



# HISTORIC PRESERVATION COMMISSION MEETING APRIL 11, 2024

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MEETING MINUTES**
  - a. Approve Meeting Minutes for 1-11-2024
4. **PUBLIC HEARING**
  - a. **PH-24-09 Dr. Morris House/116 North Main Street – Historic Designation**

Consideration of a request to designate the Dr. Morris House as historic. The property is located at 116 North Main Street and is legally described as being located in Land Lot 1252, 2<sup>nd</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.
5. **ITEMS FROM BOARD MEMBERS**
6. **ITEMS FROM STAFF**
7. **ADJOURNMENT**



# HISTORIC PRESERVATION COMMISSION MEETING UNOFFICIAL MINUTES JANUARY 11, 2024

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

*This action 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. This is not an official record of the Alpharetta Historic Preservation Commission proceedings. Due to technical difficulties, there is not a recording for this meeting.*

## I. CALL TO ORDER

Elle Taylor, Planning & Zoning Coordinator, called the meeting to order at 3:10 p.m.

## II. ROLL CALL

### A. Commissioners Present:

- Bonnie Steadman
- Bob Meyers
- Bob Burgess
- Connie Mashburn
- Rex Grizzle
- Shack Lewis

### B. Staff Present:

- Michael Woodman, Planning + Development Services Manager
- Nikisha Mistry, GIS Specialist/Planner
- Elle Taylor, Planning & Zoning Specialist

Commissioner Steadman was not present for the Election.

## III. ELECTION OF CHAIR

- ❖ Commissioner Grizzle offered a motion to elect Bonnie Steadman as Chair.
- Commissioner Meyers seconded the motion.
- Motion carried (5-0)

## IV. ELECTION OF VICE CHAIR

- ❖ Commissioner Meyers offered a motion to elect Shack Lewis as Vice - Chair.
- Commissioner Grizzle seconded the motion.
- Motion carried (4-0-1) (Lewis abstained)

V. Pledge of Allegiance

VI. APPROVAL OF MEETING MINUTES

- a. Approve Historic Preservation Meeting Minutes November 9, 2023.

- ❖ Commissioner Grizzle offered a motion to approve.
- Commissioner Mashburn seconded the motion.
- Motion carried (6-0)

VII. ITEMS FROM BOARD MEMBERS

- a. Contributing and Dedicated Properties List Sent by Historical Society

The Board discussed the updated list given to Staff to research.

There was also discussion on location of:

- Carlos and Lucy Shirley's front steps which were saved as a remembrance. Carlos Shirley was Milton County's last member of the Georgia House of Representatives. He introduced the bill to allow the Milton County merger with Fulton County. Shirley was a longtime member of the Alpharetta City Council.
- Updates on Restorations of Gardner House, Earl Wood House, Lewis Manning House
- Farmhouse Settlement
- Markers for Historic Properties.

VIII. ITEMS FROM STAFF

- Staff sent letters to property owners on Contributing Historic Property List with Incentives for being Designated as Historic.
- City will register HPC Members to Georgia Historic Preservation Trust. Any class registrations need to approved by Staff if they are paid for by the City.

IX. ADJOURNMENT

Chair Steadman adjourned the meeting at 4:00 p.m.



# HISTORIC PRESERVATION COMMISSION MEETING

## STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

### I. AGENDA ITEM TITLE: PH-24-09 DR. J.L. MORRIS HOUSE/116 NORTH MAIN STREET - HISTORIC DESIGNATION

HISTORIC PRESERVATION COMMISSION: APRIL 11, 2024

CITY COUNCIL: APRIL 29, 2024

### II. RECOMMENDATION:

Approve PH-24-09 Dr. J.L. Morris House/116 North Main Street – Historic Designation.

### III. REPORT IN BRIEF:

The applicant, Brent Beecham, requests consideration of a public hearing in order to designate a structure as historic. Conditions of zoning require that the Dr. J.L. Morris House (A.K.A. Violin Shop) be saved, restored, and designated as historic under the City's Historic Preservation Incentive Ordinance. The subject property is located at 116 North Main Street on the west side of North Main Street at the intersection with Cumming Street.

### DISCUSSION

The submitted request, if approved, would move the property from the Contributing Historic Buildings Inventory to the Designated Historic Buildings Inventory as outlined in the Historic Preservation Incentive Ordinance. The property was approved for rezoning and variance on May 23, 2022, to allow two (2), four (4) story mixed-use buildings with 32,000 square feet of office, 4,000 square feet of retail, 8,000 square feet of restaurant and four (4) 'For-Sale' condominium units with structured parking. The proposed development included saving and restoring the Dr. J.L. Morris House (A.K.A. The Violin Shop) for use as a restaurant or office. The subject property is located at 116 North Main Street on the west side of North Main Street at the intersection with Cumming Street.

The Dr. J.L. Morris House was constructed in 1935 and is 89 years old. The structure is approximately 3,117 square feet and was constructed in the English Vernacular Revival style. According to *Alpharetta, Milton County – the Early Years*, Dr. J.L. Morris became one of Alpharetta's first family doctors despite his formal schooling ending after 5<sup>th</sup> grade. After developing a strong interest in reading, J.L. Morris decided to pursue a career as a doctor at the age of 34. After practicing medicine in Buena Vista, Georgia for seventeen (17) years, Dr. Morris came to Alpharetta in 1929 and opened his first office at what is now 116 North Main Street. Dr. Morris's daughter, Jessie Morris Roberts followed in his footsteps and the two of them provided medical service for Alpharetta for over 94 years.

### CRITERIA FOR DESIGNATION OF A HISTORIC PROPERTY

In order to be designated a historic property, the property must be an individual building, structure or parcel of land that meets the following criteria:

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

*Response: According to Alpharetta, Milton County – the Early Years, Dr. J.L. Morris became one of Alpharetta’s first family doctors. He came to Alpharetta in 1929 and opened his first office at what is now 116 North Main Street. Jessie Morris Roberts, Dr. Morris’s daughter, followed in his footsteps and the two of them provided medical service for Alpharetta for over 94 years.*

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

*Response: The Alpharetta & Old Milton County Historical Society recognized the significance of the Dr. J.L. Morris House by recommending the structures inclusion on the City’s Historic Resources Inventory – Contributing Historic Buildings.*

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

- i. It is an outstanding example of a building representative of its era and over 75 years old;
- ii. It is one of the few remaining examples of a past architectural style or type and over 75 years old; or
- iii. It is a place associated with an event or person(s) of historic or cultural significance to the City, the region, the State, or the nation and over 75 years old.

*Response: The Dr. J.L. Morris House was constructed in 1935 and is approximately 89 years old. The architectural style is English Vernacular Revival.*

## **CONCURRENCES**

Staff has reviewed the applicant’s proposal against the established review criteria for a historic designation. The proposal meets the criteria for historic designation.

## **CITIZEN PARTICIPATION PLAN**

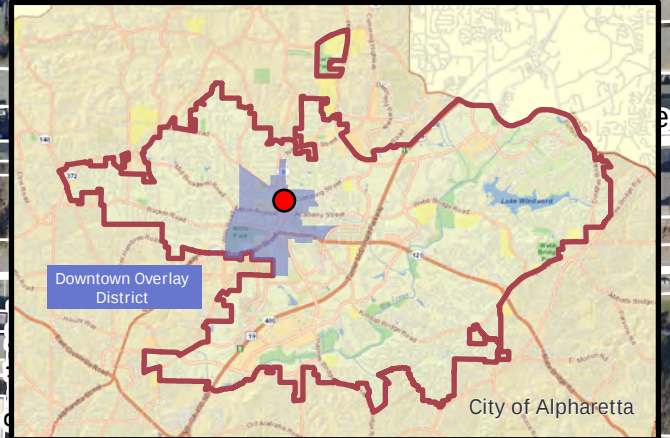
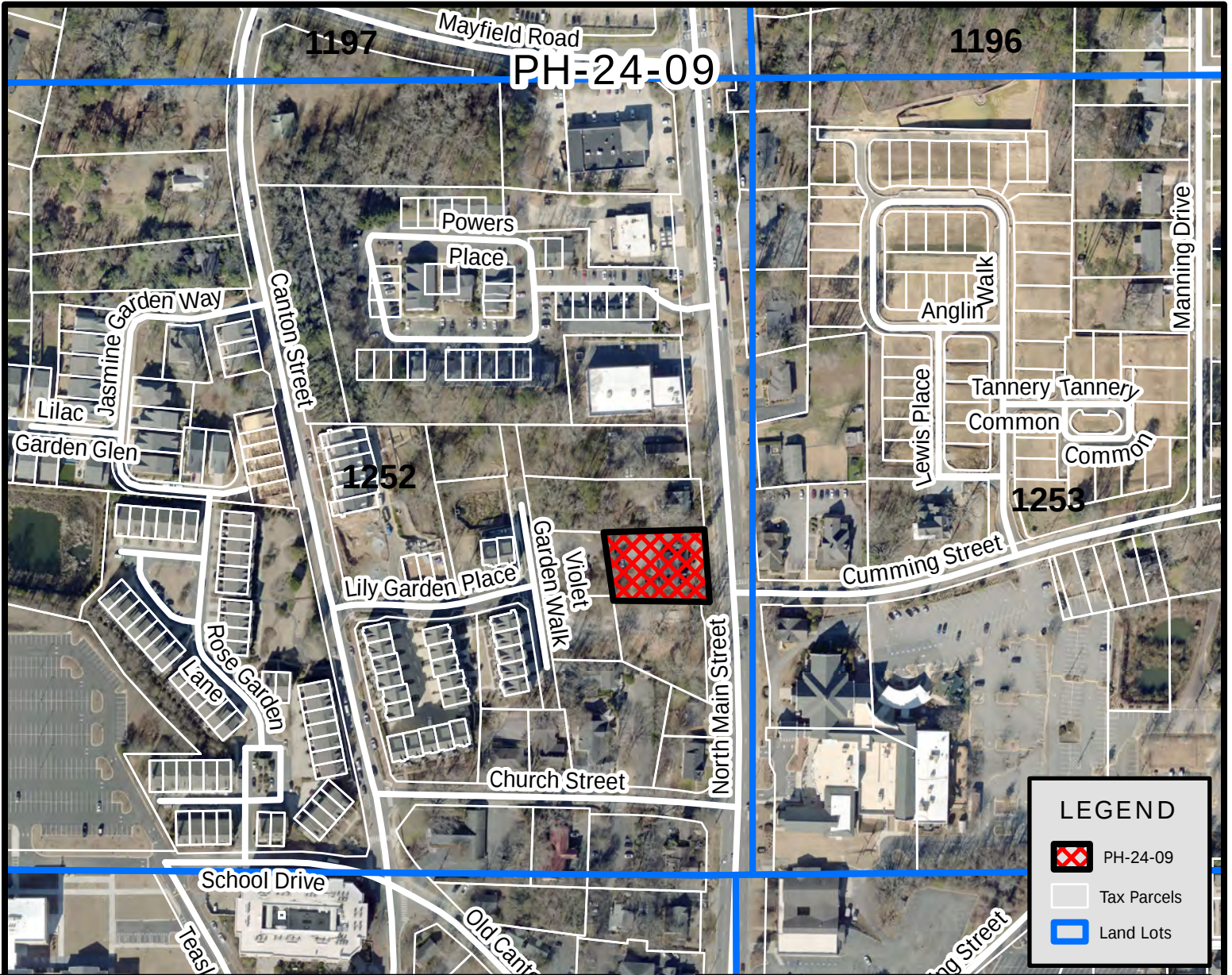
The report submitted by the applicant states that property owners within 500’ were contacted regarding the applicant’s intent. The report states that no comments were received.

## **COMMUNITY ZONING INFORMATION MEETING**

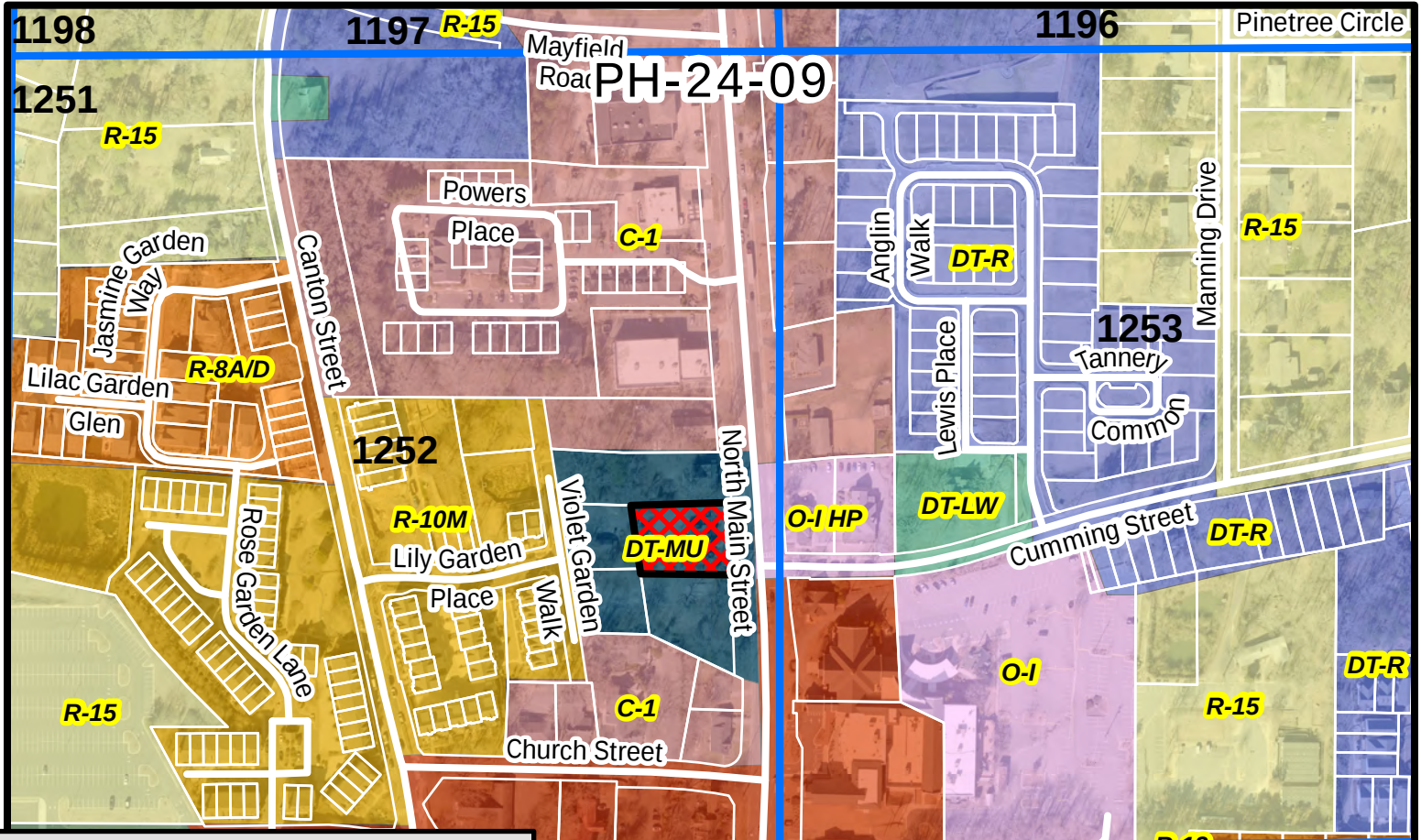
CZIM was held on March 13, 2024. There were no public comments.

## **IV. ATTACHMENTS:**

- Aerial Map
- Zoning Map
- Future Land Use Map
- Location Map
- Dr. J.L. Morris House Historical Resource Excerpts
- CZIM
- Citizen Part B
- Application



PH-24-09  
 D/LL: 2/2/1252  
 HPC: 4/11/24  
 CC: 4/29/24



## LEGEND

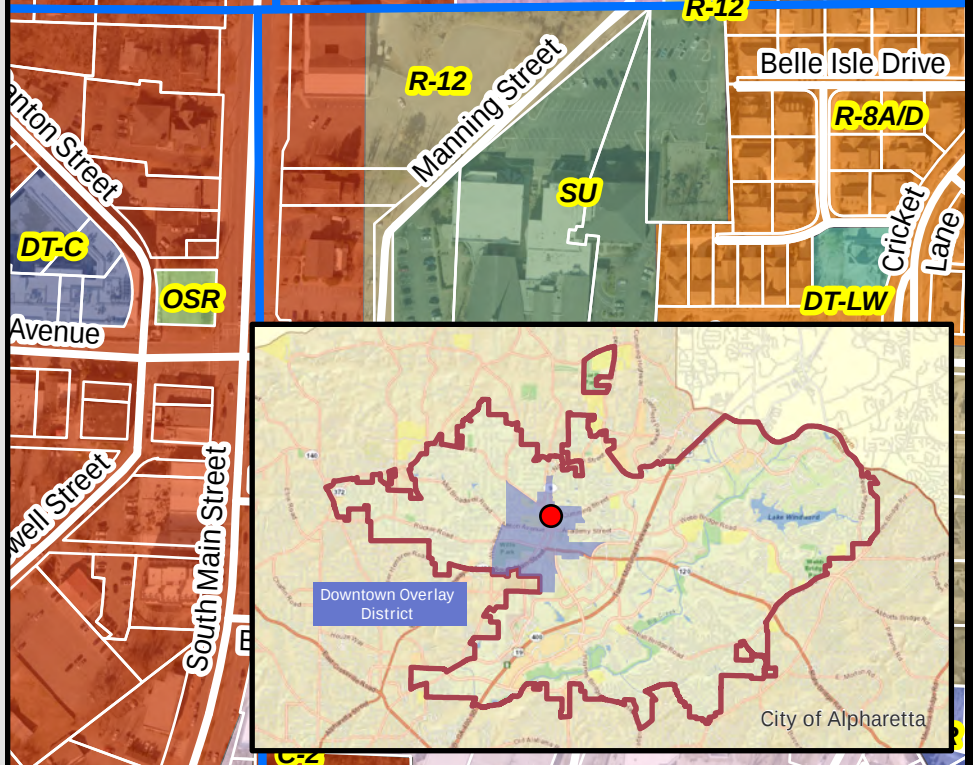
PH-24-09

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



PH-24-09

D/LL: 2/2/1252

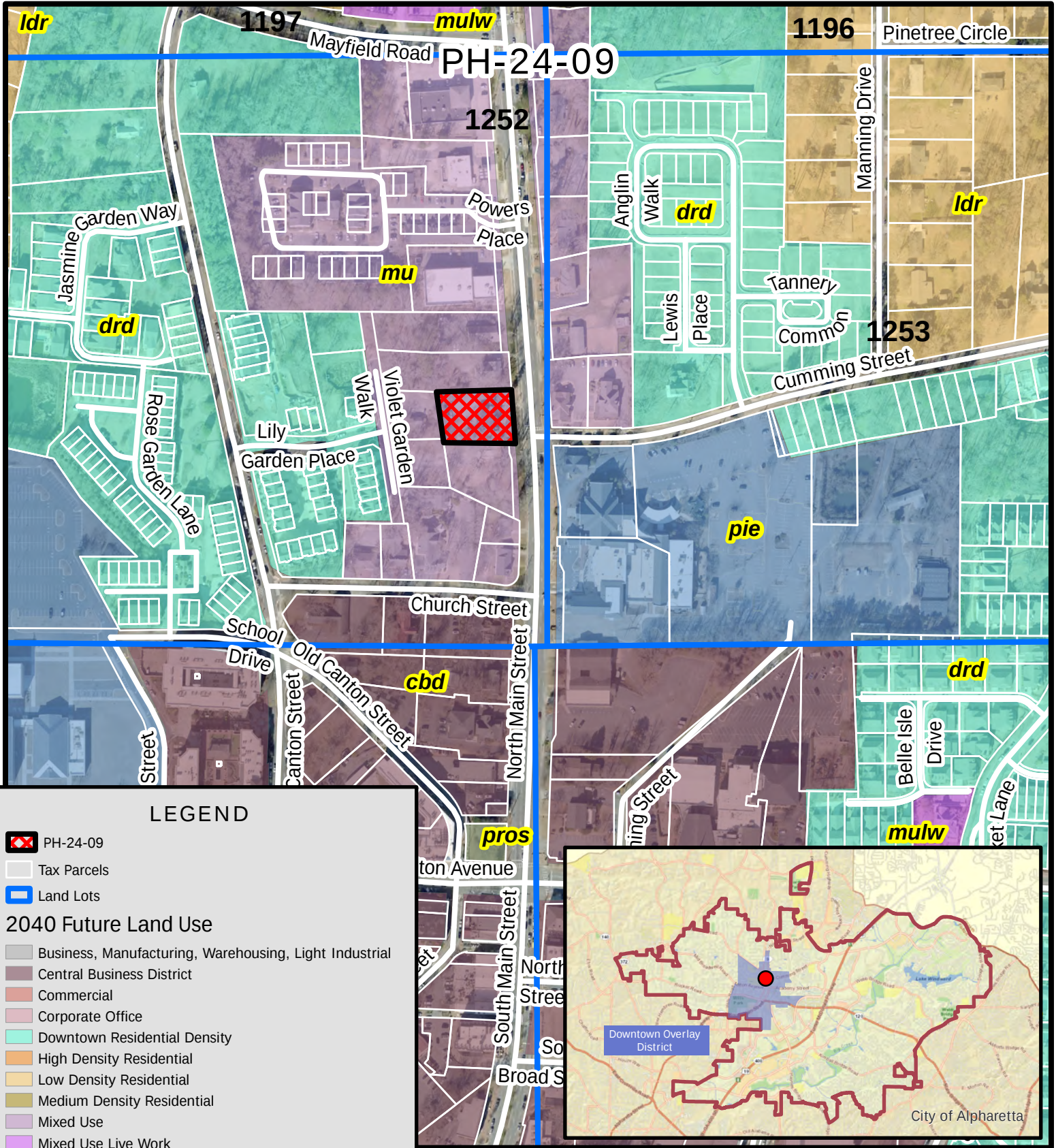
HPC: 4/11/24

CC: 4/29/24



Zoning Map  
Historic Designation  
116 North Main Street

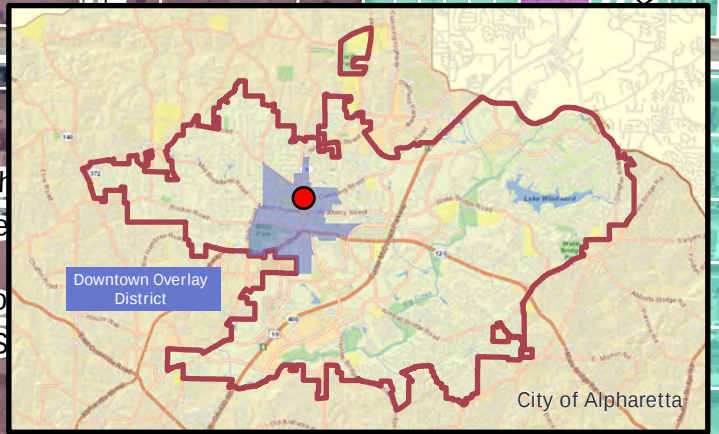
Location Map Provided by:  
Community Development - GIS  
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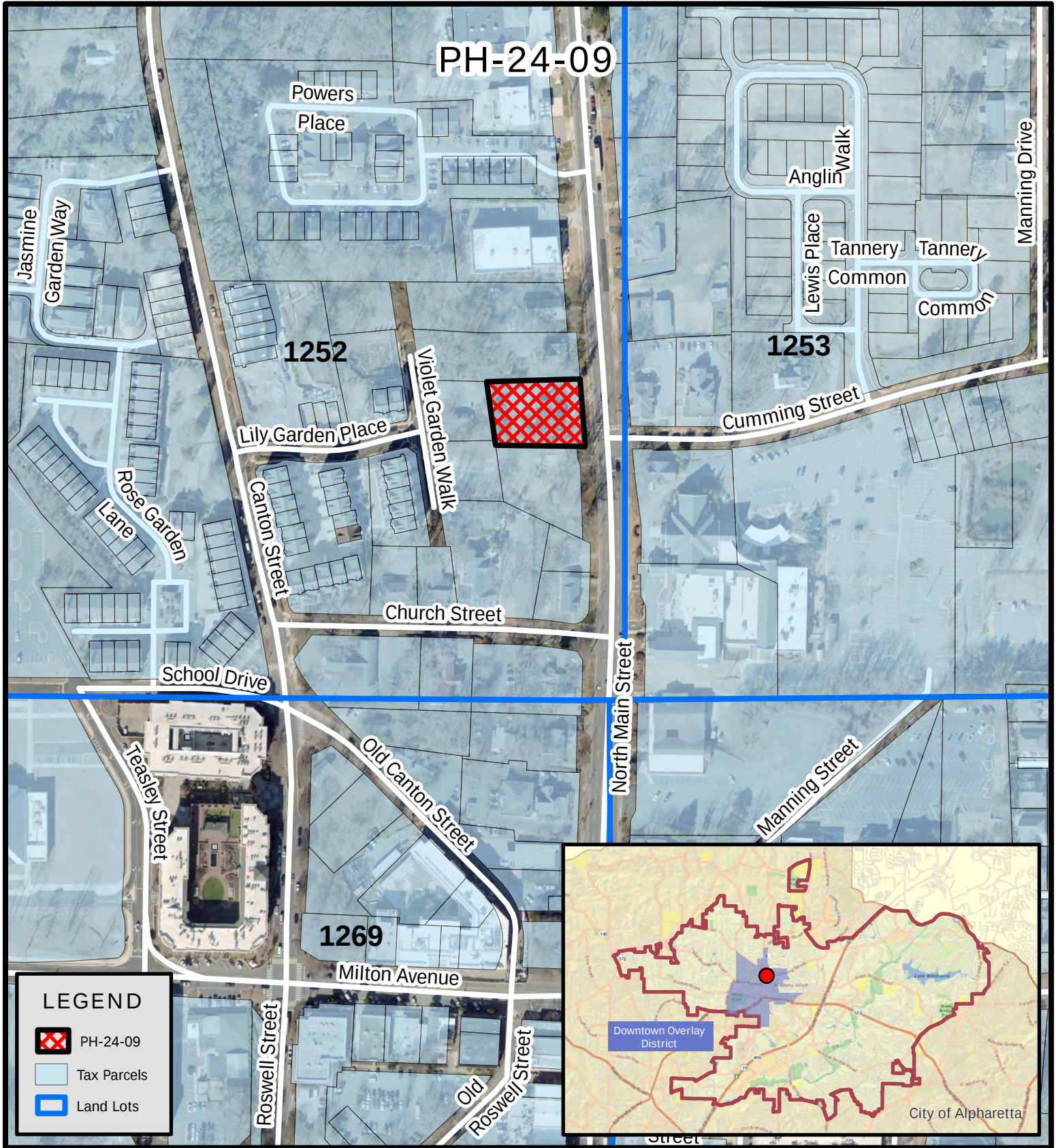
PH-24-09
 Tax Parcels
 Land Lots

### 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



PH-24-09  
 D/LL: 2/2/1252  
 HPC: 4/11/24  
 CC: 4/29/24



PH-24-09  
D/LL: 2/2/1252  
HPC: 4/11/24  
CC: 4/29/24

Location Map  
Historic Designation  
116 North Main Street

Location Map Provided by:  
Community Development - GIS  
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*Dr. J. D. McCollum, who was born in 1861 and died in 1916, was a well-known Alpharetta medical doctor. He was also clerk of the Alpharetta First Baptist Church from 1908 to 1916. (Courtesy Clayton Hawkins)*

In 1860, four doctors lived within the Alpharetta city limits: Oliver P. Skelton, J. C. Street, Robert Knox, and A. Gregory. Skelton must have been a busy man as he served as Alpharetta's first postmaster and later on as Milton County ordinary for two terms. By 1870, Doctors Knox and Street had moved on, but Dr. James M. Howell was here from 1870 until his death in 1894. Dr. Thomas Chandler was also here in the 1890s.

The early 1900s brought about significant turnover among Alpharetta physicians. Dr. Skelton died in 1892, and Dr. Chandler was no longer here. Fortunately, five other doctors arrived to help meet the city's medical needs. Dr. John D. McCollum was here by the early 1900s, Dr. Cicero Cincinnatus Maddox moved to Alpharetta before 1910, and Dr. W. D. Martin completed his study at the Atlanta College of Physicians and Surgeons by 1904 and opened his practice the same year. "Dr. Martin offered his professional services at the rate of \$1.25 for day time calls, \$1.50 for night time calls and \$5.00 for uncomplicated delivery of babies" (*Revue* Jan 1985). Dr. W. H. Rusk moved to Alpharetta, and Dr. John Carl Gilstrap opened a practice at his home on Marietta Street.

However, the security of having five good doctors was short-lived. Dr. McCollum died in 1916, Dr. Maddox died in 1920, Dr. Rusk died in 1921, Dr. Gilstrap died in 1924, and Dr. Martin died in 1925.

But two more fine doctors, both with interesting backgrounds, moved to Alpharetta in the 1920s. Walter William Phillips was a sawmiller in the Hopewell community until he decided to go to medical school while in his late twenties. After leaving school, he practiced medicine in the Birmingham community for fifteen years. In 1925, he moved to Alpharetta and, for a short time, lived at the Dodd Hotel. After completing a new home on Canton Street, he moved his office there. Eventually, he built a gray brick home on Roswell Street and added a small medical office behind the house. The

home still stands and is used for commercial purposes. Dr. Phillips was known for administering doses of a potent red medicine. Children worked hard to stifle coughs while in his presence, hoping to avoid a dose of this powerful liquid. While serving the community, this highly respected physician delivered approximately three thousand babies (*Herald* 24 Oct 1963). Dr. Phillips died at age eighty in 1963.

J. L. Morris had been a tenant farmer in north Milton County, near the Arnold Mill community. His formal schooling ended after fifth grade, but as a young man, he developed a strong interest in reading. A book wagon, an early mobile library, came to his community frequently. Morris began reading two to three books each week. He decided he wanted to become a doctor and entered medical school at age thirty-four. Residents of Milton greatly benefited from his decision. He came here in 1929, after practicing medicine in Buena Vista, Georgia, for seventeen years (Spence 1 Aug 1986, *Revue*). Dr. Morris's first office was in his home on what



*Dr. Walter William Phillips was an Alpharetta-area physician for nearly forty years. He delivered approximately three thousand babies. (Courtesy Dimp Bagley Phillips)*



Four generations are shown here. From left to right are Anne Maddox Ebright, Blanche Rucker Maddox, Florence Teasley Rucker, and Laura Hagood Teasley. (Courtesy Carla Ebright)



Dr. J. L. Morris is shown in his medical office. Note the telephone in the lower left corner. Dr. Morris dispensed medication from large amber bottles in his Academy Street office. (Courtesy Roberts family)

Top, left: Juliet Tucker was the daughter of Frank Tucker and Mary Estes Tucker. She grew up at the family home on Providence Road. She married James DeVore on January 1, 1937. They became parents of Donald and Sue DeVore. (Courtesy Sue DeVore Rainwater)



*During World War II, Dr. Jessie Morris Roberts set up her medical practice with her father, Dr. J. L. Morris. She and her father provided medical service for Alpharetta for a combined total of ninety-four years. (Courtesy Roberts family)*

would become North Main Street. Later, he moved his office to the Webb/Brady Building, and he eventually bought the Colonel Brooke home on Academy Street, where he practiced medicine until retirement. Bill Rogers, a longtime resident who knew the doctor well, and was familiar with his quick wit, described an incident involving one of his patients. The patient said, "Doc, I think I have lice." Dr. Morris responded, "What have you been doing—sleeping with hogs?"

Dr. Morris's daughter, Jessie, followed in her father's footsteps. After finishing

medical school, she joined her father's practice at the Brooke House, where she was known simply as Dr. Jessie. Years later, the Colonel Brooke home was razed, and Dr. Jessie built a new office close by. She was a petite woman but remembered for her injections to the rear end that were just as painful as those delivered by a two-hundred-pound man. Dr. Jessie was direct and immensely likeable. A patient, Dot Greene, said of her, "You felt better just walking in the door. She had such a beautiful smile. And she made you feel like the most important person in the world" (*Revue and News* 21 Mar 1997). Dr. Jessie died in 1996 at the age of seventy-four.

Another physician never had an office here, yet he had a great impact on the community. Dr. John R. Walker, a highly regarded and charismatic physician, grew up in the family home on Roswell Street. His father, Colonel Golson B. Walker, was an Alpharetta mayor and a popular attorney in the community. Dr. Walker opened a medical office on West Peachtree Street in Atlanta, but many of his patients were from Alpharetta and Roswell. They did not mind the twenty- to thirty-mile drive to have Dr. Walker treat their medical ills. He came to Alpharetta one day each week to make house calls and check on his five-hundred-acre cattle farm on Summit Road. Dr. Walker is also remembered for his strong and successful stand against the placement of a second regional airport in the Alpharetta area in 1970.

Whenever he performed surgery on children and was about to administer anesthesia, Dr. Walker would calm his young patients by saying, "I want you to smell this Mickey Mouse perfume."

Another valuable health care option was available to Alpharettans for more than seventy years. "The Fulton County Health Center is located on Academy Street. The Health Center provides free X-rays, medical aid and information to county residents. The health center began service in Alpharetta in 1936 with an office in the old courthouse and moved to its present location in 1949" (Brochure 1967).

Residents with toothaches were not ignored. The *Alpharetta Free Press* of March 6, 1925, reported, "Dr. Oscar L. Barnwell will be in town during court week, March 2-7 to do dental work in the hotel." In the 1930s, two dentists had offices here: Dr. Linton Fuller saw patients in his upstairs office in the Webb/Brady Building, and Dr. Holdendorff treated tooth ailments in his office over the drug store on South Main Street.



*An Alpharetta native, Dr. John R. Walker was a well-known Atlanta physician. He was also a successful cattle farmer, first raising white-faced Herefords and later Black Angus cattle for breeding stock. He is photographed at his Summit View Farms, which covered five hundred acres on and around Brittle and Summit roads. (Courtesy Virginia Walker Nickerson)*

# Community Zoning Information Meeting (CZIM)

March 13, 2024

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

PH-24-06 / Dr. J.L. Morris/116 North Main Street Historic Designation

| NAME                                    | ADDRESS                                  | COMMENTS                                                                                                                                                                                              |
|-----------------------------------------|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lars Holmquist                          | 319 Concord St<br>Alpharetta, GA 30209   | Very much like that this building will have an historic designation. The proposed changes seem reasonable to accommodate the new function space while maintaining the look of the existing structure. |
| Nick & Diane<br><del>James</del> Grecco | 310 Banbury Xing<br>Alpharetta, GA 30009 | Love the historic designation for the Volin house (& proposed restaurant). BUILDING PLANS look reasonable.                                                                                            |
| Richard DeLuca                          | 400 BANBURY XING<br>ALPHARETTA, GA 30009 | Tastefully done.<br>Thanks for saving the house!!                                                                                                                                                     |
|                                         |                                          |                                                                                                                                                                                                       |
|                                         |                                          |                                                                                                                                                                                                       |
|                                         |                                          |                                                                                                                                                                                                       |

# 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: \_\_\_\_\_

Contact Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

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.

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

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

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

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

Print Form



# MARKET DISTRICT

3/4/2024

Brent Beecham  
116 North Main St  
Alpharetta, GA 30009

**RE: PH-24-09 Dr. Morris House/ 116 North Main Street Historic Designation**

Dear Property Owner:

Please allow this letter to serve as public notice for Consideration of a request to designate the Dr. Morris House as historic. The property is located at 116 North Main Street and is legally described as being located in Land Lot 1252, 2<sup>nd</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) for this request will be held on **Wednesday, March 13, 2024, at 6:00 PM** in the Community 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 Historic Preservation Commission on Thursday, April 11, 2024, at 3:00 PM, and City Council on Monday, April 29, 2024, at 6:30 PM.** The meetings 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 [brent@md-atl.com](mailto:brent@md-atl.com) or 770-862-7895

Sincerely,

Brent Beecham

CURRENT OCCUPANT  
116 N MAIN ST  
ALPHARETTA GA 30009

GEISEL PAMELA A  
1000 POWERS PL  
ALPHARETTA GA 30004

WEST MAIN I LLC  
1001 CAMBRIDGE SQ SUITE A  
ALPHARETTA GA 30009

SBLD PROPERTIES LLC  
1030 POWERS PL  
ALPHARETTA GA 30004

BERMIC RPROPERTIES LLC  
1040 POWERS PL  
ALPHARETTA GA 30009

MERIDIAN GROUP INC THE  
1050 POWERS PL  
ALPHARETTA GA 30004

100 NORTH MAIN ST ALPHARETTA LLC  
1055 POWERS PL STE B  
ALPHARETTA GA 30009

EHORSE L L C  
1070 POWERS PL  
ALPHARETTA GA 30004

INJURY & WELLNESS SPECIALISTS OF  
GEORGIA LLC  
1080 POWERS PL  
ALPHARETTA GA 30009

ERIC S CHOFNAS PC  
1100 POWERS PL  
ALPHARETTA GA 30004

MAIN STREET COMMONS OFFICE PARK  
OWNERS ASSOCIATION INC  
1102 ABBEY CT  
ALPHARETTA GA 30004

AB REAL ESTATE INVESTMENTS LLC  
1110 POWERS PL  
ALPHARETTA GA 30004

ROBERTSON SHERYL S  
1120 POWERS PL  
ALPHARETTA GA 30009-8359

ORGANIC SUGARING & WAXING LLC  
1130 POWERS PL  
ALPHARETTA GA 30009

D AURIA DIANE  
115 LILY GARDEN PL  
ALPHARETTA GA 30009

BROOKS DANIELLE A & MUENCHOW  
DARIN  
116 LILY GARDEN PL UNIT 12  
ALPHARETTA GA 30009

BROWN MONDI PROPERTIES INC  
11675 CENTURY DR STE D  
ALPHARETTA GA 30009

SIMMONS NICHOLAS A & MELINDA  
117 LILY GARDEN PL  
ALPHARETTA GA 30009

SANDRA LEE FITZMAURICE  
REVOCABLE TRUST THE  
118 LILY GARDEN PL UNIT 13  
ALPHARETTA GA 30009

KUELBS JAMES & JUDITH  
119 LILY GARDEN PL  
ALPHARETTA GA 30009

LAMONTE DAVID & REGINA  
121 LILY GARDEN PL  
ALPHARETTA GA 30009

GRONHOLM SCOTT  
12200 KING CIR  
ROSWELL GA 30075

CARRUTHERS RICHARD A SR &  
CARRUTHERS MARTHA PATTEE  
124 LILY GARDEN PL  
ALPHARETTA GA 30009

BUNCH DEREK  
1255 RIVERSIDE RD  
ROSWELL GA 30076

HAWKINS HOLMES J III & TRACEY  
126 LILY GARDEN PL  
ALPHARETTA GA 30009

O DONNELL ROBERT J & CHERYL C  
134 N MAIN ST  
ALPHARETTA GA 30004-1623

BERGMAN KENNETH IAN & MICHELLE  
137 CANTON ST  
ALPHARETTA GA 30009

GIANNOU MICHAEL P & GIANNOU  
CHRISTIJHANNA  
139 CANTON ST UNIT 5  
ALPHARETTA GA 30009

DOMINO TRUST THE  
141 CANTON ST UNIT 4  
ALPHARETTA GA 30009

SPENELLO JAMES PATRICK & SPENELO  
RHONDA DENISE  
143 CANTON ST  
ALPHARETTA GA 30009

|                                                                                            |                                                                                                     |                                                                                                       |
|--------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| 145 N MAIN LLC<br>14342 CLUB CIR<br>ALPHARETTA GA 30004                                    | DONALD A & KRISTA L DEMARINIS<br>REVOCABLE TRUST THE<br>145 CANTON ST<br>ALPHARETTA GA 30009        | RADLEY DANIEL G & CHERYL C<br>147 CANTON ST<br>ALPHARETTA GA 30009                                    |
| ALBRIGHT IDEAS LLC<br>159 N MAIN ST<br>ALPHARETTA GA 30009                                 | BROWN & MONDI PROPERTIES INC<br>18 CUMMING ST<br>ALPHARETTA GA 30009                                | AR INVESTMENTS LLC<br>200 VIOLET GARDEN WALK<br>ALPHARETTA GA 30009                                   |
| NORSWORTHY PAUL<br>& NORSWORTHY BARBARA M<br>202 VIOLET GARDEN WALK<br>ALPHARETTA GA 30009 | RICHEY BRIAN & MOLLY<br>204 VIOLET GARDEN WALK<br>ALPHARETTA GA 30009                               | 1060 POWERS PLACE LLC<br>205 SMOKETREE TER<br>ALPHARETTA GA 30005                                     |
| ROWLES DOUGLAS M<br>206 VIOLET GARDEN WALK<br>ALPHARETTA GA 30009                          | BRACKEN LAWRENCE J II & TRACY C<br>208 VIOLET GARDEN WALK<br>ALPHARETTA GA 30009                    | BEANIES PROP LLC<br>231 VAUGHAN DR<br>ALPHARETTA GA 30009                                             |
| BRUDDY LLC<br>2441 US HWY 98 W STE 108<br>SANTA ROSA BEACH FL 32459                        | JORDAN D WESLEY<br>2711 CANOPY CIR<br>ALPHARETTA GA 30009                                           | DONOHOO LANNY<br>31 CHURCH ST<br>ALPHARETTA GA 30009                                                  |
| TROTTER HOLDINGS INC<br>37 CHURCH ST<br>ALPHARETTA GA 30004                                | JMX BRANDS PROPERTIES II LLC<br>3709 N LOCKWOOD RIDGE RD<br>SARASOTA FL 34234                       | CADY JOSHUA & STEPHANIE<br>40 CUMMING ST<br>ALPHARETTA GA 30009                                       |
| CHURCH STREET COMMERCIAL PROP LLC<br>435 ST REGIS DR<br>ALPHARETTA GA 30022                | MANNING ON THE SQUARE<br>COMMUNITY ASSN INC<br>4400 NORTH POINT PKWY STE 295<br>ALPHARETTA GA 30022 | RMHSLB OWNER 1 LLC<br>4400 NORTHPOINT PKWY # 295<br>ALPHARETTA GA 30022                               |
| 116 NORTH MAIN LLC<br>4575 WEBB BRIDGE RD SUITE 5400<br>ALPHARETTA GA 30005                | BDS REVOCABLE TRUST THE<br>51 CHURCH ST<br>ALPHARETTA GA 30009                                      | ZIMMERMAN JONATHAN S & BROCK<br>ZIMMERMAN MARY PROSSER<br>53 CHURCH ST UNIT 10<br>ALPHARETTA GA 30009 |
| BUTTS ROBERT R<br>5360 FRANKLIN GOLDMINE RD<br>CUMMING GA 30028                            | BREEN JAMES J & LEILA RUTH<br>55 CHURCH ST<br>ALPHARETTA GA 30009                                   | AVON MICHAEL V & DENISE<br>57 CHURCH ST<br>ALPHARETTA GA 30009                                        |
| SAPPINGTON DANIEL RAY & BRENDA<br>SMITH<br>59 CHURCH ST<br>ALPHARETTA GA 30009             | PUJARI SAGER S & SALL PRAJAKTA<br>600 LEWIS PL<br>ALPHARETTA GA 30009                               | LEDFORD MICHELLE LEIGH<br>610 LEWIS PL<br>ALPHARETTA GA 30009                                         |

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ATLANTA GA 30339

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CHURCH INC  
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690 E MAIN ST  
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COLLINS MARINE GROUP LLC  
725 COOPER SANDY CV  
MILTON GA 30004

F9 PROPERTIES LLC  
844 ALTON RD # 3  
MIAMI FL 33139

VASSAR TYLER M & KATHLEEN T VASSAR  
1999 LIVING TRUST THE  
89 CANTON ST  
ALPHARETTA GA 30009-3632

SIMS BRIAN P & LINDSAY  
91 CANTON ST  
ALPHARETTA GA 30009

CANTON STREET FD DEVELOPMENT  
PARTNERS LLC  
91 W WIEUCA RD BLDG/STE A 2000  
ATLANTA GA 30342

BECHER MICHELLE  
93 CANTON ST  
ALPHARETTA GA 30009

ASHER RABUN LEIGH & RABUN LEE W III  
95 CANTON ST  
ALPHARETTA GA 30009

BECKER TIMOTHY A & KELLY L  
97 CANTON ST # 2  
ALPHARETTA GA 30009

PHILLIPS RICHARD MARK & NATALIE  
99 CANTON ST  
ALPHARETTA GA 30009

# Community Zoning Information Meeting (CZIM)

March 13, 2024

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

PH-24-06 / Dr. J.L. Morris/116 North Main Street Historic Designation

| NAME                                    | ADDRESS                                  | COMMENTS                                                                                                                                                                                              |
|-----------------------------------------|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lars Holmquist                          | 319 Concord St<br>Alpharetta, GA 30009   | Very much like that this building will have an historic designation. The proposed changes seem reasonable to accommodate the new function space while maintaining the look of the existing structure. |
| Nick & Diane<br><del>James</del> Grecco | 310 Banbury Xing<br>Alpharetta, GA 30009 | Love the historic designation for the violin house (& proposed restaurant). BUILDING PLANS look reasonable.                                                                                           |
| Richard DeLuca                          | 400 Banbury Xing<br>Alpharetta, GA 30009 | Tastefully done.<br>Thanks for saving the house!!                                                                                                                                                     |
|                                         |                                          |                                                                                                                                                                                                       |
|                                         |                                          |                                                                                                                                                                                                       |
|                                         |                                          |                                                                                                                                                                                                       |

# CITY OF ALPHARETTA

## PUBLIC HEARING APPLICATION

|                                                                    |                    |
|--------------------------------------------------------------------|--------------------|
| FOR OFFICE USE ONLY                                                |                    |
| Case #:                                                            | <u>PH240006</u>    |
| PH #:                                                              | <u>PH-24-09</u>    |
| <input type="checkbox"/> Property Taxes & Code Violations Verified |                    |
| <input checked="" type="checkbox"/> Fee Paid                       | Initial: <u>sc</u> |

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: Brent Beecham Telephone: 7708627895

Address: 4575 Webb Bridge Rd Suite: #5400

City Alpharetta State: GA Zip: 30005 Fax: \_\_\_\_\_

Mobile Tel: 7708627895 Email: brent@md-atl.com

### Subject Property Information:

Address: 116 N Main St. Current Zoning: DTC

District: \_\_\_\_\_ Section: \_\_\_\_\_ Land Lot: \_\_\_\_\_ Parcel ID: \_\_\_\_\_

Proposed Zoning: \_\_\_\_\_ Current Use: Office/Restaurant

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

- |                                          |                                                             |                                                       |
|------------------------------------------|-------------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Master Plan Amendment              | <input type="checkbox"/> Comprehensive Plan Amendment |
| <input type="checkbox"/> Rezoning        | <input type="checkbox"/> Master Plan Review                 |                                                       |
| <input type="checkbox"/> Variance        | <input type="checkbox"/> Public Hearing                     |                                                       |
| <input type="checkbox"/> Exception       | <input checked="" type="checkbox"/> Other <u>(Specify):</u> |                                                       |

**Application for Historic Designation**

## **Letter of Intent 116 North Main Street Historic Designation**

Per the approved zoning conditions for 116 North Main Street, we intend to restore the property and designate it as Historic under the City's Historic Preservation Incentive Ordinance. Restoration will be completed by the 1<sup>st</sup> TCO/CO, subject to a Certificate of Appropriateness from the Historic Preservation Commission.

The purpose of this application is to designate the existing building on the property, known as the Dr. Morris House under the City's Historic Preservation Incentive Ordinance.

Once the designation is approved by City Council, we will then apply for a Certificate of Appropriateness to the Historic Preservation Commission.

Once the Certificate of Appropriateness is issued, we will become compliant with the approved zoning conditions for Z-22-202/V-22-08 116 & 126 North Main St.

The intended purpose, per the zoning conditions, includes restaurant as an approved new use for the building that is currently used as a violin repair shop. We have contracted a full service restaurant to occupy the renovated space. The permit we will ultimately request is for an empty shell with new mechanical, electrical, plumbing and sprinkler systems installed. In addition, we are adding space in the rear of the building to accommodate a kitchen that the current structure cannot house. The new tenant will apply for its own building permit to finish the interior and kitchen spaces.

Site improvements and relationship to the adjacent new structures are being permitted separately per 126 North Main Street LDP #D230009 under a separate cover.

---

## APPLICANT REQUEST AND INTENT

---

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

**Restaurant per our zoning conditions.**

Applicant's Request (Please itemize the proposal):

**Modify the existing structure to extend the rear of the building and expand the basement level of the structure.**

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

**Modifications are intended to make the structure suitable for a full service restaurant per our zoning conditions for use of the building.**

# PROPERTY OWNER AUTHORIZATION

## Property Owner Information:

Contact Name: 116 North Main LLC (Brent Beecham)

Telephone: 7708627895

Address: 4575 Webb Bridge Rd

Suite: #5400

City Alpharetta

State: GA

Zip: 30005

## Authorization:

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

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

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

## Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: D Tracy Ward, Architect

Telephone: 4044058662

Address: 5155 Doubletree Dr

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

City Cumming

State: GA

Zip: 30040

## So Sworn and Attested:

Owner Signature: \_\_\_\_\_

Date: 2/26/24

Notary: \_\_\_\_\_

Notary Signature: \_\_\_\_\_

Date: 2/26/24

**VICTORIA K DUBOSE**  
NOTARY PUBLIC  
Fulton County  
State of Georgia  
My Comm. Expires Mar. 5, 2027

# 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: **Brent Beecham**

Subject Public Hearing Case: **116 N Main St. Application for Historic Designation**

## Campaign Contribution Information:

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

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

Name of Official: **N/A** Position: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

## Campaign Contribution Information:

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

Signature: 

Date: **2/26/24**

## **DESIGNATION OF A HISTORIC PROPERTY (Wills Overlook - Earl Wood house)**

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

The property is of historic and architectural significance to the City.

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

The property possesses historic integrity due to its location at the Southern entrance to the City of Alpharetta and its design which is reminiscent of the early 1900 era.

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

- The property is an outstanding example of a building representative of its era and over 75 years old, and
- The property is one of the few remaining examples of a past architectural style or type and over 75 years old.

# CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: 116 North Main St.

Contact Name: Brent Beecham

Telephone: 7708627895

*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.*

Holmes Hawkins

100 North Main St Alpharetta LLC

Larry Bracken

Douglass Rowles

Brian Richey

Paul Northsworthy

Robert O'Donnell

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

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

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

Sent email with explanation of our project and offered meeting or phone call as necessary should they desire further information.

CURRENT OCCUPANT  
116 N MAIN ST  
ALPHARETTA GA 30009

GEISEL PAMELA A  
1000 POWERS PL  
ALPHARETTA GA 30004

WEST MAIN I LLC  
1001 CAMBRIDGE SQ SUITE A  
ALPHARETTA GA 30009

SBLD PROPERTIES LLC  
1030 POWERS PL  
ALPHARETTA GA 30004

BERMIC RPROPERTIES LLC  
1040 POWERS PL  
ALPHARETTA GA 30009

MERIDIAN GROUP INC THE  
1050 POWERS PL  
ALPHARETTA GA 30004

100 NORTH MAIN ST ALPHARETTA LLC  
1055 POWERS PL STE B  
ALPHARETTA GA 30009

EHORSE L L C  
1070 POWERS PL  
ALPHARETTA GA 30004

INJURY & WELLNESS SPECIALISTS OF  
GEORGIA LLC  
1080 POWERS PL  
ALPHARETTA GA 30009

ERIC S CHOFNAS PC  
1100 POWERS PL  
ALPHARETTA GA 30004

MAIN STREET COMMONS OFFICE PARK  
OWNERS ASSOCIATION INC  
1102 ABBEY CT  
ALPHARETTA GA 30004

AB REAL ESTATE INVESTMENTS LLC  
1110 POWERS PL  
ALPHARETTA GA 30004

ROBERTSON SHERYL S  
1120 POWERS PL  
ALPHARETTA GA 30009-8359

ORGANIC SUGARING & WAXING LLC  
1130 POWERS PL  
ALPHARETTA GA 30009

D AURIA DIANE  
115 LILY GARDEN PL  
ALPHARETTA GA 30009

BROOKS DANIELLE A & MUENCHOW  
DARIN  
116 LILY GARDEN PL UNIT 12  
ALPHARETTA GA 30009

BROWN MONDI PROPERTIES INC  
11675 CENTURY DR STE D  
ALPHARETTA GA 30009

SIMMONS NICHOLAS A & MELINDA  
117 LILY GARDEN PL  
ALPHARETTA GA 30009

SANDRA LEE FITZMAURICE  
REVOCABLE TRUST THE  
118 LILY GARDEN PL UNIT 13  
ALPHARETTA GA 30009

KUELBS JAMES & JUDITH  
119 LILY GARDEN PL  
ALPHARETTA GA 30009

LAMONTE DAVID & REGINA  
121 LILY GARDEN PL  
ALPHARETTA GA 30009

GRONHOLM SCOTT  
12200 KING CIR  
ROSWELL GA 30075

CARRUTHERS RICHARD A SR &  
CARRUTHERS MARTHA PATTEE  
124 LILY GARDEN PL  
ALPHARETTA GA 30009

BUNCH DEREK  
1255 RIVERSIDE RD  
ROSWELL GA 30076

HAWKINS HOLMES J III & TRACEY  
126 LILY GARDEN PL  
ALPHARETTA GA 30009

O DONNELL ROBERT J & CHERYL C  
134 N MAIN ST  
ALPHARETTA GA 30004-1623

BERGMAN KENNETH IAN & MICHELLE  
137 CANTON ST  
ALPHARETTA GA 30009

GIANNOU MICHAEL P & GIANNOU  
CHRISTIJHANNA  
139 CANTON ST UNIT 5  
ALPHARETTA GA 30009

DOMINO TRUST THE  
141 CANTON ST UNIT 4  
ALPHARETTA GA 30009

SPENELLO JAMES PATRICK & SPENELO  
RHONDA DENISE  
143 CANTON ST  
ALPHARETTA GA 30009

|                                                                                            |                                                                                                     |                                                                                                       |
|--------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| 145 N MAIN LLC<br>14342 CLUB CIR<br>ALPHARETTA GA 30004                                    | DONALD A & KRISTA L DEMARINIS<br>REVOCABLE TRUST THE<br>145 CANTON ST<br>ALPHARETTA GA 30009        | RADLEY DANIEL G & CHERYL C<br>147 CANTON ST<br>ALPHARETTA GA 30009                                    |
| ALBRIGHT IDEAS LLC<br>159 N MAIN ST<br>ALPHARETTA GA 30009                                 | BROWN & MONDI PROPERTIES INC<br>18 CUMMING ST<br>ALPHARETTA GA 30009                                | AR INVESTMENTS LLC<br>200 VIOLET GARDEN WALK<br>ALPHARETTA GA 30009                                   |
| NORSWORTHY PAUL<br>& NORSWORTHY BARBARA M<br>202 VIOLET GARDEN WALK<br>ALPHARETTA GA 30009 | RICHEY BRIAN & MOLLY<br>204 VIOLET GARDEN WALK<br>ALPHARETTA GA 30009                               | 1060 POWERS PLACE LLC<br>205 SMOKETREE TER<br>ALPHARETTA GA 30005                                     |
| ROWLES DOUGLAS M<br>206 VIOLET GARDEN WALK<br>ALPHARETTA GA 30009                          | BRACKEN LAWRENCE J II & TRACY C<br>208 VIOLET GARDEN WALK<br>ALPHARETTA GA 30009                    | BEANIES PROP LLC<br>231 VAUGHAN DR<br>ALPHARETTA GA 30009                                             |
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| BUTTS ROBERT R<br>5360 FRANKLIN GOLDMINE RD<br>CUMMING GA 30028                            | BREEN JAMES J & LEILA RUTH<br>55 CHURCH ST<br>ALPHARETTA GA 30009                                   | AVON MICHAEL V & DENISE<br>57 CHURCH ST<br>ALPHARETTA GA 30009                                        |
| SAPPINGTON DANIEL RAY & BRENDA<br>SMITH<br>59 CHURCH ST<br>ALPHARETTA GA 30009             | PUJARI SAGER S & SALL PRAJAKTA<br>600 LEWIS PL<br>ALPHARETTA GA 30009                               | LEDFORD MICHELLE LEIGH<br>610 LEWIS PL<br>ALPHARETTA GA 30009                                         |

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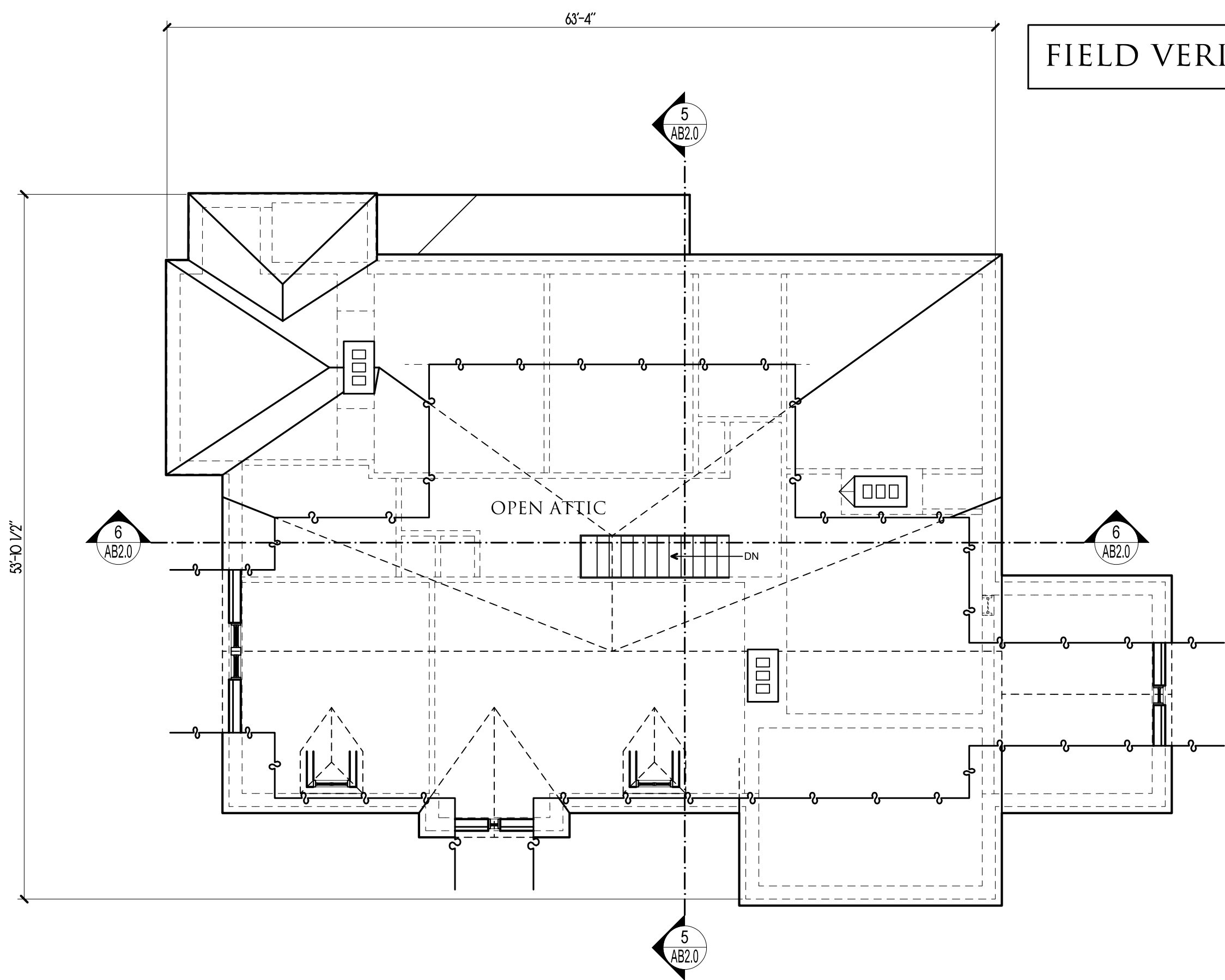
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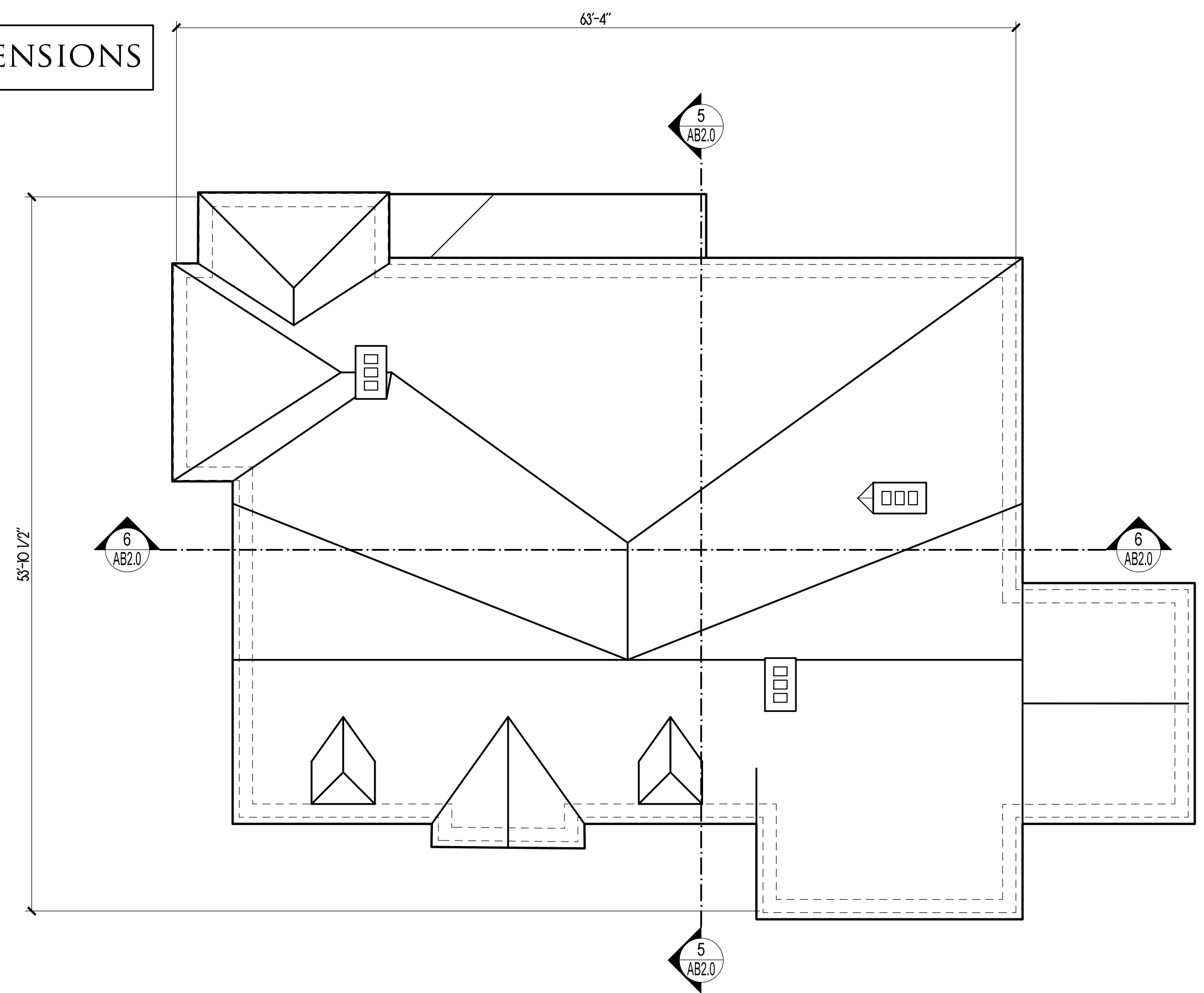


ARCHITECT  
D. TRACY WARD  
EST. 1993

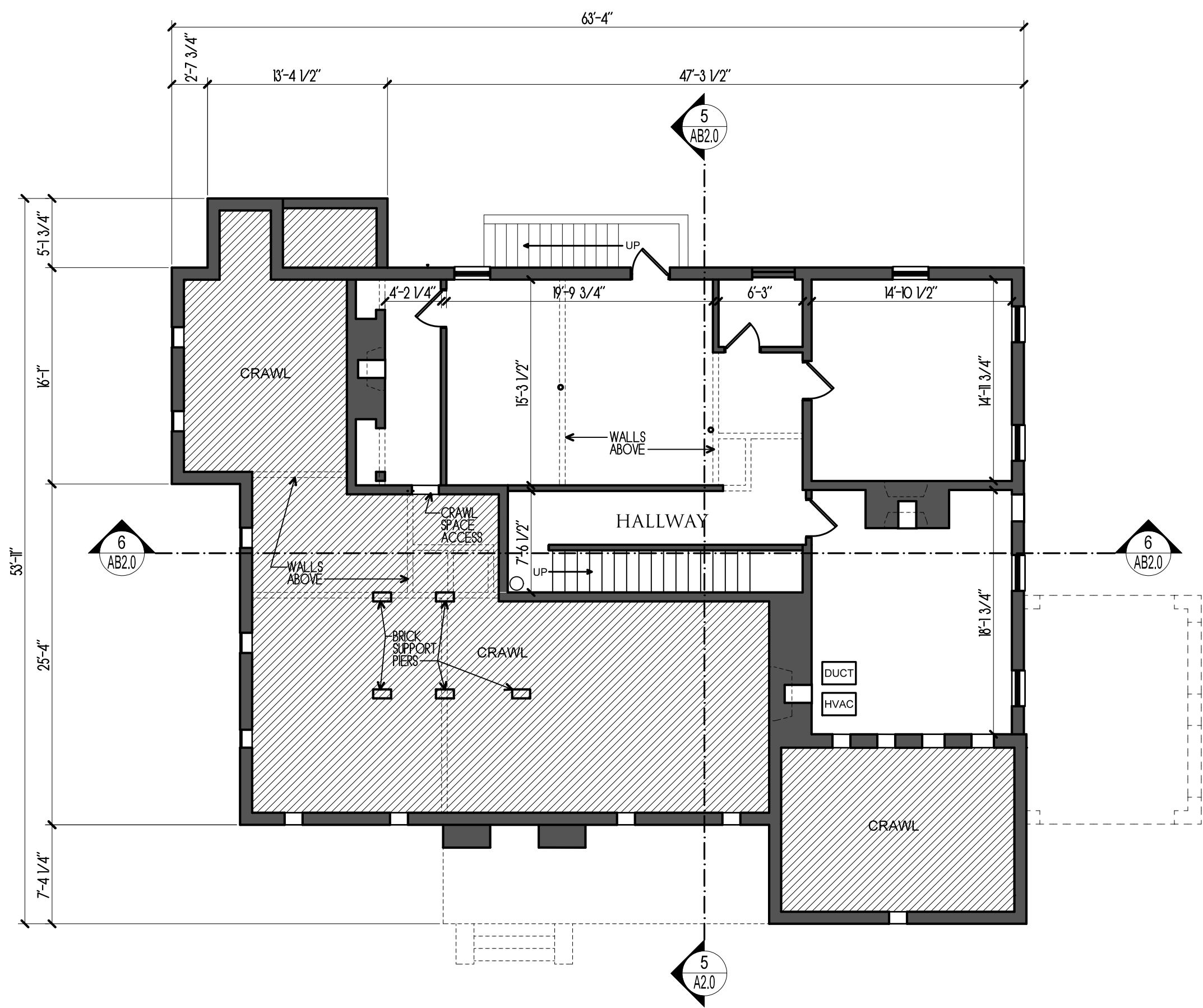
REVISED  
4:37 am, Mar 10, 2023



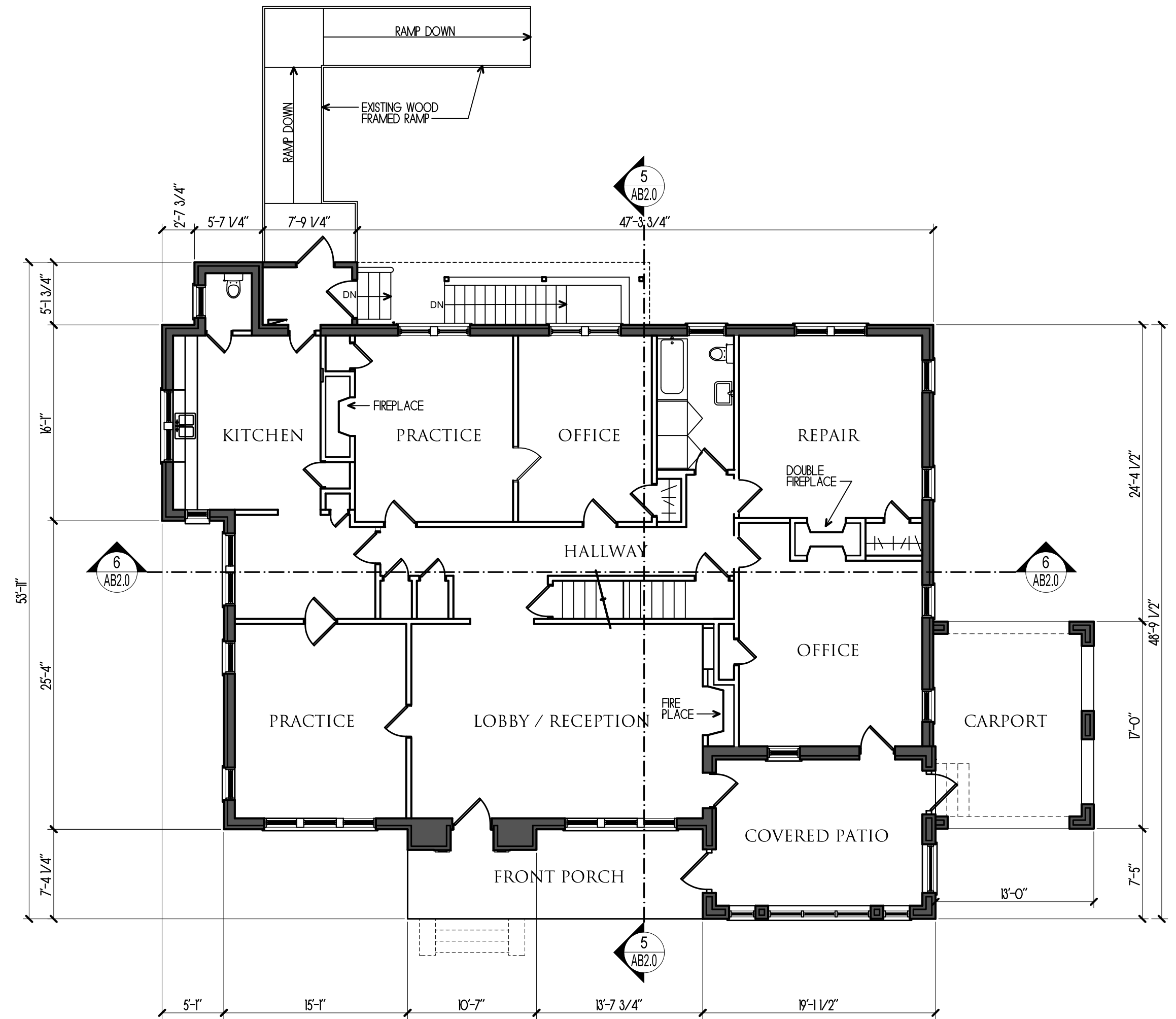
3 ATTIC PLAN  
1/8" = 1'-0"



4 ROOF PLAN  
1/8" = 1'-0"



0 BASEMENT LEVEL FLOOR PLAN  
1/8" = 1'-0"

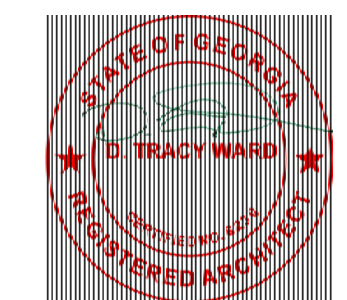


1 MAIN LEVEL FLOOR PLAN  
1/8" = 1'-0"

FIELD VERIFY ALL DIMENSIONS

# House Repurpose & Renovation

116 North Main Street  
Alpharetta, GA



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

ARCHITECT  
D. TRACY WARD  
EST. 1993

THIS DRAWING IS THE PROPERTY OF BENCHMARK DESIGN, P.C. ARCHITECTS AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART, THE OMISSIONS OF WHICH ARE 24" x 36".  
IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD MEASUREMENTS, QUANTITIES AND DIMENSIONS, AND RELATED FIELD CONSTRUCTION CRITERIA.

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Benchmark Design, P.C.  
Architects & Planners

Design Professional D. Tracy Ward, GA #8230

Issue Date 02/29/2024

| Date       | Description              |
|------------|--------------------------|
| 03/15/2023 | Owner Review Progress    |
| 03/31/2023 | Pricing                  |
| 12/20/2023 | Design Review/Pricing    |
| 01/15/2024 | Preliminary Review       |
| 02/29/2024 | Shell Demo/Reno/Addition |

Project Name 116 North Main Street

Project Number 19030

Drawn by JB/DTW

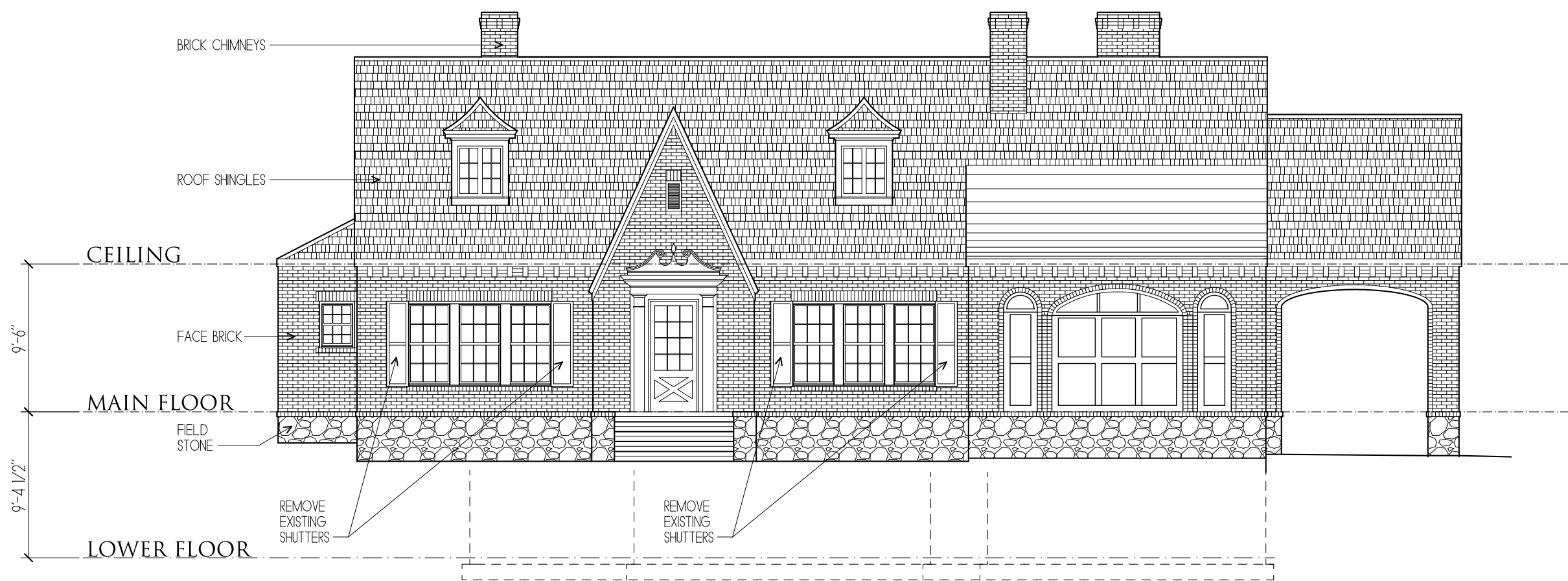
Designed by DTW

Checked by DTW

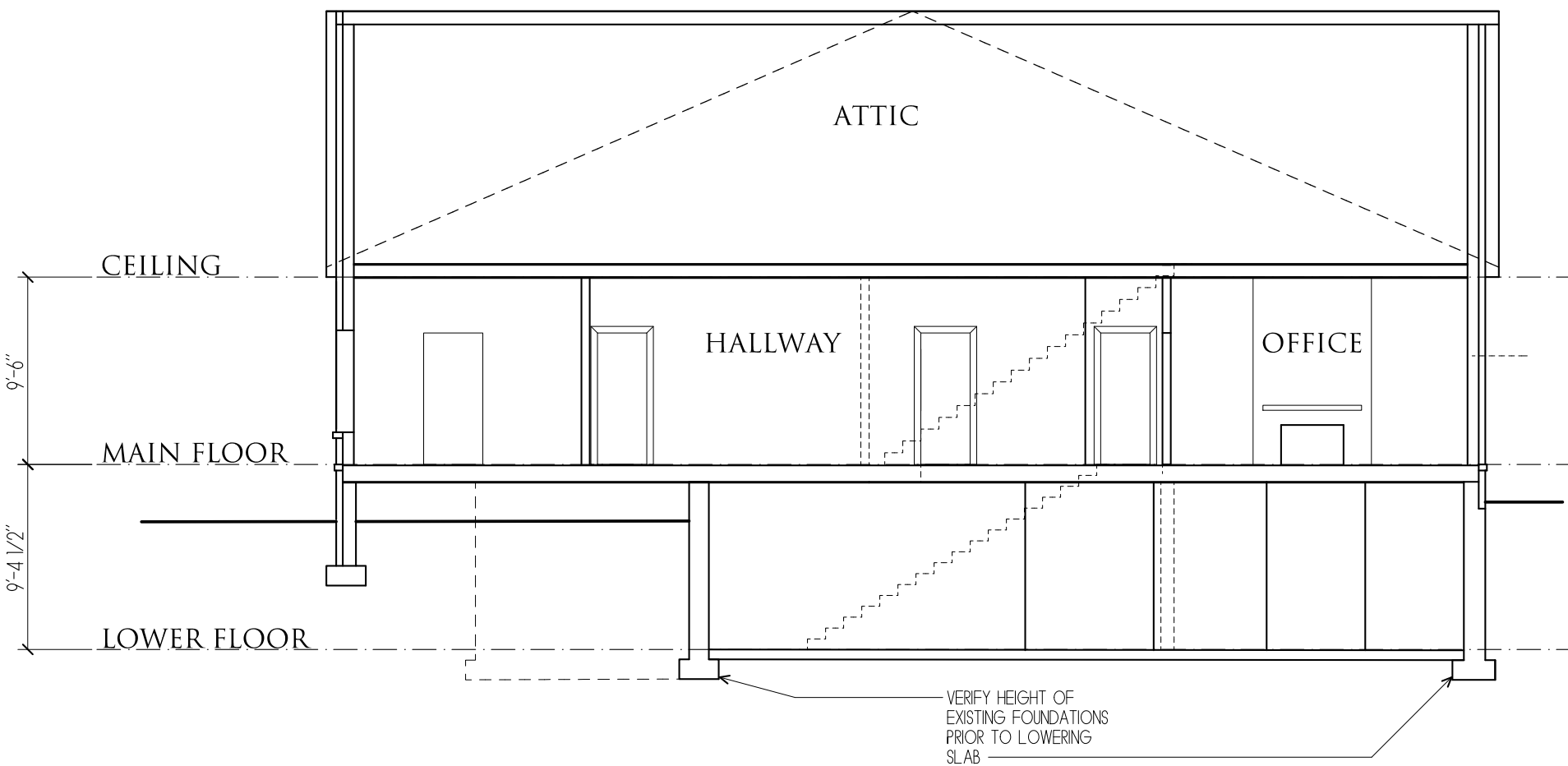
Description As Built Floor Plans

Sheet Number AB1.0

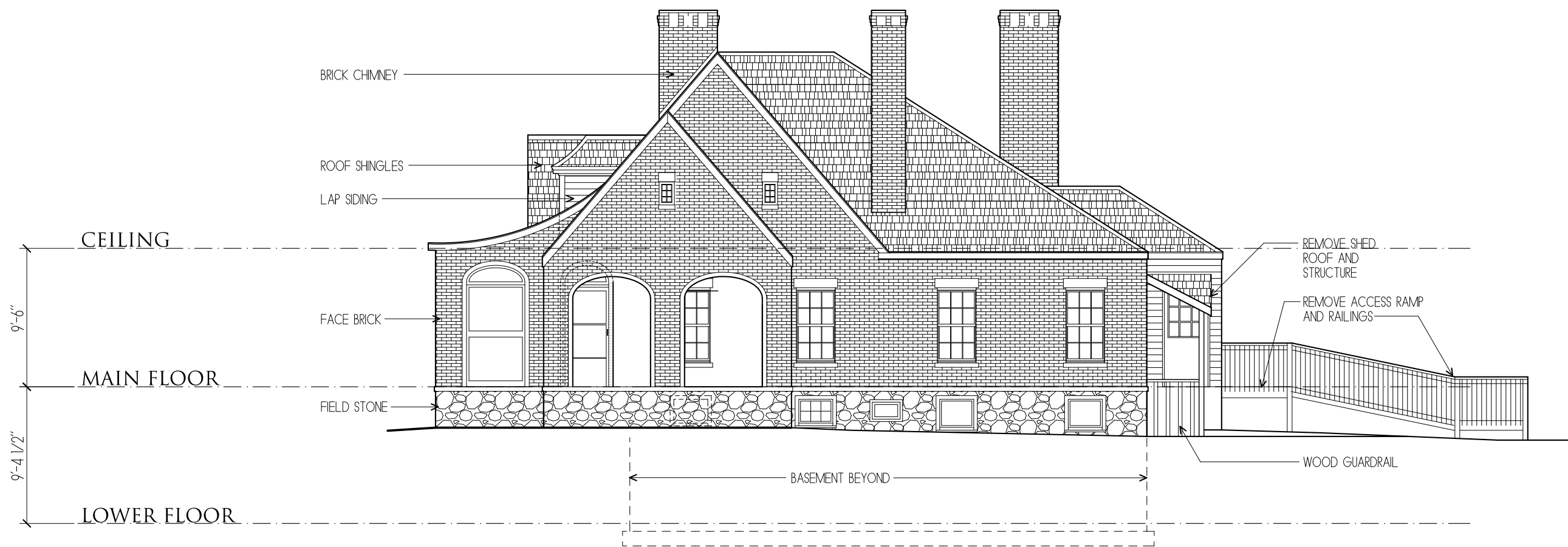
FIELD VERIFY ALL DIMENSIONS



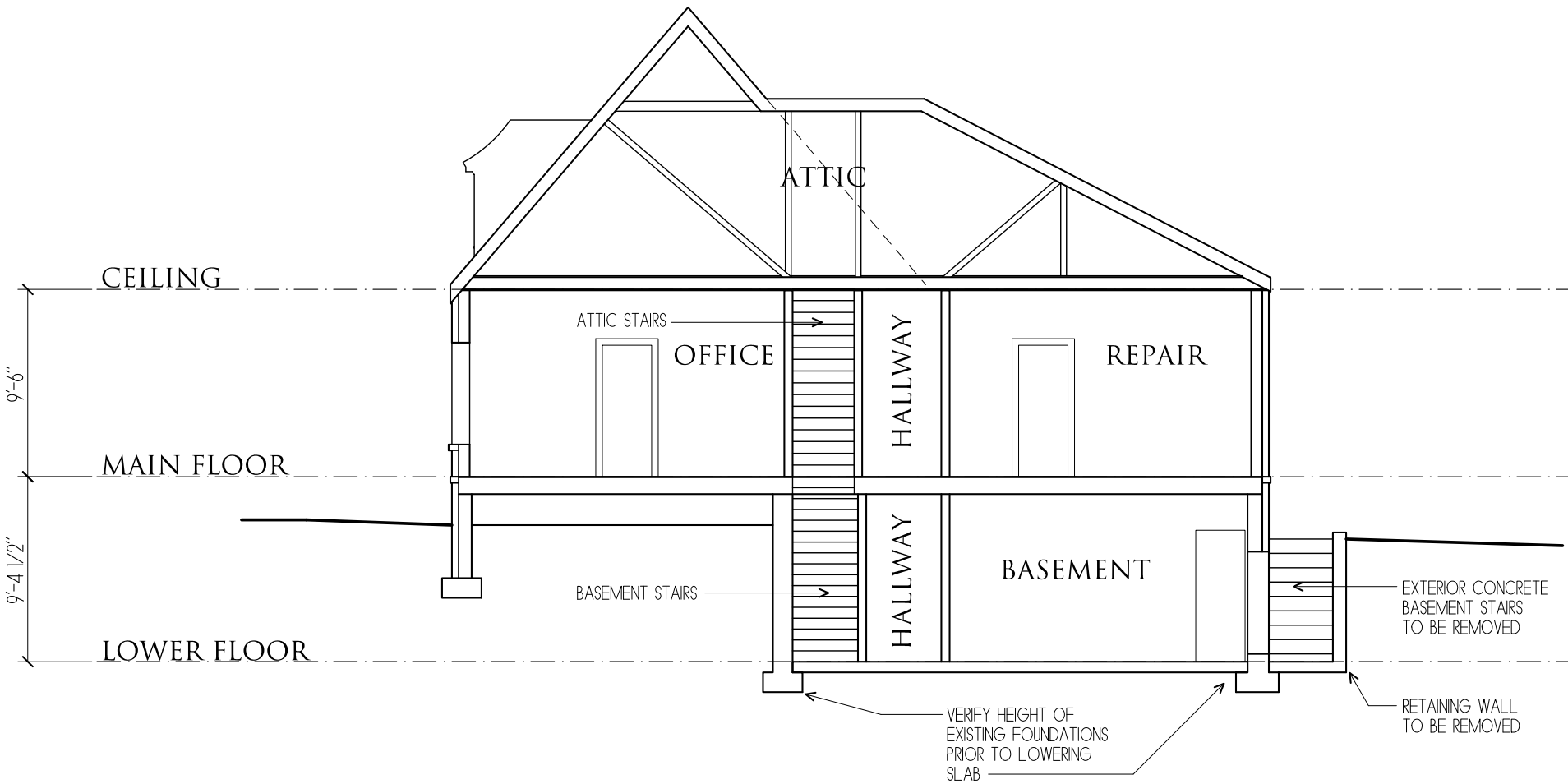
1 EAST ELEVATION  
1/8" = 1'-0"



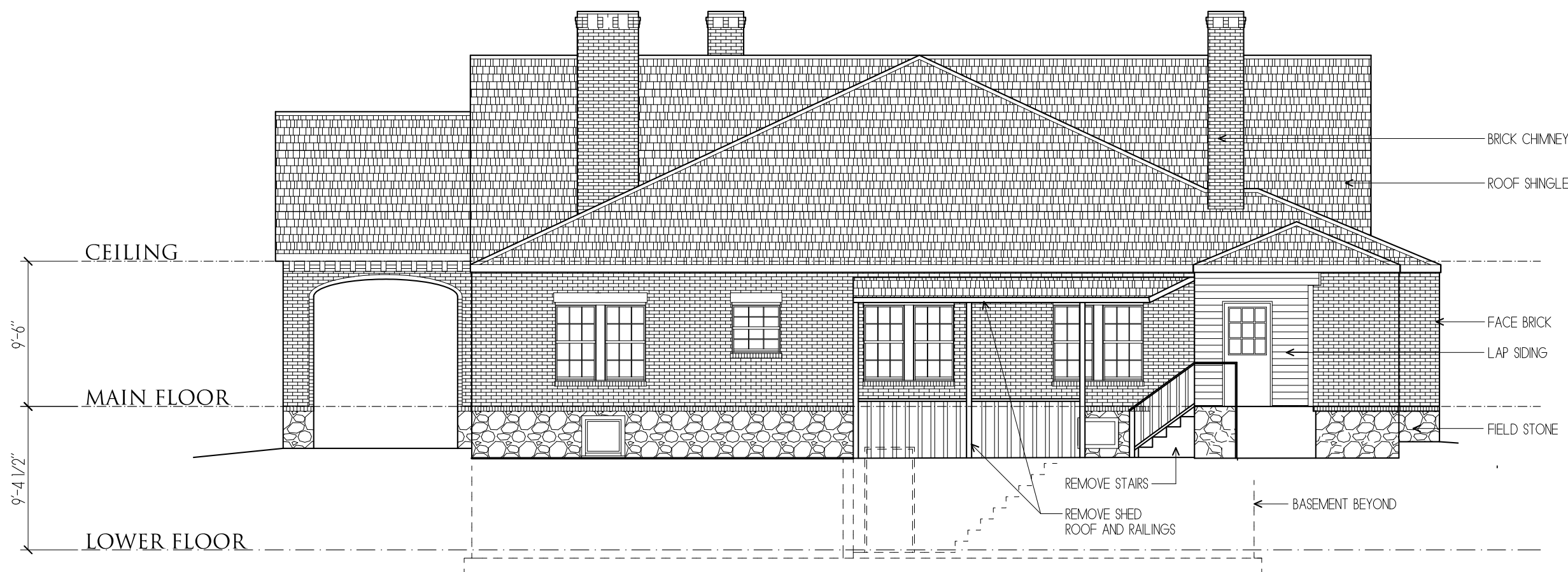
6 LONGITUDINAL SECTION  
1/8" = 1'-0"



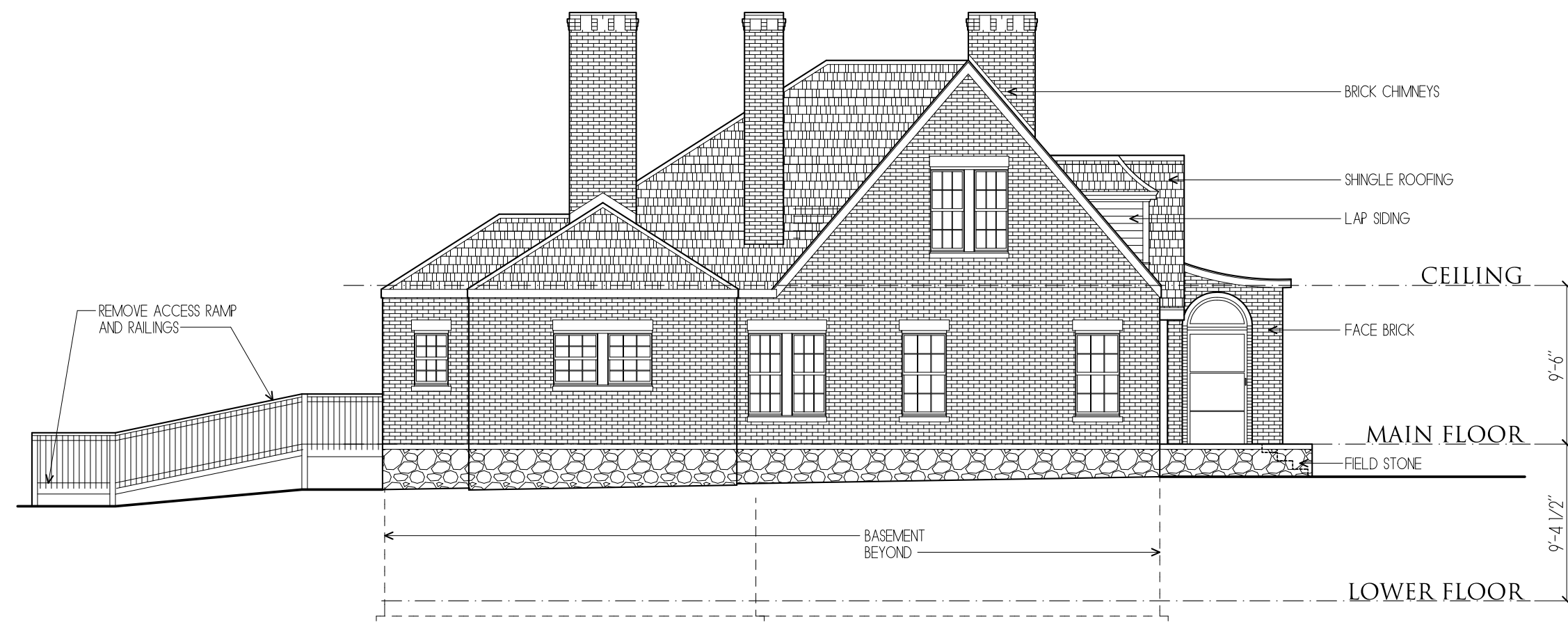
2 NORTH ELEVATION  
1/8" = 1'-0"



5 CROSS SECTION  
1/8" = 1'-0"



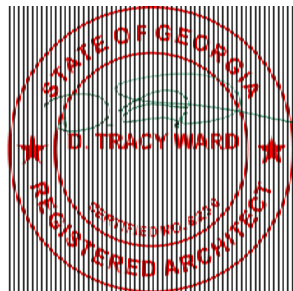
3 WEST ELEVATION  
1/8" = 1'-0"



4 SOUTH ELEVATION  
1/8" = 1'-0"

# House Repurpose & Renovation

116 North Main Street  
Alpharetta, GA



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

ARCHITECT  
D. TRACY WARD  
EST. 1993

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Architects & Planners

Design Professional D. Tracy Ward, GA #8230

Issue Date 02/29/2024

| Date       | Description              |
|------------|--------------------------|
| 03/15/2023 | Owner Review Progress    |
| 03/31/2023 | Pricing                  |
| 12/20/2023 | Design Review/Pricing    |
| 01/15/2024 | Preliminary Review       |
| 02/29/2024 | Shell Demo/Reno/Addition |

Project Name 116 North Main Street

Project Number 19030

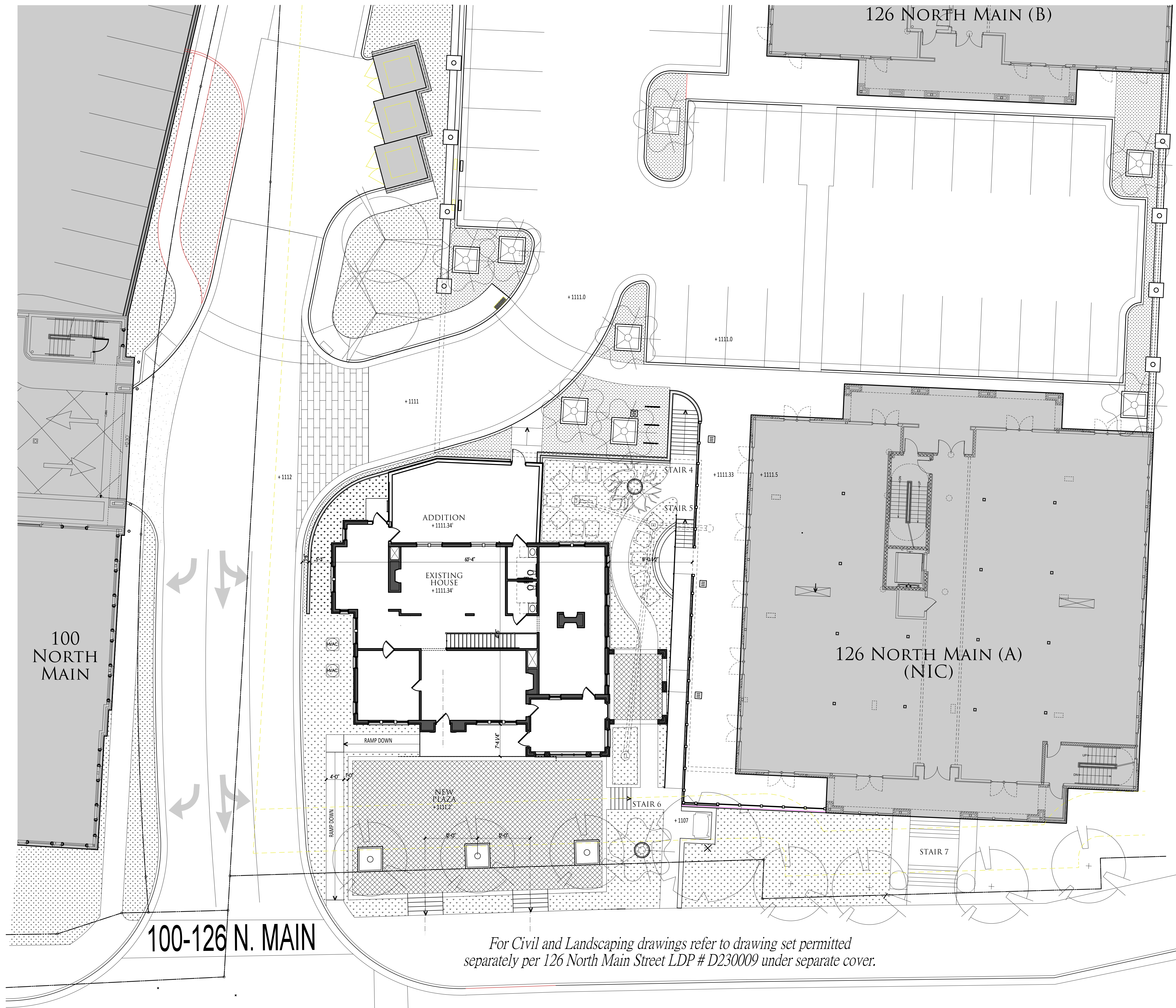
Drawn by JB/DTW

Designed by DTW

Checked by DTW

As Built Elevations &  
Sections

Sheet Number AB2.0



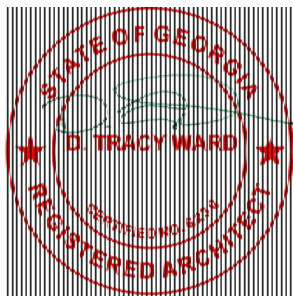
For Civil and Landscaping drawings refer to drawing set permitted separately per 126 North Main Street LDP # D230009 under separate cover.

1 ARCHITECTURAL SITE PLAN  
3/32" = 1'-0"

(SHOWING FULLY RENOVATED CONDITIONS)

# House Repurpose & Renovation

116 North Main Street  
Alpharetta, GA



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EST. 1993

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Project Name 116 North Main Street

Project Number 19030

Drawn by JB/DTW

Designed by DTW

Checked by DTW

Architectural  
Site Plan

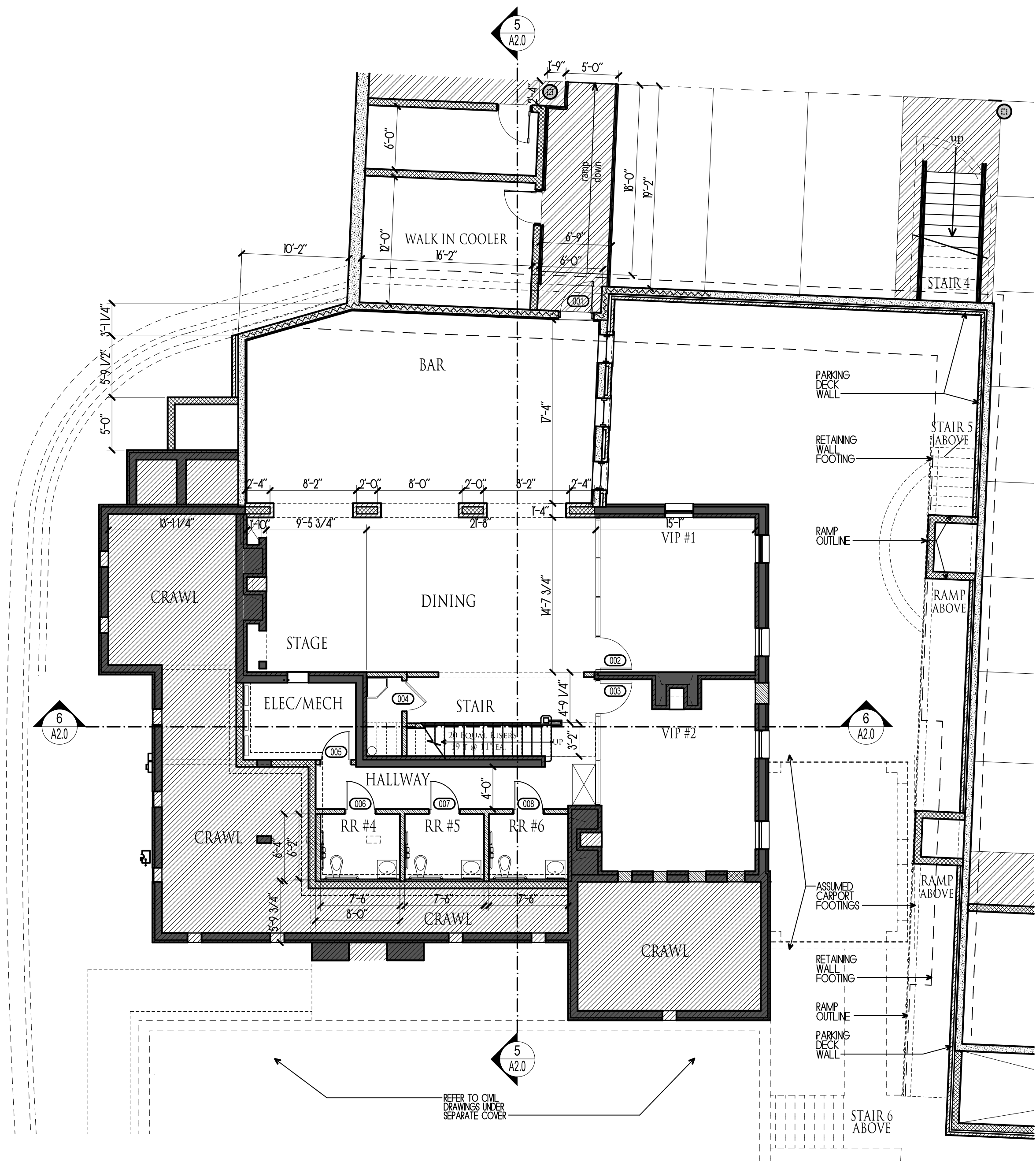
Description

Sheet Number AS1.0

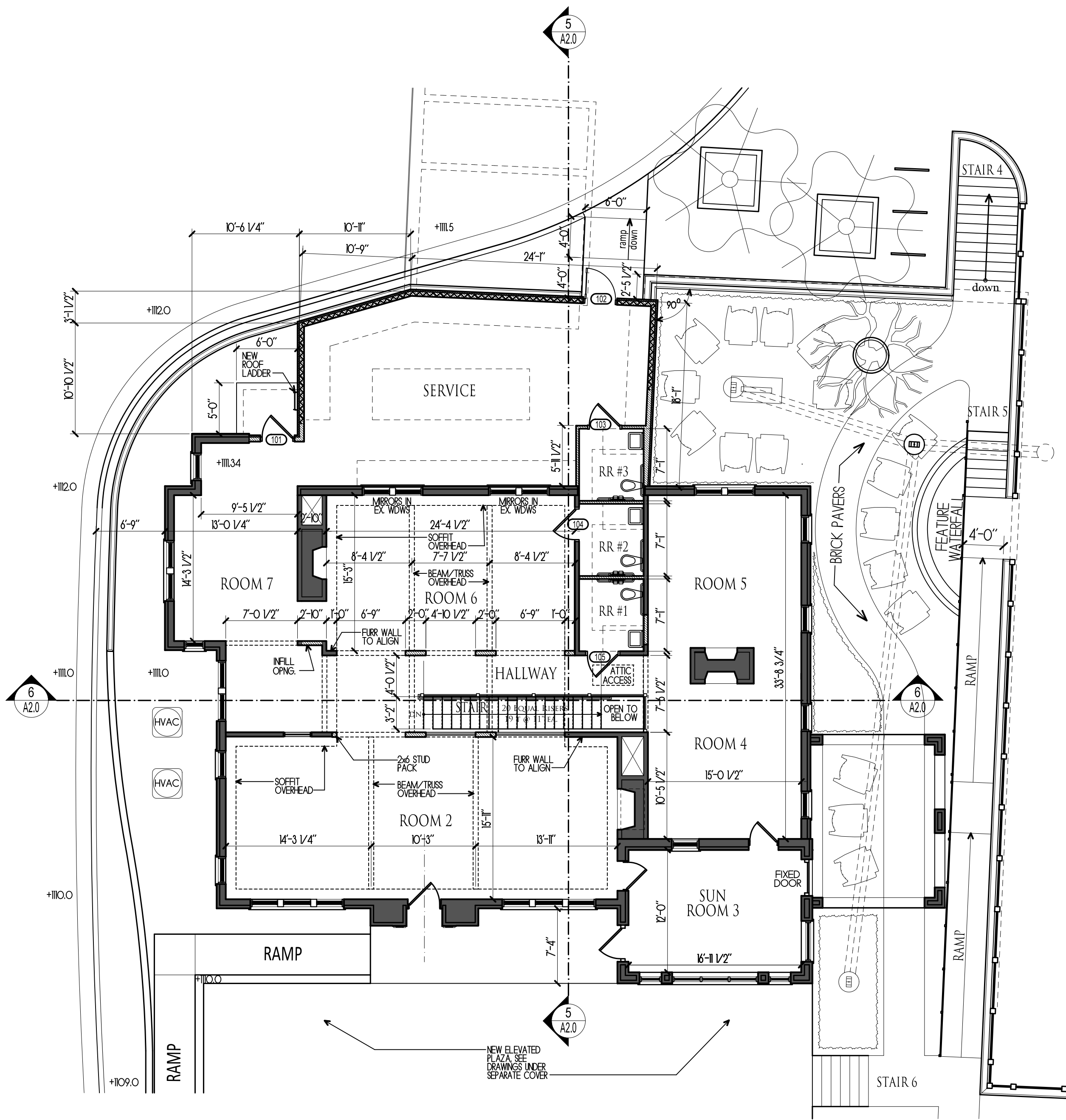
[illegible]

Page 34 of 38

FIELD VERIFY ALL DIMENSIONS



0 BASEMENT LEVEL FLOOR PLAN  
1/8" = 1'-0"

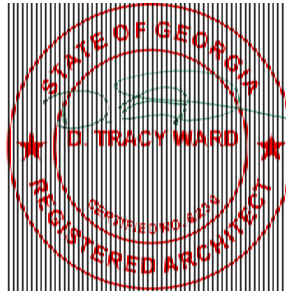


1 MAIN LEVEL FLOOR PLAN  
1/8" = 1'-0"

| WALL LEGEND                      |                                                   |
|----------------------------------|---------------------------------------------------|
| SYMBOL                           | RATED WALLS AS SHOWN                              |
|                                  | 2-HOUR WALL - UL 1419<br>6" MTL. STUDS - SEE AO.3 |
|                                  | CMU WALL<br>SEE SHEET AO.3                        |
|                                  | CMU WALL<br>SEE SHEET AO.3                        |
|                                  | 2-HOUR CONC. WALL<br>SEE SHEET AO.3               |
| SEE RATINGS LEGEND<br>SHEET AO.2 |                                                   |

# House Repurpose & Renovation

116 North Main Street  
Alpharetta, GA



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ARCHITECT  
D. TRACY WARD  
EST. 1992

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Project Name 116 North Main Street

Project Number 19030

Drawn by JB/DTW

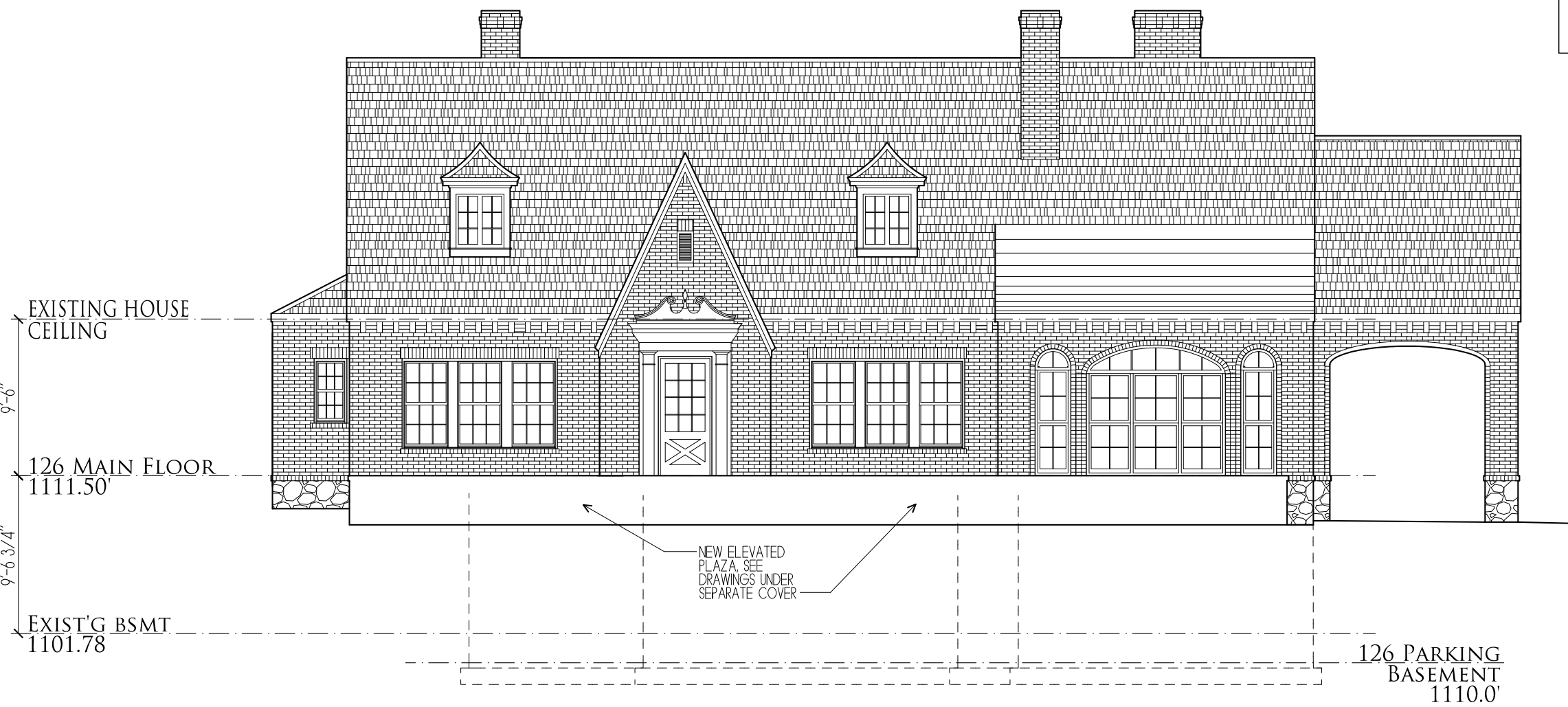
Designed by DTW

Checked by DTW

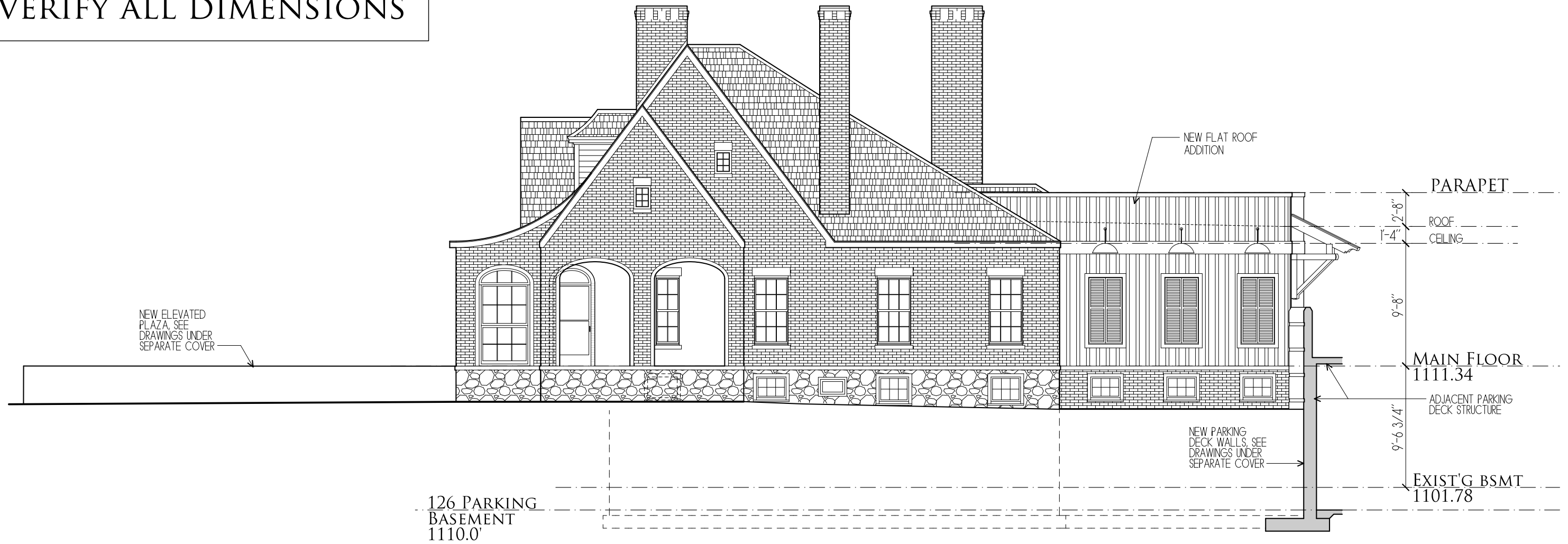
Description New Floor Plans

Sheet Number A1.1

FIELD VERIFY ALL DIMENSIONS



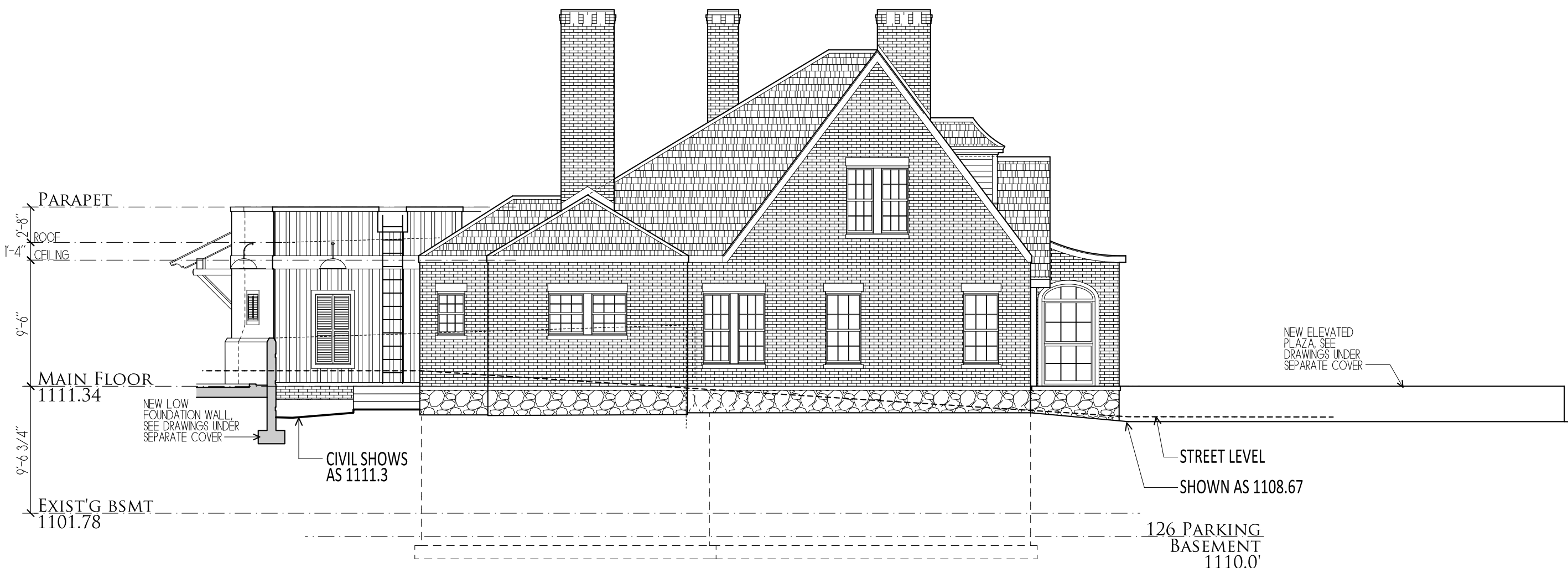
1 EAST ELEVATION  
1/8" = 1'-0"



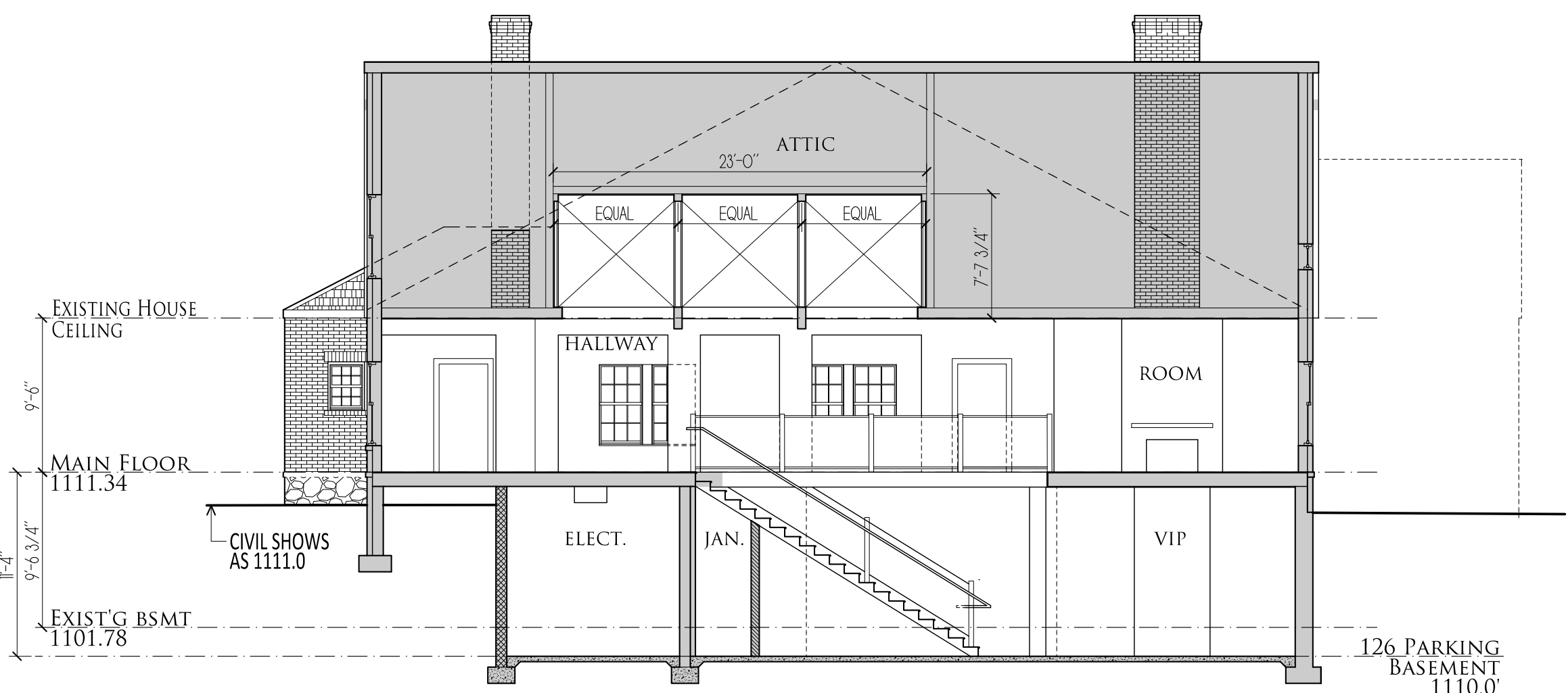
2 NORTH ELEVATION  
1/8" = 1'-0"



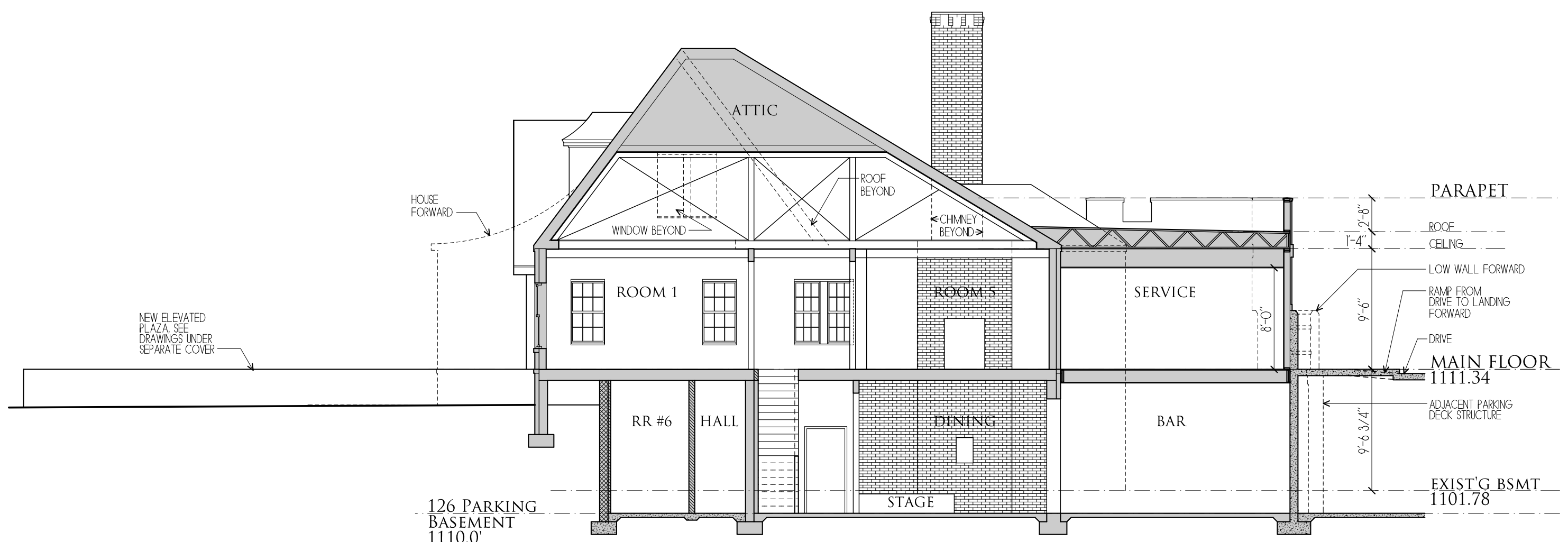
3 WEST ELEVATION  
1/8" = 1'-0"



4 SOUTH ELEVATION  
1/8" = 1'-0"



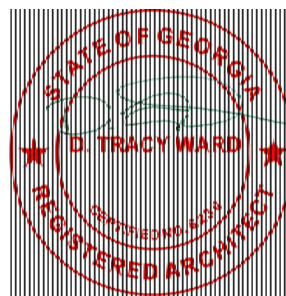
5 LONGITUDINAL SECTION  
1/8" = 1'-0"



6 CROSS SECTION  
1/8" = 1'-0"

# House Repurpose & Renovation

116 North Main Street  
Alpharetta, GA



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Project Name 116 North Main Street

Project Number 19030

Drawn by JB/DTW

Designed by DTW

Checked by DTW

New Elevations & Sections

Sheet Number

A2.0

THIS BLOCK RESERVED FOR THE CLERK  
OF THE SUPERIOR COURT

~SURVEY NOTES~

FIELD MEASUREMENTS WERE TAKEN  
WITH A LEICA MS1 ROBOTIC  
INSTRUMENT.

FIELD DATA FOUND TO HAVE A  
CLOSURE PRECISION OF 1 FOOT IN  
39,915 FEET, AND AN ANGULAR  
ERROR OF 10 SECOND PER ANGLE.

FIELD DATA ADJUSTED USING THE  
LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED  
FOR CLOSURE AND FOUND TO  
HAVE A PRECISION OF 1 FOOT IN  
129,496 FEET.

THIS PLAT DOES NOT CONSTITUTE  
AND SHALL NOT BE CONSTRUED  
AS A TITLE SEARCH OR REPORT,  
AND THUS MAY BE SUBJECT TO  
ANY EASEMENTS, RIGHT OF WAY  
OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR  
THE EXCLUSIVE USE OF THE  
PERSON, PERSONS OR ENTITY  
NAMED ON THIS PLAT.

THIS DOES NOT EXTEND TO ANY  
UNNAMED THIRD PARTY WITHOUT AN  
EXPRESSED RESTATEMENT BY THE  
SURVEYOR.

TYPE OF SURVEY: RETRACEMENT

SOURCE OF TITLE DESCRIPTION  
FOR PROPERTY SHOWN HEREON:  
DB 50753, PG 662; DB 60706,  
PG 129; DB 60706, PG 126

PROPERTY OWNERS AS OF SURVEY  
DATE: JAMES M. ROBERTS, ET AL  
ROY C. ROBERTS

PARCEL NUMBER: 2248221250773,  
2248221250781 &  
2248221250575

~ZONING INFORMATION~

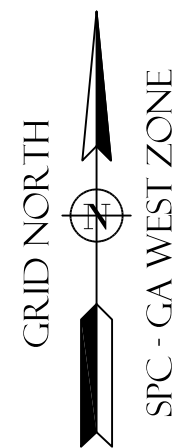
COUNTY: FULTON/CITY OF ALPHARETTA  
ZONE: C-1  
SETBACK REQUIREMENTS:  
FRONT: 50' (FROM R/W OF  
LOCAL STREET) OR 65' (FROM R/W  
OF OTHER STREET)  
REAR: 15'  
SIDE: 15'

FLOOD NOTE:  
BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO.  
13121C0058F, EFFECTIVE DATE 9/18/2013, THIS SITE IS NOT  
LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE  
ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS  
REQUIRED A DETAILED STUDY MAY BE NECESSARY.

| Course | Bearing       | Distance |
|--------|---------------|----------|
| L1     | S 03°55'10" E | 14.95'   |
| L2     | N 86°04'51" E | 7.00'    |
| L3     | S 04°01'46" E | 122.01'  |
| L4     | N 08°28'21" W | 119.97'  |
| L5     | S 43°17'41" E | 25.37'   |

N/F ROBERTS  
DB 58016, pg 243  
DB 26067, pg 296  
PARCEL 22 48221250765

TOTAL AREA  
1.43 ACRES



18" RCP AS PER  
PB 431, pg 85

VIOLET GARDEN WALK  
(F.K.A. - CHRISTINE DRIVE)  
30' R/W AS SHOWN ON PB 431, pg 85

LILY GARDEN PLACE

~LOCATION MAP~  
(NOT TO SCALE)

0.64 ACRE

126 MAIN STREET  
PARCEL 22 48221250773

0.35 ACRE

PARCEL 22 48221250781

N/F 100 N MAIN ST  
ALPHARETTA, LLC  
DB 59654, pg 283  
PARCEL 22 48221250781

N/F 100 N MAIN ST  
ALPHARETTA, LLC  
DB 59654, pg 283  
DB 60752, pg 218  
PARCEL 22 48221250575

0.44 ACRE

116 MAIN STREET  
PARCEL 22 48221250575

NORTH MAIN STREET  
(A.K.A. - GEORGIA STATE ROUTE No. 9)  
VARIABLE R/W AS PER DB 60706, pg 129 & DB 60752, pg 218

IPF 1" CTP  
(7.12" IN R/W  
AT 1" OTP)

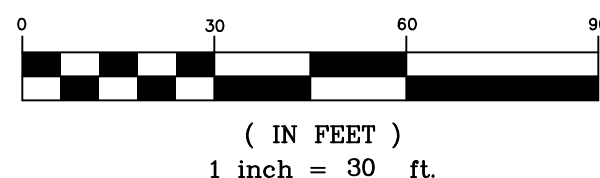
IPF 1/2" RB  
(23.46" IN R/W)

CUMMING STREET

~LEGEND~

- |                                |                                                         |
|--------------------------------|---------------------------------------------------------|
| ○ CALCULATED POSITION          | RB REBAR                                                |
| ● IRON PIN FOUND/SET (IPF/IPS) | SR SOLID ROD                                            |
| ☒ MONUMENT                     | OCS OUTLET CONTROL STRUCTURE                            |
| C/L CENTERLINE                 | CPP CORRUGATED PLASTIC PIPE                             |
| CTP CRIMPED TOP PIPE           | DI GRATE INLET                                          |
| DB DEED BOOK                   | GI DROP INLET                                           |
| N/F NOW OR FORMERLY            | ⊙ SANITARY SEWER MANHOLE (SSMH)                         |
| OTP OPEN TOP PIPE              | ⊙ LIGHTPOLE                                             |
| PB PLAT BOOK                   | ⊙ CLEANOUT                                              |
| PG PAGE                        |                                                         |
| P/L PROPERTY LINE              |                                                         |
| ☒ TELEPHONE PED. (T.P.)        | (ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED) |
| ⊙ FIRE HYDRANT (FH)            | — ADJOINER                                              |
| ⊙ WATER METER (WM)             | — LAND LOT LINE (L.L.L.)                                |
| ⊙ WATER VALVE (WV)             | — RIGHT OF WAY (R/W)                                    |
| ☐ POWER BOX (PBX)              | — FENCE                                                 |
| ⊙ POWER POLE (PP)              | — OVERHEAD POWER                                        |

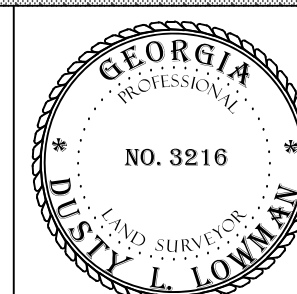
GRAPHIC SCALE



AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

DUSTY L. LOWMAN PLS# 3216

~SURVEYOR CERTIFICATION~



SURVEY FOR:

FOLIA GROUP  
LAND LOT 1252  
2nd DISTRICT, 1st SECTION  
CITY OF ALPHARETTA  
FULTON COUNTY, GEORGIA

REVISIONS BY: —  
REVISION DATE: —  
DRAWN BY: DS  
PLAT DATE: 12/13/2021  
FIELD CREW: AM  
FIELD DATE: 12/8/2021

SHEET NO.

1 OF 1

PROJECT NO.

21-513

CERTIFICATE OF AUTHORIZATION NUMBER: LSF 001057

PREPARED BY  
**DES DAVIS**  
ENGINEERING & SURVEYING  
133 PROMINENCE COURT  
SUITE 210  
DAWSONVILLE, GA 30534  
PHONE: (706) 265-1234  
DAVISENGINEERS.COM

116 North Main Street  
(only)  
Legal Description

All that tract or parcel of land lying and being in Land Lot 1252, 2<sup>nd</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia, and being more particularly described as follows:

Beginning at a point on the West side of N. Main Street, also known as State Highway #9, Three Hundred and Seventeen (317) feet North from the intersection of the North side of Church Street with the West side of N. Main Street, prior to widening to the Point of Beginning: thence departing the Right of Way of Highway 9 North 88 degrees 55 minutes 33 seconds West a distance of 158.69' to a point; thence North 5 degrees 54 minutes 21 seconds West a distance of 120.38' to a point; thence South 89 degrees 38 minutes 39 seconds East a distance of 162.48' to a point;

thence South 4 degrees 1 minute 46 seconds East a distance of 122.01' to a point, said point being the Point of Beginning.

Said tract contains 0.44 acres (19,166 square feet) more or less.