 N MAIN ST
ALPHARETTA GA 30009

BUTTERS PROPERTY LLC
562 N MAIN ST
ALPHARETTA GA 30009

LL FAMILY INVESTMENTS LLC
125 BROAD ST SW
ATLANTA GA 30303-3437

VAUGHAN COMMUNITY ASSOCIATION INC
5256 PEACHTREE RD STE 195
ATLANTA GA 30341

ALEMBIK JUDITH M
201 ALLEN RD # 300
ATLANTA GA 30328

FSM HOLDINGS LLC
680 GREENVIEW TER
ALPHARETTA GA 30004

PANWAR ANUJ
1031 EDMONT DR
ALPHARETTA GA 30009

RICHARD STEPHEN D
2922 GLEN HAVEN DR
GAINESVILLE GA 30504

FIRST CLASSIC HOME INC
3756 LAVISTA RD STE 200
TUCKER GA 30084

LOPEZ CLAUDIA & GRANADOS JESUS
1006 EDMONT DR
ALPHARETTA GA 30009

HIGH GROUND PROPERTIES LLC
325 COACH HOUSE LANE
ALPHARETTA GA 30004

YOUNIS HANY & SARIEH NOREEN E
106 BRINDLE LANE
ALPHARETTA GA 30009

GANESAN NARAYANAN
1002 EDMONT DR
ALPHARETTA GA 30009

DAVIS HEATHER
620 SOUTHFIELD PL
ALPHARETTA GA 30004

VUDUTALA SAI KIRAN & RAMESH RASHMI
119 BRINDLE LANE
ALPHARETTA GA 30009

FLINT MARCUS ELIJAH & FLINT CASEY J
1007 EDMONT DR
ALPHARETTA GA 30009

ELLINGTON PHILIP W JR
870 SOUTHFIELD LANE
ALPHARETTA GA 30004

JOHNSON ANTAR B
113 BRINDLE LN
ALPHARETTA GA 30009

POPE RITA M
1003 EDMONT DR
ALPHARETTA GA 30009

WB HOLDINGS STONEWOOD WEST LLC
12650 CRABAPPLE RD STE 200
ALPHARETTA GA 30004

WALL MARK DOUGLAS & CHRISTINA MARIE
109 BRINDLE LN
ALPHARETTA GA 30009

SADINENI TEJASWI
611 N MAIN ST
ALPHARETTA GA 30009

SOUTHERN BELL TEL & TEL CO
P.O. BOX 2211
ATLANTA GA 30301-2211

JACOBS MARY FRANCES & MICKY
116 BRINDLE LANE
ALPHARETTA GA 30009

ALPHA FOOD LLC
525 BROOK MANOR DR
JOHNS CREEK GA 30022

STORAGE TRUST PROPERTIES L P
P.O. BOX 25025
GLENDALE CA 91201

LEE DAVID C JR & MARRYOTT KIMBERLY
S
140 BRINDLE LANE
ALPHARETTA GA 30009

LEAK DARRELL L & IRIS D
610 SOUTHFIELD PL
ALPHARETTA GA 30004

LL FAMILY INVESTMENTS LLC
125 BROAD ST SW
ATLANTA GA 30303

LIMA MOKWANG DENISE & LINDSAY RICH
ARD
120 BRINDLE LN
ALPHARETTA GA 30009

KHAN ASGHAR & SHAMAILA MARRYAM
615 SOUTHFIELD PL
ALPHARETTA GA 30004

AKBER SHAHZAN & AKBER SARAH
860 SOUTHFIELD LANE
ALPHARETTA GA 30004

KAMBHAMPATI AKHILA & AKKINENI VIJAY
121 BRINDLE LANE
ALPHARETTA GA 30009

SHAH BHAVESH N & SHAH AARTI B
1010 EDMONT DR
ALPHARETTA GA 30009

231 VAUGHN LLC
231 VAUGHN DR
ALPHARETTA GA 30009-2333

TOWNS ROBERT C & LAURA B
108 BRINDLE LANE
ALPHARETTA GA 30009

SILVA VICTORIA & MONROE JONATHAN
1011 EDMONT DR
ALPHARETTA GA 30009

GLOBAL SPECTRUM FOUNDATION INC
1349 W PEACHTREE ST. NW ST NW STE
1010
ATLANTA GA 30309

SANTHANAKRISHNAN RAAJ PRADEEP
117 BRINDLE LANE
ALPHARETTA GA 30009

BOZA ALEXANDER RAFAEL
615 N MAIN ST
ALPHARETTA GA 30009

ALPHARETTA RETIREMENT RESIDENCE LLC
9310 NE VANCOUVER MALL DR STE 200
VANCOUVER WA 98662

GILLESPIE MICHAEL D & EMILY BELCHER
148 BRINDLE LN
ALPHARETTA GA 30009

EDMONT ON MAIN TOWNHOME ASSOCIAT
ION INC
2675 PACES FERRY RD STE 125
ATLANTA GA 30339

CARAHAN PAUL C & ANA
146 BRINDLE LN
ALPHARETTA GA 30009

HASTA LA VISTA LLC
15 BOONES RIDGE PKWY SE
ACWORTH GA 30102

MUHAMMAD & MEHREEN JEHANARA SIDDIQ
UI LIVING TRUST
144 BRINDLE LANE
ALPHARETTA GA 30009

WOOD GEORGE ANNA WOOD JASON DAVID
103 BRINDLE LANE
ALPHARETTA GA 30009

FRANCOIS MIRELA PICCININ & POMPEU
JEAN POPOVICHE
130 BRINDLE LANE
ALPHARETTA GA 30009

BOMMADEVARA RAJESH BABU & ITONG RE
YES MA JURNALYN
125 BRINDLE LANE
ALPHARETTA GA 30005

CHAVVA SHARATH CHANDRA & NUNE NIKH
ITHA
1018 EDMONT DR
ALPHARETTA GA 30009

SAYE LINDA
123 BRINDLE LANE
ALPHARETTA GA 30009

RAZVI SYED & SAYEED JABEEN FATIMA
1023 EDMONT DR
ALPHARETTA GA 30009

HURLEY DOUG & HURLEY JANIE
105 BRINDLE LANE
ALPHARETTA GA 30009

SHAH HEMALKUMAR & SONA
1014 EDMONT DR
ALPHARETTA GA 30009

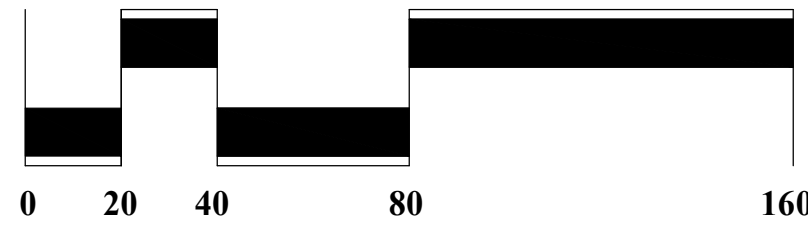
Rezoning Plat

Main Street Townhomes

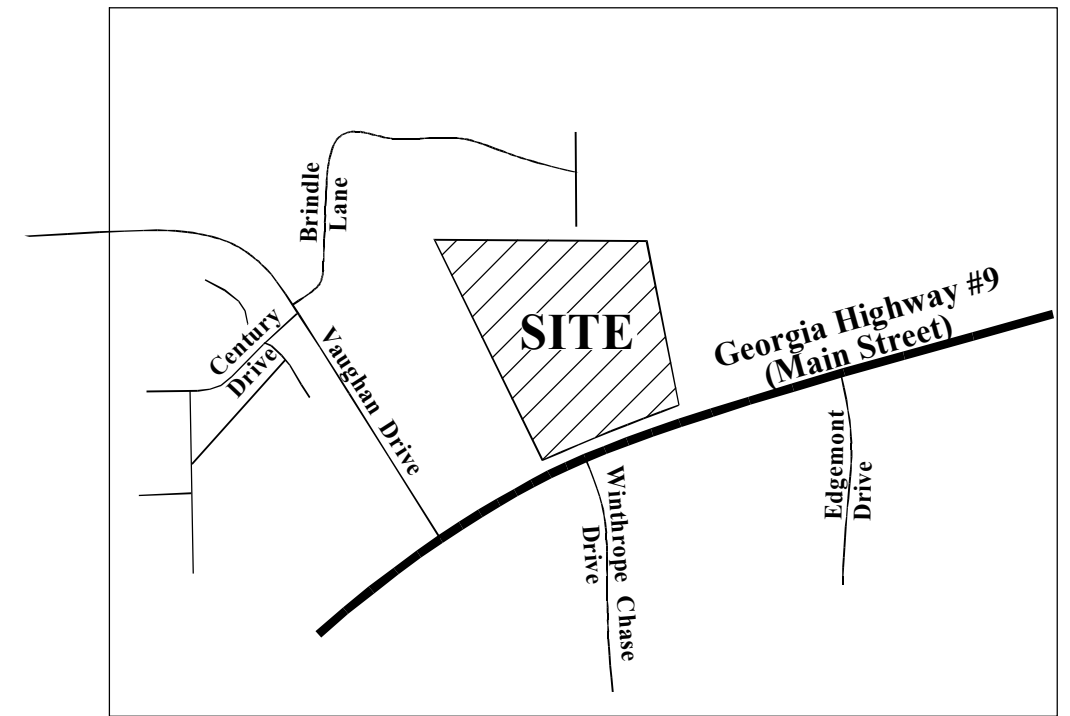
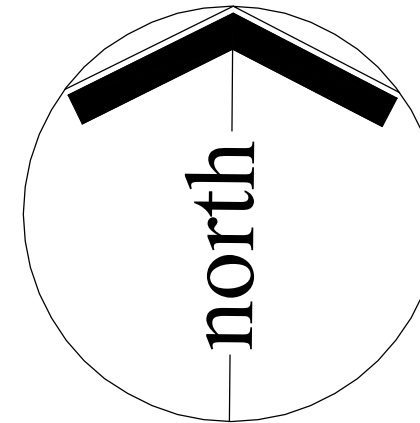
City of Alpharetta, Georgia Land Lot 1124, 2nd District, 2nd Section

prepared for:

Mr. Bernie Smith
Greenland Properties, LLC
4670 Jefferson Township Lane
Marietta, GA 30066



Scale: 1" = 40'



location map

(not to scale)

January 9, 2023

DGM

LAND PLANNING
CONSULTANTS, INC.



1635 OLD HWY 41
SUITE 112-314
KENNESAW, GA 30152

770-514-9006
DGMLPC.COM

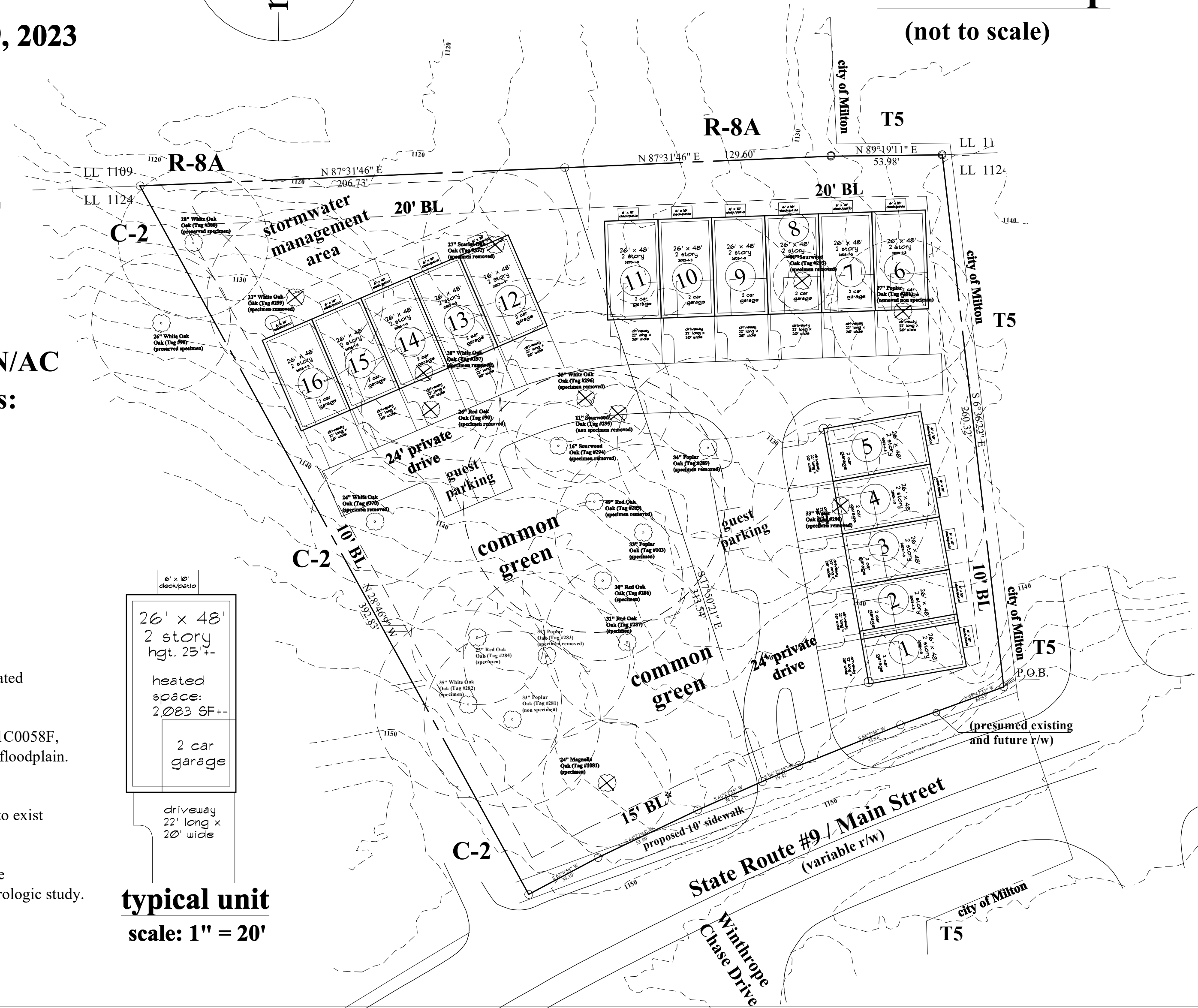
Site Data

Total Site Area: 2.28 AC
Present Zoning: C-2
Proposed Zoning: R-8A/D
Total Units Shown: 16
Density: 7.02 UN/AC
Proposed Building Setbacks:

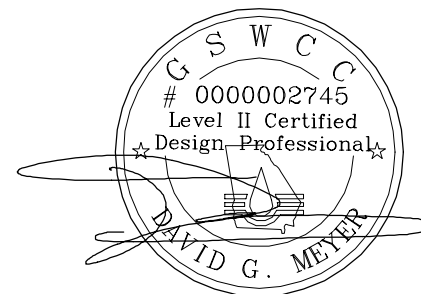
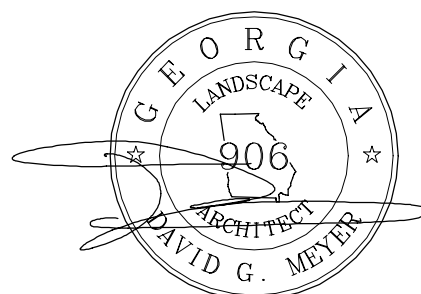
front: 15* (variance requested)
side: 10* (variance requested)
rear: 20* (variance requested)

General Notes:

1. Boundary by Brumbelow-Reese and Associates, Inc., dated July 26, 1996.
2. Topographic information from Fulton County GIS.
3. According to Flood Insurance Rate Map (FIRM) #13121C0058F, September 18, 2013, no portion of this site contains floodplain.
4. No cemeteries are known to exist on site.
5. No streams and/or wetlands are known to exist on site.
6. No archeological or architectural landmarks are known to exist on site.
7. No utility easements are known to exist on site.
8. Stormwater management and water quality structures are conceptual in size and will be revised based on hydrologic study.



typical unit
scale: 1" = 20'





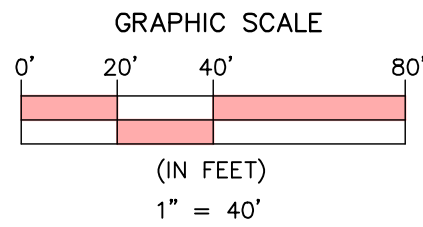


LEGEND:

B/C - BACK OF CURB
BL - BUILDING LINE
CB - CATCH BASIN
CH - CHORD
CL - CENTERLINE
CMP - CORRUGATED METAL PIPE
CONC. - CONCRETE
CONC.MON. - CONCRETE MONUMENT
DE - DRAINAGE EASEMENT
DS - DOWNSPOUT
DI - DROP INLET
EP - EDGE OF PAVEMENT
EX - EXISTING
FH - FIRE HYDRANT
FLOW LINES
GM - GAS METER
GV - GAS VALVE
GW - GUY WIRE
HW - HEADWALL
HD - HOUSE DRAIN
IPF - IRON PIN FOUND
IPS - IRON PIN SET
#3RB - 3/8" REBAR
#4RB - 1/2" REBAR
#5RB - 5/8" REBAR
AI - ANGLE IRON
CT - CRIMP TOP
OT - OPEN TOP
SR - SOLID ROD
JB - JUNCTION BOX
LLL - LAND LOT LINE
A - LENGTH OF ARC
LP - LIGHT POLE
N/F - NOW OR FORMERLY
PP - POWER POLE
R - RADIUS
RCP - REINFORCED CONCRETE PIPE
RTW - RETAINING WALL
R/W - RIGHT-OF-WAY
C/O - SANITARY SEWER CLEANOUT
SSE - SANITARY SEWER EASEMENT
SSMH - SANITARY SEWER MANHOLE
TBM - TEMPORARY BENCH MARK
TMH - TELEPHONE MANHOLE
WM - WATER METER
WV - WATER VALVE



GRID NORTH-CA. WEST ZONE



DISTANCES SHOWN ON THE PLAT ARE GROUND DISTANCES.



TREE SURVEY SITUATED AT TAX PARCELS:

22-496011241761

22-496011241779

PLAT BOOK 202, PAGE 76

LOCATED IN LAND LOT 1124

2nd DISTRICT-2nd SECTION

FULTON COUNTY, GEORGIA

CITY OF ALPHARETTA

FIELD DATE: NOVEMBER 28, 2022

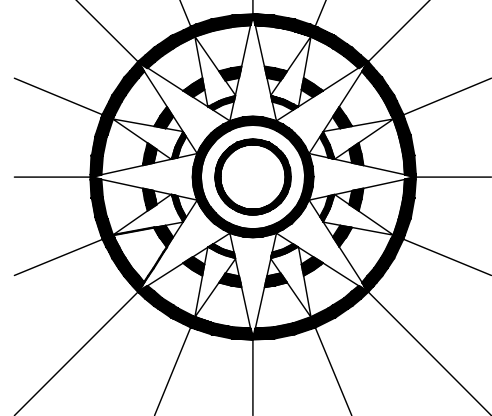
PREPARED: NOVEMBER 28, 2022

SCALE: 1" = 40'

TREE IDENTIFICATION TAKEN FROM ARBORIST
REPORT PREPARED BY T.J. SCHELL, LLC FOR
BERNIE SMITH - GREENLAND PROPERTIES
DATED NOVEMBER 17, 2022

JOB No. - D 22-0102

TASO & ASSOCIATES, LLC
LAND SURVEYORS



3330 Cobb Parkway
Suite 324 - PMB 355
Acworth, Georgia
30101
678-581-0102
taso@tasosurvey.com

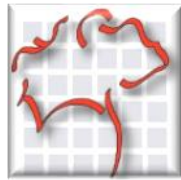
MODIFIED ARBORIST REPORT FOR:

Hwy #9 Commercial site

Alpharetta, Georgia

Prepared for:

Bernie Smith – Greenland Properties
Visual Inspection only



Prepared by:
T.J. Schell, LLC
Landscape Architects
And Certified Arborists
2985 Gordy Parkway, Suite 422
Marietta, GA 30066
teresa@tjschell.com
Cell 770-361-2319

Teresa H. Eldredge, PLA, ISA
Certified Arborist
ISA SO-5442A

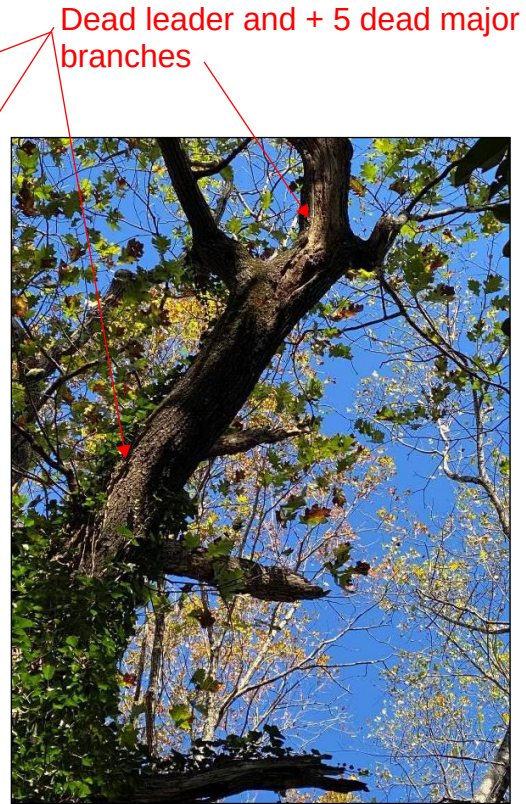
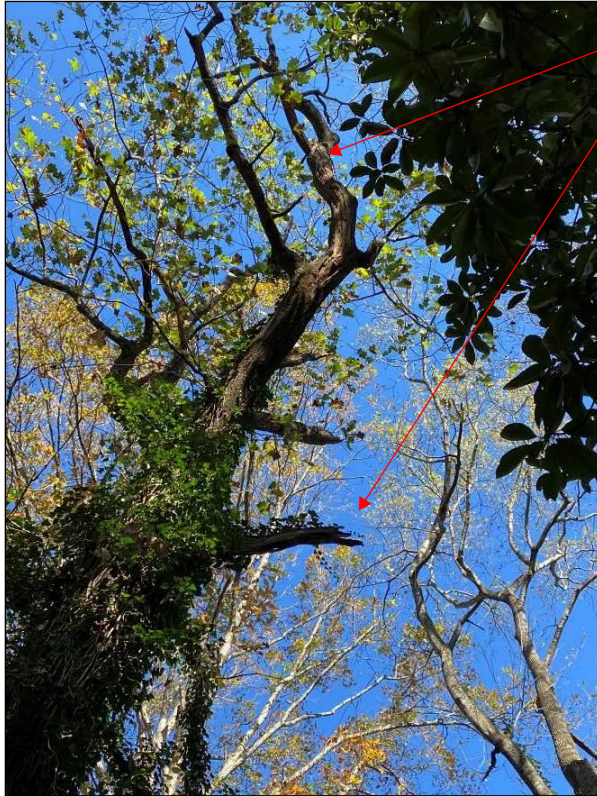
November 17, 2022

City of Alpharetta:

- 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), 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 (24") diameter or larger for trees in all other genera
- Understory Trees: 8-inch (8") diameter or larger.
- 10-inch diameter or larger for *Oxydendron arboreum* (Sourwood).

Please note that all trees will fail at some point and many factors can impact the health of a tree. This Arborist Report includes the condition of the tree on the day of fieldwork and this report is meant to be applicable for approximately 1 year.

1. **Water Oak - 33" Previous Tag (PT) #290** – 2 dead branches - **Good Condition**
2. **Poplar – 27+7" Below Split (BS) – PT #291** - Good Condition but should not be considered specimen size once smaller (7") trunk is removed.
3. **Sourwood – 11" DBH – PT #293** – Vines need to be removed. **Good Condition**
4. **Poplar - 34" PT #289** - **Good Condition**
5. **Poplar - 30" PT #103** - **Good Condition**
6. **Red Oak - 31" PT #287** – 15% lean, vines need to be removed - **Good Condition**
7. **Red Oak – 30" DBH – PT #286** – Vines throughout trunk, +5 major dead branches, 50% of canopy - **Poor Condition**

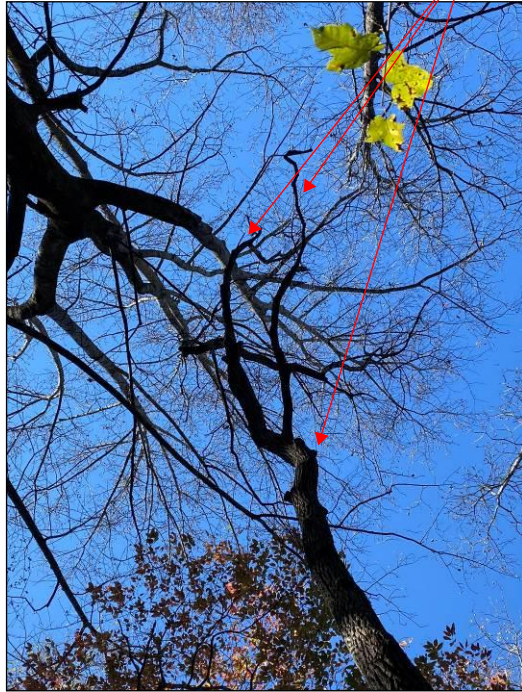


8. **White Oak – 49" DBH – PT #285** – 2 major dead branches, co-dominant trunks, included bark at split- **Poor Condition**



9. **Sourwood – 16" DBH – PT #294 – Good Condition**

10. **Sourwood – 11" DBH – PT #295 – Cavity at base +50% of diameter of trunk, +50% canopy dieback, Poor Condition**



11. **Red Oak - 26" DBH - PT #90 - Good Condition**

12. **White Oak - 28" DBH - PT #297 - Good Condition**

13. **White Oak - 32" DBH - PT #296 – Small wound on trunk - Good Condition**

14. **Scarlet Oak - 27" PT DBJ - #372 – growth on buttressed roots but no obvious decay - Fair Condition**

15. **White Oak - 33" BS - PT #299 – Co-dominant trunks with minimal included bark, Fair Condition**

16. **White Oak - 28" DBH - PT #300 - Good Condition**

17. **White Oak - 26" DBH - PT #98 - Good Condition**

18. **White Oak - 24" DBH - PT #370 - Good Condition**

19. **Hickory - 30" BS - PT #298 – Co-dominant trunks with included bark near grade, Poor Condition**



Included bark at split -
structurally deficient

- 20. **White Oak - 25" DBH - PT #284** – Vines need to be removed - **Good Condition**
- 21. **Poplar - 31" DBH - PT #283** – One dead branch, vines need to be removed - **Good Condition**
- 22. **White Oak - 35" DBH - PT #282** – 2 dead branches, Vines need to be removed - **Good Condition**
- 23. **Poplar – 33" DBH – PT #281** – 5 dead branches, vine covering +50% canopy, extensive dieback, **Poor Condition**



- 24. **Magnolia – 24" BS – Tag #1081** – 4 trunks with included bark at each split – co-dominant – 8+10+6+6 " - **Poor Condition**





Memorandum

To: Bernie Smith,
Manor Restorations.
From: Abdul Amer, PE
Date: January 12th, 2023
Subject: Trip Generation Memorandum for a proposed Main Street Townhomes development on SR 9 (N Main Street), City of Alpharetta, Georgia | A&R 23-007

The purpose of this memorandum is to estimate the trip generation that will result from the proposed residential development on SR 9 (N Main Street) in City of Alpharetta, Georgia. The proposed development will consist of:

- Single Family Attached Housing: 16 units

The residential development will have one full access driveway on SR 9 (N Main Street). The location of the development is shown below.



METHODOLOGY

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 Manual. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation referenced is based on the following ITE Land Uses: 215 – *Single family attached housing*.

Land Use: 215 – Single family attached housing: Single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space.

TRIP GENERATION

The results of the analysis for the proposed development are shown in Table 1, below.

TABLE 1 – TRIP GENERATION FOR PROPOSED DEVELOPMENT								
Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Total
ITE 215 – Single Family Attached Housing	16 units	1	2	3	3	3	6	71

Based on trip generation rates published in the Institute of Transportation Engineer's Trip Generation Manual, 11th edition, the proposed residential development will generate 3 new external two-way trips in the AM peak hour, 6 new external two-way trips in the PM peak hour, and 71 new external two-way trips in a 24-hour duration.

Main Street Townhomes – Legal Description

Property Line Description

All that tract or parcel of land lying and being in Land Lot 1124 of the 2nd District, 2nd Section, City of Alpharetta, Georgia, and being more particularly described as follows:

Beginning at a point along the northerly right of way of State Route #9. Said point being the POINT OF BEGINNING;

thence south 69 degrees 47 minutes 33 seconds west, a distance of 53.53 feet;
thence south 68 degrees 05 minutes 40 seconds west, a distance of 53.16 feet;
thence south 66 degrees 22 minutes 55 seconds west, a distance of 19.42 feet;
thence south 66 degrees 22 minutes 55 seconds west, a distance of 34.11 feet;
thence south 64 degrees 27 minutes 44 seconds west, a distance of 53.90 feet;
thence south 62 degrees 0 minutes 58 seconds west, a distance of 38.10 feet;
thence north 28 degrees 46 minutes 09 seconds west, a distance of 392.83 feet;
thence north 87 degrees 31 minutes 46 seconds east, a distance of 206.73 feet;
thence north 87 degrees 31 minutes 46 seconds east, a distance of 129.60 feet;
thence north 89 degrees 19 minutes 11 seconds east, a distance of 53.98 feet;
thence south 06 degrees 36 minutes 22 seconds east, a distance of 260.32 feet;
to a point along the northerly right of way of State Route 9.

Said point being the POINT OF BEGINNING

Said tract or parcel of land contains 2.28 acres.

**This Legal Description was prepared by DGM Land Planning Consultants, Inc. and is intended for zoning purposes only. It is not to be used for purposes of purchasing, selling, or transferring title on any property.
Dated: January 13, 2023.**

TO THE CITY OF ALPHARETTA COUNCILMEMBERS

FULTON COUNTY, GEORGIA

PRESERVATION OF RIGHT TO APPEAL
AND NOTICE OF CONSTITUTIONAL CHALLENGE
TO ZONING

COMES NOW, GREENLAND PROPERTY DEVELOPERS, LLC, hereinafter referred to as the "Applicant" and for itself and/or acting on behalf of the Owner, asserts the following, to wit:

1.

By filing the Application to which this exhibit relates, Applicant has applied for rezoning of certain real property lying and being in Fulton County and the City of Alpharetta, Georgia, a more particular description and delineation of the subject property, hereinafter referred to as the "Property", being set forth in said Application.

2.

The Application for Map Amendment of the property seeks a rezoning from the existing category of C-2, as established by the governing authority of the City of Alpharetta, Georgia to the zoning category of R-8 A/D with the requested density. (hereinafter "Requested Zoning").

3.

The current C-2 zoning classification of the Property and all intervening classifications between same and the Requested Zoning are unconstitutional in that they deprive the Applicant under and pursuant to Article 1, Section I, Paragraphs I and II of the Georgia Constitution of 1983 and the Equal Protection and Due Process clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States. This deprivation of property without due process violates constitutional prohibitions against the taking of private property without just compensation.

4.

The zoning classification of C-2 and all intervening classifications between same and the Requested Zoning as they presently exist violate the Applicant's right to the unfettered use of the Property in that the existing zoning classification does not bear a substantial relation to the public health, safety, morality or general welfare and is, therefore, confiscatory and void. Further, said classifications are unconstitutional in that they are arbitrary and unreasonable, resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss upon the Applicant.

5.

The City of Alpharetta Zoning Ordinance is further unconstitutional in that the procedures contained therein pertaining to the public hearing held in

connection with zoning applications also violates the aforementioned constitutional provisions in that said procedures contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issues at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law.

6.

Pursuant to O.C.G.A. §§ 36-11-1 and other applicable law, please consider this your notice that as of today's date the Owner/Applicant is contending that the City's unconstitutional zoning classifications of the property has caused damages to the Owner/Applicant. As a direct and proximate result of the unconstitutional zoning classifications, the Owner/Applicant has suffered and will continue to suffer monetary damages in the nature of attorneys' fees and costs, interest and other expenses on pending loans on the property, loss of income from the property and other related damages. To comply with recent changes in Georgia law, an amount of \$1,000 per day is identified. While this amount cannot be calculated to an exact certainty; the Owner/Applicant will assist the City by providing whatever additional information, if any, the City feels is necessary to adequately investigate this claim. If the Owner/Applicant does not receive a timely request for additional information, it will be presumed that the City does not require any additional information and can make a determination within the allowed statutory period.

Respectfully submitted, this the 23rd day of March, 2023.

GREENLAND PROPERTY DEVELOPERS, LLC

A handwritten signature in black ink, appearing to read 'Rob Hosack', is written over a light gray rectangular background.

By:

ROB HOSACK
Representative for Applicant



PLANNING COMMISSION MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: Z-23-07/V-23-14 DAVIS DRIVE TRACT/THE PROVIDENCE GROUP

PLANNING COMMISSION: JULY 13, 2023

CITY COUNCIL: JULY 24, 2023

II. STAFF RECOMMENDATION:

Approve Z-23-07/V-23-14 Davis Drive Tract/The Providence Group, subject to the following conditions:

1. The 8.585-acre property shall be zoned R-10M and developed substantially as depicted on the site plan prepared by Travis Pruitt & Associates, dated 6/30/23, except for modifications required to comply with these conditions. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. Maximum density of 9.9 dwelling units per acre.
3. Architecture and materials shall be developed substantially similar to the submitted photographs, labeled Exhibit A – Design Photographs, subject to final approval by Staff.
4. Permitted uses on the property shall be limited to 'For-Sale' townhomes only.
5. No more than 50 townhome units shall have a 16' lot width.
6. Minimum 20' setback and maximum 30' setback shall be provided along Davis Drive.
7. Developer shall provide a minimum 20' planted buffer along the side property lines, with final approval by Staff.
8. EcoDistrict measures shall be substantially similar to the description in the applicant's letter of intent, revised May 17, 2023. Developer shall provide detailed information at LDP and building permit regarding compliance with each requested EcoDistrict measure. EcoDistrict points to be confirmed by Staff.
9. Developer shall enhance project entrance with a decorative planted median, as well as decorative hardscape, landscape, and North Point EcoDistrict monument. Cultural Arts Commission shall consider the EcoDistrict monument and Staff will consider the hardscape and landscape. Hardscape, landscape and monument shall be maintained by the HOA.
10. Minimum 1.55 acres of open space shall be reserved and improved substantially as depicted on the plan prepared by Travis Pruitt & Associates, dated 6/30/23. A permanent easement shall be dedicated to the City for public access over required civic space. HOA shall be responsible for maintenance of all open space areas.
11. Stormwater management facilities shall be improved with a natural appearance (underground with open space above or above-ground with natural earthen bank), as approved by Staff. Developer shall accommodate existing stormwater pond capacity into the design of the proposed development. Smart stormwater design techniques shall be employed to address run-off reduction, as approved by Staff.
12. Privacy fences and unfinished wood decks shall not be visible from the public right-of-way.
13. Townhomes shall have connectivity to the public sidewalk system.
14. Project entrance and new street (not including alleys) shall be improved with a minimum 6' planter and minimum 5' sidewalk, as depicted on the site plan prepared by Travis Pruitt & Associates, dated 6/30/23, as approved by Staff. New street parallel to Davis Drive shall require a planter, sidewalk and landscape strip on the south side of the street only. Decorative pedestrian lighting shall be required throughout the development. Internal streets shall be private and maintained by the HOA.
15. Developer shall provide a minimum 6' trail through the civic space on the north end of the site. At a minimum, trail shall provide a connection between the sidewalk on Davis Drive and the cemetery and shall include lighting and benches, as approved by Staff. Developer shall dedicate a permanent public access easement over the trail.
16. Developer shall save trees in the tree save area depicted on the site plan prepared by Travis Pruitt & Associates, dated 6/30/23. Developer shall save tree #292 (25" Tulip Poplar) and #293 (30" Tulip Poplar) with minimal impacts

to the CRZ of 10% or less. Smaller trees within the CRZ of trees #292 and #293 shall be saved as identified by the project arborist, with final approval by the City Arborist.

17. CRZ impacts to trees in the Georgia 400 Tree Protection Zone shall be limited to no more than 20%, as approved by Staff. Only the pines depicted with impacts to their structural root plate (SRP) as shown on the site plan prepared by Travis Pruitt & Associates, dated 6/30/23, shall be removed. Developer shall replace trees removed in the Georgia 400 Tree Protection Zone with evergreen trees planted in the Tree Protection Zone, with final approval by Staff.
18. 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, The Providence Group, is requesting a rezoning and variances to allow for the construction of 85 'For-Sale' townhome units on 8.59 acres. The proposed density is 9.9 dwelling units per acre. The applicant requests a rezoning from LI (Light Industrial) to R-10M (Dwelling, 'For-Rent' or 'For-Sale', Residential). Variances are requested to reduce the minimum lot width, increase the maximum front setback, amend block requirements, reduce landscape strip, reduce undisturbed buffers, allow required parking to be uncovered, and allow encroachment and critical root zone impacts in the Georgia 400 Tree Protection Zone. The subject property is located at 0 Davis Drive on the south side of Davis Drive.

DISCUSSION

The submitted request, if approved, would allow for the development of 85 'For-Sale' townhome units on 8.59 acres with a proposed density of 9.9 dwelling units per acre. A rezoning is requested from LI (Light Industrial) to R-10M (Dwelling, 'For-Rent' or 'For-Sale', Residential). Variances are requested to reduce the minimum lot width, increase the maximum front setback, amend block requirements, reduce landscape strip, reduce the undisturbed buffer, allow required parking to be uncovered, and allow encroachment and critical root zone impacts in the Georgia 400 Tree Protection Zone. The subject property is located at 0 Davis Drive on the south side of Davis Drive.

The undeveloped property has a long, rectangular shape and includes the McGinnis Family Cemetery on the north end of the property. A portion of the property was previously cleared and graded for a stormwater pond in conjunction with the Davis Drive roadway extension. Surrounding properties are zoned L-I to the west, north and east. Georgia 400 is located to the south, Pappadeaux Seafood Kitchen is located to the west, The Cooler and CubeSmart Self Storage are located to the north, and TopGolf is located to the northeast. The comprehensive land use plan designation of the property is 'Mixed Use', which allows the proposed residential development.

The property is located on the western edge of the North Point Overlay, which has a vision to become a walkable, mixed-use village with a focus on sustainability, greenspace and connectivity. As shown in the table below, approximately 518 'For-Sale' residential units have been approved in the Overlay.

'For-Sale' Residential Developments – North Point Overlay

Development	Location	Housing Units
Hembree/Morrison	Hembree Rd/Morrison Pkwy	58 TH
KB400	North Point Pkwy/Kimball Bridge Rd	90 SFD
The Gathering	Haynes Bridge Rd/Morrison Pkwy	39 SFD, 140 TH
Lakeview Park	Haynes Bridge Rd/Lakeview Pkwy	60 TH
Ecco Park	North Point Dr/North Point Ct	99 TH
Northwinds Summit	Haynes Bridge Rd/Summit Pl	32 Condo
TOTAL		129 SFD, 357 TH, 32 Condo

The applicant's requested variances are outlined in the table below. The long, narrow shape of the property, two (2) road frontages, and presence of an on-site cemetery are listed by the applicant as hardships justifying the requested variances.

Applicant's Requested Variances

UDC Section	Applicant's Request	Staff Comments
Subsection 2.2.10(D) R-10M District Regulations	Reduce the minimum lot width of individual townhome units from 20' to 16'	50 townhome units are 16' wide and the remaining 35 units are 20' wide
Subsection 2.5.4 Locational criteria for parking	Allow required parking to be uncovered	16' wide townhome units have 1 parking space in garage and 1 in the driveway.
Subsection 2.10.3 North Point Overlay – Site Regulations	Increase maximum setback along Davis Drive from 10' to 30' and modify new internal street streetscape to allow 5' sidewalk	Increased building setback allows for larger landscape strip along Davis Drive.
Subsection 2.10.4 North Point Overlay – Blocks & Access	Eliminate the requirement for interconnected streets and blocks, allow dead-end streets, and eliminate stub-out streets	Property abuts Georgia 400, adjacent properties to the north and south already developed with commercial uses. Interconnected streets would not be appropriate.
Subsection 3.2.8 Tree Replanting, Buffer, and Landscape Standards	Reduce landscape strip along new internal street from 10' to 5' in some areas, reduce 50' undisturbed buffer on north and south property lines to 10' planted landscape strip, and allow encroachments and impacts to critical root zones (CRZ) of trees in the Georgia 400 Tree Protection Zone.	Minimum 20' planted buffer is recommended along the side property lines. CRZ impacts to trees in the Georgia 400 Tree Protection Zone should be limited to no more than 20%. Only the Pines shown on the site plan with impacts to their structural root plate (SRP) shall be removed.

SITE PLAN

The submitted site plan depicts an 85-unit 'For-Sale' townhome development with access from Davis Drive. Townhomes are oriented to Davis Drive, as well as internally oriented to open space within the development. Townhomes are rear entry, including 50 – sixteen-foot (16') wide townhome units and 35 – twenty-foot (20') wide townhome units. New internal street and alleys are private. Building setbacks and landscape strips/buffers are outlined below.

- Davis Drive – Minimum 20' and maximum 30' building setbacks and 20' landscape strip
- Sides – 25' building setback and 10' landscape strip
- Rear – 50' building setback and 60' Georgia 400 tree buffer
- Minimum 20' separation between buildings

Davis Drive extension was recently completed and includes a small planter and eight-foot (8') sidewalk along the frontage of the subject property. A five-foot (5') sidewalk and six-foot (6') planter are depicted along the new internal street and entrance. Alleys are depicted to be 21' wide.

Unified Development Code (UDC) Parking regulations require one (1) parking space per bedroom for townhomes and a minimum eighteen-foot (18') long driveway. According to the applicant, townhomes will be a mix of two (2) and three (3) bedrooms. Assuming all townhomes are three (3) bedrooms, a total of 255 parking spaces would be required. The sixteen-foot (16') wide townhomes will accommodate one (1) parking space in the garage and one (1) space on the code-compliant driveway and the twenty-foot (20') wide townhomes will accommodate two (2) side-by-side parking spaces in a garage and two (2) spaces on the code-compliant driveway. 27 guest parking spaces are provided throughout the development.

Proposed Parking

	Parking Rate	Number	Parking Provided
16' wide Townhomes	1 space/bedroom	50	100*
20' wide Townhomes	1 space/bedroom	35	140

Guest Parking			27
TOTAL		85	267

*One (1) parking space in the garage and one (1) space in the driveway.

The North Point Overlay requires a minimum five percent (5%) amenity space and ten percent (10%) civic space, plus one percent (1%) for each one (1) dwelling per acre over eight (8) dwelling units per acre. The site plan depicts 1.55 acres, or eighteen percent (18%) open space. Civic space is depicted on the north side of the property and includes a cemetery and proposed runoff reduction and detention area. A 0.45-acre amenity space is depicted on the south end of the property and includes a proposed runoff reduction and detention area. Additional amenity space is depicted throughout the development, including patios and porches, yards and lawns, and hardscape areas improved for pedestrian enjoyment. A twenty-foot (20') easement for a future Alpha Loop alignment through the Georgia 400 buffer was secured from the previous property owner.

A portion of the property was cleared and graded for a stormwater pond in conjunction with the Davis Drive extension. The remainder of the property consists of hardwoods and pines. The applicant provided a tree report indicating the presence of three (3) specimen trees on the property, all of which are Tulip Poplars and none are proposed to be saved. A tree save area is depicted at the northeast corner of the property near the cemetery, which includes several trees of quality including Black Cherries, Oak, Persimmon and Tulip Poplar. Several Pines at the edge of the Georgia 400 Tree Protection Zone are depicted with structural root plate (SRP) impacts from proposed retaining walls, which will result in the removal of those trees. If approved, it is recommended that specimen trees #292 and #293 be saved and that Pines removed in the Georgia 400 Tree Protection Zone are replaced with evergreen trees.

Stormwater management facilities are depicted on the north and south ends of the property. A note on the site plan indicates that the developer intends to construct an underground stormwater system.

According to the applicant, two (2) and three (3) bedroom townhomes will range in size from 1,694 to 2,200 square feet. Photographs were provided by the applicant depicting two (2) story over basement and 3-story on slab townhomes with a brick base and combination of brick and vertical siding on the upper floors. The two (2) story product has a walkup to a covered entry and the three (3) story product has a recessed front entry. The proposed townhomes have a contemporary style which is appropriate in the North Point Overlay.

ECODISTRICT

The North Point Overlay requires that EcoDistrict measures be incorporated into all new developments, of which a minimum seven (7) EcoDistrict points are required. According to the applicant's letter of intent, the development proposes seven (7) EcoDistrict points. EcoDistrict points are requested for the following measures: Building Energy Efficiency, Building Water Efficiency, Enhanced Bicycle Amenities and Alternative Transportation.

EcoDistrict Measure	Description	Available Points	Requested Points
Building Energy Efficiency	Home construction will demonstrate an average 10% improvement over City's energy code	3	3
Building Water Efficiency	Home construction will incorporate fixtures and other measures to reduce indoor water by at least 20% than a typical building	2	2
Enhanced Bicycle Amenities	Provide bicycle amenities to encourage alternative transportation, such as bicycle repair station and supplemental bicycle parking	1	1

Alternative Transportation	Development to include one (1) dedicated ride-sharing space for the exclusive use of passengers arriving by taxi, ridesharing, or shuttle	1-2	1
TOTAL		7 - 8	7

TRAFFIC

The applicant provided a trip generation memorandum, which states that the proposed townhomes would generate 37 AM Peak Hour trips and 44 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 – 85 Single-Family Townhome Units

School	Single Family Average #
Hembree Springs Elementary School	0 to 19 students
Northwestern Middle School	0 to 6 students
Milton High School	2 to 17 students
TOTAL	2 to 42 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 2 – 42 school age children. Numbers provided by Fulton County Schools show that Northwestern Middle School and Milton High School are nearing maximum 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 property is located within the North Point Overlay, which envisions a mixed-use, walkable environment with an emphasis on sustainability, greenspace and connectivity. The zoning proposal would add residents to the area to patronize adjacent and nearby businesses.

- 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 of adjacent and nearby properties. The property is located within the North Point Overlay, which envisions a mixed-use, walkable environment. The zoning proposal would add residents to the area to patronize adjacent and nearby businesses.

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

Response: The proposed development should not adversely impact the natural environment. A portion of the property was previously cleared and graded in association with the Davis Drive extension and the submitted site plan identifies a tree save area in the northeast corner of the property. If approved, specimen tree saves are recommended.

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

Response: The subject property is approved for a 159-unit assisted living facility. The applicant's zoning proposal is consistent with the vision of the North Point Overlay 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 proposed change in use from assisted living facility to 'For-Sale' residential would not result in significant impacts to public facilities or services. The proposed change would have impacts on schools, but less impact on public safety.

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 property is located within the North Point Overlay, which envisions a mixed-use, walkable environment.

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 and is consistent with the vision of the North Point Overlay.

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

Response: The subject property is approved for a 159-unit assisted living facility. The applicant's zoning proposal is consistent with the vision of the North Point Overlay to become a walkable, mixed-use environment.

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 Mixed Use, which allows the proposed zoning and 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 in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

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

Response: The subject property has an unusual shape, road frontage on two (2) sides and the presence of an on-site cemetery.

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

Response: The application of the Unified Development Code would create an unnecessary hardship given the unusual shape of the property, two (2) road frontages, and presence of an on-site cemetery.

(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, road frontage on two (2) sides and the presence of an on-site cemetery.

(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: Relief, if granted, would not cause a substantial detriment to the public good. There are hardships that support the applicant's proposed variances. If approved, conditions are recommended requiring specimen tree saves, evergreen plantings in the Georgia 400 Tree Protection Zone, and 20' planted buffers along the side property lines.

CONCURRENCES

Staff has reviewed the applicant's proposal against the review criteria for a rezoning and variance. The property is located in the North Point Overlay where walkability, mix of uses, site design and EcoDistrict measures are key components to a successful development. The proposal to allow a 'For-Sale' residential use would add to the mix of uses in the North Point area, bringing people closer to where they work and shop. In addition, the change of use would have less impact on public safety.

The variance requests can be generally supported given the unusual shape of the property, two (2) road frontages, and presence of an on-site cemetery. If approved, conditions are recommended requiring specimen tree saves, evergreen plantings in the Georgia 400 Tree Protection Zone, and 20' planted buffers along the side property lines.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no comments were received.

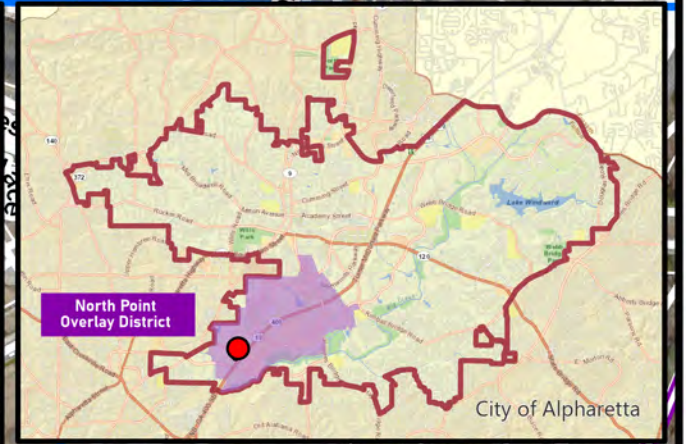
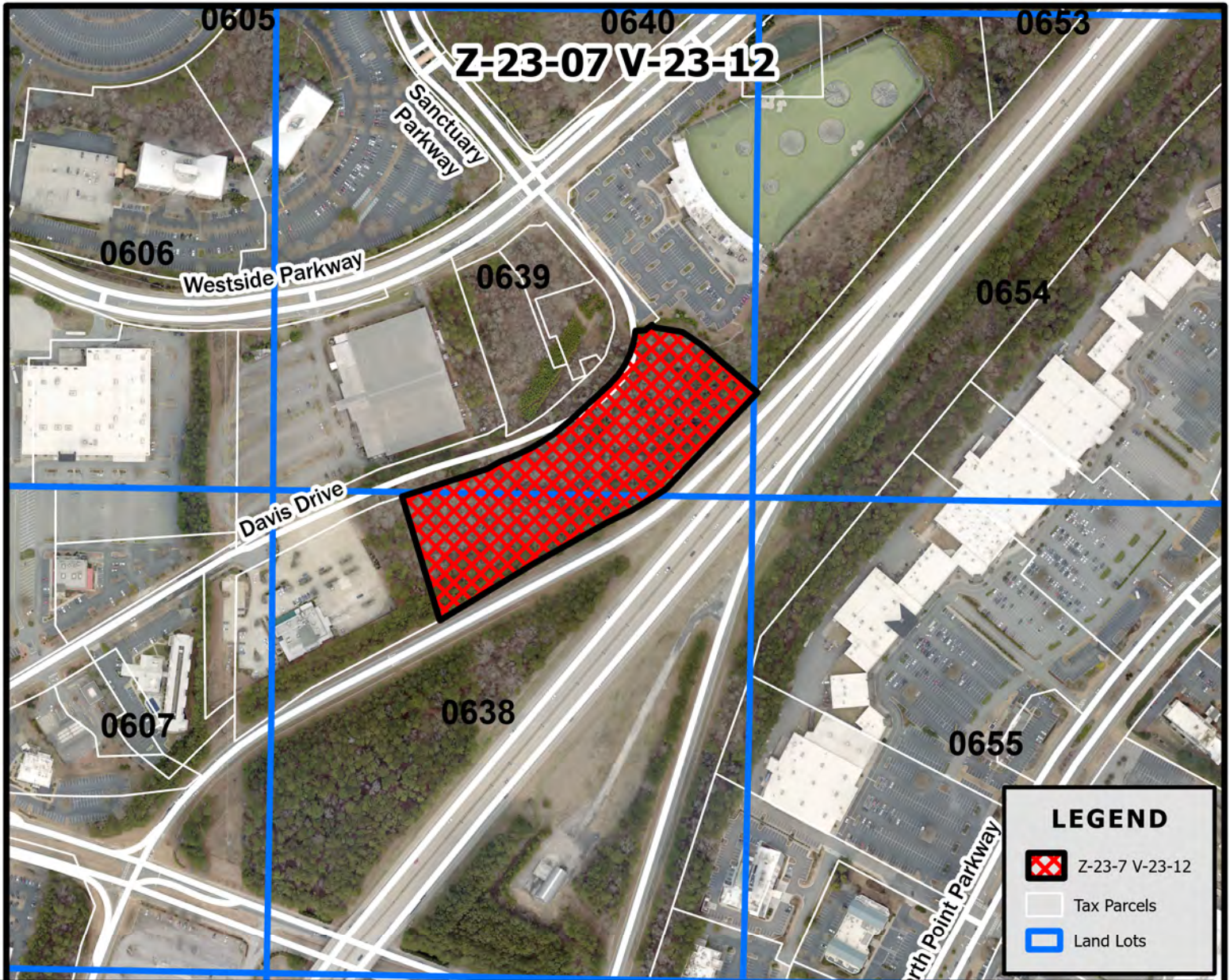
COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on June 14, 2023. There was one (1) public comment in support of the applicant's request.

IV. ATTACHMENTS:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Location Map
- Latest Site Plan

- Color Site Plan
- Exhibit A – Design Photographs
- Updated Tree Study
- Updated Tree Survey
- CZIM Sign In Sheet
- Citizen Part B
- Amended Letter of Intent
- Application

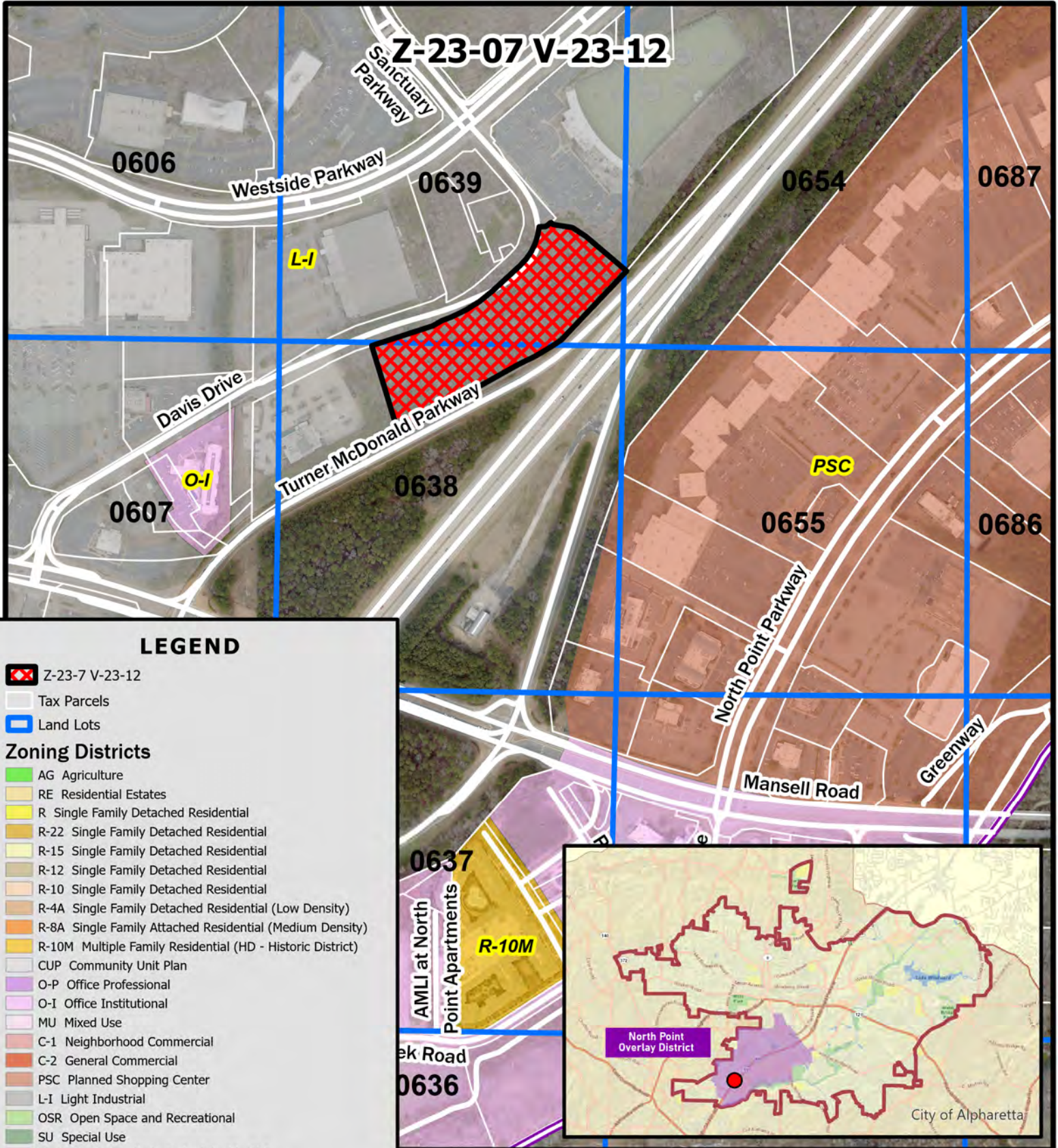


Z-23-07 V-23-12

D/LL: 1/2/0638, 0639

PC: 7/13/23

CC: 7/24/23



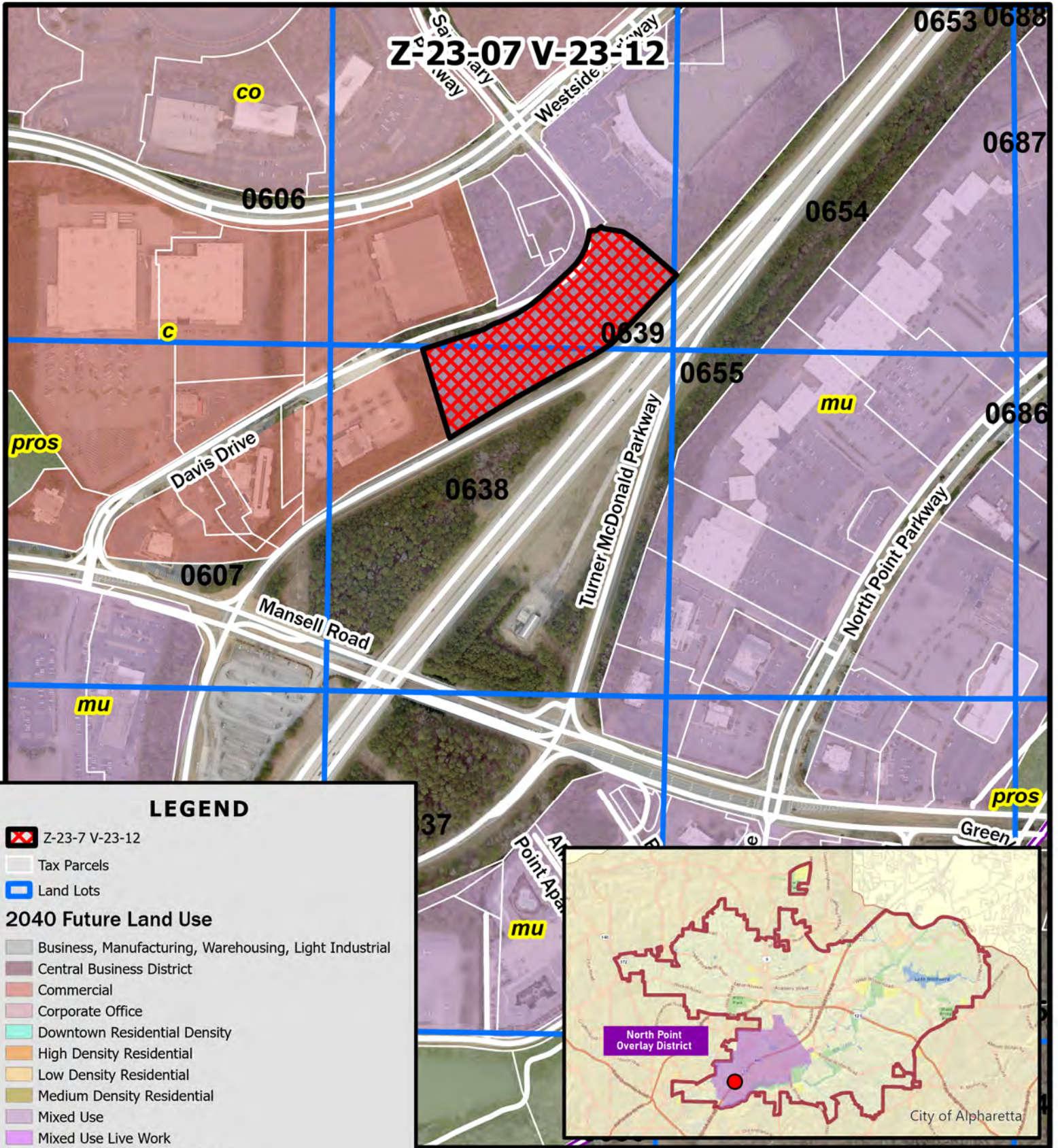
Z-23-07 V-23-12

D/LL: 1/2/0638, 0639

PC: 7/13/23

CC: 7/24/23

Zoning Map
Davis Drive Tract TPG
0 Davis Drive



LEGEND

Z-23-7 V-23-12

Tax Parcels

Land Lots

2040 Future Land Use

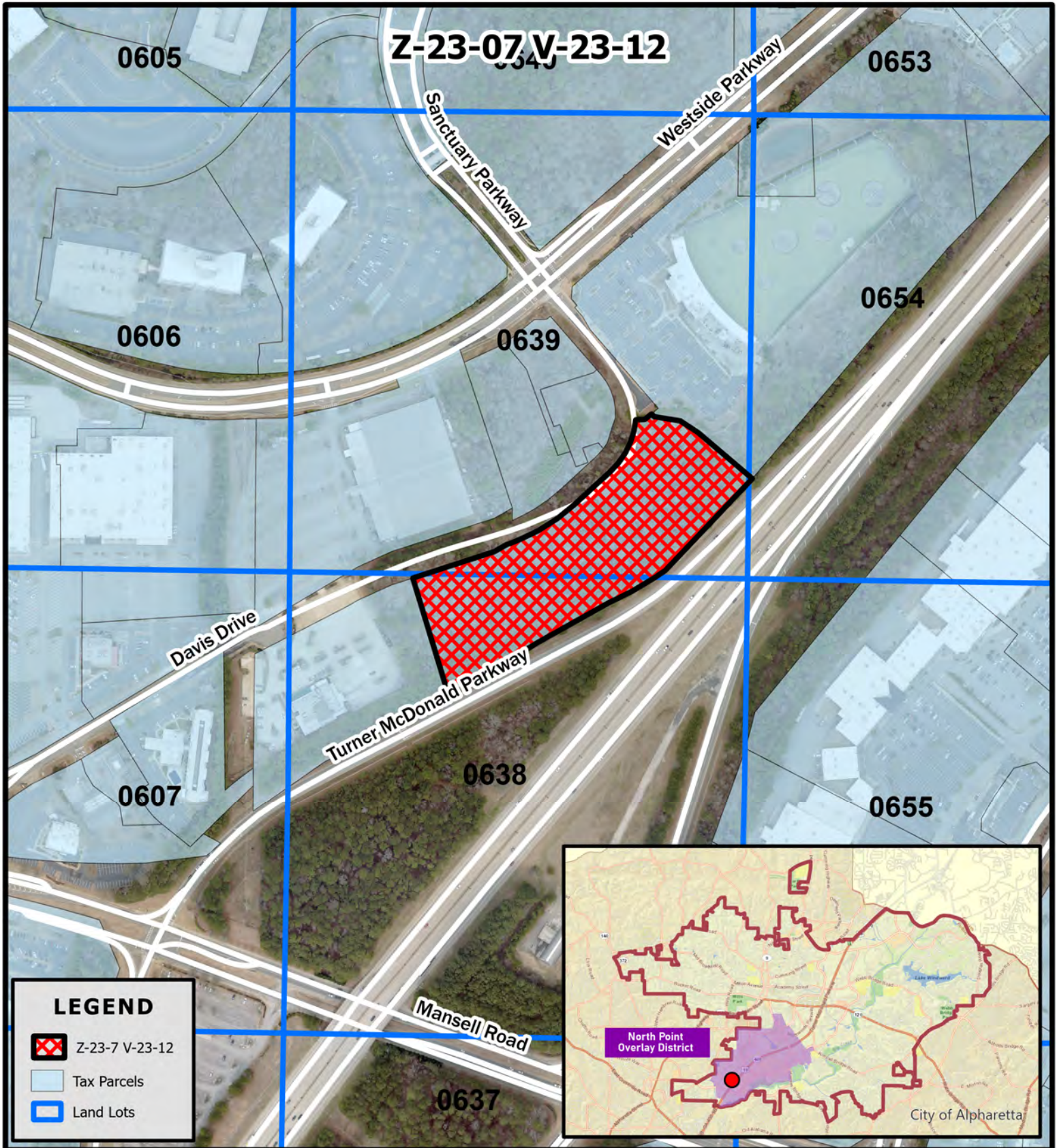
- Business, Manufacturing, Warehousing, Light Industrial
- Central Business District
- Commercial
- Corporate Office
- Downtown Residential Density
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Mixed Use Live Work
- Parks, Recreation, Open Space
- Professional Business Office
- Public, Institutional, Education
- Residential Estate
- Very Low Density Residential

Z-23-07 V-23-12

D/LL: 1/2/0638, 0639

PC: 7/13/23

CC: 7/24/23



Z-23-07 V-23-12

D/LL: 1/2/0638, 0639

PC: 7/13/23

CC: 7/24/23

Location Map
Davis Drive Tract TPG
0 Davis Drive

Location Map Provided by:
Community Development - GIS
 Page 79 of 203

PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 638, 639 and 654 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, being all of Parcel 2 as depicted on the Final Subdivision Plat for Rock Mill 400 recorded in Plat Book 430, Page 77, and being more particularly described as follows:

To find the Point of Beginning commence at a 1/2 inch rebar found at the northeastern end of the southeastern right of way line Westside Parkway (right of way width varies) and northeastern right of way line of Davis Drive (right of way width varies); thence proceeding along said right of way line of Davis Drive the following courses and distances: South 04 degrees 03 minutes 16 seconds West a distance of 35.29 feet to a point, South 40 degrees 56 minutes 44 seconds East a distance of 25.00 feet to a point, South 49 degrees 03 minutes 18 seconds West a distance of 3.26 feet to a point, South 40 degrees 51 minutes 59 seconds East a distance of 8.15 feet to a right of way monument found, South 11 degrees 17 minutes 16 seconds East a distance of 6.87 feet to a disc found, South 33 degrees 07 minutes 46 seconds East a distance of 40.43 feet to a right of way monument found, South 41 degrees 04 minutes 34 seconds East a distance of 119.00 feet to a right of way monument found, North 48 degrees 55 minutes 28 seconds East a distance of 7.17 feet to a right of way monument found, South 40 degrees 36 minutes 30 seconds East a distance of 34.06 feet to a right of way monument found, South 22 degrees 14 minutes 05 seconds East a distance of 6.35 feet to a right of way monument found, South 40 degrees 35 minutes 24 seconds East a distance of 54.94 feet to a right of way monument found, South 49 degrees 03 minutes 04 seconds West a distance of 9.87 feet to a right of way monument found, South 40 degrees 57 minutes 45 seconds East a distance of 106.82 feet to a point, South 48 degrees 59 minutes 16 seconds West a distance of 25.00 feet to a 1/2 inch rebar set, said point being the Point of Beginning.

From the Point of Beginning, as thus established, leaving Davis Drive and proceeding South 40 degrees 58 minutes 43 seconds East a distance of 9.97 feet to a 1/2 inch rebar set; thence South 80 degrees 48 minutes 36 seconds East a distance of 76.64 feet to a 1/2 inch rebar found; thence South 56 degrees 37 minutes 27 seconds East a distance of 64.98 feet to a 1/2 inch rebar found; thence South 49 degrees 40 minutes 17 seconds East a distance of 202.74 feet to a 1/2 inch rebar found on the northwestern right of way line of Georgia Highway 400 (right of way width varies); thence proceeding along said right of way line of Georgia Highway 400 the following courses and distances: South 40 degrees 08 minutes 30 seconds West a distance of 113.48 feet to a 1/2 inch rebar found, South 40 degrees 51 minutes 36 seconds West a distance of 152.53 feet to a 1/2 inch rebar found, along a curve to the right with a radius of 1095.91 feet and an arc length of 343.80 feet (said curve having a chord bearing of South 53 degrees 17 minutes 58 seconds West and a chord distance of 342.39 feet) to a 1/2 inch rebar found and South 62 degrees 17 minutes 09 seconds West a distance of 565.06 feet to a 1/2 inch rebar found; thence leaving Georgia Highway 400 and proceeding North 27 degrees 38 minutes 58 seconds West a distance of 402.33 feet to a 1/2 inch rebar set on the southeastern right of way line of Davis Drive (right of way width varies); thence proceeding along said right of way line of Davis Drive the following courses and distances: along a curve to the right with a radius of 661.09 feet and an arc length of 72.94 feet (said curve having a chord bearing of North 71 degrees 09 minutes 46 seconds East and a chord distance of 72.90 feet) to a right of way monument found, North 74 degrees 19 minutes 28 seconds East a distance of 347.90 feet to a 1/2 inch rebar set, along a curve to the left with a radius of 539.08 feet and an arc length of 253.63 feet (said curve having a chord bearing of North 60 degrees 50 minutes 45 seconds East and a chord distance of 251.30 feet) to a right of way monument found, North 47 degrees 22 minutes 02 seconds East a distance of 139.82 feet to a right of way monument found, along a curve to the left with a radius of 227.05 feet and an arc length of 168.55 feet (said curve having a chord bearing of North 26 degrees 05 minutes 55 seconds East and a chord distance of 164.71 feet) to a right of way monument found, North 87 degrees 59 minutes 22 seconds East a distance of 25.84 feet to a 1/2 inch rebar set and North 48 degrees 59 minutes 16 seconds East a distance of 24.95 feet to the Point of Beginning.

Being the same property as described in the This survey relied upon information contained within a Title Commitment number 23-GBTJC-9273 prepared by Fidelity National Title Insurance Company, with an effective date of March 19, 2023.

SURVEY NOTES:

- This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
- Unless otherwise specified, all distances shown are horizontal ground distances measured in U.S. survey feet (39.37 inches = 1 meter).
- The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West Zone.
- By graphic plotting only this property Does Not lie within a 100 year flood hazard zone and is depicted as Zone X as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia and incorporated areas Map Number 13121C0066F, effective date 9/18/2013.
- No building observed on the subject property.
- No observable evidence that the site was used as a solid waste dump, sump or sanitary landfill.
- The Property has direct vehicular and pedestrian access to Davis Drive, dedicated public right of way, as shown on the survey.
- No wetland delineation markers were observed at the time of the survey.
- No observable evidence of earth moving work, building construction or building additions at the time of the survey.
- No observable evidence or proposed changes in right of way made available to the surveyor.
- No observable evidence of recent street or sidewalk construction or repairs.
- There may be underground utilities not shown on this survey.
- A portion of the planimetric data depicted hereon is derived from aerial imagery. This data set was tested to meet ASPRS (American Society of Photogrammetry and Remote Sensing) Positional Accuracy Standards for Digital Geospatial Data (2014) for a 2.5 (cm) RMSEx and RMSEy Horizontal Accuracy Class. Based on Approximate GSD (Ground Sampling Distance) of 2.14 cm, equating to 6.1± cm at 95% confidence level.

REFERENCE DOCUMENTS:

- ALTA/ACSM Land Title Survey of Site performed by Travis Pruitt & Associates on 4-17-2023.

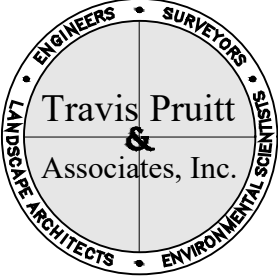
OWNER/DEVELOPER

thePROVIDENCEgroup

Warren Jolly

11340 Lakefield Drive
Building II, Suite 200

Johns Creek, Georgia 30097
Tel: (678) 475-1800



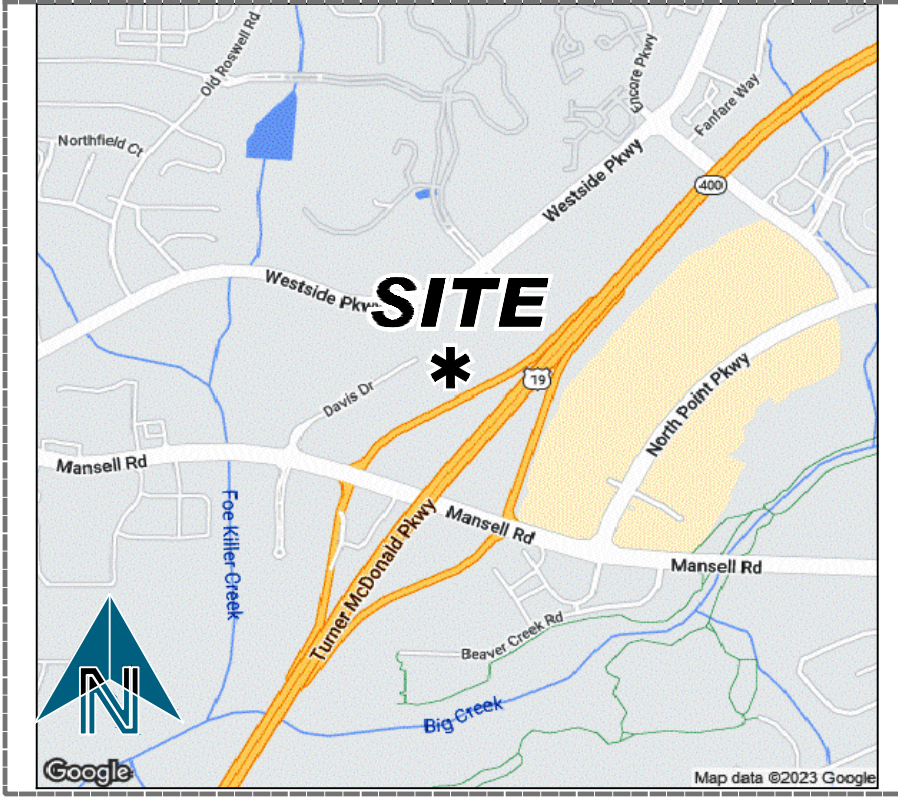
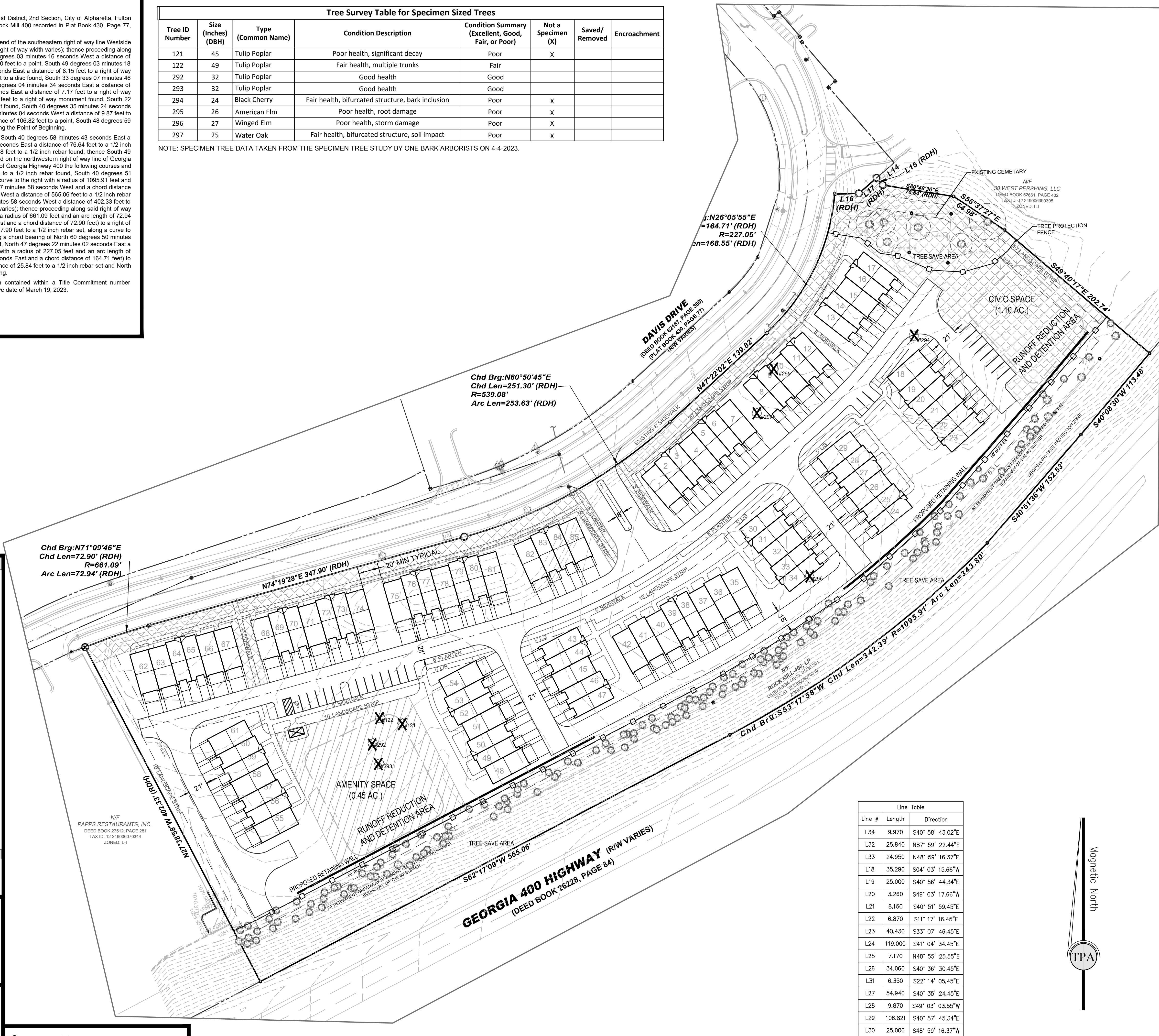
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Tree Survey Table for Specimen Sized Trees

Tree ID Number	Size (Inches) (DBH)	Type (Common Name)	Condition Description	Condition Summary (Excellent, Good, Fair, or Poor)	Not a Specimen (X)	Saved/Removed	Encroachment
121	45	Tulip Poplar	Poor health, significant decay	Poor	X		
122	49	Tulip Poplar	Fair health, multiple trunks	Fair			
292	32	Tulip Poplar	Good health	Good			
293	32	Tulip Poplar	Good health	Good			
294	24	Black Cherry	Fair health, bifurcated structure, bark inclusion	Poor	X		
295	26	American Elm	Poor health, root damage	Poor	X		
296	27	Winged Elm	Poor health, storm damage	Poor	X		
297	25	Water Oak	Fair health, bifurcated structure, soil impact	Poor	X		

NOTE: SPECIMEN TREE DATA TAKEN FROM THE SPECIMEN TREE STUDY BY ONE BARK ARBORISTS ON 4-4-2023.



LOCATION MAP

NOT TO SCALE

SITE DATA:

SITE AREA	8.585 ACRES
ZONING	
EXISTING ZONING	L-1
PROPOSED ZONING	R-10M
ZONING JURISDICTION	ALPHARETTA
DEVELOPMENT TYPE	
TOTAL UNITS	85 TOWNHOMES
TOTAL DENSITY	9.9 U/A
DEVELOPMENT STANDARDS	
FRONT YARD	NO MIN. 30' MAX.*
REAR YARD	50 FEET
SIDE YARD	25 FEET
MINIMUM BUILDING SEPARATION	20 FEET
MINIMUM LOT WIDTH	16 FEET*
PROPOSED OVERALL IMPERVIOUS %	60%
MAXIMUM BUILDING HEIGHT	35 FEET

BUFFERS & LANDSCAPE STRIPS

FRONT	20' LANDSCAPE STRIP
SIDE	10' LANDSCAPE STRIP*
REAR	60' GA 400 BUFFER

OPEN SPACE

CIVIC SPACE REQUIRED	10% + 1% PER U/A OVER 8 U/A = 11.9%
PROVIDED	11.9% X 8.585 AC = 1.022 AC
AMENITY SPACE REQUIRED	5%
PROVIDED	5% X 8.585 AC = 0.430 AC

NOTES

- UNDERGROUND DETENTION SHALL BE ALLOWED.

VARIANCES:

- Alpharetta UDC § 2.2.10.D - To reduce the individual units from 20-feet to a 16-foot lot width.
- Alpharetta UDC § 2.10.3.B: Front Building Setback Reduction from a 0-foot Min/10-foot Max. to a 0-foot Min/30-foot Max
- Alpharetta UDC § 2.10.4 - Amend the block requirements to eliminate the requirement for interconnected streets and block requirements; allow dead end streets; and eliminate the requirement for stub out streets;
- Alpharetta UDC § 3.2.8.B.1.a: Side Buffer Reduction from a 50-foot to a 10-foot planted landscape strip.
- Alpharetta UDC § 2.5.4 Minimum parking requirements for each townhome unit shall be met within the associated garage and driveway.
- Alpharetta UDC § 3.2.2 Allow encroachment and critical root zone impacts in the Georgia 400 Tree Protection Zone for the construction of a retaining wall.

ZONING PLAN

Davis Drive Tract

LAND LOTS 638, 639 & 654 • 1ST DISTRICT • 2ND SECTION •

CITY OF ALPHARETTA • FULTON COUNTY • GEORGIA



For The Firm
Travis Pruitt
&
Associates, Inc.

DATE: 06-30-2023
SCALE: 1" = 50'
CN:22D530CP1 6
LSV:
JN:
FN:

1 of 1

SURVEY NOTES:

1. This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
2. Unless otherwise specified, all distances shown are horizontal ground distances measured in U.S. survey feet (39.37 inches = 1 meter).
3. The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West Zone.
4. By graphic plotting only this property Does Not lie within a 100 year flood hazard zone and is depicted as Zone X as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia and incorporated areas Map Number 13121C0066F, effective date 9/18/2013.
5. No building observed on the subject property.
6. No observable evidence that the site was used as a solid waste dump, sump or sanitary landfill.
7. The Property has direct vehicular and pedestrian access to Davis Drive, dedicated public right of way, as shown on the survey.
8. No wetland delineation markers were observed at the time of the survey.
9. No observable evidence of earth moving work, building construction or building additions at the time of the survey.
10. No observable evidence or proposed changes in right of way made available to the surveyor.
11. No observable evidence of recent street or sidewalk construction or repairs.
12. There may be underground utilities not shown on this survey.
13. A portion of the planimetric data depicted hereon is derived from aerial imagery. This data set was tested to meet ASPRS (American Society of Photogrammetry and Remote Sensing) Positional Accuracy Standards for Digital Geospatial Data (2014) for a 2.5 (cm) RMSE_x and RMSE_y Horizontal Accuracy Class. Based on Approximate GSD (Ground Sampling Distance) of 2.14 cm, equating to 6.1± cm at 95% confidence level.

REFERENCE DOCUMENTS:

1. ALTA/ACSM Land Title Survey of Site performed by Travis Pruitt & Associates on 4-17-2023.

OWNER/DEVELOPER

thePROVIDENCEgroup

Warren Jolly

11340 Lakefield Drive
Building II, Suite 200

Johns Creek, Georgia 30097
Tele: (678) 475-1800



4317 Park Drive, Suite 400
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WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.



N/F
30 WEST PERSHING, LLC
DEED BOOK 52661, PAGE 432
TAX ID: 12 249006390395
ZONED: L-1

N/F
PAPPS RESTAURANTS, INC.
DEED BOOK 27512, PAGE 281
TAX ID: 12 249006070344
ZONED: L-1

Magnetic North

TPA



LOCATION MAP
NOT TO SCALE

SITE DATA:

SITE AREA	8.585 ACRES
ZONING	
EXISTING ZONING	L-1
PROPOSED ZONING	R-10M
ZONING JURISDICTION	ALPHARETTA
DEVELOPMENT TYPE	
TOTAL UNITS	85 TOWNHOMES
TOTAL DENSITY	9.9 U/A
DEVELOPMENT STANDARDS	
FRONT YARD	NO MIN. 30' MAX. *
REAR YARD	50 FEET
SIDE YARD	25 FEET
MINIMUM BUILDING SEPARATION	20 FEET
MINIMUM LOT WIDTH	16 FEET*
PROPOSED OVERALL IMPERVIOUS %	60%
MAXIMUM BUILDING HEIGHT	35 FEET

BUFFERS & LANDSCAPE STRIPS

FRONT	20' LANDSCAPE STRIP
SIDE	10' LANDSCAPE STRIP*
REAR	60' GA 400 BUFFER

OPEN SPACE

CIVIC SPACE	
REQUIRED	10% + 1% PER U/A OVER 8 U/A = 11.9%
	11.9% X 8.585 AC = 1.022 AC
PROVIDED	1.10 AC
AMENITY SPACE	
REQUIRED	5%
	5% X 8.585 AC = 0.430 AC
PROVIDED	0.45 AC

NOTES

- UNDERGROUND DETENTION SHALL BE ALLOWED.

VARIANCES:

- Alpharetta UDC § 2.2.10.D - To reduce the individual units from 20-feet to a 16-foot lot width.
- Alpharetta UDC § 2.10.3.B: Front Building Setback Reduction from a 0-foot Min/10-foot Max. to a 0-foot Min/30-foot Max
- Alpharetta UDC § 2.10.4 - Amend the block requirements to eliminate the requirement for interconnected streets and block requirements; allow dead end streets; and eliminate the requirement for stub out streets;
- Alpharetta UDC § 3.2.8.B.1.a: Side Buffer Reduction from a 50-foot to a 10-foot planted landscape strip.
- Alpharetta UDC § 2.5.4 Minimum parking requirements for each townhome unit shall be met within the associated garage and driveway.
- Alpharetta UDC § 3.2.2 Allow encroachment and critical root zone impacts in the Georgia 400 Tree Protection Zone for site grading and the construction of a retaining wall.

ZONING PLAN

Davis Drive Tract

LAND LOTS 638, 639 & 654 • 1ST DISTRICT • 2ND SECTION •

CITY OF ALPHARETTA • FULTON COUNTY • GEORGIA



For The Firm
Travis Pruitt
&
Associates, Inc.

DATE: 06-13-2023
SCALE: 1" = 50'
CN:22D530CP14
LSV:
JN:
FN:

Exhibit A – Design Photos



Exhibit A – Design Photos



Tree Study Report

Davis Road / Rock Mill 400 South , Alpharetta GA

Date of Inspection 4/4/2023

Inspector

Jesse Milton

ISA #SO-1170B

Email: jesse@onebark.com

Developer

Clint Walters

cwalters@theprovidencegroup.com

INTRODUCTION

This inspection was made to verify trees that meet Specimen tree criteria and/or meet the criteria for an Arborist Report as outlined in the Alpharetta municipal code.

METHODOLOGY

The project site was traversed to identify trees that meet the minimum size criteria for Specimen trees. This inspection uses Level I and Level II assessment standards. Level III standards can be applied at the customers request. All tree sizes were measure as DBH (Diameter at Breast Height, 4.5 feet above soil level).

The project site was traversed to identify trees that meet the minimum size criteria for Specimen trees, including boundary trees within 30 feet outside of the parcel limits and potential 'Trees of Character.' Boundary trees can only be inspected from the subject parcel, unless written permission is given by the neighboring parcel owner. This inspection uses Level I and Level II assessment standards. Level III standards can be applied at the customers request.

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:

30-inch DBH or larger for trees in the Pinus genus

30-inch diameter or larger for trees in the Sweetgum or Tulip poplar genus

20-inch DBH or larger for trees in the Cedrus, Thuja, or other ecologically similar trees

20-inch diameter or larger for trees in the Beech, Nyssa, Persimmon, Sassafras, or other ecologically similar trees

20-inch diameter or larger for Magnolia grandiflora and those cultivars that generally reach a mature height over 40'

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

10-inch DBH or larger for Sourwood

Understory Trees: 8-inch DBH diameter or larger

DEFINITIONS OF TREE HEALTH

GOOD - Few if any pathological problems exist; canopy is full, leaf density is above average, and live crown ratio is generally 50% or greater

FAIR - vigor is reasonable but a minor pathological problem may exist; leaf density is average; live crown ratio may be less than 50%. Most urban trees fall in this category.

POOR - vigor is waning, some dieback may be present, leaf density is below average; a significant pathological problem may be present; decay may exist within vital structures.

DECLINING - vigor is terminal, dieback is developing or is inevitable; tree has a limited life expectancy of less than 5 years.

Tree 109

Cataloged : 4/4/2023

Species

Condition:
Other notes: Tree is missing/removed during pond construction

Tree 110

Cataloged : 4/4/2023

Species

Condition:
Other notes: Tree is missing/removed during pond construction

Tree 119

Cataloged : 4/4/2023

Species

Condition:
Other notes: Tree is missing/removed during pond construction

Tree 120

Cataloged : 4/4/2023

Species

Condition:
Other notes: Tree is missing/removed during pond construction

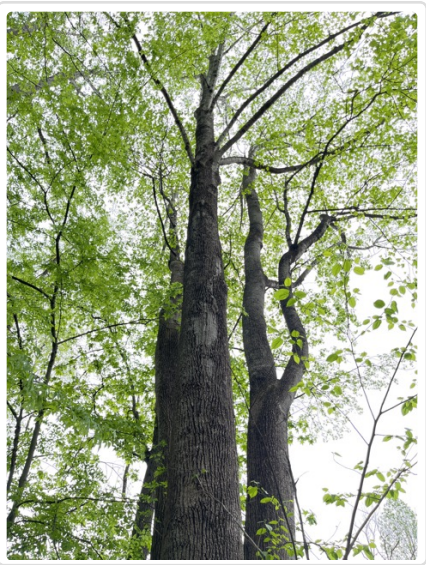
Tree 121

Status: **NOT SPECIMEN**

Cataloged : 4/4/2023

Species 45" tuliptree, *Liriodendron tulipifera*

Condition: poor health. significant column of decay in stem and separation in decayed area (photos 2,3); Structure is multiple trunks, stems are individual, do not share common piths (photo 4)
Other notes: Size was confirmed in field using Alpharetta BMP for measuring multi-stem trees. Revise tree size



Tree 122

Status: **SPECIMEN**

Cataloged : 4/4/2023

Species 49" tuliptree, *Liriodendron tulipifera*

Condition: fair health. No significant problems identified; Structure is multiple trunks, bark inclusions are not significant; trifurcated

Other notes: Size was confirmed in field using Alpharetta BMP for measuring multi-stem trees. Revise tree size



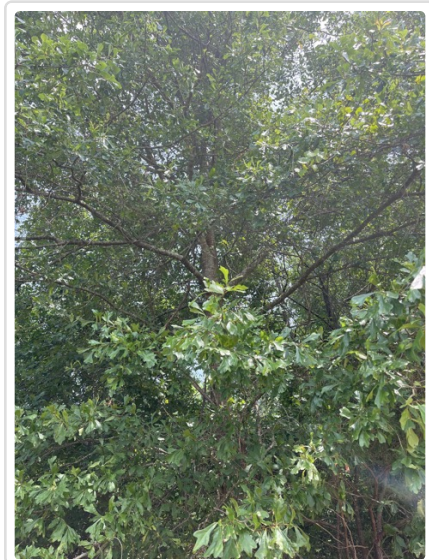
Tree 176

Cataloged : 6/29/2023

Species 11" oak, water, *Quercus nigra*

Condition: good health. No significant problems identified ; Structure is single, No significant problems identified

Other notes:



Tree 177

Cataloged : 6/29/2023

Species 9" persimmon, *Diospyros virginiana*

Condition: fair health. No significant problems identified ; Structure is single

Other notes:



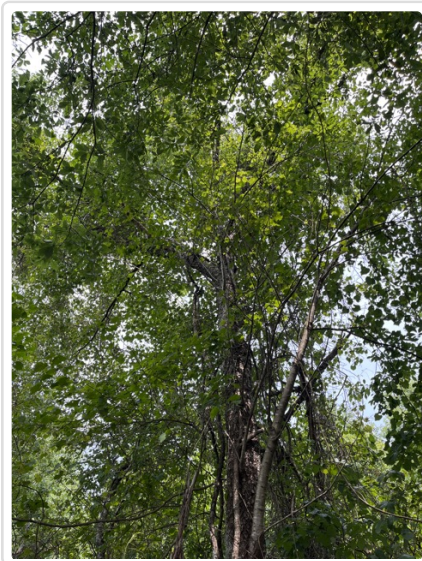
Tree 178

Cataloged : 6/29/2023

Species 10" Cherry, Black, *Prunus serotina*

Condition: declining health. leaf necrosis; poor health; significant Muscadine vine growth in canopy; Structure is single

Other notes: Do not conserve



Tree 179

Cataloged : 6/29/2023

Species 11" Cherry, Black, *Prunus serotina*

Condition: fair health. No significant problems identified ; Structure is single

Other notes:



Tree 180

Cataloged : 6/29/2023

Species 9" Cherry, Black, *Prunus serotina*

Condition: fair health. No significant problems identified ; Structure is single

Other notes:



Tree 181

Cataloged : 6/29/2023

Species 15" tuliptree, *Liriodendron tulipifera*

Condition: fair health. No significant problems identified ; Structure is single, No significant problems identified

Other notes:



Tree 182

Cataloged : 6/29/2023

Species 12" sweetgum, *Liquidambar styraciflua*

Condition: good health. No significant problems identified ; Structure is single

Other notes:



Tree 292

Status: **SPECIMEN**

Cataloged : 4/4/2023

Species 25" tuliptree, *Liriodendron tulipifera*

Condition: good health. No significant problems identified; Structure is single, No significant problems identified

Other notes:



Tree 293

Status: **SPECIMEN**

Cataloged : 4/4/2023

Species 30" tuliptree, *Liriodendron tulipifera*

Condition: good health. No significant problems identified; Structure is single, No significant problems identified

Other notes:



Tree 294

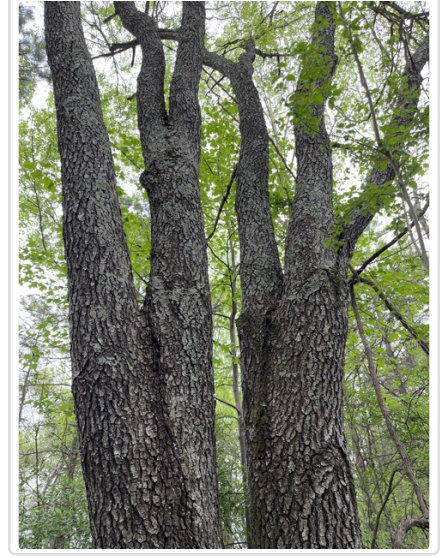
Status: **NOT SPECIMEN**

Cataloged : 4/4/2023

Species 24" Cherry, Black, *Prunus serotina*

Condition: fair health. Structure is bifurcated, bark inclusion extends nearly to soil level (photos 2,4)

Other notes: As noted in the Pond & Company Specimen Tree Evaluation Report of 2/15/21, the inspecting arborist found this tree to be non-specimen due to the significant bark inclusion and undesirable form of the trunk.



Tree 295

Status: **NOT SPECIMEN**

Cataloged : 4/4/2023

Alternate ID: 192

Species 26" Elm, american, *Ulmus americana*

Condition: Poor health. Cut for new Davis Road is 8' from trunk center, however surface disruption is evident right up to the flares, with roots exposed and torn at soil surface; Structure is single

Other notes: Root loss and root damage is within structural root plate of tree (13' feet radius), and approximately



Tree 296

Status: **NOT SPECIMEN**

Cataloged : 4/4/2023

Species 27" Elm, winged, *Ulmus alata*

Condition: poor health. multiple open cavities in stems from old storm damage (photos 1,3); catastrophic failure of scaffold limb (photos 1,3); wound/decay adjacent to stem bifurcation (photo 2); Structure is Broken

Other notes: Does not meet condition criteria



Tree 297

Status: **NOT SPECIMEN**

Cataloged : 4/4/2023

Alternate ID: none

Species 25" oak, water, *Quercus nigra*

Condition: fair health. Disturbance and soil impact is approximately 20 feet from trunk of the tree; Structure is bifurcated

Other notes: As noted in the Pond & Company Specimen Tree Evaluation Report of 2/15/21, the inspecting



Summary

Total Specimen trees identified within study area: 3

Additional Notes

The number scheme from the Pond & Company report was used, as the in-field tags do not match with the supplied documentation.

LIMITATIONS

This report is not meant to override any determination by Alpharetta regarding the status of Specimen trees. Additional tree information may be required by the City once the Specimen Tree Report is submitted to Alpharetta, including but not limited to: Trees of Character, Level III assessments, site meetings with the Municipal arborist, and any Tree Maintenance Plan preparation.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments cannot be guaranteed. Clients may choose to accept or disregard the recommendations of the arborists, or to seek additional advice. This inspection was made without the expectation of a particular result.

Certification

Date Certified: 4/4/2023

I certify that all of the statements made in this report are true, complete and correct to the best of my knowledge and belief, and are made in good faith.

Jesse Milton
ISA #SO-1170B
Tree Risk Assessment Qualified (TRAQ)



Tree Survey Table for Specimen Sized Trees						
Tree ID Number	Size (Inches) (DBH)	Type (Common Name)	Condition Description	Condition Summary (Excellent, Good, Fair, or Poor)	Not a Specimen (X)	Save/Remove
121	45	Tulip Poplar	Poor health, significant decay	Poor	X	Remove
122	49	Tulip Poplar	Fair health, multiple trunks	Fair		Remove
292	32	Tulip Poplar	Good health	Good		Remove
293	32	Tulip Poplar	Good health	Good		Remove
294	24	Black Cherry	Fair health, bifurcated structure, bark inclusion	Poor	X	Remove
295	26	American Elm	Poor health, root damage	Poor	X	Remove
296	27	Winged Elm	Poor health, storm damage	Poor	X	Remove
297	25	Water Oak	Fair health, bifurcated structure, soil impact	Poor	X	Remove
TOTAL INCHES TO RECOMPENSE						113

NOTE: SPECIMEN TREE DATA TAKEN FROM THE SPECIMEN TREE STUDY BY ONE BARK ARBORISTS ON 4-4-2023.

TREES IN 60' BUFFER WITH ROOT PLATE OVER EDGE OF BUFFER BOUNDARY	
Description	Size
Sweetgum	6
Pine	6
Pine	6
Pine	7
Pine	8
Pine	8
Pine	8
Pine	8
Pine	10
Pine	10
Pine	10
Pine	10
Pine	11
Pine	11
Pine	12
Pine	12
Pine	12
Poplar	13
Pine	13
Pine	13
Pine	13
Pine	13
Pine	13
Pine	13
Pine	14
Pine	14
Pine	14
Pine	14
Pine	14
Pine	16
Pine poor	16
Pine	20
Total inches affected	341

SPECIMEN TREE RECOMPENSE NOTES:

A TOTAL OF 7 SPECIMEN SIZED TREES WILL BE REMOVED. ONLY 3 TREES ARE CONSIDERED TO BE SPECIMENS FOR A TOTAL OF 113 INCHES. 113 X 3 = 339 INCHES REQUIRED FOR RECOMPENSE

OVERALL TREE DENSITY CALCULATION:

SITE DENSITY FACTOR (SDF) = 130 x SITE AREA
SDF = (8.585 ACRES x 130) = 1,116.05 TDU
SITE WILL MEET DENSITY REQUIREMENTS

CHD LEN=72.90' (RDH)
R=661.09'
ARC LEN=72.94' (RDH)

SURVEY NOTES:

- This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
- Unless otherwise specified, all distances shown are horizontal ground distances measured in U.S. survey feet (39.37 inches = 1 meter).
- The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West Zone.
- By graphic plotting only this property Does Not lie within a 100 year flood hazard zone and is depicted as Zone X as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia and incorporated areas Map Number 13121C0066F, effective date 9/18/2013.
- No building observed on the subject property.
- No observable evidence that the site was used as a solid waste dump, sump or sanitary landfill.
- The Property has direct vehicular and pedestrian access to Davis Drive, dedicated public right of way, as shown on the survey.
- No wetland delineation markers were observed at the time of the survey.
- No observable evidence of earth moving work, building construction or building additions at the time of the survey.
- No observable evidence or proposed changes in right of way made available to the surveyor.
- No observable evidence of recent street or sidewalk construction or repairs.
- There may be underground utilities not shown on this survey.
- A portion of the planimetric data depicted hereon is derived from aerial imagery. This data set was tested to meet ASPRS (American Society of Photogrammetry and Remote Sensing) Positional Accuracy Standards for Digital Geospatial Data (2014) for a 2.5 (cm) RMSEx and RMSEy Horizontal Accuracy Class. Based on Approximate GSD (Ground Sampling Distance) of 2.14 cm, equating to 6.1± cm at 95% confidence level.

REFERENCE DOCUMENTS:

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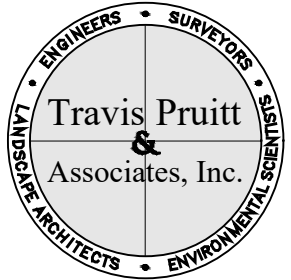
OWNER/DEVELOPER

thePROVIDENCEgroup

Warren Jolly

11340 Lakefield Drive
Building II, Suite 200

Johns Creek, Georgia 30097
Tele: (678) 475-1800



4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruitt.com

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CITY ARBORIST REQUIRED NOTES

- 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.
- 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.
- 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.
- 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.
- Installation of the tree save fence will involve no trenching.
- All existing trees identified for preservation or found within tree save areas must be fully protected during all phases of this project.
- 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.
- All roots encountered 12" or greater during grading or excavating operations shall be clean cut under the direction of an ISA Certified Arborist.
- Any limbs overhanging the LOD that may be ripped, torn, or damaged during construction SHALL be properly pruned under the direction of an ISA Certified Arborist.
- 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.
- All approved revisions to the location of the tree save fence need to be coordinated with the land disturbance inspector prior to relocation.

ALPHARETTA LANDSCAPE NOTES

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LOCATION MAP

NOT TO SCALE

SITE DATA:

SITE AREA	8.585 ACRES
ZONING	
EXISTING ZONING	L-1
PROPOSED ZONING	R-10M
ZONING JURISDICTION	ALPHARETTA
DEVELOPMENT TYPE	
TOTAL UNITS	85 TOWNHOMES
TOTAL DENSITY	9.9 U/A

Line Table		
Line #	Length	Direction
L34	9.970	S40° 58' 43.02"E
L32	25.840	N87° 59' 22.44"E
L33	24.950	N48° 59' 16.37"E
L18	35.290	S04° 03' 15.66"W
L19	25.000	S40° 56' 44.34"E
L20	3.260	S49° 03' 17.66"W
L21	8.150	S40° 51' 59.45"E
L22	6.870	S11° 17' 16.45"E
L23	40.430	S33° 07' 46.45"E
L24	119.000	S41° 04' 34.45"E
L25	7.170	N48° 55' 25.55"E
L26	34.060	S40° 36' 30.45"E
L31	6.350	S22° 14' 05.45"E
L27	54.940	S40° 35' 24.45"E
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L29	106.821	S40° 57' 45.34"E
L30	25.000	S48° 59' 16.37"W

GEORGIA 400 HIGHWAY (R/W VARIES)
(DEED BOOK 26228, PAGE 84)

TREE PROTECTION LEGEND:

STANDARD TREE SAVE FENCE	—○—○—○—○—
REINFORCED TREE SAVE FENCE AT SPECIMEN TREES	—○—○—○—○—
SUPPLEMENTAL EROSION CONTROL SILT FENCE FOR TREE PROTECTION	—x—x—x—x—x—
LIMITS OF CLEARING	
SPECIMEN TREE TO BE REMOVED	
TREES IN 60' BUFFER	

15 0 30 60 90
GRAPHIC SCALE - IN FEET

SPECIMEN TREE SURVEY

Davis Drive Tract

LAND LOTS 638, 639 & 654 • 1ST DISTRICT • 2ND SECTION •

CITY OF ALPHARETTA • FULTON COUNTY • GEORGIA



For The Firm
Travis Pruitt
&
Associates, Inc.

DATE: 06-30-2023
SCALE: 1" = 30'
CN:22D530CP16
LSV:
JN:
FN:

1 of 2

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Pine	12
Pine	12
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Poplar	13
Pine	13
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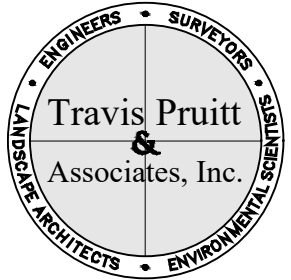
OWNER/DEVELOPER

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Building II, Suite 200

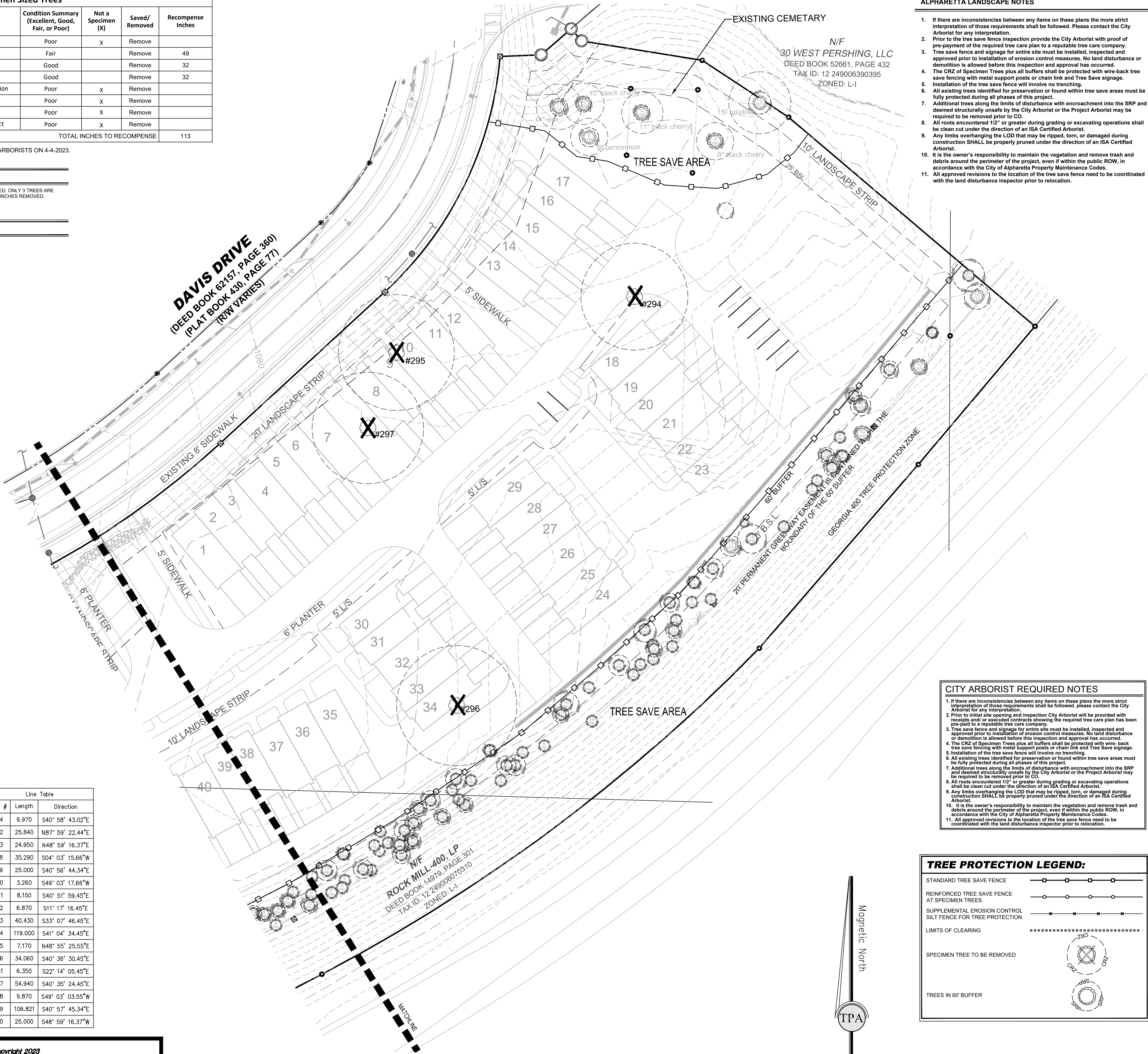
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L31	6.350	S22° 14' 05.45"E
L27	54.940	S40° 35' 24.45"E
L28	9.870	S49° 03' 03.55"W
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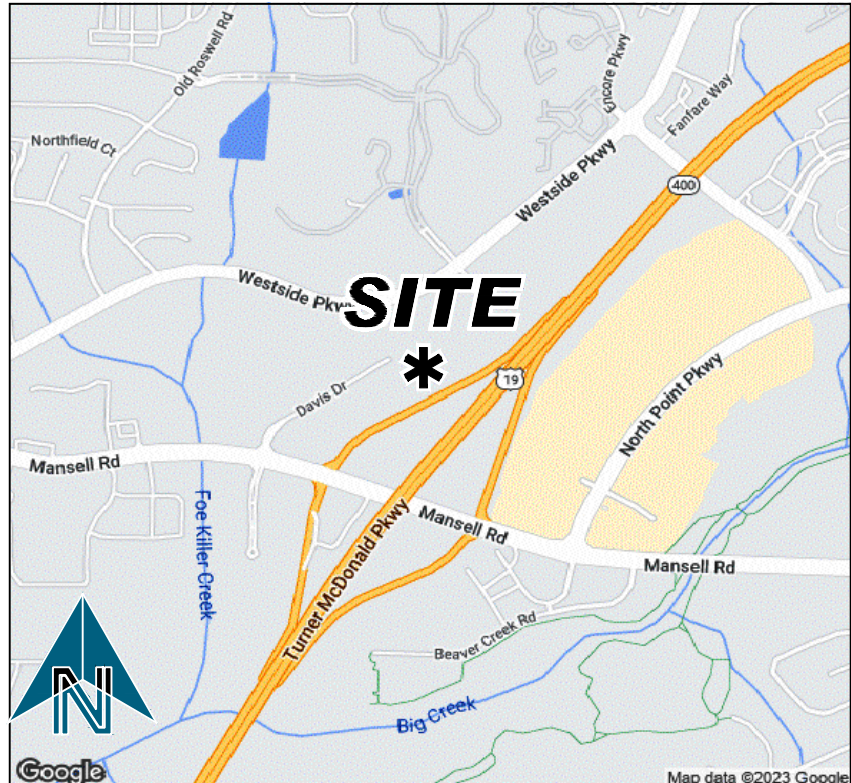


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4. The CRZ of Specimen Trees plus all buffers shall be protected with wire-back tree save fencing with metal support posts or chain link and Tree Save signage.	
5. Installation of the tree save fence will involve no trenching.	
6. All existing trees identified for preservation or found within tree save areas 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 1/2" 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 direction 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.	

TREE PROTECTION LEGEND:	
STANDARD TREE SAVE FENCE	
REINFORCED TREE SAVE FENCE AT SPECIMEN TREES	
SUPPLEMENTAL EROSION CONTROL SILT FENCE FOR TREE PROTECTION	
LIMITS OF CLEARING	
SPECIMEN TREE TO BE REMOVED	
TREES IN 60' BUFFER	



- #### ALPHARETTA LANDSCAPE NOTES
- 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.
 - Prior to the tree save fence inspection provide the City Arborist with proof of pre-payment of the required tree care plan to a reputable tree care company.
 - 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.
 - 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.
 - Installation of the tree save fence will involve no trenching.
 - All existing trees identified for preservation or found within tree save areas must be fully protected during all phases of this project.
 - 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.
 - All roots encountered 1/2" or greater during grading or excavating operations shall be clean cut under the direction of an ISA Certified Arborist.
 - Any limbs overhanging the LOD that may be ripped, torn, or damaged during construction SHALL be properly pruned under the direction of an ISA Certified Arborist.
 - 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.
 - All approved revisions to the location of the tree save fence need to be coordinated with the land disturbance inspector prior to relocation.



LOCATION MAP

NOT TO SCALE

SITE DATA:

SITE AREA	8.585 ACRES
ZONING	
EXISTING ZONING	L-1
PROPOSED ZONING	R-10M
ZONING JURISDICTION	ALPHARETTA
DEVELOPMENT TYPE	
TOTAL UNITS	85 TOWNHOMES
TOTAL DENSITY	9.9 U/A

VARIANCES:

- Alpharetta UDC § 2.2.10.D - To reduce the individual units from 20-feet to a 16-foot lot width.
- Alpharetta UDC § 2.10.3.B: Front Building Setback Reduction from a 0-foot Min/10-foot Max. to a 0-foot Min/30-foot Max
- Alpharetta UDC § 2.10.4 - Amend the block requirements to eliminate the requirement for interconnected streets and block requirements; allow dead end streets; and eliminate the requirement for stub out streets;
- Alpharetta UDC § 3.2.8.B.1.a: Side Buffer Reduction from a 50-foot to a 10-foot planted landscape strip.
- Alpharetta UDC § 2.5.4 Minimum parking requirements for each townhome unit shall be met within the associated garage and driveway.
- Alpharetta UDC § 3.2.2 Allow encroachment and critical root zone impacts in the Georgia 400 Tree Protection Zone for the construction of a retaining wall.

SPECIMEN TREE SURVEY

Davis Drive Tract

LAND LOTS 638, 639 & 654 • 1ST DISTRICT • 2ND SECTION •

CITY OF ALPHARETTA • FULTON COUNTY • GEORGIA



For The Firm
Travis Pruitt
&
Associates, Inc.

DATE: 06-30-2023
SCALE: 1" = 30'
CN:22D530CP16
LSV:
JN:
FN:

Community Zoning Information Meeting (CZIM)

June 14, 2023

Please sign-in and leave your comments and/or concerns.

Z-23-07 / V-23-14 / Davis Drive Tract TPG

NAME	ADDRESS	COMMENTS
Vera Mishu	64 ELAN CT, ALPHARETTA, GA 30022	Love it
JAVIER VACA	64 ELAN CT. 30022 ALPHARETTA, GA	

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: 0 Davis Drive (Parcel ID 12 249006070310) Application # Z-23-07 / V-23-12

Contact Name: Alex Brock (Smith, Gambrell, and Russell, LLP) Telephone: 404-815-3603

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.

Letters were sent to the property owners noted on the attached list. No feedback has been received to-date. The Applicant will also attend the Community Zoning Information Meeting on June 14, 2023.

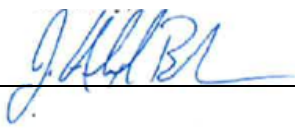
Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

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

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.

On May 15, 2023, notice was provided to property owners within 500 feet of the subject property. A copy of that notice letter and the mailing list are included.

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: 06.12.23

Print Form

Letter to 500 Foot Property Owners

1105 W. Peachtree St. NE, Suite 1000
Atlanta, Georgia 30309-3608
Tel: 404 815-3500
www.sgrlaw.com



J. Alexander Brock
Direct Tel: 404-815-3603
Direct Fax: 404-685-6903
jabrock@sgrlaw.com

May 12, 2023

Re: 0 Davis Drive (Parcel ID 12 249006070310) Application # Z-23-07 / V-23-12

Dear Neighbor:

Please allow this letter to serve as public notice for a The Providence Group of Georgia's Rezoning and Variance requests involving the property at 0 Davis Drive, Alpharetta, Georgia (Parcel ID 12 249006070310). Their Application to the City of Alpharetta requests the following:

1. A rezoning from Light Industrial (LI) to 'For-Sale' Residential Dwelling (R-10M).
2. Concurrent variances from:
 - a. Alpharetta UDC § 2.2.10.D – To reduce the individual units from 20-feet to a 16-foot lot width.
 - b. Alpharetta UDC § 2.10.3.B: Front Building Setback Reduction from a 0-foot Min/10-foot Max. to a 0-foot Min/30-foot Max
 - c. Alpharetta UDC § 2.10.4 – Amend the block requirements to eliminate the requirement for interconnected streets and block requirements; allow dead end streets; and eliminate the requirement for stub out streets;
 - d. Alpharetta UDC § 2.10.8.C.1: Allow buildings to have a non-street-facing pedestrian entrance;
 - e. Alpharetta UDC § 3.2.8.B.1.a: Side Buffer Reduction from a 50-foot to a 10-foot planted landscape strip.

The Community Zoning Information Meeting (CZIM) for these requests will be held on Wednesday, June 14, 2023 at 6:00 PM in the Multipurpose Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is located at 2 Park Plaza, Alpharetta, GA 30009. 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, July 13, 2023 at 6:30 PM and City Council on Monday, July 24, 2023 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 me at your convenience. I can be reached at 404.815.3500 or jabrock@sgrlaw.com

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Alexander Brock', is written over a light blue rectangular background.

J. Alexander Brock

SGR/42696691.1

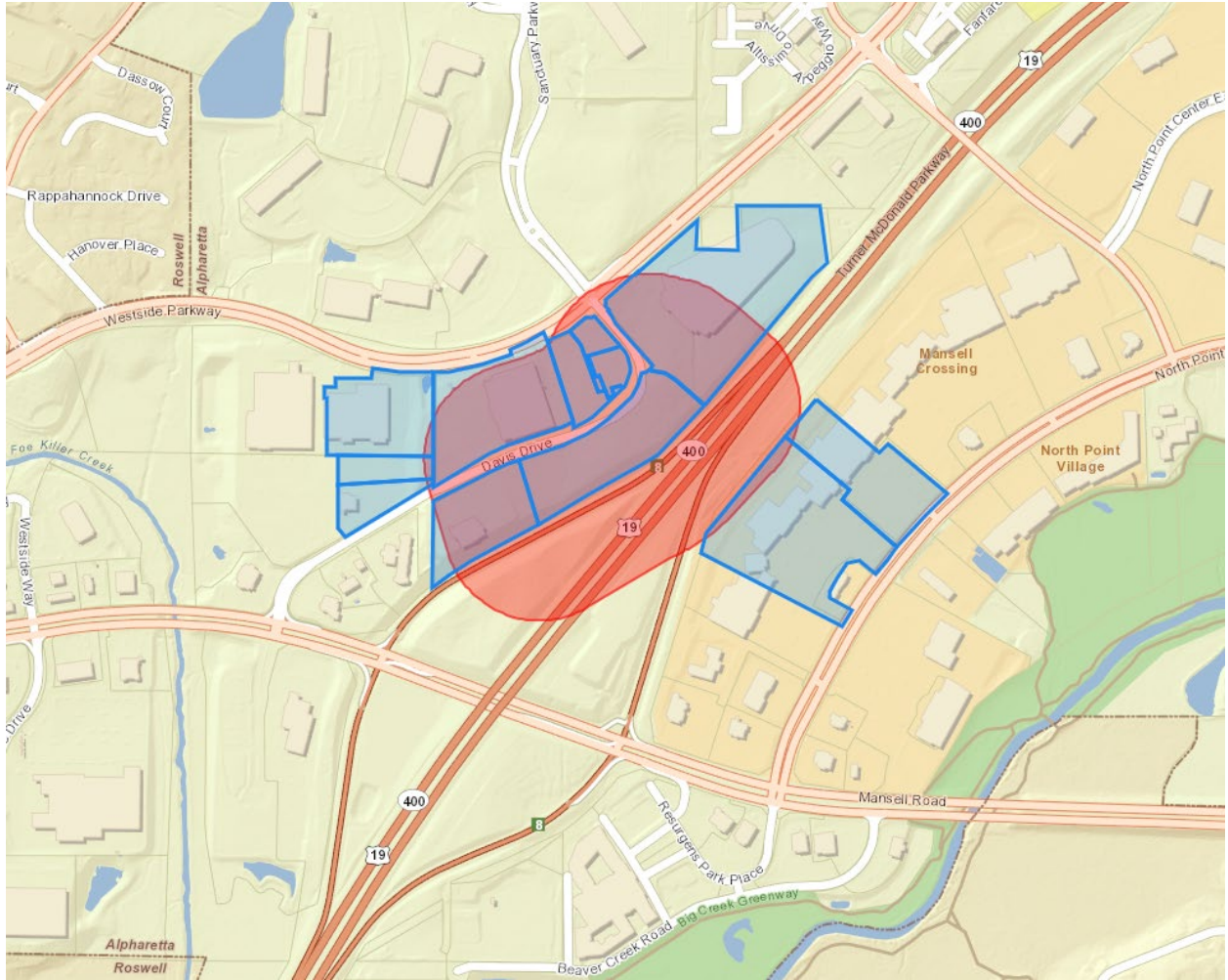
500 Foot Property Owner List



Firm Mailing Book For Accountable Mail

Name and Address of Sender Kylie Thomas Smith, Gambrell & Russell, LLP 1105 West Peachtree Street, NE Suite 1000 Atlanta, GA 30309	Check type of mail or service ☐ Adult Signature Required ☐ Priority Mail Express ☐ Adult Signature Restricted Delivery ☐ Registered Mail ☐ Certified Mail ☐ Return Receipt for Merchandise ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation ☐ Collect on Delivery (COD) ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail ☐ Priority Mail	Hasler 05/15/2023 \$06.00 MIDTOWN POST OFFICE MAY 15 2023 30309-9998													
USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee	
1.	DAVIS GROUP STORAGE LLC 6728 JAMESTOWN DR ALPHARETTA GA 30005	.60	.54												
2.	30 WEST PERSHING LLC 3520 PIEDMONT RD NE STE 410 ATLANTA GA 30305	.60	.54												
3.	ALPHARETTA SALOON LLC P O BOX 1766 FORT LEE NJ 07024	.60	.54												
4.	PAPPAS RESTAURANTS INC 3520 PIEDMONT RD NE STE 410 ATLANTA GA 30305	.60	.54												
5.	SMGA LLC 635 WEST 7TH ST # S 310 CINCINNATI OH 45203	.60	.54												
6.	ABBINK OPAL D ET AL 8850 RIVER TRC DULUTH GA 30097	.60	.54												
7.	CENTRO WATT OPERATING PTNRSHIP TWO LLC P.O. BOX 4900 DEPT 124 SCOTTSDALE AZ 85261-4900	.60	.54												

8.	HDX LLC 8850 RIVER CHASE DR DULUTH GA 30097	.60	.54											
9.	ROCK MILL 400 L P 5314 DUNWOODY CLUB CREEK ATLANTA GA 30360	.60	.54											
10.	ALPHARETTA FAMILY SKATE CENTER 10800 DAVIS DR ALPHARETTA GA 30004	.60	.54											
11.		.60	.54											
12.		.60	.54											
13.		.60	.54											
14.		.60	.54											
15.		.60	.54											
16.		.60	.54											



1105 W. Peachtree St. NE, Suite 1000
Atlanta, Georgia 30309-3608
Tel: 404-815-3500
www.sgrlaw.com



J. Alexander Brock
Direct Tel: 404-815-3603
Direct Fax: 404-685-6903
jabrock@sgrlaw.com

June 13, 2023

Ms. Kathi Cook, Director
Community Development
City of Alpharetta, Georgia
287 South Main Street
Alpharetta, Georgia 30004

Re: Application of The Providence Group of Georgia for ±8.565 acres of land located along the southern right-of-way of Davis Drive to rezone the tract from LI to R-10M and to secure six (6) variances from Sections 2.2.10.D, 2.5.4, 2.10.3.B, 2.10.4, 3.2.2 and 3.2.8.B.1.a of the City of Alpharetta Unified Development Code and the Northpoint Overlay District; which tract is located in Land Lots 638, 639, 849, and 654, First District, Second Section, Fulton County, Georgia (Parcel ID number 12 249006070310)

Dear Ms. Cook:

Please accept this letter as the Letter of Intent of my client, The Providence Group of Georgia ("TPG") in support of the above referenced Applications.

As you know I represent TPG in its effort to develop a total of 85 "for-sale" residential townhome units, at a density of 9.9 units per acre. A Site Plan by Travis Pruitt & Associates (TPA) dated June 13, 2023 more particularly details the nature of the intended project. The Applicant envisions a mix of unit sizes that will range from 1,694 to 2,200 square feet. The townhomes will be 2 to 3-bedroom units with 2½ or 3½ baths. Also, each unit will have an attached garage for one to two cars with driveways which will be 18 feet in length. Additionally, there will be 23 guest parking spaces on site.

The Subject Property is zoned Light Industrial ("LI") and is also located within the North Point Overlay district. The Applicant seeks to rezone the Subject Property to the 'For-Sale' Residential Dwelling district ("R-10M") to allow the 85 unit townhome development. The R-10M district allows for-sale, attached residential at a density of up to 10 units per acre. Also, as a consequence of being within the North Point Overlay, there are a number of additional design elements which are to be incorporated into the proposed development. The Proposed Design

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will include 20-foot wide streetscape adjacent to the existing 8-foot wide sidewalk along the Davis Drive frontage. The proposed development will meet the North Point Overlay requirements for open space by providing 1.10 acres of landscaped civic space and 0.45 acres of amenity area. The Proposed Development will also include a large section of natural area adjacent to the Georgia State Route 400 (“GA-400”) right-of-way. In addition to the onsite improvements, the proposed design contemplates the protection of an existing cemetery in the northeast corner of the property. The Applicant will take precautions in its design to limit disturbance around the cemetery. Finally, the development will incorporate a number of sustainable design features in accordance with the North Point Overlay EcoDistrict requirements, which features total 7 EcoDistrict points.¹ Thus the ultimate goal is to create an ecofriendly redevelopment in compliance with the City’s vision for the North Point Overlay. This development represents an opportunity for upscale, for-sale housing in an area that is devoid of such options.

These improvements require the following approvals:

1. Rezoning of the Property from LI to R-10M.
2. Concurrent variances from certain sections of the City of Alpharetta Unified Development Code and North Point Overlay requirements occasioned by factors peculiar to the Subject Property. The development will need the following variances from:
 - a. Alpharetta UDC § 2.2.10.D – To reduce the individual units from 20-feet to a 16-foot lot width.
 - b. Alpharetta UDC § 2.5.4 Minimum parking requirements for each townhome unit shall be met within the associated garage and driveway.
 - c. Alpharetta UDC § 2.10.3.B: Front Building Setback Reduction from a 0-foot Min/10-foot Max. to a 0-foot Min/30-foot Max
 - d. Alpharetta UDC § 2.10.4 – Amend the block requirements to eliminate the requirement for interconnected streets and block requirements; allow dead end streets; and eliminate the requirement for stub out streets;
 - e. Alpharetta UDC § 3.2.2 Allow encroachment and critical root zone impacts in the Georgia 400 Tree Protection Zone for site grading and the construction of a retaining wall.
 - f. Alpharetta UDC § 3.2.8.B.1.a: Side Buffer Reduction from a 50-foot to a 10-foot planted landscape strip.

¹ Alpharetta UDC § 2.10.11.B requires a minimum of 7 points for new construction.

A. Relevant Background Information

In the mid-2000s the City of Alpharetta conducted its first LCI review of the North Point Area, which culminated in the 2008 North Point LCI. The plan then designated the area along Davis Drive, as a “Mixed Use Commercial Center.” However, the LCI area remained predominantly commercial with residential uses west of GA-400 to create a desirable mixed-use environment. In fact, since the adoption of the 2008 LCI, the Mall and much of the surrounding commercial uses have experienced a decline, not just due to internet sales, but due to the successful redevelopment of downtown Alpharetta and Avalon, both of which rely heavily on integrated residential uses.

In 2017, the city reevaluated the LCI area and identified problems with the growth of the Mall area noting that it “lacks integration of retail and residential uses” with “poor walkability” and that it “does not relate well with greenway or open spaces.” Paramount to meeting the goals of walkability and a mix of uses, the LCI area must develop quality residential uses to supplement and reinvigorate the existing commercial ones. Furthermore, since 89.9% of the 7000 workers within the LCI area live outside of it, a reduction of automobile usage will require such residential opportunities.

The Subject Property is ideally located for the type of community sought after by contemporary consumers and residents within close proximity to employment, retail, restaurants, and entertainment. The site is located in close proximity to major employment centers along Mansell Road and nearby Hembree Road, as well as the adjacent Sanctuary Park office park. Sanctuary Park is a nine-building workplace situated on an activated 150-acre nature preserve and located less than 1000 feet from the Subject Property across Westside Parkway. The property is also near multiple restaurant and retail uses, including Papadeaux Seafood Kitchen, Ray’s at Killer Creek, On the Border, Miller Ale House, and Sam’s Club. Also within walking distance are several entertainment venues, including Top Golf, an entertainment and dining venue that is located immediately to the east; the Cooler, a family ice skating center located directly across Davis Drive from the property; and Main Event Entertainment², which is a little more than 500-feet west of the proposed townhomes. In addition, the property is less than $\frac{3}{4}$ of a mile from the Ameris Bank Ampitheater at Encore Park.

The centralized location close to employment centers lends itself to higher-density housing options that attract the professionals employed in the area. The housing preference of many modern professionals is one that is in close proximity to retail, restaurant, and recreational uses. The Subject Property offers a golden opportunity to further the intent of the North Point LCI by adding higher density residential into this predominantly commercial area.

² Main Event offers dining and variety of activities like laser tag, gravity ropes, arcade games, and billiards.

B. Phasing

The project shall not be phased.

C. EcoDistrict Points

The North Point Overlay District requires all new development to obtain minimum point values as outlined in UDC § 2.10.11. Redevelopment of vacant land requires a minimum of 7 points. The design elements in the proposed development will earn a total of 7 EcoDistrict points. Those design elements include (the item numbers below correspond to those listed under § 2.10.11.D):

4) Building Energy Measures (3 points)

The proposed development's new building construction will demonstrate an average of 10% improvement over the city's current energy code. An energy model will be provided to ensure compliance with the requirement. The project is requesting the available 3-pts for this measure.

6) Building Water Efficiency Measure (2 points)

The proposed development's new building construction will incorporate fixtures and other measures to reduce indoor water by at least 20% than a typical building.³

13) Enhanced Bicycle Amenities Measure (1 point)

This project proposes to include bicycle amenities to encourage the use of alternative transportation. The project proposes to include a bicycle repair center open to the public and supplemental bicycle parking throughout the subdivision.

14) Alternative Transportation Measure (1 point)

The development will include one dedicated ride-sharing space for the exclusive use of passengers arriving by taxi, ride-sharing, or shuttle.

D. Trip Generation

The proposed development will not overly burden existing streets or transportation facilities. The Applicant used the Institute of Traffic Engineers (ITE) Trip Generation Manual (Ninth Edition), to calculate vehicle trips for the proposed development. 85 townhomes are expected to generate 37.4 trips during the AM weekday peak hour, 44.2 trips during the PM

³ "Baseline water usage shall be determined based on fixtures per the Energy Policy Act of 1992 and subsequent rulings by the United States Department of Energy or a similar method approved by the Director of Community Development." See *Alpharetta UDC § 2.10.11.D.6*.

weekday peak hour, and 493.85 total trips on a weekday. The site has quick access via Davis Drive to both Mansell Road and Westside Parkway, both of which are minor arterials⁴, and is approximately ½ mile from the on-ramp to GA-400. The Applicant is not aware of any capacity issues and it is anticipated that all of the adjacent and nearby roadways should easily handle the minor amount of traffic generated by the proposed project.

E. Schools

The school-age children living in the residences will attend Manning Oaks Elementary School; Northwestern Middle School; and Milton High School. Manning Oaks Elementary is listed as under capacity. Northwestern Middle School and Milton High School are over capacity. The proposed townhomes, however, are not expected to overly-burden local schools since the target market for townhome residential is younger professionals or empty nesters, which are demographics that tend not to have school-age children.

F. Standards for Zoning Changes

- 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: Yes. Residential growth at higher densities is a key component of plans for the west side of GA-400. The property also is located within the North Point Activity Center LCI, which envisions a mixed-use walkable environment with an emphasis on sustainability, greenspace and connectivity. If approved, conditions are recommended that further the concepts of an EcoDistrict.

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

Response: No. The proposed residential use is completely compatible with the surrounding entertainment, restaurant, retail and office uses. Also, the incorporation of appropriate screening and adequate on-site buffering there should be no adverse impact upon, or from, adjacent or nearby property.

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

Response: No. The proposal is sensitive to the environmental constraints of the site and will implement many environmentally sensitive measures. The Applicant has taken steps to limit its impacts on the natural environment, including minimizing impacts to the adjacent tree

⁴ Per the Georgia Department of Transportation Roadway Classification Map. See the GDOT website at: <https://itos.maps.arcgis.com/apps/webappviewer/index.html?id=962a2591f91a4303aeafe016ba8db96b>

canopy.⁵

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

Response: The area's growth has transitioned away from Light Industrial and is currently developed with a number of entertainment, restaurant, retail and office uses. Consequently, the subject property is better suited for a residential use that compatible with the surrounding development, than many of the uses allowed under the current LI district.

- 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: No. The proposed change in use from light industrial to residential would generate a greater demand upon public facilities and services, such as parks, recreational programs, and schools. However, the proposed townhomes location in proximity to employment, restaurants, and entertainment is expected to lower vehicular dependence for the future residents.

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

Response: Yes. The new LCI objectives recognize the desirability of mixed uses to include residential options.

- 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: Yes. The request to change the use of the property from light industrial to residential reflects a reasonable balance, if conditions are included that further the concept of the area becoming an EcoDistrict.

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

Response: See response to (d) above.

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

⁵ The initial site design included 20-feet of impacts into the GA-400 buffer. The Applicant has redesigned the site to move the proposed retaining wall out of the buffer.

Response: The City of Alpharetta's Future Land Use Map designates the property as being within the Mixed Use land use. The City of Alpharetta Horizon 2040 Comprehensive Plan ("Comprehensive Plan") envisions development within the Mixed Use land use as a mix of residential, commercial, and office. Although the development is strictly residential, it is within walking distance to many commercial and office uses that are compatible with higher density residential. The Proposed Development also furthers the following specific goals of the Comprehensive Plan:

LU Strategy 8.1: Allow mixed use patterns that will create activity nodes in appropriate areas, as established by the Future Development Map, that provide jobs and services within walking distance of residences, preserve open spaces, and make public transportation more effective.

LU Strategy 8.4: Establish varying levels of mixed use development densities, through overlay districts or other means, such that the highest densities of office, retail and residential development will be located along the GA-400 corridor.

LU Strategy 10.1: Allow mixed use patterns that will create activity nodes in appropriate areas near or within existing suburban office developments.

G. 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 in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

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

Response: The Subject Property's shape is long and narrow which hampers its efficient layout. Additionally, it contains a cemetery which must remain undisturbed and the property is bordered to the front and rear by right-of-way, all of which further impacts the layout and limits the buildable area.

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

Response: The particular features associated with the property, the presence of a cemetery, its narrow shape and being bounded by two rights-of-way, along with the requirements of the LCI creates a hardship which necessitates these variances.

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

Response: The existence of two road frontages, one of which is GA-400; as well as the presence of a cemetery are unique to this tract. The combination of these factors force the units to be clustered on a much smaller part of the tract. Also, the reduction of minimum lot width from 20' to 16' is required to provide a variety of unit types to appeal to a broader spectrum of potential residents.

(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: Establishing measures and standards to transform North Point into a livable and highly sustainable mixed-use EcoDistrict will be effective in helping achieve the placemaking, branding, and asset repositioning goals outlined in the LCI and Overlay. This EcoDistrict incorporates strategies and goals to best manage the area's existing assets and natural resources while establishing targets for improving the area's economic vitality and environmental health. Towns and cities nationwide are driving economic development and achieving their placemaking goals through detailed EcoDistrict planning and practices that integrate land use, transportation, and environmental planning with high performance infrastructure, buildings, landscapes and urban design. In other words, an EcoDistrict approach seeks to foster harmony and interaction between people and nature.

H. Requested Conditions

- 1) The property shall be developed substantially in accordance with the plans by Travis Pruitt & Associates dated June 13, 2023.
- 2) Single attached lots will have a minimum lot width of 16' exclusive of public street rights-of-way.
- 3) Each unit shall contain a minimum of 1,600sf.
- 4) A minimum replanted 20' landscape strip will be installed and maintained along Davis Drive.
- 5) The units should have driveways that are a minimum of 18' between garage and back of sidewalk, where present, or roadway.
- 6) Minimum parking requirements for each townhome unit shall be met within the associated garage and driveway.
- 7) Elevations and architectural treatment will include cementitious siding and brick, board and batten. The elevations will show the variation in the façade and the massing of the units.

- 8) The project provides approximately 0.45 acres of amenity space ($\pm 5.2\%$ of total site) and ± 1.10 acres of civic space ($\pm 12.8\%$ of the total site).
- 9) The requested internal streets shall be as shown on the Site Plan, with slight modifications to avoid site conditions if needed.
- 10) To accommodate fire vehicle access alley will be at least 20' with 16' paved and no dead ends exceeding 150' to provide fire access.
- 11) Site will have vehicular access from Davis Drive only.
- 12) No more than 10% of the residential units will be permitted to be rented, as recorded in the HOA's declarations and covenants.
- 13) New utilities interior to the site will be placed underground.

I. Preservation of Rights

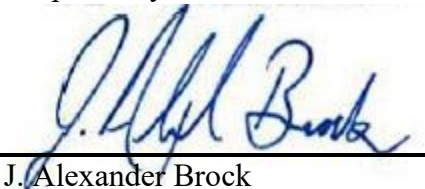
It is the position of the Applicant that the Alpharetta Zoning Ordinance, in limiting the property to the uses allowed in the current zoning is unconstitutional in that it destroys the marketability of the property and renders the property economically unfeasible, and such zoning therefore constitutes a taking of property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the Constitution of the United States, as well as Article 1, Section 1, Paragraph 1; Article 1, Section 3, Paragraph 1(a); and Article 3, Section 6, Paragraph 2 of the Constitution of the State of Georgia (1983). To zone this property with any intervening conditions less than requested would be unconstitutional, would render the property unusable and would constitute the taking of Applicant's property without just and adequate compensation and without due process of law in violation of the provisions of the United States and Georgia Constitutions cited in this paragraph. The same effect would occur by imposing conditions in restraint of trade, or onerous, burdensome, unconstitutional, or unnecessary conditions on the property. The denial of this request would bear no reasonable relation to the health, safety, morals or welfare of the public.

CONCLUSION

The Applicant respectfully requests that the Alpharetta City Council grant the requested rezoning and the variances as submitted. We very much look forward to working with you, your staff, and the Council towards development of an excellent project.

[Signature on Following Page]

Respectfully submitted,



J. Alexander Brock

JAB/jab

cc: Warren Jolly
Clint Walters

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: The Providence Group, LLC, c/o J. Alexander Brock Telephone: 404-815-3603
(Smith, Gambrell, and Russell, LLP)

Address: 1105 W. Peachtree St. NE Suite: Suite 1000

City: Atlanta State: GA Zip: 30092 Fax: 404-685-6903

Mobile Tel: 404-815-3603 Email: jabrock@sgrlaw.com

Subject Property Information:

Address: 0 Davis Drive Current Zoning: L-1

District: 12 Section: _____ Land Lot: 638 & 639 Parcel ID: 12 249006070310

Proposed Zoning: R-10M Current Use: undeveloped

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?

See attached Statement of Intent.

Applicant's Request (Please itemize the proposal):

See attached Statement of Intent.

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

See attached Statement of Intent.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Brent Davis (Authorized Agent for DG Land, LLC) Telephone: 770-680-2721

Address: 6728 Jamestown Drive Suite:

City Alpharetta State: GA Zip:

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: Alex Brock Telephone: 404-815-3603

Address: 1105 W. Peachtree St. NE Suite: 1000

City Atlanta State: GA Zip: 30092

So Sworn and Attested:

Applicant Signature:  Date: 5.1.2023
Alex Brock (Smith, Gambrell, and Russell, LLP)

Notary:

Notary Signature:  Date: 5/1/23



PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Brent Davis Telephone: 770-680-2721
(Authorized Agent for DG Land, LLC)
Address: 6728 Jamestown Drive Suite: _____
City Alpharetta State: GA Zip: _____

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.

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: The Providence Group of Georgia, LLC Telephone: 404-815-3603
(c/o Alex Brock Smith, Gambrell & Russell, LLP)
Address: 1105 W. Peachtree Street NE Suite: 1000
City Atlanta State: GA Zip: 30309

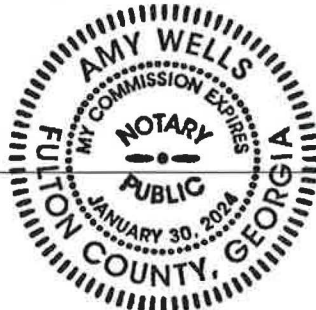
So Sworn and Attested:

Owner Signature: 
(Authorized Agent for DG Land, LLC))

Date: 4-27-23

Notary:

Notary Signature: 



Date: 4/27/23

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Brent Davis (Authorized Agent for DG Land, LLC) Telephone: 770-680-2721

Address: 6728 Jamestown Drive Suite: _____

City Alpharetta State: GA Zip: _____

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.

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: CLINT WALTERS, SECRETARY Telephone: 678-475-1800
(The Providence Group of Georgia, LLC)

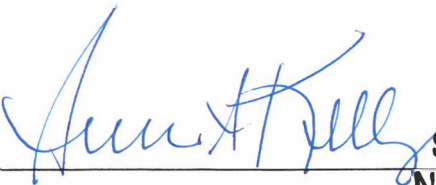
Address: 11340 Lakefield Drive Suite: 140

City Johns Creek State: GA Zip: 30097

So Sworn and Attested:

Owner Signature:  Date: 4/28/23

Notary:

Notary Signature:  Date: 4/28/23
Susan S Kelley
NOTARY PUBLIC

Forsyth County, GEORGIA
My Commission Expires 10/17/2025

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: J. Alexander Brock (Smith, Gambrell, and Russell, LLP)

Subject Public Hearing Case: Davis Drive Rezoning

Campaign Contribution Information:

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

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

Name of Official: N/A Position: N/A

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

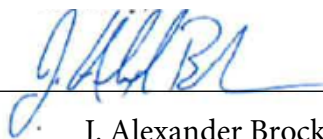
Description of Contribution: _____ Value: _____

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: _____



J. Alexander Brock (Smith, Gambrell, and Russell, LLP)

Date: 5.1.2023

DISCLOSURE FORM

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Name of Applicant or Opponent: Kathryn M. Zickert (Smith, Gambrell, and Russell, LLP)

Subject Public Hearing Case: Davis Drive Rezoning

Campaign Contribution Information:

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

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

Name of Official: N/A Position: N/A

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. 36-67A-3.

Signature: _____

Kathryn M Zickert

Kathryn M. Zickert (Smith, Gambrell, and Russell, LLP)

Date: 5.1.2023

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. 36-67A-1).

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Name of Applicant or Opponent: Dennis J. Webb, Jr. (Smith, Gambrell, and Russell, LLP)

Subject Public Hearing Case: Davis Drive Rezoning

Campaign Contribution Information:

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

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

Name of Official: N/A Position: N/A

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. 36-67A-3.

Signature: _____



Dennis J. Webb, Jr. (Smith, Gambrell, and Russell, LLP)

Date: 5.1.2023

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: Kirk Fjelstul (Smith, Gambrell, and Russell, LLP)

Subject Public Hearing Case: Davis Drive Rezoning

Campaign Contribution Information:

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

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

Name of Official: N/A Position: N/A

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: _____



Kirk Fjelstul (Smith, Gambrell, and Russell, LLP)

Date: 5.1.2023

DISCLOSURE FORM

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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: Brent Davis (Authorized Agent for DG Land, 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.

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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: 
(Authorized Agent for DG Land, LLC)

Date: 4-27-23

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. 36-67A-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: Clint Walters, Secretary (The Providence Group of Georgia, 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.

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Name of Official: N/A Position: _____

Description of Contribution: N/A Value: _____

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Description of Contribution: N/A 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. 36-67A-3.

Signature: Clint Walters, Secretary
Clint Walters, Secretary (The Providence Group of Georgia, LLC)

Date: 4/28/22

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

See Statement of Intent.

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

See Statement of Intent.

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

See Statement of Intent.

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

See Statement of Intent

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

See Statement of Intent.

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

See Statement of Intent.

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

See Statement of Intent.

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: Davis Drive Rezoning

Contact Name: Alex Brock (Smith, Gambrell, and Russell, LLP) Telephone: 404-815-3603

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 Property Owner Mailing List.

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

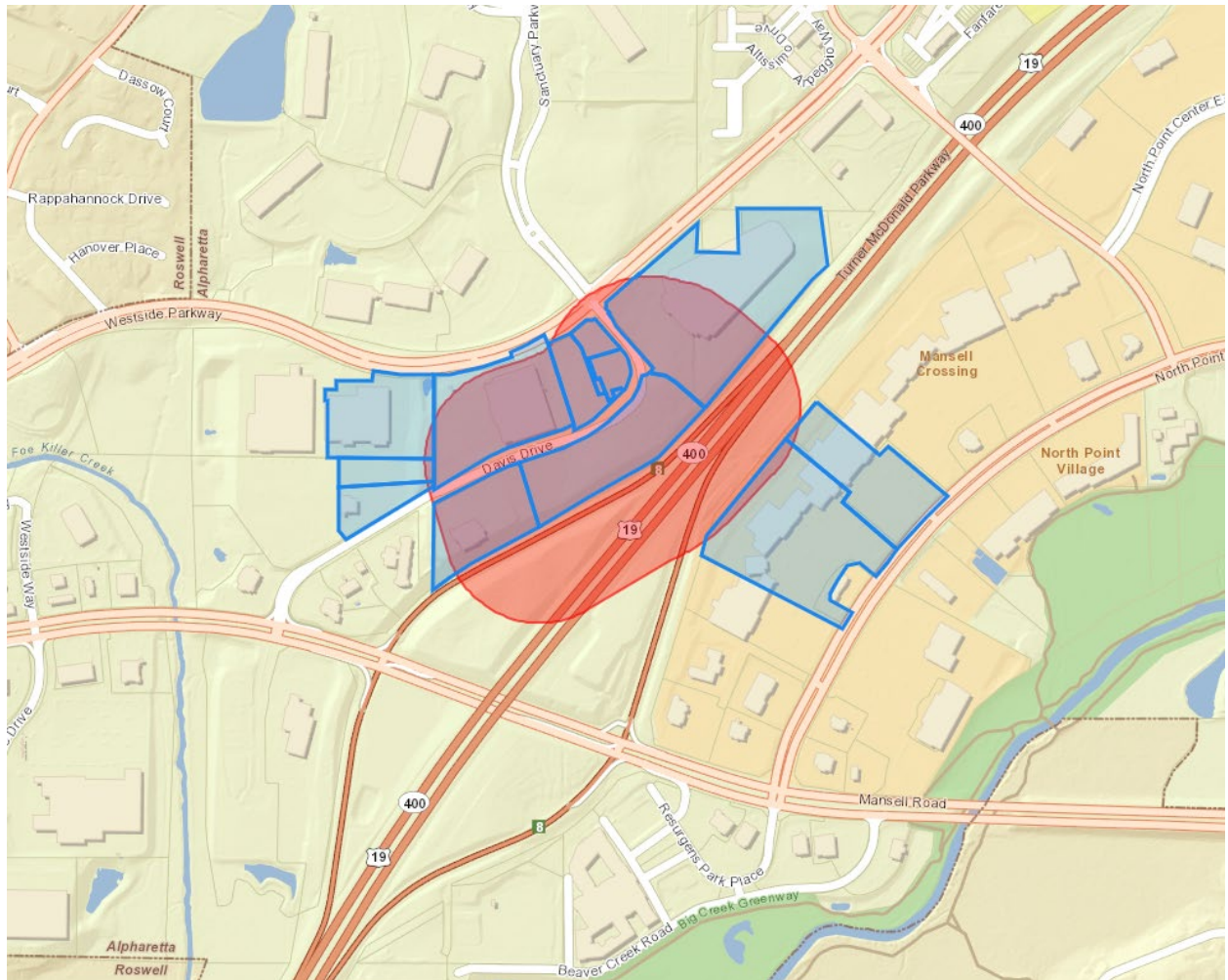
- | | |
|--|--|
| ☒ Letter | ☐ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☐ Email | ☐ Other <i>(Please Specify)</i> |

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.

The Applicant will provide its contact information in the notification letters.

500' Property Owner Mailing List

	Owner Name	Address	City, State, Zip
12 249006070310	ROCK MILL 400 L P	5314 DUNWOODY CLUB CREEK	ATLANTA GA 30360
12 249006391062	DAVIS GROUP STORAGE LLC	6728 JAMESTOWN DR	ALPHARETTA GA 30005
12 238006070487	ALPHARETTA SALOON LLC	P O BOX 1766	FORT LEE NJ 07024
12 250006540211	SMGA LLC	635 WEST 7TH ST # S 310	CINCINNATI OH 45203
12 250006550293	CENTRO WATT OPERATING PTNRSHIP TWO LLC	P.O. BOX 4900 DEPT 124	SCOTTSDALE AZ 85261-4900
12 238006070222	HDX LLC	8850 RIVER CHASE DR	DULUTH GA 30097
12 249006060303	ALPHARETTA FAMILY SKATE CENTER	10800 DAVIS DR	ALPHARETTA GA 30004
12 249006390395	30 WEST PERSHING LLC	3520 PIEDMONT RD NE STE 410	ATLANTA GA 30305
12 249006070344	PAPPAS RESTAURANTS INC	3520 PIEDMONT RD NE STE 410	ATLANTA GA 30305
12 237006060407	ABBINK OPAL D ET AL	8850 RIVER TRC	DULUTH GA 30097
12 249006391187	ROCK MILL 400 L P	5314 DUNWOODY CLUB CREEK	ATLANTA GA 30360
12 249006391195	ROCK MILL 400 L P	5314 DUNWOODY CLUB CREEK	ATLANTA GA 30360



PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 638, 639 and 654 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, being all of Parcel 2 as depicted on the Final Subdivision Plat for Rock Mill 400 recorded in Plat Book 430, Page 77, and being more particularly described as follows:

To find the Point of Beginning commence at a 1/2 inch rebar found at the northeastern end of the southeastern right of way line Westside Parkway (right of way width varies) and northeastern right of way line of Davis Drive (right of way width varies); thence proceeding along said right of way line of Davis Drive the following courses and distances: South 04 degrees 03 minutes 16 seconds West a distance of 35.29 feet to a point, South 40 degrees 56 minutes 44 seconds East a distance of 25.05 feet to a point, South 49 degrees 03 minutes 18 seconds West a distance of 3.26 feet to a point, South 40 degrees 51 minutes 59 seconds East a distance of 8.15 feet to a right of way monument found, South 11 degrees 17 minutes 16 seconds East a distance of 6.87 feet to a disc found, South 33 degrees 07 minutes 46 seconds East a distance of 40.43 feet to a right of way monument found, South 41 degrees 04 minutes 34 seconds East a distance of 119.00 feet to a right of way monument found, North 48 degrees 55 minutes 26 seconds East a distance of 7.17 feet to a right of way monument found, South 40 degrees 36 minutes 30 seconds East a distance of 34.08 feet to a right of way monument found, South 22 degrees 14 minutes 00 seconds East a distance of 6.35 feet to a right of way monument found, South 40 degrees 36 minutes 34 seconds East a distance of 54.84 feet to a right of way monument found, South 49 degrees 03 minutes 04 seconds West a distance of 8.87 feet to a right of way monument found, South 40 degrees 57 minutes 49 seconds East a distance of 109.82 feet to a point, South 48 degrees 59 minutes 16 seconds West a distance of 25.05 feet to a 1/2 inch rebar set, said point being the Point of Beginning.

From the Point of Beginning, as thus established, leaving Davis Drive and proceeding South 40 degrees 58 minutes 43 seconds East a distance of 9.07 feet to a 1/2 inch rebar set, thence South 80 degrees 48 minutes 36 seconds East a distance of 76.64 feet to a 1/2 inch rebar found, thence South 56 degrees 37 minutes 27 seconds East a distance of 64.98 feet to a 1/2 inch rebar found, thence South 49 degrees 40 minutes 17 seconds East a distance of 202.74 feet to a 1/2 inch rebar found on the northeastern right of way line of Georgia Highway 400 (right of way width varies); thence proceeding along said right of way line of Georgia Highway 400 the following courses and distances: South 40 degrees 08 minutes 30 seconds West a distance of 113.45 feet to a 1/2 inch rebar found, South 40 degrees 51 minutes 36 seconds West a distance of 152.83 feet to a 1/2 inch rebar found, along a curve to the right with a radius of 1,095.91 feet and an arc length of 343.80 feet (said curve having a chord bearing of South 53 degrees 17 minutes 58 seconds West and a chord distance of 342.38 feet) to a 1/2 inch rebar found and South 62 degrees 17 minutes 58 seconds West a distance of 565.59 feet to a 1/2 inch rebar found, thence leaving Georgia Highway 400 and proceeding North 27 degrees 38 minutes 58 seconds West a distance of 402.33 feet to a 1/2 inch rebar set on the southeastern right of way line of Davis Drive (right of way varies); thence proceeding along said right of way line of Davis Drive the following courses and distances: along a curve to the right with a radius of 661.09 feet and an arc length of 72.54 feet (said curve having a chord bearing of North 71 degrees 58 minutes 46 seconds East and a chord distance of 72.50 feet) to a right of way monument found, North 74 degrees 19 minutes 28 seconds East a distance of 347.90 feet to a 1/2 inch rebar set, along a curve to the left with a radius of 529.35 feet and an arc length of 253.63 feet (said curve having a chord bearing of North 60 degrees 50 minutes 45 seconds East and a chord distance of 251.30 feet) to a right of way monument found, North 47 degrees 22 minutes 02 seconds East a distance of 139.82 feet to a right of way monument found, along a curve to the left with a radius of 227.05 feet and an arc length of 168.55 feet (said curve having a chord bearing of North 26 degrees 05 minutes 50 seconds East and a chord distance of 164.71 feet) to a right of way monument found, North 87 degrees 59 minutes 22 seconds East a distance of 25.84 feet to a 1/2 inch rebar set and North 48 degrees 59 minutes 18 seconds East a distance of 24.85 feet to the Point of Beginning.

Being the same property as described in this Survey relied upon information contained within a Title Commitment number 23-CIT-AC-6273 prepared by Fidelity National Title Insurance Company, with an effective date of March 19, 2023.

SURVEY NOTES:

- This plot was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
- Unless otherwise specified, all distances shown are horizontal ground distances measured in U.S. survey feet (20.37 inches = 1 meter).
- The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West Zone.
- By graphic plotting only this property does not lie within a 100 year flood hazard zone and is depicted as Zone X as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia and incorporated areal map Number 13121C0066, effective date 9/18/2013.
- No building observed on the subject property.
- No observable evidence that the site was used as a solid waste dump, sump or sanitary landfill.
- The Property has direct vehicular and pedestrian access to Davis Drive, dedicated public right of way, as shown on the survey.
- No wetland delineation markers were observed at the time of the survey.
- No observable evidence of earth moving work, building construction or building additions at the time of the survey.
- No observable evidence or proposed changes in right of way made available to the surveyor.
- No observable evidence of recent street or sidewalk construction or repairs.

- There may be underground utilities not shown on this survey.
- A portion of the planimetric data depicted herein is derived from aerial imagery. This data set was tested to meet ASPRS (American Society of Photogrammetry and Remote Sensing) Professional Accuracy Standards for Digital Geospatial Data (2014) for a 2.5 (cm) RMSEs and RMSEs Horizontal Accuracy Class. Based on Approximate GSD (Ground Sampling Distance) of 2.14 cm, equating to 6.14 cm or 95% confidence level.

REFERENCE DOCUMENTS:

- ALPHARETTA Land Title Survey of Site performed by Travis Pruitt & Associates on 4-13-2023.

OWNER/DEVELOPER

thePROVIDENCEgroup

Warren Jolly

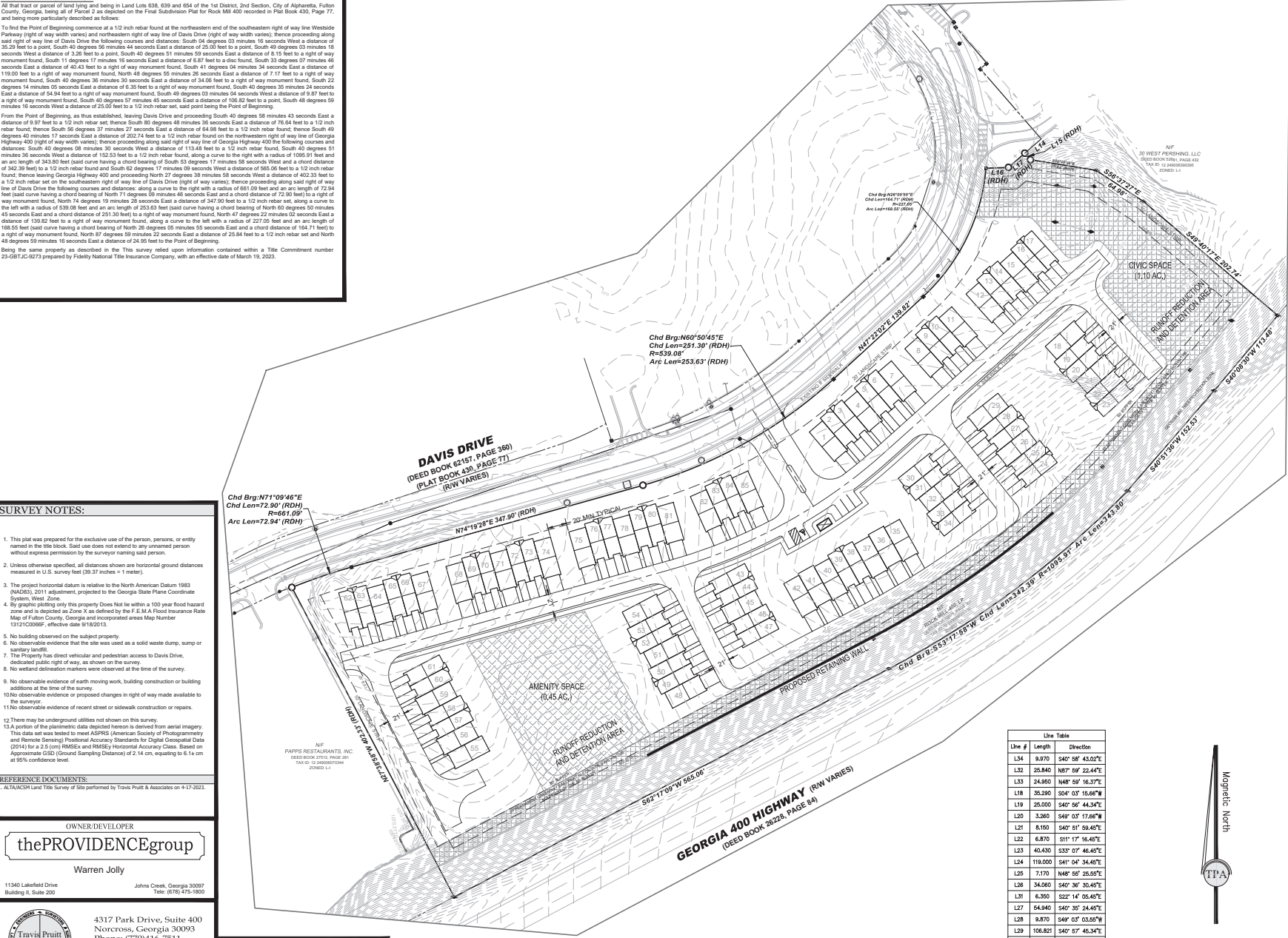
11340 Lakefield Drive
Building B, Suite 200
Johns Creek, Georgia 30097
Tel: (770) 475-1800



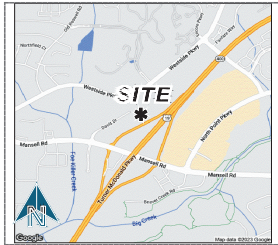
4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruitt.com

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Travis Pruitt & Associates, Inc.

ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE SURVEYOR AND MAY NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF THIS SURVEYOR.



Line Table		
Line #	Length	Direction
L34	9.970	S40° 58' 43.02\"
L32	25.840	N87° 59' 22.44\"
L33	24.960	N48° 59' 16.37\"
L18	35.280	S04° 03' 15.66\"
L19	25.000	S40° 56' 44.34\"
L20	3.280	S40° 03' 17.66\"
L21	8.150	S40° 51' 59.49\"
L22	6.870	S11° 17' 16.40\"
L23	40.430	S33° 07' 46.40\"
L24	119.000	S41° 04' 34.40\"
L25	7.170	N48° 58' 25.05\"
L26	34.060	S40° 30' 30.40\"
L31	6.350	S22° 14' 05.40\"
L27	64.940	S40° 35' 24.40\"
L28	6.870	S48° 03' 03.00\"
L29	106.620	S40° 57' 46.34\"
L30	25.000	S48° 59' 16.37\"



LOCATION MAP
NOT TO SCALE

SITE DATA:

SITE AREA	8.585 ACRES
ZONING	
EXISTING ZONING	L1
PROPOSED ZONING	R-10M
ZONING JURISDICTION	ALPHARETTA
DEVELOPMENT TYPE	
TOTAL UNITS	85 TOWNHOMES
TOTAL DENSITY	9.9 U/A
DEVELOPMENT STANDARDS	
FRONT YARD	NO MIN. 30' MAX.
REAR YARD	50 FEET
SIDE YARD	25 FEET
MINIMUM BUILDING SEPARATION	20 FEET
MINIMUM LOT WIDTH	16 FEET
PROPOSED OVERALL IMPERVIOUS %	60%
MAXIMUM BUILDING HEIGHT	35 FEET
BUFFERS & LANDSCAPE STRIPS	
FRONT	20' LANDSCAPE STRIP
SIDE	10' LANDSCAPE STRIP
REAR	60' GA. 400 BUFFER
OPEN SPACE	
CIVIC SPACE REQUIRED	10% + 1% PER U/A OVER 8 U/A = 11.9%
PROVIDED	11.9% X 8.585 AC = 1.022 AC
AMENITY SPACE REQUIRED	5%
PROVIDED	5% X 8.585 AC = 0.430 AC

NOTES

- UNDERGROUND DETENTION SHALL BE ALLOWED.

VARIANCES:

- MINIMUM LOT/UNIT WIDTH REDUCTION FROM 20 FEET TO 16 FEET. (2.2.10.D)
- SIDE BUFFER REDUCTION FROM 50 FEET TO A 10' PLANTED LANDSCAPE STRIP. (3.2.8.B.1.a)
- FRONT BUILDING SETBACK REDUCTION FROM NO MIN. 10' MAX. TO NO MIN. 30' MAX. (2.10.3.B)
- AMEND THE BLOCK REQUIREMENTS TO ELIMINATE THE REQUIREMENT FOR INTERCONNECTED STREETS AND BLOCK REQUIREMENTS. ALLOW DEAD END STREETS, AND ELIMINATE THE REQUIREMENT FOR STUB OUT STREETS. (2.10.4)
- ALL BUILDINGS MUST INCLUDE A STREET FACING PEDESTRIAN ENTRANCE. (2.10.B.C.1)

ZONING PLAN

Davis Drive Tract

LAND LOTS 638, 639 & 654 • 1ST DISTRICT • 2ND SECTION

CITY OF ALPHARETTA • FULTON COUNTY • GEORGIA



For The Firm
Travis Pruitt
Associates, Inc.

DATE: 05-21-2023
SCALE: 1" = 50'
CN: 225530001.3
LBN:
JLN:
FN:

1 of 1

DESCRIPTION OF PROPERTY

All that tract or parcel of land lying and being in Land Lots 638, 639 and 654 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, being all of Parcel 2 as depicted on the Final Subdivision Plat for Rock Mill 400 recorded in Plat Book 430, Page 77, and being more particularly described as follows:

To find the Point of Beginning commence at a 1/2 inch rebar found at the northeastern end of the southeastern right of way line Westside Parkway (right of way width varies) and northeastern right of way line of Davis Drive (right of way width varies); thence proceeding along said right of way line of Davis Drive the following courses and distances: South 04 degrees 03 minutes 16 seconds West a distance of 35.29 feet to a point, South 40 degrees 56 minutes 44 seconds East a distance of 25.00 feet to a point, South 49 degrees 03 minutes 18 seconds West a distance of 3.26 feet to a point, South 40 degrees 51 minutes 59 seconds East a distance of 8.15 feet to a right of way monument found, South 11 degrees 17 minutes 16 seconds East a distance of 6.87 feet to a disc found, South 33 degrees 07 minutes 46 seconds East a distance of 40.43 feet to a right of way monument found, South 41 degrees 04 minutes 34 seconds East a distance of 119.00 feet to a right of way monument found, North 48 degrees 55 minutes 26 seconds East a distance of 7.17 feet to a right of way monument found, South 40 degrees 36 minutes 30 seconds East a distance of 34.06 feet to a right of way monument found, South 22 degrees 14 minutes 05 seconds East a distance of 6.35 feet to a right of way monument found, South 40 degrees 35 minutes 24 seconds East a distance of 54.94 feet to a right of way monument found, South 49 degrees 03 minutes 04 seconds West a distance of 9.87 feet to a right of way monument found, South 40 degrees 57 minutes 45 seconds East a distance of 106.82 feet to a point, South 48 degrees 59 minutes 16 seconds West a distance of 25.00 feet to a 1/2 inch rebar set, said point being the Point of Beginning.

From the Point of Beginning, as thus established, leaving Davis Drive and proceeding South 40 degrees 58 minutes 43 seconds East a distance of 9.97 feet to a 1/2 inch rebar set; thence South 80 degrees 48 minutes 36 seconds East a distance of 76.64 feet to a 1/2 inch rebar found; thence South 56 degrees 37 minutes 27 seconds East a distance of 64.98 feet to a 1/2 inch rebar found; thence South 49 degrees 40 minutes 17 seconds East a distance of 202.74 feet to a 1/2 inch rebar found on the northwestern right of way line of Georgia Highway 400 (right of way width varies); thence proceeding along said right of way line of Georgia Highway 400 the following courses and distances: South 40 degrees 08 minutes 30 seconds West a distance of 113.48 feet to a 1/2 inch rebar found, South 40 degrees 51 minutes 36 seconds West a distance of 152.53 feet to a 1/2 inch rebar found, along a curve to the right with a radius of 1095.91 feet and an arc length of 343.80 feet (said curve having a chord bearing of South 53 degrees 17 minutes 58 seconds West and a chord distance of 342.39 feet) to a 1/2 inch rebar found and South 62 degrees 17 minutes 09 seconds West a distance of 565.06 feet to a 1/2 inch rebar found; thence leaving Georgia Highway 400 and proceeding North 27 degrees 38 minutes 58 seconds West a distance of 402.33 feet to a 1/2 inch rebar set on the southeastern right of way line of Davis Drive (right of way varies); thence proceeding along said right of way line of Davis Drive the following courses and distances: along a curve to the right with a radius of 661.09 feet and an arc length of 72.94 feet (said curve having a chord bearing of North 71 degrees 09 minutes 46 seconds East and a chord distance of 72.90 feet) to a right of way monument found, North 74 degrees 19 minutes 28 seconds East a distance of 347.90 feet to a 1/2 inch rebar set, along a curve to the left with a radius of 539.08 feet and an arc length of 253.63 feet (said curve having a chord bearing of North

60 degrees 50 minutes 45 seconds East and a chord distance of 251.30 feet) to a right of way monument found, North 47 degrees 22 minutes 02 seconds East a distance of 139.82 feet to a right of way monument found, along a curve to the left with a radius of 227.05 feet and an arc length of 168.55 feet (said curve having a chord bearing of North 26 degrees 05 minutes 55 seconds East and a chord distance of 164.71 feet) to a right of way monument found, North 87 degrees 59 minutes 22 seconds East a distance of 25.84 feet to a 1/2 inch rebar set and North 48 degrees 59 minutes 16 seconds East a distance of 24.95 feet to the Point of Beginning.

Said tract contains 373,981 square feet or 8.585 acres.

The above described property is shown on a ALTA/NSPS Land Title Survey for The Providence Group of Georgia, LLC, a Georgia Limited Liability Company, JBGL Builder Finance, a Texas Limited Liability Company, and Fidelity National Title Insurance Company, prepared by Travis Pruitt & Associates, Inc., dated April 17, 2023. (FN: 171-D-051)



MEMORANDUM

TO: City of Alpharetta
FROM: J. Alexander Brock
DATE: May 1, 2023
RE: Trip Generation Report – Davis Drive

The ±8.565 acre Subject Property is located on the southern right-of-way of Davis Drive (Parcel ID 12 249006070310). The Providence Group of Georgia is proposing the development of 85 attached, owner-occupied single family townhomes, at a density of ±9.9 units per acre.

The proposed development will not overly burden existing streets or transportation facilities. The Applicant used the Institute of Traffic Engineers (ITE) Trip Generation Manual (Ninth Edition), to calculate vehicle trips for the proposed development. 85 townhomes are expected to generate 37.4 trips during the AM weekday peak hour, 44.2 trips during the PM weekday peak hour, and 493.85 total trips on a weekday. The site has quick access via Davis Drive to both Mansell Road and Westside Parkway, both of which are minor arterials¹, and is approximately ½ mile from the on-ramp to GA-400. The Applicant is not aware of any capacity issues and it is anticipated that all of the adjacent and nearby roadways should easily handle the minor amount of traffic generated by the proposed project.

¹ Per the Georgia Department of Transportation Roadway Classification Map. See the GDOT website at: <https://itos.maps.arcgis.com/apps/webappviewer/index.html?id=962a2591f91a4303aeafe016ba8db96b>



Arthur E. Ferdinand
Tax Commissioner
Fulton County, Georgia

TAX BILL

141 Pryor Street
 Atlanta, Georgia 30303
 (404) 613-6100

Property Owner	Parcel Identification	Description	User ID
ROCK MILL 400 L P	12 -2490-0607-031-0	Real Estate	IWR

Tax District: 10A - ALPHARETTA / NORTH FULTON CID

Property Address	Account Number	Current Fair Market Value	Current Assessed Value
0 DAVIS DRIVE	5399907	2,509,200	1,003,680

City Exemption:

County Exemption:

City Sales Tax Credit: \$0.00

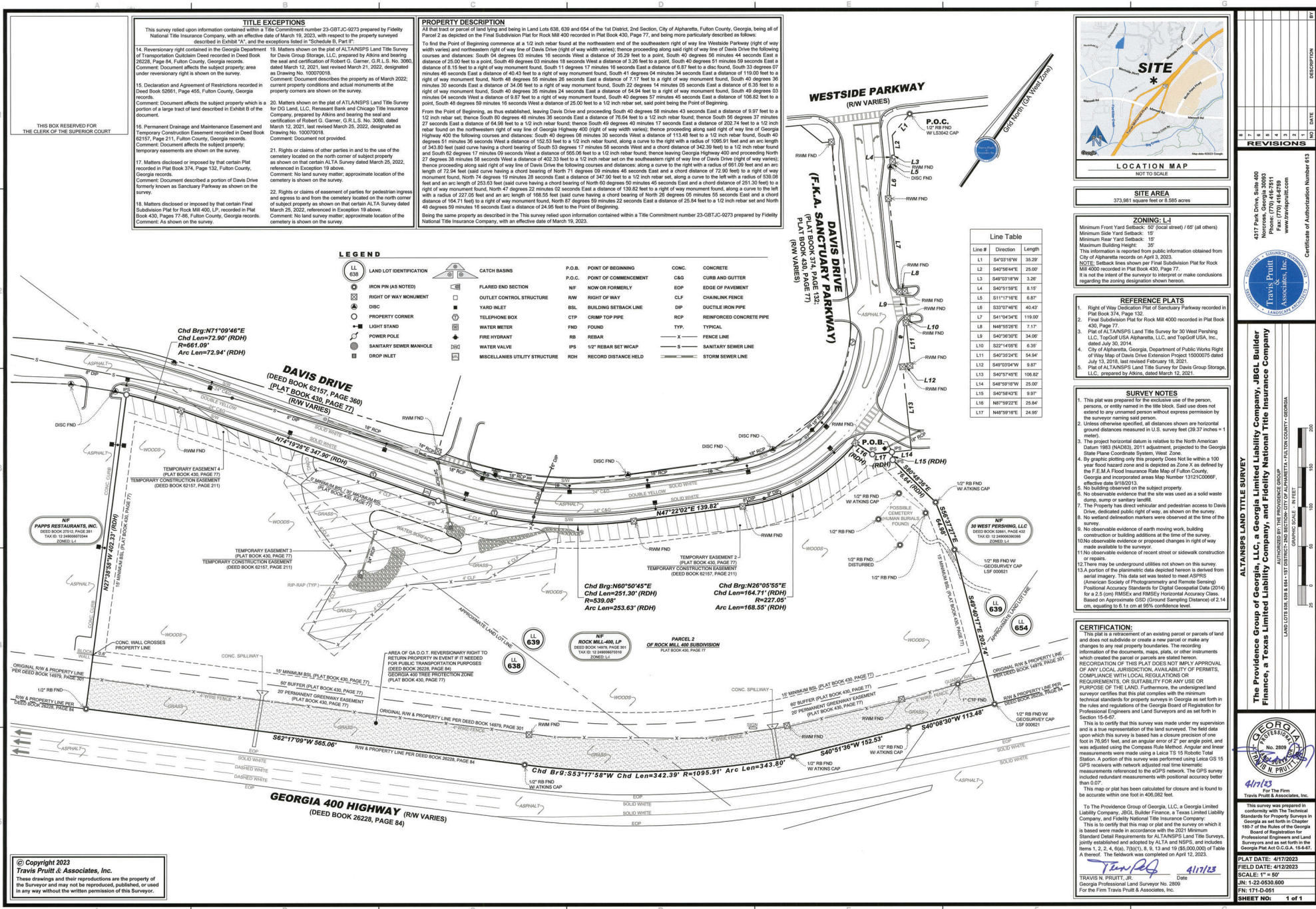
County Sales Tax Credit: \$192.71

Tax Year	Cycle	Principal Amount	Interest	Penalties/Fees	Paid	Total	Due Date
2022	County	29,417.86	578.77	0.00	29,996.63	0.00	11/15/2022
2021	County	30,240.87	0.00	0.00	30,240.87	0.00	11/15/2021
2020	County	39,977.87	0.00	0.00	39,977.87	0.00	11/15/2020
2019	County	40,137.56	0.00	0.00	40,137.56	0.00	10/15/2019
2018	County	40,541.33	0.00	0.00	40,541.33	0.00	10/31/2018
2017	County	41,774.74	0.00	0.00	41,774.74	0.00	1/15/2018
2016	County	41,783.83	0.00	0.00	41,783.83	0.00	12/31/2016

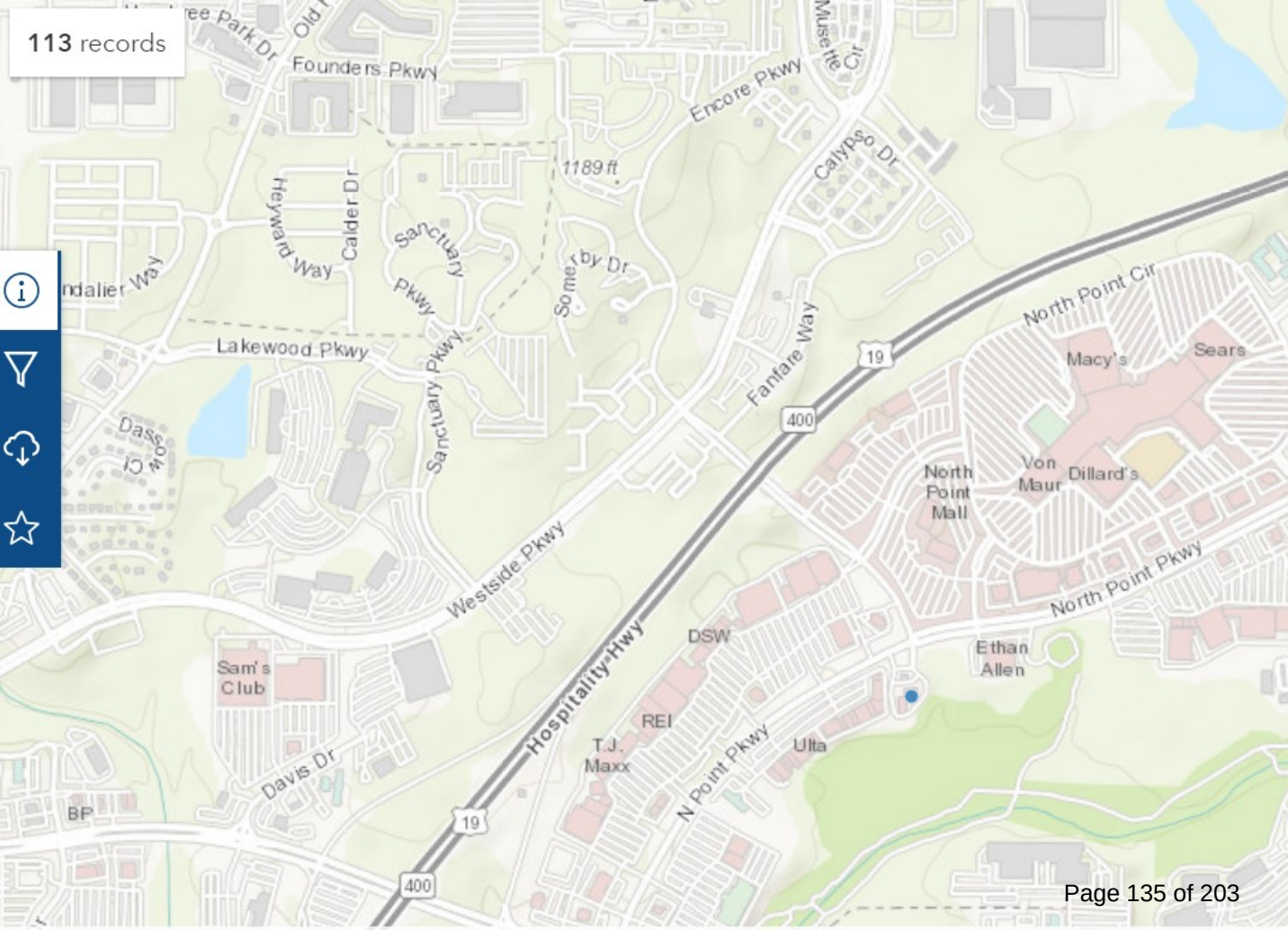
Grand Total Due: \$0.00

Mailing Address:

ROCK MILL 400 L P
 C/O GROVER SWILLEY



113 records



SPECIMEN TREE EVALUATION REPORT

DAVIS DRIVE DEVELOPMENT SITE

8.587 ACRE SITE

ROCK MILL 400 SOUTH

PARCEL ID 12-2490-0607-310

LAND LOTS 638,639,654

DEED BOOK 13979, PG 301

Prepared by:

Andrea Greco, PLA, ISA Certified Arborist # SO6902A

Pond & Company

3500 Parkway Lane Suite 500

Peachtree Corners, GA 30092

TREE EVALUATION REPORT

Report prepared for Alpharetta Construction/Davis Group

Purpose of the Evaluation:

The purpose of this evaluation is to identify potential specimen trees on the site to develop a tree removal/protection and recompense plan.

Scope of the Evaluation:

Arborist Andrea Greco visited the site on 3/19/20, 2/3/21 and 2/11/21 to document the type, quantity and condition of potential specimen trees that exist at the project site and adjacent areas. Each tree was numbered and an approximate sizing of DBH was made.

The site was also investigated for potential groupings of significant trees and boundary trees.

The site was inspected for understory trees 8" or larger, hardwood overstory trees 20" and larger, and coniferous trees 20" or larger and pines 30" or larger. Trees evaluated for specimen quality

were measured and were labeled with a silver round metal tag on the trunk. Trees were evaluated visually from ground level. The trunk, exposed base roots and branches were examined for signs of scarring, decay, branching pattern, dead limbs and related imperfections.

Due to the time of year, foliage was not present on all trees on the site. During the site visit the following data was recorded: tree species, and approximate trunk diameter at breast height (dbh).

Assumptions and Limitations:

The trees have not been evaluated for full safety/risk susceptibility to property or human life. No cores of trees or detailed sampling methods were conducted.

General Description:

The 8.587 acre site is a medium-density upland forested site with a combination of hardwoods and pines. The area is bordered on the west by an easement for a future Davis Drive right of way that the City of Alpharetta will be constructing. There is also a cemetery at the northeastern end of the site. We inspected trees for potential specimens within 50' of the sites on directly adjacent properties, including the GA 400 right of way and the TOPGOLF site.

The 8.587 acre site mainly consisted of Pines (*Pinus strobus*), Oaks (*Quercus spp.*), Walnuts (*Juglans nigra*) and Black Cherries (*Prunus serotina*) with some minor small canopy trees within.

On the site, many of the trees inspected, many were multi-stemmed with poor branching patterns including V trunk splits and included bark. While there were trees over 8" in DBH on the site picked up on the initial survey, these were not observed to be significant groupings of high quality trees.

There are 4 potential specimen trees on site that may qualify due to combination of species, size and/or condition per Alpharetta Tree Protection Ordinance Guidelines. These were tagged with white tape and with numbered metal tags.

The potential specimen trees include trees numbered 121, 122, 295 & 297. Refer to attached tree chart for information.

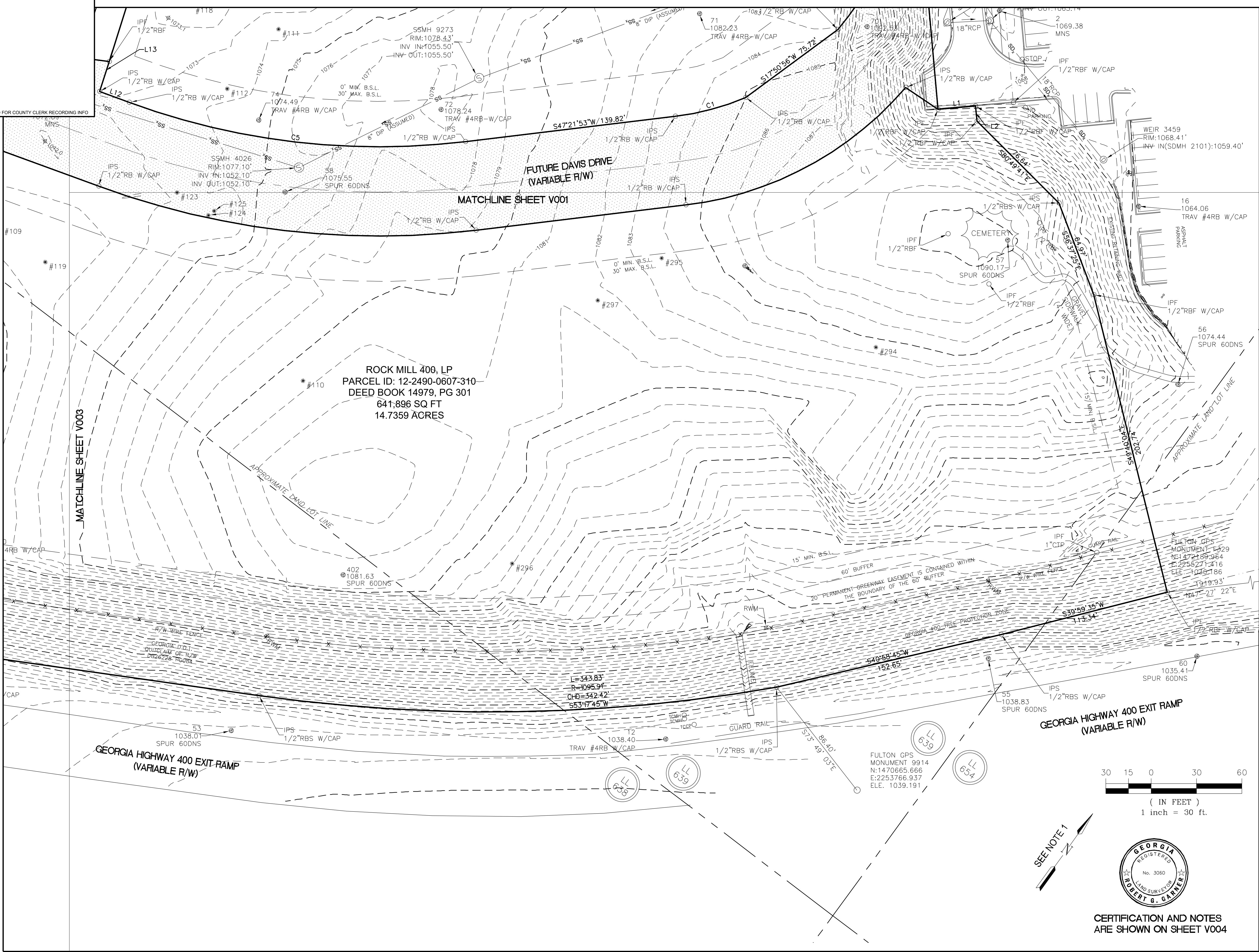
Attachments:

Attachment A: Tree Locations (2 pages)

Attachment B: Tree Chart/Evaluation Chart

Attachment C: Tree Photos Record

EA RESERVED FOR COUNTY CLERK RECORDING INFO



- LEGEND**
- PROPERTY CORNER
 - ⊙ BENCH MARK
 - ⊕ LIGHT POLE
 - ⊕ ELECTRIC MANHOLE
 - ⊕ TRANSFORMER PAD
 - ⊕ WATER VAULT
 - ⊕ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ IRRIGATION CONTROL VALVE
 - ⊕ SPRINKLER HEAD
 - ⊕ GAS VALVE
 - ⊕ TELEPHONE BOX
 - ⊕ COMMUNICATION HANDHOLE
 - ⊕ TRAFFIC SIGNAL HANDHOLE
 - ⊕ CATCH BASIN DOUBLE WING
 - ⊕ CATCH BASIN SINGLE WING
 - ⊕ STORM DRAIN MANHOLE
 - ⊕ DROP INLET
 - ⊕ SEWER MANHOLE
 - ⊕ SIGN
 - ⊕ B.S.L. BUILDING SETBACK LINE
 - ⊕ C.A. COMMON AREA
 - ⊕ EOI END OF INFORMATION
 - ⊕ P.O.C. POINT OF COMMENCEMENT
 - ⊕ P.O.B. POINT OF BEGINNING
 - ⊕ RBF REBAR FOUND
 - ⊕ RBS REBAR SET
 - ⊕ R/W RIGHT-OF-WAY
 - ⊕ TBM TEMPORARY BENCH MARK
 - ⊕ DIP DUCTILE IRON PIPE
 - ⊕ FOC FIBER OPTIC CABLE
 - ⊕ HDPE HIGH DENSITY POLYETHYLENE PIPE
 - ⊕ RCP REINFORCED CONCRETE PIPE
 - ⊕ TSC TRAFFIC SIGNAL CABINET
 - ⊕ TSP TRAFFIC SIGNAL POLE
 - ⊕ UHH UNKNOWN HAND HOLE
 - ⊕ SSX SANITARY SEWER LINE
 - ⊕ SDX STORM SEWER LINE
 - ⊕ W(B) WATER LINE
 - ⊕ E(B) UNDERGROUND POWER LINE
 - ⊕ E(C) OVERHEAD POWER LINE
 - ⊕ G(B) UNDERGROUND GAS LINE
 - ⊕ C(B) UNDERGROUND COMMUNICATION LINE
 - ⊕ TC(B) UNDERGROUND TRAFFIC CONTROL LINE
 - ⊕ FUTURE PORTION OF DAVIS DRIVE

Rev.	Date	Description	By	Chk'd	App'd
3	2/11/21	Added four new trees identified by arborist			
2	1/24/21	Updated based on Updated Title Commitment			
1	12/16/20	Updated comments on Title Exceptions 9 through 13			

Drawing Status	FOR INFORMATION	Suitability	SO
----------------	-----------------	-------------	----

ATKINS

1600 RiverEdge Pkwy, NW
Suite 700
Atlanta, GA 30328

Tel: +1 770-933-0280

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Client

ALPHARETTA CONSTRUCTION

Project Title

**ALTA/NSPS
LAND TITLE SURVEY**

Drawing Title

**LAND LOTS 638, 639, & 654
1ST DISTRICT, 2ND SECTION
FULTON COUNTY, GEORGIA**

Scale	Designed	Drawn	Checked	Authorized
1"=30'	N/A	GP	RG	N/A
Original Size	Date	Date	Date	Date
ANSI D	--/--	05/04/20	05/04/20	--/--
Drawing Number	100070018 - SHEET V002			Revision
				0XX



(IN FEET)
1 inch = 30 ft.



**CERTIFICATION AND NOTES
ARE SHOWN ON SHEET V004**

EA RESERVED FOR COUNTY CLERK RECORDING INFO

EXISTING
DAVIS DRIVE
70' R/W

FUTURE DAVIS DRIVE
(VARIABLE R/W)

ALPHARETTA FAMILY SKATE CENTER
PARCEL ID: 12-2490-0606-030-3
DEED BOOK 24900, PAGE 240

FUTURE DAVIS DRIVE
(VARIABLE R/W)

ROCK MILL 400 SOUTH
374,051 SQ FT
8.5870 ACRES



CERTIFICATION AND NOTES
ARE SHOWN ON SHEET V004

LEGEND

- PROPERTY CORNER
- BENCH MARK
- LIGHT POLE
- ELECTRIC MANHOLE
- TRANSFORMER PAD
- WATER VAULT
- WATER VALVE
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- SPRINKLER HEAD
- GAS VALVE
- TELEPHONE BOX
- COMMUNICATION HANDHOLE
- TRAFFIC SIGNAL HANDHOLE
- CATCH BASIN DOUBLE WING
- CATCH BASIN SINGLE WING
- STORM DRAIN MANHOLE
- DROP INLET
- SEWER MANHOLE
- SIGN
- B.S.L. BUILDING SETBACK LINE
- C.A. COMMON AREA
- EOI END OF INFORMATION
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- P.O.B. POINT OF BEGINNING
- RBF REBAR FOUND
- RBS REBAR SET
- R/W RIGHT-OF-WAY
- TBM TEMPORARY BENCH MARK
- DIP DUCTILE IRON PIPE
- FOC FIBER OPTIC CABLE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- RCP REINFORCED CONCRETE PIPE
- TSC TRAFFIC SIGNAL CABINET
- TSP TRAFFIC SIGNAL POLE
- UHH UNKNOWN HAND HOLE
- SS SANITARY SEWER LINE
- SD STORM SEWER LINE
- W(B) WATER LINE
- E(B) UNDERGROUND POWER LINE
- E(C) OVERHEAD POWER LINE
- G(B) UNDERGROUND GAS LINE
- C(B) UNDERGROUND COMMUNICATION LINE
- TC(B) UNDERGROUND TRAFFIC CONTROL LINE
- FUTURE PORTION OF DAVIS DRIVE

Rev.	Date	Description	By	Chk'd	App'd
3	2/11/21	Added four new trees identified by arborist			
2	1/24/21	Updated based on Updated Title Commitment			
1	12/16/20	Updated comments on Title Exceptions 9 through 13			

Drawing Status	FOR INFORMATION	Suitability	SO
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ATKINS 1600 RiverEdge Pkwy, NW
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Client

ALPHARETTA CONSTRUCTION

Project Title
ALTA/NSPS
LAND TITLE SURVEY

Drawing Title
LAND LOTS 638, 639, & 654
1ST DISTRICT, 2ND SECTION
FULTON COUNTY, GEORGIA

Scale	Designed	Drawn	Checked	Authorized
1"=30'	N/A	GP	RG	N/A
Original Size	Date	Date	Date	Date
ANSI D	--/--	05/04/20	05/04/20	--/--

Drawing Number	Revision
100070018 - SHEET V003	0XX

8.587 ACRE SITE- ROCK MILL 400 SOUTH						
CONDITION	SPECIMEN QUALITY?	FIELD TAG	DBH	SPECIES	Additional Comments	Location Info
FAIR	No	109	23"	Walnut/Juglans nigra	Triple/ Included Bark/ Significant Cavity	Within Temp easement-stormwater
FAIR	No	118	23"	Black Cherry /Prunus serotina	Double/ Included Bark/ V-Split	
POOR	NO	120	30"	Double trunked tulip poplar	Weak branching pattern at base/poor structure	Also in stormwater easement area for adjacent site
FAIR	YES	121	57"	Tulip Poplar /Liriodendron tulipifera	Triple trunk, some included bark	
FAIR	YES	122	70"	Triple Tulip Poplar/Liriodendron tulipifera	Triple trunk, some included bark and scarring	
GOOD	YES	292	28"	Tulip Poplar /Liriodendron tulipifera		
GOOD	YES	293	24"	Tulip Poplar /Liriodendron tulipifera		
FAIR	NO	294	26"	Cherry/Prunus spp.	Double truck 4' height. Included bark. Broken limbs, Poor structure	
GOOD	YES	295	26"	Elm/Ulmus spp.	Triple Trunk	
POOR	NO	296	37"	Elm/Ulmus spp.	Double/Large Cankers/Broken Limbs	
GOOD	YES	297	25"	Water Oak/Quercus nigra	Double trunk starts at about 5' Height	

Attachment C: Tree Photos

Tree 109

23" *Juglans nigra*



Attachment C: Tree Photos

Tree 118

23" *Prunus serotina*



Attachment C: Tree Photos

Tree 120

30" Double Trunked Liriodendron tulipifera



Tree 121

57" Triple trunked Liriodendron tulipifera



Attachment C: Tree Photos

Tree 122

70" Triple trunked *Liriodendron tulipifera*



Tree 292

24" *Liriodendron tulipifera*



Attachment C: Tree Photos

Tree 293

28" *Liriodendron tulipifera*



Attachment C: Tree Photos

Tree 294

26" Double *Prunus serotina*



Attachment C: Tree Photos

Tree 295

26" Triple trunked *Ulmus* spp.



Attachment C: Tree Photos

Tree 296

37" Triple trunked *Ulmus* spp.



Attachment C: Tree Photos

Tree 297

25" Double trunked *Quercus nigra*



Tree Study Report

Davis Road / Rock Mill 400 South , Alpharetta GA

Date of Inspection 4/4/2023

Inspector

Jesse Milton
ISA #SO-1170B
Email: jesse@onebark.com

Developer

Clint Walters
cwalters@theprovidencegroup.com

INTRODUCTION

This inspection was made to verify trees that meet Specimen Tree criteria and/or meet the criteria for an Arborist Report as outlined in the Alpharetta municipal code.

METHODOLOGY

The project site was traversed to identify trees that meet the minimum size criteria for Specimen trees. This inspection uses Level I and Level II assessment standards. Level III standards can be applied at the customers request. All tree sizes were measure as DBH (Diameter at Breast Height, 4.5 feet above soil level).

The project site was traversed to identify trees that meet the minimum size criteria for Specimen trees, including boundary trees within 30 feet outside of the parcel limits and potential 'Trees of Character.' Boundary trees can only be inspected from the subject parcel, unless written permission is given by the neighboring parcel owner. This inspection uses Level I and Level II assessment standards. Level III standards can be applied at the customers request.

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:

30-inch DBH or larger for trees in the Pinus genus
30-inch diameter or larger for trees in the Sweetgum or Tulip poplar genus
20-inch DBH or larger for trees in the Cedrus, Thuja, or other ecologically similar trees
20-inch diameter or larger for trees in the Beech, Nyssa, Persimmon, Sassafras, or other ecologically similar trees
20-inch diameter or larger for Magnolia grandiflora and those cultivars that generally reach a mature height over 40'
24-inch DBH or larger for trees in all other genera
10-inch DBH or larger for Sourwood
Understory Trees: 8-inch DBH diameter or larger

DEFINITIONS OF TREE HEALTH

GOOD - Few if any pathological problems exist; canopy is full, leaf density is above average, and live crown ratio is generally 50% or greater

FAIR - vigor is reasonable but a minor pathological problem may exist; leaf density is average; live crown ratio may be less than 50%. Most urban trees fall in this category.

POOR - vigor is waning, some dieback may be present, leaf density is below average; a significant pathological problem may be present; decay may exist within vital structures.

DECLINING - vigor is terminal, dieback is developing or is inevitable; tree has a limited life expectancy of less than 5 years.

Tree 109

Status: Cataloged : 4/4/2023

Species " ,

Condition:
Other notes: Tree is missing/removed during pond construction

Tree 110

Status: Cataloged : 4/4/2023

Species " ,

Condition:
Other notes: Tree is missing/removed during pond construction

Tree 119

Status: Cataloged : 4/4/2023

Species " ,

Condition:
Other notes: Tree is missing/removed during pond construction

Tree 120

Status: Cataloged : 4/4/2023

Species " ,

Condition:

Other notes: Tree is missing/removed during pond construction

Tree 121

Status: **NOT SPECIMEN** Cataloged : 4/4/2023

Species 45" tuliptree, *Liriodendron tulipifera*

Condition: poor health. significant column of decay in stem and separation in decayed area (photos 2,3); Structure is multiple trunks, stems are individual, do not share common piths (photo 4)

Other notes: Size was confirmed in field using Alpharetta BMP for measuring multi-stem trees. Revise tree size based on this measurement of 45"; Does not meet condition criteria



Tree 122

Status: **SPECIMEN** Cataloged : 4/4/2023

Species 49" tuliptree, *Liriodendron tulipifera*

Condition: fair health. No significant problems identified; Structure is multiple trunks, bark inclusions are not significant; trifurcated

Other notes: Size was confirmed in field using Alpharetta BMP for measuring multi-stem trees. Revise tree size based on this measurement of 49"



Tree 292

Status: **SPECIMEN** Cataloged : 4/4/2023

Species 25" tuliptree, *Liriodendron tulipifera*

Condition: good health. No significant problems identified; Structure is single, No significant problems identified

Other notes:



Tree 293

Status: **SPECIMEN** Cataloged : 4/4/2023

Species 30" tuliptree, *Liriodendron tulipifera*

Condition: good health. No significant problems identified; Structure is single, No significant problems identified

Other notes:



Tree 294

Status: **NOT SPECIMEN** Cataloged : 4/4/2023

Species 24" Cherry, Black, *Prunus serotina*

Condition: fair health. Structure is bifurcated, bark inclusion extends nearly to soil level (photos 2,4)

Other notes: As noted in the Pond & Company Specimen Tree Evaluation Report of 2/15/21, the inspecting arborist found this tree to be non-specimen due to the significant bark inclusion and undesirable form of the trunk. I agree this is a poorly-formed tree and may not qualify as a speci



Tree 295

Status: **NOT SPECIMEN** Cataloged : 4/4/2023

Previous tag #192

Species 26" Elm, american, *Ulmus americana*

Condition: Poor health. Cut for new Davis Road is 8' from trunk center, however surface disruption is evident right up to the flares, with roots exposed and torn at soil surface; Structure is single
Other notes: Root loss and root damage is within structural root plate of tree (13' feet radius), and approximately 40% of root zone has been disrupted. These impacts exceed the tolerable limits for Best Management Practices in Alpharetta, as referenced in both the City Guidance Document and code. Based on the impact, I would advise this tree to be considered non-specimen.



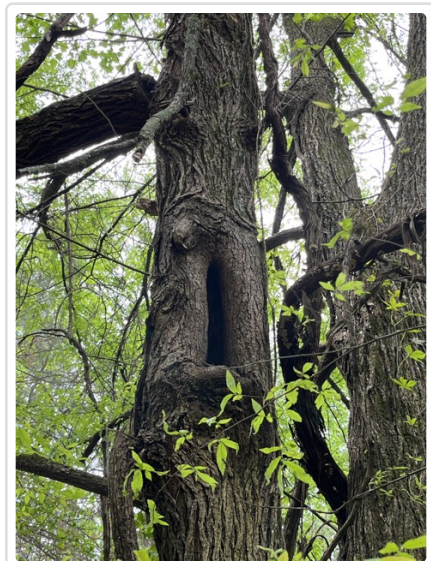
Tree 296

Status: **NOT SPECIMEN** Cataloged : 4/4/2023

Species 27" Elm, winged, *Ulmus alata*

Condition: poor health. multiple open cavities in stems from old storm damage (photos 1,3); catastrophic failure of scaffold limb (photos 1,3); wound/decay adjacent to stem bifurcation (photo 2); Structure is Broken

Other notes: Does not meet condition criteria



Tree 297

Status: **NOT SPECIMEN** Cataloged : 4/4/2023

Previous tag #none

Species 25" oak, water, *Quercus nigra*

Condition: fair health. Disturbance and soil impact is approximately 20 feet from trunk of the tree; Structure is bifurcated

Other notes: As noted in the Pond & Company Specimen Tree Evaluation Report of 2/15/21, the inspecting arborist found this tree to be non-specimen due to the significant bark inclusion and undesirable form of the trunk. I agree this is a poorly-formed tree and may not qualify as a specimen.



Summary

Total Specimen trees identified: 3

Additional Recommendations

The number scheme from the Pond & Company report was used, as the in-field tags do not match with the supplied documentation.

LIMITATIONS

This report is not meant to override any determination by Alpharetta regarding the status of Specimen trees. Additional tree information may be required by the City once the Specimen Tree Report is submitted to Alpharetta, including but not limited to: Trees of Character, Level III assessments, site meetings with the Municipal arborist, and any Tree Maintenance Plan preparation.

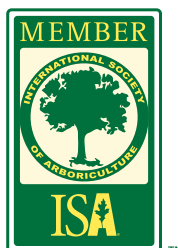
Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments cannot be guaranteed. Clients may choose to accept or disregard the recommendations of the arborists, or to seek additional advice. This inspection was made without the expectation of a particular result.

Certification

Date Certified: 4/4/2023

I certify that all of the statements made in this report are true, complete and correct to the best of my knowledge and belief, and are made in good faith.

Jesse Milton
ISA #SO-1170B



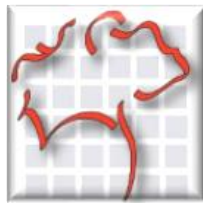
MODIFIED ARBORIST REPORT FOR:

Davis Drive Tree – City of Alpharetta

Alpharetta, Georgia

Prepared for:

Davis Group
Visual Inspection only



Prepared by:

T.J. Schell, LLC
Landscape Architects
And Certified Arborists
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Teresa H. Eldredge, RLA, ISA
Certified Arborist
ISA SO-5442A

March 15, 2023

City of Alpharetta:

- 8" dbh Understory Trees
- 10" dbh Sourwood (No Sourwoods were seen on this site)
- 20" dbh Southern Magnolia, Deodar Cedar, Arborvitae, Beech, Blackgum, Persimmon, Sassafras, or similar
- 24" dbh Overstory- all others not mentioned.
- 30" dbh Genus pine, sweetgum, and poplar

Boundary Tree – Per City of Alpharetta Tree Ordinance:

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

Condition Criteria – Per City of Alpharetta Tree Ordinance: Per Arborist Report submitted with the approval of Director.

The 25" water oak shows signs of a more long-term stress since it has mistletoe in small pockets throughout the canopy and some large invasive vines. It has also been more recently impacted by the adjacent Davis Drive extension road construction per the City of Alpharetta approved plans. It is not clear what the exact percentage impact is, but it appears to be in the range of up to 30%. The remainder of the CRZ area is undisturbed and has a large amount of invasive privet and several vines on the tree.

1. **Water Oak – 25" DBH – (Tag #297)** Co-dominant with included bark at the split, the sidewalk is within the fall zone although near term failure (if it happens) will likely be from falling limbs. Small pockets of mistletoe throughout branches in canopy indicating several small areas of decay. Tree will never meet specimen criteria due to structural defect at split but should be properly pruned to remove some lower branches and +/- 10% canopy dieback. In addition, vines and privet should be removed by hand from the CRZ - Fair Condition.





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May 1, 2023,
Revised May 17, 2023

Ms. Kathi Cook, Director
Community Development
City of Alpharetta, Georgia
287 South Main Street
Alpharetta, Georgia 30004

Re: Application of The Providence Group of Georgia for ±8.565 acres of land located along the southern right-of-way of Davis Drive to rezone the tract from LI to R-10M and to secure five (5) variances from Sections 2.2.10.D, 2.10.3.B, 2.10.4, 2.10.8.C.1 and 3.2.8.B.1.a of the City of Alpharetta Unified Development Code and the Northpoint Overlay District; which tract is located in Land Lots 638, 639, 849, and 654, First District, Second Section, Fulton County, Georgia (Parcel ID number 12 249006070310)

Dear Ms. Cook:

Please accept this letter as the Letter of Intent of my client, The Providence Group of Georgia ("TPG") in support of the above referenced Applications.

As you know I represent TPG in its effort to develop a total of 85 "for-sale" residential townhome units, at a density of 9.9 units per acre. A Site Plan by Travis Pruitt & Associates (TPA) dated May 01, 2023 more particularly details the nature of the intended project. The Applicant envisions a mix of unit sizes that will range from 1,694 to 2,200 square feet. The townhomes will be 2 to 3-bedroom units with 2½ or 3½ baths. Also, each unit will have an attached garage for one to two cars with driveways which will be 18 feet in length. Additionally, there will be 5 guest parking spaces on site.

The Subject Property is zoned Light Industrial ("LI") and is also located within the North Point Overlay district. The Applicant seeks to rezone the Subject Property to the 'For-Sale' Residential Dwelling district ("R-10M") to allow the 85 unit townhome development. The R-10M district allows for-sale, attached residential at a density of up to 10 units per acre. Also, as a consequence of being within the North Point Overlay, there are a number of additional design elements which are to be incorporated into the proposed development. The Proposed Design

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will include 20-foot wide streetscape adjacent to the existing 8-foot wide sidewalk along the Davis Drive frontage. The proposed development will meet the North Point Overlay requirements for open space by providing 1.10 acres of landscaped civic space and 0.45 acres of amenity area. The Proposed Development will also include a large section of natural area adjacent to the Georgia State Route 400 (“GA-400”) right-of-way. In addition to the onsite improvements, the proposed design contemplates the protection of an existing cemetery in the northeast corner of the property. The Applicant will take precautions in its design to limit disturbance around the cemetery. Finally, the development will incorporate a number of sustainable design features in accordance with the North Point Overlay EcoDistrict requirements, which features total 7 EcoDistrict points.¹ Thus the ultimate goal is to create an ecofriendly redevelopment in compliance with the City’s vision for the North Point Overlay. This development represents an opportunity for upscale, for-sale housing in an area that is devoid of such options.

These improvements require the following approvals:

1. Rezoning of the Property from LI to R-10M.
2. Concurrent variances from certain sections of the City of Alpharetta Unified Development Code and North Point Overlay requirements occasioned by factors peculiar to the Subject Property. The development will need the following variances from:
 - a. Alpharetta UDC § 2.2.10.D – To reduce the individual units from 20-feet to a 16-foot lot width.
 - b. Alpharetta UDC § 2.10.3.B: Front Building Setback Reduction from a 0-foot Min/10-foot Max. to a 0-foot Min/30-foot Max
 - c. Alpharetta UDC § 2.10.4 – Amend the block requirements to eliminate the requirement for interconnected streets and block requirements; allow dead end streets; and eliminate the requirement for stub out streets;
 - d. Alpharetta UDC § 2.10.8.C.1: Allow buildings to have a non-street-facing pedestrian entrance;
 - e. Alpharetta UDC § 3.2.8.B.1.a: Side Buffer Reduction from a 50-foot to a 10-foot planted landscape strip.

A. Relevant Background Information

In the mid-2000s the City of Alpharetta conducted its first LCI review of the North Point Area, which culminated in the 2008 North Point LCI. The plan then designated the area along

¹ Alpharetta UDC § 2.10.11.B requires a minimum of 7 points for new construction.

Davis Drive, as a “Mixed Use Commercial Center.” However, the LCI area remained predominantly commercial with residential uses west of GA-400 to create a desirable mixed-use environment. In fact, since the adoption of the 2008 LCI, the Mall and much of the surrounding commercial uses have experienced a decline, not just due to internet sales, but due to the successful redevelopment of downtown Alpharetta and Avalon, both of which rely heavily on integrated residential uses.

In 2017, the city reevaluated the LCI area and identified problems with the growth of the Mall area noting that it “lacks integration of retail and residential uses” with “poor walkability” and that it “does not relate well with greenway or open spaces.” Paramount to meeting the goals of walkability and a mix of uses, the LCI area must develop quality residential uses to supplement and reinvigorate the existing commercial ones. Furthermore, since 89.9% of the 7000 workers within the LCI area live outside of it, a reduction of automobile usage will require such residential opportunities.

The Subject Property is ideally located for the type of community sought after by contemporary consumers and residents within close proximity to employment, retail, restaurants, and entertainment. The site is located in close proximity to major employment centers along Mansell Road and nearby Hembree Road, as well as the adjacent Sanctuary Park office park. Sanctuary Park is a nine-building workplace situated on an activated 150-acre nature preserve and located less than 1000 feet from the Subject Property across Westside Parkway. The property is also in close proximity to a number of restaurant and retail uses, including Papadeaux Seafood Kitchen, Ray’s at Killer Creek, On the Border, Miller Ale House, and Sam’s Club. Also within walking distance are a number of entertainment venues, including Top Golf, an entertainment and dining venue that is located immediately to the east; the Cooler, a family ice skating center located directly across Davis Drive from the property; and Main Event Entertainment², which is a little more than 500-feet west of the proposed townhomes. In addition, the property is less than ¼ of a mile from the Ameris Bank Amphitheater at Encore Park.

The centralized location close to employment centers lends itself to higher-density housing options that attract the professionals employed in the area. The housing preference of many modern professionals is one that is in close proximity to retail, restaurant, and recreational uses. The Subject Property offers a golden opportunity to further the intent of the North Point LCI by adding higher density residential into this predominantly commercial area.

B. Phasing

The project shall not be phased.

² Main Event offers dining and variety of activities like laser tag, gravity ropes, arcade games, and billiards.

C. EcoDistrict Points

The North Point Overlay District requires all new development to obtain minimum point values as outlined in UDC § 2.10.11. Redevelopment of vacant land requires a minimum of 7 points. The design elements in the proposed development will earn a total of 7 EcoDistrict points. Those design elements include (the item numbers below correspond to those listed under § 2.10.11.D):

4) Building Energy Measures (3 points)

The proposed development's new building construction will demonstrate an average of 10% improvement over the city's current energy code. An energy model will be provided to ensure compliance with the requirement. The project is requesting the available 3-pts for this measure.

6) Building Water Efficiency Measure (2 points)

The proposed development's new building construction will incorporate fixtures and other measures to reduce indoor water by at least 20% than a typical building.³

13) Enhanced Bicycle Amenities Measure (1 point)

This project proposes to include bicycle amenities to encourage the use of alternative transportation. The project proposes to include a bicycle repair center open to the public and supplemental bicycle parking throughout the subdivision.

14) Alternative Transportation Measure (1 point)

The development will include one dedicated ride-sharing space for the exclusive use of passengers arriving by taxi, ride-sharing, or shuttle.

D. Trip Generation

The proposed development will not overly burden existing streets or transportation facilities. The Applicant used the Institute of Traffic Engineers (ITE) Trip Generation Manual (Ninth Edition), to calculate vehicle trips for the proposed development. 85 townhomes are expected to generate 37.4 trips during the AM weekday peak hour, 44.2 trips during the PM weekday peak hour, and 493.85 total trips on a weekday. The site has quick access via Davis Drive to both Mansell Road and Westside Parkway, both of which are minor arterials⁴, and is

³ "Baseline water usage shall be determined based on fixtures per the Energy Policy Act of 1992 and subsequent rulings by the United States Department of Energy or a similar method approved by the Director of Community Development." See *Alpharetta UDC § 2.10.11.D.6*.

⁴ Per the Georgia Department of Transportation Roadway Classification Map. See the GDOT website at: <https://itos.maps.arcgis.com/apps/webappviewer/index.html?id=962a2591f91a4303aeafe016ba8db96b>

approximately ½ mile from the on-ramp to GA-400. The Applicant is not aware of any capacity issues and it is anticipated that all of the adjacent and nearby roadways should easily handle the minor amount of traffic generated by the proposed project.

E. Schools

The school-age children living in the residences will attend Manning Oaks Elementary School; Northwestern Middle School; and Milton High School. Manning Oaks Elementary is listed as under capacity. Northwestern Middle School and Milton High School are over capacity. The proposed townhomes, however, are not expected to overly-burden local schools since the target market for townhome residential is younger professionals or empty nesters, which are demographics that tend not to have school-age children.

F. Standards for Zoning Changes

- 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: Yes. Residential growth at higher densities is a key component of plans for the west side of GA-400. The property also is located within the North Point Activity Center LCI, which envisions a mixed-use walkable environment with an emphasis on sustainability, greenspace and connectivity. If approved, conditions are recommended that further the concepts of an EcoDistrict.

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

Response: No. The proposed residential use is completely compatible with the surrounding entertainment, restaurant, retail and office uses. Also, the incorporation of appropriate screening and adequate on-site buffering there should be no adverse impact upon, or from, adjacent or nearby property.

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

Response: No. The proposal is sensitive to the environmental constraints of the site and will implement many environmentally sensitive measures. The proposed development could have impacts on the natural environment, but the Applicant's site plan identifies tree save areas that protect the adjacent tree canopy.

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

Response: The area's growth has transitioned away from Light Industrial and is currently developed with a number of entertainment, restaurant, retail and office uses. Consequently,

the subject property is better suited for a residential use that compatible with the surrounding development, than many of the uses allowed under the current LI district.

- 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: No. The proposed change in use from light industrial to residential would generate a greater demand upon public facilities and services, such as parks, recreational programs, and schools. However, the proposed townhomes location in proximity to employment, restaurants, and entertainment is expected to lower vehicular dependence for the future residents.

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

Response: Yes. The new LCI objectives recognize the desirability of mixed uses to include residential options.

- 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: Yes. The request to change the use of the property from light industrial to residential reflects a reasonable balance, if conditions are included that further the concept of the area becoming an EcoDistrict.

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

Response: See response to (d) above.

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

Response: The City of Alpharetta's Future Land Use Map designates the property as being within the Mixed Use land use. The City of Alpharetta Horizon 2040 Comprehensive Plan ("Comprehensive Plan") envisions development within the Mixed Use land use as a mix of residential, commercial, and office. Although the development is strictly residential, it is within walking distance to many commercial and office uses that are compatible with higher density residential. The Proposed Development also furthers the following specific goals of the Comprehensive Plan:

LU Strategy 8.1: Allow mixed use patterns that will create activity nodes in appropriate areas, as established by the Future Development Map, that provide jobs and services

within walking distance of residences, preserve open spaces, and make public transportation more effective.

LU Strategy 8.4: Establish varying levels of mixed use development densities, through overlay districts or other means, such that the highest densities of office, retail and residential development will be located along the GA-400 corridor.

LU Strategy 10.1: Allow mixed use patterns that will create activity nodes in appropriate areas near or within existing suburban office developments.

G. 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 in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that”:

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

Response: The Subject Property’s shape is long and narrow which hampers its efficient layout. Additionally, it contains a cemetery which must remain undisturbed and the property is bordered to the front and rear by right-of-way, all of which further impacts the layout and limits the buildable area.

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

Response: The particular features associated with the property, the presence of a cemetery, its narrow shape and being bounded by two rights-of-way, along with the requirements of the LCI creates a hardship which necessitates these variances.

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

Response: The existence of two road frontages, one of which is GA-400; as well as the presence of a cemetery are unique to this tract. The combination of these factors force the units to be clustered on a much smaller part of the tract. Also, the reduction of minimum lot width from 20’ to 16’ is required to provide a variety of unit types to appeal to a broader spectrum of potential residents.

- (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: Establishing measures and standards to transform North Point into a livable and highly sustainable mixed-use EcoDistrict will be effective in helping achieve the placemaking, branding, and asset repositioning goals outlined in the LCI and Overlay. This EcoDistrict incorporates strategies and goals to best manage the area's existing assets and natural resources while establishing targets for improving the area's economic vitality and environmental health. Towns and cities nationwide are driving economic development and achieving their placemaking goals through detailed EcoDistrict planning and practices that integrate land use, transportation, and environmental planning with high performance infrastructure, buildings, landscapes and urban design. In other words, an EcoDistrict approach seeks to foster harmony and interaction between people and nature.

H. Requested Conditions

- 1) The property shall be developed substantially in accordance with the plans by Travis Pruitt & Associates dated May 1, 2023.
- 2) Single attached lots will have a minimum lot width of 16' exclusive of public street rights-of-way.
- 3) Each unit shall contain a minimum of 1,600sf.
- 4) A minimum replanted 20' landscape strip will be installed and maintained along Davis Drive.
- 5) The units should have driveways that are a minimum of 18' between garage and back of sidewalk, where present, or roadway.
- 6) Elevations and architectural treatment will include cementitious siding and brick, board and batten. The elevations will show the variation in the façade and the massing of the units.
- 7) The project provides approximately 0.45 acres of amenity space ($\pm 5.2\%$ of total site) and ± 1.10 acres of civic space ($\pm 12.8\%$ of the total site).
- 8) The requested internal streets shall be as shown on the Site Plan, with slight modifications to avoid site conditions if needed.
- 9) To accommodate fire vehicle access alley will be at least 20' with 16' paved and no dead ends exceeding 150' to provide fire access.
- 10) Site will have vehicular access from Davis Drive only.

11) No more than 10% of the residential units will be permitted to be rented, as recorded in the HOA's declarations and covenants.

12) New utilities interior to the site will be placed underground.

I. Preservation of Rights

It is the position of the Applicant that the Alpharetta Zoning Ordinance, in limiting the property to the uses allowed in the current zoning is unconstitutional in that it destroys the marketability of the property and renders the property economically unfeasible, and such zoning therefore constitutes a taking of property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the Constitution of the United States, as well as Article 1, Section 1, Paragraph 1; Article 1, Section 3, Paragraph 1(a); and Article 3, Section 6, Paragraph 2 of the Constitution of the State of Georgia (1983). To zone this property with any intervening conditions less than requested would be unconstitutional, would render the property unusable and would constitute the taking of Applicant's property without just and adequate compensation and without due process of law in violation of the provisions of the United States and Georgia Constitutions cited in this paragraph. The same effect would occur by imposing conditions in restraint of trade, or onerous, burdensome, unconstitutional, or unnecessary conditions on the property. The denial of this request would bear no reasonable relation to the health, safety, morals or welfare of the public.

CONCLUSION

The Applicant respectfully requests that the Alpharetta City Council grant the requested rezoning and the variances as submitted. We very much look forward to working with you, your staff, and the Council towards development of an excellent project

Respectfully submitted,



J. Alexander Brock

JAB/jab

cc: Warren Jolly
Clint Walters



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: CU-23-03 BRANDEDMED RX/4150 OLD MILTON PKWY

PLANNING COMMISSION: JULY 13, 2023

CITY COUNCIL: JULY 24, 2023

II. RECOMMENDATION:

Approve CU-23-03 Brandedmed RX/4150 Old Milton Parkway, subject to the following conditions:

1. 'Drug Store, Pharmacy' shall be added as a conditional use at 4150 Old Milton Parkway, Suite 113 & 114 and limited to no more than 1,900 square feet.
2. Conditional use approval shall be limited to Brandedmed RX; no additional 'Drug Store, Pharmacy' use or subleasing shall be permitted within the approved space.
3. 'Drug Store, Pharmacy' shall be limited to a retail pharmacy, including in-store sales and deliveries. There shall be no urgent care or pain management clinic in the leased space. There shall be no tobacco products.
4. Hours of operation shall be limited to Monday – Saturday 9:00 AM – 5:00 PM.
5. Pharmacy delivery vehicles shall not be parked overnight in the parking lot facing Old Milton Parkway.
6. Business shall be limited to no more than 1 wall sign with sign copy limited to either white or anodized bronze. Wall sign shall not have an internally lit face and any illumination shall be white.
7. Window signage shall be limited to no more than 5% of the total window area.

III. REPORT IN BRIEF:

The applicant, Brandedmed RX, is requesting a conditional use to operate a 'Drug Store, Pharmacy' in a 1,900 square foot suite within The Shops at Old Milton center. Brandedmed RX is a retail pharmacy. The subject property is located at 4150 Old Milton Parkway, Suite 113 & 114 near the northeast corner of Old Milton Parkway and Park Woods Circle.

DISCUSSION

The submitted request, if approved, would allow Brandedmed RX to operate a 'Drug Store, Pharmacy' in a 1,900 square foot suite in The Shops at Old Milton center. Brandedmed RX is a retail pharmacy. A conditional use is requested to allow a 'Drug Store, Pharmacy'. The subject property is located at 4150 Old Milton Parkway, Suite 113 & 114 near the northeast corner of Old Milton Parkway and Park Woods Circle.

The property is zoned CUP (Community Unit Plan) and is subject to the Park Bridge Master Plan Pods B & C, which allows a 'Drug Store, Pharmacy' with the approval of a conditional use. Surrounding properties are zoned CUP, except the property across Old Milton Parkway to the south is zoned O-P (Office-Professional). Tava Indian Cuisine and Kalos Financial are located to the west, office condominiums to the north, Manhattan NY Deli & Bagels and Alara Park Bridge Apartments to the east and The Swan Building to the south.

The Shops at Old Milton is approximately 5.1 acres and was developed in 2007 as a 2-story, approximately 50,000 square foot shopping center. Businesses occupying the center include Jerusalem Bakery, Spices Hut, FedEx Office Print & Ship Center, Reserve 116 Event Venue, and Epic Fencing Club, to name a few. Two (2) restaurants currently operate at the center, as well as several retail service businesses, including a beauty shop, barber shop, tutoring

services, copy/shipping center, retail sales and indoor recreation. The development has 242 parking spaces, which is sufficient to serve the existing and proposed uses.

Brandedmed RX is a small business, retail pharmacy that will provide delivery service through a third-party vendor, such as EZ Scripts. According to the applicant, he is a business partner in this endeavor and his partner is a pharmacist with over 15 years' experience. According to the applicant, deliveries will represent approximately five percent (5%) to ten percent (10%) of the business. The business is proposed in Suite 113 & 114, which is located on the west side of the center on the 1st floor. Hours of operation will be Monday – Saturday 9:00 AM – 5:00 PM. The applicant anticipates approximately two (2) employees for the 'Drug Store, Pharmacy'.

TRAFFIC

Staff estimates that the 1,900 square foot pharmacy would generate approximately fifteen (15) AM Peak Hour trips and sixteen (16) PM Peak Hour trips.

USE	Intensity	Daily Trips	AM Peak Hour Trips	PM Peak Hour Trips
Pharmacy	1,900 SF	171	15	16

CONDITIONAL USE REVIEW CRITERIA

City staff has reviewed the applicant's request and compared it to the conditional use standards established in UDC Sec. 4.2.3 (B) which are as follows:

A conditional use otherwise permitted within a zoning district shall be considered to be compatible with other uses permitted in the district, provided that due consideration is given to the following objective criteria at a public hearing and satisfactory provisions or arrangements are made for:

1. Access into and out of the property with regard to traffic and pedestrian safety, volume of traffic flow, and emergency vehicles, as well as the type of street providing access;

Response: The Shops at Old Milton has primary access from Old Milton Parkway and secondary access at the rear of the property through the adjacent office condominium development on Park Woods Circle. The proposed use would not have significant impacts on vehicular and pedestrian access.

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

Response: The above-referenced improvements are provided at the applicant's proposed location.

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

Response: The proposal should not have significant impacts on surrounding properties or businesses, which are mostly developed with non-residential uses. The 'Drug Store, Pharmacy' will generate vehicular trips that could be captured by other businesses operating at the shopping center.

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

Response: Not applicable.

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

Response: The proposal should not impede the normal and orderly development of surrounding properties, which are also primarily developed with non-residential uses.

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

Response: The location and character of the 'Drug Store, Pharmacy' is appropriate. The subject property is designated Planned Shopping Center in the Park Bridge Master Plan.

7. Ensuring that the conditional use is appropriately separated from similar uses and conflicting uses, such as residences, government buildings, parks, churches or schools.

Response: There are two (2) 'Drug Store, Pharmacies' in the immediate area. The nearest drug store is located at Publix (4305 State Bridge Road), which is approximately 0.3 miles away. Also, there is a Walgreens (4395 Kimball Bridge Road) in the City of Johns Creek that is located approximately 0.56 miles away from the applicant's proposed location.

CONCURRENCES

Staff reviewed the applicant's proposal in consideration of the review criteria for a conditional use. The proposal should not have significant impacts on surrounding properties, which are mostly developed with non-residential uses. In addition, there is sufficient parking available and the use will generate vehicular trips that could be captured by other businesses operating in the shopping center.

CITIZEN PARTICIPATION PLAN

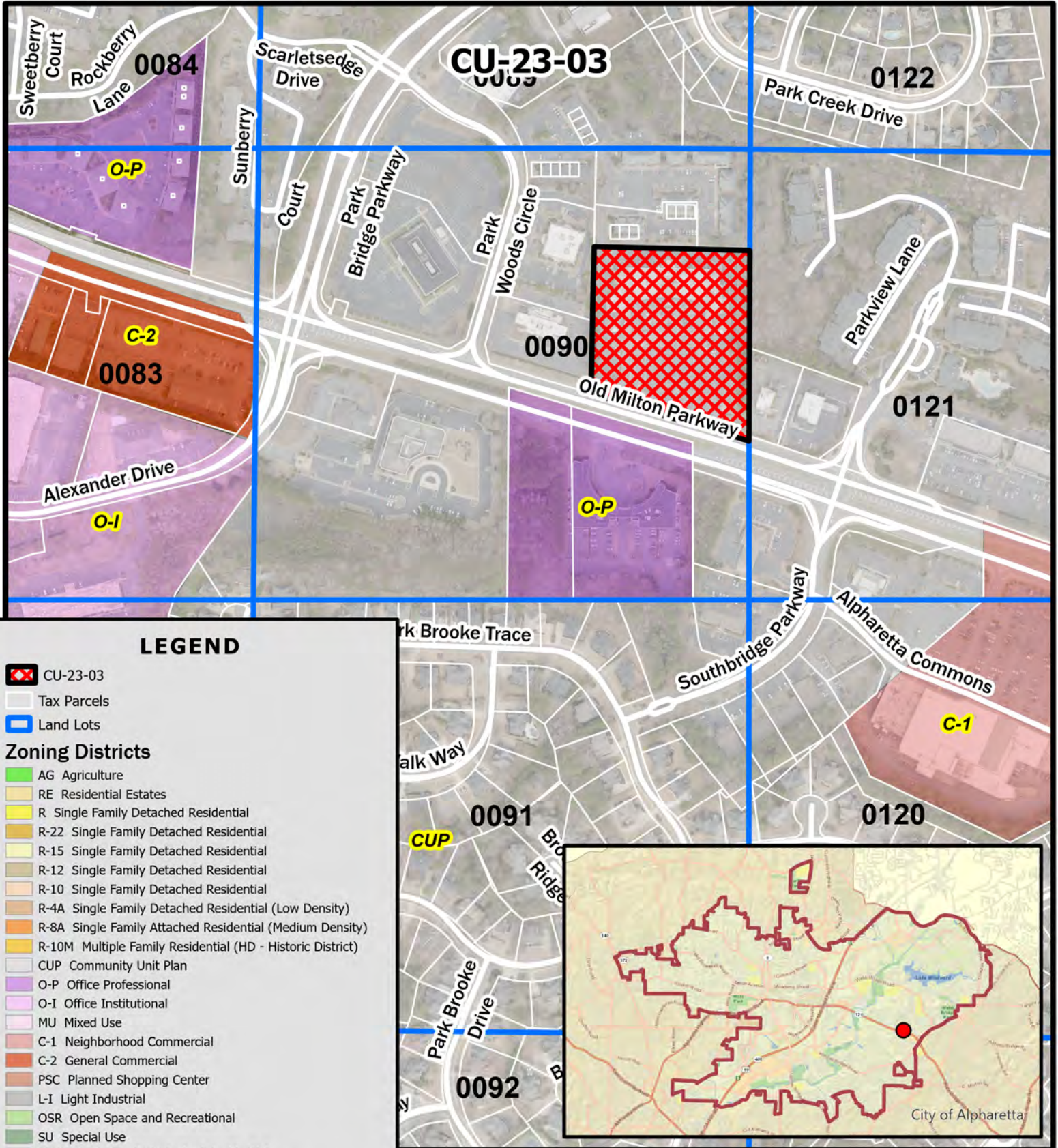
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on June 14, 2023. There was one (1) public comment in support of the applicant's request.

IV. ATTACHMENTS:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Location Map
- CZIM Sign In Sheet
- Citizen Part B
- Application



LEGEND



CU-23-03



Tax Parcels



Land Lots

Zoning Districts



AG Agriculture



RE Residential Estates



R Single Family Detached Residential



R-22 Single Family Detached Residential



R-15 Single Family Detached Residential



R-12 Single Family Detached Residential



R-10 Single Family Detached Residential



R-4A Single Family Detached Residential (Low Density)



R-8A Single Family Attached Residential (Medium Density)



R-10M Multiple Family Residential (HD - Historic District)



CUP Community Unit Plan



O-P Office Professional



O-I Office Institutional



MU Mixed Use



C-1 Neighborhood Commercial



C-2 General Commercial



PSC Planned Shopping Center



L-I Light Industrial



OSR Open Space and Recreational



SU Special Use



R-8D Single Family Detached Residential



R-4D Single Family Detached Residential (Medium Density)



R-8A/D Single Family Attached/Detached Residential



DT-C Downtown Core



DT-MU Downtown Mixed-Use



DT-LW Downtown Live-Work



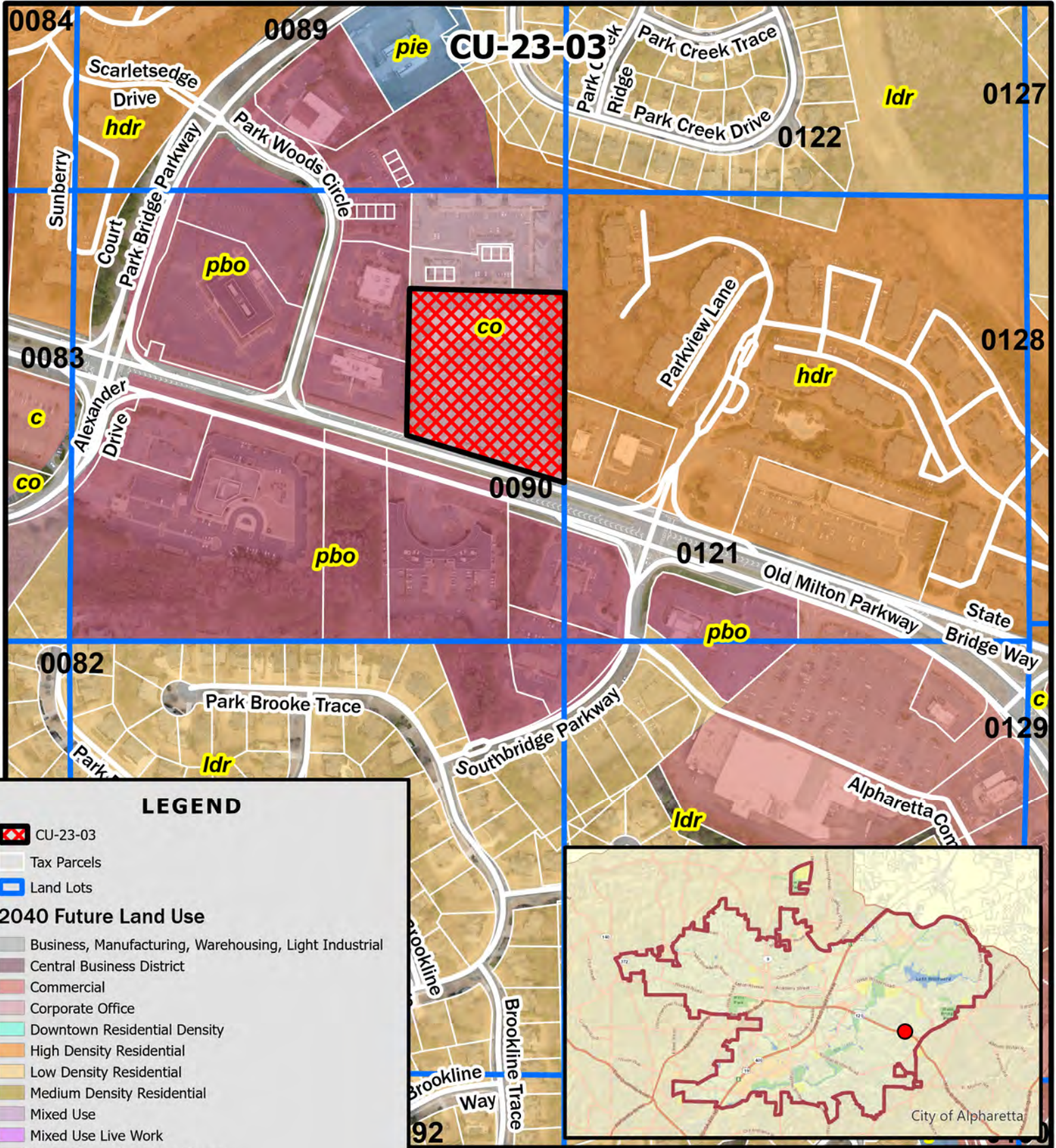
DT-R Downtown Residential

CU-23-03

D/LL: 1/1/1124

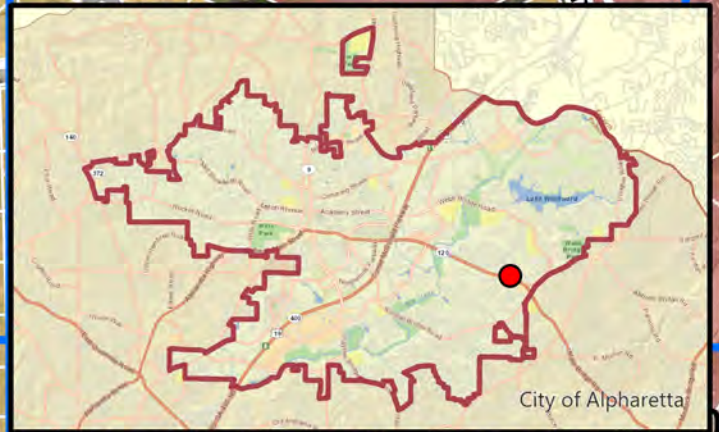
PC: 7/13/23

CC: 7/24/23

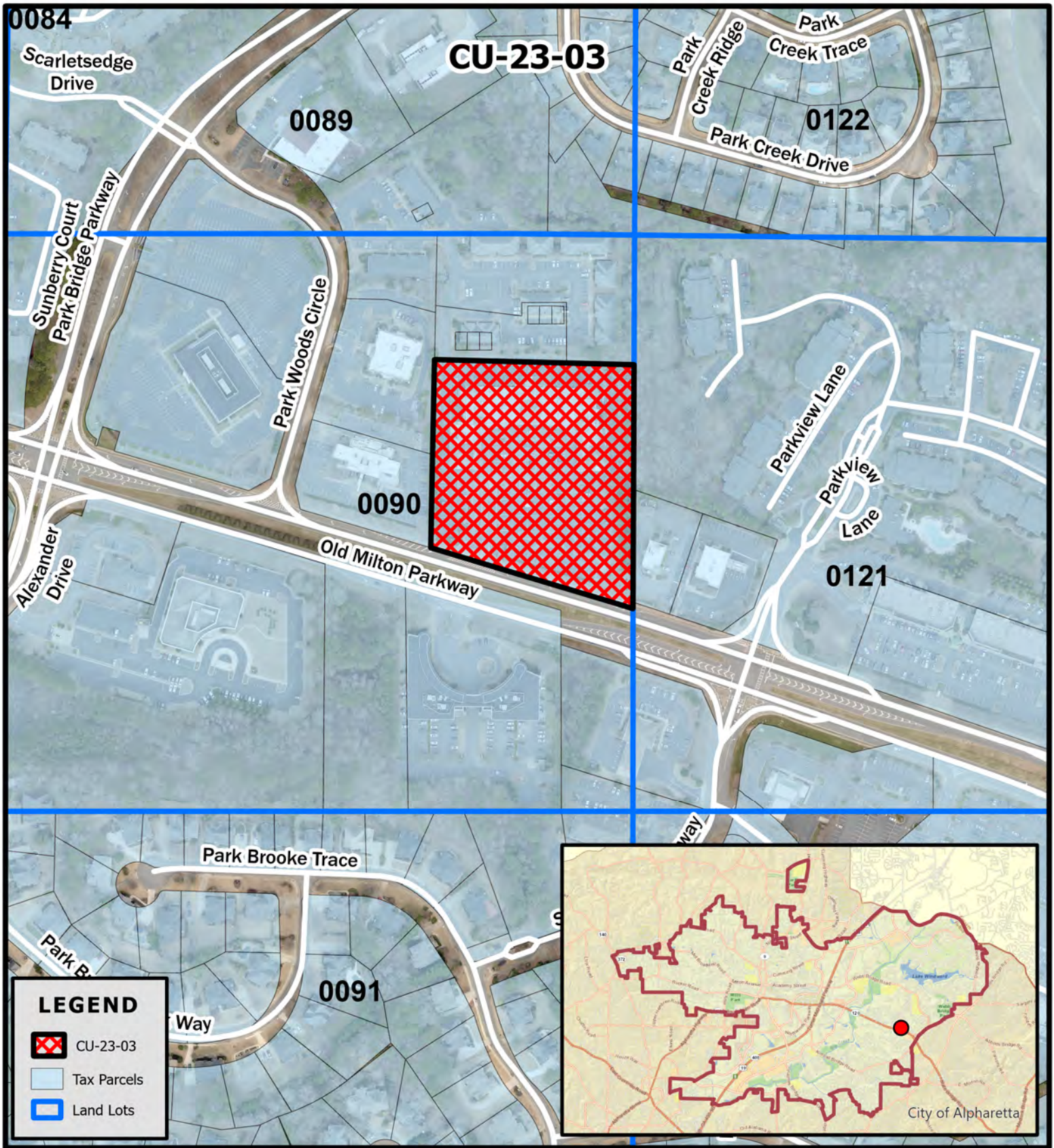


LEGEND

-  CU-23-03
-  Tax Parcels
-  Land Lots
- 2040 Future Land Use**
-  Business, Manufacturing, Warehousing, Light Industrial
-  Central Business District
-  Commercial
-  Corporate Office
-  Downtown Residential Density
-  High Density Residential
-  Low Density Residential
-  Medium Density Residential
-  Mixed Use
-  Mixed Use Live Work
-  Parks, Recreation, Open Space
-  Professional Business Office
-  Public, Institutional, Education
-  Residential Estate
-  Very Low Density Residential



CU-23-03
D/LL: 1/1/1124
PC: 7/13/23
CC: 7/24/23



CU-23-03
D/LL: 1/1/1124
PC: 7/13/23
CC: 7/24/23



Location Map
Brandedmed Rx
4150 Old Milton Parkway

Location Map Provided by:
Community Development - GIS
Page 182 of 203

Community Zoning Information Meeting (CZIM)

June 14, 2023

Please sign-in and leave your comments and/or concerns.

CU-23-03 / Brandedmed RX / 4150 Old Milton Parkway

NAME	ADDRESS	COMMENTS
Warren Jolly	11340 Laketield Dr	We like this

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: Brandedmed RX

Contact Name: Javier Vaca-Luna Telephone: 801-400-8773

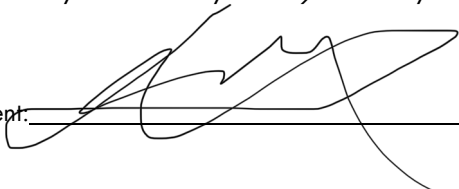
Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.
I have not received any phone calls, emails, or correspondences of any kind.

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

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

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

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

Signature of Authorized Agent: 

Date: 06-22-2023

Print Form

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: PHA23014

PH #:

☐ Property Taxes & Code Violations Verified

☒ Fee Paid

Initial: ERC

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: JAVIER VACA LUNA

Telephone: 801-400-8773

Address: 200 Postwood Dr.

Suite: _____

City: Fayetteville

State: GA

Zip: 30215

Fax: _____

Mobile Tel: _____

Email: brandedmedrx@gmail.com

Subject Property Information:

Address: 4150
1450 Old Milton Pkwy Suite 113/114 Current Zoning: CUP
Retail

District: 1 Section: 1 Land Lot: 90 Parcel ID: _____

Proposed Zoning: Conditional Use Current Use: 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?

- ~ Conditional Use
- ~ Open a retail pharmacy
- ~ Hours of Operation from 9-5 Monday - ~~Friday~~ ^{Saturday}
- ~ 2 Employees

Applicant's Request (Please itemize the proposal):

Brandedmed RX to have additional Conditional Use Zoning along with the additional CUP Zoning

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

Allow Brandedmed RX to operate within the City of Alpharetta guidelines, safety, & rules & regulations to protect the well being of all Alpharetta residents, businesses, & patrons as a retail pharmacy. No CBDs, narcotics, marijuana or services of the kind will take place at Brandedmed RX

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: SJA Properties LLC
Julia Lee Telephone: 334 - 350 - 2100

Address: 402 9th Ave SW Suite: _____

City: Lafayette State: AL Zip: 36862

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: Javier Vaca-Luna Telephone: 801 - 400 - 8773

Address: 200 Postwood Dr. Suite: _____

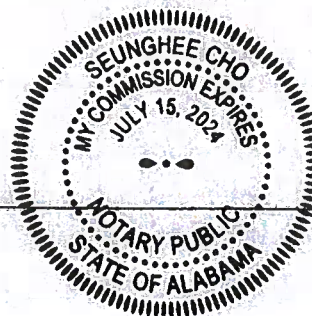
City: Fayetteville State: GA Zip: 30215

So Sworn and Attested:

Owner Signature: [Signature] Date: 4/27/2023

Notary:

Notary Signature: [Signature] Date: 4/27/2023



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: Javier Vaca Luna

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: N/A Position: 0

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____

Date: 5/1/2023

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Currently there are multiple medical practices in the area; Brandedmed RX will support both the surrounding businesses & residents

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

Brandedmed RX will increase traffic flow leading to increased property values

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

Yes, pharmacies are zoned retail, as this shopping center is currently zoned

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

We will accommodate approximately an additional 50-100 people per day

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

Increased property values lead to increased funding for the educational system

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

Our request fits into the Alpharetta Plan. Alpharetta strives for live, work, play, promoting the max benefits of corporate, residential, & retail, along with education bringing the best to the community. Locations such as Innovation Academy & Alpharetta Square continue to bring

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

NO

people to Alpharetta

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:

Brandedmed RX

Contact Name:

JAVIER VARGAS LUNA

Telephone:

801-400-8773

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.

SJA Properties LLC → JULIA LIL → 334-350-2100

See Attached List

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



Letter



Personal Visits



Telephone



Group Meeting



Email



Other (Please Specify)

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

JOSHI ROHIT VASANT & KHADILKAR MAN
ASI PRADEEP
2050 BROOKE FOREST CT
ALPHARETTA GA 30022

MA QIULIN & JIN MINGSHUN
5065 PARK BROOKE WALK WAY
ALPHARETTA GA 30022

LI FAMING & GAO TIAN
4665 PARK BROOKE TRC
ALPHARETTA GA 30022

MAZER COREY J
4165 OLD MILTON PKWY STE 270
ALPHARETTA GA 30005-4479

JACOBSON KENNETH E & DONNA E
4740 PARK BROOKE TRCE
ALPHARETTA GA 30022

MOTEN SHEZAD A & MOTEN MARIA ARLEN
906 STREAM VALLEY TRL
ALPHARETTA GA 30022

POHL HANA R
5020 PARK BROOKE WALK WAY
ALPHARETTA GA 30022

MARKUS ANDREW NEIL & NEIL BARBARA J
5035 PARKBROOKE WALK WAY
ALPHARETTA GA 30022

BAREL TAL
819 FOREST PATH LANE
ALPHARETTA GA 30022

ROSER CINDY & LASSETTER SCOTT A.
5090 PARK BROOKE WALK WAY
ALPHARETTA GA 30022

DHANESHWAR GIRISH N & GOKHALE MEGH
ANA
809 FOREST PATH LN
ALPHARETTA GA 30022

BENDECK BRADLEY BENDECK LINDSAY
833 FOREST PATH LANE
ALPHARETTA GA 30022

WEBB MURRAY & CAMPBELL PEGGY
5120 PARK BROOKE WALK WAY
ALPHARETTA GA 30022

SHI MINGFEI
4695 PARK BROOKE TRCE
ALPHARETTA GA 30022

CHICK FIL A INC
5200 BUFFINGTON RD
ATLANTA GA 30349

ABRAM WILLIAM P & MARTHA B
4670 PARK BROOKE TRCE
ALPHARETTA GA 30022

KER CAR LLC
5430 NEW NORTHSIDE DR STE 200
ATLANTA GA 30339

DITMORE VINCENT G & PEGGY S
824 FOREST PATH LN
ALPHARETTA GA 30022-6468

FRENCH MICHAEL A & FRENCH ERIN ELI
ZABETH
5130 PARK BROOKE WALK WAY
ALPHARETTA GA 30022

SIGG CHRISTOPHER K & ANNE M
1001 STREAM VALLEY CT
ALPHARETTA GA 30022

BAISHYA PANKAJ & RADHIKA
808 FOREST PATH LANE
ALPHARETTA GA 30022

SOUTHTRUST BANK
P.O. BOX 2609
CARLSBAD CA 92018-2609

11373 SOUTHBRIDGE LLC
10737 BELL RD
DULUTH GA 30097

KATES RANDY L & RHONDA K
826 FOREST PATH LN
ALPHARETTA GA 30022-6468

RUSSELL KURT LAMOINE & RUSSELL BET
TINA TAMMETTA
5140 PARK BROOKE WALK WAY
ALPHARETTA GA 30022-3404

CLARK BRIAN & LYNDA J
4685 PARK BROOKE TRCE
ALPHARETTA GA 30022

CAREY STEPHEN P & KRISTI M
625 BROOKLINE RIDGE
ALPHARETTA GA 30022

AROS SABRINE
5055 PARK BROOKE WALK WAY
ALPHARETTA GA 30022

ZHAO HUI
811 FOREST PATH LN
ALPHARETTA GA 30022

CHUGH VIVEK & SONIA
1003 STREAM VALLEY CT
ALPHARETTA GA 30022

ARORA SARGAM & SURESH DAVE
817 FOREST PATH LN
ALPHARETTA GA 30022

GLENN ERNEST H & HASKETT GLENN AND
REA L
816 FOREST PATH LN
ALPHARETTA GA 30022

POWERMIND SOLUTIONS INC
1845 MANOR VW
CUMMING GA 30041

SANUTTI MICHAEL & CAROLYN
812 FOREST PATH LANE
ALPHARETTA GA 30022

PARK BROOKE COMMUNITY ASSOC INC
P.O. BOX 670177
MARIETTA GA 30066-2458

VAJRA HOLDINGS LLC
11539 PARK WOODS CIR STE 303
ALPHARETTA GA 30022

KNOLL MICHAEL C & CYNTHIA A
828 FOREST PATH LN
ALPHARETTA GA 30022-6468

MICHAEL LAST REVOCABLE TRUST THE
210 AUTUMN SAGE DR
ALPHARETTA GA 30005

ZHU KAI & CHEN HONG
380 PARK CREEK DR
ALPHARETTA GA 30005

BHIKHA SUNIL
834 FOREST PATH LN
ALPHARETTA GA 30022

CLOCK TOWER INVESTMENTS LLC
2830 CAHABA RD
BIRMINGHAM AL 35223

GT HOSPITALITY LLC
5100 PEACHTREE IND BLVD STE 100
NORCROSS GA 30071

YOUNG SHEVAWN B
700 FOREST PATH CIR
ALPHARETTA GA 30022

SILGUERO CARLOS FLORES & VAZQUEZ G
ABRIELA PRADO
270 PARK CREEK DR
ALPHARETTA GA 30005

ZHANG PING & CHEN YUANSHENG
11545 PARK WOOD CIR STE A
ALPHARETTA GA 30005

TUCCI KYLE T & JOY S
832 FOREST PATH LN
ALPHARETTA GA 30022-6468

KUMAR RAJ & PATIDAR KIRAN
460 PARK CREEK DR
ALPHARETTA GA 30005

TMT PARK BRIDGE INC
3520 PIEDMONT RD NE STE 410
ATLANTA GA 30305-1512

SPOHRER DANIEL T & CALI
829 FOREST PATH LN
ALPHARETTA GA 30022

IDENTITY REALITY LLC
9754 TALISMAN DR
ALPHARETTA GA 30022

REID LISA ALVA BYNES
395 PARK CREEK DR
ALPHARETTA GA 30005

KAUFMAN RICHARD D & KELLY NICOLE
802 FOREST PATH LANE
ALPHARETTA GA 30022

ANOMACH INC
11539 PARK WOODS CIR STE 701
ALPHARETTA GA 30005-2413

LARA HOLDINGS INC
11539 PARK WOODS CIR UNIT 401 & 402
ALPHARETTA GA 30005

FRIESELL FAMILY REVOCABLE TR
20655 PLACER HILLS RD
COLFAX CA 95713

CITY OF ALPHARETTA
2 SOUTH MAIN ST # STE-C
ALPHARETTA GA 30004

WEBERS JEANNETTE A & WAYNE W
220 PARK CREEK DR
ALPHARETTA GA 30005-3771

HARVEY ANGELA B & HUBERT D
1009 STREAM VALLEY CT
ALPHARETTA GA 30022-6472

CONTRERAS LAURA TERESA & CONTRERAS
NELSON EDUARDO
280 PARK CREEK DR
ALPHARETTA GA 30005-3771

LAND SELLUTIONS INC
P O BOX 2458
ALPHARETTA GA 30023-2458

VARMA PARUL & VARMA VIKAS
390 PARK CREEK DR
ALPHARETTA GA 30005

BOUGET LAUREN AGNIESKA MERCEDES JA
CQUELI NE & ROBL
560 PARK CREEK RDG
ALPHARETTA GA 30005

TAVASSOLI VAHID
6040 TAMARACK CT
ALPHARETTA GA 30005

VURUPATUR PANCHAJANYAM
410 PARK CREEK DR
ALPHARETTA GA 30005

KREPISTMAN ADAM E & SHELLY R
605 PARK CREEK TRCE
ALPHARETTA GA 30005

CELMER KENNETH L
5060 TAHOE PINES WAY
ALPHARETTA GA 30005

DHA & ASSOCIATES LLC
11535 PARK WOODS CIR #A3
ALPHARETTA GA 30005

MANTCHEV NIKOLAY P
335 PARK CREEK DR
ALPHARETTA GA 30005

VIVIO ANTHONY MICHAEL & ANDREA R
6020 TAMARACK CT
ALPHARETTA GA 30005

LAND SELLUTIONS INC
5675 MILLWICK DR
ALPHARETTA GA 30005

OGLESBY PATRICK S & DEBORAH E
615 PARK CREEK TRCE
ALPHARETTA GA 30005

WELLS WILLIAM B & WELLS CHRISTEN M
5075 TAHOE PINES WAY
ALPHARETTA GA 30005

BNH LLC
230 BOXGROVE RD
ALPHARETTA GA 30022

DESTEFANO GERALD J & ELLEN L
6025 TAMARACK CT
ALPHARETTA GA 30005

EABY JOEL A & EABY JENNIFER R
5045 TAHOE PINES WAY
ALPHARETTA GA 30005

SWINSKY DAVID P & NHUNG TRAN
105 PARK CREEK DR
ALPHARETTA GA 30005

BESSONNY STEVE L & APRIL M
5070 TAHOE PINES WAY
ALPHARETTA GA 30005

FURMAN LYUDMILA & VLADIMIR
6035 TAMARACK CT
ALPHARETTA GA 30005

BELMONT AT PARK BRIDGE PROPERTY LLC
615 PALISADES AVE
SANTA MONICA CA 90402

SALMANSOHN CHAD & SALMANSOHN LISA R
6090 TAMARACK CT
ALPHARETTA GA 30005

DOHERTY KEVIN & DA COSTA FERNADA
5055 TAHOE PINES WAY
ALPHARETTA GA 30005

SPARKS LAW LLC
11877 DOUGLAS RD STE 102-210
ALPHARETTA GA 30005

CONTINENTAL SOUTHERN INC
XX
ALPHARETTA GA 30009-1876

BRINSON MICHAEL L & ANITA C
6070 TAMARACK CT
ALPHARETTA GA 30005

WEINBAUM MEREDITH D
320 PARK CREEK DR
ALPHARETTA GA 30005

FETZEK MICHAEL T & JUDITH A
6015 TAMARACK CT
ALPHARETTA GA 30005

PIEDMONT CAPITAL HOLDINGS LLC
3715 NORTHSIDE PKWY #2-185
ATLANTA GA 30327

DAVENPORT KANDY
115 PARK CREEK DR
ALPHARETTA GA 30005

BENNETT SCOTT D & ANGELA P
5040 TAHOE PINE WAY
ALPHARETTA GA 30005

HARRISON WILLIAM J
1420 TAMARACK WAY
ALPHARETTA GA 30005

STATE AND STATE LLC
3366 CAVERTON LN
ALPHARETTA GA 30022

CHA HYUN AH & HWANG WEN HAI
2040 BROOKE FOREST CT
ALPHARETTA GA 30022

MILLS KISHA
4720 PARK BROOKE TRC
ALPHARETTA GA 30022

PIOTROWSKI VICTOR J & ELZBIETA
1170 TIMBERLINE PL
ALPHARETTA GA 30005-3713

SUNDARESWARAN SUMESH & NAIR DEEPA
2060 BROOKE FOREST CT
ALPHARETTA GA 30022

YAN MARY FU & TIAN GUANGSEN
5045 PARK BROOKE WALK WAY
ALPHARETTA GA 30022

SOTNIKOV STANLEY
1400 TAMARACK WAY
ALPHARETTA GA 30005

SACKO HAMIDOU & CHANTELL
5075 PARK BROOKE WALK WAY
ALPHARETTA GA 30022

DINNERSTEIN ELLYN W
803 FOREST PATH LN
ALPHARETTA GA 30022

GRIFFIN TY & MELANIE
1350 TAHOE PINES CIR
ALPHARETTA GA 30005

Z M CORPORATION INC
2810 LONG GROVE RD
MARIETTA GA 30062

RAMALEKSHMANAN RAMESH KUMAR & VIJ
YAKUMARI BINITHA
822 FOREST PATH LANE
ALPHARETTA GA 30022

GEORGIA TRANSMISSION CORP
2100 EAST EXCHANGE PL
TUCKER GA 30085

HAUGAARD JUAN ANDRES & DORYS AURORA
5015 PARK BROOKE WALK WAY
ALPHARETTA GA 30022

DAVIS STACEY A
820 FOREST PATH LANE
ALPHARETTA GA 30022

SUNTRUST BANK
PO BOX 26665 VA-RIC-8614
RICHMOND VA 23261-6665

CHILL HOLDINGS LLC
11371 SOUTHBRIDGE PKWY
ALPHARETTA GA 30022

KIMBALL ALPHARETTA ESTATE LLC
8538 SPRING BREEZE TER
SUWANEE GA 30024

RP ALPHARETTA LLC
P.O. BOX 450233
ATLANTA GA 31145

H&M ALPHARETTA LLC
2858 WALKING HORSE RANCH DR
NORCO CA 92860

LEMOND GEORGE F JR & LEMOND AMY M
4645 PARK BROOKE TRCE
ALPHARETTA GA 30022

RIVERGREEN PROPERTIES LLC
4010 OLD MILTON PKWY
ALPHARETTA GA 30005-3422

WARNER CHRISTOPHER J & ANNE J
4745 PARK BROOKE TRCE
ALPHARETTA GA 30022-3485

GOLDEN CITY 11375 REALTY LLC
757 60TH ST
BROOKLYN NY 11220

ISHAK GEORGE & MAGGIE
2070 BROOKE FOREST CT
ALPHARETTA GA 30022

COLE KENT S & MELISSA R
807 FOREST PATH LN
ALPHARETTA GA 30022

SHIFRIN VALERA & MARINA
4590 PARK BROOKE TRCE
ALPHARETTA GA 30022

BLANDINO ANNE MARIE BLANDINO ANTHO
NY S
2030 BROOKE FOREST CT
ALPHARETTA GA 30022

PARK BROOKE COM ASSN INC
P.O. BOX 670177 SUITE F10
MARIETTA GA 30066-2458

SHARMA SANJAY
818 FOREST PATH LANE
ALPHARETTA GA 30022

BROWN RUEL A & DEBORAH W
701 FOREST PATH CIR
ALPHARETTA GA 30022

CEDAR SIDE PROP LLC
4550 WEATHERVANE DR
ALPHARETTA GA 30022

VAIDYA MILIND M & MANJARI M
415 PARK CREEK DR
ALPHARETTA GA 30005

WOOD BARRY & FRAN
4655 PARK BROOKE TRCE
ALPHARETTA GA 30022

SPECTRUM BUILDERS DSI LLC
P O BOX 4830
ALPHARETTA GA 30023-4830

ALVARO AGUDELO AGENCY LLC
11539 PARK WOODS CIR STE 601
ALPHARETTA GA 30005

SHARMA MAYANK R K & VAIDYA DIPTI S
635 BROOKLINE RDG
ALPHARETTA GA 30022-3729

ALLOUL MAYSAA W. ABOU
1290 REDBUD DR
ALPHARETTA GA 30005

YANG YAO C & CHANG WU
420 PARK CREEK DR
ALPHARETTA GA 30005

DICIOCCIO PAULA A & SMITH STEPHEN G
1007 STREAM VALLEY CT
ALPHARETTA GA 30022

ALLA VENKATA V
300 PARK CREEK DR
ALPHARETTA GA 30005

GABU SRAVANTHI
865 WESCOTT AVE
SUWANEE GA 30024

FARSHID MOSTOUFI & SHOLEH MORAKABA
TI
4630 PARK BROOKE TRCE
ALPHARETTA GA 30022

KING DANIEL G & BRENDA B
435 PARK CREEK DR
ALPHARETTA GA 30005-3777

TICE JEFFREY SCOTT & TICE JESSICA
TILL
240 PARK CREEK DR
ALPHARETTA GA 30005

WOLF ELEANOR
600 ATHLONE CT
ALPHARETTA GA 30004-2649

ANGEL ASSOCIATES LLC
11539 PARK WOODS CIR STE 602
ALPHARETTA GA 30005

VIDHATHRI LLC
6815 BROOKLEIGH OVERLOOK
CUMMING GA 30040-6897

DOMBECK DAVID S & ELISE N
814 FOREST PATH LANE
ALPHARETTA GA 30022

BRONNER SUSAN A
210 PARK CREEK DR
ALPHARETTA GA 30005

SERGEYEV VLADIMIR & NATALYA
5312 188TH PL NE
SAMMAMISH WA 98074

SUTHERLAND KIMBERLY
4725 PARK BROOKE TRC
ALPHARETTA GA 30022

ATLANTA HOSPITALITY LLC
11539 PARK WOODS CIR # 201
ALPHARETTA GA 30005

HAIT HOLDINGS LLC
185 STOCKWOOD DR STE 100
WOODSTOCK GA 30188

XIAO YU ET AL
11545 PARK WOODS CIR STE A
ALPHARETTA GA 30005

BNH LLC
230 BOXGROVE RD
ALPHARETTA GA 30022

HAMELBERG DONALD HAMELBERG ELIZAB
TH
250 PARK CREEK DR
ALPHARETTA GA 30005

HANC INVESTMENTS LLC
11539 PARK WOODS CIR STE 303
ALPHARETTA GA 30005

JHA RAMA NATH
455 PARK CREEK DR
ALPHARETTA GA 30005

M & M BUSINESS CONSULTING INC
11964 THORNBURY VIEW
ALPHARETTA GA 30005-9016

JPMORGAN CHASE BANK
131 S DEARBORN ST FLOOR 3
CHICAGO IL 60603

LEWIS JOHN S & SYLVIA S
510 PARK CREEK RIDGE
ALPHARETTA GA 30005-3781

KLAR SATGUR S & INDERJIT K
5080 TAHOE PINES WAY
ALPHARETTA GA 30005

BNH LLC
230 BOXGROVE RD
ALPHARETTA GA 30022

CLEAR BRYAN & LAURA
635 PARK CREEK TRCE
ALPHARETTA GA 30005

DYE DENNIS W JR
6010 TAMARACK CT
ALPHARETTA GA 30005

NEEL LLC
2056 SHAUDI LANE
ATLANTA GA 30345

DE LA CROIX ANDRE & ANITA
535 PARK CREEK RIDGE
ALPHARETTA GA 30005

KHANAPURKAR AMOL & SAMPADA
5065 TAHOE PINES WAY
ALPHARETTA GA 30005

TRAN VENTURES LLC THE
3450 OLD MILTON PKWY #100
ALPHARETTA GA 30005

YORK CARLA H
625 PARK CREEK TRCE
ALPHARETTA GA 30005

HIGHLANDS HOMEOWNERS ASSOCIATION
NC
P O BOX 2458
ALPHARETTA GA 30023

AJY GEORGE S & KIMBERLY A B
340 PARK CREEK DR
ALPHARETTA GA 30005

CHOPRA AJAY & ANSHU
205 PARK CREEK DR
ALPHARETTA GA 30005

SIRIGIRI CHANDANA & KODALI JEEVAN
6045 TAMARACK CT
ALPHARETTA GA 30005

CROWE PAUL J & LYNN A
600 PARK CREEK TRCE
ALPHARETTA GA 30005

NGUYEN LANIE & KEVIN VU
310 PARK CREEK DR
ALPHARETTA GA 30005

BRAVO INGRID
1430 TAMARACK WAY
ALPHARETTA GA 30005

WASHINGTON JESSICA & WASHINGTON MA
RCUS
345 PARK CREEK DR
ALPHARETTA GA 30005

SKOBAREV VLADIMIR & KATSARKA DESIS
LAVA
125 PARK CREEK DR
ALPHARETTA GA 30005

JONES JILL B
1150 TIMBERLINE PL
ALPHARETTA GA 30005

SYED SHAUKAT A
795 HAMMOND DR UNIT 513
ATLANTA GA 30328

GOLDBERG BRIAN E & MELISSA S
325 PARK CREEK DR
ALPHARETTA GA 30005

HMB FOOD INC
4239 BLUEHOUSE LN
ALPHARETTA GA 30022

OLSON STEVEN H & JOYCE M
315 PARK CREEK DR
ALPHARETTA GA 30005-3776

KARRI BALAJI & KARRI USHA RANI
515 PARK CREEK RIDGE
ALPHARETTA GA 30005

MEMPHIS INTERIORS L L C
4465 STATE BRIDGE WAY
ALPHARETTA GA 30005

JENEI R JONATHAN & SUSAN E
360 PARK CREEK DR
ALPHARETTA GA 30005-3772

MARKS ALLAN R
5025 TAHOE PINES WAY
ALPHARETTA GA 30005

ANUNDA PAUL & MYOSIA KAHENDE
1410 TAMARACK WAY
ALPHARETTA GA 30005

STATE AND STATE LLC
3366 CAVERTON LN
ALPHARETTA GA 30022

B M T INVESTMENTS LLC
115 VILLAGE CENTRE W
WOODSTOCK GA 30188

CHENG ZHESHENG & GONG XIAOHONG
4675 PARK BROOKE TRCE
ALPHARETTA GA 30022

U STORE L L C
4400 KIMBALL BRIDGE RD
ALPHARETTA GA 30005

CHEEKATI SUDHA M & CHEEKATI PRATAP
B
5100 PARK BROOKE WALK WAY
ALPHARETTA GA 30022

SCHROEDER SCOTT A & CHRISTINE M
815 FOREST PATH LN
ALPHARETTA GA 30022

PARIKH & PARIKH LLC
9210 PRESTWICK CLUB DR
DULUTH GA 30097

WEALTH MIGRATE MEDICAL 3 HOLDINGS
LLC
1760 PEACHTREE ST NW STE 100
ATLANTA GA 30309

BATES MATTHEW J & KELLY H
903 STREAM VALLEY TRL
ALPHARETTA GA 30022

NIKULINA TATYANA
3875 MANSELL RD # 270
ALPHARETTA GA 30022

PENG YANWEN
5085 PARK BROOKE WALK WAY
ALPHARETTA GA 30022

DURHAM BILL J & PATRICIA A
5025 PARKBROOKE WALK WAY
ALPHARETTA GA 30022

OLD MILTON PROPERTIES LLC
4125 OLD MILTON PKWY
ALPHARETTA GA 30005-4443

DEVRAJ SANJIV & SUDHA
4680 PARK BROOKE TRCE
ALPHARETTA GA 30022

SINGHAL ANAND & SONALI
4730 PARK BROOKE TRC
ALPHARETTA GA 30022

RP ALPHARETTA LLC
P.O. BOX 450233
ATLANTA GA 31145

SMITH ALEX & SMITH JULIE
5010 PARK BROOKE WALK WAY
ALPHARETTA GA 30022

URREA NICOLAS & MICHELLE E
805 FOREST PATH LANE
ALPHARETTA GA 30022

YE JEFF HUAQING & FENG XINXIN
4020 OLD MILTON PKWY
ALPHARETTA GA 30005

AMALFARD MOSTAFA S
P.O. BOX 1422
ALPHARETTA GA 30004

CHEN PHILLIP & CHEN ZENIA SANG
4705 PARK BROOKE TRC
ALPHARETTA GA 30022

BANDZAR MORADALI & SONIA
5150 PARKBROOKE WALK WAY
ALPHARETTA GA 30022

ARTHAM KIRAN
5130 PARK BROOKE WALK WAY
ALPHARETTA GA 30022

ZHU YIFEI & LIU CHANGYAN
4735 PARK BROOKE TRC
ALPHARETTA GA 30022

CHEEKATI PURNACHANDRA
5110 PARKBROOKE WALK WAY
ALPHARETTA GA 30022

ALZONA MORTIMER T & ALZONA LIZABET
H S
4690 PARK BROOKE TRCE
ALPHARETTA GA 30022

HOEY REVOCABLE TRUST THE
4710 PARK BROOKE TRCE
ALPHARETTA GA 30022

CRUMPLER FRANK & GLENDA R
4660 PARK BROOKE TRC
ALPHARETTA GA 30022-3731

MEDLOCK JONATHAN BROOKE II & MEDLO
CK LAURABETH
4715 PARK BROOKE TRC
ALPHARETTA GA 30022

MC DONNELL JAMES P & MIA E
5005 PARK BROOKE WALK WAY
ALPHARETTA GA 30022

SINGH AMIT K & DAS LAHARI B
813 FOREST PATH LANE
ALPHARETTA GA 30022

FABER LUKAS & WANG PING
830 FOREST PATH LN
ALPHARETTA GA 30022

KURUP KAILAS & VENUGOPAL GEETHU
370 PARK CREEK DR
ALPHARETTA GA 30005

CORBIN JENNIFER B TRE
4625 PARK BROOKE TRCE
ALPHARETTA GA 30022

D & T REALTY ASSOCIATIES LLLP
4030 JOHNS CREEK PKWY
SUWANEE GA 30024

LARA HOLDINGS INC.
11539 PARK WOODS CIR UNIT 401 & 402
ALPHARETTA GA 30005

COBB DAVID R COBB ANGELA T
4650 PARK BROOKE TRCE
ALPHARETTA GA 30022

SHARMA RAJ
615 BROOKLINE RDG
ALPHARETTA GA 30022

RAIMONDO REVOCABLE LIVING TRUST THI
440 PARK CREEK DR
ALPHARETTA GA 30005

SAMPLES ROBERTA H & ADRIAN L
703 FOREST PATH CIR
ALPHARETTA GA 30022

JEAN ROSE LYS D
1005 STREAM VALLEY CT
ALPHARETTA GA 30022

D & C REAL ESTATE LLC
11525 PARK WOODS CIR
ALPHARETTA GA 30005

PATIL DHARMARAJ H
11379 SOUTHBRIDGE PKWY
ALPHARETTA GA 30022

AL MAMUN SHAH M A & RAHMAN ZAHRIN
800 FOREST PATH LANE
ALPHARETTA GA 30022

SINGH PRANAV & CHAUHAN ARTI
445 PARK CREEK DR
ALPHARETTA GA 30005

HAWKINS WILLIAM
702 FOREST PATH CIR
ALPHARETTA GA 30022

SCRUGGS DANIEL & SCRUGGS MEGAN
4640 PARK BROOKE TRCE
ALPHARETTA GA 30022

FORMOSA ATLANTA GROUP LLC
11539 PARK WOODS CIR # 101
ALPHARETTA GA 30005

THEODOSI BARRY & LA TASHA B
810 FOREST PATH LN
ALPHARETTA GA 30022

PETER MACGREGOR REVOCABLE TRUST THE
904 STREAM VALLEY TRL
ALPHARETTA GA 30022

PEACHTREE PREP EDUCATION FACILITY
LLC & BLUE LAKE
2200 N RODNEY PARHAM RD STE 206
LITTLE ROCK AR 72212

NEUSE INC
P. O. BOX 27131
RALEIGH NC 27611-7131

SWARANG PROPERTIES LLC
515 STONEBURY DR
ALPHARETTA GA 30005

MSYS TECHNOLOGIES LLC
11539 PARKWOODS CIR STE 702
ALPHARETTA GA 30005-2413

HENDRIX ROSS E & ALLISON
902 STREAM VALLEY TRL
ALPHARETTA GA 30022

BNH LLC
230 BOXGROVE RD
ALPHARETTA GA 30022

HARRIS OSCAR & DOROTHY A
230 PARK CREEK DR
ALPHARETTA GA 30005-3771

DRP COMPANY
4308 CAYUGA ST
TAMPA FL 33614

XYZ GROUP LLC
11539 PARK WOODS CIR UNIT 103
ALPHARETTA GA 30005

SIMPLY BY THE SEA PROPERTIES LLC
11539 PARK WOODS CIR STE 102
ALPHARETTA GA 30005

HPA BORROWER 2020 2 ML LLC
180 N STETSON STE 3650
CHICAGO IL 60601

LAM MAN WAI & KWOK WAI MAN
235 PARK CREEK DR
ALPHARETTA GA 30005

BARRETT ROBERT & BARRETT VALERIE
6055 TAMARACK CT
ALPHARETTA GA 30005

PARK BRIDGE PKWY APARTMENTS INVEST
ORS LLC
P O BOX 1368
CARLSBAD CA 92018-1368

HALIM ALI H & CANDACE THOMAS
620 PARK CREEK TRC
ALPHARETTA GA 30005

JOSHI RAJESH V
5050 TAHOE PINE WAY
ALPHARETTA GA 30005

TIAN BEIBEI
430 PARK CREEK DR
ALPHARETTA GA 30005

SHAFIR LORA & SHAFIR PAVEL
330 PARK CREEK DR
ALPHARETTA GA 30005

CHEUNG HAU SANG HOWARD
6065 TAMARACK CT
ALPHARETTA GA 30005

PARK BRIDGE OWNERS ASSOC INC
260 AUTUMN SAGE DR
ALPHARETTA GA 30023

BOAZ ZOLOTOV
545 PARK CREEK RDG
ALPHARETTA GA 30005

MATA JOSE & GLENDA GARCIA DE
6060 TAMARACK CT
ALPHARETTA GA 30005

VAJRA HOLDINGS LLC
11539 PARK WOODS CIR STE 303
ALPHARETTA GA 30022

NIEVES RICARDO & LESLIE
565 PARK CREEK RIDGE
ALPHARETTA GA 30005

WOTIZ TODD
6050 TAMARACK CT
ALPHARETTA GA 30005-3402

MYGENOMICS LLC
11535 PARK WOODS CIR STE E
ALPHARETTA GA 30005

WHITE FRED & TERESA
185 PARK CREEK DR
ALPHARETTA GA 30005

SHARPE KEENAN L & COLGAN MARIKA
5035 TAHOE PINES WAY
ALPHARETTA GA 30005

GOKARE HOLDINGS LLC
11545 PARK WOODS CIR STE D
ALPHARETTA GA 30005

WU LETING & YING XIAOWEI
350 PARK CREEK DR
ALPHARETTA GA 30022

KHOURY JACK & WENDY A
6075 TAMARACK CT
ALPHARETTA GA 30005

MC CRAW MICHAEL A
260 PARK CREEK DR
ALPHARETTA GA 30005

TRAVOSS SHON M & TRAVOSS SUSAN M
245 PARK CREEK DR
ALPHARETTA GA 30005

ACKERMAN NATHANIEL A & SHERRI T
6030 TAMARACK CT
ALPHARETTA GA 30005

KIM JIHYE K
450 PARK CREEK DR
ALPHARETTA GA 30005

AZIM MUHAMMAD A
525 PARK CREEK RDG
ALPHARETTA GA 30005

KELLA RAJESH & GAUTAMI R
6080 TAMARACK CT
ALPHARETTA GA 30005

XYZ GROUP LLC
11539 PARK WOODS CIR UNIT 103
ALPHARETTA GA 30005

ZAHARIADES MICHAEL J & DEBORAH
4240 BRECKENRIDGE CT
ALPHARETTA GA 30005

BUCKINGHAM MARK R & EVA K
6085 TAMARACK CT
ALPHARETTA GA 30005

H&N KIMBALL LLC
4400 KIMBALL BRIDGE RD
ALPHARETTA GA 30005

BROTHERS PROPERTIES JOHNS CREEK LLC
8920 EVES RD NE BOX 767172
ROSWELL GA 30076

U STORE L L C
4400 KIMBALL BRIDGE RD
ALPHARETTA GA 30005

BELMONT AT PARK BRIDGE PROPERTY LLC
615 PALISADES AVE
SANTA MONICA CA 90402

MERCADO JUAN GABRIEL & CIFUENTES M
ARIA CLARA ANGEL
1335 TAHOE PINES CIR
ALPHARETTA GA 30005

DAMES CINQUE & JAMISE L
1345 TAHOE PINES CIR
ALPHARETTA GA 30005

SCF RC FUNDING IV LLC
106 NW 33 RD COURT STE A
GAINESVILLE FL 32607

OHORA JAMES M & JULIE R
1340 TAHOE PINES CIR
ALPHARETTA GA 30005

ALBANY ROAD BROOKSIDE CONCOURSE LLC
155 FEDERAL ST STE 1202
BOSTON MA 02110

HHK PROPERTIES LLC
5450 MCGINNIS FERRY VILLAGE PL UNI
T 103
ALPHARETTA GA 30005

PLC BROOKSIDE LLC
P.O. BOX 450233
ATLANTA GA 31145

NORTHERN CARL
11390 BROOKHOLLOW TRL
ALPHARETTA GA 30022

DOGBERRY PROPERTIES LLC
2140 CLAY DR
SANDY SPRINGS GA 30350-3604

NAPIER DAVID L & JULIE A
11380 BROOKHOLLOW TRL
ALPHARETTA GA 30022

BERGDOLL MARILYN J
11410 BROOKHOLLOW TRL
ALPHARETTA GA 30022

BYKHOVSKY NATALIA & BYKHOVSKY MARK
115 BROOKHOLLOW TRCE
ALPHARETTA GA 30022

BERGDOLL MARILYN J
11410 BROOKHOLLOW TRL
ALPHARETTA GA 30022

JENSEN DAVID & SAWISCH KYLIE
11400 BROOKHOLLOW TRL
ALPHARETTA GA 30022

BIG CREEK PRIMITIVE BAPT CH
4490 STATE BRIDGE WAY
ALPHARETTA GA 30005-4409

LEGAL DESCRIPTION

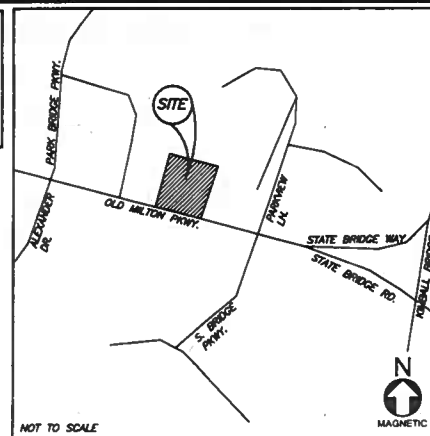
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 90 OF THE 1ST DISTRICT, 1ST SECTION, PLATON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY AS FOLLOWS: BEGINNING AT A POINT AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF OLD MILTON PARKWAY, STATE ROUTE 120 (R/W VARIES) AND THE COMMON LINE BETWEEN LAND LOTS 90 AND 121; THENCE ALONG SAID RIGHT-OF-WAY N71°02'50"W A DISTANCE OF 75.09 TO A POINT; THENCE N70°20'54"W A DISTANCE OF 171.83 TO A N REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY N03°43'27"E A DISTANCE OF 149.55 TO AN IRON PIN SET; THENCE N04°10'41"E A DISTANCE OF 283.25 TO AN IRON PIN SET; THENCE S05°41'19"E A DISTANCE OF 431.08 TO AN IRON PIN SET ON THE LAND LOT LINE COMMON TO LAND LOTS 90 AND 121; THENCE ALONG SAID LAND LOT LINE S04°03'58"W A DISTANCE OF 550.14 TO A POINT AND THE POINT OF BEGINNING. SAID TRACT OR PARCEL OF LAND CONTAINS 4.87 ACRES

CHICAGO TITLE INSURANCE COMPANY-COMMITMENT NO. 18-0248 DATED DECEMBER 20, 2018

(1) Right-of-Way Easement dated 08/08/2003 in favor of Sonoma Electric Membership Corporation, recorded on 12/2/2005, in Deed Book 41478, Page 583, Fulton County, Georgia records. AFFECTS
(2) Reciprocal Easement Agreement dated 11/21/2001 by and between Land Solutions, Inc. and LH Old Milton Parkway, LLC, recorded on 12/07/2001, in Deed Book 31420, Page 183, aforesaid records. AFFECTS AS SHOWN
(3) Cross Slope Easement dated 06/27/2000 by and between Lee Haffar and Max-Pizzo Investments, LLC, recorded on 06/30/2000, in Deed Book 29222, Page 174, aforesaid records. AFFECTS-NOT PLATABLE
(4) Department of Transportation Right of Way Deed in favor of the City of Alpharetta dated 06/01/1993, recorded on 06/07/1993, in Deed Book 18726, Page 132, aforesaid records. AFFECTS AS SHOWN
(5) All matters described and/or depicted on that Boundary Survey for Land Solutions, Inc., prepared by Surveyors Plus, Inc., bearing the seal and certification of Donald L. Perryman, G.R.L.S. No. 2133, dated 10/29/2001, last revised 11/08/2001, NOT PROVIDED
(6) All matters described and/or depicted on that Boundary Survey for Lee Haffar, Premier Bank, Lender's Title Insurance Company and LH Old Milton Parkway, LLC prepared by Armstrong Land Surveying, Inc., bearing the seal and certification of Robert T. Armstrong, G.R.L.S. No. 1901, dated 11/27/1998, last revised 06/12/2000, NOT PROVIDED

SITE SUMMARY

4.87 ACRES
212,103.15 S.F.
ZONED CUP



JACKSON LAND SURVEYING P.C.

300
MARILYN DRIVE EAST
FAYETTEVILLE, GA.
30214

61478.729.5433
61678.564.3324



ALTA / NSPS LAND TITLE SURVEY
for
NEEL, LLC
FIRST-CITIZENS BANK & TRUST COMPANY
CHICAGO TITLE INSURANCE COMPANY
WILLIAM E. PORTER, P.C.

LOCATION MAP

SURVEY CERTIFICATION

TO NEEL, LLC, FIRST-CITIZENS BANK & TRUST COMPANY, CHICAGO TITLE INSURANCE COMPANY AND WILLIAM E. PORTER, P.C.:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND MEETS ITEMS 1, 2, 3, 4, 6, 8, 9, 11, 13, 14, 16, 17 & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 12/16/2018.
DATE OF PLAT OR MAP: 12/21/2018

GEORGIA REGISTERED LAND SURVEYOR NO. 2351
CHARLES H. JACKSON, R.L.S.
300 MARILYN DRIVE EAST
FAYETTEVILLE, GEORGIA 30214

NOTES

1. ZONED CUP
2. SETBACKS: NOT ABLE TO DETERMINE
3. MAX. BLDG. HEIGHT: XX
4. FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A LEICA 1103 TOTAL STATION.
5. THE REFERENCED MUNICIPALITY PROVIDED THE ZONING INFORMATION STATED ON THIS PLAT. ANY GRAPHIC DEPICTION OF SETBACK LINES AND OTHER MATTERS OF ZONING ARE THE SURVEYOR'S INTERPRETATION OF THE ZONING INFORMATION FURNISHED. THE SURVEYOR OFFERS NO CERTIFICATIONS AS TO THE ZONING OF THE SUBJECT PROPERTY OR COMPLIANCE WITH THE ZONING REGULATIONS FOR THE STRUCTURES OR BUSINESSES ON THE SUBJECT PROPERTY.
6. THE SURVEY IS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED ENTITIES WITHOUT THE EXPRESSED RE-CERTIFICATION BY THE SURVEYOR NAMING SAID ENTITIES.
7. ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. JACKSON LAND SURVEYING, PC HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION PROVIDED BY OTHERS. JACKSON LAND SURVEYING, PC IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.
8. PARKING: 236 REGULAR SPACES 6 HANDICAPPED SPACES
9. NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
10. NO OBSERVED EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
11. THE TERM "CERTIFICATION" AS USED IN RULE "180-6-(b)(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.G.C.A. 43-15-2(b) AND (11), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
12. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-87, IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

FLOOD CERTIFICATION

ACCORDING TO THE F.E.M.A. F.L.R.M. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 13121C0008P DATED 8/18/2013 THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" - AREA OF MINIMUM FLOOD HAZARD.

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREIN. RE-CERTIFICATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUTABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.C.A. SECTION 15-6-87.



REFERENCES

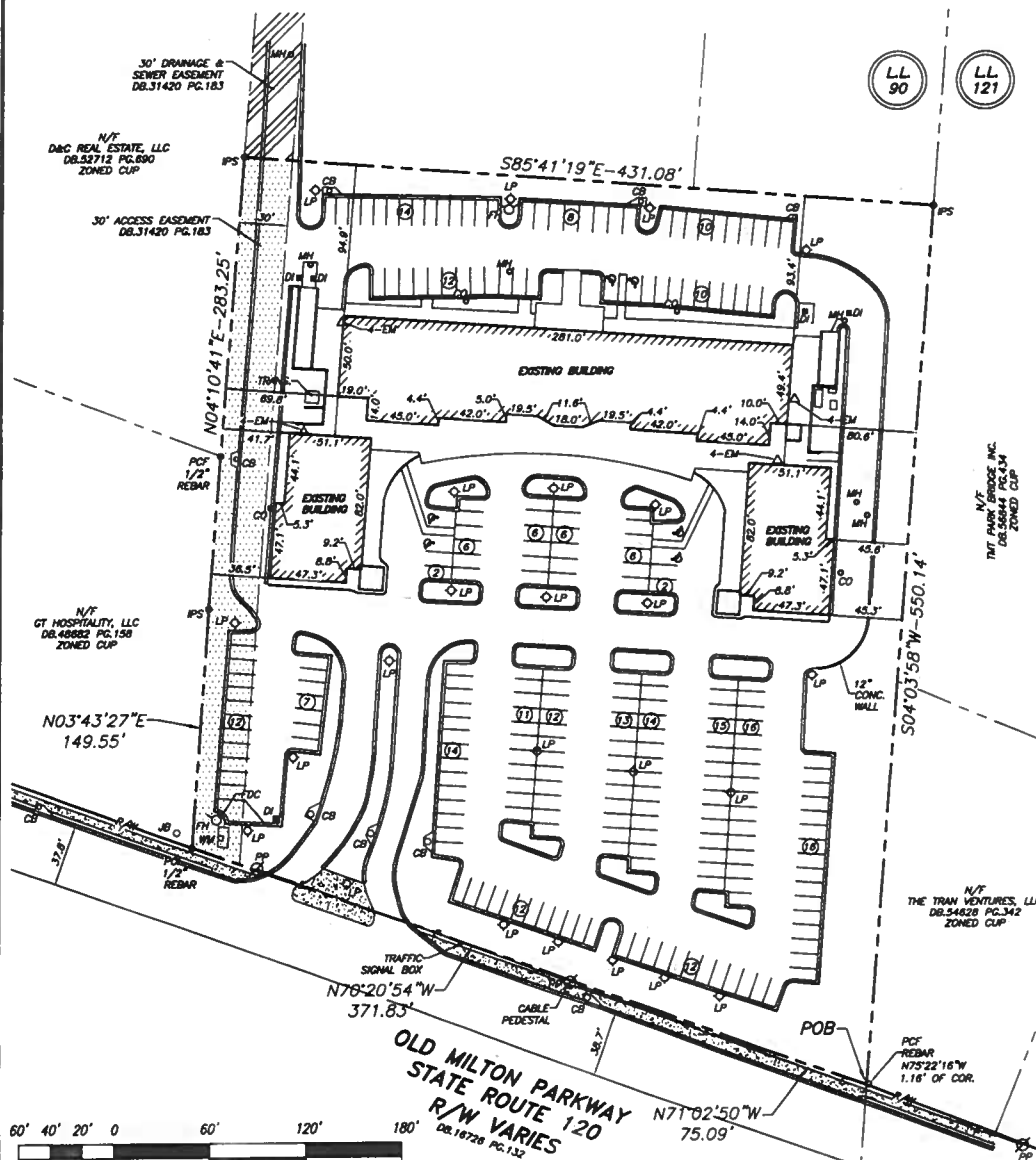
DEED BOOK 53347 PAGE 228
PLAT BOOK 224 PAGE 47
PLAT BOOK 241 PAGE 40

SURVEY DATA

TOTAL AREA: 4.87 ACRES
ERROR OF CLOSURE PLAT: 1 IN 177,430
ERROR OF CLOSURE FIELD: 1 IN 10,000
ANGULAR ERROR: 0.03" PER ANGLE POINT
ADJUSTED BY: NO ADJUSTMENT
EQUIPMENT USED: LEICA 1103 TOTAL STATION
FIELD WORK COMPLETED ON: DECEMBER 16, 2018

LEGEND

- POWER POLE
- OVERHEAD ELECTRIC
- STORM DRAINAGE PIPES
- CURB AND GUTTER
- PROPERTY CORNER FOUND
- IRON PIN SET
- WATER METER
- GAS METER
- CATCH BASIN
- DROP INLET
- JUNCTION BOX
- NOW OR FORMERLY
- CLEAN OUT
- MANHOLE
- ELECTRIC METER



GRAPHIC SCALE
SCALE 1" = 60'

EXHIBIT "E"

LEGAL DESCRIPTION

EXHIBIT B

LEGAL DESCRIPTION OF SHOPPING CENTER

ALL THAT TRACT OR PARCEL OF LAND LYING and being in Land Lot 90 of the 1st District, 1st Section, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a Right of Way monument found at the intersection of the northerly right of way of State Bridge Road (variable right of way) and the common line between Land Lots 90 and 121; thence along the northerly right of way of State Bridge Road North 71 degrees 02 minutes 50 seconds West for a distance of 75.09 feet to a concrete right of way monument found; thence continuing along said right of way North 70 degrees 20 minutes 54 seconds West a distance of 371.83 feet to an 1/2" rebar found; thence leaving said right of way North 03 degrees 43 minutes 27 seconds East a distance of 149.55 feet to a 5/8" rebar found bent; thence North 04 degrees 10 minutes 41 seconds West a distance of 564.40 feet to a 1/2" rebar found; thence South 88 degrees 17 minutes 47 seconds East a distance of 280.70 feet to a 5/8" rebar set; thence South 04 degrees 03 minutes 58 seconds West a distance of 838.97 feet to a concrete right of way monument found on the northerly right of way of State Bridge Road; said 1/2" rebar found being the POINT OF BEGINNING; as shown on that certain plat of survey entitled "Boundary Survey for Premier Bank, LN Old Milton Parkway, LLC, Lawyer's Title Insurance Company and Lee Najjar", prepared by Armstrong Land Surveying, Inc., bearing the seal and certification of Robert T. Armstrong, Georgia Registered Land Surveyor No. 1901, dated July 27, 1998, last

The Shops at Old Milton - 4150 Old Milton Pkwy

Floor Plans / Main Level

