



PLANNING COMMISSION MEETING JUNE 6, 2024

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MEETING MINUTES**
4. **ITEMS FROM BOARD MEMBERS**
5. **ITEMS FROM STAFF**
6. **PUBLIC HEARING**

a. Z-24-08/V-24-08/E-24-05 306 Thompson Street

Consideration of a rezoning, variance, and exception to allow for the construction of 2 'For-Sale' single-family detached homes on 1.148 acres in the Downtown Overlay. A rezoning is requested from R-12 (Dwelling, 'For-Sale', Residential) to DT-LW (Downtown Live-Work). Variances are requested to Unified Development Code (UDC) Appendix A Subsection 2.4.6 to allow parking between the building and the street and to eliminate the requirement for a street-facing garage to be recessed at least 20' behind the front building façade, and an exception is requested to Appendix A Subsection 2.8.7 to allow a contemporary architectural style for the proposed homes. The property is located at 306 Thompson Street and is legally described as being located in Land Lot 802, 1st District, 2nd Section, Fulton County, Georgia.

b. Z-24-10 Chapman/152 Marietta Street

Consideration of a rezoning to allow for the construction of a 2-story mixed-use building on 0.45 acres in the Downtown. A rezoning is requested from C-2 (General Commercial) to DT-MU (Downtown Mixed-Use). The property is located at 152 Marietta Street and is legally described as being located in Land Lots 694 & 1270, 1st District, 2nd Section, Fulton County, Georgia.

c. MP-24-04/CU-24-06 SEV Laser/North Point Commons Master Plan Pod B

Consideration of a master plan amendment and conditional use to allow SEV Laser to occupy a 1,546 square foot suite in the Stone Walk at North Point shopping center. A master plan amendment is requested to the North Point Commons Master Plan Pod B to add 'Spa Services' as conditional use and a conditional use is requested to allow 'Spa Services' for SEV Laser. The property is located at 970 North Point Drive, Suite B-130 and is legally described as being located in Land Lots 754, 755, 796 & 797, 1st District, 2nd Section, Fulton County, Georgia.

d. MP-24-02/CU-24-05/V-24-13 Tractor Supply Company/North Point Business Center Master Plan Pod 7

Consideration of a master plan amendment, conditional use and variance to allow for the re-use of the 34,313 square foot former Ethan Allen building for Tractor Supply Company on 4.6 acres in North Point. A master plan amendment is requested to the North Point Business Center Master Plan Pod 7 to add 'Retail Establishment, Mixed Sales' as a conditional use and a conditional use is requested to allow 'Retail Establishment, Mixed Sales' for Tractor Supply Company. A variance is requested to Unified Development Code (UDC) Section 2.5 Parking and Loading, to reduce parking requirements. The property is located at 6800 North Point Parkway and is legally described as being located in Land Lots 687 & 702, 2nd District, 2nd Section, Fulton County, Georgia.

7. **ADJOURNMENT**



1. CALL TO ORDER

Chair Kung'u called the meeting to order at 6:30 p.m.

2. ROLL CALL

A. Commissioners Present

- o Francis Kung'u (Chair)
- o Martine Zurinkas (Vice- Chair)
- o D.C. Aiken
- o William Perkins
- o Kaite Reeves
- o Todd Stratton

B. Staff present:

- o Kathi Cook, Director of Community Development & Economic Development
- o Michael Woodman, Planning + Development Services Manager
- o Nikisha Mistry, GIS Specialist/Planner
- o Elle Taylor Planning & Zoning Coordinator

3. APPROVAL OF MEETING MINUTES

a. Approval of Meeting Minutes from April 11, 2024

- ❖ Vice-Chair Zurinkas offered a motion to approve.
 - Commissioner Perkins seconded the motion.
 - Motion carried (6-0)

4. ITEMS FROM BOARD MEMBERS

5. ITEMS FROM STAFF

6. PUBLIC HEARING

a. MP-24-03 Costco/Oxford Green Master Plan

Michael Woodman, Planning & Development Manager presented consideration of a master plan amendment to allow for a 13,500 square foot expansion of the Costco building. A master plan amendment is requested to Oxford Green Master Plan Tract A to increase the maximum allowable square footage of the building from 138,500 to 152,000 square feet. The property is located at 2855 Jordan Court and is legally described as being located in Land Lots 1120 & 1121, 2nd District, 2nd Section, Fulton County, Georgia

The submitted request, if approved, would allow for an increase the maximum developable square footage in the Oxford Green Master Plan from 138,500 square feet to 152,000 square feet. Costco proposes an expansion of the sales area and relocation of the loading dock. The subject property is located at 2855 Jordan Court at the northwest corner of Jordan Court and Westfield Drive.

The 18.59-acre property is zoned O-I (Office-Institutional) and is subject to the Oxford Green Master Plan Tract A. The property is currently developed as a 1-story, approximately 138,500 square foot building. Surrounding properties are zoned O-I to the west, south and east, and C-1 (Neighborhood Commercial) to the north. Windward Pointe is located to the west and south, Connors Steak & Seafood, Bank of America, and a retail strip center are located to the east, and Windward Promenade is located to the north.

The Oxford Green Master Plan was approved in 1988 as an office park with incidental retail use and consists of approximately 255 acres along Windward Parkway and Westside Parkway. The applicant's request for master plan amendment relates to a condition of zoning approved for file# MP-99-11 Oxford Green/Pioneer Real Estate Development, which limited the maximum allowable square footage to 110,000 square feet. An administrative variance (AV2004007) was approved in 2004 to increase the allowable square footage to 132,000 square feet and a master plan amendment (MP-14-07) was approved in 2014 to further increase the allowable square foot to 138,500 square feet.

The site plan depicts expansion of the building adjacent to the liquor store (1,525 square foot addition) on the north side of the building and in the existing loading dock area (5,425 square foot addition) on the south side of the building. When accounting for the gross area of the building, the actual requested increase to the sales area of the building is 6,950 square feet. The loading dock is proposed to be pushed forward to accommodate the expansion. The proposal results in a reduction of parking from 691 to 673 spaces due to the relocation of the loading dock. The Unified Development Code (UDC) requires one (1) parking space/250 square feet for retail shopping centers between 50,000 square feet and 400,000 square feet, or 608 parking spaces, including the proposed expansion. Therefore, the proposal exceeds the City's minimum parking requirements.

Staff presented:

- Location Map.
- Streetview Photos.
- Loading Dock Photos.
- Aerial Imagery.
- Points of Access.
- Standards for Master Plan Amendments.

Staff's recommendation was to approve MP-24-03 Costco/Oxford Green Master Plan, subject to the following conditions:

1. Site shall be developed substantially similar to the site plan prepared by AEC, dated 3/1/2024.
2. Maximum gross developable square footage shall not exceed 152,000 square feet in the Oxford Green Master Plan Tract A.
3. Building additions shall complement the existing exterior of the building.
4. Property owner shall assess landscaping in the areas in close proximity to the proposed development activity and shall replace missing, dead, or dying landscape material, with final approval by Staff.
5. A parking lot landscape tree shall be required in the landscape island adjacent to the proposed 1,525 square foot addition on the north side of the building.
6. A large canopy tree and shrubs shall be required in the newly created parking lot island near the entrance off Westfield Drive.
7. Loading dock shall be heavily screened with a wall and evergreen landscaping to complement the existing condition, as approved by Staff.
8. There shall be no outdoor storage on the property and semi tractor trailers shall only be parked in the loading dock area with the semi tractor attached to the trailer at all times.

There was discussion from the Commission:

- Traffic flow Concerns.
- Possible Traffic Control Devices.
- Truck Access.

Julie Moore, AEC, presented for the Applicant.

- Alignment.
- Possible benefit of additional Stop sign.
- 180-degree turnaround for trucks.

There was discussion from the Commission:

- Current Entrance is remaining the same width but realigning south.
- Time of day for truck deliveries.
- Challenging traffic on the weekends.
- Timing of lights.

Public Comment:

1. Blake Spencer, 1730 Victorian Court, Alpharetta, GA.

In support with Concerns:

1. Bottleneck near gas island.
2. Traffic blocking ADA spaces near entrance.

Applicant Rebuttal:

- Stated ADA spaces have been moved closer to entrance.

- ❖ Commissioner Perkins offered a motion to approve as noted by Staff.
 - Commissioner Aiken seconded the motion.
 - Motion carried (6-0)

b. PH-24-11 Unified Development Code (UDC) Text Amendments – Exceptions

Michael Woodman, Planning & Development Manager, presented consideration of text amendments to Subsection 4.5.5 of the Unified Development Code (UDC) to amend regulations pertaining to Exceptions.

Staff recommends amendments to Unified Development Code (UDC) Article IV Procedures to amend regulations pertaining to Exceptions. Amend UDC Subsection 4.5.5 Exceptions to clarify that exceptions exceeding 50% of a stipulated requirement are considered by the City Council and to add regulations pertaining to uses customarily accessory to dwellings located in residential zoning districts (UDC Subsection 2.3.3(C)) as an allowable exception. Uses customarily accessory to dwellings located in residential zoning districts include detached garages, sheds, gazebos, children's play equipment, swimming pools, and backyard chickens.

Exceptions and hardship variances include the same three (3) review criteria, except that exceptions include an additional review criterion which does not require a hardship. Because an exception does not require a hardship, they are limited to specific types of requests, including building setbacks, building height, signage, parking, and tree preservation, to name a few.

Staff presented:

- Proposed UDC Subsection 4.5.5 Exceptions

There was discussion from the Commission:

- Difference between Variance and Exception – Exception does not require a hardship.
- Planning Commission process for Exceptions.

Public Comment:

1. John Courtney, 120 Woodfield Lane.

- Concern specific to a past request for backyard chickens.

- ❖ Commissioner Perkins offered a motion to approve as noted by Staff.
 - Commissioner Reeves seconded the motion.
 - Motion carried (6-0)

During the motion Commissioner Aiken addressed Mr. Courtney's comment.

c. MP-24-02/CU-24-05/V-24-13 Tractor Supply Company/North Point Business Center Master Plan Pod 7

This item was deferred by the Applicant to June 6, 2024. It was not considered at this meeting.

7. **ADJOURNMENT**

Chair Kung'u adjourned the meeting at 7:03 p.m.



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: Z-24-08/V-24-08 306 THOMPSON STREET

PLANNING COMMISSION: JUNE 6, 2024

CITY COUNCIL: JUNE 24, 2024

II. RECOMMENDATION:

Approve Z-24-08/V-24-08 306 Thompson Street and Deny variance request related to Downtown architectural style, subject to the following conditions:

1. The site, consisting of approximately 1.15 acres, shall be rezoned to DT-LW and developed substantially similar to the site plan prepared by Engineering 303, dated 5/1/24, except for modifications required to comply with the conditions below. However, lot yield depicted is subject to meeting all City code requirements and conditions of zoning.
2. Architecture of the 2 homes shall comply with the Downtown building design regulations, subject to final approval by DRB.
3. Parking layout on Lot 1 and garage layout on Lot 2 shall be permitted as depicted on the site plan prepared by Engineering 303, dated 5/1/24.
4. Thompson Street streetscape shall be improved generally as follows: 30' half width right-of-way to incorporate 8' sidewalk (concrete with brick paver banding), 8' planter, 10' travel lane and decorative pedestrian lighting, with final approval by Staff.
5. Minimum 6" caliper shade trees shall be planted in the 8' planter along Thompson Street and behind the sidewalk in the 10' landscape strip as a continuation of what has been planted or designed in the Downtown and outside of utility easements, as approved by Staff.
6. Amenity space shall be developed substantially as depicted on the site plan prepared by Engineering 303, dated 5/1/24.
7. Developer shall make efforts to save trees within the 5' landscape strips along the east and west property lines, as approved by Staff. Developer shall install landscaping substantially as depicted on the landscape plan prepared by Frawley Associates, LLC, dated 5/3/24, except for modifications required to comply with the conditions of zoning, with final approval by DRB.
8. Developer shall preserve the northern 30' on Lot 2 as a tree save area and dedicate a minimum twenty-foot (20') trail easement for the Alpha Loop, with easement dedicated to the City prior to the first CO.
9. Fences and walls shall be decorative and shall complement exterior materials used on each home, as approved by DRB. Walls shall be substantially as depicted on the site plan prepared by Engineering 303, dated 5/1/24, including maximum height of 4'.
10. Unfinished wood fences and decks shall not be visible from the public right-of-way.
11. Construction access for both homes shall be from Thompson Street. There shall be no construction access through the neighboring Chiswick subdivision.
12. Per mutual agreement, developer shall install 8' fence with no gate adjacent to Academy Park.
13. No more than 1 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, 306 Thompson Street, LLC, is requesting a rezoning and variance to allow for the construction of two (2) 'For-Sale' single-family detached homes on 1.15 acres in the Downtown. A rezoning is requested from R-12 (Dwelling, 'For-Sale', Residential) to DT-LW (Downtown Live-Work). Variances are requested to allow parking between the building and the street, eliminate the requirement for a street-facing garage to be recessed at least 20' behind the front building façade, and to allow a contemporary architectural style for the proposed homes. The subject property is located at 306 Thompson Street on the north side of Thompson Street just west of Westside Parkway.

DISCUSSION

The submitted request, if approved, would allow for the construction of two (2) 'For-Sale' single-family detached homes on 1.15 acres in the Downtown. The proposed density is 1.74 dwelling units per acre. A rezoning is requested from R-12 (Dwelling, 'For-Sale', Residential) to DT-LW (Downtown Live-Work). Variances are requested to allow parking between the building and the street, eliminate the requirement for a street-facing garage to be recessed at least 20' behind the front building façade, and to allow a contemporary architectural style for the proposed homes. The subject property is located at 306 Thompson Street on the north side of Thompson Street just west of Westside Parkway.

The property is developed with a one (1) story, 918 square foot single-family detached home. Surrounding properties are zoned R-4A (Dwelling, 'For-Sale', Residential Attached – Low Density) to the north, DT-LW to the east and west, and MU (Mixed Use) to the south. Academy Park is located to the north, Chiswick is located to the east, an approved single-family home and townhome development is located to the west, and Foundry is located to the south. The proposed use is consistent with the comprehensive land use plan designation of the property, which is 'Mixed Use Live Work'.

Variances are requested from Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 2.4.6 to allow parking between the building and the street (Lot 1) and to eliminate the requirement for a street-facing garage to be recessed at least 20' behind the front building façade (Lot 2). In addition, a variance is requested to UDC Appendix A: Alpharetta Downtown Code Subsection 2.8.7 to allow a contemporary architectural style for the two (2) proposed homes. According to the applicant, the variances are necessary due to the narrow shape and topography of the property.

SITE PLAN

The submitted site plan depicts two (2) single-family detached homes on the property with the home on the southern half of the property (Lot 1) oriented to Thompson Street and the home to the north (Lot 2) oriented to Chiswick and the Alpha Loop. Lot 2 has access from Chiswick and Lot 1 has access from Thompson Street. The Alpha Loop is depicted in a 30' trail easement on the north end of Lot 2. The two (2) lots are evenly split with an average lot size of 25,001 square feet. Lot 1 is depicted with a ten-foot (10') setback along Thompson Street and five-foot (5') setbacks are depicted along the west and east side property lines of both lots. Minimum building setbacks are consistent with the DT-LW development standards.

The home on Lot 1 has a three (3) car garage and motor court and Lot 2 has a four (4) car garage and motor court. The garage/parking configuration on both lots requires a variance. The UDC requires 2.5 spaces per single-family detached home in the Downtown. On-street

parking is not proposed along Thompson Street due to the limited property frontage and presence of a water vault.

The site plan depicts streetscape improvements along Thompson Street including an eight-foot (8') planter and eight-foot (8') concrete sidewalk with brick banding. On-street parking is not depicted. Approximately 6,650 square feet, or 13.3%, of amenity space is called out on the site plan, which includes the Alpha Loop, two (2) private swimming pools, and lawns. The proposal exceeds the minimum ten percent (10%) amenity space requirement in the DT-LW district.

The twelve-foot (12') Alpha Loop multiuse trail is depicted within a 30' trail easement along the north end of Lot 2. In order to continue the natural setting associated with the Thompson Street alignment of the Alpha Loop, it is recommended that the northern 30' of the property also be designated as a tree save area. The Alpha Loop should be designed to minimize impacts on trees. Currently, there is no design for this portion of the Alpha Loop and construction of the trail will not occur until future design and funding.

There are several trees on the property, mostly on the northern half of the property, consisting primarily of Hardwoods. The applicant provided a tree survey which depicts trees being saved in the northern 30' of the property, as well as several off-site boundary trees on the west side of the property. If approved, the northern 30' of the property should be designated as a tree save area and the Alpha Loop should be installed with the least impact to trees. The site plan depicts stormwater management in underground systems on each lot.

RENDERINGS

The submitted renderings depict each home in a Contemporary style, which necessitates the applicant's requested variance from the Downtown building design regulations. The home on Lot 1 is depicted to be two (2) stories with a flat roof and the home of Lot 2 is depicted to be three (3) stories with a gable roof. Both homes appear to utilize smooth stucco or EIFS and glass as the primary exterior materials. The home on Lot 1 also includes stone and horizontal wood accents. The site plan depicts walls with a maximum height of four feet (4') on each lot.

Variance requests have been approved to allow deviations from the Downtown building design regulations. However, two (2) of the pervious variances resulted in the Mercantile and Tudor Eclectic styles being added as permitted Downtown architectural styles. The other variance request was approved to allow a Contemporary style for a home on Devore Road.

TRAFFIC

As shown in the table below, Staff estimates that the two (2) single family detached homes would generate two (2) AM Peak Hour trips and three (3) PM Peak Hour trips.

Land Use	Code	Density (SF/DU)	Period	TOTAL	IN	OUT
Single-Family, Detached Housing	210	2 DU	Daily	28	14	14
			AM Peak Hour	2	1	1
			PM Peak Hour	3	2	1
Total Net New Trips			Daily	28	14	14
			AM Peak Hour	2	1	1
			PM Peak Hour	3	2	1

Based upon methodologies from ITE's Trip Generation, 11th Edition (2021)

SCHOOLS

Residential development is known to increase school enrollment. However, Fulton County Schools does not provide an impact assessment for residential developments with less than four (4) dwelling units. Impacts to area schools would be negligible with the proposed development.

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 proposal would be suitable as it relates to the use and development of adjacent or nearby properties, which are primarily developed with similar residential uses.

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

Response: The proposal would not adversely affect the existing use or usability of adjacent or nearby properties, which are primarily developed with similar residential uses.

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

Response: The applicant's proposal should not have significant impacts on the natural environment if efforts are made by the developer to save trees.

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

Response: The property could be developed with minimum 12,000 square foot single-family detached lots. However, the R-12 zoning district has larger building setbacks that are contrary to the walkable vision in the Downtown and the proposed rezoning to DT-LW is consistent with the future land use designation of the property and zoning of properties along Thompson Street.

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 yield lots that are nearly double the size allowed in the current zoning of the property. Therefore, the proposal would not cause an excessive use of public facilities or services.

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 in the Downtown Overlay, which includes opportunities for properties to develop under the Downtown zoning districts.

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

Response: The applicant's zoning proposal reflects a reasonable balance and is consistent with the future land use designation of the property.

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

Response: The property could be developed with minimum 12,000 square foot single-family detached lots. However, the R-12 zoning district has larger building setbacks that are contrary to the walkable vision in the Downtown and the proposed rezoning to DT-LW is consistent with the future land use designation of the property and zoning of properties along Thompson Street.

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

Response: The zoning proposal is consistent with the future land use designation of the property, which is 'Mixed Use Live Work'.

VARIANCE REVIEW CRITERIA

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

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

Response: The property has exceptional conditions due to its long, narrow shape which contribute to the variances related to parking configuration on Lot 1 and garage configuration on Lot 2. However, the exceptional conditions do not impact the applicant's ability to construct the homes in an approved Downtown architectural style. While variances have been approved to allow deviations from the Downtown building design regulations, two (2) previous requests resulted in the Mercantile and Tudor Eclectic styles being added as permitted Downtown architectural styles. All developments on Thompson Street approved since the adoption of the Downtown Code have complied with the Downtown building design regulations.

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

Response: Application of the ordinance would require that the applicant utilize an approved architectural style in the Downtown Code, which would not create an unnecessary hardship. However, the long, narrow shape of the property contributes to the variances related to parking configuration on Lot 1 and garage configuration on Lot 2.

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

Response: The long, narrow shape of the property contributes to the variances related to parking configuration on Lot 1 and garage configuration on Lot 2. However, the exceptional conditions do not impact the applicant's ability to construct the homes in an approved Downtown architectural style. While variances have been approved to allow deviations from the Downtown building design regulations, two (2) previous requests resulted in the Mercantile and Tudor Eclectic styles being added as permitted Downtown architectural styles. All developments on Thompson Street approved since the adoption of the Downtown Code have complied with the Downtown building design regulations.

CONCURRENCES

Staff has reviewed the applicant's proposal against the review criteria for a rezoning and variance. The zoning proposal is consistent with the future land use designation of the property and would be suitable as it relates to the use and development of adjacent or nearby properties, which are developed with similar residential uses. In addition, the proposal would yield lots that are nearly double the size allowed in the current zoning of the property and would not cause an excessive use of public facilities or services.

The property has a long, narrow shape which constrains the site layout related to parking configuration on Lot 1 and garage configuration on Lot 2. However, the exceptional conditions do not impact the applicant's ability to construct the homes in an approved Downtown architectural style. Developments on Thompson Street approved since the adoption of the Downtown Code have complied with the Downtown building design regulations.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. According to the report, the applicant held a meeting with the Academy Park HOA on March 11, 2024 where the Board voiced concerns over erosion, tree removal, and opposition to the Alpha Loop extension. The Board also requested a fence along the rear property line to match other fences constructed by developers.

City Staff received correspondence from Empire Communities on behalf of the Chiswick townhome development. Empire requests that the following conditions be added to the applicant's request:

- The developer at 306 Thompson Street shall fully develop and build on the 306 Thompson Street property and not bring any construction equipment or materials through the Chiswick community property.
- The developer at 306 Thompson Street shall be responsible for full development and perpetual maintenance of the Lot 2 access from western edge of existing Chiswick Circle (private street).
- The developer at 306 Thompson Street shall be responsible for full design and replacement of the 3 existing parking spaces and storm/sewer structures on Chiswick Circle. The 3 existing parking spaces are exclusively for the use of the Chiswick Homeowners Association and are not to be used for the 306 Thompson Street property. This shall include the installation of required pervious pavers and under drains within the parking area as well as modifications to the stormwater management pond access serving the Chiswick community.
- The developer at 306 Thompson Street shall be responsible for the removal and replacement of any irrigation and landscaping materials and making any other utility relocations to including streetlights, gas, electrical and communications impacted during the completion of 306

Thompson Street site improvements, including but not limited to existing mature trees affected by the design.

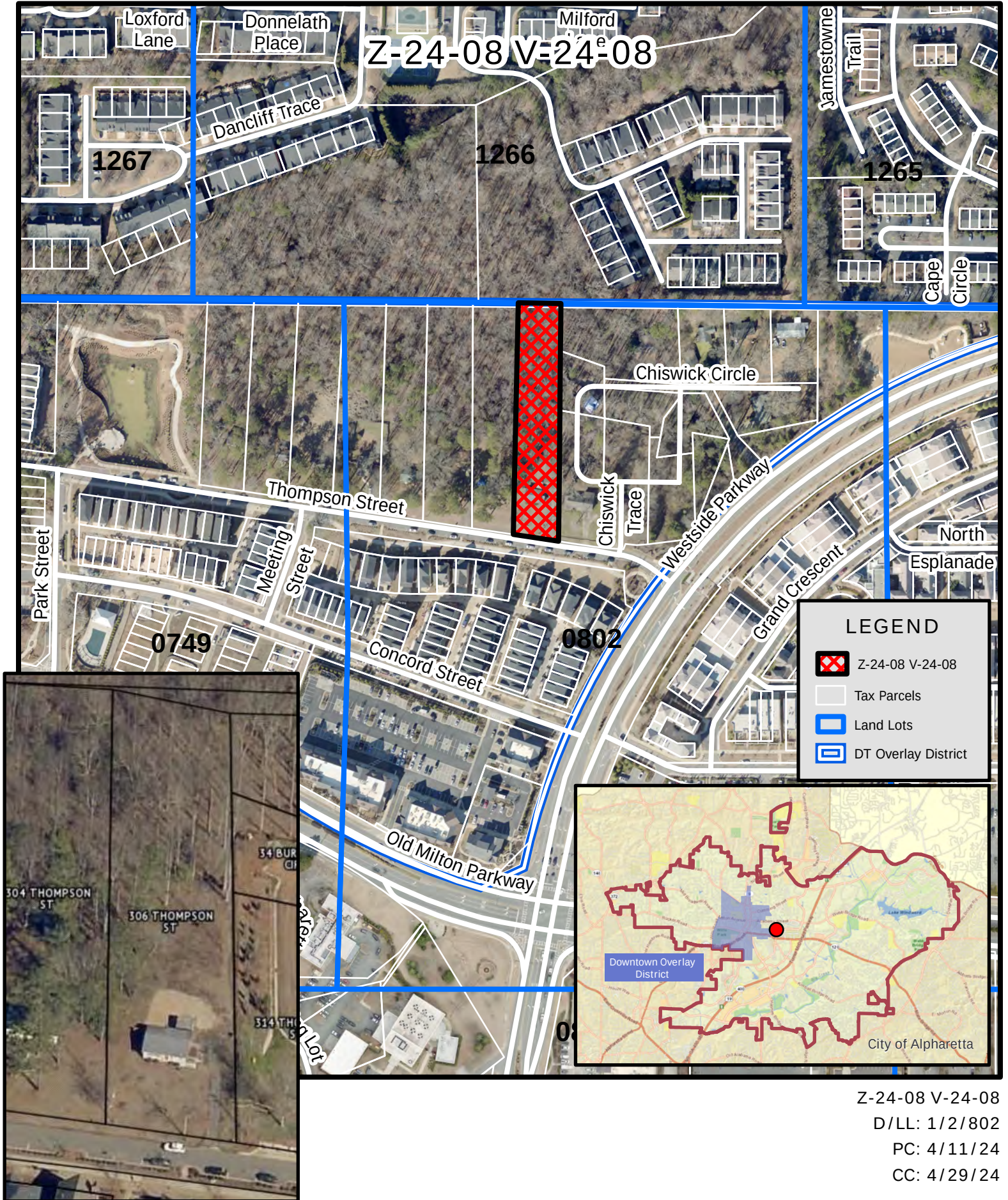
- Upon the sale from developer/builder to an owner, the Lot 2 owner on the 306 Thompson Street property shall be responsible for an annual contribution to the Chiswick Homeowners Association in the amount of \$500, subject to an annual escalation of not more than 5%. An agreement between the 306 Thompson Street developer, its successors and assigns, and the Chiswick Homeowners Association (Chiswick HOA) allowing the Chiswick HOA to enforce payment of annual contributions with lien rights over the Lot 2 owner/parcel.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on May 8, 2024. There were a several public comments in support and in opposition with concerns over tree impacts, Alpha Loop (alignment should remain, alignment should be removed), stormwater should exceed minimum requirements, install fence adjacent to Academy Park, and architecture variance.

IV. ATTACHMENTS:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Location Map
- CZIM
- Citizen Part B
- Public Comments
- Updated Application
- Application

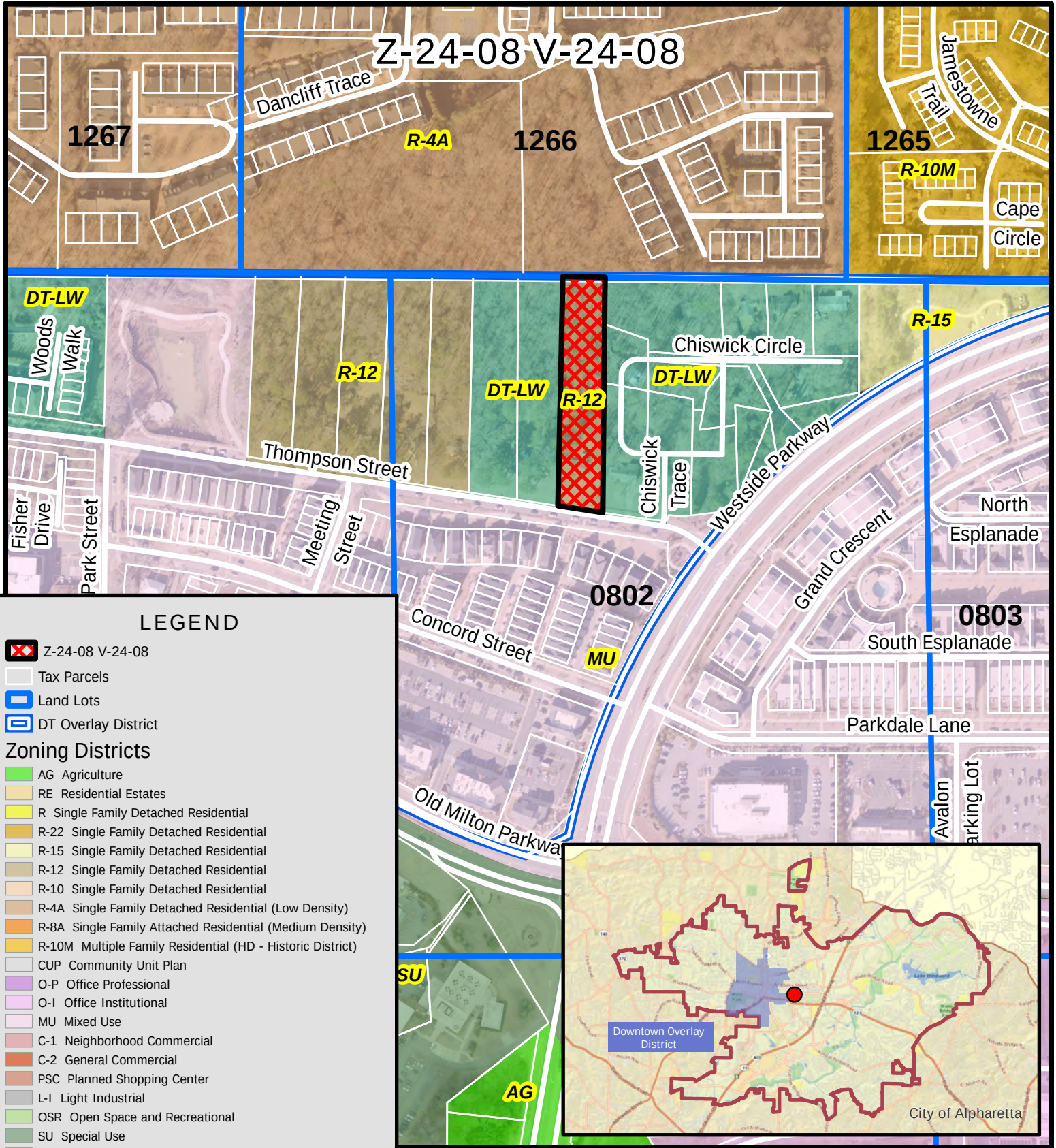


Z-24-08 V-24-08

D/LL: 1/2/802

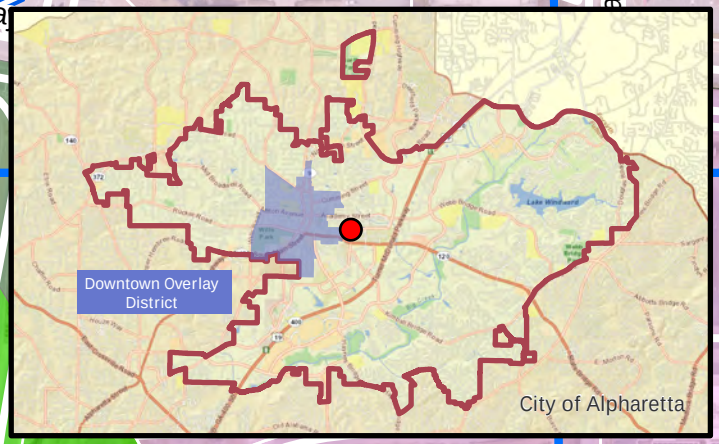
PC: 4/11/24

CC: 4/29/24



LEGEND

- Z-24-08 V-24-08
- Tax Parcels
- Land Lots
- DT Overlay District
- 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



Z-24-08 V-24-08

D/LL: 1/2/802

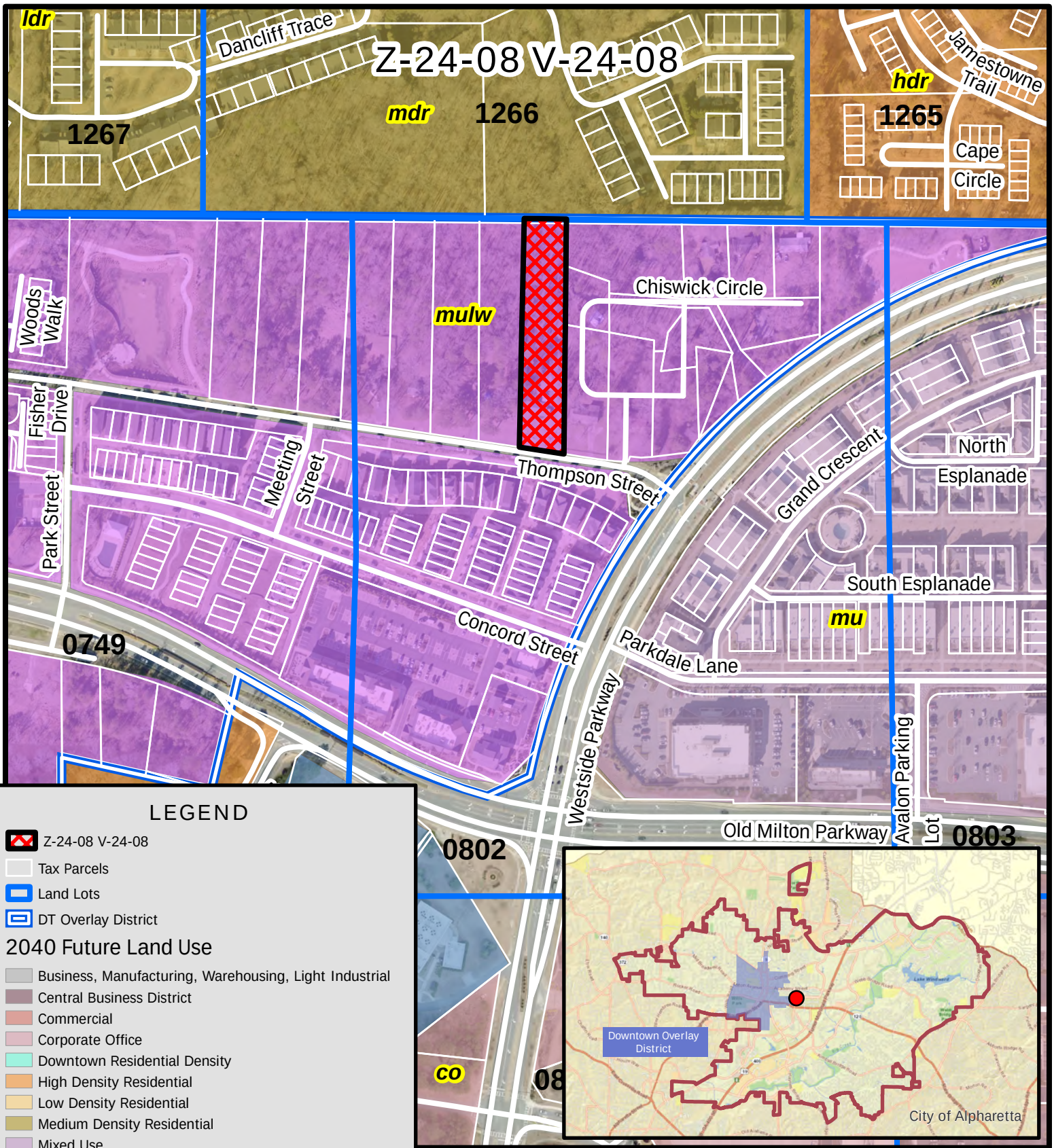
PC: 4/11/24

CC: 4/29/24



Zoning Map
306 Thompson Street

Location Map Provided by:
Community Development - GIS
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LEGEND

Z-24-08 V-24-08

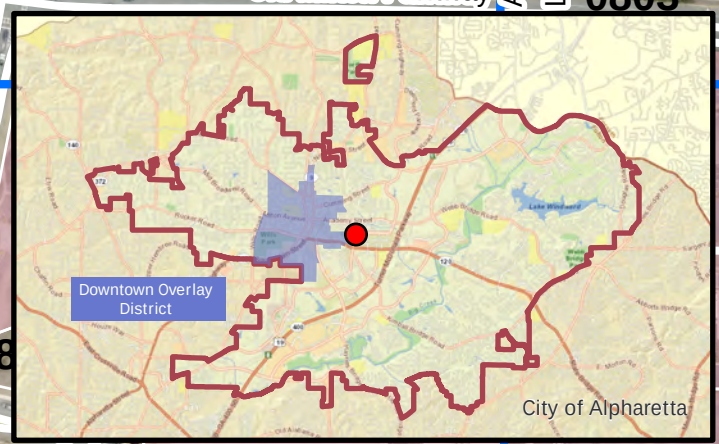
Tax Parcels

Land Lots

DT Overlay District

2040 Future Land Use

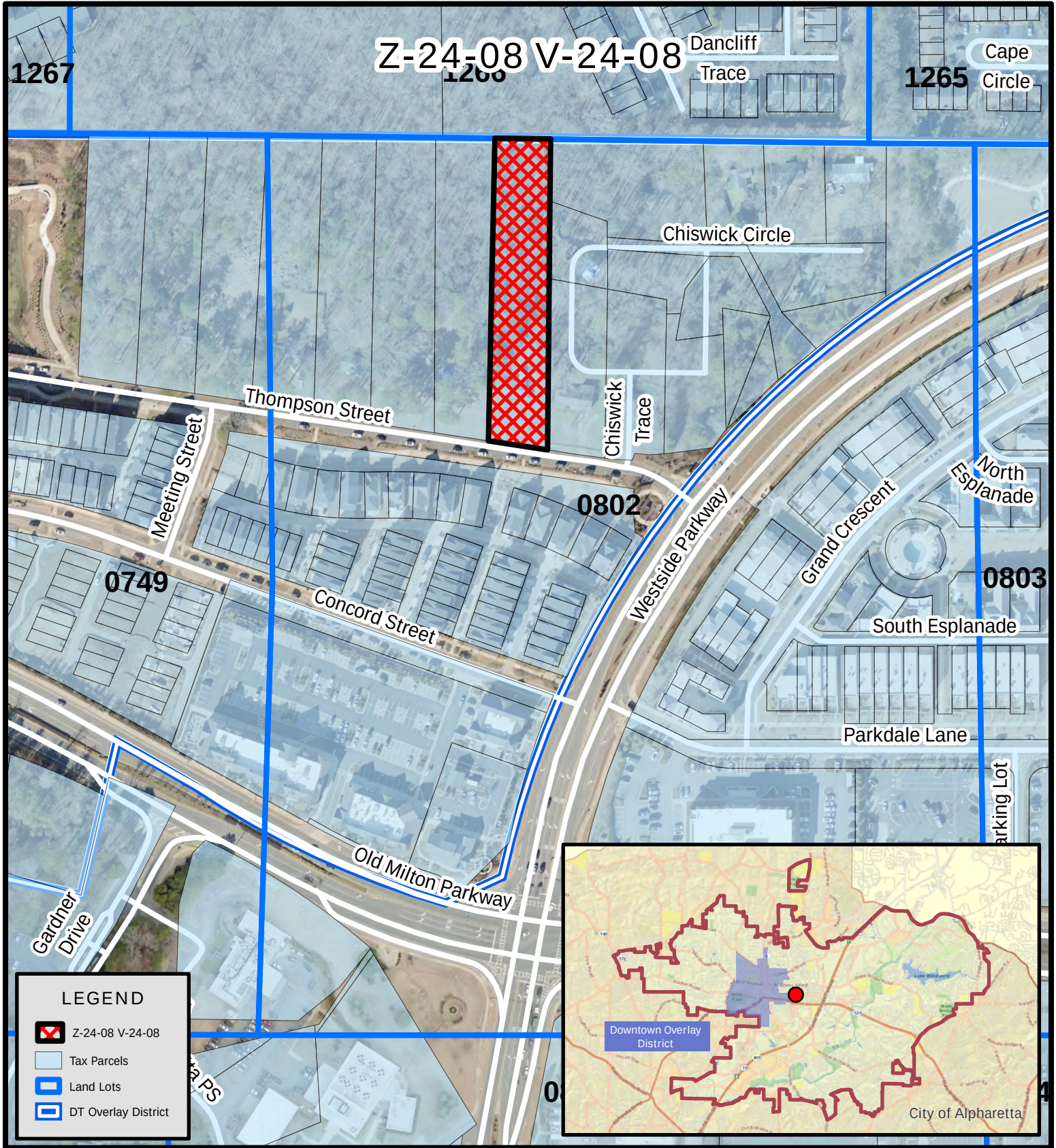
- Business, Manufacturing, Warehousing, Light Industrial
- Central Business District
- Commercial
- Corporate Office
- Downtown Residential Density
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Mixed Use Live Work
- Parks, Recreation, Open Space
- Professional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



Z-24-08 V-24-08
 D/LL: 1/2/802
 PC: 4/11/24
 CC: 4/29/24



Future Land Use Map
 306 Thompson Street



Z-24-08 V-24-08
 D/LL: 1/2/802
 PC: 4/11/24
 CC: 4/29/24



Location Map
 306 Thompson Street

Location Map Provided by:
 Community Development - GIS
 Page 17 of 345

Community Zoning Information Meeting (CZIM)

May 8, 2024

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

Z-24-08/V-24-08 / 306 Thompson Street

NAME	ADDRESS	COMMENTS
Bob Dorsky	11790 Dancliff ACADAMY PARK	opposed to variance to build 2 homes, opposed to Alpha loop & tree removal.
Teresa & Mitch Copman	11750 Dancliff Tree Academy Park	want the Alpha loop to be built with minimum impact to trees
Lars + Sasha Holmquist	319 Concord St Foundry	Love the changes! The Alpha Loop is a vital community amenity. Walked here today on the Alpha Loop. The Developer accommodated the extension as planned by the City. This plan now works. Strong support.
Andrea DeLuca	400 Banbury	The loop needs to continue -
Richard DeLuca	400 Banbury XING	Continue the loop three waters to the Park. per posted Master plan
Charleen Thompson	1800 Millstone CRT	Alpha Loop is fantastic - would rather have one large, beautiful home than many small homes -

Community Zoning Information Meeting (CZIM)

May 8, 2024

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

Z-24-08/V-24-08 / 306 Thompson Street

NAME	ADDRESS	COMMENTS
KIM JAGER	2505 MILFORD LANE	OPPOSED TO THE LOOP IN THIS AREA - due to negative impact it will cause our community Academy Park
Sharon Cain	12564 Wexcroft Lane Alpharetta, GA	OPPOSED TO LOOP going in between Thompson St and Chriswick. Loss of tree cover, more erosion on creek will be the net result. Also-a waste of tax payer dollars.
TODD CAIN	12564 WEXCROFT LANE ALPHARETTA, GA	OPPOSED TO THOMPSON ST ALPHAA LOOP EXTENSION
Ed Pate	2421 Loxford Lane Alpharetta GA	Opposed to Alpha Loop extension - Concerned w/ Loss of Trees
Michael & Leslie Webb	12050 Dandloff Trace	Here to learn the options
Rita Breier Russell Breier	11720 Dandloff Trace	Opposed to Alpha Loop ^{extension} and 2 houses - No trees to be cut down

A tree fell on our house. Any trees cut down puts Academy Park at risk

Community Zoning Information Meeting (CZIM)

May 8, 2024

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

Z-24-08/V-24-08 / 306 Thompson Street

NAME	ADDRESS	COMMENTS
Jon & Marian Cunningham	2595 Milford Lane	Interested in protecting the trees in our nature area. a big buffer of trees ie 30-50 ft
MARK ROBERTSON	2420 LOXFORD LN Alpharetta	WOULD LIKE MINIMIZE TREE DAMAGE + MAXIMIZE STORMWATER TMT.
Stephen Weirbach	11780 Dancliff Trace Alpharetta	Opposed to additional tree loss to construct the Alpha Loop as it negatively impacts Academy Park trees & property.
Glenn Good	12275 Dancliff Tree	Our community is ^{extension} strongly apposed to the Alpha Loop. We will be at the Planning Comm.
_____	_____	next month and are happy to discuss in advance. We also are requesting detention ponds x exceed minimum requirements, and that annual
_____	_____	inspections be part of their covenants. Per previous discussions with the owner, they have agreed to install fencing, and we would ask that remain. Thank you.

Community Zoning Information Meeting (CZIM)

May 8, 2024

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

Z-24-08/V-24-08 / 306 Thompson Street

NAME	ADDRESS	COMMENTS
Karen Richard	11680 Danville	too many trees removed arch't. variance request is not supported by any hardships

Name

Address

Comments

Dane & Nick
GRECCO

310 Barbours King

Love the loop as SHOWN FOR ALL OF
ALPHARETTA TO ENJOY.

Issue Z-24-08/-V-24-08

Community Zoning Information Meeting (CZIM)

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



March 13, 2024

~~PH-24-06 / Dr. J.L. Morris / 116 North Main Street Historic Designation~~ 306 Thompson Street

NAME	ADDRESS	COMMENTS
Kate Bogart	360 Banbury Xing	We attended this session to specifically disagree w/ the Alpha Loop "dead-ending" behind 306. BAD idea
Steve Bogart	" " "	
Nick & Diane Grecco	310 Banbury Xing	We wish the Alpha Loop to continue on the back of the property & connect to the Athletic park on Westside Pky.
Heidi Huldonschetter	300 Banbury Xing	Would love for the Alpha Loop to continue and not dead-ending to go to the exercise path.
Andrea & Rick DeFuer	400 Banbury Xing	We purchased our home on the Loop and paid a premium at the time. Midway as a whole not
Gail LaFleche	395 Banbury Xing	The loop needs to remain intact with no dead end. ^{be in favor}
		Expect Significant opposition if the plan is to dead end the loop and not go the nature, street option of loop is not an acceptable alternative

Mars + Angele Holmquist

319 Concord St

Like the two home format for this property but The Alpha Loop is a critical town amenity. It needs to be accommodated.

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: Z-24-08/V-24-08 – 306 Thompson Street

Contact Name: Miles Hansford, LLC - J. Ethan Underwood Telephone: 770-781-4100

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

A list of the neighboring property owners to be notified of the scheduled Public Hearing by the Applicant via letter is attached as Exhibit "A". A detailed letter notifying people of the date, time, and location of the Community Zoning Information Meeting (CZIM), the Public Hearing, and the City Council Meeting was sent to adjacent and nearby property owners on April 24, 2024. A copy of the letter is attached as Exhibit "B1". A certificate of mailing is attached as Exhibit "C1". A corrective letter notifying people of the date, time, and location of the Public Hearing and City Council Meeting was sent to adjacent and nearby property owners on May 17, 2024. A copy of the letter is attached as Exhibit "B2". A certificate of mailing is attached as Exhibit "C2".

The Applicant held a meeting with Academy Park Homeowners Association on March 11, 2024. At which, the HOA Board expressed concern regarding erosion, tree removal, and opposition to the AlphaLoop extension. They also requested a fence along the rear boundary to match other fences constructed by the developer. In addition, the Applicant attended the Alpharetta Community Zoning Information Meeting (CZIM) on May 8, 2024. A copy of the comment sheet is attached as Exhibit "D". A summary of issues raised by all adjoining property owners and supporting documents are attached as Exhibit "E".

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> <u>CZIM</u> |

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

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

Signature of Authorized Agent: Ethan Underwood Date: 5/20/24

Print Form

LENKE MARK E & LAURIE L
12110 DNACLIFF TRCE
ALPHARETTA GA 30009

DUNNING MARINA & DUNNING TIMOTHY
11725 DANCLIFF TRC
ALPHARETTA GA 30009

DORSKY ROBERT B JR & DORSKY LYDIA T
11790 DANCLIFF TRC
ALPHARETTA GA 30009

KONKEL JOHN & STUMPE BEATE
12120 DANCLIFF TRCE
ALPHARETTA GA 30009

KROENKE STEVEN J
11735 DANCLIFF TRCE
ALPHARETTA GA 30009-8738

WHITAKER MALAIKA
11800 DANCLIFF TRC
ALPHARETTA GA 30009

GOULD DAVID S
11920 DANCLIFF TRCE
ALPHARETTA GA 30009

FELDER PATRICK W
11745 DANCLIFF TRCE
ALPHARETTA GA 30009

ALDORT HENRY A
11810 DANCLIFF TRCE
ALPHARETTA GA 30009

IRACE HENRY E JR & MARGARET M
11950 DANCLIFF TRCE
ALPHARETTA GA 30009-8737

HARTMAN DAVID P & MARY W
11785 DANCLIFF TRCE
ALPHARETTA GA 30009-8738

MC DONALD VIRGINIA O
11990 DANCLIFF TRC
ALPHARETTA GA 30009

EDWARDS THOMAS J & ALLISON
11960 DANCLIFF TRCE
ALPHARETTA GA 30009-8737

NEWTON TERRY & NEWTON WILLIAM
11795 DANCLIFF TRC
ALPHARETTA GA 30009

ROSNER MARK & JILL B
12000 DANCLIFF TRACE
ALPHARETTA GA 30004

MAGRUDER SAM W JR & CAROLYN J
11970 DANCLIFF TRC
ALPHARETTA GA 30009

REVOCABLE LIVING TRUST OF DIANE MA
CIEIK
11740 DANCLIFF TRCE
ALPHARETTA GA 30009

COONEY ARTHUR COONEY JOAN
12010 DANCLIFF TRCE
ALPHARETTA GA 30009

MILLER DENISE A
11925 DANCLIFF TRCE
ALPHARETTA GA 30009-8740

COPMAN TERESA ANN & COPMAN MITCHEL
L ALAN
11750 DANCLIFF TRC
ALPHARETTA GA 30009-8735

ROBERTON WALL KAREN K & RAINSFORD
JAMES J
12020 DANCLIFF TRC
ALPHARETTA GA 30009

WOLF JEANNE ELIZABETH
11935 DANCLIFF TRC
ALPHARETTA GA 30009

DEWEERD GARY A
11760 DANCLIFF TRCE
ALPHARETTA GA 30009

RICHARD JOHN F & RICHARD KAREN A
11680 DANCLIFF TRC
ALPHARETTA GA 30005

MARTHA STROH REVOCABLE TRUST THE
11945 DANCLIFF TRCE
ALPHARETTA GA 30009

CLELAND DAVID C & CLELAND JOANNE W
11770 DANCLIFF TRC
ALPHARETTA GA 30009

CONTE RICHARD E & ROBERTA J
11690 DANCLIFF TRCE
ALPHARETTA GA 30009

RAY ANGELIA
11715 DANCLIFF TRCE
ALPHARETTA GA 30009

WEIRBACH STEPHEN J & PECK BRENDA J
11780 DANCLIFF TRC
ALPHARETTA GA 30009

SHAW JOHN
11700 DANCLIFF TRCE
ALPHARETTA GA 30009



FOWLER WILLIAM M & FOWLER PAMELA J
11710 DANCLIFF TRC
ALPHARETTA GA 30009

EA HOMES LP
5757 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

EA HOMES LP
5775 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

BREIER RUSSELL & RITA
11720 DANCLIFF TRCE
ALPHARETTA GA 30009

EA HOMES LP
5757 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

EA HOMES LP
5757 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

NORWOOD DARRIN
11830 DANCLIFF TRCE
ALPHARETTA GA 30009

SAHAR INVESTMENTS LLC
8740 RHAPSODY LANE
CUMMING GA 30041

EA HOMES LP
5757 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

HARRISON SCOTT W & HARRISON SARA J
11840 DANCLIFF TRC
ALPHARETTA GA 30009

306 THOMPSON STREET LLC
203 N ESPLANADE
ALPHARETTA GA 30009

EA HOMES LP
5775 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

MOORE CAROLYN MEREDITH
11850 DANCLIFF TRC
ALPHARETTA GA 30009

EA HOMES LP
5757 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

CITY OF ALPHARETTA GEORGIA
2 S MAIN ST
ALPHARETTA GA 30009

RIDLEY DAVID T & PEGGY J
11860 DANCLIFF TRCE
ALPHARETTA GA 30009

EA HOMES LP
5757 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

EA HOMES LP
5775 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

CUBIT III LLC
8740 ISLESWORTH CT
DULUTH GA 30097

EA HOMES LP
5757 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

ACADEMY PARK NEIGHBORHOOD ASSN INC
12102 DANCLIFF TRC
ALPHARETTA GA 30009

SAHAR INVESTMENTS LLC
8740 RHAPSODY LANE
CUMMING GA 30041

PSV LLC
P O BOX 1385
ALPHARETTA GA 30009

ACADEMY PARK NEIGHBORHOOD ASSOC INC
12102 DANCLIFF TRC
ALPHARETTA GA 30009

DRM ESTATE LLC
12570 PINDELL CIR
ALPHARETTA GA 30004

PSV LLC
P O BOX 1385
ALPHARETTA GA 30009

ACADEMY PARK NEIGHBORHOOD ASSOCIAT
ION INC
12102 DANCLIFF TRC
ALPHARETTA GA 30009

EA HOMES LP
5775 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

EA HOMES LP
5775 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

DEVELOPMENT AUTHORITY OF FULTON CO
UNTY
10525 VISTA SORRENTO PKWY STE 110
SAN DIEGO CA 92121

DUVALL FAMILY TRUST THE
128 GRAND CRESCENT
ALPHARETTA GA 30009

REFAI BASEL & KOUDSI NOURA
422 CONCORD ST
ALPHARETTA GA 30009

FANCHER JOE D & FANCHER THERESA B
432 CONCORD ST
ALPHARETTA GA 30009

FRAIL FAMILY LIVING TRUST THE
130 GRAND CRES
ALPHARETTA GA 30009

COFFEY BRUCE & SUSAN
424 CONCORD ST
ALPHARETTA GA 30009

MIRSKY BURT S & MIRSKY RUTH BARBARA
384 CONCORD ST
ALPHARETTA GA 30009

KIDD STEVE & VIKIRA
132 GRAND CRES
ALPHARETTA GA 30009

PATEL NIMISHA
408 CONCORD ST
ALPHARETTA GA 30009

BROWN KEVIN T & BROWN MICHELE R
416 CONCORD ST
ALPHARETTA GA 30009

CHUNARA SHEHZAAN & ZAINAB
120 GRAND CRES
ALPHARETTA GA 30009

KIRKUP DAVID C & JOSEPHINE KIM
426 CONCORD ST
ALPHARETTA GA 30009

RIGGINS BRIAN
386 CONCORD ST
ALPHARETTA GA 30009

DOZIER TERRY S & DOZIER CATHERINE R
142 GRAND CRES
ALPHARETTA GA 30009

STOKES MAYLON SCOTT & JANA BOYD
410 CONCORD ST
ALPHARETTA GA 30009

RUTLEDGE CINDI
418 CONCORD ST
ALPHARETTA GA 30009

HILL ANDREW CASEY & TERESA
136 GRAND CRES
ALPHARETTA GA 30022

SULLIVAN DANN P
428 CONCORD ST
ALPHARETTA GA 30009

FARMER MEGHAN & BOWLES COREY
388 CONCORD ST
ALPHARETTA GA 30009

LIU EDDIE C & KYEONG A
140 GRAND CRES
ALPHARETTA GA 30009

MABRY JAMES MICHAEL & NANCY LOU
412 CONCORD ST
ALPHARETTA GA 30009

ATKINSON TREVOR
420 CONCORD ST
ALPHARETTA GA 30009

WILSON RICHARD J & LYNN K
138 GRAND CRES
ALPHARETTA GA 30009

RANGANATHAN BALAMOUROUGAN & BALAMO
UROUGAN USHA
430 CONCORD ST
ALPHARETTA GA 30009

PARKER MICHAEL K
390 CONCORD ST
ALPHARETTA GA 30009

HANDLER GARY & CYNTHIA W
144 GRAND CRES
ALPHARETTA GA 30009

GUO YUANTA & RUAN LAN
382 CONCORD ST
ALPHARETTA GA 30009

GUPTA MANISH K
372 CONCORD ST
ALPHARETTA GA 30009

MEREDITH MICHAEL R & MEREDITH KIMBERLY J
1210 ANGEL POND E
GREENSBORO GA 30642

FERRARA DOMINICK JR & MELISSA HOLLY
414 CONCORD ST
ALPHARETTA GA 30009

FUSSELL THURMAN TROY & HYONHUI KWON
392 CONCORD ST
ALPHARETTA GA 30009

WERTZ JEFFREY KENNETH & LANA M
370 CONCORD ST
ALPHARETTA GA 30009

MALCOLM JEFFERY K & ONYEMA A
281 THOMPSON ST
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

KAELIN MELISSA JEANNE
297 THOMPSON ST
ALPHARETTA GA 30009

CARPENTER MICHAEL & CARPENTER MARY
JO
277 THOMPSON ST
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

LIGHT GEOFFREY & DANA
368 CONCORD ST
ALPHARETTA GA 30009

SEXTON DANIEL LEE & SEXTON MARY JE
AN
273 THOMPSON ST
ALPHARETTA GA 30009

MICHAELS PHILLIP
101 MEETING ST
ALPHARETTA GA 30009

BOYD GREGG WARREN & JOHANNA DEKKER
366 CONCORD ST
ALPHARETTA GA 30009

NIELSEN RENE G & WIGGINS PEGGY LAD
ALE
269 THOMPSON ST
ALPHARETTA GA 30009

HART STEPHEN EUGENE & HART LORI F
156 GRAND CRES
ALPHARETTA GA 30009

JACOBSEN JOSEPH & JILL
364 CONCORD ST
ALPHARETTA GA 30009

ROBERT & SUSAN RUPPEL REVOCABLE LI
VING TRUST THE
261 THOMPSON ST
ALPHARETTA GA 30009

HOLBROOK ALFRED SAMSON III
154 GRAND CRES
ALPHARETTA GA 30009

CORYER ERIC
293 THOMPSON ST
ALPHARETTA GA 30009

265 THOMPSON STREET LLC
2660 BETHANY CHURCH RD
ALPHARETTA GA 30004-4558

SMITH ADRIAN
4301 BRUNELLO PL
SUMMERFIELD NC 27358

MCCAULEY EDWARD F & MARY KAY
362 CONCORD ST
ALPHARETTA GA 30009

BEAM BRIAN KEITH & SONYA DENISE
257 THOMPSON ST
ALPHARETTA GA 30009

MINNICK MICHELE BROOM
150 GRAND CRES
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

CHAVARRIA FERNANDO & CHAVARRIA ROSA
253 THOMPSON ST
ALPHARETTA GA 30009

AVALON RESIDENTIAL COMMUNITY ASSOC
IATION INC
1465 NORTHSIDE DR NW 128
ATLANTA GA 30318

AUBERT EDWARD & SHARON JEAN
289 THOMPSON ST
ALPHARETTA GA 30009

HODSDON PATRICIA & MARK
249 THOMPSON ST
ALPHARETTA GA 30009

DEVELOPMENT AUTHORITY OF FULTON CO
UNTY
2200 AVALON BLVD
ALPHARETTA GA 30009

PECQUEUR ANDRE JUSTIN & FU KING FEI
285 THOMPSON ST
ALPHARETTA GA 30009

STIMSON JOHN H
245 THOMPSON ST
ALPHARETTA GA 30009

LIBERTY PARK VILLAGE LLC
5100 PEACHTREE PKWY STE 200
NORCROSS GA 30092

LIBERTY PARK VILLAGE LLC
5100 PEACHTREE PKWY STE 200
NORCROSS GA 30092

STEVEN & SHELLY SHIFFMAN REVOCABLE
TRUST THE
376 CONCORD ST
ALPHARETTA GA 30009

BATISTA CARLOS M & BATISTA ALMA
394 CONCORD ST
ALPHARETTA GA 30009

LATHAM KIMBERLY J
378 CONCORD ST
ALPHARETTA GA 30009

LUXURY PROPERTIES INVESTMENT LLC
510 BROOK MANOR DR
ALPHARETTA GA 30022

WILSON JAMES M & RISA
380 CONCORD ST
ALPHARETTA GA 30009

WECONNECT LLC
398 CONCORD ST
ALPHARETTA GA 30009

FOUNDRY NEIGHBORHOOD ASSOCIATION I
NC
675 PACES FERRY RD SE STE 125
ATLANTA GA 30339

WEIS EDWARD H & ELAINE JOYCE
400 CONCORD ST
ALPHARETTA GA 30009

EA HOMES LP
5775 GLENRIDGE DR BLDG/STE D 350
ATLANTA GA 30328

ANNAPRAGADA SUBRAMANYARAVI & PADMA
VATHI
402 CONCORD ST
ALPHARETTA GA 30009

EA HOMES LP
131 ROSWELL ST
ALPHARETTA GA 30009

WANG XIUYING
404 CONCORD ST
ALPHARETTA GA 30009

KENNETT KELLY B & MARY H
406 CONCORD ST
ALPHARETTA GA 30009

FOUNDRY NEIGHBORHOOD ASSOCIATION I
NC
675 PACES FERRY RD SE STE 125
ATLANTA GA 30339

CABRERA GREG R & LISA
374 CONCORD ST
ALPHARETTA GA 30009



Miles Hansford, LLC
ATTORNEYS AT LAW

202 Tribble Gap Road · Suite 200 · Cumming, GA 30040
178 S Main Street · Suite 310 · Alpharetta, GA 30009
Phone 770.781.4100

MilesHansford.com

J. Ethan Underwood
eunderwood@MilesHansford.com

April 24, 2024

Re: Z-24-08/V-24-08 – 306 Thompson Street

Dear Property Owner:

In an effort to foster community accord, Jay Farhat, (the “Applicant”) would like to inform interested property owners that land use applications have been submitted to the City of Alpharetta regarding approximately 1.148 acres located at 306 Thompson Street. The Applicant proposes to develop on the subject property a total of 2 Dwellings, Single-Family Detached.

The Applicant is requesting the following:

a) Z-24-08 - 2 ‘For-Sale’ single-family detached homes on 1.148 acres in the Downtown Overlay

Rezone the Subject Property Zoned R-12 (Dwelling, ‘For-Sale’, Residential) to DT-LW (Downtown Live-Work).

b) V-24-08 – Variance(s):

1. Allow parking between the building and the street and eliminate the requirement for a street-facing garage to be recessed at least 20’ behind the front building façade. [UDC § 2.4.6].
2. Allow a contemporary architectural style for the proposed homes. [UDC § 2.8.7 (C)].

A copy of the proposed site plan for these applications is enclosed.

The Citizen Zoning Information Meeting (CZIM) for this request will be held on **Wednesday, May 8, 2024 at 6:00PM** 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 item will be considered by the **Planning Commission on Thursday June 6, 2024, at 6:30PM and the City Council on Monday, May 20, 2024, at 6:30PM**. The meetings will be held in the Council City Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

The Applicant is committed to keeping the public informed during the process of these applications. If you have any questions, comments, or concerns, please contact us at (770) 781-4100 or eunderwood@miles hansford.com. When contacting our office, please reference Thompson Street so that we may facilitate your request more efficiently.

Sincerely,

Ethan Underwood
Attorney for Applicant





Existing Site Information

Address: 306 Thompson Street
 Parcel ID: 12 284108020053
 Deed Book 64285, Page 213
 A.K.A. Lot 18

Zoning: R-12, Downtown Overlay
 Building Setbacks:
 Front: 30'
 Side: Interior 10'
 Rear: 30'

Proposed Lots:

Lot 1: 26,002 Sq. Ft.
 Lot 2: 24,000 Sq. Ft.

Area this Tract:

1,148 Ac. (50,002 S.F.)

Engineer

Engineering303, LLC
 108 Allen Street
 Cumming, Ga. 30040
 Project Engineer: Brian King, PE
 brian@engineering303.com
 Phone (770) 442-0500

Owner / Developer

Galel Farhat
 203 N. Esplanade
 Alpharetta, Ga 30009

Sidewalk Note:

The proposed sidewalk across the property frontage to match the Thompson Street standard (brick with concrete bands).
 Planted planter strip to be installed between pavement and sidewalk. See Landscape Plans.

Retaining Wall Note:

If retaining wall is proposed over 4 feet in revealed height, structural design plans signed, dated and sealed by a Georgia PE is required. A separate building permit will be required.
 Walls visible from public right-of-way must have exterior of brick, stacked stone or granite.

Site Information

Owner:	Galel Farhat
Contact:	Galel (Jay) Farhat
Phone:	770 355 3847
Email:	Jay@bravofenceteam.com
Addresses:	306 Thompson Street
Current Zoning:	R-12
Overlay District:	Downtown
Future Land Use:	Two Residential Lots
Proposed Use:	DT-LW (Downtown Live-Work)
Building Setbacks (DT-LW):	
Front:	10'
Side:	None, 10' between structures
Rear (No Alley):	3'
Rear (Alley):	10'
District Density:	8 units/acre
Proposed Density:	1.7 units/acre
Proposed Units:	2 Detached Houses
Lot Standard Requirements:	
Detached Houses	2,500 SF (Min. Lot Size)
Min. Lot Width	25' Width
Proposed Houses	
Lot 1:	7,542 s.f. (footprint)
Lot 2:	5,700 s.f. (footprint)
Lot Coverage (Buildings):	70% max
Max. Building Coverage:	10,000 S.F.
Maximum Building Height:	3 stories/40 feet
Required Parking:	2.5 spaces per unit or 5 spaces
Proposed Parking:	7 Indoor + 4 driveway = 11 spaces proposed
Required Amenity Space:	10.00% or 5,000 SF
Proposed Amenity Space:	13.30% or 6,650 S.F.

SITE CALCULATIONS

BUILDING COVERAGE			
Total Original Site Area	50,002 S.F.		
Allowable Building Coverage	35,001 SF (70.0%)		
Proposed Building Coverage	13,242 SF (26.5%)		
IMPERVIOUS AREA			
	Lot 1	Lot 2	
Total Site Area	26,002 SF	24,000 SF	
Allowable Impervious	18,201 SF (70%)	15,800 SF (70%)	
Proposed Impervious			
Proposed Building (Heated) Coverage	6,230 SF	5,146 SF	
Proposed Covered Porch/Cabana	1,212 SF	954 SF	
Proposed Pool	485 SF	618 SF	
Total Proposed Impervious	8,027 SF (30.9%)	6,718 SF (28.3%)	
Proposed Drive & S/W (Pervious Pavement)	1,165 SF	2,260 SF	
Proposed Lot Coverage			
	9,882 SF (38.0%)	8,576 SF (35.7%)	

Drawn by: BJK
 Date: 3-18-2024
 Site
 Project Number:
 21-4845

Civil Engineering, Land Surveying,
 Stream and Wetland Restoration

108 Allen Street Cumming, Georgia 30040
 Phone 770-442-0500 www.engineering303.com



Land Use 802

Two Lot Zoning Exhibit Site Plan for:
 306 Thompson Street
ALPHA villas

City of Alpharetta
 1st District - 2nd Section

Fulton County, Georgia





Miles Hansford, LLC
ATTORNEYS AT LAW

202 Tribble Gap Road · Suite 200 · Cumming, GA 30040
178 S Main Street · Suite 310 · Alpharetta, GA 30009
Phone 770.781.4100

MilesHansford.com

J. Ethan Underwood
eunderwood@MilesHansford.com

CORRECTED NOTICE

May 17, 2024

Re: Z-24-08/V-24-08 – 306 Thompson Street

Dear Property Owner:

In an effort to foster community accord, Jay Farhat, (the “Applicant”) would like to inform interested property owners that land use applications have been submitted to the City of Alpharetta regarding approximately 1.148 acres located at 306 Thompson Street. The Applicant proposes to develop on the subject property a total of 2 Dwellings, Single-Family Detached.

The Applicant is requesting the following:

a) Z-24-08 - 2 ‘For-Sale’ single-family detached homes on 1.148 acres in the Downtown Overlay

Rezone the Subject Property Zoned R-12 (Dwelling, ‘For-Sale’, Residential) to DT-LW (Downtown Live-Work).

b) V-24-08 – Variance(s):

1. Allow parking between the building and the street and eliminate the requirement for a street-facing garage to be recessed at least 20’ behind the front building façade. [UDC § 2.4.6].
2. Allow a contemporary architectural style for the proposed homes. [UDC § 2.8.7 (C)].

A copy of the proposed site plan for these applications is enclosed.

The Citizen Zoning Information Meeting (CZIM) for this request was held on **Wednesday, May 8, 2024 at 6:00PM** in the Community Room in Alpharetta City Hall across from the Council Chambers.

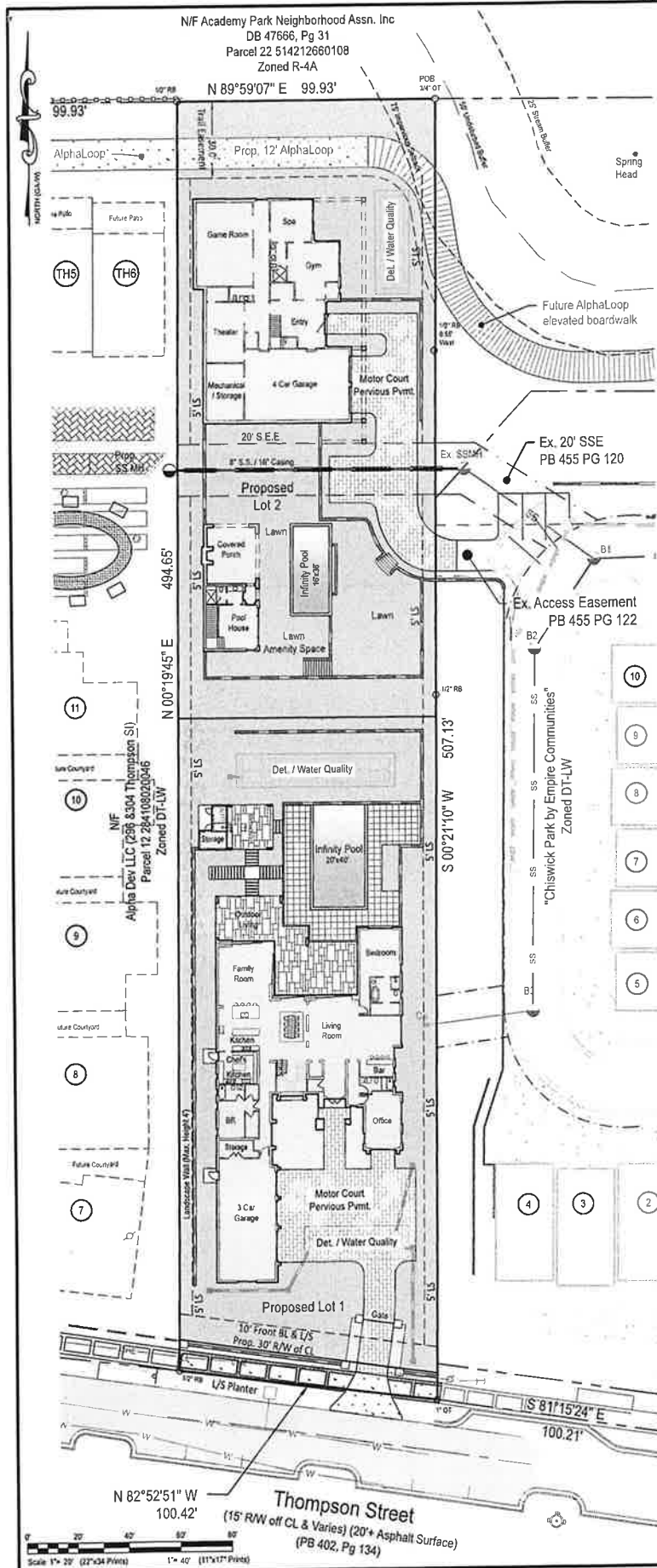
This item will be considered by the **Planning Commission on Thursday June 6, 2024, at 6:30PM and the City Council on Monday, June 24, 2024, at 6:30PM**. The meetings will be held in the Council City Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

The Applicant is committed to keeping the public informed during the process of these applications. If you have any questions, comments, or concerns, please contact us at (770) 781-4100 or eunderwood@miles hansford.com. When contacting our office, please reference Thompson Street so that we may facilitate your request more efficiently.

Sincerely,

Ethan Underwood
Attorney for Applicant





Existing Site Information

Address: 306 Thompson Street
Parcel ID: 12 284 108020053
Deed Book 64285, Page 213
A.K.A. Lot 18

Zoning: R-12, Downtown Overlay
Building Setbacks:
Front: 30'
Side, Interior: 10'
Rear: 30'

Proposed Lots:

Lot 1: 26,002 Sq. Ft.
Lot 2: 24,000 Sq. Ft.

Area this Tract:

1,146 Ac. (50,002 S.F.)

Engineer

Engineering303, LLC
108 Allen Street
Cumming, Ga. 30040
Project Engineer: Brian King, PE
brian@engineering303.com
Phone (770): 770.442.0500

Owner / Developer

Galal Farhat
203 N. Esplanade
Alpharetta, Ga. 30009

Sidewalk Note:

The proposed sidewalk across the property frontage to match the Thompson Street standard (brick with concrete bands).
Planted planter strip to be installed between pavement and sidewalk. See Landscape Plans.

Retaining Wall Note:

If retaining wall is proposed over 4 feet in revealed height, structural design plans signed, dated and sealed by a Georgia PE is required. A separate retaining permit will be required.
Walls visible from public right-of-way must have exterior of brick, slacked stone or granite.

Site Information

Owner: Galal Farhat
Contact: Galal (Jay) Farhat
Phone: 770 355 3847
Email: Jay@bravofence.com

Addresses: 306 Thompson Street

Current Zoning: R-12
Overlay District: Downtown
Future Land Use: Two Residential Lots

Proposed Use: DT-LW (Downtown Live-Work)

Building Setbacks (DT-LW):

Front: 10'
Side: None, 10' between structures
Rear (No Alley): 3'
Rear (Alley): 10'

District Density: 8 units/acre
Proposed Density: 1.7 units/acre

Proposed Units: 2 Detached Houses

Lot Standard Requirements:
Detached Houses: 2,500 SF (Min. Lot Size)
Min. Lot Width: 25' Width

Proposed Houses:

Lot 1: 5,871 s.f. (footprint)
Lot 2: 5,700 s.f. (footprint)

Lot Coverage (Buildings): 70% max
Max. Building Coverage: 10,000 S.F.
Maximum Building Height: 3 stories/40 feet

Required Parking: 2.5 spaces per unit or 5 spaces
Proposed Parking: 8 Indoor + 4 driveway
= 12 spaces proposed

Required Amenity Space: 10.00% or 5,000 SF
Proposed Amenity Space: 13.30% or 6,650 S.F.

SITE CALCULATIONS

BUILDING COVERAGE		
Total Original Site Area	35,082 S.F.	
Allowable Building Coverage	13,500 SF (38.0%)	
Proposed Building Coverage	13,342 SF (38.0%)	
IMPERVIOUS AREA		
Total Site Area	26,002 SF	Lot 1
Allowable Impervious	18,291 SF (70%)	Lot 2
Proposed Impervious	5,871 SF	5,140 SF
Proposed Building (paved) Coverage	1,526 SF	554 SF
Proposed Covered Paved/Catana	2,217 SF	619 SF
Total Proposed Impervious	8,614 SF (33.1%)	6,313 SF (24.3%)
Proposed Drive & SWH (Pervious Pavement)	2,813 SF	3,265 SF
Proposed Misc. Impervious (SWH, Walls, etc.)	422 SF	459 SF
Total Left Coverage	13,096 SF (50.4%)	9,635 SF (37.7%)

Drawn by: BJL
Date: 5-1-2024
Site
Project Number:
21-4845

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Land Lot 802

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1st District - 2nd Section

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1. tabbles®	LENKE MARK E & LAURIE L 12110 DNACLIFF TRCE ALPHARETTA GA 30009	.64				
2. EXHIBIT C1	DUNNING MARINA & DUNNING TIMOTHY 11725 DANCLIFF TRC ALPHARETTA GA 30009					
3.	DORSKY ROBERT B JR & DORSKY LYDIA T 11790 DANCLIFF TRC ALPHARETTA GA 30009					
4.	KONKEL JOHN & STUMPE BEATE 12120 DANCLIFF TRCE ALPHARETTA GA 30009					
5.	KROENKE STEVEN J 11735 DANCLIFF TRCE ALPHARETTA GA 30009-8738					
6.	WHITAKER MALAIKA 11800 DANCLIFF TRC ALPHARETTA GA 30009					



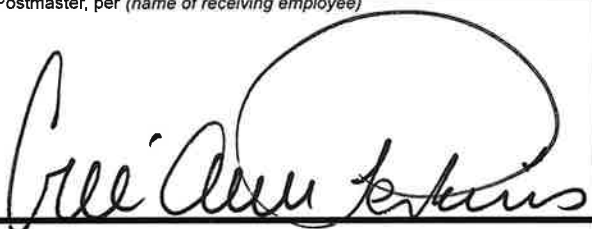
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2.	FELDER PATRICK W 11745 DANCLIFF TRCE ALPHARETTA GA 30009					
3.	ALDORT HENRY A 11810 DANCLIFF TRCE ALPHARETTA GA 30009					
4.	IRACE HENRY E JR & MARGARET M 11950 DANCLIFF TRCE ALPHARETTA GA 30009-8737					
5.	HARTMAN DAVID P & MARY W 11785 DANCLIFF TRCE ALPHARETTA GA 30009-8738					
6.	MC DONALD VIRGINIA O 11990 DANCLIFF TRC ALPHARETTA GA 30009					

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1.	EDWARDS THOMAS J & ALLISON 11960 DANCLIFF TRCE ALPHARETTA GA 30009-8737		.64			
2.	NEWTON TERRY & NEWTON WILLIAM 11795 DANCLIFF TRC ALPHARETTA GA 30009					
3.	ROSNER MARK & JILL B 12000 DANCLIFF TRACE ALPHARETTA GA 30004					
4.	MAGRUDER SAM W JR & CAROLYN J 11970 DANCLIFF TRC ALPHARETTA GA 30009					
5.	REVOCABLE LIVING TRUST OF DIANE MA CIEIK 11740 DANCLIFF TRCE ALPHARETTA GA 30009					
6.	COONEY ARTHUR COONEY JOAN 12010 DANCLIFF TRCE ALPHARETTA GA 30009					



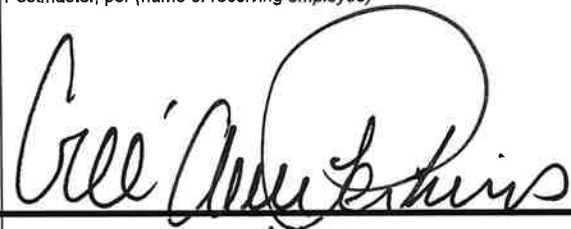
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1.	MILLER DENISE A 11925 DANCLIFF TRCE ALPHARETTA GA 30009-8740		.64			
2.	COPMAN TERESA ANN & COPMAN MITCHEL L ALAN 11750 DANCLIFF TRC ALPHARETTA GA 30009-8735					
3.	ROBERTON WALL KAREN K & RAINSFORD JAMES J 12020 DANCLIFF TRC ALPHARETTA GA 30009					
4.	WOLF JEANNE ELIZABETH 11935 DANCLIFF TRC ALPHARETTA GA 30009					
5.	DEWEERD GARY A 11760 DANCLIFF TRCE ALPHARETTA GA 30009					
6.	RICHARD JOHN F & RICHARD KAREN A 11680 DANCLIFF TRC ALPHARETTA GA 30005					



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1.	MARTHA STROH REVOCABLE TRUST THE 11945 DANCLIFF TRCE ALPHARETTA GA 30009		.64			
2.	CLELAND DAVID C & CLELAND JOANNE W 11770 DANCLIFF TRC ALPHARETTA GA 30009					
3.	CONTE RICHARD E & ROBERTA J 11690 DANCLIFF TRCE ALPHARETTA GA 30009					
4.	RAY ANGELIA 11715 DANCLIFF TRCE ALPHARETTA GA 30009					
5.	WEIRBACH STEPHEN J & PECK BRENDA J 11780 DANCLIFF TRC ALPHARETTA GA 30009					
6.	SHAW JOHN 11700 DANCLIFF TRCE ALPHARETTA GA 30009					



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1.	FOWLER WILLIAM M & FOWLER PAMELA J 11710 DANCLIFF TRC ALPHARETTA GA 30009		.64			
2.	EA HOMES LP 5757 GLENRIDGE DR BLDG/STE D350 ATLANTA GA 30328					
3.	BREIER RUSSELL & RITA 11720 DANCLIFF TRCE ALPHARETTA GA 30009					
4.	NORWOOD DARRIN 11830 DANCLIFF TRCE ALPHARETTA GA 30009					
5.	SAHAR INVESTMENTS LLC 8740 RHAPSODY LANE CUMMING GA 30041					
6.	HARRISON SCOTT W & HARRISON SARA J 11840 DANCLIFF TRC ALPHARETTA GA 30009					



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1.	306 THOMPSON STREET LLC 203 N ESPLANADE ALPHARETTA GA 30009	.64				
2.	MOORE CAROLYN MEREDITH 11850 DANCLIFF TRC ALPHARETTA GA 30009					
3.	CITY OF ALPHARETTA GEORGIA 2 S MAIN ST ALPHARETTA GA 30009					
4.	RIDLEY DAVID T & PEGGY J 11860 DANCLIFF TRCE ALPHARETTA GA 30009					
5.	CUBIT III LLC 8740 ISLESWORTH CT DULUTH GA 30097					
6.	ACADEMY PARK NEIGHBORHOOD ASSN IN 12102 DANCLIFF TRC ALPHARETTA GA 30009					



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1.	DRM ESTATE LLC 12570 PINDELL CIR ALPHARETTA GA 30004	.64	
2.	PSV LLC P O BOX 1385 ALPHARETTA GA 30009		
3.	DEVELOPMENT AUTHORITY OF FULTON C UNTY 10525 VISTA SORRENTO PKWY STE 110 SAN DIEGO CA 92121		
4.	DUVALL FAMILY TRUST THE 128 GRAND CRESCENT ALPHARETTA GA 30009		
5.	REFAI BASEL & KOUDSI NOURA 422 CONCORD ST ALPHARETTA GA 30009		
6.	FANCHER JOE D & FANCHER THERESA B 432 CONCORD ST ALPHARETTA GA 30009		



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1.	FRAIL FAMILY LIVING TRUST THE 130 GRAND CRES ALPHARETTA GA 30009	.64					
2.	COFFEY BRUCE & SUSAN 424 CONCORD ST ALPHARETTA GA 30009						
3.	MIRSKY BURT S & MIRSKY RUTH BARBARA 384 CONCORD ST ALPHARETTA GA 30009						
4.	KIDD STEVE & VIKIRA 132 GRAND CRES ALPHARETTA GA 30009						
5.	PATEL NIMISHA 408 CONCORD ST ALPHARETTA GA 30009						
6.	BROWN KEVIN T & BROWN MICHELE R 416 CONCORD ST ALPHARETTA GA 30009						



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1.	CHUNARA SHEHZAAN & ZAINAB 120 GRAND CRES ALPHARETTA GA 30009		.64			
2.	KIRKUP DAVID C & JOSEPHINE KIM 426 CONCORD ST ALPHARETTA GA 30009					
3.	RIGGINS BRIAN 386 CONCORD ST ALPHARETTA GA 30009					
4.	DOZIER TERRY S & DOZIER CATHERINE R 142 GRAND CRES ALPHARETTA GA 30009					
5.	STOKES MAYLON SCOTT & JANA BOYD 410 CONCORD ST ALPHARETTA GA 30009					
6.	RUTLEDGE CINDI 418 CONCORD ST ALPHARETTA GA 30009					



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1.	HILL ANDREW CASEY & TERESA 136 GRAND CRES ALPHARETTA GA 30022			.64	
2.	SULLIVAN DANN P 428 CONCORD ST ALPHARETTA GA 30009				
3.	FARMER MEGHAN & BOWLES COREY 388 CONCORD ST ALPHARETTA GA 30009				
4.	LIU EDDIE C & KYEONG A 140 GRAND CRES ALPHARETTA GA 30009				
5.	MABRY JAMES MICHAEL & NANCY LOU 412 CONCORD ST ALPHARETTA GA 30009				
6.	ATKINSON TREVOR 420 CONCORD ST ALPHARETTA GA 30009				

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1.	WILSON RICHARD J & LYNN K 138 GRAND CRES ALPHARETTA GA 30009		.64			
2.	RANGANATHAN BALAMOUROUGAN & BALAM UROUGAN USHA 430 CONCORD ST ALPHARETTA GA 30009					
3.	PARKER MICHAEL K 390 CONCORD ST ALPHARETTA GA 30009					
4.	HANDLER GARY & CYNTHIA W 144 GRAND CRES ALPHARETTA GA 30009					
5.	GUO YUANTA & RUAN LAN 382 CONCORD ST ALPHARETTA GA 30009					
6.	GUPTA MANISH K 372 CONCORD ST ALPHARETTA GA 30009					



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1.	MEREDITH MICHAEL R & MEREDITH KIMBERLY J 1210 ANGEL POND E GREENSBORO GA 30642			.64			
2.	FERRARA DOMINICK JR & MELISSA HOLLY 414 CONCORD ST ALPHARETTA GA 30009						
3.	FUSSELL THURMAN TROY & HYONHUI KW 392 CONCORD ST ALPHARETTA GA 30009						
	WERTZ JEFFREY KENNETH & LANA M 370 CONCORD ST ALPHARETTA GA 30009						
4.	MALCOLM JEFFERY K & ONYEMA A 281 THOMPSON ST ALPHARETTA GA 30009						
5.	PULTE HOME CORPORATION 2475 NORTHWINDS PKWY STE 600 ALPHARETTA GA 30009						
6.							



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1.		KAELEN MELISSA JEANNE 297 THOMPSON ST ALPHARETTA GA 30009			
2.		CARPENTER MICHAEL & CARPENTER MARY JO 277 THOMPSON ST ALPHARETTA GA 30009			
3.		LIGHT GEOFFREY & DANA 368 CONCORD ST ALPHARETTA GA 30009			
4.		SEXTON DANIEL LEE & SEXTON MARY JE AN 273 THOMPSON ST ALPHARETTA GA 30009			
5.		MICHAELS PHILLIP 101 MEETING ST ALPHARETTA GA 30009			
6.		BOYD GREGG WARREN & JOHANNA DEKKER 366 CONCORD ST ALPHARETTA GA 30009			

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1.	NIELSEN RENE G & WIGGINS PEGGY LAD ALE 269 THOMPSON ST ALPHARETTA GA 30009	.64				
2.	HART STEPHEN EUGENE & HART LORI F 156 GRAND CRES ALPHARETTA GA 30009					
3.	JACOBSEN JOSEPH & JILL 364 CONCORD ST ALPHARETTA GA 30009					
4.	ROBERT & SUSAN RUPPEL REVOCABLE LI VING TRUST THE 261 THOMPSON ST ALPHARETTA GA 30009					
5.	HOLBROOK ALFRED SAMSON III 154 GRAND CRES ALPHARETTA GA 30009					
6.	CORYER ERIC 293 THOMPSON ST ALPHARETTA GA 30009					



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1.	265 THOMPSON STREET LLC 2660 BETHANY CHURCH RD ALPHARETTA GA 30004-4558	.64					
2.	SMITH ADRIAN 4301 BRUNELLO PL SUMMERFIELD NC 27358						
3.	MCCAULEY EDWARD F & MARY KAY 362 CONCORD ST ALPHARETTA GA 30009						
4.	BEAM BRIAN KEITH & SONYA DENISE 257 THOMPSON ST ALPHARETTA GA 30009						
5.	MINNICK MICHELE BROOM 150 GRAND CRES ALPHARETTA GA 30009						
6.	CHAVARRIA FERNANDO & CHAVARRIA ROSA 253 THOMPSON ST ALPHARETTA GA 30009						



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Name and Address of Sender Miles Hansford, LLC 202 Tribble Gap Road Suite 200 Cumming, GA 30040	TOTAL NO. of Pieces Listed by Sender 6	TOTAL NO. of Pieces Received at Post Office™ 6	Affix Stamp Here Postmark with Date of Receipt: APR 24 2024			
	Postmaster, per (name of receiving employee) 		 0000 U.S. POSTAGE PAID CUMMING, GA 30040 APR 24, 24 AMOUNT \$3.48 R2304M110051-17			
USPS® Tracking Number Firm-specific Identifier	Address		Postage	Fee	Special Handling	Parcel Airlift
1.	AVALON RESIDENTIAL COMMUNITY ASSOCIATION INC 1465 NORTHSIDE DR NW 128 ATLANTA GA 30318		.64			
2.	AUBERT EDWARD & SHARON JEAN 289 THOMPSON ST ALPHARETTA GA 30009					
3.	HODSDON PATRICIA & MARK 249 THOMPSON ST ALPHARETTA GA 30009					
4.	DEVELOPMENT AUTHORITY OF FULTON COUNTY 2200 AVALON BLVD ALPHARETTA GA 30009					
5.	PECQUEUR ANDRE JUSTIN & FU KING FEI 285 THOMPSON ST ALPHARETTA GA 30009					
6.	STIMSON JOHN H 245 THOMPSON ST ALPHARETTA GA 30009					



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Postmaster, per (name of receiving employee) <i>Cree'Ann Perkins</i>		 0000			U.S. POSTAGE PAID CUMMING, GA 30040 APR 24, 24 AMOUNT \$3.48 R2304M110051-17	
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift	
1.	LIBERTY PARK VILLAGE LLC 5100 PEACHTREE PKWY STE 200 NORCROSS GA 30092	.64				
2.	STEVEN & SHELLY SHIFFMAN REVOCABLE TRUST THE 376 CONCORD ST ALPHARETTA GA 30009					
3.	BATISTA CARLOS M & BATISTA ALMA 394 CONCORD ST ALPHARETTA GA 30009					
4.	LATHAM KIMBERLY J 378 CONCORD ST ALPHARETTA GA 30009					
5.	LUXURY PROPERTIES INVESTMENT LLC 510 BROOK MANOR DR ALPHARETTA GA 30022					
6.	WILSON JAMES M & RISA 380 CONCORD ST ALPHARETTA GA 30009					



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	Postmaster, per (name of receiving employee) 		 U.S. POSTAGE PAID CUMMING, GA 30040 APR 24, 24 AMOUNT \$3.48 R2304M110051-17  0000
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)		
1.	WECONNECT LLC 398 CONCORD ST ALPHARETTA GA 30009		
2.	FOUNDRY NEIGHBORHOOD ASSOCIATION I NC 675 PACES FERRY RD SE STE 125 ATLANTA GA 30339		
3.	WEIS EDWARD H & ELAINE JOYCE 400 CONCORD ST ALPHARETTA GA 30009		
4.	ANNAPRAGADA SUBRAMANYARAVI & PADMA VATHI 402 CONCORD ST ALPHARETTA GA 30009		
5.	EA HOMES LP 131 ROSWELL ST ALPHARETTA GA 30009		
6.	WANG XIUYING 404 CONCORD ST ALPHARETTA GA 30009		

.64			



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Name and Address of Sender Miles Hansford, LLC 202 Tribble Gap Road Suite 200 Cumming, GA 30040		TOTAL NO. of Pieces Listed by Sender 2	TOTAL NO. of Pieces Received at Post Office™ 2	Affix Stamp Here Postmark with Date of Receipt.	
Postmaster, per (name of receiving employee) 		U.S. POSTAGE PAID CUMMING, GA 30040 APR 24, 24 AMOUNT \$2.00 R2304M110051-17			
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	KENNETT KELLY B & MARY H 406 CONCORD ST ALPHARETTA GA 30009	.64			
2.	CABRERA GREG R & LISA 374 CONCORD ST ALPHARETTA GA 30009				
3.					
4.					
5.					
6.					



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116 LETTERS

Certificate of Mailing — Firm

Name and Address of Sender MILES HANSFORD, LLC 202 TRIBBLE GAP ROAD SUITE 200 CUMMING, GA 30040		TOTAL NO. of Pieces Listed by Sender 6	TOTAL NO. of Pieces Received at Post Office™ 6	Affix Stamp Here Postmark with Date of Receipt 0000			
USPS® Tracking Number Firm-specific Identifier		Postmaster, per (name of receiving employee) 					
tabbles® EXHIBIT C2		LENKE MARK E & LAURIE L 12110 DNACLIFF TRCE ALPHARETTA GA 30009		Postage	Fee	Special Handling	Parcel Airlift
				.64			
		DUNNING MARINA & DUNNING TIMOTHY 11725 DANCLIFF TRC ALPHARETTA GA 30009		.64			
3.		DORSKY ROBERT B JR & DORSKY LYDIA T 11790 DANCLIFF TRC ALPHARETTA GA 30009		.64			
4.		KONKEL JOHN & STUMPE BEATE 12120 DANCLIFF TRCE ALPHARETTA GA 30009		.64			
5.		KROENKE STEVEN J 11735 DANCLIFF TRCE ALPHARETTA GA 30009-8738		.64			
6.		WHITAKER MALAIKA 11800 DANCLIFF TRC ALPHARETTA GA 30009		.64			



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116 LETTERS

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	Postmaster, per (name of receiving employee) 					
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Special Handling	Parcel Airlift
1.	GOULD DAVID S 11920 DANCLIFF TRCE ALPHARETTA GA 30009		.64			
2.	FELDER PATRICK W 11745 DANCLIFF TRCE ALPHARETTA GA 30009		.64			
3.	ALDORT HENRY A 11810 DANCLIFF TRCE ALPHARETTA GA 30009		.64			
4.	IRACE HENRY E JR & MARGARET M 11950 DANCLIFF TRCE ALPHARETTA GA 30009-8737		.64			
5.	HARTMAN DAVID P & MARY W 11785 DANCLIFF TRCE ALPHARETTA GA 30009-8738		.64			
6.	MC DONALD VIRGINIA O 11990 DANCLIFF TRC ALPHARETTA GA 30009		.64			



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116 LETTERS

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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Special Handling	Parcel Airlift
1.	EDWARDS THOMAS J & ALLISON 11960 DANCLIFF TRCE ALPHARETTA GA 30009-8737		.64			
2.	NEWTON TERRY & NEWTON WILLIAM 11795 DANCLIFF TRC ALPHARETTA GA 30009		.64			
3.	ROSNER MARK & JILL B 12000 DANCLIFF TRACE ALPHARETTA GA 30004		.64			
4.	MAGRUDER SAM W JR & CAROLYN J 11970 DANCLIFF TRC ALPHARETTA GA 30009		.64			
5.	REVOCABLE LIVING TRUST OF DIANE MA CIEIK 11740 DANCLIFF TRCE ALPHARETTA GA 30009		.64			
6.	COONEY ARTHUR COONEY JOAN 12010 DANCLIFF TRCE ALPHARETTA GA 30009		.64			



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	Postmaster, per (name of receiving employee) 		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	MILLER DENISE A 11925 DANCLIFF TRCE ALPHARETTA GA 30009-8740	.64			
2.	COPMAN TERESA ANN & COPMAN MITCHEL L ALAN 11750 DANCLIFF TRC ALPHARETTA GA 30009-8735	.64			
3.	ROBERTON WALL KAREN K & RAINSFORD JAMES J 12020 DANCLIFF TRC ALPHARETTA GA 30009	.64			
4.	WOLF JEANNE ELIZABETH 11935 DANCLIFF TRC ALPHARETTA GA 30009	.64			
5.	DEWEERD GARY A 11760 DANCLIFF TRCE ALPHARETTA GA 30009	.64			
6.	RICHARD JOHN F & RICHARD KAREN A 11680 DANCLIFF TRC ALPHARETTA GA 30005	.64			



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116 LETTERS

Certificate of Mailing — Firm

Name and Address of Sender

MILES HANSFORD, LLC
202 TRIBBLE GAP ROAD
SUITE 200
CUMMING, GA 30040

TOTAL NO.
of Pieces Listed by Sender

6

TOTAL NO.
of Pieces Received at Post Office™

6

Affix Stamp Here
Postmark with Date of Receipt

Postmaster, per (name of receiving employee)

USPS® Tracking Number
Firm-specific Identifier

Address

Postage

Fee

Special Handling

Parcel Airlift

1.

MARTHA STROH REVOCABLE TRUST THE
11945 DANCLIFF TRCE
ALPHARETTA GA 30009

.64

2.

CLELAND DAVID C & CLELAND JOANNE W
11770 DANCLIFF TRC
ALPHARETTA GA 30009

.64

3.

CONTE RICHARD E & ROBERTA J
11690 DANCLIFF TRCE
ALPHARETTA GA 30009

.64

4.

RAY ANGELIA
11715 DANCLIFF TRCE
ALPHARETTA GA 30009

.64

5.

WEIRBACH STEPHEN J & PECK BRENDA J
11780 DANCLIFF TRC
ALPHARETTA GA 30009

.64

6.

SHAW JOHN
11700 DANCLIFF TRCE
ALPHARETTA GA 30009

.64

See Reverse for Instructions



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116 LETTERS

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Name and Address of Sender

MILES HANSFORD, LLC
202 TRIBBLE GAP ROAD
SUITE 200
CUMMING, GA 30040

TOTAL NO.
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Postmark with Date of Receipt



Postmaster, per (name of receiving employee)

USPS® Tracking Number
Firm-specific Identifier

Address

Postage

Fee

Special Handling

Parcel Airlift

1.

FOWLER WILLIAM M & FOWLER PAMELA J
11710 DANCLIFF TRC
ALPHARETTA GA 30009

.64

2.

EA HOMES LP
5775 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

.64

3.

BREIER RUSSELL & RITA
11720 DANCLIFF TRCE
ALPHARETTA GA 30009

.64

4.

NORWOOD DARRIN
11830 DANCLIFF TRCE
ALPHARETTA GA 30009

.64

5.

SAHAR INVESTMENTS LLC
8740 RHAPSODY LANE
CUMMING GA 30041

.64

6.

HARRISON SCOTT W & HARRISON SARA J
11840 DANCLIFF TRC
ALPHARETTA GA 30009

.64



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U.S. POSTAGE PAID
CUMMING, GA
30040
MAY 17 24
AMOUNT
\$3.48
R2304M110051-24



USPS® Tracking Number Firm-specific Identifier	Address	Postage	Fee	Special Handling	Parcel Airlift
1.	306 THOMPSON STREET LLC 203 N ESPLANADE ALPHARETTA GA 30009	.64			
2.	MOORE CAROLYN MEREDITH 11850 DANCLIFF TRC ALPHARETTA GA 30009	.64			
3.	CITY OF ALPHARETTA GEORGIA 2 S MAIN ST ALPHARETTA GA 30009	.64			
4.	RIDLEY DAVID T & PEGGY J 11860 DANCLIFF TRCE ALPHARETTA GA 30009	.64			
5.	CUBIT III LLC 8740 ISLESWORTH CT DULUTH GA 30097	.64			
6.	ACADEMY PARK NEIGHBORHOOD ASSN INC 12102 DANCLIFF TRC ALPHARETTA GA 30009	.64			



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Postmaster, per (name of receiving employee)						
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code)	Postage	Fee	Special Handling	Parcel Airlift	
1.	PSV LLC P O BOX 1385 ALPHARETTA GA 30009	.64				
2.	DRM ESTATE LLC 12570 PINDELL CIR ALPHARETTA GA 30004	.64				
3.	DEVELOPMENT AUTHORITY OF FULTON CO UNTY 10525 VISTA SORRENTO PKWY STE 110 SAN DIEGO CA 92121	.64				
4.	DUVALL FAMILY TRUST THE 128 GRAND CRESCENT ALPHARETTA GA 30009	.64				
5.	REFAI BASEL & KOUDSI NOURA 422 CONCORD ST ALPHARETTA GA 30009	.64				
6.	FANCHER JOE D & FANCHER THERESA B 432 CONCORD ST ALPHARETTA GA 30009	.64				



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	Postmaster, per (name of receiving employee) 					
USPS® Tracking Number Firm-specific Identifier	Address		Postage	Fee	Special Handling	Parcel Amount
1.	FRAIL FAMILY LIVING TRUST THE 130 GRAND CRES ALPHARETTA GA 30009		.64			
2.	COFFEY BRUCE & SUSAN 424 CONCORD ST ALPHARETTA GA 30009		.64			
3.	MIRSKY BURT S & MIRSKY RUTH BARBARA 384 CONCORD ST ALPHARETTA GA 30009		.64			
4.	KIDD STEVE & VIKIRA 132 GRAND CRES ALPHARETTA GA 30009		.64			
5.	PATEL NIMISHA 408 CONCORD ST ALPHARETTA GA 30009		.64			
6.	BROWN KEVIN T & BROWN MICHELE R 416 CONCORD ST ALPHARETTA GA 30009		.64			



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116 LETTERS

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USPS® Tracking Number Firm-specific Identifier	Address	Postage	Fee	Special Handling	Parcel Airlift
1.	CHUNARA SHEHZAAN & ZAINAB 120 GRAND CRES ALPHARETTA GA 30009	.64			
2.	KIRKUP DAVID C & JOSEPHINE KIM 426 CONCORD ST ALPHARETTA GA 30009	.64			
3.	RIGGINS BRIAN 386 CONCORD ST ALPHARETTA GA 30009	.64			
4.	DOZIER TERRY S & DOZIER CATHERINE R 142 GRAND CRES ALPHARETTA GA 30009	.64			
5.	STOKES MAYLON SCOTT & JANA BOYD 410 CONCORD ST ALPHARETTA GA 30009	.64			
6.	RUTLEDGE CINDI 418 CONCORD ST ALPHARETTA GA 30009	.64			



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	Postmaster, per (name of receiving employee) 					
USPS® Tracking Number Firm-specific Identifier	Address	Postage	Fee	Special Handling	Parcel Airlift	
1.	HILL ANDREW CASEY & TERESA 136 GRAND CRES ALPHARETTA GA 30022	.64				
2.	SULLIVAN DANN P 428 CONCORD ST ALPHARETTA GA 30009	.64				
3.	FARMER MEGHAN & BOWLES COREY 388 CONCORD ST ALPHARETTA GA 30009	.64				
4.	LIU EDDIE C & KYEONG A 140 GRAND CRES ALPHARETTA GA 30009	.64				
5.	MABRY JAMES MICHAEL & NANCY LOU 412 CONCORD ST ALPHARETTA GA 30009	.64				
6.	ATKINSON TREVOR 420 CONCORD ST ALPHARETTA GA 30009	.64				



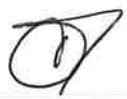
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	Postmaster, per (name of receiving employee) 				
USPS® Tracking Number Firm-specific Identifier			Postage	Fee	Special Handling
1.	WILSON RICHARD J & LYNN K 138 GRAND CRES ALPHARETTA GA 30009		.64		
2.	RANGANATHAN BALAMOUGAN & BALAMC UROUGAN USHA 430 CONCORD ST ALPHARETTA GA 30009		.64		
3.	PARKER MICHAEL K 390 CONCORD ST ALPHARETTA GA 30009		.64		
4.	HANDLER GARY & CYNTHIA W 144 GRAND CRES ALPHARETTA GA 30009		.64		
5.	GUO YUANTA & RUAN LAN 382 CONCORD ST ALPHARETTA GA 30009		.64		
6.	GUPTA MANISH K 372 CONCORD ST ALPHARETTA GA 30009		.64		



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	Postmaster, per (name of receiving employee) 					

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code)	Postage	Fee	Special Handling	Parcel Airlift
1.	MEREDITH MICHAEL R & MEREDITH KIMBERLY J 1210 ANGEL POND E GREENSBORO GA 30642	.64			
2.	FERRARA DOMINICK JR & MELISSA HOLLY 414 CONCORD ST ALPHARETTA GA 30009	.64			
3.	FUSSELL THURMAN TROY & HYONHUI KWON 392 CONCORD ST ALPHARETTA GA 30009	.64			
4.	WERTZ JEFFREY KENNETH & LANA M 370 CONCORD ST ALPHARETTA GA 30009	.64			
5.	MALCOLM JEFFERY K & ONYEMA A 281 THOMPSON ST ALPHARETTA GA 30009	.64			
6.	PULTE HOME CORPORATION 2475 NORTHWINDS PKWY STE 600 ALPHARETTA GA 30009	.64			



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1.	KAELIN MELISSA JEANNE 297 THOMPSON ST ALPHARETTA GA 30009		.64			
2.	CARPENTER MICHAEL & CARPENTER MARY JO 277 THOMPSON ST ALPHARETTA GA 30009		.64			
3.	LIGHT GEOFFREY & DANA 368 CONCORD ST ALPHARETTA GA 30009		.64			
4.	SEXTON DANIEL LEE & SEXTON MARY JE AN 273 THOMPSON ST ALPHARETTA GA 30009		.64			
5.	MICHAELS PHILLIP 101 MEETING ST ALPHARETTA GA 30009		.64			
6.	BOYD GREGG WARREN & JOHANNA DEKKER 366 CONCORD ST ALPHARETTA GA 30009		.64			



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1.	NIELSEN RENE G & WIGGINS PEGGY LAD ALE 269 THOMPSON ST ALPHARETTA GA 30009		.64			
2.	HART STEPHEN EUGENE & HART LORI F 156 GRAND CRES ALPHARETTA GA 30009		.64			
3.	JACOBSEN JOSEPH & JILL 364 CONCORD ST ALPHARETTA GA 30009		.64			
4.	ROBERT & SUSAN RUPPEL REVOCABLE LI VING TRUST THE 261 THOMPSON ST ALPHARETTA GA 30009		.64			
5.	HOLBROOK ALFRED SAMSON III 154 GRAND CRES ALPHARETTA GA 30009		.64			
6.	CORYER ERIC 293 THOMPSON ST ALPHARETTA GA 30009		.64			



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USPS® Tracking Number Firm-specific Identifier			Postage	Fee	Special Handling	Parcel Airlift
1.	265 THOMPSON STREET LLC 2660 BETHANY CHURCH RD ALPHARETTA GA 30004-4558		.64			
2.	SMITH ADRIAN 4301 BRUNELLO PL SUMMERFIELD NC 27358		.64			
3.	MCCAULEY EDWARD F & MARY KAY 362 CONCORD ST ALPHARETTA GA 30009		.64			
4.	BEAM BRIAN KEITH & SONYA DENISE 257 THOMPSON ST ALPHARETTA GA 30009		.64			
5.	MINNICK MICHELE BROOM 150 GRAND CRES ALPHARETTA GA 30009		.64			
6.	CHAVARRIA FERNANDO & CHAVARRIA ROSA 253 THOMPSON ST ALPHARETTA GA 30009		.64			



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USPS® Tracking Number Firm-specific Identifier	Address (City, State, and ZIP Code™)		Postage	Fee	Special Handling	Parcel Airlift
1.	AVALON RESIDENTIAL COMMUNITY ASSOCIATION INC 1465 NORTHSIDE DR NW 128 ATLANTA GA 30318		.64			
2.	AUBERT EDWARD & SHARON JEAN 289 THOMPSON ST ALPHARETTA GA 30009		.64			
3.	HODSDON PATRICIA & MARK 249 THOMPSON ST ALPHARETTA GA 30009		.64			
4.	DEVELOPMENT AUTHORITY OF FULTON COUNTY 2200 AVALON BLVD ALPHARETTA GA 30009		.64			
5.	PECQUEUR ANDRE JUSTIN & FU KING FEI 285 THOMPSON ST ALPHARETTA GA 30009		.64			
6.	STIMSON JOHN H 245 THOMPSON ST ALPHARETTA GA 30009		.64			



JAY FARHAT

Z-24-08/V-24-08

8498.0001

116 LETTERS

Certificate of Mailing — Firm

Name and Address of Sender MILES HANSFORD, LLC 202 TRIBBLE GAP ROAD SUITE 200 CUMMING, GA 30040	TOTAL NO. of Pieces Listed by Sender 6	TOTAL NO. of Pieces Received at Post Office™ 6	Affix Stamp Here <i>Postmark with Date of Receipt.</i> 			
	Postmaster, per (name of receiving employee) 					
USPS® Tracking Number Firm-specific Identifier	Address	Postage	Fee	Special Handling	Parcel Airlift	
1.	LIBERTY PARK VILLAGE LLC 5100 PEACHTREE PKWY STE 200 NORCROSS GA 30092	.64				
2.	STEVEN & SHELLY SHIFFMAN REVOCABLE TRUST THE 376 CONCORD ST ALPHARETTA GA 30009	.64				
3.	BATISTA CARLOS M & BATISTA ALMA 394 CONCORD ST ALPHARETTA GA 30009	.64				
4.	LATHAM KIMBERLY J 378 CONCORD ST ALPHARETTA GA 30009	.64				
5.	LUXURY PROPERTIES INVESTMENT LLC 510 BROOK MANOR DR ALPHARETTA GA 30022	.64				
6.	WILSON JAMES M & RISA 380 CONCORD ST ALPHARETTA GA 30009	.64				



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	Postmaster, per (name of receiving employee) 					
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Special Handling	Parcel Airlift
1.	WECONNECT LLC 398 CONCORD ST ALPHARETTA GA 30009		.64			
2.	WEIS EDWARD H & ELAINE JOYCE 400 CONCORD ST ALPHARETTA GA 30009		.64			
3.	ANNAPRAGADA SUBRAMANYARAVI & PADMA VATHI 402 CONCORD ST ALPHARETTA GA 30009		.64			
4.	EA HOMES LP 131 ROSWELL ST ALPHARETTA GA 30009		.64			
5.	WANG XIUYING 404 CONCORD ST ALPHARETTA GA 30009		.64			
6.	KENNETT KELLY B & MARY H 406 CONCORD ST ALPHARETTA GA 30009		.64			



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116 LETTERS

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	Postmaster, per (name of receiving employee) 					
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Special Handling	Parcel Airlift
1.	FOUNDRY NEIGHBORHOOD ASSOCIATION I NC 675 PACES FERRY RD SE STE 125 ATLANTA GA 30339		.64			
2.	CABRERA GREG R & LISA 374 CONCORD ST ALPHARETTA GA 30009		.64			
3.						
4.						
5.						
6.						

Community Zoning Information Meeting (CZIM)
Please sign-in and leave your comments and/or concerns.

May 8, 2024

Z-24-08/V-24-08 / 306 Thompson Street

NAME	ADDRESS	COMMENTS
Bob Donsky	13790 Dancliff Academy Park	opposed to variance to build 2 homes, opposed to Alpha loop & tree removal.
Teresa Smith Copman	11750 Dancliff Tree Academy Park	want the Alpha loop to be built with minimum impact to trees
Lars + Sasha Holmquist	319 Concord St Foundry	Love the changes! The Alpha Loop is a vital community amenity. Walked here today on the Alpha Loop. The Developer accommodated the extension as planned by the City. This plan now works. Strong support.
Andrea DeLuca	400 Barbary	The loop needs to continue
Richard DeLuca	400 Barbary XING	Continue the loop three meters to the Park. per posted Master plan.
Chareen Thompson	1800 Millstone CRT	Alpha Loop is fantastic— would rather have one large, beautiful home than many small homes.

EXHIBIT

D

tabbles

Community Zoning Information Meeting (CZIM)
Please sign-in and leave your comments and/or concerns.

May 8, 2024

Z-24-08/V-24-08 / 306 Thompson Street

NAME	ADDRESS	COMMENTS
Joan Marian Cunningham	2595 Milford Lane	Interested in protecting the trees in our nature area. a big buffer of trees ie 30-50 ft
MARIK ROBERTSON	2420 LUXFORD LN Alpha netta	WOULD LIKE MINIMIZE TREE DAMAGE + MAXIMIZE SPRAWLING TREES
Stephen Weirbach	11780 Dancliff Trace Alpha netta	Opposed to additional tree loss to construct the Alpha loop as it negatively impacts Academy Park trees & property.
Glenn Good	12275 Dancliff Trace	Our community is strongly ^{extension} opposed to the Alpha Loop. We will be at the Planning Comm. next month and are happy to discuss in advance. We also are requesting detention ponds exceed minimum requirements, and that annual inspections be part of their covenants. Per previous discussions with the owner, they have agreed to install fencing, and we would ask that remain. Thank you.

Community Zoning Information Meeting (CZIM)
Please sign-in and leave your comments and/or concerns.

May 8, 2024

Z-24-08/V-24-08 / 306 Thompson Street

NAME	ADDRESS	COMMENTS
Karen Richard	11680 Dancliff	Too many trees removed arch't. VGR can request is not supported by any hardships

Community Zoning Information Meeting (CZIM)
Please sign-in and leave your comments and/or concerns.

May 8, 2024

Z-24-08/V-24-08 / 306 Thompson Street

NAME	ADDRESS	COMMENTS
Kim Jager	2505 MILFORD LANE	OPPOSED TO THE LOOP IN THIS area - due to negative impact it will cause our community Academy Park
Sharon Cain	12564 Wexcroft Lane Alpharetta, GA	Opposed to Loop going in between Thompson St and 4th St. Loss of tree cover, more erosion on creek will be the net result. Also a waste of taxpayer dollars.
TODD CAIN	12564 WEXCROFT LANE ALPHARETTA GA	OPPOSED TO THOMPSON ST ALPHA LOOP EXTENSION
Ed Pate	2421 Loxford Lane Alpharetta GA	Opposed to Alpha Loop extension - Concerned w/ loss of Trees
Michael & Leslie Webb	12050 Dandridge Trace	Here to learn the options
Rita Breier Russell Breier	11720 Dandridge trace	opposed to Alpha Loop ^{extension} and 2 houses - No trees to be cut down

A tree fell on our house. Any trees cut down puts Academy Park at risk

Name	Address	Comments
Dane & Nick Grecco	310 Barbours King	Love the loop as shown for all of ALPHARETTA TO ENJOY.

Exhibit "E"

Summary of the Issues/Questions Raised and the Applicant's Responses during the Public Participation Process and Supporting Documents

Since the Applicant submitted its initial public participation report, the Applicant and its representatives have corresponded with the following interested parties and addressed the issues raised as described below:

A. Correspondence with Adjoining Property Owners

The Applicant held a meeting with Academy Park Home Owners Association on March 11, 2024.

Summary of Issues/Questions & Responses:

Issue #1: Where is the stormwater detention release point?

Response: The release point is north of the Chiswick detention pond.

Issue #2: A neighbor expressed concern over erosion on which is causing damage to trees.

Response: The Applicant will abide by the City's Tree Ordinance and the City's grading requirements during the development and construction of the Subject Property.

Issue #3: A neighbor requested a fence be installed on the Subject Property.

Response: The Applicant will take this under advisement.

B. Correspondence with Interested Parties

The Applicant attended the Community Zoning Information Meeting (CZIM) in Council Chambers at Alpharetta City Hall located at 2 Park Plaza, Alpharetta, GA 30009 on May 8, 2024.

Summary of Issues/Questions & Responses:

Issue #1: Neighbors expressed opposition to the AlphaLoop connection and the removal of trees to install the connection.

Response: The Applicant is required by City Ordinance to install the AlphaLoop connection. The Applicant has submitted a landscape plan and will adhere to the City's Tree Ordinance regarding the removal and replanting of trees and other vegetation in accordance with the landscaping plan.

Issue #2: Neighbors expressed concern regarding tree removal.

Response: The Applicant has submitted a landscape plan and will adhere to the City's Tree Ordinance regarding the removal and replanting of trees and other vegetation in accordance with the landscaping plan. The connection to the AlphaLoop has caused the Applicant to revise the landscaping plan to alter the location of plantings and trees in order to comply with the City's Tree Ordinance.

Issue #3: A neighbor expressed concern over stormwater and erosion.

Response: The Applicant will abide by all local, state, and federal regulations regarding stormwater maintenance and treatment.

Issue #4: A neighbor expressed support for the installation of the AlphaLoop connection.

Response: The Applicant is required by City Ordinance to install the AlphaLoop connection.

Issue #5: A neighbor expressed concern regarding the architecture of the homes.

Response: The Applicant will take this under advisement.

Issue #6: A neighbor expressed concern regarding the number of homes proposed.

Response: The Applicant will take this under advisement but is within the maximum density and lot size requirements for the proposed single family dwellings, detached.

From: [Cook, Kathi](#)
To: [Taylor, Elicia](#); [Woodman, Michael](#)
Subject: Fwd: Per CZIM tonight - Z-24-08/V-24-08
Date: Thursday, May 9, 2024 4:47:55 PM

Sent from my iPhone

Begin forwarded message:

From: "Merkel, Dan" <dmerkel@alpharetta.ga.us>
Date: May 9, 2024 at 6:13:46 AM EDT
To: "Cook, Kathi" <Kcook@alpharetta.ga.us>
Subject: Fwd: Per CZIM tonight - Z-24-08/V-24-08

Sent from my iPhone

Dan Merkel
Southern States Insurance
Councilman City of Alpharetta
404-513-9814

Begin forwarded message:

From: Mitch Copman [REDACTED]
Date: May 8, 2024 at 10:26:51 PM EDT
To: City Council and Mayor
<CityCouncilandMayor@alpharetta.ga.us>
Subject: Fw: Per CZIM tonight - Z-24-08/V-24-08

 **This message needs your attention**

- This is their first email to you.
- This is a personal email address.

[Mark as Safe](#) [Report this Email](#) Powered by Mimecast

Re:306 Thomspson Street and AlphaLoop

Dear Alpharetta Mayor & City Council:

I am a resident of Academy Park who has been fully impacted by Chiswick (it's my backyard, literally and I get to listen to the tractor reverse warning sounds regularly). However, that said, I am grateful for the gate and AlphaLoop to Avalon. I use it often and am thankful for it being available to me.

The development being proposed next to Cheswick raised some concerns tonight at the CZIM. There is conflicting input regarding the AlphaLoop discussion due to the impact it may have on the tree buffer to Academy Park. One of our residents who is right next to that area had their house hit by a tree when that clear cut took out all the trees for the Chiswick community. We truly want to retain as much buffer there as possible.

I am very interested and supportive of the AlphaLoop connecting from its current Chiswick end to the entrance on Thompson. That said I am open to a compromise that expedites the completion of that connection (eliminating the "tiny lot" issues on Thompson St.) and apparently could save the city and contributors lots of tax dollars. It is my understanding the current plan to build a bridge is \$500k "ish" and the impact fees from Chiswick have been exhausted getting it to the current state. As beautiful as the current vision/plan maybe the impact/timeline to get that done could be years. It seems if we can look at connecting it up to the Thompson Street multi-use path that would resolve the tree buffer issue and reduce cost. Not quite the same wooded experience but a good option. That apparently will impede the impending two-house proposal. Additionally, as much as I personally like contemporary design and construction I don't see how the proposed style houses fit our area. Therefore, I stand against this proposal and recommend a compromise to connect the Alphaloop path.

Thank you for your dedication and service to our community.

Kind regards,

Mitch & Teresa Copman
11750 Dandliff Trace
Alpharetta, GA 30009



From: [Kevin Norton](#)
To: [Woodman, Michael](#)
Cc: [Kelley Rhino](#); [Cook, Kathi](#); [Todd Hager](#); [Paige Cunningham](#); [Chris Ryan](#); [Paul Corley](#)
Subject: 306 Thompson Street - Suggested Zoning Conditions from Empire
Date: Wednesday, May 29, 2024 10:06:23 AM

Michael – Good morning and thank you for speaking with me this morning regarding the 306 Thompson Street rezoning. Below are our suggested conditions to be added to your staff report. Should you have any questions to these conditions, please feel free to give me a call. I will also be sending these same conditions to Ethan Underwood at Miles Hansford since he is the applicant handling the rezoning.

1. The developer at 306 Thompson Street shall fully develop and build on the 306 Thompson Street property and not bring any construction equipment or materials through the Chiswick community property.
2. The developer at 306 Thompson Street shall be responsible for full development and perpetual maintenance of the Lot 2 access from western edge of existing Chiswick Circle (private street).
3. 306 Thompson developer and/or builder is not allowed to bring construction equipment or materials through the Chiswick property.
4. The developer at 306 Thompson Street shall be responsible for full design and replacement of the 3 existing parking spaces and storm/sewer structures on Chiswick Circle. The 3 existing parking spaces are exclusively for the use of the Chiswick Homeowners Association and are not to be used for the 306 Thompson Street property. This shall include the installation of required pervious pavers and under drains within the parking area as well as modifications to the stormwater management pond access serving the Chiswick community.
5. The developer at 306 Thompson Street shall be responsible for the removal and replacement of any irrigation and landscaping materials and making any other utility relocations to including streetlights, gas, electrical and communications impacted during the completion of 306 Thompson Street site improvements, including but not limited to existing mature trees affected by the design.
6. Upon the sale from developer/builder to an owner, the Lot 2 owner on the 306 Thompson Street property shall be responsible for an annual contribution to the Chiswick Homeowners Association in the amount of \$500, subject to an annual escalation of not more than 5%. An agreement between the 306 Thompson Street developer, its successors and assigns, and the Chiswick Homeowners Association (Chiswick HOA) allowing the Chiswick HOA to enforce payment of annual contributions with lien rights over the Lot 2 owner/parcel.

Thank you,

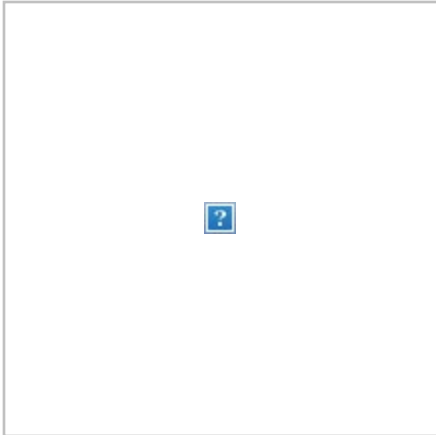
KEVIN NORTON P.E.

SENIOR VICE PRESIDENT, LAND DEVELOPMENT

T: 1-770-541-5250 M: 1-404-951-6546

D: 1-770-541-6910 F: 1-770-541-5251

KNORTON@EMPIRECOMMUNITIES.COM



EMPIRE COMMUNITIES™

5775 GLENRIDGE DRIVE BUILDING D, SUITE 350

ATLANTA, GEORGIA 30328

[FACEBOOK](#) | [INSTAGRAM](#) | [LINKEDIN](#)

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Date – 5/29/2024

To: City of Alpharetta Planning Commission

Subject: 306 Thompson Street

Dear Sirs/Madame,

Academy Park Neighborhood Association is requesting that the Planning Commission make the following items conditions for approval for variance that will be reviewed on June 6, 2024.

Academy Park's southeast border property has been subject to damage from development in recent years, development which has endangered buildings due to loss of tree windbreak and caused significant erosion of the stream paralleling our building 44D. Our concern is predicated on the planned removal of over seventy mature trees from the 1.4-acre site.

The issues experienced by the residents of Academy Park were a direct result of the clear cutting of trees across 5+ acres for the Chiswick development. The damage includes a loss of tree windbreak, increased water runoff, and continued undermining of trees along, and in, the Academy Park property.

In February 2023, the toppling of a 60-foot tree that destroyed significant parts of a townhome in building 44D, miraculously missing the owners who were home at the time, can be attributed to the loss of tree windbreak from the Chiswick development ([see the attached figures 1 and 2](#)). Additionally, several trees were lost in our natural area following this incident. This cost the Association thousands of dollars in restoration, preventative tree work and insurance claims.

Stormwater management is also a significant concern given the amount of impervious surface the site plan depicts for the two new homes.

Based on historical development and lack of action by the City and Developers, Academy Park requests that the City include the following in any conditions allowing variance for this property:

1. Stormwater runoff infiltration/detention system shall be designed and installed so that the Post-Development Discharge from the subject property shall not exceed the Pre-Development Discharge for the 1 year through 100-year storm events and with a 10% reduction in existing release rates. The owner shall be required to perform annual stormwater/detention facility inspections that will be submitted to the City and made public for viewing by surrounding property owners.
2. Prior to a land disturbance permit on property, developer shall hire and pay for a licensed registered professional engineer(s) to conduct a photo journal of downstream

water bodies located within 500' of the property to determine baseline conditions. Developer shall fund a post-development photo journal by the same engineer(s), to be conducted within 90 days following the recording of the final plat for the last phase of the development. Developer shall remediate any siltation found by the photo journal over and above the predevelopment baseline that is caused by the development of the property and that is not the result of siltation that would have otherwise occurred absent the development of the property.

3. Developer shall install evergreen landscape material along Alpha Loop, with no impacts to existing trees, with final approval by Staff.

4. In order to address security concerns, the Developer shall install an 8' tall decorative fence with maintenance access gate along the common boundary of the subject property and Academy Park.

Until the requested actions are agreed to by the City and Developer, Academy Park cannot support his request for variance or for the development as cited, as there is no clear indication that this developer will not have detrimental impact on the property in our natural area and our residences.

Christofor Agassandian,
VP, Board of Directors




Figure 1.



Figure 2.

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: Z-24-08/V-24-08

PH #: PHA240003

☐ 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: Miles Hansford, LLC

Telephone: 770-781-4100

Address 178 S. Main Street

Suite: 310

City Alpharetta

State: GA

Zip 30009

Fax: 770-781-9191

Mobile Tel: _____

Email: eunderwood@miles hansford.com / tfisher@miles hansford.com

Subject Property Information:

Address: 306 Thompson Street, Alpharetta, GA 30009

Current Zoning: R-12

District: 1

Section: 2

Land Lot: 802

Parcel ID: 12 284108020053

Proposed Zoning: DT-LW

Current Use: Single Family Dwelling, Detached

This Application For *(Check All That Apply)*

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

APPLICANT REQUEST AND INTENT

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

The Applicant proposes to develop two single-family dwellings upon the Subject Property.

Applicant's Request (Please itemize the proposal):

The applicant requests to rezone the Subject Property from R-12 to DT-LW with the following variances:

1. Eliminate the requirement for a street facing garage to be recessed a minimum distance of 20 feet behind the building façade. (UDC § 2.4.6(C)).
2. Allow on-site parking between a building and a street. (UDC § 2.7.2).
3. Allow for Contemporary Style Single Family Detached Dwelling(s) to be constructed on the property. (UDC § 2.8.7 (C)).

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

Approval of the Applicant's Proposal will allow development aesthetically attractive residences that complement the surrounding Thompson Street Community.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: 306 Thompson Street, LLC - Galal "Jay" Farhat

Telephone: 770-355-3847

Address: 203 N Esplanade

Suite:

City Alpharetta

State: GA

Zip: 30009

Authorization:

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

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

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Miles Hansford, LLC

Telephone: 770-781-4100

Address: 178 S. Main Street

Suite: 310

City Alpharetta

State: GA

Zip: 30009

So Sworn and Attested:

Owner Signature:

Galal "Jay" Farhat

Date:

1/19/24

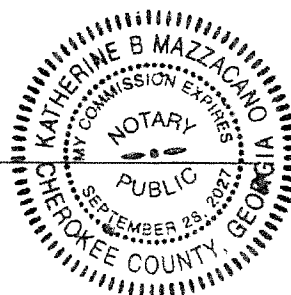
Notary: Katherine Mazzacano

Notary Signature:

Katherine Mazzacano

Date:

January 19, 2024



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: Galal "Jay" Farhat

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: _____

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: _____

Galal "Jay" Farhat

Date: _____

1/19/24

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

This Proposal to rezone to DT-LW for two single-family dwellings on 1.148 acres is compatible with the surrounding properties because the surrounding properties are also zoned for residential development. The Future Development Map shows the Subject Property in the Mixed Use Live Work category within the Downtown Overlay District, where the DT-LW zoning classification is an appropriate category. The adjacent properties to the west, south, and east are in the Mixed Use Live Work category as well, and the adjacent property to the north is in the Medium Density Residential category. The Proposal to rezone to DT-LW is therefore consistent with the medium- to high-density residential development that either already exists or is anticipated on the surrounding properties.

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

This Proposal will positively affect the use and value of the surrounding residential properties. The use of the surrounding properties will be enhanced by the interconnectivity provided to the sidewalk along Thompson Street along the southern end of the Subject Property. The value of the surrounding properties will be enhanced by the Subject Property's high-end residences and premium site design.

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

No. The Subject Property cannot be developed for a reasonable economic use as currently zoned, because the current zoning, R-12, would yield half as many dwellings, making development cost-prohibitive based on current and anticipated development costs.

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

The increase to population if the Proposal were approved would be minor: approximately 5 people (assuming 2.5 people per residence). The increase to traffic would be minor as well: approximately 12 trips per 24 hours (2 residences multiplied by 5.75 vehicle trips per residence per 24 hours equals 12 vehicle trips per 24 hours). A Trip Generation Report analyzing the projected effects of the Proposal on traffic is submitted with this Application, and incorporated by reference.

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

The impact to schools would be minimal. The number of new students that will live at the Subject Property is estimated to be approximately 2 (assuming 0.75 students per residence) spread across all grades. With regard to public utilities, sanitary sewer, water, natural gas, electricity and cable are available to the Subject Property. The impact on public utilities will be in keeping with growth projected by utility providers.

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

The Proposal is consistent with the Alpharetta Comprehensive Plan and the Future Land Use Map/Future Development Map. The Future Development Map shows the Subject Property in the Mixed Use Live Work land use category within the Downtown Overlay District, where the proposed DT-LW zoning category is an approved category. Up to 8 residential units per acre is allowed in the DT-LW zoning category, and the Proposal calls for only 1.74 units per acre.

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

Yes. The Subject Property is located near the Avalon development, where high-quality, high-density residential products already exist and are being added. Also, several nearby properties have already been rezoned to the DT-LW zoning category. Presumably, other nearby and adjacent properties will also be rezoned to DT-LW. Thus, rezoning the Subject Property to the DT-LW zoning category will ensure that high-quality development consistent with nearby and adjacent properties continues as envisioned in the Alpharetta Comprehensive Plan.

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

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

Variance #1

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

Yes, regarding City of Alpharetta UDC § 2.4.6(C). The narrow shape, size, and topography of the property, and the resulting setbacks and landscaping requirements along the boundary lines, substantially limit the buildable area of the subject property and necessitate placement of the structures in the locations proposed by the Applicant. Unless the proposed variance is approved, the narrowness of the Subject Property will not allow for construction of the proposed housing type and architectural designs.

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

Yes. The application of the UDC standards for the Downtown Overlay would create an unnecessary hardship for the Subject Property. Based upon the shape and size of the Subject Property, strict conformity to the requirement to offset garage doors 20 feet behind the front façade would prevent the reasonable economic development of the Subject Property (i.e. using the proposed housing type and architectural design).

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

Yes. The narrow shape, size, and topography of the property, and the resulting setbacks and landscaping requirements along the boundary lines, substantially limit the buildable area of the subject property and necessitate placement of the structures in the locations proposed by the Applicant.

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

No. The requested variance would not cause substantial detriment to the public good or impair the purpose and intent of the UDC. The variance is minimum necessary to facilitate the proposed project. The project will accomplish the intent of the UDC provision at issue, which is to provide superior aesthetic appeal, wall articulation (rather than monolithic facades), and encourage walkability within the project and surrounding area.

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

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

Variance #2

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

Yes, regarding City of Alpharetta UDC § 2.7.2. The narrow shape, size, and topography of the property, and the resulting setbacks and landscaping requirements along the boundary lines, substantially limit the buildable area of the subject property and necessitate placement of the structures in the locations proposed by the Applicant. Unless the proposed variance is approved, the narrowness of the Subject Property will not allow for construction of the proposed housing type and architectural designs.

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

Yes. The application of the UDC standards for the Downtown Overlay would create an unnecessary hardship for the Subject Property. Based upon the shape and size of the Subject Property, strict conformity to the requirement of no on-site parking between the building and the street would prevent the reasonable economic development of the Subject Property (i.e. using the proposed housing type and architectural design).

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

Yes. The narrow shape, size, and topography of the property, and the resulting setbacks and landscaping requirements along the boundary lines, substantially limit the buildable area of the subject property and necessitate placement of the structures in the locations proposed by the Applicant.

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

No. The requested variance would not cause substantial detriment to the public good or impair the purpose and intent of the UDC. The variance is minimum necessary to facilitate the proposed project. The project will accomplish the intent of the UDC provision at issue, which is to provide superior aesthetic appeal, wall articulation (rather than monolithic facades), and encourage walkability within the project and surrounding area.

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

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

Variance #3

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

Yes, regarding City of Alpharetta UDC § 2.8.7(C). The narrow shape, size, and topography of the property, and the resulting setbacks and landscaping requirements along the boundary lines, substantially limit the buildable area of the subject property and necessitate placement of the structures in the locations proposed by the Applicant. Unless the proposed variance is approved, the narrowness of the Subject Property will not allow for construction of the proposed housing type and architectural designs.

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

Yes. The application of the UDC standards for the Downtown Overlay would create an unnecessary hardship for the Subject Property. Based upon the shape and size of the Subject Property, strict conformity to the requirement of architectural styles between the building and the street would prevent the reasonable economic development of the Subject Property (i.e. using the proposed housing type and architectural design).

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

Yes. The narrow shape, size, and topography of the property, and the resulting setbacks and landscaping requirements along the boundary lines, substantially limit the buildable area of the subject property and necessitate placement of the structures in the locations proposed by the Applicant. Additionally, the Applicant is proposing architectural diversity while using high quality materials compatible with adjacent and surrounding properties.

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

No. The requested variance would not cause substantial detriment to the public good or impair the purpose and intent of the UDC. The variance is minimum necessary to facilitate the proposed project. The project will accomplish the intent of the UDC provision at issue, which is to provide superior aesthetic appeal, wall articulation (rather than monolithic facades), and encourage walkability within the project and surrounding area.

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.

SIGN VARIANCE REVIEW CRITERIA

Are there exceptional conditions pertaining to the property where the sign is to be located as a result of the property size, shape, or topography which are not applicable to other lands or structures in the area? If "yes," please explain.

☐ Yes N/A

☐ No

Would the applicant be deprived of rights that are commonly enjoyed by others similarly situated? If "yes," please explain.

☐ Yes N/A

☐ No

Would granting the variance confer on the applicant any significant privileges which are denied to others similarly situated? If "yes," please explain.

☐ Yes N/A

☐ No

Are the exceptional circumstances the result of actions of the applicant or the applicant's representatives? If "yes," please explain.

N/A

☐ Yes

☐ No

Is the requested variance the minimum necessary to allow the applicant to enjoy rights commonly enjoyed by others similarly situated? If "no," please explain.

☐ Yes N/A

☐ No

Would granting of the variance violate more than one standard of the Unified Development Code? If "yes," please explain.

☐ Yes N/A

☐ No

Would granting the variance result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic? On a separate sheet or sheets, please defend your response.

☐ Yes ☐ No

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: 306 Thompson Street

Contact Name: Miles Hansford, LLC - J. Ethan Underwood Telephone: 770-781-4100

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

Owners of Properties located within 500 ft. of the Subject Property

Affected government departments

City officials

Interested parties noted on any list provided by the City

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

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

Individuals can contact Ethan Underwood via telephone at 770-781-4100 or via email eunderwood@mileshansford.com as well as during the public participation process.

LENKE MARK E & LAURIE L
12110 DNACLIFF TRCE
ALPHARETTA GA 30009

DUNNING MARINA & DUNNING TIMOTHY
11725 DANCLIFF TRC
ALPHARETTA GA 30009

DORSKY ROBERT B JR & DORSKY LYDIA T
11790 DANCLIFF TRC
ALPHARETTA GA 30009

KONKEL JOHN & STUMPE BEATE
12120 DANCLIFF TRCE
ALPHARETTA GA 30009

KROENKE STEVEN J
11735 DANCLIFF TRCE
ALPHARETTA GA 30009-8738

WHITAKER MALAIKA
11800 DANCLIFF TRC
ALPHARETTA GA 30009

GOULD DAVID S
11920 DANCLIFF TRCE
ALPHARETTA GA 30009

FELDER PATRICK W
11745 DANCLIFF TRCE
ALPHARETTA GA 30009

ALDORT HENRY A
11810 DANCLIFF TRCE
ALPHARETTA GA 30009

IRACE HENRY E JR & MARGARET M
11950 DANCLIFF TRCE
ALPHARETTA GA 30009-8737

HARTMAN DAVID P & MARY W
11785 DANCLIFF TRCE
ALPHARETTA GA 30009-8738

MC DONALD VIRGINIA O
11990 DANCLIFF TRC
ALPHARETTA GA 30009

EDWARDS THOMAS J & ALLISON
11960 DANCLIFF TRCE
ALPHARETTA GA 30009-8737

NEWTON TERRY & NEWTON WILLIAM
11795 DANCLIFF TRC
ALPHARETTA GA 30009

ROSNER MARK & JILL B
12000 DANCLIFF TRACE
ALPHARETTA GA 30004

MAGRUDER SAM W JR & CAROLYN J
11970 DANCLIFF TRC
ALPHARETTA GA 30009

REVOCABLE LIVING TRUST OF DIANE MA
CIEIK
11740 DANCLIFF TRCE
ALPHARETTA GA 30009

COONEY ARTHUR COONEY JOAN
12010 DANCLIFF TRCE
ALPHARETTA GA 30009

MILLER DENISE A
11925 DANCLIFF TRCE
ALPHARETTA GA 30009-8740

COPMAN TERESA ANN & COPMAN MITCHEL
L ALAN
11750 DANCLIFF TRC
ALPHARETTA GA 30009-8735

ROBERTON WALL KAREN K & RAINSFORD
JAMES J
12020 DANCLIFF TRC
ALPHARETTA GA 30009

WOLF JEANNE ELIZABETH
11935 DANCLIFF TRC
ALPHARETTA GA 30009

DEWEERD GARY A
11760 DANCLIFF TRCE
ALPHARETTA GA 30009

RICHARD JOHN F & RICHARD KAREN A
11680 DANCLIFF TRC
ALPHARETTA GA 30005

MARTHA STROH REVOCABLE TRUST THE
11945 DANCLIFF TRCE
ALPHARETTA GA 30009

CLELAND DAVID C & CLELAND JOANNE W
11770 DANCLIFF TRC
ALPHARETTA GA 30009

CONTE RICHARD E & ROBERTA J
11690 DANCLIFF TRCE
ALPHARETTA GA 30009

RAY ANGELIA
11715 DANCLIFF TRCE
ALPHARETTA GA 30009

WEIRBACH STEPHEN J & PECK BRENDA J
11780 DANCLIFF TRC
ALPHARETTA GA 30009

SHAW JOHN
11700 DANCLIFF TRCE
ALPHARETTA GA 30009

FOWLER WILLIAM M & FOWLER PAMELA J
11710 DANCLIFF TRC
ALPHARETTA GA 30009

EA HOMES LP
5757 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

EA HOMES LP
5775 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

BREIER RUSSELL & RITA
11720 DANCLIFF TRCE
ALPHARETTA GA 30009

EA HOMES LP
5757 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

EA HOMES LP
5757 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

NORWOOD DARRIN
11830 DANCLIFF TRCE
ALPHARETTA GA 30009

SAHAR INVESTMENTS LLC
8740 RHAPSODY LANE
CUMMING GA 30041

EA HOMES LP
5757 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

HARRISON SCOTT W & HARRISON SARA J
11840 DANCLIFF TRC
ALPHARETTA GA 30009

306 THOMPSON STREET LLC
203 N ESPLANADE
ALPHARETTA GA 30009

EA HOMES LP
5775 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

MOORE CAROLYN MEREDITH
11850 DANCLIFF TRC
ALPHARETTA GA 30009

EA HOMES LP
5757 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

CITY OF ALPHARETTA GEORGIA
2 S MAIN ST
ALPHARETTA GA 30009

RIDLEY DAVID T & PEGGY J
11860 DANCLIFF TRCE
ALPHARETTA GA 30009

EA HOMES LP
5757 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

EA HOMES LP
5775 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

CUBIT III LLC
8740 ISLESWORTH CT
DULUTH GA 30097

EA HOMES LP
5757 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

ACADEMY PARK NEIGHBORHOOD ASSN INC
12102 DANCLIFF TRC
ALPHARETTA GA 30009

SAHAR INVESTMENTS LLC
8740 RHAPSODY LANE
CUMMING GA 30041

PSV LLC
P O BOX 1385
ALPHARETTA GA 30009

ACADEMY PARK NEIGHBORHOOD ASSOC INC
12102 DANCLIFF TRC
ALPHARETTA GA 30009

DRM ESTATE LLC
12570 PINDELL CIR
ALPHARETTA GA 30004

PSV LLC
P O BOX 1385
ALPHARETTA GA 30009

ACADEMY PARK NEIGHBORHOOD ASSOCIAT
ION INC
12102 DANCLIFF TRC
ALPHARETTA GA 30009

EA HOMES LP
5775 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

EA HOMES LP
5775 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

DEVELOPMENT AUTHORITY OF FULTON CO
UNTY
10525 VISTA SORRENTO PKWY STE 110
SAN DIEGO CA 92121

DUVALL FAMILY TRUST THE
128 GRAND CRESCENT
ALPHARETTA GA 30009

REFAI BASEL & KOUDSI NOURA
422 CONCORD ST
ALPHARETTA GA 30009

FANCHER JOE D & FANCHER THERESA B
432 CONCORD ST
ALPHARETTA GA 30009

FRAIL FAMILY LIVING TRUST THE
130 GRAND CRES
ALPHARETTA GA 30009

COFFEY BRUCE & SUSAN
424 CONCORD ST
ALPHARETTA GA 30009

MIRSKY BURT S & MIRSKY RUTH BARBARA
384 CONCORD ST
ALPHARETTA GA 30009

KIDD STEVE & VIKIRA
132 GRAND CRES
ALPHARETTA GA 30009

PATEL NIMISHA
408 CONCORD ST
ALPHARETTA GA 30009

BROWN KEVIN T & BROWN MICHELE R
416 CONCORD ST
ALPHARETTA GA 30009

CHUNARA SHEHZAAN & ZAINAB
120 GRAND CRES
ALPHARETTA GA 30009

KIRKUP DAVID C & JOSEPHINE KIM
426 CONCORD ST
ALPHARETTA GA 30009

RIGGINS BRIAN
386 CONCORD ST
ALPHARETTA GA 30009

DOZIER TERRY S & DOZIER CATHERINE R
142 GRAND CRES
ALPHARETTA GA 30009

STOKES MAYLON SCOTT & JANA BOYD
410 CONCORD ST
ALPHARETTA GA 30009

RUTLEDGE CINDI
418 CONCORD ST
ALPHARETTA GA 30009

HILL ANDREW CASEY & TERESA
136 GRAND CRES
ALPHARETTA GA 30022

SULLIVAN DANN P
428 CONCORD ST
ALPHARETTA GA 30009

FARMER MEGHAN & BOWLES COREY
388 CONCORD ST
ALPHARETTA GA 30009

LIU EDDIE C & KYEONG A
140 GRAND CRES
ALPHARETTA GA 30009

MABRY JAMES MICHAEL & NANCY LOU
412 CONCORD ST
ALPHARETTA GA 30009

ATKINSON TREVOR
420 CONCORD ST
ALPHARETTA GA 30009

WILSON RICHARD J & LYNN K
138 GRAND CRES
ALPHARETTA GA 30009

RANGANATHAN BALAMOUGAN & BALAMO
UROUGAN USHA
430 CONCORD ST
ALPHARETTA GA 30009

PARKER MICHAEL K
390 CONCORD ST
ALPHARETTA GA 30009

HANDLER GARY & CYNTHIA W
144 GRAND CRES
ALPHARETTA GA 30009

GUO YUANTA & RUAN LAN
382 CONCORD ST
ALPHARETTA GA 30009

GUPTA MANISH K
372 CONCORD ST
ALPHARETTA GA 30009

MEREDITH MICHAEL R & MEREDITH KIMBERLY J
1210 ANGEL POND E
GREENSBORO GA 30642

FERRARA DOMINICK JR & MELISSA HOLLY
414 CONCORD ST
ALPHARETTA GA 30009

FUSSELL THURMAN TROY & HYONHUI KWON
392 CONCORD ST
ALPHARETTA GA 30009

WERTZ JEFFREY KENNETH & LANA M 370 CONCORD ST ALPHARETTA GA 30009	MALCOLM JEFFERY K & ONYEMA A 281 THOMPSON ST ALPHARETTA GA 30009	PULTE HOME CORPORATION 2475 NORTHWINDS PKWY STE 600 ALPHARETTA GA 30009
KELIN MELISSA JEANNE 297 THOMPSON ST ALPHARETTA GA 30009	CARPENTER MICHAEL & CARPENTER MARY JO 277 THOMPSON ST ALPHARETTA GA 30009	PULTE HOME CORPORATION 2475 NORTHWINDS PKWY STE 600 ALPHARETTA GA 30009
LIGHT GEOFFREY & DANA 368 CONCORD ST ALPHARETTA GA 30009	SEXTON DANIEL LEE & SEXTON MARY JE AN 273 THOMPSON ST ALPHARETTA GA 30009	MICHAELS PHILLIP 101 MEETING ST ALPHARETTA GA 30009
BOYD GREGG WARREN & JOHANNA DEKKER 366 CONCORD ST ALPHARETTA GA 30009	NIELSEN RENE G & WIGGINS PEGGY LAD ALE 269 THOMPSON ST ALPHARETTA GA 30009	HART STEPHEN EUGENE & HART LORI F 156 GRAND CRES ALPHARETTA GA 30009
JACOBSEN JOSEPH & JILL 364 CONCORD ST ALPHARETTA GA 30009	ROBERT & SUSAN RUPPEL REVOCABLE LI VING TRUST THE 261 THOMPSON ST ALPHARETTA GA 30009	HOLBROOK ALFRED SAMSON III 154 GRAND CRES ALPHARETTA GA 30009
CORYER ERIC 293 THOMPSON ST ALPHARETTA GA 30009	265 THOMPSON STREET LLC 2660 BETHANY CHURCH RD ALPHARETTA GA 30004-4558	SMITH ADRIAN 4301 BRUNELLO PL SUMMERFIELD NC 27358
MCCAULEY EDWARD F & MARY KAY 362 CONCORD ST ALPHARETTA GA 30009	BEAM BRIAN KEITH & SONYA DENISE 257 THOMPSON ST ALPHARETTA GA 30009	MINNICK MICHELE BROOM 150 GRAND CRES ALPHARETTA GA 30009
PULTE HOME CORPORATION 2475 NORTHWINDS PKWY STE 600 ALPHARETTA GA 30009	CHAVARRIA FERNANDO & CHAVARRIA ROSA 253 THOMPSON ST ALPHARETTA GA 30009	AVALON RESIDENTIAL COMMUNITY ASSOC IATION INC 1465 NORTHSIDE DR NW 128 ATLANTA GA 30318
AUBERT EDWARD & SHARON JEAN 289 THOMPSON ST ALPHARETTA GA 30009	HODSDON PATRICIA & MARK 249 THOMPSON ST ALPHARETTA GA 30009	DEVELOPMENT AUTHORITY OF FULTON CO UNTY 2200 AVALON BLVD ALPHARETTA GA 30009
PECQUEUR ANDRE JUSTIN & FU KING FEI 285 THOMPSON ST ALPHARETTA GA 30009	STIMSON JOHN H 245 THOMPSON ST ALPHARETTA GA 30009	LIBERTY PARK VILLAGE LLC 5100 PEACHTREE PKWY STE 200 NORCROSS GA 30092

LIBERTY PARK VILLAGE LLC
5100 PEACHTREE PKWY STE 200
NORCROSS GA 30092

STEVEN & SHELLY SHIFFMAN REVOCABLE
TRUST THE
376 CONCORD ST
ALPHARETTA GA 30009

BATISTA CARLOS M & BATISTA ALMA
394 CONCORD ST
ALPHARETTA GA 30009

LATHAM KIMBERLY J
378 CONCORD ST
ALPHARETTA GA 30009

LUXURY PROPERTIES INVESTMENT LLC
510 BROOK MANOR DR
ALPHARETTA GA 30022

WILSON JAMES M & RISA
380 CONCORD ST
ALPHARETTA GA 30009

WECONNECT LLC
398 CONCORD ST
ALPHARETTA GA 30009

FOUNDRY NEIGHBORHOOD ASSOCIATION I
NC
675 PACES FERRY RD SE STE 125
ATLANTA GA 30339

WEIS EDWARD H & ELAINE JOYCE
400 CONCORD ST
ALPHARETTA GA 30009

EA HOMES LP
5775 GLENRIDGE DR BLDG/STE D 350
ATLANTA GA 30328

ANNAPRAGADA SUBRAMANYARAVI & PADMA
VATHI
402 CONCORD ST
ALPHARETTA GA 30009

EA HOMES LP
131 ROSWELL ST
ALPHARETTA GA 30009

WANG XIUYING
404 CONCORD ST
ALPHARETTA GA 30009

KENNETT KELLY B & MARY H
406 CONCORD ST
ALPHARETTA GA 30009

FOUNDRY NEIGHBORHOOD ASSOCIATION I
NC
675 PACES FERRY RD SE STE 125
ATLANTA GA 30339

CABRERA GREG R & LISA
374 CONCORD ST
ALPHARETTA GA 30009

DETAILED TAX SUMMARY



City of Alpharetta

TAX YEAR: 2023 ▼

Owner Name

306 THOMPSON STREET LLC

Parcel Identification

12 -2841-0802-005-3

Account Number

0712396

Property Location

306 THOMPSON STREET

Tax District

10 - ALPHARETTA

Fair Market Value

438,900

Assessed Value

175,560

Temporary Assessment

Not Found

City Exemption:

County Exemption:

<u>Levies</u>	<u>Assessment</u>	<u>Exemptions</u>	<u>Net Assessment</u>	<u>X</u>	<u>Net Rate</u>	<u>State Credit</u>	<u>TAX</u>
Fulton Cycle							
FULTON BONDS	175,560	0	175,560	X	.000180	\$0.00	\$31.60
FULTON OPER	175,560	0	175,560	X	.008870	\$0.00	\$1,557.22
FULTON SCHOOL GEN	175,560	0	175,560	X	.017140	\$0.00	\$3,009.10
INTEREST							\$0.00
PENALTIES/FEES							\$0.00
Last Payment: 10/17/2023			Total Amount Billed				\$4,597.92
			Less Amount Paid				\$4,597.92
			Total Due				\$0.00
City of Alpharetta Cycle							
INTEREST							\$0.00
PENALTIES/FEES							\$0.00
Last Payment: Not Found			Total Amount Billed				\$0.00
			Less Amount Paid				\$0.00
			Total Due				\$0.00

Property owners with current legal matters, such as bankruptcy or foreclosure, must contact the Tax Commissioner's office at (404) 613-6100 for the official balance due on their parcel(s).

[Return to Tax Bill](#) | [Return to Search Results](#)



Real Estate

View Bill

As of 12/27/2023
Bill Year 2023
Bill 2307861
Owner 306 THOMPSON STREET LLC
Parcel ID 12 -2841-0802-005-3

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2023	\$1,009.47	\$1,009.47	\$0.00	\$0.00	\$0.00
TOTAL		\$1,009.47	\$1,009.47	\$0.00	\$0.00	\$0.00

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Miles Hansford, LLC
ATTORNEYS AT LAW

202 Tribble Gap Road · Suite 200 · Cumming, GA 30040
178 S Main Street · Suite 310 · Alpharetta, GA 30009
Phone 770.781.4100

MilesHansford.com

J. Ethan Underwood
eunderwood@MilesHansford.com

February 1, 2024

CAMPAIGN DISCLOSURE

Applicant:	Galal "Jay" Farhat
Subject Property:	306 Thompson Street, Alpharetta, GA 30009, Designated as Fulton County Parcel ID No. 12 284108020053
Proposed Action:	Rezoning with Variances
Current Zoning:	R-12 – Dwelling, 'For-Sale', Detached Residential
Proposed Zoning:	DT-LW – Downtown Live-Work
Proposed Use:	2 Single Family Dwellings, Detached
ROW Access:	Thompson Street

To Whom It May Concern:

Pursuant to Section 36-67A-3 of the Official Code of Georgia Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, please be advised that as of the date of this letter, Miles Hansford, LLC has made the following campaign contributions to local officials of the Governing Jurisdiction:

- **January 3, 2022 - \$500 to Councilman Donald Mitchell**
- **April 26, 2023 - \$500 to Councilman Fergal Brady**
- **May 3, 2023 - \$500 to City Councilman John Hipes**

This letter constitutes the disclosure of campaign contributions with respect to the above-referenced application.

Sincerely,

Ethan Underwood
Attorney for Applicant



RESERVATION OF CONSTITUTIONAL AND OTHER LEGAL RIGHTS

Applicant:	Galal “Jay” Farhat
Subject Property:	306 Thompson Street, Alpharetta, GA 30009, Designated as Fulton County Parcel ID No. 12 284108020053
Proposed Action:	Rezoning with Variances
Current Zoning:	R-12 – Dwelling, ‘For-Sale’, Detached Residential
Proposed Zoning:	DT-LW – Downtown Live-Work
Proposed Use:	2 Single Family Dwellings, Detached
ROW Access:	Thompson Street

This Reservation of Constitutional and Other Legal Rights (“the Reservation”) is intended to supplement and form a part of the land use application (including any request for zoning, conditional use permit, site plan approval, and variances) (collectively, the “Application”) of the Applicant and the owners of the Subject Property (collectively, the “Owner”) and to put the Governing Jurisdiction on notice of the Applicant’s assertion of its constitutional and legal rights.

The Applicant has filed a timely application, has provided all required information and has submitted the appropriate application fees. The Application meets all judicial and statutory requirements for approval.

The Applicant objects to the standing of any opponents who are not owners of land adjoining the Subject Property and to the consideration by the Governing Jurisdiction of testimony or evidence presented by any party without standing in making its decision regarding the Application. The Applicant also objects to the consideration of testimony or evidence that is hearsay, violates any applicable rules of procedure or evidence, or that is presented by any party who fails to comply with notice and campaign disclosure requirements.

The Current Zoning (and/or zoning conditions) of the Subject Property is unconstitutional and deprives the Subject Property and all viable economic use thereof. The Proposed Use is the only viable economic use of the Subject Property, and the Governing Jurisdiction has deemed this Application necessary to allow the Proposed Use. As such, the Applicant and Owner file this Application for the purpose of changing the Current Zoning (and/or zoning conditions and requesting variances) to facilitate the Proposed Use, and to exhaust administrative remedies in the event the Application is denied. As such, the filing of this application is not an admission of the need for any such approval of the Applicant’s right to develop the property. The Applicant and Owner reserve the right to challenge the Current Zoning and any zoning conditions and other restrictions affecting the Subject Property.

Denial of the Application or approval of the Application in any form that is different than as requested by the Applicant will impose a disproportionate hardship on the Applicant and Owner of the Subject Property without benefiting any surrounding property owners. There is no reasonable use of the Subject Property

other than as proposed by the Application and no resulting benefit to the public from denial of or modification to the Application.

Any provisions in the applicable land use, subdivision, and /or zoning ordinances (collectively the "Zoning Ordinance") that classify, or may classify, the Subject Property into any of the non-requested zoning or use classifications, including the Proposed Zoning District and Proposed Use at a density or intensity less than that requested by the Applicant, are unconstitutional in that they constitute a taking of the Applicant's and Owner's property rights without first paying fair, adequate, and just compensation for such rights in violation of Article I, Section III, Paragraph I of the Georgia Constitution of 1983, as amended and the Fifth and Fourteenth Amendments to the Constitution of the United States.

The Subject Property is suitable for development as proposed in the Application and it is not suitable for development under any other zoning classification, use, or at a density or intensity less than that requested by the Applicant. Failure to approve the Application as requested by the Applicant would be an unreasonable application of local land use authority, which bears no relationship to the public health, safety, morality or general welfare of the public and would constitute an arbitrary and capricious abuse of discretion in violation of Article I, Section I, Paragraph I of the Georgia Constitution of 1983, as amended and the Due Process Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States.

A refusal by the Governing Jurisdiction to approve the Application as requested by the Applicant will prohibit the only viable economic use of the Subject Property, will be unconstitutional and will discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and Owner and the owners of similarly situated properties in violation of Article I, Section I, Paragraph II of the Georgia Constitution of 1983, as amended, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Governing Jurisdiction to approve the Application as requested by the Applicant without the consent of persons elected to the governing body of the Governing Jurisdiction will amount to an unlawful delegation of the Governing Jurisdiction's authority, in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution of 1983, as amended.

Furthermore, the Governing Jurisdiction cannot lawfully impose more restrictive standards on the Subject Property's development than are presently set forth in the Zoning Ordinance. Any conditions or other restrictions imposed on the Subject Property without the consent of the Applicant and Owner that do not serve to reasonably ameliorate the negative impacts of the development are invalid and void. The imposition of improvements or design requirements unnecessary to facilitate the proposed development constitute an illegal impact fee, an unconstitutional condemnation, or both. As such, the Applicant and Owner reserve the right to challenge any such conditions, restrictions, or design requirements.

The Applicant and Owner assert that each has expended substantial sums and significantly changed its economic position in reliance upon versions of the Zoning Ordinance that allow the development of the Subject Property as proposed by the Applicant. As such, the Applicant has acquired vested rights to develop the property and the filing of this Application shall not constitute a waiver of those vested rights.

Finally, the Applicant and Owner assert that the current Zoning Ordinance, Character Area Map, Future Development Map and Comprehensive Plan were not adopted in compliance with the laws or constitutions of the State of Georgia or of the United States, and a denial of the Applicant's request based upon provisions illegally adopted will deprive the Applicant and Owner of due process under the law.

This Reservation constitutes an Ante Litem Notice pursuant to O.C.G.A. § 36-11-1, which places the Governing Jurisdiction and all other agents of the Governing Jurisdiction, in their official and individual capacities, on notice of the Applicant's and Owner's intent to seek monetary damages and attorney's fees against the Governing Jurisdiction for any rezoning action, zoning condition, illegal impact fee, and any other unlawful restrictions and exactions that are imposed upon the Subject Property, the Applicant, or the Owner.

By filing this Reservation, the Applicant reserves all rights and remedies available to it under the United States Constitution, the Georgia Constitution, all applicable federal, state, and local laws and ordinances, and in equity.

The Applicant and Owner respectfully request that the Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. This Reservation forms an integral part of the Application, and we ask that this Reservation be included with the Applicant's other Application materials. The Applicant and Owner reserve the right to amend and supplement this Reservation at any time.

Sincerely,

Ethan Underwood
Attorney for Applicant



J. Ethan Underwood
eunderwood@MilesHansford.com

LETTER OF INTENT

Applicant:	Galal "Jay" Farhat
Subject Property:	306 Thompson Street, Alpharetta, GA 30009, Designated as Fulton County Parcel ID No. 12 284108020053
Proposed Action:	Rezoning with Variances
Current Zoning:	R-12 – Dwelling, 'For-Sale', Detached Residential
Proposed Zoning:	DT-LW – Downtown Live-Work
Proposed Use:	2 Single Family Dwellings, Detached
ROW Access:	Thompson Street

This Letter of Intent is intended to comply with the application procedures established by The City of Alpharetta, GA for submittal of land use applications, as required by the City of Alpharetta Unified Development Code (the "UDC"), City of Alpharetta Public Hearing Application Requirements, and other City of Alpharetta Ordinances and Standards.

The Applicant has submitted contemporaneously with this Letter of Intent the Public Hearing Application package for a variance, as may be amended (the "Application"). With regard to any zoning, conditional use permit, and variances requested in the Application (as applicable), the Applicant incorporates all statements made in the Public Hearing Application as part of this Letter of Intent.

Specifically, the Applicant requests the following:

- 1) Rezone the Subject Property from Dwelling, 'For-Sale', Detached Residential District (R-12) to Downtown Live-Work (DT-LW)**
- 2) Variances:**
 - 1. Eliminate the requirement for a street facing garage to be recessed a minimum distance of 20 feet behind the building façade. (UDC § 2.4.6(C)).**
 - 2. Allow on-site parking between a building and a street. (UDC § 2.7.2).**
 - 3. Allow for Contemporary Style Single Family Detached Dwelling(s) to be constructed on the property. (UDC § 2.8.7 (C)).**

The Proposed Action is consistent with the Alpharetta Comprehensive Plan and the Future Land Use Map/Future Development Map. The Future Development Map shows the Subject Property in the Mixed Use Live Work land use category within the Downtown Overlay District, where the proposed DT-LW zoning category is an approved category. Up to 8 residential units per acre is allowed in the DT-LW zoning category, and the Proposal calls for only 1.74 units per acre.

This Proposed Action to rezone to DT-LW for two single-family dwellings on 1.148 acres is compatible with the surrounding properties because the surrounding properties are also zoned for residential development. The Future Development Map shows the Subject Property in the Mixed Use Live Work



category within the Downtown Overlay District, where the DT-LW zoning classification is an appropriate category. The adjacent properties to the west, south, and east are in the Mixed Use Live Work category as well, and the adjacent property to the north is in the Medium Density Residential category. The Proposal to rezone to DT-LW is therefore consistent with the medium- to high-density residential development that either already exists or is anticipated on the surrounding properties.

This Proposal will positively affect the use and value of the surrounding residential properties. The use of the surrounding properties will be enhanced by the interconnectivity provided to the Alpha Loop trail on the northern end of the Subject Property and by the interconnectivity provided to the sidewalk along Thompson Street along the southern end of the Subject Property. The value of the surrounding properties will be enhanced by the Subject Property's high-end residences and premium site design.

The impact to schools would be minimal. The number of new students that will live at the Subject Property is estimated to be approximately 2 (assuming 0.75 students per residence) spread across all grades. With regard to public utilities, sanitary sewer, water, natural gas, electricity and cable are available to the Subject Property. The impact on public utilities will be in keeping with growth projected by utility providers.

The increase to population if the Proposal were approved would be minor: approximately 5 people (assuming 2.5 people per residence). The increase to traffic would be minor as well: approximately 12 trips per 24 hours (2 residences multiplied by 5.75 vehicle trips per residence per 24 hours equals 12 vehicle trips per 24 hours). A Trip Generation Report analyzing the projected effects of the Proposal on traffic is submitted with this Application, and incorporated by reference.

CONCLUSION

Because the Applicant's Proposal complies with all criteria appropriate for consideration for the Application, the Applicant respectfully requests that this Application, which is incorporated herein by reference, be approved as requested. The Applicant and owner reserve the right to amend and supplement this Letter of Intent at any time.

Sincerely,

Ethan Underwood
Attorney for Applicant

Trip Generation Report

			A.M. Peak			P.M. Peak		
Land Use	Intensity (Number of Homes)	Daily Total	In	Out	Total	In	Out	Total
Single Family Dwelling, Detached (210)	2 Units	12	2	4	6	3	2	6

Legal Description

All that tract or parcel of land lying and being in in Land Lot 802 of the 1st Land District, 2nd Section, Fulton County, Georgia, containing approximately 1.148 acres, more or less, according to a plat of survey dated June 25, 2021, prepared for Galal Farhat, Truist Bank, and First American Title Insurance Company by Engineering 303, certified by Matt G. Forte, Georgia Registered Land Surveyor No. 2721 and, according to such plat of survey, being more particularly described as follows:

Beginning at a $\frac{3}{4}$ inch open top pipe located at the corner common to the lands now or formerly held by Joshua Avren and the land common to the land now or formerly held by Academy Park Neighborhood Association Inc., which is the True Point of Beginning; run

Thence along the line common to the lands now or formerly held by Joshua Avren, South 00 degrees 21 minutes 10 seconds West a distance of 98.26 feet to the corner common to the lands now or formerly held by Regina Garrett, said corner being monumented by a $\frac{1}{2}$ " rebar 0.55 feet West; run

Thence along the line common to the lands now or formerly held by Regina Garrett, South 00 degrees 21 minutes 10 seconds West a distance of 11.86 feet to a $\frac{1}{2}$ " rebar at the corner common to the lands now or formerly held by JMC Lender, LLC;

Thence along said right of way of Thompson Street, along said line, North 00 degrees 19 minutes 45 seconds East a distance of 494.65 feet to a $\frac{1}{2}$ " rebar with blue cap (LSF #1121) at the line common to the lands now or formerly held by PSV, LLC; run

Thence along said line North 89 degrees 59 minutes 07 seconds East a distance of 99.93 feet to a $\frac{3}{4}$ " open top pipe, said open top being the True Point of Beginning.

Said property is more fully described according to the above reference plat, which is incorporated herein by this reference.

This legal description is prepared solely for the purpose of facilitating a land use application and should not be relied upon for any other purpose.

ABBREVIATION LEGEND:

AE = access easement
CB = catch basin
CL = centerline
CMF = concrete monument found
CMP = corrugated metal pipe
CO = clean out
CT = crimp top pipe
CP = communication pedestal
DE = drainage easement
DI = drop inlet
DIP = ductile iron pipe
DWCB= dbl. wing catch basin
FH = fire hydrant
GI = grate inlet
GW = guy wire
HW = head wall
IPS = iron pin set
JB = junction box
INV = invert
L.L.L. = land lot line
LP = light pole
MH = manhole (sanitary sewer)
OCS = outlet control structure
OT = open top pipe
PI = pedestal inlet
PL = property line
POL = point on line
PP = power pole
RB = reinforcing bar
RCP = reinforced concrete pipe
R/W = right-of-way
SSE = sanitary sewer easement
SWCB= single wing catch basin
TSP = traffic signal pole
TSB = traffic signal box
TP = telephone pole
TSP = traffic signal pole
WM = water meter
WV = water valve
YI = yard inlet

SYMBOL LEGEND:

double wing catch basin
 fire hydrant
 guy wire
 light pole
 power pole
 sanitary sewer manhole
 clean out
 transformer
 water meter
 single wing catch basin
 grate inlet
 junction box
 head wall
 stop sign
 buffer
 bldg setback
 fence
 overhead electric
 underground electric
 water line
 sanitary line
 gas line
 computed point

PARCEL INFORMATION:

Parcel Id No.: 12 284108020053
Owner: N/F The Jody Avren Living Trust
Reference: DB 52339, Pg 108

Properties are Zoned R-12, City of Alpharetta

Building Setback Lines based on Zoning

Front: 30 feet
Side: 10 feet
Rear: 30 feet

Tract Area:
1.148 Acres
50,002 SF

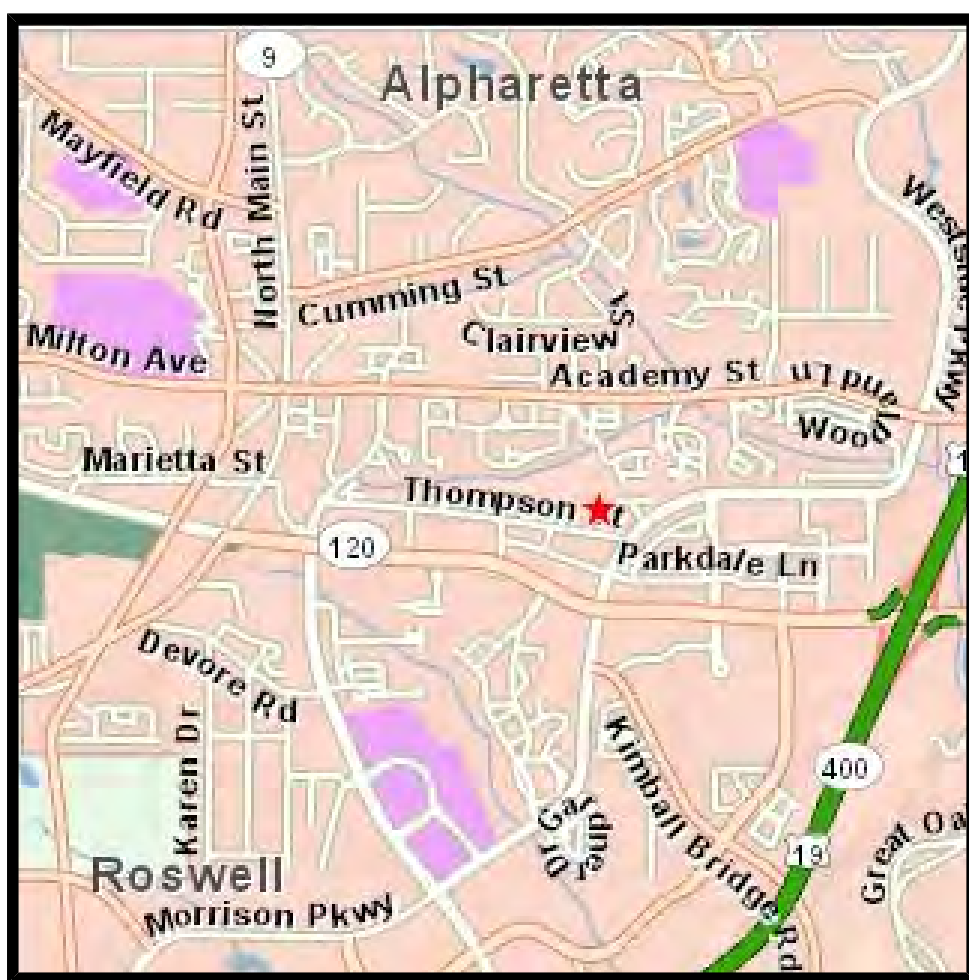
"Academy Park Townhomes"

N/F Academy Park Neighborhood Assn. Inc
DB 46157, Pg 16
Parcel 22 514212670503
Zoned R-4A

N/F Academy Park Neighborhood Assn. Inc
DB 47666, Pg 31
Parcel 22 514212660108
Zoned R-4A

Location Map

N.T.S.



Updated Tree Data:
(Incorporating Adjacent Tree Surveys)

Tree #	*CHISWICK #	Species	DBH	CRZ RADIUS	% CRZ IMPACT	DENSITY INCHES	BOUNDARY	STATUS	ACTION	CONDITION	Arborist Comments
1b	YP	12	15.6	>20 & SRP				REMOVE			
2b	YP	5	6.5	>20 & SRP			BOUNDARY	REMOVE	LETTER-REMOVAL		
3b	YP	10	13.0	>20 & SRP				REMOVE			
4b	YP	28	36.4	>20 & SRP				REMOVE			
5b	YP	9	10.4	>20 & SRP				REMOVE			
6b	3530	LLP	25	n/a	n/a		BOUNDARY	REMOVED	**Chiswick Removal		
7b	3532	AB	9	11.7	>20 & SRP		BOUNDARY	REMOVE	LETTER-REMOVAL		
8b	YP	23	n/a	n/a			BOUNDARY	REMOVED	**Chiswick Removal		
9b	3482	YP	29	n/a	n/a		BOUNDARY	REMOVED	**Chiswick Removal		
10b	YP	24	31.2	>20 & SRP				REMOVE		POOR	P DOUBLE INCL
11b	RO	11	14.3	>20 & SRP				REMOVE			
12b	RO	11	14.3	>20 & SRP			BOUNDARY	REMOVE	LETTER-REMOVAL		
13b	SG	10	13.0	14.3			BOUNDARY	PROTECT	LETTER- TREE CARE		
14b	BW	11	14.3	6.1			BOUNDARY	PROTECT		POOR	P ROT
15b	SG	13	16.9	11.8			BOUNDARY	PROTECT	LETTER- TREE CARE		
16b	SG	10	13.0	0.5			BOUNDARY	PROTECT			
17b	YP	18	23.4	>20 & SRP				REMOVE			
18b	RO	18	23.4	>20 & SRP				REMOVE			
19b	YP	7	9.1	>20 & SRP				REMOVE			
20b	LLP	24	31.2	>20 & SRP				REMOVE			
21b	LLP	21	27.3	>20 & SRP				REMOVE			
22b	RP	20	26.0	>20 & SRP				REMOVE			F DIE BACK
23b	SAS	11	14.3	>20 & SRP				REMOVE			
24b	RP	17	22.1	>20 & SRP				REMOVE			
25b	YP	25	32.5	>20 & SRP				REMOVE			
26b	WO	13	16.9	>20 & SRP				REMOVE			
27b	3538	YP	15	19.5	>20 & SRP		BOUNDARY	REMOVE	LETTER-REMOVAL	POOR	P UP HEAVE
28b	YP	22	28.6	>20 & SRP				REMOVE		POOR	P UP HEAVE
29b	BC	11	14.3	>20 & SRP				REMOVE		POOR	P CROWN
30b	BC	14	n/a	n/a				REMOVED	TRE211507		
31b	WAO	18	n/a	n/a				REMOVED	TRE211507		
32b	RP	15	19.5	>20 & SRP				REMOVE			
33b	YP	17	22.1	>20 & SRP			BOUNDARY	REMOVE	LETTER-REMOVAL	POOR	P CROWN
34b	LLP	20	26.0	17.2			BOUNDARY	PROTECT	LETTER- TREE CARE		
35b	YP	19	24.7	13.9			BOUNDARY	PROTECT	LETTER- TREE CARE		
36b	ASH	8	10.4	24.4			BOUNDARY	REMOVE	LETTER-REMOVAL		
37b	BW	19	24.7	>20 & SRP			BOUNDARY	REMOVE	LETTER-REMOVAL	POOR	P UP HEAVE
38	YP	25	32.5	>20 & SRP				REMOVE			
38b	YP	8	10.4	>20 & SRP				REMOVE			
39	YP	23	29.9	>20 & SRP				REMOVE			F-OLD WOUND
39b	MB	6	7.8	>20 & SRP				REMOVE		POOR	P CROWN
***40	3476	YP	31	40.3	>20 & SRP		SPECIMEN	REMOVE	RECOMPENSE		
40b	YP	16	20.8	>20 & SRP				REMOVE			
41	YP	22	28.6	>20 & SRP				REMOVE		POOR	P ROT
41b	SAS	8	10.4	>20 & SRP				REMOVE			
42	YP	25	32.5	>20 & SRP				REMOVE			
42b	RP	14	18.2	>20 & SRP				REMOVE			
43	3477	YP	22	28.6	>20 & SRP			REMOVE			
43b	MB	6	7.8	>20 & SRP				REMOVE			
***44	3479	YP	30	39.0	>20 & SRP		SPECIMEN	REMOVE	RECOMPENSE		
44b	MB	15	19.5	>20 & SRP				REMOVE		POOR	P DECLINE
45	YP	26	33.8	>20 & SRP				REMOVE			
45b	WAO	7	9.1	2.2			BOUNDARY	PROTECT			
46	3480	YP	25	32.5	>20 & SRP			REMOVE			
46b	BC	14	18.2	>20 & SRP				REMOVE			F
47b	WIL OAK	8	10.4	>20 & SRP				REMOVE		POOR	POOR CROWN
48b	BC	7	9.1	>20 & SRP				REMOVE		POOR	P CROWN
49b	WAO	6	7.8	>20 & SRP				REMOVE		POOR	P CROWN
50b	ag 202/348	WAO	33	n/a	n/a			REMOVED	TRE211507		
197	HW	<20	24.7 max	0.0				PROTECT	Need Arborist Assessment		
198	HY	14	18.2	0.0			BOUNDARY	PROTECT			
200	HY	7	9.1	0.0			BOUNDARY	PROTECT			
211	3481	YP	30	n/a	n/a		BOUNDARY	REMOVED	**Chiswick Removal		
223	HY	28	36.4	0.0			BOUNDARY	PROTECT			
226	RO	26	33.8	9.5			BOUNDARY	PROTECT			
227	3460	RO	29	37.7	0.0		BOUNDARY	PROTECT	Beyond 30' from LOD		
229	RO	26	33.8	11.7			BOUNDARY	PROTECT			
254	225	RO	26	33.8	7.9		BOUNDARY	PROTECT			
255	AB	5	6.5	0.0			BOUNDARY	PROTECT			
256	RO	23	29.9	0.0			BOUNDARY	PROTECT			
257	WO	17	22.1	0.0		17		PROTECT			
258	RO	20	26.0	0.0			BOUNDARY	PROTECT		DEAD	DEAD
260	YP	12	15.6	>20 & SRP				REMOVE			
261	RO	9	11.7	>20 & SRP				REMOVE	Incorrectly labeled as duplicate #262 on Moore		
262	YP	18	23.4	>20 & SRP				REMOVE			
263	YP	7	9.1	>20 & SRP				REMOVE			
264	RO	18	23.4	>20 & SRP				REMOVE			
265	RO	7	9.1	2.8		7		PROTECT			
266	RO	10	13.0	0.9		10		PROTECT			
267	RO	8	10.4	>20 & SRP				REMOVE			
268	YP	20	26.0	>20 & SRP				REMOVE			
269	YP	14	18.2	>20 & SRP				REMOVE			
270	YP	22	28.6	>20 & SRP				REMOVE			
271	YP	7	9.1	>20 & SRP				REMOVE			
272	RM	10	13.0	>20 & SRP				REMOVE			
273	3470	YP	20	n/a	n/a		BOUNDARY	REMOVED	**Chiswick Removal	POOR	P ROT
274	YP	12	15.6	>20 & SRP				REMOVE			
275	YP	13	16.9	>20 & SRP				REMOVE			
276	YP	6	7.8	>20 & SRP				REMOVE			
277	YP	18	23.4	0.0			BOUNDARY	PROTECT		POOR	P ROT
278	RM	9	11.7	>20 & SRP				REMOVE			
279	YP	9	11.7	>20 & SRP			BOUNDARY	REMOVE	LETTER-REMOVAL	POOR	P ROT
280	RO	8	10.4	>20 & SRP				REMOVE			
281	YP	21	27.3	>20 & SRP				REMOVE			
282	SG	8	10.4	>20 & SRP				REMOVE			
283	RM	10	13.0	>20 & SRP				REMOVE			
284	YP	10	13.0	>20 & SRP				REMOVE			
285	2583	YP	27	35.1	>20 & SRP		BOUNDARY	REMOVE	LETTER-REMOVAL	POOR	P BARBED WIRE
286	3533	YP	25	32.5			BOUNDARY	REMOVED	**Chiswick Removal	POOR	P DOUBLE INCL
287	YP	20	26.0	>20 & SRP				REMOVE			
288	YP	11	14.3	>20 & SRP				REMOVE			
290	YP	27	35.1	>20 & SRP				REMOVE		POOR	P DOUBLE INCL
291	RO	6	7.8	>20 & SRP				REMOVE			
292	YP	10	13.0	>20 & SRP				REMOVE			
293	NOT SHOW	YP	20	26.0	>20 & SRP		BOUNDARY	REMOVE	LETTER-REMOVAL		
294	RO	7	9.1	>20 & SRP				REMOVE			
295	YP	7	9.1	>20 & SRP				REMOVE			
296	YP	21	27.3					REMOVE			
297	YP	21	27.3					REMOVE		POOR	P ROT
298	YP	12	15.6	>20 & SRP				REMOVE		POOR	P ROT
299	YP	16	20.8	>20 & SRP				REMOVE		POOR	P ROT
300	YP	6	7.8	>20 & SRP				REMOVE		POOR	P ROT
403	YP	30	39.0	6.6			BOUNDARY	PROTECT			
404	HY	15	19.5	0.0			BOUNDARY	PROTECT			
818	WAO	27	35.1	11.8			BOUNDARY	PROTECT	LETTER- TREE CARE		
819	LLP	21	27.3	>20 & SRP			BOUNDARY	REMOVE	LETTER-REMOVAL		
820	LLP	28	36.4	>20 & SRP				REMOVE			
822	YP	26	33.8	6.2			BOUNDARY	PROTECT			
823	YP	24	31.2	14.5				REMOVE	LETTER-REMOVAL		
824	YP	28	36.4	>20 & SRP				REMOVE	LETTER-REMOVAL		
825	SG	22	28.6	10.8			BOUNDARY	PROTECT	LETTER- TREE CARE		
826	YP	32	41.6	>20 & SRP			BOUNDARY	REMOVE	LETTER-REMOVAL	POOR	P DOUBLE INCL
958	RM	15	19.5	3.0			BOUNDARY	PROTECT			
959	YP	11	14.3	19.3			BOUNDARY	PROTECT	LETTER- TREE CARE		
#XX	201/3483	WAO	48	n/a	n/a			REMOVED	**Chiswick Removal	POOR	P
Notes:											
* Tree number per Chiswick/Empire Development Tree Protection Plan Sheets											
** Tree was removed per Chiswick/Empire Development Plan											
*** Specimen Size Tree in Moore Forestry Tree Report should list Trees 40 and 44 as Specimen Sized Tree per arborist data excel and coordinates; 40b/44b were erroneously listed instead											

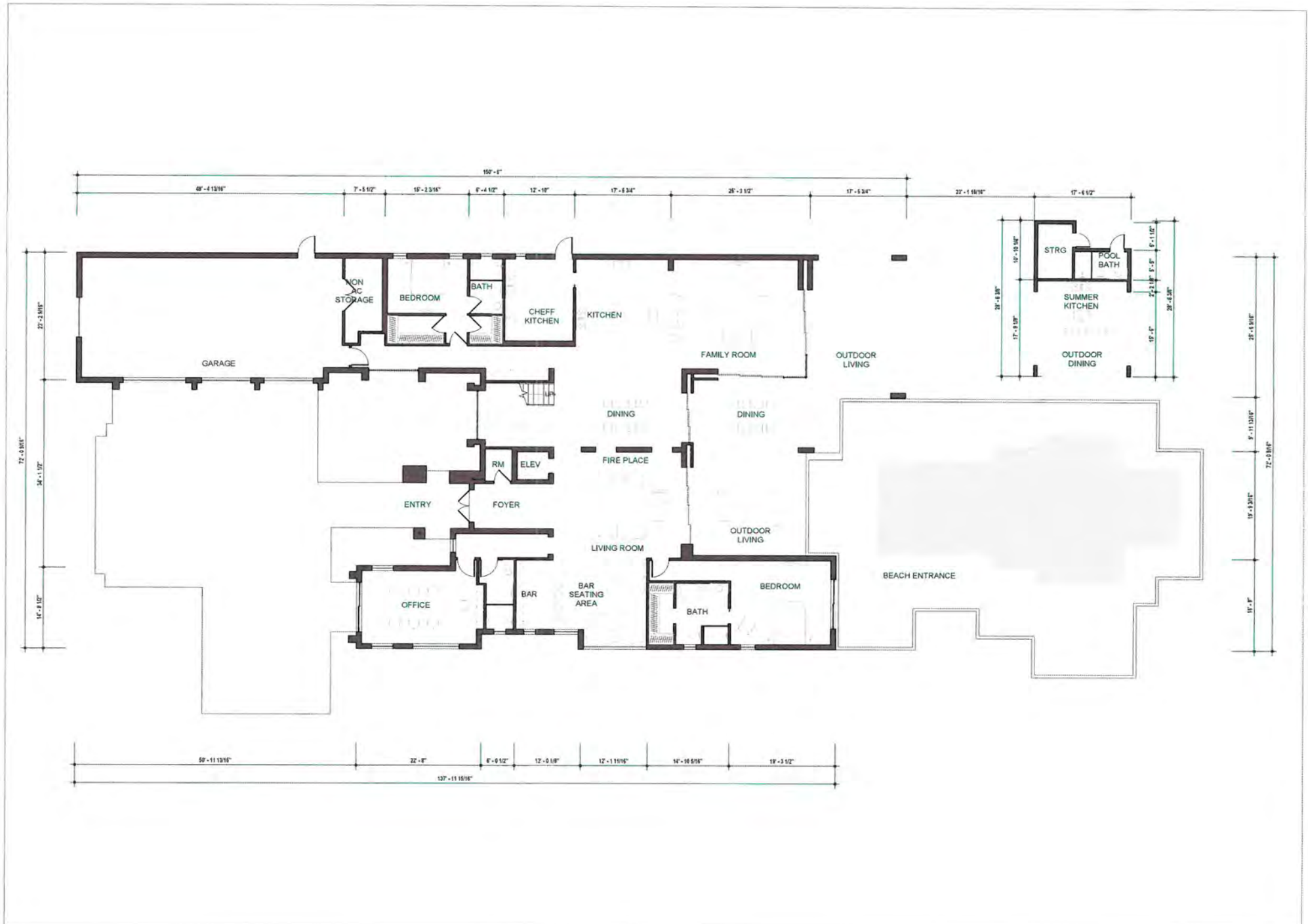
SURVEY NOTES:

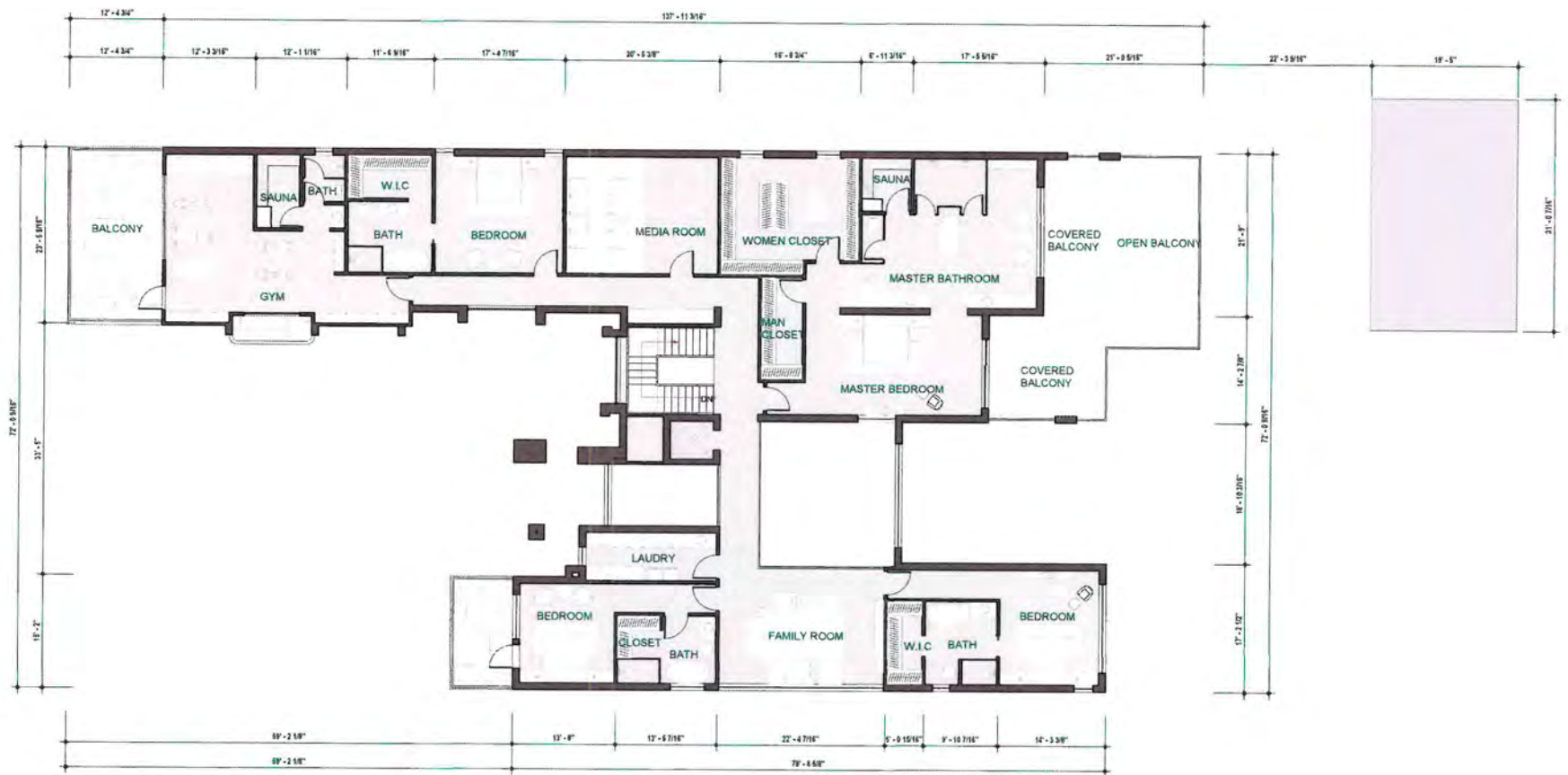
- Certain interior improvements may not be shown hereon, i.e. fence lines, guy wires, etc.
- Matters of record not shown hereon are excepted.
- Bearing basis derived from 2 control points set with Leica GS14

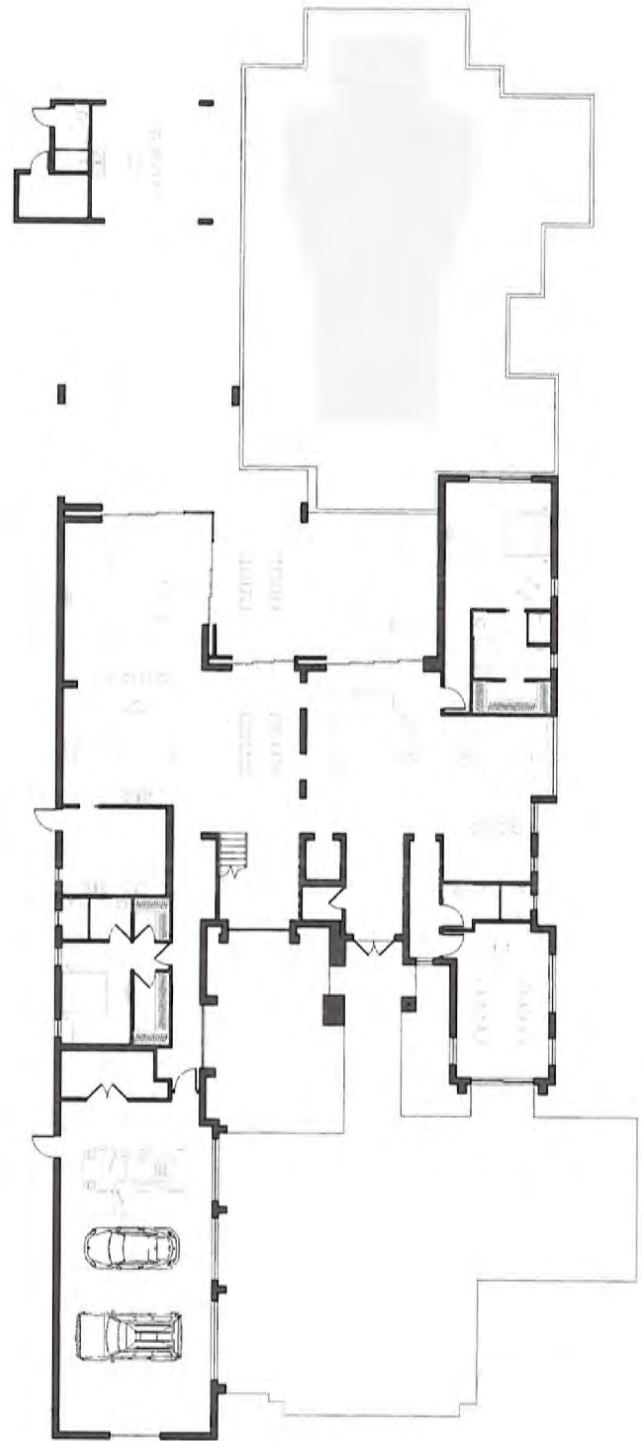












100d Assn. Inc
6
0503

Phase III
Phase IV

199.86'

99.93'

N/F Academy Park Neighborhood Assn. Inc
DB 47666, Pg 31
Parcel 22 514212660108
Zoned R-4A

N 89° 39' 07" E 99.93'

Future AlphaLoop

Prop. 12' AlphaLoop

Det. / Water Quality

Spring Head

25' State Waters Buffer

50' Undisturbed Buffer

Future AlphaLoop elevated boardwalk

75' Impervious Setback

LOT 2
"The Oasis"

Prop. SS MH

8" S.S. / 16" Casing

Ex. 20' SSE
PB 455 PG 120

Ex. Access Easement
PB 455 PG 122

N/F
Alpha Dev LLC (296 & 304 Thompson St)
Parcel 12 284108020046
Zoned DT-LW

#84 18" TP
#86 12" TP
#88 10" TP
#87 13" SG
#89 12" SG
#90 13" TP

Det. / Water Quality

Outdoor Living

Outdoor Living

LOT 1
"Salma"

Outdoor Living

Outdoor Living

Outdoor Living

Outdoor Living

Outdoor Living

Outdoor Living

Outdoor Living

Outdoor Living

Outdoor Living

Outdoor Living

Outdoor Living

Outdoor Living

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Outdoor Living

Outdoor Living

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Outdoor Living

Outdoor Living

Outdoor Living

Outdoor Living

Outdoor Living

Outdoor Living

Outdoor Living

N 82° 52' 51" W

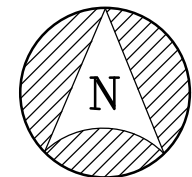
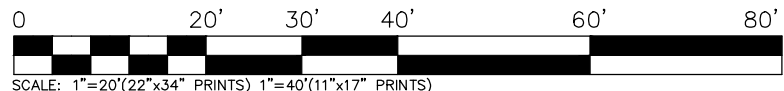
Thompson Street
100.42' (15' R/W off CL & Varies) (20'+ Asphalt Surface)
(PB 402, Pg 134)

S 8° 15' 24" E

100.21'

SCALE:

NORTH:



REVISIONS:

DATE	#	DATE	#

SCALE: AS SHOWN

DATE: 05/03/2024

PROJECT: FA-23022

SHEET L-1

SHEET 1 OF 9

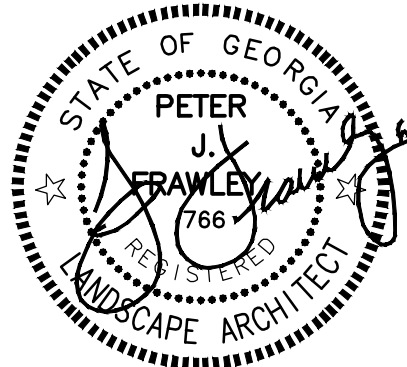
RESIDENTIAL LANDSCAPE ZONING CONCEPT
ALPHA VILLAS

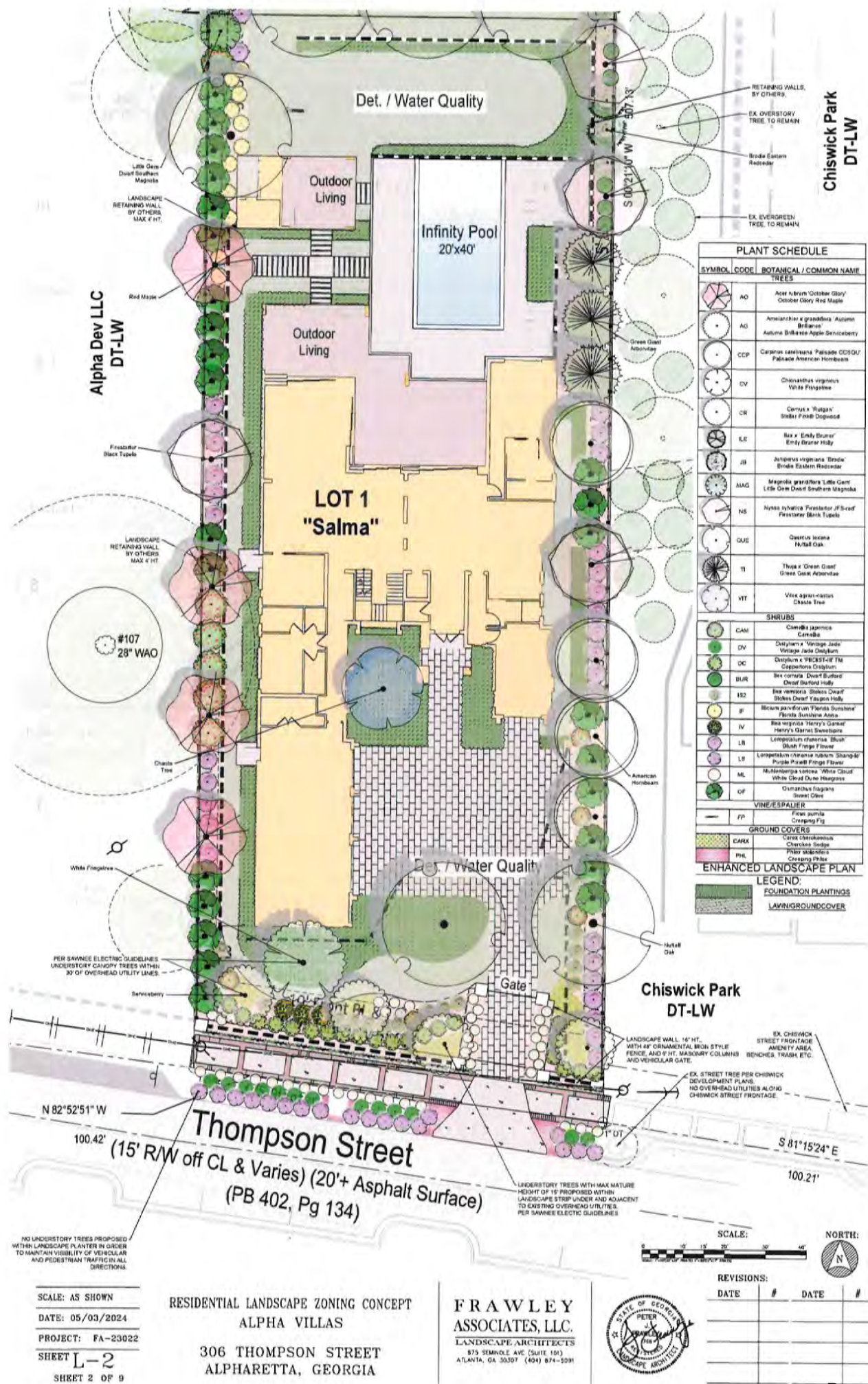
306 THOMPSON STREET
ALPHARETTA, GEORGIA

FRAWLEY
ASSOCIATES, LLC.

LANDSCAPE ARCHITECTS

675 SEMINOLE AVE (SUITE 101)
ATLANTA, GA 30307 (404) 874-5091





PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
	AG	Acer rubrum 'October Glory' / October Glory Red Maple
	AG	Amelanchier x grandiflora 'Autumn Rain' / Autumn Rainance Apple Serviceberry
	CCP	Cercas canadensis 'Patriate' CCSP / 'Patriate' American Hornbeam
	CV	Chenopodium virginicum / White Fringetree
	CR	Cornus x 'Rugosa' / Rugosa Starlet Dogwood
	ILE	Ilex x 'Emily Bruner' / Emily Bruner Holly
	JB	Juniperus virginiana 'Brodia' / Brodia Eastern Redcedar
	MAG	Magdala grandiflora 'Lutea' / Lutea Green Dwarf Southern Magnolia
	HS	Hysta rhyacina 'Festaster' / HS-rs / Festaster Black Tupelo
	QUE	Quercus texana / Nuttall Oak
	THS	Thes x 'Green Giant' / Green Giant Arborvita
	VIT	Vitis aestivalis / Cluster Vine
SHRUBS		
	CAM	Camellia japonica / Camellia
	DV	Daphniphyllum 'Village Jade' / Village Jade Daphniphyllum
	DC	Daphniphyllum x 'PINK-BE-TIM' / Copperstone Daphniphyllum
	BSR	Ilex cornuta 'Dwarf' / Dwarf Ilex Cornuta
	ILR	Ilex cornuta 'Stokes Dwarf' / Stokes Dwarf Yaupon Holly
	IF	Ilex pedunculata 'Folia' / Folia Ilex
	IV	Ilex virginica 'Henry's Garnet' / Henry's Garnet Ilex
	LS	Lespedeza bicolor / Bushy Fringe Flower
	LH	Lespedeza bicolor 'Rubra' / Rubra Bushy Fringe Flower
	ML	Malvastrum coccineum / White Chisel
	OF	Ostrya virginiana / Fringed Seedling
VINES & CLIMBERS		
	FP	Ficus pumila / Creeping Fig
GROUND COVERS		
	CARX	Carex flaccida / Carex Sedge
	PHL	Phlox subulata / Phlox

LANDSCAPE AND SITE CALCULATIONS:

SITE DATA
CURRENT ZONING: R-12, DOWNTOWN OVERLAY
PROPOSED ZONING: DT-LW, DOWNTOWN OVERLAY
ADJACENT ZONING, LAND USE:
NORTH: R-4A, RESIDENTIAL
EAST: DT-LW
SOUTH: THOMPSON STREET
WEST: DT-LW

SPECIMEN TREES (SEE TREE PROTECTION PLAN FOR DATA TABLES):

- RECOMPENSE:
- 4 TOTAL SPECIMEN TREES (122 INCHES) TO BE REMOVED.
 - 3 ON-SITE SPECIMEN TREES TO BE REMOVED (92 INCHES)
92 x 3 = 276 RECOMPENSE INCHES = 69, 4" CAL. TREES
276 RECOMPENSE INCHES PROPOSED (COMPLIES)
 - 1 OFF-SITE SPECIMEN TREE TO BE REMOVED (30 INCHES)
30 x 3 = 90 RECOMPENSE INCHES = 23, 4" CAL. TREES
REPLANTING AND/OR TREE FUND PAYMENT VIA FUTURE BOUNDARY AGREEMENT.

TREE SAVE AREA, DENSITY CREDIT (EDF):

SPECIMEN DENSITY CREDIT:
2 SPECIMEN TREES (59 INCHES) TO BE PROTECTED.
DENSITY CREDIT: 59 INCHES x 2 = 118 INCHES

NON-SPECIMEN:

2 PROTECTED NON-SPECIMEN TREES FOR 27 INCHES TOTAL.

TOTAL EDF: 145 DENSITY INCHES

SITE DENSITY
OVERALL SITE AREA= 1.148 ac - 0.046 ac (utility easement) = 1.102 ac
SDF = 1.102 ac X 130 CALIPER INCHES = 143.26 INCHES
RDF = 143.26 - 145 = -1.74 INCHES REQUIRED FOR DENSITY

10' LANDSCAPE STRIP, THOMPSON STREET:
1 UNDERSTORY AND 1 LARGE CANOPY SHADE TREE LOCATED BEHIND THOMPSON STREET LANDSCAPE STRIP TO ALLOW FOR REQUIRED CLEARANCE OF 30' FROM OVERHEAD POWER LINES, PER SAWNEE ELECTRIC GUIDELINES.

4 UNDERSTORY TREES PLANTED WITHIN 10' LS; MAX MATURE HEIGHT IS 15 FEET.

5' LANDSCAPE STRIPS:

1, 4" CAL., SHADE TREE PER 50 LF, SHRUBS WITHIN LANDSCAPE STRIP TO BE MIN. 2' HT. AT TIME OF PLANTING.

NORTH: 99.93'/50= 2 SHADE TREES

- COMPLIES WITH 2 PROTECTED TREES AND 1 PROPOSED SHADE TREE

EAST: 436 LF (EXCLUDING 20' SSE)/50 = 8.7 OR 9 SHADE TREES
COMPLIES WITH 1 SAVED TREE AND 13 PROPOSED SHADE TREES

WEST: 423.2 (EXCLUD. 20' SSE)/50 = 8.5 OR 9 SHADE TREES
COMPLIES WITH 11 PROPOSED SHADE TREES

CITY OF ALPHARETTA LANDSCAPE NOTES

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 PROCESSED 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 WILL BE REQUIRED FOR THE CRZ (CRITICAL ROOT ZONE) OF SPECIMEN TREES, TREES OF QUALITY, AND TREE GROUPINGS. MULCH MUST BE APPLIED TO TREES PRIOR TO START OF CONSTRUCTION AND SHALL NOT TOUCH THE TRUNKS OF THE TREE(S).

A MIN. 2" LAYER OF MULCH WILL BE REQUIRED FOR ALL EXISTING, NON-SPECIMEN, LANDSCAPE TREES, INCLUDING STREET AND PARKING LOT TREES. MULCH MUST BE APPLIED PRIOR TO START OF CONSTRUCTION. MULCH SHALL NOT TOUCH THE TRUNKS OF THE TREE(S).

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 AT FINISHED GRADE. NO CIRCLING ROOTS SHALL BE ALLOWED ON PLANTED TREES. THE UPPER TWO RINGS OF THE WIRE BASKET, ALL BURLAP, AND STRAPPING MUST BE CUT AND REMOVED PRIOR TO BACKFILL.

PLANT SIZES (CALIPER AND HEIGHT) MUST MATCH THE SIZES SHOWN ON THE PLANS. PLANTS THAT DO NOT MEET THESE MINIMUMS WILL NOT BE ACCEPTED. E.G. 3 INCH CALIPER TREES MUST BE 3 INCHES OR LARGER. PLANT HEIGHT MEASUREMENT IS TAKEN AT THE TOP OF THE MAIN BODY OF THE PLANT AND NOT AT THE TIP OF THE TOPMOST GROWTH.

ALL NEWLY PLANTED TREES SHALL BE EQUIVALENT IN QUALITY TO 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 IRRIGATION.

TREE PIT DRAINAGE TESTING IS REQUIRED WHEN TREES ARE PLANTED IN PARKING LOT ISLANDS, SIDEWALK TREE PITS, ROADWAY MEDIAN, OR SIMILAR LOCATIONS. PLEASE REFER TO CITY DETAILS REGARDING PLANTING PIT OR LANDSCAPE ISLAND CONSTRUCTION. FILL EACH PIT WITH WATER. IF PERCOLATION IS LESS THAN 100% WITHIN A PERIOD OF 12 HOURS, 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. RETEST 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 BUFFERS SHALL BE REPLANTED WHERE SPARSE AND CODE REQUIRED SCREENING SHALL BE INSTALLED IN ORDER TO CREATE A YEAR ROUND OPAQUE SCREEN WITH 2 YEARS OF CONSTRUCTION OR AS DIRECTED BY THE CITY OF ALPHARETTA. DURING CONSTRUCTION OR AT THE TIME OF CO THE CITY MAY REQUIRE ADDITIONAL PLANTINGS TO MEET THESE REQUIREMENTS ABOVE WHAT IS SHOWN ON THE APPROVED LANDSCAPE PLAN.

ALL TREE ANCHORING DEVICES SHALL BE REMOVED FROM TREE AFTER ONE COMPLETE GROWING SEASON OR ONE YEAR AFTER PLANTING, WHICHEVER IS GREATER.

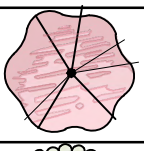
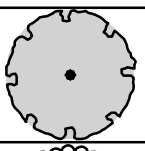
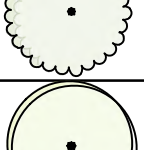
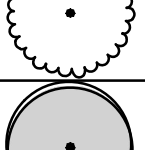
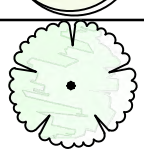
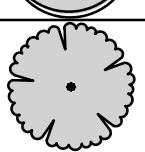
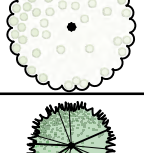
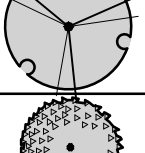
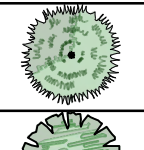
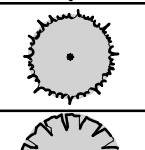
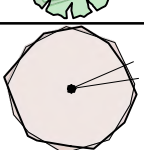
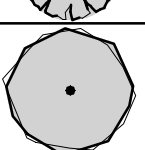
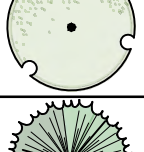
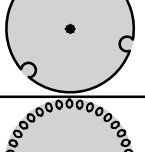
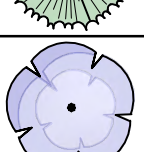
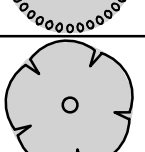
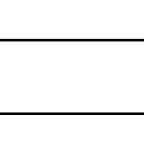
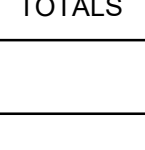
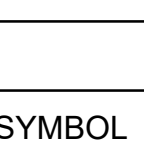
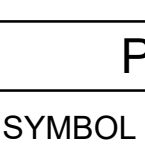
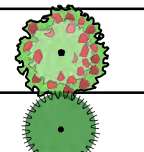
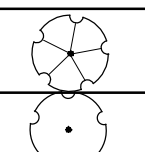
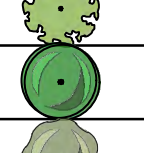
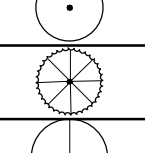
PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE TREES AND LANDSCAPING THAT FRONT THEIR PROPERTY WITHIN THE ROW.

LANDSCAPE CONTRACTORS ARE REQUIRED TO ATTEND THE CITY OF ALPHARETTA PRE-CONSTRUCTION CLASS PRIOR TO BEGINNING WORK ON ANY PROJECT. PLEASE CALL (678)297-6070 FOR INFORMATION AND TO RESERVE A SPOT.

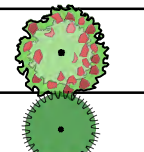
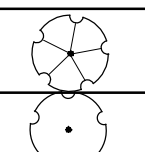
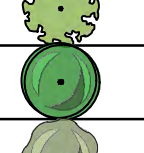
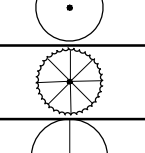
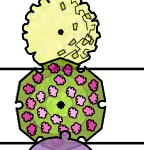
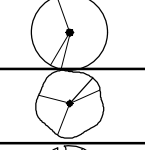
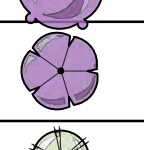
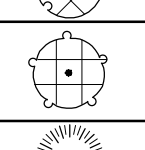
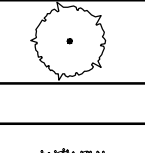
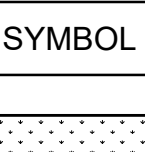
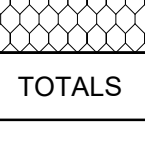
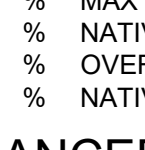
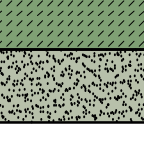
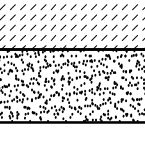
NO TREES SHALL BE PLANTED ON ANY AREA OF AN EARTHEN DAM OR EMBANKMENT.

A CITY OF ALPHARETTA APPROVED ROOT BARRIER WILL BE REQUIRED FOR ANY TREE LOCATED WITHIN 10' OF PAVEMENT. CONTRACTOR SHALL VERIFY WITH CITY ARBORIST.

OVERALL TREE SCHEDULE

SYMBOL	SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	DENSITY INCHES	RECOMPENSE INCHES	% OVERSTORY	% NATIVE	% GENUS
		AO	Acer rubrum 'October Glory' October Glory Red Maple	4" Cal.	7		28	7	7	9.59
		AG	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Apple Serviceberry	3" Cal.	4	12			4	5.48
		CCP	Carpinus caroliniana 'Palisade CCSQU' Palisade American Hornbeam	4" Cal.	10		40	10	10	13.70
		CV	Chionanthus virginicus White Fringetree	4" Cal.	2		8		2	2.74
		CR	Cornus x 'Rutgan' Stellar Pink® Dogwood	4" Cal.	4		16			5.48
		ILE	Ilex x 'Emily Bruner' Emily Bruner Holly	13'-14' HT.	13		52			17.81
		JB	Juniperus virginiana 'Brodie' Brodie Eastern Redcedar	13'-14' HT.	6		24		6	8.22
		MAG	Magnolia grandiflora 'Little Gem' Little Gem Dwarf Southern Magnolia	13'-14' HT.	5		20		5	6.85
		NS	Nyssa sylvatica 'Firestarter JFS-red' Firestarter Black Tupelo	4" Cal.	8		32	8	8	10.96
		QUE	Quercus texana Nuttall Oak	4" Cal.	7		28	7	7	9.59
		TI	Thuja x 'Green Giant' Green Giant Arborvitae	13'-14' HT.	5		20			6.85
		VIT	Vitex agnus-castus Chaste Tree	4" Cal.	2		8			2.74
	TOTALS				73	12	276	32	49	
								43.84%	67.12%	100.00%
								MAX % GENUS	ILEX	17.81%

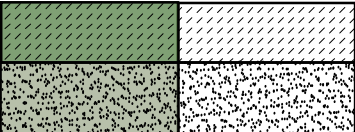
PLANT SCHEDULE - OVERALL CONCEPT

SYMBOL	SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE		QTY	NATIVE
SHRUBS							
		CAM	Camellia japonica Camellia	7 gal.		14	
		DV	Distylium x 'Vintage Jade' Vintage Jade Distylium	3 gal.		13	
		DC	Distylium x 'PIIDIST-III' TM Coppertone Distylium	2' Ht.		21	
		BUR	Ilex cornuta 'Dwarf Burford' Dwarf Burford Holly	2' Ht.		20	
			Ilex vomitoria 'Stokes Dwarf' Stokes Dwarf Yaupon Holly	2' Ht.		26	26
		IF	Illicium parviflorum 'Florida Sunshine' Florida Sunshine Anise	2' Ht.		23	23
		IV	Itea virginica 'Henry's Garnet' Henry's Garnet Sweetspire	2' Ht.		8	8
		LB	Loropetalum chinense 'Blush' Blush Fringe Flower	3' Ht.		37	
			Loropetalum chinense rubrum 'Shang-lo' Purple Pixie® Fringe Flower	3 gal.		18	
		ML	Muhlenbergia sericea 'White Cloud' White Cloud Dune Hairgrass	2' Ht.		47	47
		OF	Osmanthus fragrans Sweet Olive	4' Ht.		32	
VINE/ESPALIER							
		FP	Ficus pumila Creeping Fig	1 gal.		15	
	SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	NATIVE
GROUND COVERS							
		CARX	Carex cherokeensis Cherokee Sedge	4"	12" o.c.	255	255
		PHL	Phlox stolonifera Creeping Phlox	4"	12" o.c.	97	97
	TOTALS					529	359

CITY OF ALPHARETTA PLANT CALCULATIONS:

% MAX GENUS ALLOWED:	25%	PROPOSED MAX GENUS:	17.81%, ILEX
% NATIVE TREES:	50%	PROPOSED NATIVE TREES:	67.12%
% OVERSTORY TREES:	40%	PROPOSED OVERSTORY TREES:	43.84%
% NATIVE LANDSCAPING:	40%	PROPOSED NATIVE PLANTING	67.77% (408 OF 602)

ENHANCED LANDSCAPE PLAN LEGEND:



FOUNDATION PLANTINGS

LAWN/GROUND COVER

SCALE: AS SHOWN

DATE: 05/03/2024

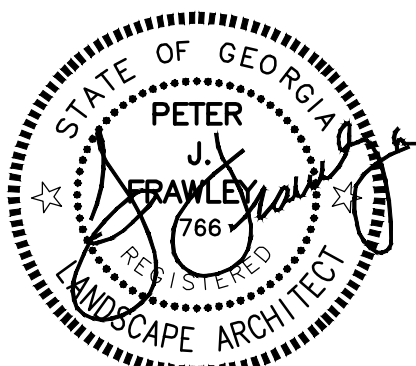
PROJECT: FA-23022

SHEET L-4
SHEET 4 OF 9

RESIDENTIAL LANDSCAPE ZONING CONCEPT
ALPHA VILLAS

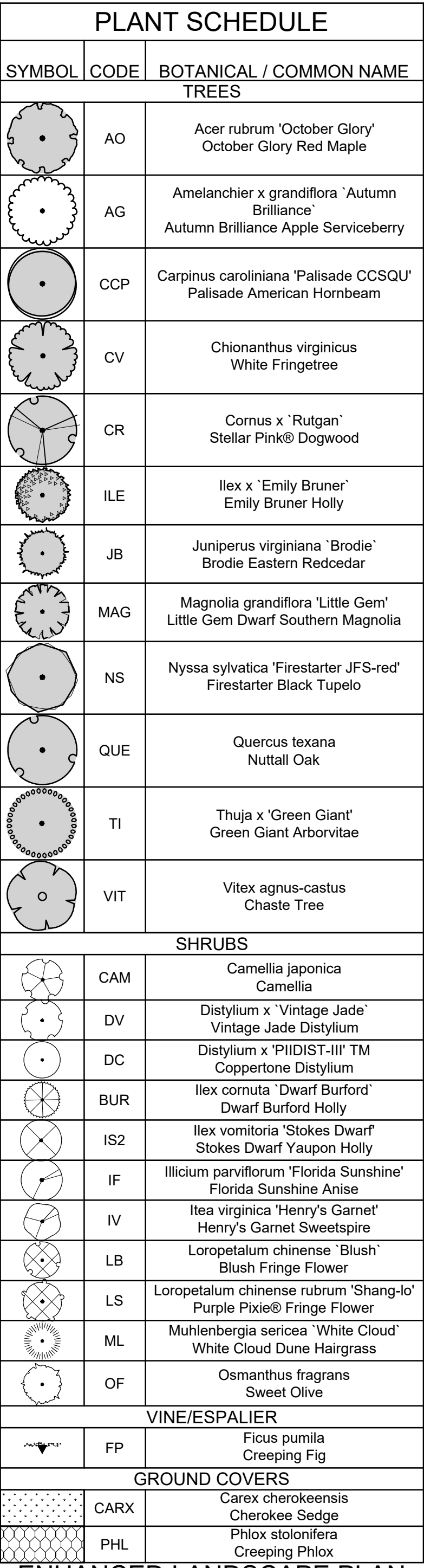
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FRAWLEY
ASSOCIATES, LLC.
LANDSCAPE ARCHITECTS
675 SEMINOLE AVE (SUITE 101)
ATLANTA, GA 30307 (404) 874-5091



REVISIONS:

DATE	#	DATE	#



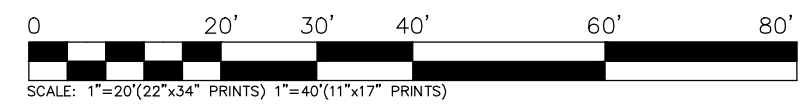
ENHANCED LANDSCAPE PLAN

LEGEND:

FOUNDATION PLANTINGS

LAWN/GROUND COVER

SCALE: _____ NORTH: _____

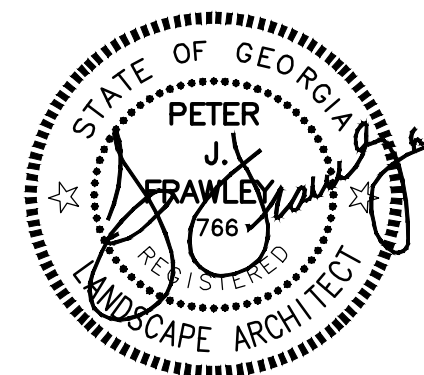


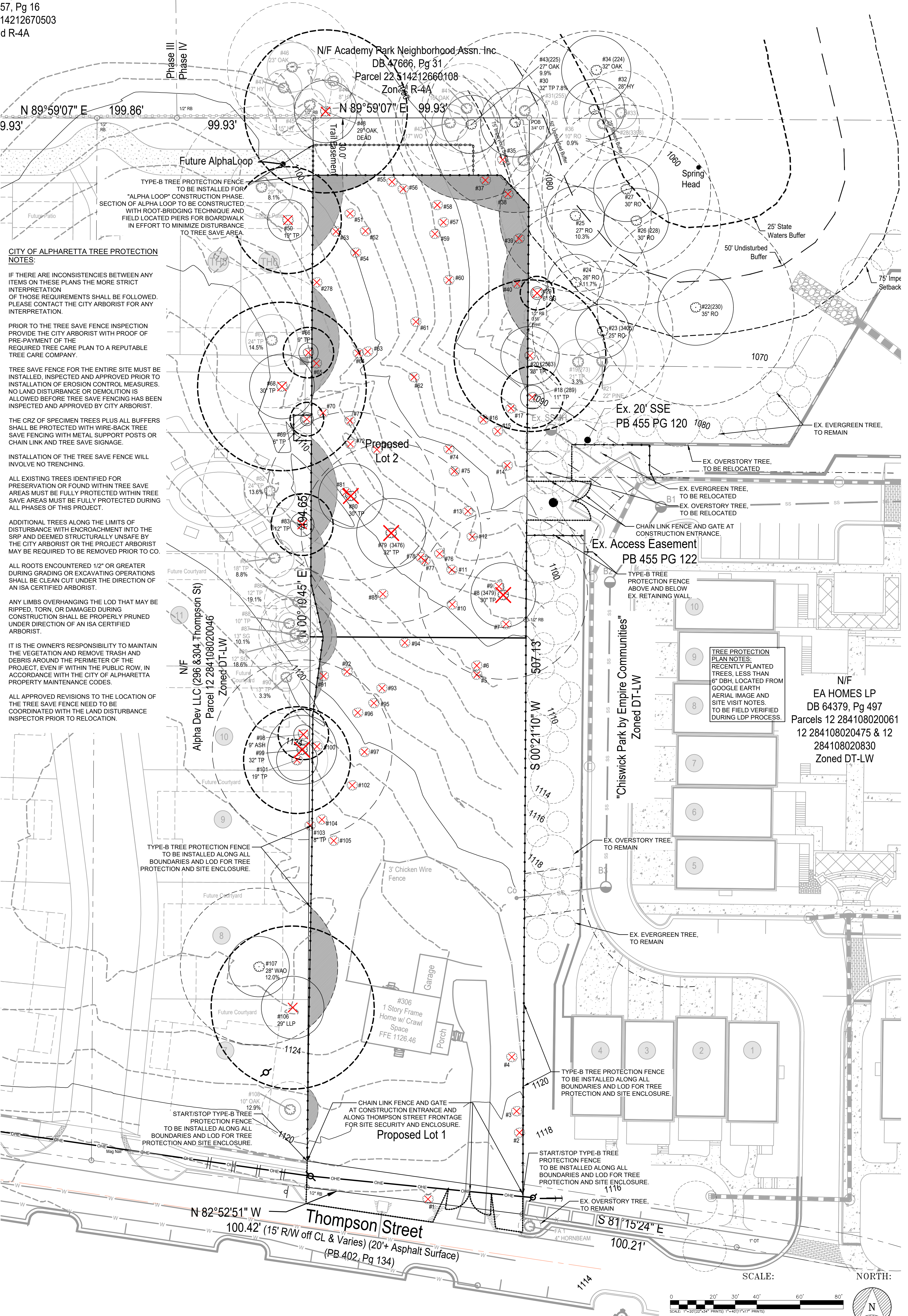
REVISIONS:

DATE	#	DATE	#

306 THOMPSON STREET
ALPHARETTA, GEORGIA

F R A W L E Y
ASSOCIATES, LLC.
LANDSCAPE ARCHITECTS
675 SEMINOLE AVE (SUITE 101)
ATLANTA, GA 30307 (404) 874-5091

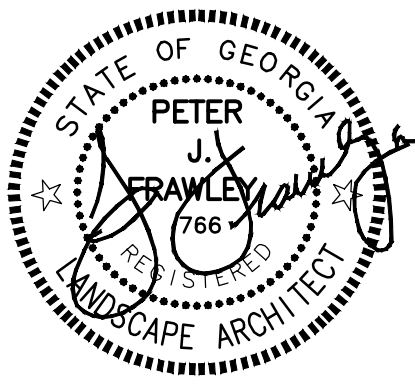




SCALE: AS SHOWN
DATE: 05/03/2024
PROJECT: FA-23022
SHEET L-7
SHEET 7 OF 9

RESIDENTIAL LANDSCAPE ZONING CONCEPT
ALPHA VILLAS
306 THOMPSON STREET
ALPHARETTA, GEORGIA

FRAWLEY ASSOCIATES, LLC.
LANDSCAPE ARCHITECTS
675 SEMINOLE AVE (SUITE 101)
ATLANTA, GA 30307 (404) 874-5091



REVISIONS:			
DATE	#	DATE	#

His Hands Tree Preservation, LLC.
PO Box. 441241
Kennesaw, GA. 30160
Phone: (404) 661-2700
Email: HisHandsTP@gmail.com
ISA Certified Arborist WI-0338AT
ISA Certified Tree Worker
ISA Qualified Tree Risk Assessor

SPECIMEN TREE REPORT

Tree Inventory
Alpha Villas
306 Thompson Street
Alpharetta, GA

Prepared For:
Jay Farat
Bravo Fence
125 TownPark Drive
Suite 300

Assessor:
Robert Brettschneider
His Hands Tree Preservation, LLC
Owner
ISA Certified Arborist #WI-0338AT
ISA Certified Tree Worker
ISA Qualified Tree Risk Assessor

March 16, 2024

ALPHA VILLAS

TREE INVENTORY

On March 16, 2024, Robert Brettschneider, Owner of His Hands Tree Preservation and an International Society of Arboriculture (ISA) Certified Arborist, conducted the onsite tree assessment, inventory, and review of the survey. The inventory and assessment aimed to verify sizes and evaluate the biological and structural health of the specimen and boundary/shared trees in the last inventory report completed by past Arboriculture Consulting Firms. All specimen-sized trees were assessed for insect infestations, disease pressures, structural defects, biological decline, and overall health. An updated health and structural assessment was performed as a visual ground assessment and documented in the report.

The following criteria per the City of Alpharetta Unified Development Code were used to determine Boundary/Shared Trees or Specimen Tree statuses. Determining a tree's specimen status is ultimately up to the City of Alpharetta Arborist and staff.

Specimen Tree: any tree that 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.

- 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 feet, 24-inch diameter or larger for trees in all other genera.
- Understory Trees: 8-inch diameter or larger genera and 10-inch diameter or larger for Oxydendron arbutum (Sourwood).

Trees of Quality and Tree Groupings or Groves: are trees that warrant protection or preservation based upon the size, condition, special interest, character, etc.

Table and Report: The table below summarizes the inventory and assessment of the Specimen, Boundary, Trees of Quality, Tree Groupings, and EDF Trees. The table contents contain the following information.

Tree ID: The specific metal identification tag on the tree.
Tree Size: The size of the tree measured at 4.5 feet on the trunk gives the diameter size.
Tree Species: Identifies the genus and species of each tree.

HIS HANDS TREE PRESERVATION, LLC.

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MARCH 16, 2024

ALPHA VILLAS

TREE INVENTORY

Condition Rating: The condition rating is composed of three distinct qualities: health, structure, and form.

- Health: Tree health (vigor) includes evaluation of the crown density, foliage color, leaf size, annual shoot growth, disease infections, insect infestations, the presence of injuries, and shoot dieback symptoms.
- Structural: The tree structural evaluation includes assessing tree features impacting the structural integrity. These conditions may include the presence of codominant stems, weak branch attachments, decay indicators, root collar burial, dead and dying branches, low live crown ratio, visual cavities, and other conditions of concern.
- Form: The tree form considers the tree's growth habit – its symmetry, shape, or silhouette. The form is also based on the tree species, site conditions, proximity to other trees or structures, and management history. The condition ratings are categorized as good, fair, and poor.
 - Good: The vigor is normal for the species. There is no significant damage due to diseases or pests. Any twig dieback, defoliation, or discoloration is minor. Has a well-developed structure. The defects are minor and can be corrected. There are minor asymmetries/deviations from species norm.
 - Fair: The tree has a reduced vigor. Damage from insects or diseases is significant and associated with defoliation but is not likely fatal. Twig dieback, defoliation, discoloration, and/or dead branches may comprise up to 50% of the crown. The tree has a single defect of a significant nature or multiple moderate defects. The defects are not practical to correct or would require multiple treatments over several years. The tree form has major asymmetries/deviations from species norm and/or intended use. The functions and/or aesthetics are compromised.
 - Poor: The tree is unhealthy and declining in appearance. Poor vigor. Low foliage density and poor foliage color are present. The tree has a potentially fatal pest infestation. Has an extensive twig and/or branch dieback. The tree has a single serious defect or multiple significant defects. Recent change in tree orientation. The structural problems cannot be corrected and may fail at any time. The tree form is largely asymmetric/abnormal and distracts from the intended use and/or aesthetics significantly.

Specimen Tree: An "X" identifies that the City of Alpharetta Arborist would consider the specimen tree a non-recompense
Suitability for Preservation: This categorizes a tree's potential to be an asset to the project following development. While this rating is future-focused, it is based on the species, current size, current condition, and species tolerance to construction. This rating is not based on specific construction plans or anticipated impacts on the tree. The preservation ratings are categorized as high, medium, and low.

- High: A tree that is in good condition, has a long remaining lifespan, is desirable, and a species that can tolerate construction damage.

HIS HANDS TREE PRESERVATION, LLC.

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MARCH 16, 2024

ALPHA VILLAS

TREE INVENTORY

- Moderate: A tree with a moderate rating is between the High and Low ratings. It has conditions or qualities that could be mitigated with arboriculture treatments (pruning, pest management, soil management, or supplemental irrigation).
- Low: A tree in poor condition, has a short remaining lifespan, has poor aesthetics, is intolerant of construction damage, or is an invasive species tree.

The species tolerance ratings were taken from Coder, Kim D. 2021. Tree Tolerance of Site Development Activities. University of Georgia, Warnell School of Forestry & Natural Resources Outreach Publication WSFNR21-45C. Pp.6

Table Key and Results:
The bold type highlighted in yellow indicated a specimen tree.
The italic type highlighted in blue indicates a boundary or shared tree.
Tree Groupings are highlighted in gray.

Table: Trees on site

Tree ID	Diameter	Tree Species	Condition			Specimen Tree	Boundary Tree	Suitability for Preservation	Comments
#	Inches	Common Name	Biological Health (Vigor)	Structural	Form			To be considered in design (Y/N)	Main problems
1	15	BLACK CHERRY	POOR	POOR	POOR	NO	YES	LOW NO	SEVERAL CAVITIES WITH DECAY CANOPY DECLINE
2	12	OAK	FAIR	POOR	POOR	NO	NO	LOW NO	POOR FORM
3	9	BLACK CHERRY	POOR	POOR	POOR	NO	NO	LOW NO	SEVERE CANOPY DECLINE
4	8	OAK	FAIR	FAIR	FAIR	NO	NO	HIGH NO	
5	8	OAK	FAIR	FAIR	FAIR	NO	NO	HIGH NO	
6	6	OAK	FAIR	FAIR	FAIR	NO	NO	HIGH NO	
7	26	TULIP POPLAR	FAIR	FAIR	FAIR	NO	NO	MODERATE NO	

HIS HANDS TREE PRESERVATION, LLC.

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MARCH 16, 2024

ALPHA VILLAS

TREE INVENTORY

Tree ID	Diameter	Tree Species	Condition			Specimen Tree	Boundary Tree	Suitability for Preservation	Comments
#	Inches	Common Name	Biological Health (Vigor)	Structural	Form			To be considered in design (Y/N)	Main problems
8	30	TULIP POPLAR	FAIR	FAIR	FAIR	YES	NO	MODERATE NO	RECOMPENSE
9	28	TULIP POPLAR	FAIR	FAIR	FAIR	NO	NO	MODERATE NO	
10	6	HICKORY	GOOD	GOOD	GOOD	NO	NO	HIGH YES	
11	22	TULIP POPLAR	FAIR	FAIR	FAIR	NO	NO	MODERATE NO	
12	6	BEECH	GOOD	GOOD	GOOD	NO	NO	HIGH YES	
13	7	SWEETGUM	GOOD	GOOD	GOOD	NO	NO	HIGH YES	
14	27	TULIP POPLAR	FAIR	POOR	POOR	NO	NO	LOW NO	V-UNION INCLUDED BARK
15	12	TULIP POPLAR	FAIR	FAIR	FAIR	NO	NO	HIGH NO	
16	26	TULIP POPLAR	FAIR	FAIR	FAIR	NO	NO	MODERATE NO	
17	21	TULIP POPLAR	FAIR	FAIR	FAIR	NO	NO	MODERATE NO	
18	11	TULIP POPLAR	FAIR	FAIR	FAIR	NO	YES	MODERATE NO	BOUNDARY REMOVAL LETTER
19	21	TULIP POPLAR	GOOD	GOOD	GOOD	NO	YES	MODERATE YES	BOUNDARY PROTECT LETTER
20	28	TULIP POPLAR	FAIR	FAIR	FAIR	NO	YES	MODERATE NO	BOUNDARY REMOVAL LETTER

HIS HANDS TREE PRESERVATION, LLC.

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MARCH 16, 2024

ALPHA VILLAS

TREE INVENTORY

Tree ID	Diameter	Tree Species	Condition			Specimen Tree	Boundary Tree	Suitability for Preservation	Comments
#	Inches	Common Name	Biological Health (Vigor)	Structural	Form			To be considered in design (Y/N)	Main problems
21	22	PINE	GOOD	GOOD	GOOD	NO	YES	MODERATE YES	BOUNDARY PROTECT LETTER
22	33	OAK	GOOD	GOOD	GOOD	YES	YES	MODERATE YES	BOUNDARY PROTECT LETTER
23	23	OAK	GOOD	GOOD	GOOD	YES	YES	MODERATE YES	BOUNDARY PROTECT LETTER
24	26	OAK	GOOD	GOOD	GOOD	YES	YES	MODERATE YES	BOUNDARY PROTECT LETTER
25	27	OAK	GOOD	GOOD	GOOD	YES	YES	MODERATE YES	BOUNDARY PROTECT LETTER
26	30	OAK	GOOD	GOOD	GOOD	YES	YES	MODERATE YES	BOUNDARY PROTECT LETTER
27	30	OAK	GOOD	GOOD	GOOD	YES	YES	MODERATE YES	BOUNDARY PROTECT LETTER
28	13	OAK	GOOD	GOOD	GOOD	NO	YES	HIGH YES	BOUNDARY PROTECT LETTER
29	6	SWEETGUM	GOOD	GOOD	GOOD	NO	YES	HIGH YES	BOUNDARY PROTECT LETTER
30	32	TULIP POPLAR	GOOD	GOOD	GOOD	YES	NO	MODERATE YES	TREE CARE PRESCRIPTION
31	8	BEECH	GOOD	GOOD	GOOD	NO	YES	HIGH YES	BOUNDARY PROTECT LETTER

HIS HANDS TREE PRESERVATION, LLC.

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MARCH 16, 2024

ALPHA VILLAS

TREE INVENTORY

Tree ID	Diameter	Tree Species	Condition			Specimen Tree	Boundary Tree	Suitability for Preservation	Comments
#	Inches	Common Name	Biological Health (Vigor)	Structural	Form			To be considered in design (Y/N)	Main problems
32	20	HICKORY	GOOD	GOOD	FAIR	NO	YES	MODERATE YES	BOUNDARY PROTECT LETTER
33	13	OAK	GOOD	GOOD	GOOD	NO	YES	HIGH YES	BOUNDARY PROTECT LETTER
34	32	OAK	FAIR	FAIR	FAIR	NO	YES	MODERATE YES	BOUNDARY PROTECT LETTER
35	8	OAK	GOOD	GOOD	GOOD	NO	NO	HIGH YES	
36	10	OAK	GOOD	GOOD	GOOD	NO	NO	HIGH YES	
37	19	OAK	FAIR	FAIR	FAIR	NO	NO	HIGH NO	
38	7	OAK	FAIR	FAIR	FAIR	NO	NO	MODERATE NO	
39	21	OAK	FAIR	FAIR	FAIR	NO	NO	MODERATE NO	
40	15	OAK	FAIR	FAIR	FAIR	NO	NO	MODERATE NO	
41	16	OAK	FAIR	FAIR	FAIR	NO	YES	MODERATE YES	BOUNDARY PROTECT LETTER
42	17	OAK	FAIR	FAIR	FAIR	NO	NO	MODERATE YES	
43	27	OAK	FAIR	FAIR	FAIR	YES	NO	MODERATE YES	TREE CARE PRESCRIPTION
44	8	HICKORY	FAIR	FAIR	FAIR	NO	YES	HIGH YES	

HIS HANDS TREE PRESERVATION, LLC.

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MARCH 16, 2024

ALPHA VILLAS

TREE INVENTORY

Tree ID	Diameter	Tree Species	Condition			Specimen Tree	Boundary Tree	Suitability for Preservation	Comments
#	Inches	Common Name	Biological Health (Vigor)	Structural	Form			To be considered in design (Y/N)	Main problems
45	13	HICKORY	FAIR	FAIR	FAIR	NO	YES	HIGH YES	
46	23	OAK	FAIR	FAIR	FAIR	NO	YES	MODERATE YES	
47	17	HICKORY	FAIR	FAIR	FAIR	NO	YES	MODERATE YES	
48	20	OAK	POOR	POOR	POOR	NO	YES	LOW NO	DEAD REMOVE
49	20	TULIP POPLAR	FAIR	FAIR	FAIR	NO	YES	MODERATE YES	BOUNDARY PROTECT LETTER
50	19	TULIP POPLAR	FAIR	FAIR	FAIR	NO	YES	MODERATE YES	BOUNDARY PROTECT LETTER
51	10	OAK	GOOD	GOOD	GOOD	NO	NO	HIGH NO	TREE GROUPING
52	14	TULIP POPLAR	GOOD	GOOD	GOOD	NO	NO	HIGH NO	TREE GROUPING
53	8	TULIP POPLAR	GOOD	GOOD	GOOD	NO	NO	HIGH NO	TREE GROUPING
54	15	TULIP POPLAR	GOOD	GOOD	GOOD	NO	NO	HIGH NO	TREE GROUPING
55	6	TULIP POPLAR	GOOD	GOOD	GOOD	NO	NO	HIGH NO	TREE GROUPING
56	13	TULIP POPLAR	GOOD	GOOD	GOOD	NO	NO	HIGH NO	TREE GROUPING
57	10	TULIP POPLAR	GOOD	GOOD	GOOD	NO	NO	HIGH NO	TREE GROUPING
58	8	TULIP POPLAR	GOOD	GOOD	GOOD	NO	NO	HIGH NO	TREE GROUPING

HIS HANDS TREE PRESERVATION, LLC.

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MARCH 16, 2024

ALPHA VILLAS

TREE INVENTORY

Tree ID	Diameter	Tree Species	Condition			Specimen Tree	Boundary Tree	Suitability for Preservation	Comments
#	Inches	Common Name	Biological Health (Vigor)	Structural	Form			To be considered in design (Y/N)	Main problems
59	11	TULIP POPLAR	GOOD	GOOD	GOOD	NO	NO	HIGH NO	TREE GROUPING
60	23	TULIP POPLAR	GOOD	GOOD	GOOD	NO	NO	MODERATE NO	
61	8	TULIP POPLAR	GOOD	GOOD	GOOD	NO	NO	HIGH NO	
62	22	TULIP POPLAR	GOOD	GOOD	GOOD	NO	NO	MODERATE NO	
63	9	TULIP POPLAR	GOOD	GOOD	GOOD	NO	NO	HIGH NO	
64	22	TULIP POPLAR	GOOD	GOOD	GOOD	NO	NO	MODERATE NO	
65	8	OAK	GOOD	GOOD	GOOD	NO	NO	HIGH NO	
66	10	TULIP POPLAR	FAIR	POOR	FAIR	NO	YES	LOW NO	SEVERE DECAY IN ROOT CROWN
67	24	TULIP POPLAR	GOOD	FAIR	GOOD	NO	YES	MODERATE NO	BOUNDARY REMOVAL LETTER
68	30	TULIP POPLAR	FAIR	FAIR	GOOD	YES	YES	MODERATE NO	BOUNDARY REMOVAL LETTER
69	6	TULIP POPLAR	GOOD	GOOD	GOOD	NO	YES	HIGH NO	BOUNDARY REMOVAL LETTER
70	13	TULIP POPLAR	GOOD	GOOD	GOOD	NO	NO	HIGH NO	
71	7	TULIP POPLAR	GOOD	GOOD	GOOD	NO	NO	HIGH NO	
72	17	TULIP POPLAR	FAIR	GOOD	GOOD	NO	NO	MODERATE NO	

HIS HANDS TREE PRESERVATION, LLC.

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MARCH 16, 2024

FRAWLEY ASSOCIATES, LLC. LANDSCAPE ARBORIST REPORT NOTES:
IMPACT PERCENTAGES FOR BOUNDARY LETTERS, TREE CARE, AND/OR REMOVAL HAD NOT BEEN FINALIZED WHEN PROJECT ARBORIST ADDED COMMENTS TO DATA TABLE IN REPORT. TO BE FINALIZED AS PLAN IS DEVELOPED FOR FINAL PERMIT APPLICATION.

PROJECT ARBORIST TO SUPPLY PHOTOGRAPHS OF NON-SPECIMEN CONDITION TREES AS REQUESTED AND REQUIRED BY CITY ARBORIST DURING LAND DISTURBANCE PERMIT (LDP) PROCESS.

SCALE: AS SHOWN

DATE: 05/03/2024

PROJECT: FA-23022

SHEET L-8
SHEET 8 OF 9

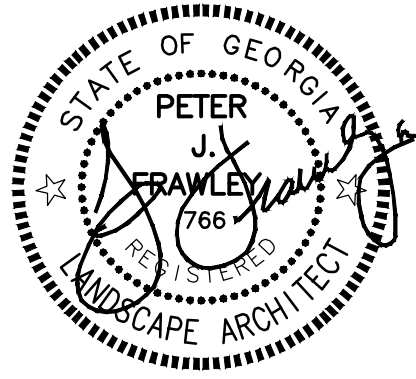
RESIDENTIAL LANDSCAPE ZONING CONCEPT
ALPHA VILLAS

306 THOMPSON STREET
ALPHARETTA, GEORGIA

FRAWLEY
ASSOCIATES, LLC.

LANDSCAPE ARCHITECTS

675 SEMINOLE AVE (SUITE 101)
ATLANTA, GA 30307 (404) 874-5091



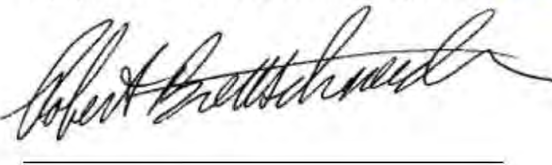
REVISIONS:

DATE	#	DATE	#

ALPHA VILLAS										TREE INVENTORY									
Tree ID	Diameter	Tree Species	Condition			Specimen Tree	Boundary Tree	Suitability for Preservation	Comments										
#	Inches	Common Name	Biological Health (Vigor)	Structural	Form			To be considered in design (Y/N)	Main problems										
73	12	TULIP POPLAR	FAIR	GOOD	GOOD	NO	NO	HIGH NO											
74	22	TULIP POPLAR	FAIR	FAIR	GOOD	NO	NO	MODERATE NO											
75	24	TULIP POPLAR	FAIR	FAIR	GOOD	NO	NO	MODERATE NO											
76	9	TULIP POPLAR	FAIR	GOOD	GOOD	NO	NO	HIGH NO											
77	27	TULIP POPLAR	FAIR	FAIR	FAIR	NO	NO	MODERATE NO											
78	23	TULIP POPLAR	FAIR	POOR	FAIR	NO	NO	LOW NO	SEVERE DECAY CAVITY										
79	32	TULIP POPLAR	FAIR	FAIR	FAIR	YES	NO	MODERATE NO	RECOMPENSE										
80	30	TULIP POPLAR	FAIR	FAIR	FAIR	YES	NO	MODERATE NO	RECOMPENSE										
81	11	TULIP POPLAR	FAIR	FAIR	FAIR	NO	NO	HIGH NO											
82	24	TULIP POPLAR	FAIR	FAIR	FAIR	NO	YES	MODERATE YES	BOUNDARY PROTECT LETTER										
83	12	TULIP POPLAR	FAIR	GOOD	GOOD	NO	YES	HIGH NO	BOUNDARY REMOVAL LETTER										
84	18	TULIP POPLAR	FAIR	FAIR	FAIR	NO	YES	MODERATE YES	BOUNDARY PROTECT LETTER										
85	12	OAK	FAIR	FAIR	FAIR	NO	NO	HIGH NO											
His Hands Tree Preservation, LLC.										10	MARCH 16, 2024								

ALPHA VILLAS										TREE INVENTORY									
Tree ID	Diameter	Tree Species	Condition			Specimen Tree	Boundary Tree	Suitability for Preservation	Comments										
#	Inches	Common Name	Biological Health (Vigor)	Structural	Form			To be considered in design (Y/N)	Main problems										
86	12	TULIP POPLAR	FAIR	FAIR	FAIR	NO	YES	HIGH YES	BOUNDARY PROTECT LETTER										
87	13	SWEETGUM	FAIR	FAIR	FAIR	NO	YES	MODERATE YES	BOUNDARY PROTECT LETTER										
88	10	TULIP POPLAR	FAIR	FAIR	FAIR	NO	YES	HIGH YES	BOUNDARY PROTECT LETTER										
89	12	SWEETGUM	FAIR	FAIR	FAIR	NO	YES	MODERATE YES	BOUNDARY PROTECT LETTER										
90	13	TULIP POPLAR	FAIR	FAIR	FAIR	NO	YES	HIGH YES	BOUNDARY PROTECT LETTER										
91	19	TULIP POPLAR	FAIR	FAIR	FAIR	NO	NO	HIGH NO											
92	20	OAK	FAIR	FAIR	FAIR	NO	NO	MODERATE NO											
93	8	TULIP POPLAR	GOOD	GOOD	GOOD	NO	NO	HIGH NO											
94	24	TULIP POPLAR	FAIR	POOR	POOR	NO	NO	LOW NO	V-UNION DECAY										
95	7	TULIP POPLAR	GOOD	GOOD	GOOD	NO	NO	HIGH NO											
96	7	TULIP POPLAR	GOOD	GOOD	GOOD	NO	NO	HIGH NO											
97	24	PINE	FAIR	FAIR	FAIR	NO	NO	MODERATE NO											
98	9	ASH	POOR	FAIR	POOR	NO	YES	LOW NO	BOUNDARY REMOVAL LETTER										
His Hands Tree Preservation, LLC.										11	MARCH 16, 2024								

ALPHA VILLAS										TREE INVENTORY									
Tree ID	Diameter	Tree Species	Condition			Specimen Tree	Boundary Tree	Suitability for Preservation	Comments										
#	Inches	Common Name	Biological Health (Vigor)	Structural	Form			To be considered in design (Y/N)	Main problems										
99	22	TULIP POPLAR	FAIR	FAIR	GOOD	NO	YES	MODERATE NO	BOUNDARY REMOVAL LETTER										
100	24	TULIP POPLAR	FAIR	FAIR	FAIR	NO	NO	MODERATE NO											
101	19	TULIP POPLAR	FAIR	FAIR	FAIR	NO	YES	LOW NO	BOUNDARY REMOVAL LETTER										
102	21	PINE	FAIR	FAIR	GOOD	NO	YES	MODERATE NO	BOUNDARY REMOVAL LETTER										
103	10	TULIP POPLAR	FAIR	FAIR	GOOD	NO	YES	MODERATE NO	BOUNDARY REMOVAL LETTER										
104	6	TULIP POPLAR	FAIR	FAIR	GOOD	NO	NO	MODERATE NO											
105	17	TULIP POPLAR	FAIR	FAIR	GOOD	NO	NO	MODERATE NO											
106	29	PINE	FAIR	FAIR	GOOD	NO	NO	MODERATE NO	BOUNDARY REMOVAL LETTER										
107	28	OAK	FAIR	FAIR	FAIR	YES	YES	MODERATE YES	BOUNDARY PROTECT LETTER										
108	10	OAK	FAIR	FAIR	POOR	NO	NO	MODERATE YES											
His Hands Tree Preservation, LLC.										12	MARCH 16, 2024								
The above observations, discussion, and recommendations are based on my professional experience and education. It is important to note that trees are natural living things, and it is impossible to predict when a tree may die or fail, especially when impacted by construction, human intervention, natural causes, or other means.																			

ALPHA VILLAS										TREE INVENTORY									
Thank you for the opportunity to assist you with this project. Please let me know if you have any questions. I can be contacted by email at hishandstp@gmail.com .																			
																			
Robert D. Brettschneider His Hands Tree Preservation, LLC. Owner ISA Certified Arborist WI-0338 AT ISA Certified Tree Worker ISA Qualified Tree Risk Assessor Certified Pesticide Applicator GA #04207																			
His Hands Tree Preservation, LLC.										13	MARCH 16, 2024								

SCALE: AS SHOWN

DATE: 05/03/2024

PROJECT: FA-23022

SHEET **L-9**

SHEET 9 OF 9

RESIDENTIAL LANDSCAPE ZONING CONCEPT

ALPHA VILLAS

306 THOMPSON STREET

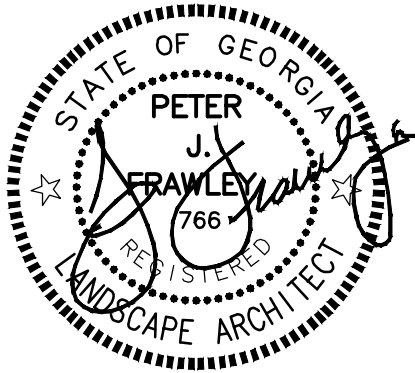
ALPHARETTA, GEORGIA

F R A W L E Y

ASSOCIATES, LLC.

LANDSCAPE ARCHITECTS

675 SEMINOLE AVE (SUITE 101)
ATLANTA, GA 30307 (404) 874-5091



REVISIONS:			
DATE	#	DATE	#

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY	
Case #:	Z-24-08/V-24-08 306
PH #:	Thompson St
	PHA240003
☐	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: Miles Hansford, LLC

Telephone: 770-781-4100

Address: 178 S. Main Street

Suite: 310

City Alpharetta

State: GA

Zip: 30009

Fax: 770-781-9191

Mobile Tel: _____

Email: eunderwood@miles hansford.com / tfisher@miles hansford.com

Subject Property Information:

Address: 306 Thompson Street, Alpharetta, GA 30009

Current Zoning: R-12

District: 1

Section: 2

Land Lot: 802

Parcel ID: 12 284108020053

Proposed Zoning: DT-LW

Current Use: Single Family Dwelling, Detached

This Application For (Check All That Apply):

- | | | |
|--|--|---|
| ☐ Conditional Use | ☐ Master Plan Amendment | ☐ Comprehensive Plan Amendment |
| ☒ Rezoning | ☐ Master Plan Review | |
| ☒ Variance | ☐ Public Hearing | |
| ☐ Exception | ☐ Other <u>(Specify):</u> _____ | |

APPLICANT REQUEST AND INTENT

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

The Applicant proposes to develop two single-family dwellings upon the Subject Property.

Applicant's Request (Please itemize the proposal):

The applicant requests to rezone the Subject Property from R-12 to DT-LW with the following variances:

1. Eliminate the requirement for a street facing garage to be recessed a minimum distance of 20 feet behind the building façade. (UDC § 2.4.6(C)).
2. Allow on-site parking between a building and a street. (UDC § 2.7.2).
3. Allow for Contemporary Style Single Family Detached Dwelling(s) to be constructed on the property. (UDC § 2.8.7 (C)).
4. Remove the requirement to install a multi-use trail along any new or existing street. (UDC § 3.5.7(B)).
5. e. Remove the requirement to install a multi-use trail along any new or existing street. (UDC § 2.3.5(B)).

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

Approval of the Applicant's Proposal will allow development aesthetically attractive residences that complement the surrounding Thompson Street Community.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: 306 Thompson Street, LLC - Galal "Jay" Farhat

Telephone: 770-355-3847

Address: 203 N Esplanade

Suite:

City Alpharetta

State: GA

Zip: 30009

Authorization:

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

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

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Miles Hansford, LLC

Telephone: 770-781-4100

Address: 178 S. Main Street

Suite: 310

City Alpharetta

State: GA

Zip: 30009

So Sworn and Attested:

Owner Signature:

Galal "Jay" Farhat

Date:

1/19/24

Notary: Katherine Mazzacano

Notary Signature:

Katherine Mazzacano

Date:

January 19, 2024



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: Galal "Jay" Farhat

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____

Galal "Jay" Farhat

Date: _____

11/19/24

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

This Proposal to rezone to DT-LW for two single-family dwellings on 1.148 acres is compatible with the surrounding properties because the surrounding properties are also zoned for residential development. The Future Development Map shows the Subject Property in the Mixed Use Live Work category within the Downtown Overlay District, where the DT-LW zoning classification is an appropriate category. The adjacent properties to the west, south, and east are in the Mixed Use Live Work category as well, and the adjacent property to the north is in the Medium Density Residential category. The Proposal to rezone to DT-LW is therefore consistent with the medium- to high-density residential development that either already exists or is anticipated on the surrounding properties.

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

This Proposal will positively affect the use and value of the surrounding residential properties. The use of the surrounding properties will be enhanced by the interconnectivity provided to the sidewalk along Thompson Street along the southern end of the Subject Property. The value of the surrounding properties will be enhanced by the Subject Property's high-end residences and premium site design.

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

No. The Subject Property cannot be developed for a reasonable economic use as currently zoned, because the current zoning, R-12, would yield half as many dwellings, making development cost-prohibitive based on current and anticipated development costs.

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

The increase to population if the Proposal were approved would be minor: approximately 5 people (assuming 2.5 people per residence). The increase to traffic would be minor as well: approximately 12 trips per 24 hours (2 residences multiplied by 5.75 vehicle trips per residence per 24 hours equals 12 vehicle trips per 24 hours). A Trip Generation Report analyzing the projected effects of the Proposal on traffic is submitted with this Application, and incorporated by reference.

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

The impact to schools would be minimal. The number of new students that will live at the Subject Property is estimated to be approximately 2 (assuming 0.75 students per residence) spread across all grades. With regard to public utilities, sanitary sewer, water, natural gas, electricity and cable are available to the Subject Property. The impact on public utilities will be in keeping with growth projected by utility providers.

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

The Proposal is consistent with the Alpharetta Comprehensive Plan and the Future Land Use Map/Future Development Map. The Future Development Map shows the Subject Property in the Mixed Use Live Work land use category within the Downtown Overlay District, where the proposed DT-LW zoning category is an approved category. Up to 8 residential units per acre is allowed in the DT-LW zoning category, and the Proposal calls for only 1.74 units per acre.

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

Yes. The Subject Property is located near the Avalon development, where high-quality, high-density residential products already exist and are being added. Also, several nearby properties have already been rezoned to the DT-LW zoning category. Presumably, other nearby and adjacent properties will also be rezoned to DT-LW. Thus, rezoning the Subject Property to the DT-LW zoning category will ensure that high-quality development consistent with nearby and adjacent properties continues as envisioned in the Alpharetta Comprehensive Plan.

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

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

Variance #1

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

Yes, regarding City of Alpharetta UDC § 2.4.6(C). The narrow shape, size, and topography of the property, and the resulting setbacks and landscaping requirements along the boundary lines, substantially limit the buildable area of the subject property and necessitate placement of the structures in the locations proposed by the Applicant. Unless the proposed variance is approved, the narrowness of the Subject Property will not allow for construction of the proposed housing type and architectural designs.

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

Yes. The application of the UDC standards for the Downtown Overlay would create an unnecessary hardship for the Subject Property. Based upon the shape and size of the Subject Property, strict conformity to the requirement to offset garage doors 20 feet behind the front façade would prevent the reasonable economic development of the Subject Property (i.e. using the proposed housing type and architectural design).

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

Yes. The narrow shape, size, and topography of the property, and the resulting setbacks and landscaping requirements along the boundary lines, substantially limit the buildable area of the subject property and necessitate placement of the structures in the locations proposed by the Applicant.

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

No. The requested variance would not cause substantial detriment to the public good or impair the purpose and intent of the UDC. The variance is minimum necessary to facilitate the proposed project. The project will accomplish the intent of the UDC provision at issue, which is to provide superior aesthetic appeal, wall articulation (rather than monolithic facades), and encourage walkability within the project and surrounding area.

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

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

Variance #2

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

Yes, regarding City of Alpharetta UDC § 2.7.2. The narrow shape, size, and topography of the property, and the resulting setbacks and landscaping requirements along the boundary lines, substantially limit the buildable area of the subject property and necessitate placement of the structures in the locations proposed by the Applicant. Unless the proposed variance is approved, the narrowness of the Subject Property will not allow for construction of the proposed housing type and architectural designs.

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

Yes. The application of the UDC standards for the Downtown Overlay would create an unnecessary hardship for the Subject Property. Based upon the shape and size of the Subject Property, strict conformity to the requirement of no on-site parking between the building and the street would prevent the reasonable economic development of the Subject Property (i.e. using the proposed housing type and architectural design).

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

Yes. The narrow shape, size, and topography of the property, and the resulting setbacks and landscaping requirements along the boundary lines, substantially limit the buildable area of the subject property and necessitate placement of the structures in the locations proposed by the Applicant.

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

No. The requested variance would not cause substantial detriment to the public good or impair the purpose and intent of the UDC. The variance is minimum necessary to facilitate the proposed project. The project will accomplish the intent of the UDC provision at issue, which is to provide superior aesthetic appeal, wall articulation (rather than monolithic facades), and encourage walkability within the project and surrounding area.

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

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

Variance #3

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

Yes, regarding City of Alpharetta UDC § 2.8.7(C). The narrow shape, size, and topography of the property, and the resulting setbacks and landscaping requirements along the boundary lines, substantially limit the buildable area of the subject property and necessitate placement of the structures in the locations proposed by the Applicant. Unless the proposed variance is approved, the narrowness of the Subject Property will not allow for construction of the proposed housing type and architectural designs.

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

Yes. The application of the UDC standards for the Downtown Overlay would create an unnecessary hardship for the Subject Property. Based upon the shape and size of the Subject Property, strict conformity to the requirement of architectural styles between the building and the street would prevent the reasonable economic development of the Subject Property (i.e. using the proposed housing type and architectural design).

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

Yes. The narrow shape, size, and topography of the property, and the resulting setbacks and landscaping requirements along the boundary lines, substantially limit the buildable area of the subject property and necessitate placement of the structures in the locations proposed by the Applicant. Additionally, the Applicant is proposing architectural diversity while using high quality materials compatible with adjacent and surrounding properties.

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

No. The requested variance would not cause substantial detriment to the public good or impair the purpose and intent of the UDC. The variance is minimum necessary to facilitate the proposed project. The project will accomplish the intent of the UDC provision at issue, which is to provide superior aesthetic appeal, wall articulation (rather than monolithic facades), and encourage walkability within the project and surrounding area.

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

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

Variance #4

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

Yes, regarding City of Alpharetta UDC § 3.5.7(B). The narrow shape, size, and topography of the property, and the resulting setbacks and landscaping requirements along the boundary lines, substantially limit the buildable area of the subject property and necessitate placement of the structures in the locations proposed by the Applicant. Unless the proposed variance is approved, the narrowness of the Subject Property will not allow for construction of the proposed housing type and architectural designs.

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

Yes. The application of the UDC standards for the Downtown Overlay would create an unnecessary hardship for the Subject Property. Based upon the shape and size of the Subject Property, strict conformity to the requirement for a multi-use trail may be required instead of a sidewalk along any new or existing street when the location is identified for a multi-use trail in the North Point Livable Centers Initiative Study or another plan that has been adopted by the City of Alpharetta would prevent the reasonable economic development of the Subject Property (i.e. using the proposed housing type and architectural design).

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

The Multi-Use Trail and AlphaLoop connection is under review by the City Council, which is considering the alteration of its route, such that it would no longer be planned to run through the Subject Property.

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

No. The requested variance would not cause substantial detriment to the public good or impair the purpose and intent of the UDC. The variance is minimum necessary to facilitate the proposed project. The project will accomplish the intent of the UDC provision at issue, which is to provide superior aesthetic appeal, wall articulation (rather than monolithic facades), and encourage walkability within the project and surrounding area.

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

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

Variance #5

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

Yes, regarding City of Alpharetta UDC § 2.3.5(B). The narrow shape, size, and topography of the property, and the resulting setbacks and landscaping requirements along the boundary lines, substantially limit the buildable area of the subject property and necessitate placement of the structures in the locations proposed by the Applicant. Unless the proposed variance is approved, the narrowness of the Subject Property will not allow for construction of the proposed housing type and architectural designs.

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

Yes. The application of the UDC standards for the Downtown Overlay would create an unnecessary hardship for the Subject Property. Based upon the shape and size of the Subject Property, strict conformity to the requirement for a multi-use trail may be required instead of a sidewalk along any new or existing street when the location is identified for a multi-use trail in the North Point Livable Centers Initiative Study or another plan that has been adopted by the City of Alpharetta would prevent the reasonable economic development of the Subject Property (i.e. using the proposed housing type and architectural design).

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

The Multi-Use Trail and AlphaLoop connection is under review by the City Council, which is considering the alteration of its route, such that it would no longer be planned to run through the Subject Property.

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

No. The requested variance would not cause substantial detriment to the public good or impair the purpose and intent of the UDC. The variance is minimum necessary to facilitate the proposed project. The project will accomplish the intent of the UDC provision at issue, which is to provide superior aesthetic appeal, wall articulation (rather than monolithic facades), and encourage walkability within the project and surrounding area.

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.

SIGN VARIANCE REVIEW CRITERIA

Are there exceptional conditions pertaining to the property where the sign is to be located as a result of the property size, shape, or topography which are not applicable to other lands or structures in the area? If "yes," please explain.

☐ Yes N/A

☐ No

Would the applicant be deprived of rights that are commonly enjoyed by others similarly situated? If "yes," please explain.

☐ Yes N/A

☐ No

Would granting the variance confer on the applicant any significant privileges which are denied to others similarly situated? If "yes," please explain.

☐ Yes N/A

☐ No

Are the exceptional circumstances the result of actions of the applicant or the applicant's representatives? If "yes," please explain.

N/A

☐ Yes

☐ No

Is the requested variance the minimum necessary to allow the applicant to enjoy rights commonly enjoyed by others similarly situated? If "no," please explain.

☐ Yes N/A

☐ No

Would granting of the variance violate more than one standard of the Unified Development Code? If "yes," please explain.

☐ Yes N/A

☐ No

Would granting the variance result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic? On a separate sheet or sheets, please defend your response.

☐ Yes

☐ No

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: 306 Thompson Street

Contact Name: Miles Hansford, LLC - J. Ethan Underwood Telephone: 770-781-4100

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

Owners of Properties located within 500 ft. of the Subject Property

Affected government departments

City officials

Interested parties noted on any list provided by the City

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

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

Individuals can contact Ethan Underwood via telephone at 770-781-4100 or via email euunderwood@milesansford.com as well as during the public participation process.

DETAILED TAX SUMMARY



City of Alpharetta

TAX YEAR: 2023 ✓

Owner Name

306 THOMPSON STREET LLC

Parcel Identification

12 -2841-0802-005-3

Account Number

0712396

Property Location

306 THOMPSON STREET

Tax District

10 - ALPHARETTA

Fair Market Value

438,900

Assessed Value

175,560

Temporary Assessment

Not Found

City Exemption:

County Exemption:

<u>Levies</u>	<u>Assessment</u>	Exemptions	<u>Net Assessment</u>	X	<u>Net Rate</u>	<u>State Credit</u>	TAX
Fulton Cycle							
FULTON BONDS	175,560	0	175,560	X	.000180	\$0.00	\$31.60
FULTON OPER	175,560	0	175,560	X	.008870	\$0.00	\$1,557.22
FULTON SCHOOL GEN	175,560	0	175,560	X	.017140	\$0.00	\$3,009.10
INTEREST							\$0.00
PENALTIES/FEES							\$0.00
Last Payment: 10/17/2023			Total Amount Billed				\$4,597.92
			Less Amount Paid				\$4,597.92
			Total Due				\$0.00
City of Alpharetta Cycle							
INTEREST							\$0.00
PENALTIES/FEES							\$0.00
Last Payment: Not Found			Total Amount Billed				\$0.00
			Less Amount Paid				\$0.00
			Total Due				\$0.00

Property owners with current legal matters, such as bankruptcy or foreclosure, must contact the Tax Commissioner's office at (404) 613-6100 for the official balance due on their parcel(s).

[Return to Tax Bill](#) | [Return to Search Results](#)

Real Estate

View Bill

As of 12/27/2023
Bill Year 2023
Bill 2307861
Owner 306 THOMPSON STREET LLC
Parcel ID 12 -2841-0802-005-3

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2023	\$1,009.47	\$1,009.47	\$0.00	\$0.00	\$0.00
TOTAL		\$1,009.47	\$1,009.47	\$0.00	\$0.00	\$0.00

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Miles Hansford, LLC
ATTORNEYS AT LAW

202 Tribble Gap Road · Suite 200 · Cumming, GA 30040
178 S Main Street · Suite 310 · Alpharetta, GA 30009
Phone 770.781.4100

MilesHansford.com

J. Ethan Underwood
eunderwood@MilesHansford.com

February 1, 2024

CAMPAIGN DISCLOSURE

Applicant:	Galal "Jay" Farhat
Subject Property:	306 Thompson Street, Alpharetta, GA 30009, Designated as Fulton County Parcel ID No. 12 284108020053
Proposed Action:	Rezoning with Variances
Current Zoning:	R-12 – Dwelling, 'For-Sale', Detached Residential
Proposed Zoning:	DT-LW – Downtown Live-Work
Proposed Use:	2 Single Family Dwellings, Detached
ROW Access:	Thompson Street

To Whom It May Concern:

Pursuant to Section 36-67A-3 of the Official Code of Georgia Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, please be advised that as of the date of this letter, Miles Hansford, LLC has made the following campaign contributions to local officials of the Governing Jurisdiction:

- **January 3, 2022 - \$500 to Councilman Donald Mitchell**
- **April 26, 2023 - \$500 to Councilman Fergal Brady**
- **May 3, 2023 - \$500 to City Councilman John Hipes**

This letter constitutes the disclosure of campaign contributions with respect to the above-referenced application.

Sincerely,

Ethan Underwood
Attorney for Applicant



J. Ethan Underwood
eunderwood@MilesHansford.com

RESERVATION OF CONSTITUTIONAL AND OTHER LEGAL RIGHTS

Applicant:	Galal “Jay” Farhat
Subject Property:	306 Thompson Street, Alpharetta, GA 30009, Designated as Fulton County Parcel ID No. 12 284108020053
Proposed Action:	Rezoning with Variances
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Proposed Zoning:	DT-LW – Downtown Live-Work
Proposed Use:	2 Single Family Dwellings, Detached
ROW Access:	Thompson Street

This Reservation of Constitutional and Other Legal Rights (“the Reservation”) is intended to supplement and form a part of the land use application (including any request for zoning, conditional use permit, site plan approval, and variances) (collectively, the “Application”) of the Applicant and the owners of the Subject Property (collectively, the “Owner”) and to put the Governing Jurisdiction on notice of the Applicant’s assertion of its constitutional and legal rights.

The Applicant has filed a timely application, has provided all required information and has submitted the appropriate application fees. The Application meets all judicial and statutory requirements for approval.

The Applicant objects to the standing of any opponents who are not owners of land adjoining the Subject Property and to the consideration by the Governing Jurisdiction of testimony or evidence presented by any party without standing in making its decision regarding the Application. The Applicant also objects to the consideration of testimony or evidence that is hearsay, violates any applicable rules of procedure or evidence, or that is presented by any party who fails to comply with notice and campaign disclosure requirements.

The Current Zoning (and/or zoning conditions) of the Subject Property is unconstitutional and deprives the Subject Property and all viable economic use thereof. The Proposed Use is the only viable economic use of the Subject Property, and the Governing Jurisdiction has deemed this Application necessary to allow the Proposed Use. As such, the Applicant and Owner file this Application for the purpose of changing the Current Zoning (and/or zoning conditions and requesting variances) to facilitate the Proposed Use, and to exhaust administrative remedies in the event the Application is denied. As such, the filing of this application is not an admission of the need for any such approval of the Applicant’s right to develop the property. The Applicant and Owner reserve the right to challenge the Current Zoning and any zoning conditions and other restrictions affecting the Subject Property.

Denial of the Application or approval of the Application in any form that is different than as requested by the Applicant will impose a disproportionate hardship on the Applicant and Owner of the Subject Property without benefiting any surrounding property owners. There is no reasonable use of the Subject Property

other than as proposed by the Application and no resulting benefit to the public from denial of or modification to the Application.

Any provisions in the applicable land use, subdivision, and /or zoning ordinances (collectively the “Zoning Ordinance”) that classify, or may classify, the Subject Property into any of the non-requested zoning or use classifications, including the Proposed Zoning District and Proposed Use at a density or intensity less than that requested by the Applicant, are unconstitutional in that they constitute a taking of the Applicant’s and Owner’s property rights without first paying fair, adequate, and just compensation for such rights in violation of Article I, Section III, Paragraph I of the Georgia Constitution of 1983, as amended and the Fifth and Fourteenth Amendments to the Constitution of the United States.

The Subject Property is suitable for development as proposed in the Application and it is not suitable for development under any other zoning classification, use, or at a density or intensity less than that requested by the Applicant. Failure to approve the Application as requested by the Applicant would be an unreasonable application of local land use authority, which bears no relationship to the public health, safety, morality or general welfare of the public and would constitute an arbitrary and capricious abuse of discretion in violation of Article I, Section I, Paragraph I of the Georgia Constitution of 1983, as amended and the Due Process Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States.

A refusal by the Governing Jurisdiction to approve the Application as requested by the Applicant will prohibit the only viable economic use of the Subject Property, will be unconstitutional and will discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and Owner and the owners of similarly situated properties in violation of Article I, Section I, Paragraph II of the Georgia Constitution of 1983, as amended, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Governing Jurisdiction to approve the Application as requested by the Applicant without the consent of persons elected to the governing body of the Governing Jurisdiction will amount to an unlawful delegation of the Governing Jurisdiction’s authority, in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution of 1983, as amended.

Furthermore, the Governing Jurisdiction cannot lawfully impose more restrictive standards on the Subject Property’s development than are presently set forth in the Zoning Ordinance. Any conditions or other restrictions imposed on the Subject Property without the consent of the Applicant and Owner that do not serve to reasonably ameliorate the negative impacts of the development are invalid and void. The imposition of improvements or design requirements unnecessary to facilitate the proposed development constitute an illegal impact fee, an unconstitutional condemnation, or both. As such, the Applicant and Owner reserve the right to challenge any such conditions, restrictions, or design requirements.

The Applicant and Owner assert that each has expended substantial sums and significantly changed its economic position in reliance upon versions of the Zoning Ordinance that allow the development of the Subject Property as proposed by the Applicant. As such, the Applicant has acquired vested rights to develop the property and the filing of this Application shall not constitute a waiver of those vested rights.

Finally, the Applicant and Owner assert that the current Zoning Ordinance, Character Area Map, Future Development Map and Comprehensive Plan were not adopted in compliance with the laws or constitutions of the State of Georgia or of the United States, and a denial of the Applicant's request based upon provisions illegally adopted will deprive the Applicant and Owner of due process under the law.

This Reservation constitutes an Ante Litem Notice pursuant to O.C.G.A. § 36-11-1, which places the Governing Jurisdiction and all other agents of the Governing Jurisdiction, in their official and individual capacities, on notice of the Applicant's and Owner's intent to seek monetary damages and attorney's fees against the Governing Jurisdiction for any rezoning action, zoning condition, illegal impact fee, and any other unlawful restrictions and exactions that are imposed upon the Subject Property, the Applicant, or the Owner.

By filing this Reservation, the Applicant reserves all rights and remedies available to it under the United States Constitution, the Georgia Constitution, all applicable federal, state, and local laws and ordinances, and in equity.

The Applicant and Owner respectfully request that the Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. This Reservation forms an integral part of the Application, and we ask that this Reservation be included with the Applicant's other Application materials. The Applicant and Owner reserve the right to amend and supplement this Reservation at any time.

Sincerely,



Ethan Underwood
Attorney for Applicant



J. Ethan Underwood
eunderwood@MilesHansford.com

LETTER OF INTENT

Applicant:	Galal "Jay" Farhat
Subject Property:	306 Thompson Street, Alpharetta, GA 30009, Designated as Fulton County Parcel ID No. 12 284108020053
Proposed Action:	Rezoning with Variances
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Proposed Zoning:	DT-LW – Downtown Live-Work
Proposed Use:	2 Single Family Dwellings, Detached
ROW Access:	Thompson Street

This Letter of Intent is intended to comply with the application procedures established by The City of Alpharetta, GA for submittal of land use applications, as required by the City of Alpharetta Unified Development Code (the "UDC"), City of Alpharetta Public Hearing Application Requirements, and other City of Alpharetta Ordinances and Standards.

The Applicant has submitted contemporaneously with this Letter of Intent the Public Hearing Application package for a variance, as may be amended (the "Application"). With regard to any zoning, conditional use permit, and variances requested in the Application (as applicable), the Applicant incorporates all statements made in the Public Hearing Application as part of this Letter of Intent.

Specifically, the Applicant requests the following:

- 1) Rezone the Subject Property from Dwelling, 'For-Sale', Detached Residential District (R-12) to Downtown Live-Work (DT-LW)**
- 2) Variances:**
 - 1. Eliminate the requirement for a street facing garage to be recessed a minimum distance of 20 feet behind the building façade. (UDC § 2.4.6(C)).**
 - 2. Allow on-site parking between a building and a street. (UDC § 2.7.2).**
 - 3. Allow for Contemporary Style Single Family Detached Dwelling(s) to be constructed on the property. (UDC § 2.8.7 (C)).**
 - 4. Remove the requirement to install a multi-use trail along any new or existing street. (UDC § 3.5.7(B)).**
 - 5. Remove the requirement to install a multi-use trail along any new or existing street. (UDC § 2.3.5(B)).**

The Proposed Action is consistent with the Alpharetta Comprehensive Plan and the Future Land Use Map/Future Development Map. The Future Development Map shows the Subject Property in the Mixed Use Live Work land use category within the Downtown Overlay District, where the proposed DT-LW zoning category is an approved category. Up to 8 residential units per acre is allowed in the DT-LW zoning category, and the Proposal calls for only 1.74 units per acre.

This Proposed Action to rezone to DT-LW for two single-family dwellings on 1.148 acres is compatible with the surrounding properties because the surrounding properties are also zoned for residential development. The Future Development Map shows the Subject Property in the Mixed Use Live Work category within the Downtown Overlay District, where the DT-LW zoning classification is an appropriate category. The adjacent properties to the west, south, and east are in the Mixed Use Live Work category as well, and the adjacent property to the north is in the Medium Density Residential category. The Proposal to rezone to DT-LW is therefore consistent with the medium- to high-density residential development that either already exists or is anticipated on the surrounding properties.

This Proposal will positively affect the use and value of the surrounding residential properties. The use of the surrounding properties will be enhanced by the interconnectivity provided to the Alpha Loop trail on the northern end of the Subject Property and by the interconnectivity provided to the sidewalk along Thompson Street along the southern end of the Subject Property. The value of the surrounding properties will be enhanced by the Subject Property's high-end residences and premium site design.

The impact to schools would be minimal. The number of new students that will live at the Subject Property is estimated to be approximately 2 (assuming 0.75 students per residence) spread across all grades. With regard to public utilities, sanitary sewer, water, natural gas, electricity and cable are available to the Subject Property. The impact on public utilities will be in keeping with growth projected by utility providers.

The increase to population if the Proposal were approved would be minor: approximately 5 people (assuming 2.5 people per residence). The increase to traffic would be minor as well: approximately 12 trips per 24 hours (2 residences multiplied by 5.75 vehicle trips per residence per 24 hours equals 12 vehicle trips per 24 hours). A Trip Generation Report analyzing the projected effects of the Proposal on traffic is submitted with this Application, and incorporated by reference.

CONCLUSION

Because the Applicant's Proposal complies with all criteria appropriate for consideration for the Application, the Applicant respectfully requests that this Application, which is incorporated herein by reference, be approved as requested. The Applicant and owner reserve the right to amend and supplement this Letter of Intent at any time.

Sincerely,



Ethan Underwood
Attorney for Applicant

Trip Generation Report

Land Use	Intensity (Number of Homes)	Daily Total	A.M. Peak			P.M. Peak		
			In	Out	Total	In	Out	Total
Single Family Dwelling, Detached (210)	2 Units	12	2	4	6	3	2	6

Legal Description

All that tract or parcel of land lying and being in in Land Lot 802 of the 1st Land District, 2nd Section, Fulton County, Georgia, containing approximately 1.148 acres, more or less, according to a plat of survey dated June 25, 2021, prepared for Galal Farhat, Truist Bank, and First American Title Insurance Company by Engineering 303, certified by Matt G. Forte, Georgia Registered Land Surveyor No. 2721 and, according to such plat of survey, being more particularly described as follows:

Beginning at a $\frac{3}{4}$ inch open top pipe located at the corner common to the lands now or formerly held by Joshua Avren and the land common to the land now or formerly held by Academy Park Neighborhood Association Inc., which is the True Point of Beginning; run

Thence along the line common to the lands now or formerly held by Joshua Avren, South 00 degrees 21 minutes 10 seconds West a distance of 98.26 feet to the corner common to the lands now or formerly held by Regina Garrett, said corner being monumented by a $\frac{1}{2}$ " rebar 0.55 feet West; run

Thence along the line common to the lands now or formerly held by Regina Garrett, South 00 degrees 21 minutes 10 seconds West a distance of 11.86 feet to a $\frac{1}{2}$ " rebar at the corner common to the lands now or formerly held by JMC Lender, LLC;

Thence along said right of way of Thompson Street, along said line, North 00 degrees 19 minutes 45 seconds East a distance of 494.65 feet to a $\frac{1}{2}$ " rebar with blue cap (LSF #1121) at the line common to the lands now or formerly held by PSV, LLC; run

Thence along said line North 89 degrees 59 minutes 07 seconds East a distance of 99.93 feet to a $\frac{3}{4}$ " open top pipe, said open top being the True Point of Beginning.

Said property is more fully described according to the above reference plat, which is incorporated herein by this refence.

This legal description is prepared solely for the purpose of facilitating a land use application and should not be relied upon for any other purpose.

COPELAND DORIS
2408 LOXFORD LANE
ALPHARETTA GA 30009

SIGG STEFAN G & SIGG SHARON B
12040 DANCLIFF TRCE
ALPHARETTA GA 30009

CLADAKIS JOHN N
2625 MILFORD LN
ALPHARETTA GA 30004

HEIDT DALE A & MARJORIE P
2406 LOXFORD LN
ALPHARETTA GA 30009

WEBB LESLIE A & WEBB MICHAEL J
12050 DANCLIFF TRC
ALPHARETTA GA 30009

SANDRAP ANN
2635 MILFORD LANE
ALPHARETTA GA 30009

LITTLE PATRICIA ELLEN
2404 LOXFORD LN
ALPHARETTA GA 30009

AGASSANDIAN KHRISTOFOR & AGASSANDI
AN MARIANNA
2580 MILFORD LANE
ALPHARETTA GA 30009

YATES MICHAEL JAMES & YATES KIM A
2645 MILFORD LN
ALPHARETTA GA 30009

DIANNE BOEHM WEAVER REVOCABLE LIVI
NG TR
2402 LOXFORD LN
ALPHARETTA GA 30004

SEAN MCGARRY REVOCABLE TRUST THE
3445 STRATFORD RD NE UNIT 1701
ATLANTA GA 30326

ACADEMY PARK NEIGHBORHOOD ASSN INC
12102 DANCLIFF TRC
ALPHARETTA GA 30009

CASTEEL WALTER L JR & FELICIA DON
NA GALE
12060 DANCLIFF TRC
ALPHARETTA GA 30009

GOOD MARK & GOOD ELISABETH
2600 MILFORD LANE
ALPHARETTA GA 30009

CUSTIN STEVEN D & CUSTIN CONNIE M
2700 DONNELATH PL
ALPHARETTA GA 30009

DAVIS ELIZABETH & DAVIS WILLIAM E
III
12070 DANCLIFF TRC
ALPHARETTA GA 30009-8707

JONES DEREK
2610 MILFORD LANE
ALPHARETTA GA 30009

KINSKEY TERRY P
2710 DONNELATH PL
ALPHARETTA GA 30004

HARRIS EVA
12080 DANCLIFF TRC
ALPHARETTA GA 30009

ROSTKOWSKI RYAN J
2620 MILFORD LN
ALPHARETTA GA 30009

MARK T & ANDREA K HANLEY JOINT LIV
ING TRUST THE
2720 DONNELATH PL
ALPHARETTA GA 30009

JENKINS MARCHE D & DALPHE S
12090 DANCLIFF TRCE
ALPHARETTA GA 30009

MITCHELL JASON L & ELAINE
2630 MILFORD LANE
ALPHARETTA GA 30009

POPE JAMES F & POPE KATHERINE B
2730 DONNELATH PL
ALPHARETTA GA 30009-8718

WILLS DWIGHT D & KATHLEEN
12100 DANCLIFF TRC
ALPHARETTA GA 30009

THOMAS RUSSELL S & THOMAS KATHERIN
E I
2640 MILFORD LANE
ALPHARETTA GA 30009

MASTERS BRENT D & KATE
2740 DONNELATH PL
ALPHARETTA GA 30009

PIENINIEMI SAULI J & PIENINIEMI LI
NDA
12030 DANCLIFF TRC
ALPHARETTA GA 30009

GREGORY TAMMY L
2650 MILFORD LN
ALPHARETTA GA 30009

TAYLOR LARKIN JOAN
2750 DONNELATH PL
ALPHARETTA GA 30009

PEPPER RONALD & PEPPER NATALIE GOLD
2760 DONNELATH PL
ALPHARETTA GA 30009

GLUBE NANCY E & LEVENBERG HOWARD
2500 MILFORD LN
ALPHARETTA GA 30009

ADRIAN P SCHOONE LIVING & DEVOLUTI
ON TRUST
1805 TREVINO TRL
RACINE WI 53406

MEYERS KENNETH & MEYERS MARY JO
2770 DONNELATH PL
ALPHARETTA GA 30009

KITCHENS LEANNE HELLER
2510 MILFORD LANE
ALPHARETTA GA 30009

MORRIS WAYNE ALAN & LAURIE ELLEN
12135 DANCLIFF TRC
ALPHARETTA GA 30009

BOCHICCHIO MELISSA CARLL & BOCHIC
C HIO GREGORY
2780 DONNELATH PL
ALPHARETTA GA 30009

CRAFT TRACEY
2520 MILFORD LANE
ALPHARETTA GA 30009

BAILEY EILEEN A
213 S HARRISON ST
PRINCETON NJ 08540

WILLIAMS RICKIE & PATRICIA
2765 DONNELATH PL
ALPHARETTA GA 30009

FIELDS ARNOLD & SKIDMORE CHARLOTTE
2530 MILFORD LN
ALPHARETTA GA 30004

BONDUR RICHARD D & SUSAN M
12155 DANCLIFF TRCE
ALPHARETTA GA 30009

MC GUFFEY MARGARET BROOKE
2775 DONNELATH PL
ALPHARETTA GA 30009

BROWN JOHN & TONI BROWN
2540 MILFORD LANE
ALPHARETTA GA 30009

ROEMER SIDNEY & ADELE J
12175 DANCLIFF TRCE
ALPHARETTA GA 30009

PRICE ROBERT T JR & CAROL R
2785 DONNELATH PL
ALPHARETTA GA 30004

SMITH CYNTHIA J
2550 MILFORD LANE
ALPHARETTA GA 30009

HUNG HSIAO CHIU LIVING TRUST THE
12185 DANCLIFF TRC
ALPHARETTA GA 30009

JACOBBER ANDREW & JACOBBER ROBYN
2795 DONNELATH PL
ALPHARETTA GA 30009

BRYAN RANDALL & BELINDA
2560 MILFORD LANE
ALPHARETTA GA 30009

LENKE MARK E & LAURIE L
12110 DNACLIFF TRCE
ALPHARETTA GA 30009

NELSON CHRIS E & SUZANNE R
2805 DONNELATH PL
ALPHARETTA GA 30009

CONLON BRIAN MATTHEW SR & GINA SWI
MS
2570 MILFORD LANE
ALPHARETTA GA 30009

KONKEL JOHN & STUMPE BEATE
12120 DANCLIFF TRCE
ALPHARETTA GA 30009

STEWART KIMBERLY
2815 DONNELATH PL
ALPHARETTA GA 30009-8721

SCHIFTIC RONALD M & SCHIFTIC PAMEL
A J
2800 DONNELATH PL
ALPHARETTA GA 30009

SMEAL SCOTT A & SMEAL DIANNA
12130 DANCLIFF TRCE
ALPHARETTA GA 30009

ROYER TERRY R & ROYER DEBORAH L
2885 DONNELATH PL
ALPHARETTA GA 30022

BARBARA ANN ROBINSON REVOCABLE LIV
ING TRUST THE
2810 DONNELATH PL
ALPHARETTA GA 30009

GODDWIN ANDREW J III & SANDRA G
12140 DANCLIFF TRC
ALPHARETTA GA 30009

GREEN PATRICE H
12150 DANCLIFF TRC
ALPHARETTA GA 30009-8730

KIPPER MONICA
2545 MILFORD LANE
ALPHARETTA GA 30009

MAGRUDER SAM W JR & CAROLYN J
11970 DANCLIFF TRC
ALPHARETTA GA 30009

SAUERTEIG JAIME E & IRENE
12160 DANCLIFF TRCE
ALPHARETTA GA 30009

STRICKLAND TIMOTHY A & TONI L
2555 MILFORD LN
ALPHARETTA GA 30009

MILLER DENISE A
11925 DANCLIFF TRCE
ALPHARETTA GA 30009-8740

GUE MICHAEL D & BETTINA M
2585 MILFORD LN
ALPHARETTA GA 30009

TRENTACOSTA KRISTEN
2565 MILFORD LANE
ALPHARETTA GA 30009

WOLF JEANNE ELIZABETH
11935 DANCLIFF TRC
ALPHARETTA GA 30009

CUNNINGHAM MARIAN & THOMAS
2595 MILFORD LN
ALPHARETTA GA 30009

NIECE DEREK S
2575 MILFORD LN
ALPHARETTA GA 30009

MARTHA STROH REVOCABLE TRUST THE
11945 DANCLIFF TRCE
ALPHARETTA GA 30009

ROADERICK JASON A & MELINDA H
2605 MILFORD LN
ALPHARETTA GA 30009

JERROLD MARION & DOUG
11890 DANCLIFF TRCE
ALPHARETTA GA 30009-8736

RAY ANGELIA
11715 DANCLIFF TRCE
ALPHARETTA GA 30009

DAVID & COLLEEN THIEL LIVING TRUST
THE
2615 MILFORD LANE
ALPHARETTA GA 30009

COLEMAN MAUREEN K
11900 DANCLIFF TRC
ALPHARETTA GA 30009

DUNNING MARINA & DUNNING TIMOTHY
11725 DANCLIFF TRC
ALPHARETTA GA 30009

JAGER BERNHARD & JAGER KIMBERLY
2505 MILFORD LANE
ALPHARETTA GA 30009

IRVING JOHN E
11910 DANCLIFF TRCE
ALPHARETTA GA 30009-8737

KROENKE STEVEN J
11735 DANCLIFF TRCE
ALPHARETTA GA 30009-8738

NEWMAN ALLYSON CAREN & BARRY J
2515 MILFORD LN
ALPHARETTA GA 30009-8714

GOULD DAVID S
11920 DANCLIFF TRCE
ALPHARETTA GA 30009

FELDER PATRICK W
11745 DANCLIFF TRCE
ALPHARETTA GA 30009

STERNBERGER STEPHEN J & TAESUN
2525 MILFORD LANE
ALPHARETTA GA 30009

IRACE HENRY E JR & MARGARET M
11950 DANCLIFF TRCE
ALPHARETTA GA 30009-8737

HARTMAN DAVID P & MARY W
11785 DANCLIFF TRCE
ALPHARETTA GA 30009-8738

WHARTON PATRICK
2535 MILFORD LN
ALPHARETTA GA 30004

EDWARDS THOMAS J & ALLISON
11960 DANCLIFF TRCE
ALPHARETTA GA 30009-8737

NEWTON TERRY & NEWTON WILLIAM
11795 DANCLIFF TRC
ALPHARETTA GA 30009

REVOCABLE LIVING TRUST OF DIANE MA
CIEIK
11740 DANCLIFF TRCE
ALPHARETTA GA 30009

COONEY ARTHUR COONEY JOAN
12010 DANCLIFF TRCE
ALPHARETTA GA 30009

RIDLEY DAVID T & PEGGY J
11860 DANCLIFF TRCE
ALPHARETTA GA 30009

COPMAN TERESA ANN & COPMAN MITCHEL
L ALAN
11750 DANCLIFF TRC
ALPHARETTA GA 30009-8735

ROBERTON WALL KAREN K & RAINSFORD
JAMES J
12020 DANCLIFF TRC
ALPHARETTA GA 30009

LINN KELLEY LOOMER
11870 DANCLIFF TRC
ALPHARETTA GA 30009

DEWEERD GARY A
11760 DANCLIFF TRCE
ALPHARETTA GA 30009

RICHARD JOHN F & RICHARD KAREN A
11680 DANCLIFF TRC
ALPHARETTA GA 30005

POWERS MICHAEL K & HEATHER R
11880 DANCLIFF TRC
ALPHARETTA GA 30009

CLELAND DAVID C & CLELAND JOANNE W
11770 DANCLIFF TRC
ALPHARETTA GA 30009

CONTE RICHARD E & ROBERTA J
11690 DANCLIFF TRCE
ALPHARETTA GA 30009

BENSON HOWARD & BENSON SHELIA KATH
LEEN
12195 DANCLIFF TRC
ALPHARETTA GA 30009

WEIRBACH STEPHEN J & PECK BRENDA J
11780 DANCLIFF TRC
ALPHARETTA GA 30009

SHAW JOHN
11700 DANCLIFF TRCE
ALPHARETTA GA 30009

JACKSON LAURA WARLICK
12205 DANCLIFF TRC
ALPHARETTA GA 30009

DORSKY ROBERT B JR & DORSKY LYDIA T
11790 DANCLIFF TRC
ALPHARETTA GA 30009

FOWLER WILLIAM M & FOWLER PAMELA J
11710 DANCLIFF TRC
ALPHARETTA GA 30009

BJORSETH RICHARD & HELENE
12215 DANCLIFF TRCE
ALPHARETTA GA 30009

WHITAKER MALAIKA
11800 DANCLIFF TRC
ALPHARETTA GA 30009

BREIER RUSSELL & RITA
11720 DANCLIFF TRCE
ALPHARETTA GA 30009

BARBER LAWRENCE & BARBER KATHERINE
E
12225 DANCLIFF TRC
ALPHARETTA GA 30009

ALDORT HENRY A
11810 DANCLIFF TRCE
ALPHARETTA GA 30009

NORWOOD DARRIN
11830 DANCLIFF TRCE
ALPHARETTA GA 30009

COLE JOSEPHINE N
12220 DANCLIFF TRCE
ALPHARETTA GA 30009

MC DONALD VIRGINIA O
11990 DANCLIFF TRC
ALPHARETTA GA 30009

HARRISON SCOTT W & HARRISON SARA J
11840 DANCLIFF TRC
ALPHARETTA GA 30009

ISRAEL ROBERT SOLOMON & DALE MENDE
LSON
12190 DANCLIFF TRCE
ALPHARETTA GA 30009

ROSNER MARK & JILL B
12000 DANCLIFF TRACE
ALPHARETTA GA 30004

MOORE CAROLYN MEREDITH
11850 DANCLIFF TRC
ALPHARETTA GA 30009

SACHS NANCY & STEVEN
12200 DANCLIFF TRCE
ALPHARETTA GA 30009

ANDERSON HARRY G & RUTH J
12210 DANCLIFF TRCE
ALPHARETTA GA 30009

STEVENS ROBERT & CONNELL DEBORAH
12280 DANCLIFF TRCE
ALPHARETTA GA 30009

ILANICH LLC
12290 DOUGLAS RD
ALPHARETTA GA 30005

KEITH A & SANDRA PHILBROOK JOINT R
EVOCABLE TRUST T
12245 DANCLIFF TRC
ALPHARETTA GA 30009

GREGORY WAYNE COMSTOCK REVOCABLE L
IVING TRUST THE
12300 DANCLIFF TRCE
ALPHARETTA GA 30009-8710

BERNER CARLENE
1017 POPLAR RIDGE RUN
ALPHARETTA GA 30004-1652

GARY J CARDOZA REVOCABLE TRUST
12255 DANCLIFF TRCE
ALPHARETTA GA 30009

DRISKELL DEENA L
12310 DANCLIFF TRC
ALPHARETTA GA 30009

BENSINGER SHELBY JANE
1019 POPLAR RIDGE RUN
ALPHARETTA GA 30009

SHEVLIN JAMES M & SHEVLIN ANN
12265 DANCLIFF TRC
ALPHARETTA GA 30009

YOCKEY JAMES R & BRENDA K
12335 DANCLIFF TRCE
ALPHARETTA GA 30009-8713

S10 HOLDINGS LLC
2302 TRAYWICK CHASE
ALPHARETTA GA 30004

GOOD GLENN & GOOD KATHRYN A
12275 DANCLIFF TRC
ALPHARETTA GA 30009

FAN XIAO & LI JING
6584 MARLOWE GLEN WAY
JOHNS CREEK GA 30024-4747

AVREN LINDA LADNER & AVREN DOUGLAS
5174 MCGINNIS FERRY RD #240
ALPHARETTA GA 30009

MC GLAMERY BILLY D & CAROLYN M
12285 DANCLIFF TRCE
ALPHARETTA GA 30009

MANN PAULA B
1005 POPLAR RIDGE RUN
ALPHARETTA GA 30009

HESS EILEEN B
1025 POPLAR RIDGE RUN
ALPHARETTA GA 30004

STROM WALLACE & ANGELA G
12240 DANCLIFF TRC
ALPHARETTA GA 30009

GOWDY STEPHANIE VANESSA
9415 KNOLLCREST BLVD
ALPHARETTA GA 30005

TUZOVA KRISTINA
1027 POPLAR RIDGE RUN
ALPHARETTA GA 30009

CATROPPA FRANK A & LINDA M
12250 DANCLIFF TRCE
ALPHARETTA GA 30009

KOMALA JOYCE L
1009 POPLAR RIDGE RUN
ALPHARETTA GA 30004-1652

MCLEAN MITCHELL L
1029 POPLAR RIDGE RUN
ALPHARETTA GA 30004

MAGLEY WILLIAM J & MARGARET J
12260 DANCLIFF TRCE
ALPHARETTA GA 30009

HAMDAN BERT C
1011 POPLAR RIDGE RUN
ALPHARETTA GA 30009

OVISSI SALTANAT
1031 POPLAR RIDGE RUN
ALPHARETTA GA 30004

LEVY WILLIAM A & LAUREN S
12270 DANCLIFF TRCE
ALPHARETTA GA 30009-8709

YEHUDAI SHABTAI & HAGIT
2302 TRAYWICK CHASE
ALPHARETTA GA 30004

STALNAKER SUSAN K
1033 POPLAR RIDGE RUN
ALPHARETTA GA 30004

ALDERFER WILLIAM D & PAULETTE
2124 YORKSHIRE CT
WOODSTOCK GA 30189-5223

DRM ESTATE LLC
12570 PINDELL CIR
ALPHARETTA GA 30004

EA HOMES LP
5757 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

SCHNEIDER RICHARD & SCHNEIDER SCOTT
1037 POPLAR RIDGE RUN
ALPHARETTA GA 30009

EA HOMES LP
5775 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

HORIZON CLINICAL LLC
1170 PEACHTREE ST STE 2400
ATLANTA GA 30309

LYKINS JOSHUA ALLEN & JESSICA W
1039 POPULAR RIDGE RUN
ALPHARETTA GA 30009

EA HOMES LP
5775 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

HORIZON CLINICAL LLC
1170 PEACHTREE ST STE 2400
ATLANTA GA 30309

WOLSKI LAURA
1041 POPLAR RIDGE RUN
ALPHARETTA GA 30004

CITY OF ALPHARETTA
2 S SOUTH MAIN ST
ALPHARETTA GA 30004

PSV LLC
P O BOX 1385
ALPHARETTA GA 30009

BROWN CAROL
1001 POPLAR RIDGE RUN
ALPHARETTA GA 30009

EA HOMES LP
5757 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

PSV LLC
P O BOX 1385
ALPHARETTA GA 30009

PRAYOGG ARIS ELEANOR
5000 VILLAGE GREEN WAY
ALPHARETTA GA 30004

WANG MATTHEW
2850 TRAYWICK CHASE
ALPHARETTA GA 30004

EA HOMES LP
5775 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

BATCHELOR PATRICIA A
5212 VILLAGE GREEN WAY
ALPHARETTA GA 30004

SAHAR INVESTMENTS LLC
8740 RHAPSODY LANE
CUMMING GA 30041

EA HOMES LP
5775 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

CUBIT III LLC
8740 ISLESWORTH CT
DULUTH GA 30097

306 THOMPSON STREET LLC
203 N ESPLANADE
ALPHARETTA GA 30009

EA HOMES LP
5757 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

CUBIT III LLC
8740 ISLESWORTH CT
DULUTH GA 30097

EA HOMES LP
5757 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

SAHAR INVESTMENTS LLC
8740 RHAPSODY LANE
CUMMING GA 30041

EA HOMES LP
5757 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

EA HOMES LP
5757 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

ROWE HANNAH & LINDSAY MOSHE
1335 JAMESTOWNE TRL
ALPHARETTA GA 30009

STANCIL JENNIFER MAE & GOLUB RICHARD
MICHAEL JR
1290 JAMESTOWN TRL
ALPHARETTA GA 30009

EA HOMES LP
5775 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

RUBAN MAKSYM I
1325 JAMESTOWN TRL
ALPHARETTA GA 30009

ROBERTS REBECCA K & BRIDGES HAYDEN
N
1280 JAMESTOWNE TRL
ALPHARETTA GA 30009

CITY OF ALPHARETTA GEORGIA
2 S MAIN ST
ALPHARETTA GA 30009

BARRAND STEVEN D
1315 JAMESTOWNE TRL
ALPHARETTA GA 30004-1774

WEST GREGORY H
1275 JAMESTOWNE TRL
ALPHARETTA GA 30004

EA HOMES LP
5775 GLENRIDGE DR BLDG/STE D350
ATLANTA GA 30328

SILLAY MORGAN
1305 JAMESTOWNE TRL
ALPHARETTA GA 30009

GRATEROL RAFAEL SIMON ECHEVERRIA &
LOPEZ MAURYS ES
1265 JAMESTOWNE TRL
ALPHARETTA GA 30009

NESHER LINOY
1215 JAMESTOWNE TRL
ALPHARETTA GA 30009

INEICHEN PHILIPP A & ZEHNDER CLAUDIA
6849 WEATHERSTONE WAY
ALPHARETTA GA 30009

ROBINSON SCOTT
170 FALLEN LEAF CT
ALPHARETTA GA 30005

TOWNSEND BARBARA
1205 JAMESTOWNE TRL
ALPHARETTA GA 30009

DELK MICHAELA
1295 JAMESTOWNE TRL
ALPHARETTA GA 30004

FLEENOR JUDY
1245 JAMESTOWNE TRL
ALPHARETTA GA 30004

SALAZAR OSCAR
115 OLD BARN CT
ALPHARETTA GA 30004

RADEV MIROSLAV R
1320 JAMESTOWNE TRL
ALPHARETTA GA 30009

LOVE DEBORAH A
2105 NEWPORT LNDG
ALPHARETTA GA 30009

REINSEL MICHAEL S
1185 JAMESTOWNE TRL
ALPHARETTA GA 30009

MOBLEY JOHN W
1310 JAMESTOWNE TRL
ALPHARETTA GA 30004

BURNETT JORDAN B
2115 NEWPORT LNDG
ALPHARETTA GA 30009

JONES DEREK
2610 MILFORD LANE
ALPHARETTA GA 30009

WIEDMAN TODD & WIEDMAN STACY
1285 JAMESTOWNE TRL
ALPHARETTA GA 30009

NESHER LINOY
890 RAMSDEN RUN
ALPHARETTA GA 30022

ALPHA PARK REALTY LLC
10585 ROXBURGH LANE
ROSWELL GA 30076

PATE JERRY D
1300 JAMESTOWNE TRL
ALPHARETTA GA 30009-3774

KORSHUNOV KIRILL
2135 NEWPORT LNDG
ALPHARETTA GA 30009

ALLEN MICHAEL A
1235 JAMESTOWNE TRL
ALPHARETTA GA 30004-1794

YEHUDAI SHABTAI & YEHUDAI HAGIT
2302 TRAYWICK CHASE
ALPHARETTA GA 30004

COSTA ROMULO PAULADA
3185 CAPE CIR
ALPHARETTA GA 30009

NJDG ALPHA PROPERTIES LLC
100 WELLINGTON WAY
CANTON GA 30115

CONSOR ROBIN & BRUCE JAY
214 BRAEDEN WAY
ALPHARETTA GA 30009

ALVAREZ DESTINI
3175 CAPE CIR
ALPHARETTA GA 30009

MIZELL ELIZABETH P
1360 JAMESTOWN TRL
ALPHARETTA GA 30009-3770

STEED ERICA
3270 CAPE CIR
ALPHARETTA GA 30009

ELLIS ELIZABETH
3210 CAPE CIR
ALPHARETTA GA 30009-3772

MORY NATHALIE & BAREL KARIN
11685 PARKSIDE AVE
ALPHARETTA GA 30005-2419

ONDOV ANJANA
1425 BELLEVUE AVE APT 14
BURLINGAME CA 94010

HUSSAIN FAHAD
794 ADLER CT
ALPHARETTA GA 30005

BHANU LAKSHMI KALYANA C KOTIPALLI
LIVING TRUST THE
1340 JAMESTOWN TRL
ALPHARETTA GA 30009

BRIDGES MATTHEW & LINDSAY
3260 CAPE CIR
ALPHARETTA GA 30009

BILGER AARON R
3200 CAPE CIR
ALPHARETTA GA 30009

JAMESTOWNE HOMEOWNERS ASSOC INC
1338 JAMESTOWNE TRL
ALPHARETTA GA 30004-1774

POMPILIO REVOCABLE LIVING TRUST THE
3245 CAPE CIR
ALPHARETTA GA 30009

MOTAHARI RAHELE
3155 CAPE CIR
ALPHARETTA GA 30004

PADGETT SUE A
3205 CAPE CIR
ALPHARETTA GA 30009-3772

REYES MARINA TEO DE & ESPONOZA LEO
NEL E
3250 CAPE CIR
ALPHARETTA GA 30009

CZARNOWICKI TALI & KLEIN ROI
504 EAST 63RD ST APT 16R
NEW YORK NY 10065

FINNELL LAURA A
3195 CAPE CIR
ALPHARETTA GA 30021

HERAK JUDITH
3240 CAPE CIR
ALPHARETTA GA 30004

THE GUILLOU-HUNTER JOINT REVOCABLE
TRUST
14583 MANCHESTER DR
NAPLES FL 34114

LAVI ROY
4415 PARK BROOKE TRC
ALPHARETTA GA 30022

SARAN FEIZOLLAH SOLOOK
3230 CAPE CIR
ALPHARETTA GA 30009

ADANYA EYAL & ADANYA MERAV TZILA
7875 CROWNPOINT DR
ALPHARETTA GA 30005

FERGUSON MITCH
3215 CAPE CIR
ALPHARETTA GA 30004

RICHARDS CLARK L & CHARLOTTE A
3220 CAPE CIR
ALPHARETTA GA 30004-1772

BURNS CHARISE
3180 CAPE CIR
ALPHARETTA GA 30004

GUY BRIAN TODD & GUY DANYELLE
3125 CAPE CIR
ALPHARETTA GA 30009

JAMESTOWNE HOMEOWNERS ASSOC INC
1338 JAMESTOWNE TRL
ALPHARETTA GA 30004-1774

AVALON RESIDENTIAL COMMUNITY ASSOC
IATION INC
1465 NORTHSIDE DR NW 128
ATLANTA GA 30318

RACHEL JONATHAN K
511 ANGEL FISH RD
BLAIRSVILLE GA 30512

ACADEMY PARK NEIGHBORHOOD ASSN INC
12102 DANCLIFF TRC
ALPHARETTA GA 30009

BROWN RITA & MICHAEL
205 N ESPLANADE
ALPHARETTA GA 30009

MASTEJ LAURA W
3170 CAPE CIR
ALPHARETTA GA 30004-1793

ACADEMY PARK NEIGHBORHOOD ASSOC INC
12102 DANCLIFF TRC
ALPHARETTA GA 30009

FARHAT GALAL & SEWAR
203 NORTH ESPLANADE
ALPHARETTA GA 30009

YOUNG KEVIN T & DANIELLE D
3100 CAPE CIR
ALPHARETTA GA 30009

ACADEMY PARK NEIGHBORHOOD ASSOCIAT
ION INC
12102 DANCLIFF TRC
ALPHARETTA GA 30009

CLARK RICHARD W & CHARLOTTE M
201 N ESPLANADE
ALPHARETTA GA 30009

EDGEFIELD GA PROPERTIES LLC
221 16TH ST NW SUITE 2
ATLANTA GA 30363

ACADEMY PARK NEIGHBORHOOD ASSOCIAT
ION INC
12102 DANCLIFF TRC
ALPHARETTA GA 30009

WILLIS PHILLIP & WILLIS LAURA
211 N ESPLANADE
ALPHARETTA GA 30009

NICULAU CRISTINA
3120 CAPE CIR
ALPHARETTA GA 30009

ANDALUSIA PROPERTIES INC
P.O. BOX 2437
SMYRNA GA 30081

DUNN MICHAEL RODGER
343 S ESPLANADE PKWY
ALPHARETTA GA 30009-3159

NICULAU CRISTINA
3130 CAPE CIR
ALPHARETTA GA 30009-3771

HUCKEBA DAVID W
100 GRAND CRES
ALPHARETTA GA 30009

PELLER JEFFREY S
345 S ESPLANADE
ALPHARETTA GA 30009

LAUCELLA ANDREA & MOTES NANCY
3140 CAPE CIR
ALPHARETTA GA 30009

COUZENS CHRISTOPHER MARK & HEINLEN
STEPHANIE
102 GRAND CRES
ALPHARETTA GA 30009

KORB JULIA T
213 NORTH ESPLANADE
ALPHARETTA GA 30009-3157

HICKS DAVID J
160 VALLEY DR
ROSWELL GA 30075-3723

BENNETT BRUCE
3310 W END AVE STE 470
NASHVILLE TN 37203

PJM AVALON LLC
PO BOX 22
WALKER MN 56484

COHEN AMIT & ARIELA
3160 CAPE CIR
ALPHARETTA GA 30009

DEVELOPMENT AUTHORITY OF FULTON CO
UNTY
5200 BUFFINGTON RD
ATLANTA GA 30349

MORENO VERONICA & EDUARDO
310 GARDEN TER
ALPHARETTA GA 30022-5181

PUGH BRIAN A
339 S ESPLANADE
ALPHARETTA GA 30009

GREENDA RANDOLPH F & BARBARA J
331 S ESPLANADE
ALPHARETTA GA 30009

KAUTTER WILLIAM J JR & KAUTTER CAR
OL L
8926 NORTH OCEAN BLVD
MYRTLE BEACH SC 29572-4421

HIRSCH GLENN MARK & LYNN ANN
341 S ESPLANADE
ALPHARETTA GA 30009

HICKEY PHILIP J & HICKEY REEDY D
75 PARK ROW LANE
SANTA ROSA BEACH FL 32459

RUSSO ROBERT M & SHANNON W
122 GRAND CRES
ALPHARETTA GA 30009

LEE SIGMUND & NANCY
395 BEVERLY RD NE
ATLANTA GA 30309

RS2 INVESTMENTS LLC
120 GRAND CRES
ALPHARETTA GA 30009

CHUNARA SHEHZAAN & ZAINAB
120 GRAND CRES
ALPHARETTA GA 30009

MELISSA MARIE GIANNAMORE REVOCABLE
LIVING TRUST TH
108 GRAND CRES
ALPHARETTA GA 30009

DEWRELL TRACEY & MARA
336 S ESPLANADE
ALPHARETTA GA 30009

CLARK J MICHAEL
114 GRAND CRES
ALPHARETTA GA 30009

DANER MARC S & MARIA M
106 GRAND CRESCENT
ALPHARETTA GA 30009

CH RETAIL FUND I ATLANTA ATWATER L
L C
P.O. BOX 250509
ATLANTA GA 30305-1512

SUI JINGZHAO
116 GRAND CRES
ALPHARETTA GA 30009

COLSON JOHN T JR & ERIN
333 S ESPLANADE
ALPHARETTA GA 30009

DEVELOPMENT AUTHORITY OF FULTON CO
UNTY
2200 AVALON BLVD
ALPHARETTA GA 30009

STAN & CAROL JOSEPH 2021 TRUST THE
118 GRAND CRES
ALPHARETTA GA 30009

XU JIAN
8025 PRESTWICK CIR
DULUTH GA 30097

DEVELOPMENT AUTHORITY OF FULTON CO
UNTY
10525 VISTA SORRENTO PKWY STE 110
SAN DIEGO CA 92121

DOTY AMY E
3049 FAIRWAY HILL CT
PARK CITY UT 84060

CALCITE LLC
235 CENTRO BOITUVA
18550-000 BRAZIL

DUVALL FAMILY TRUST THE
128 GRAND CRESCENT
ALPHARETTA GA 30009

SANTOS ANDRE GROSSO PAULA & VANESS
A SIMOES CARVALH
305 SOUTH ESPLANADE
ALPHARETTA GA 30009

SUTLIVE SCARLETT
327 S ESPLANADE
ALPHARETTA GA 30009

FRAIL FAMILY LIVING TRUST THE
130 GRAND CRES
ALPHARETTA GA 30009

KHOTLINA ANNA
303 S ESPLANADE
ALPHARETTA GA 30009

WILSON TRICIA L & JAMES R
329 S ESPLANADE
ALPHARETTA GA 30009

KIDD STEVE & VIKIRA
132 GRAND CRES
ALPHARETTA GA 30009

DONELAN WILLIAM & MYRNA I
301 SOUTH ESPLANADE
ALPHARETTA GA 30009-3159

DOZIER TERRY S & DOZIER CATHERINE R
142 GRAND CRES
ALPHARETTA GA 30009

TORO MARK & TORO NANCY
210 N ESPLANADE
ALPHARETTA GA 30009

KLARIC GARY F
327 CONCORD ST
ALPHARETTA GA 30009

HILL ANDREW CASEY & TERESA
136 GRAND CRES
ALPHARETTA GA 30022

HONEYWOOD HOLDINGS LLC
208 N ESPLANADE
ALPHARETTA GA 30009

PATEL NIMISHA
408 CONCORD ST
ALPHARETTA GA 30009

LIU EDDIE C & KYEONG A
140 GRAND CRES
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

KIRKUP DAVID C & JOSEPHINE KIM
426 CONCORD ST
ALPHARETTA GA 30009

WILSON RICHARD J & LYNN K
138 GRAND CRES
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

KING STEVEN C & STACEY VALERIO
351 CONCORD ST
ALPHARETTA GA 30009

HANDLER GARY & CYNTHIA W
144 GRAND CRES
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

CARPENTER CHAD
325 CONCORD ST
ALPHARETTA GA 30009

MEREDITH MICHAEL R & MEREDITH KIMBERLY J
1210 ANGEL POND E
GREENSBORO GA 30642

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

STOKES MAYLON SCOTT & JANA BOYD
410 CONCORD ST
ALPHARETTA GA 30009

AVALON COTTAGE LLC
2002 SUMMIT BLVD STE 825
ATLANTA GA 30319

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

BCM REVOCABLE TRUST THE
202 N ESPLANADE
ALPHARETTA GA 30009

REFAI BASEL & KOUDSI NOURA
422 CONCORD ST
ALPHARETTA GA 30009

SULLIVAN DANN P
428 CONCORD ST
ALPHARETTA GA 30009

CANOUSE JOHN & CANOUSE CAROLYN
204 N ESPLANADE
ALPHARETTA GA 30009

COFFEY BRUCE & SUSAN
424 CONCORD ST
ALPHARETTA GA 30009

CINNELLA MICHAEL & DONNA
349 CONCORD ST
ALPHARETTA GA 30009

GUIDONE PAUL L
103 GRAND CRES
ALPHARETTA GA 30009

FRANCESCHI MARINES & CARLOS A
353 CONCORD ST
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

WHEATLEY ANNE M & TIMOTHY HENRY
323 CONCORD ST
ALPHARETTA GA 30009

FANCHER JOE D & FANCHER THERESA B
432 CONCORD ST
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

MABRY JAMES MICHAEL & NANCY LOU
412 CONCORD ST
ALPHARETTA GA 30009

DIPAOLLO LOUIS VINCENT & LAURA P
345 CONCORD ST
ALPHARETTA GA 30009

PATKOWSKI KONRAD JOZEF & PATKOWSKA
ANNA KATARZYNA
317 CONCORD ST
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

RANGANATHAN BALAMOUGAN & BALAMO
UROUGAN USHA
430 CONCORD ST
ALPHARETTA GA 30009

MIRSKY BURT S & MIRSKY RUTH BARBARA
384 CONCORD ST
ALPHARETTA GA 30009

FARMER MEGHAN & BOWLES COREY
388 CONCORD ST
ALPHARETTA GA 30009

HALL JASON & RICHIE NICOLE
347 CONCORD ST
ALPHARETTA GA 30009

BROWN KEVIN T & BROWN MICHELE R
416 CONCORD ST
ALPHARETTA GA 30009

ATKINSON TREVOR
420 CONCORD ST
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

GUTIERREZ ADRIAN
315 CONCORD ST
ALPHARETTA GA 30009

GUO YUANTA & RUAN LAN
382 CONCORD ST
ALPHARETTA GA 30009

HOLMQUIST LARS ERIC & ANGELE VERON
IQUE
319 CONCORD ST
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

FERRARA DOMINICK JR & MELISSA HOLLY
414 CONCORD ST
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

PARKER MICHAEL K
390 CONCORD ST
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

RIGGINS BRIAN
386 CONCORD ST
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

JAVADI GOLI & HADDADI PARVIZ
321 CONCORD ST
ALPHARETTA GA 30009

RUTLEDGE CINDI
418 CONCORD ST
ALPHARETTA GA 30009

GUPTA MANISH K
372 CONCORD ST
ALPHARETTA GA 30009

FUSSELL THURMAN TROY & HYONHUI KWON
392 CONCORD ST
ALPHARETTA GA 30009

AUBERT EDWARD & SHARON JEAN
289 THOMPSON ST
ALPHARETTA GA 30009

BEAM BRIAN KEITH & SONYA DENISE
257 THOMPSON ST
ALPHARETTA GA 30009

WERTZ JEFFREY KENNETH & LANA M
370 CONCORD ST
ALPHARETTA GA 30009

PECQUEUR ANDRE JUSTIN & FU KING FEI
285 THOMPSON ST
ALPHARETTA GA 30009

CHAVARRIA FERNANDO & CHAVARRIA ROSA
253 THOMPSON ST
ALPHARETTA GA 30009

KAELIN MELISSA JEANNE
297 THOMPSON ST
ALPHARETTA GA 30009

BONDI DAVID & KATHLEEN
111 MEETING ST
ALPHARETTA GA 30009

HODSDON PATRICIA & MARK
249 THOMPSON ST
ALPHARETTA GA 30009

LIGHT GEOFFREY & DANA
368 CONCORD ST
ALPHARETTA GA 30009

MALCOLM JEFFERY K & ONYEMA A
281 THOMPSON ST
ALPHARETTA GA 30009

PREMA BHASKAR NATHU & PREMA RAMA
107 MEETING ST
ALPHARETTA GA 30009

BOYD GREGG WARREN & JOHANNA DEKKER
366 CONCORD ST
ALPHARETTA GA 30009

JONATHAN D RAPP & ROSANNE RAPP REV
OCABLE TRUST THE
109 MEETING ST
ALPHARETTA GA 30009

STIMSON JOHN H
245 THOMPSON ST
ALPHARETTA GA 30009

JACOBSEN JOSEPH & JILL
364 CONCORD ST
ALPHARETTA GA 30009

CARPENTER MICHAEL & CARPENTER MARY
JO
277 THOMPSON ST
ALPHARETTA GA 30009

SHAIRSON SCHAUD BRADLEY
316 CONCORD ST
ALPHARETTA GA 30009

CORYER ERIC
293 THOMPSON ST
ALPHARETTA GA 30009

SEXTON DANIEL LEE & SEXTON MARY JE
AN
273 THOMPSON ST
ALPHARETTA GA 30009

NICHOLSON ANTHONY & NICHOLSON CLAI
RE ELAINE
314 CONCORD ST
ALPHARETTA GA 30009

MCCAULEY EDWARD F & MARY KAY
362 CONCORD ST
ALPHARETTA GA 30009

NIELSEN RENE G & WIGGINS PEGGY LAD
ALE
269 THOMPSON ST
ALPHARETTA GA 30009

ADKINS MARK J & ADKINS ADRIANA
312 CONCORD ST
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

ROBERT & SUSAN RUPPEL REVOCABLE LI
VING TRUST THE
261 THOMPSON ST
ALPHARETTA GA 30009

AMACHER LANCE B & KELLI SMITH
310 CONCORD ST
ALPHARETTA GA 30009

PAULETTE P SIMPSON REVOCABLE TRUST
THE
113 MEETING ST
ALPHARETTA GA 30009

265 THOMPSON STREET LLC
2660 BETHANY CHURCH RD
ALPHARETTA GA 30004-4558

HOPPERTON MICHAEL R & LAURA S
308 CONCORD ST
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

JAMES TONYA & JAMES NEIL
229 THOMPSON ST
ALPHARETTA GA 30009

SMITH ADRIAN
4301 BRUNELLO PL
SUMMERFIELD NC 27358

JOYCE JOHN CURTIS
105 MEETING ST
ALPHARETTA GA 30009

GILLMAN EDWARD
225 THOMPSON ST
ALPHARETTA GA 30009

KHAN PANYAVEE V & KHAN JEREMY S
316 S ESPLANADE
ALPHARETTA GA 30009

PARKER BLAIR C
306 CONCORD ST
ALPHARETTA GA 30009

DEROSE LAWRENCE & DEROSE DEBRA
221 THOMPSON ST
ALPHARETTA GA 30009

BARRY A CULBERTSON LIVING TRUST THE
310 S ESPLANADE
ALPHARETTA GA 30009

MOORE DENISE MARIE & DAREN E
304 CONCORD ST
ALPHARETTA GA 30009

WILLIAMS KEVIN D & LISA
217 THOMPSON ST
ALPHARETTA GA 30009

CRAIG STEVEN M
326 S ESPLANADE
ALPHARETTA GA 30009

COCHRAN JAMES W & SHEILA E
302 CONCORD ST
ALPHARETTA GA 30009

SMITH ROBERT BRADFORD & SMITH KRIS
TIN GABRIELLE
213 THOMPSON ST
ALPHARETTA GA 30009

GONZALEZ FAMILY LIVING TRUST THE
330 S ESPLANADE
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

FARMER OCTAVIUS & RAQUEL ROBINSON
209 THOMPSON ST
ALPHARETTA GA 30009

MORNEAU MARK & NICOLE
300 S ESPLANADE
ALPHARETTA GA 30009

DOCTOR DAVID
300 CONCORD ST
ALPHARETTA GA 30009

WILLIAMS ALISON
205 THOMPSON ST
ALPHARETTA GA 30009

DYSON DEBORAH L
101 GRAND CRES
ALPHARETTA GA 30009

MICHAELS PHILLIP & LAURIE RENEGAR
103 MEETING ST
ALPHARETTA GA 30009

LAGRASSA EILEEN E & THOMAS A JR
3705 SCHOONER RDG
ALPHARETTA GA 30005

XU JING & YIN YANQING
2 AVERY ST #20H
BOSTON MA 02111-1007

MICHAELS PHILLIP
101 MEETING ST
ALPHARETTA GA 30009

HART STEPHEN EUGENE & HART LORI F
156 GRAND CRES
ALPHARETTA GA 30009

LISA ANN VOTTA REVOCABLE TRUST
309 S ESPLANADE
ALPHARETTA GA 30009

GONZALEZ VIRGINIA ANN & CARLOS M
233 THOMPSON ST
ALPHARETTA GA 30009

HOLBROOK ALFRED SAMSON III
154 GRAND CRES
ALPHARETTA GA 30009

BRISKIN ALAN M & JENNIFER E
311 S ESPLANADE
ALPHARETTA GA 30009

SMITH TODD & SMITH DABNEY
315 S ESPLANADE
ALPHARETTA GA 30009

LPV ST LLC
5100 PEACHTREE PKWY STE 200
NORCROSS GA 30092

FINDLEY DAVID T & ANN E
322 CONCORD ST
ALPHARETTA GA 30009

DAVIDSON CATHERINE
317 S ESPLANADE
ALPHARETTA GA 30009

LIBERTY PARK VILLAGE LLC
5100 PEACHTREE PKWY STE 200
NORCROSS GA 30092

ADEGUN VICTOR & WILSON PAMELA
320 CONCORD ST
ALPHARETTA GA 30009

SYKES CHARLES & EMILIE K
320 S ESPLANADE
ALPHARETTA GA 30009

LIBERTY PARK VILLAGE LLC
5100 PEACHTREE PKWY STE 200
NORCROSS GA 30092

GAMBLE GEORGE B & ZHANG GAMBLE XIA
OYING
318 CONCORD ST
ALPHARETTA GA 30009

MINNICK MICHELE BROOM
150 GRAND CRES
ALPHARETTA GA 30009

BATISTA CARLOS M & BATISTA ALMA
394 CONCORD ST
ALPHARETTA GA 30009

FOUNDRY NEIGHBORHOOD ASSOCIATION I
NC
675 PACES FERRY RD SE STE 125
ATLANTA GA 30339

AVALON RESIDENTIAL COMMUNITY ASSOC
IATION INC
1465 NORTHSIDE DR NW 128
ATLANTA GA 30318

LUXURY PROPERTIES INVESTMENT LLC
510 BROOK MANOR DR
ALPHARETTA GA 30022

BELL FUND VII AVALON LLC
300 N GREENE ST STE 1000
GREENSBORO NC 27401

DEVELOPMENT AUTHORITY OF FULTON CO
UNTY
2200 AVALON BLVD
ALPHARETTA GA 30009

WECONNECT LLC
398 CONCORD ST
ALPHARETTA GA 30009

CABRERA GREG R & LISA
374 CONCORD ST
ALPHARETTA GA 30009

ACADEMY PARK NEIGHBORHOOD ASSN INC
12102 DANCLIFF TRC
ALPHARETTA GA 30009

WEIS EDWARD H & ELAINE JOYCE
400 CONCORD ST
ALPHARETTA GA 30009

STEVEN & SHELLY SHIFFMAN REVOCABLE
TRUST THE
376 CONCORD ST
ALPHARETTA GA 30009

CHARLIE FIVE LLC
623 INDIES RD
RAMROD KEY FL 33042

ANNAPRAGADA SUBRAMANYARAVI & PADMA
VATHI
402 CONCORD ST
ALPHARETTA GA 30009

LATHAM KIMBERLY J
378 CONCORD ST
ALPHARETTA GA 30009

MIDWICK HOMEOWNERS ASSOCIATION INC
2675 PACES FERRY RD SUITE 125
ATLANTA GA 30339

WANG XIUYING
404 CONCORD ST
ALPHARETTA GA 30009

WILSON JAMES M & RISA
380 CONCORD ST
ALPHARETTA GA 30009

LIBERTY PARK VILLAGE LLC
5100 PEACHTREE PKWY STE 200
NORCROSS GA 30092

KENNETT KELLY B & MARY H
406 CONCORD ST
ALPHARETTA GA 30009

FOUNDRY NEIGHBORHOOD ASSOCIATION I
NC
675 PACES FERRY RD SE STE 125
ATLANTA GA 30339

EA HOMES LP
5775 GLENRIDGE DR BLDG/STE D 350
ATLANTA GA 30328

CITY OF ALPHARETTA GEORGIA
2 S MAIN ST
ALPHARETTA GA 30009

EA HOMES LP
131 ROSWELL ST
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

FOUNDRY NEIGHBORHOOD ASSOCIATION I
NC
2475 NORTHWINDS PKWY STE 600
MABLETON GA 30126

ABBREVIATION LEGEND:

AE	access easement
CB	catch basin
CL	concrete
CMF	concrete monument found
CO	concrete
CT	catchment pipe
CP	concrete pipe
DE	drainage easement
DI	drainage
DIP	drainage pipe
DWCB	drainage with catch basin
FI	fire hydrant
GI	gas inlet
GW	gas well
HS	head set
JB	junction box
JPV	joint
L.L.L.	land lot line
LP	light pole
MH	manhole (sanitary sewer)
OCS	outlet control structure
OT	open top
PL	property line
PL	point on line
PP	power pole
RS	reinforcing bar
RCP	reinforced concrete pipe
RV	right-of-way
SSE	sanitary sewer easement
SSE	sanitary sewer
TSP	traffic signal pole
TSP	traffic signal
TP	telephone pole
TSP	traffic signal pole
WM	water meter
WV	water valve
YI	yard inlet

SYMBOL LEGEND:

	double wing catch basin
	fire hydrant
	gas well
	light pole
	power pole
	sanitary sewer manhole
	clean out
	transformer
	water meter
	single wing catch basin
	grate inlet
	junction box
	head wall
	stop sign
	buffer
	idg setback
	fence
	underground electric
	water line
	sanitary line
	gas line
	computed point

PARCEL INFORMATION:

Parcel ID No: 12 284108010053
Owner: N/F The Jody Auen Living Trust
Balance: DB 52339, Pg 108
Properties are Zoned R-12, City of Alpharetta
Building Setback Lines based on Zoning
Front: 30 feet
Side: 10 feet
Rear: 30 feet

Tract Area:
1.148 Acres
50,002 SF

N/F Academy Park Neighborhood Assn. Inc.
DB 46157, Pg 16
Parcel 12 51412100503
Zoned R-4A



Updated Tree Data: (Incorporating Adjacent Tree Surveys)

Tree #	Species	DBH	Height	Canopy Spread	Health	Notes	Location	Remarks
1	Live Oak	12.0	25.0	15.0	Good		17.00	
2	Live Oak	10.0	20.0	12.0	Good		17.00	
3	Live Oak	8.0	18.0	10.0	Good		17.00	
4	Live Oak	6.0	15.0	8.0	Good		17.00	
5	Live Oak	4.0	12.0	6.0	Good		17.00	
6	Live Oak	3.0	10.0	5.0	Good		17.00	
7	Live Oak	2.0	8.0	4.0	Good		17.00	
8	Live Oak	1.0	6.0	3.0	Good		17.00	
9	Live Oak	1.0	6.0	3.0	Good		17.00	
10	Live Oak	1.0	6.0	3.0	Good		17.00	
11	Live Oak	1.0	6.0	3.0	Good		17.00	
12	Live Oak	1.0	6.0	3.0	Good		17.00	
13	Live Oak	1.0	6.0	3.0	Good		17.00	
14	Live Oak	1.0	6.0	3.0	Good		17.00	
15	Live Oak	1.0	6.0	3.0	Good		17.00	
16	Live Oak	1.0	6.0	3.0	Good		17.00	
17	Live Oak	1.0	6.0	3.0	Good		17.00	
18	Live Oak	1.0	6.0	3.0	Good		17.00	
19	Live Oak	1.0	6.0	3.0	Good		17.00	
20	Live Oak	1.0	6.0	3.0	Good		17.00	
21	Live Oak	1.0	6.0	3.0	Good		17.00	
22	Live Oak	1.0	6.0	3.0	Good		17.00	
23	Live Oak	1.0	6.0	3.0	Good		17.00	
24	Live Oak	1.0	6.0	3.0	Good		17.00	
25	Live Oak	1.0	6.0	3.0	Good		17.00	
26	Live Oak	1.0	6.0	3.0	Good		17.00	
27	Live Oak	1.0	6.0	3.0	Good		17.00	
28	Live Oak	1.0	6.0	3.0	Good		17.00	
29	Live Oak	1.0	6.0	3.0	Good		17.00	
30	Live Oak	1.0	6.0	3.0	Good		17.00	
31	Live Oak	1.0	6.0	3.0	Good		17.00	
32	Live Oak	1.0	6.0	3.0	Good		17.00	
33	Live Oak	1.0	6.0	3.0	Good		17.00	
34	Live Oak	1.0	6.0	3.0	Good		17.00	
35	Live Oak	1.0	6.0	3.0	Good		17.00	
36	Live Oak	1.0	6.0	3.0	Good		17.00	
37	Live Oak	1.0	6.0	3.0	Good		17.00	
38	Live Oak	1.0	6.0	3.0	Good		17.00	
39	Live Oak	1.0	6.0	3.0	Good		17.00	
40	Live Oak	1.0	6.0	3.0	Good		17.00	
41	Live Oak	1.0	6.0	3.0	Good		17.00	
42	Live Oak	1.0	6.0	3.0	Good		17.00	
43	Live Oak	1.0	6.0	3.0	Good		17.00	
44	Live Oak	1.0	6.0	3.0	Good		17.00	
45	Live Oak	1.0	6.0	3.0	Good		17.00	
46	Live Oak	1.0	6.0	3.0	Good		17.00	
47	Live Oak	1.0	6.0	3.0	Good		17.00	
48	Live Oak	1.0	6.0	3.0	Good		17.00	
49	Live Oak	1.0	6.0	3.0	Good		17.00	
50	Live Oak	1.0	6.0	3.0	Good		17.00	
51	Live Oak	1.0	6.0	3.0	Good		17.00	
52	Live Oak	1.0	6.0	3.0	Good		17.00	
53	Live Oak	1.0	6.0	3.0	Good		17.00	
54	Live Oak	1.0	6.0	3.0	Good		17.00	
55	Live Oak	1.0	6.0	3.0	Good		17.00	
56	Live Oak	1.0	6.0	3.0	Good		17.00	
57	Live Oak	1.0	6.0	3.0	Good		17.00	
58	Live Oak	1.0	6.0	3.0	Good		17.00	
59	Live Oak	1.0	6.0	3.0	Good		17.00	
60	Live Oak	1.0	6.0	3.0	Good		17.00	
61	Live Oak	1.0	6.0	3.0	Good		17.00	
62	Live Oak	1.0	6.0	3.0	Good		17.00	
63	Live Oak	1.0	6.0	3.0	Good		17.00	
64	Live Oak	1.0	6.0	3.0	Good		17.00	
65	Live Oak	1.0	6.0	3.0	Good		17.00	
66	Live Oak	1.0	6.0	3.0	Good		17.00	
67	Live Oak	1.0	6.0	3.0	Good		17.00	
68	Live Oak	1.0	6.0	3.0	Good		17.00	
69	Live Oak	1.0	6.0	3.0	Good		17.00	
70	Live Oak	1.0	6.0	3.0	Good		17.00	
71	Live Oak	1.0	6.0	3.0	Good		17.00	
72	Live Oak	1.0	6.0	3.0	Good		17.00	
73	Live Oak	1.0	6.0	3.0	Good		17.00	
74	Live Oak	1.0	6.0	3.0	Good		17.00	
75	Live Oak	1.0	6.0	3.0	Good		17.00	
76	Live Oak	1.0	6.0	3.0	Good		17.00	
77	Live Oak	1.0	6.0	3.0	Good		17.00	
78	Live Oak	1.0	6.0	3.0	Good		17.00	
79	Live Oak	1.0	6.0	3.0	Good		17.00	
80	Live Oak	1.0	6.0	3.0	Good		17.00	
81	Live Oak	1.0	6.0	3.0	Good		17.00	
82	Live Oak	1.0	6.0	3.0	Good		17.00	
83	Live Oak	1.0	6.0	3.0	Good		17.00	
84	Live Oak	1.0	6.0	3.0	Good		17.00	
85	Live Oak	1.0	6.0	3.0	Good		17.00	
86	Live Oak	1.0	6.0	3.0	Good		17.00	
87	Live Oak	1.0	6.0	3.0	Good		17.00	
88	Live Oak	1.0	6.0	3.0	Good		17.00	
89	Live Oak	1.0	6.0	3.0	Good		17.00	
90	Live Oak	1.0	6.0	3.0	Good		17.00	
91	Live Oak	1.0	6.0	3.0	Good		17.00	
92	Live Oak	1.0	6.0	3.0	Good		17.00	
93	Live Oak	1.0	6.0	3.0	Good		17.00	
94	Live Oak	1.0	6.0	3.0	Good		17.00	
95	Live Oak	1.0	6.0	3.0	Good		17.00	
96	Live Oak	1.0	6.0	3.0	Good		17.00	
97	Live Oak	1.0	6.0	3.0	Good		17.00	
98	Live Oak	1.0	6.0	3.0	Good		17.00	
99	Live Oak	1.0	6.0	3.0	Good		17.00	
100	Live Oak	1.0	6.0	3.0	Good		17.00	

- # SURVEY NOTES:
1. Certain interior improvements may not be shown herein, i.e. fence lines, pay wires, etc.
 2. Matters of record not shown herein are excepted.
 3. Bearing basis derived from 2 control points set with Leica 5514 GPS System and Smartnet network. All other work performed with methods described below.
 4. Measurements shown are US Survey Feet (ground).
 5. Field angles and linear distances measured using a Sokkia IX Robotic Total Station and Leica T12 Robotic Total Station.
 6. The field data upon which this plat is based has a field closure of one foot in 55,500 feet and an angular error of 1 second per angle point and was adjusted using the Compass Rule. Fieldwork completed on 6/23/21.
 7. Property corners marked (P) (Iron Pin Set) are 1/2" x 18" rebar with blue plastic cap (533) LSP #12121 unless otherwise indicated. Unless indicated as set, monumentation shown was found.
 8. No surface evidence of human burials or cemeteries was observed on site during the course of the fieldwork.
 9. Riparian boundaries subject to change due to natural forces and may not represent the actual limit of river.
 10. This plat has been calculated for closure and is found to be accurate within one foot in 145,564 feet.

FLOOD HAZARD NOTE:

No portion of this property is contained within the limits of a Special Flood Hazard Zone as defined by the Federal Emergency Management Agency Flood Insurance Rate Map No. 13121 C0058F of Fulton County, GA. (Community Panel No. 130084 0058F), most recently revised 09/14/2013.

- # REFERENCES:
1. Quercus Deed to Jody Garten, aka Jody Auen, recorded in Deed Book 52339, Page 108
 2. Subdivision Plat of the J.N. Thompson Property recorded in Plat Book 41, Page 15.
 3. Boundary Survey for AlphaDev LLC dated 12/17/11, prepared by Engineering 303, LLC.
 4. ALTA/NSPS Land Title Survey dated 7/12/17, prepared for Galil Farhat, Trustee, and First American Title Insurance Company, prepared by Engineering 303, LLC.

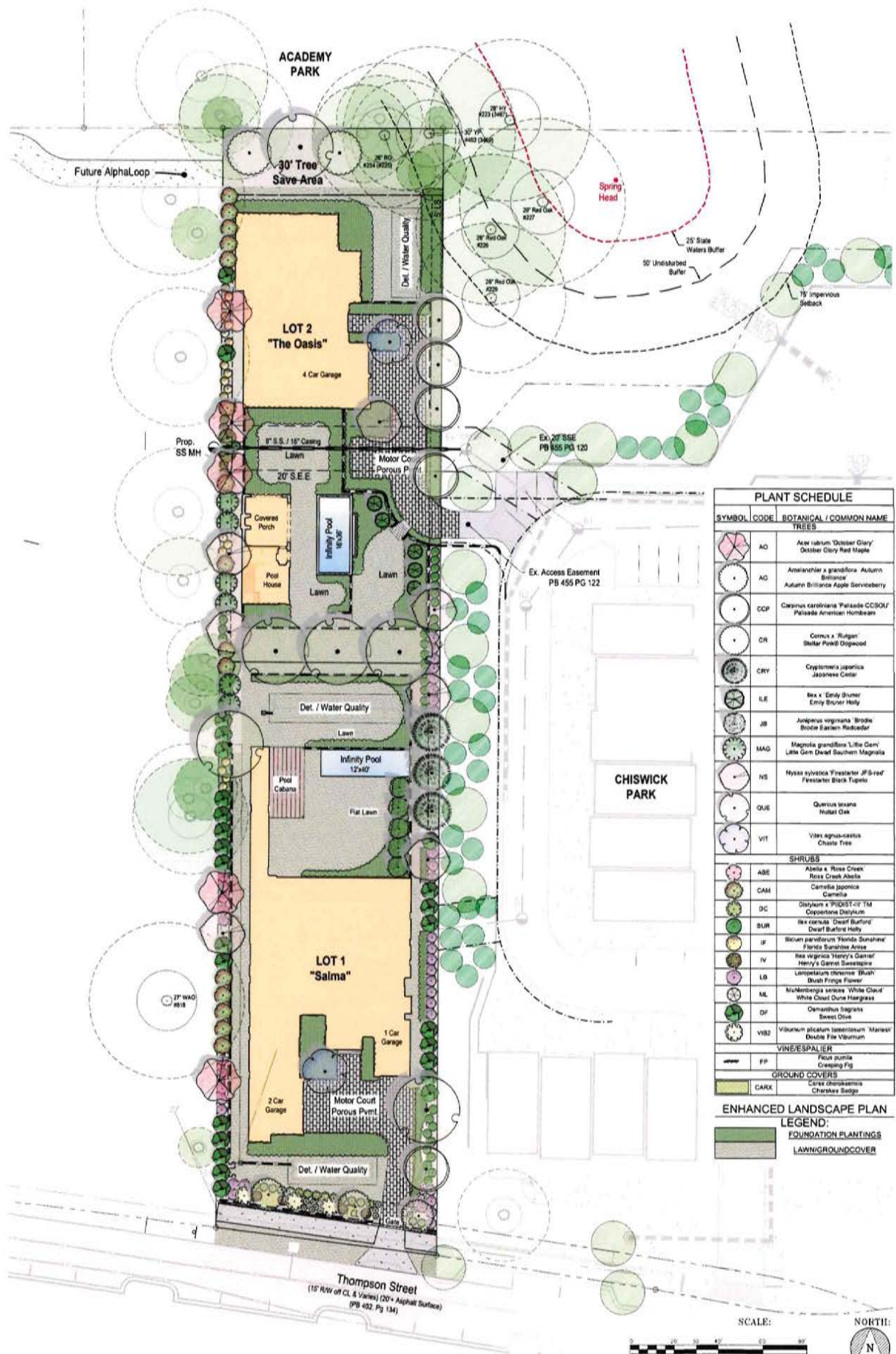
- # TOPOGRAPHIC SURVEY NOTES:
1. Vertical Datum is NAVD 83 (2011) based on network-based RTK GPS solution using a Leica 5514 GPS System and Smartnet network. Bearing basis and elevation derived from 2 control points. All other work performed with methods described below.
 2. Boundary lines shown per reference 4, this map is not meant for recording.
 3. Contours displayed at a 2-foot interval.
 4. Measurements shown are US Survey Feet (ground).
 5. Vertical accuracy complies with 180-7-34(3) - measurements vertical.

Not For Recording

- # ENVIRONMENTAL NOTES:
1. Trees indicated on this map are specimen trees as defined by the jurisdictional Tree Ordinance in effect as of the date of fieldwork.
 2. Trees Identified per Arborist Report prepared by Moore Urban Forestry for The City of Alpharetta
 3. Tree size indicated is DBH (diameter breast height) in inches.
 4. Certification applies to the location of trees, but does not extend to the identification of species.

- # GENERAL NOTES:
1. Only evidence of easements or structures which are readily apparent from an above ground field inspection of the premises are shown, unless stated otherwise herein. No liability is assumed by this firm for losses relating to the existence of any easement not discovered by above ground field inspection of the premises.
 2. This plat was prepared for the exclusive use of the person, persons, or entity named herein. Said certification does not extend to any unnamed persons without a recertification by the surveyor.
 3. Jurisdictional areas or negative easements, if any, which might impact the use of the property were not located, unless stated otherwise. No liability is assumed by this firm for any losses resulting from the exercise of any governmental jurisdiction affecting the use of the property.
 4. The property shown and described hereon is subject to any existing easements, rights-of-way, restrictive covenants, zoning regulations, underground utilities and/or setback lines whether or not they may be shown. No liability is assumed by this firm for any losses that may be associated with the existence of any easements or restrictions on the use of the property.
 5. All building footprints are perpendicular to the property lines unless otherwise noted.
 6. Only surface observable utilities were located. Prior to any digging or construction, contact Georgia One Call (811) for utilities marking.

NO.	DESCRIPTION	DATE
1	Revised from dated off of revised report	7/14/21
2	Update from Survey	7/14/21
3	Update from Survey	7/14/21



PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	AO	Acer rubrum 'October Glory' / October Glory Red Maple
	AG	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry
	CCP	Carpinus caroliniana 'Palisade CC304' / Palisade American Hornbeam
	CR	Cornus x 'Rutger' / Stellar Pink Dogwood
	CRY	Cryptomeria japonica / Japanese Cedar
	IE	Ilex x 'Emily Bruner' / Emily Bruner Holly
	JB	Juniperus virginiana 'Brodia' / Brodia Eastern Redcedar
	MAG	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia
	NS	Nyssa sylvatica 'Froststar JF8-red' / Froststar Black Tupelo
	QUE	Quercus texana / Nuttall Oak
	VIT	Vitis aestivalis / Chaste Tree
SHRUBS		
	ABE	Abelia x Rose Creek / Rose Creek Abelia
	CAM	Camellia japonica / Camellia
	DC	Daylily 'Whisper' / TM / Whispering Daylily
	BUR	Ilex cornuta / Dwarf Burford / Dwarf Burford Holly
	IF	Scaevola taccada 'Florida Sunshine' / Florida Sunshine Acaia
	IV	Ilex virginica 'Henry's Garnet' / Henry's Garnet Sassafras
	LB	Lonicera chlorocarpa / Bush / Bush Fridge Flower
	ML	Muhlenbergia sericea / White Cloud / White Cloud Dune Haregrass
	OF	Oenothera biennis / Sweet Oen
	VIB2	Viburnum plicatum 'Mariesii' / Double File Viburnum
VINE/ESPALIER		
	FP	Ficus pumila / Creeping Fig
GROUND COVERS		
	CARX	Carex cherokeensis / Cherokee Sedge

ENHANCED LANDSCAPE PLAN

LEGEND:

FOUNDATION PLANTINGS

LAWN/GROUND COVER

SCALE: AS SHOWN

DATE: 01/30/2024

PROJECT: FA-23022

SHEET L-2

RESIDENTIAL LANDSCAPE ZONING CONCEPT

ALPHA VILLAS

306 THOMPSON STREET

ALPHARETTA, GEORGIA

FRAWLEY ASSOCIATES, LLC.

LANDSCAPE ARCHITECTS

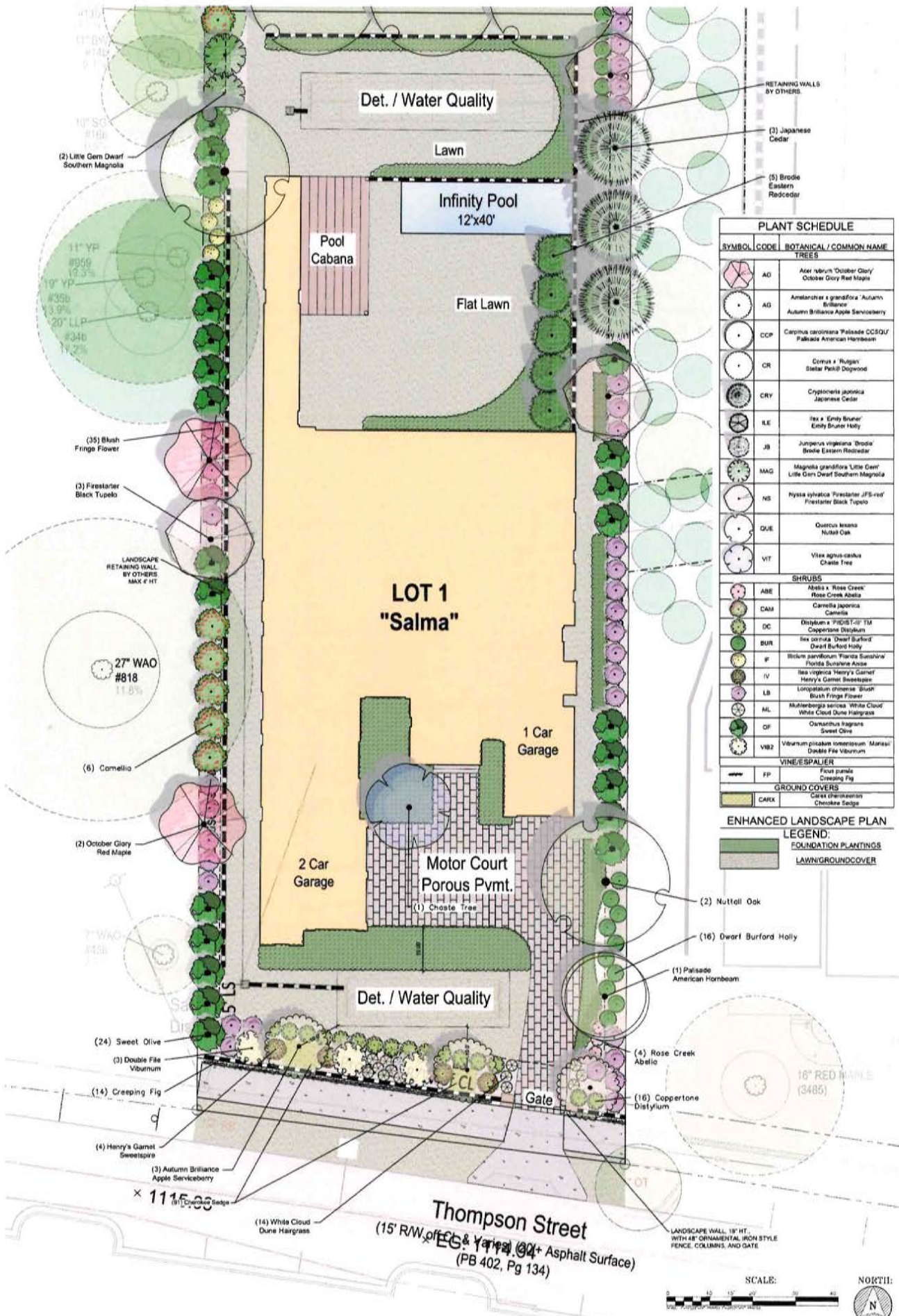
675 SONDICALE AVE (S.W.) (101)

ATLANTA, GA 30307 (404) 874-5091



SCALE:		NORTH:	
REVISIONS:			
DATE	#	DATE	#

Page 1



SCALE: AS SHOWN
 DATE: 01/30/2024
 PROJECT: PA-23022
 SHEET L-3

RESIDENTIAL LANDSCAPE ZONING CONCEPT
 ALPHA VILLAS
 306 THOMPSON STREET
 ALPHARETTA, GEORGIA

FRAWLEY ASSOCIATES, LLC.
 LANDSCAPE ARCHITECTS
 670 SENECA AVE. (SUITE 101)
 ATLANTA, GA 30307 (404) 874-5091



ACADEMY PARK

LOT 2 "The Oasis"

4 Car Garage

8" S.S. / 16" Casing

Lawn

20' S.E.E.

Covered Porch

Pool House

Infinity Pool 16x36'

Motor Court

Porous Pavt.

Det. / Water Quality

Ex. SS MH

Ex. Access Easement PB 455 PG 122

RETAINING WALLS BY OTHERS

Prop. SS MH

30' Tree Save Area

Det. / Water Quality

5' LS

5' AB

28" HY #223 (3467)

30" YP #403 (3469)

26" RO #254 (#225)

26" Red Oak #226

26" Red O #229

26" YP #822 6.2%

18" YP #272

24" YP #823 14.5%

15" Florida Sunshine Anise

RETAINING WALL BY OTHERS

(4) Little Gem Dwarf Southern Magnolia

22" SG #825 10.8%

(10) Camellia

15" RM #958 1.0%

13" SG #15b 11.6%

11" SW #149

23" RO #255

14" HY #100

20" RO #255

N 89°59'07" E / 99.93°

N 90°19'45" E

40' S.S.

23" RO #255

14" HY #100

20" RO #255

26" YP #822 6.2%

18" YP #272

24" YP #823 14.5%

15" Florida Sunshine Anise

RETAINING WALL BY OTHERS

(4) Little Gem Dwarf Southern Magnolia

22" SG #825 10.8%

(10) Camellia

15" RM #958 1.0%

13" SG #15b 11.6%

11" SW #149

23" RO #255

14" HY #100

20" RO #255

26" YP #822 6.2%

18" YP #272

24" YP #823 14.5%

15" Florida Sunshine Anise

RETAINING WALL BY OTHERS

(4) Little Gem Dwarf Southern Magnolia

22" SG #825 10.8%

(10) Camellia

15" RM #958 1.0%

13" SG #15b 11.6%

11" SW #149

23" RO #255

14" HY #100

20" RO #255

26" YP #822 6.2%

18" YP #272

24" YP #823 14.5%

15" Florida Sunshine Anise

RETAINING WALL BY OTHERS

(4) Little Gem Dwarf Southern Magnolia

22" SG #825 10.8%

(10) Camellia

15" RM #958 1.0%

13" SG #15b 11.6%

11" SW #149

23" RO #255

14" HY #100

20" RO #255

26" YP #822 6.2%

18" YP #272

24" YP #823 14.5%

15" Florida Sunshine Anise

RETAINING WALL BY OTHERS

(4) Little Gem Dwarf Southern Magnolia

22" SG #825 10.8%

(10) Camellia

15" RM #958 1.0%

13" SG #15b 11.6%

11" SW #149

23" RO #255

14" HY #100

20" RO #255

26" YP #822 6.2%

18" YP #272

24" YP #823 14.5%

15" Florida Sunshine Anise

RETAINING WALL BY OTHERS

(4) Little Gem Dwarf Southern Magnolia

22" SG #825 10.8%

(10) Camellia

15" RM #958 1.0%

13" SG #15b 11.6%

11" SW #149

23" RO #255

14" HY #100

20" RO #255

26" YP #822 6.2%

18" YP #272

24" YP #823 14.5%

15" Florida Sunshine Anise

RETAINING WALL BY OTHERS

(4) Little Gem Dwarf Southern Magnolia

22" SG #825 10.8%

(10) Camellia

15" RM #958 1.0%

13" SG #15b 11.6%

11" SW #149

23" RO #255

14" HY #100

20" RO #255

26" YP #822 6.2%

18" YP #272

24" YP #823 14.5%

15" Florida Sunshine Anise

RETAINING WALL BY OTHERS

(4) Little Gem Dwarf Southern Magnolia

22" SG #825 10.8%

(10) Camellia

15" RM #958 1.0%

13" SG #15b 11.6%

11" SW #149

23" RO #255

14" HY #100

20" RO #255

26" YP #822 6.2%

18" YP #272

24" YP #823 14.5%

15" Florida Sunshine Anise

RETAINING WALL BY OTHERS

(4) Little Gem Dwarf Southern Magnolia

22" SG #825 10.8%

(10) Camellia

15" RM #958 1.0%

13" SG #15b 11.6%

11" SW #149

23" RO #255

14" HY #100

20" RO #255

26" YP #822 6.2%

18" YP #272

24" YP #823 14.5%

15" Florida Sunshine Anise

RETAINING WALL BY OTHERS

(4) Little Gem Dwarf Southern Magnolia

22" SG #825 10.8%

(10) Camellia

15" RM #958 1.0%

13" SG #15b 11.6%

11" SW #149

23" RO #255

14" HY #100

20" RO #255

26" YP #822 6.2%

18" YP #272

24" YP #823 14.5%

15" Florida Sunshine Anise

RETAINING WALL BY OTHERS

(4) Little Gem Dwarf Southern Magnolia

22" SG #825 10.8%

(10) Camellia

15" RM #958 1.0%

13" SG #15b 11.6%

11" SW #149

23" RO #255

14" HY #100

20" RO #255

26" YP #822 6.2%

18" YP #272

24" YP #823 14.5%

15" Florida Sunshine Anise

RETAINING WALL BY OTHERS

(4) Little Gem Dwarf Southern Magnolia

22" SG #825 10.8%

(10) Camellia

15" RM #958 1.0%

13" SG #15b 11.6%

11" SW #149

23" RO #255

14" HY #100

20" RO #255

26" YP #822 6.2%

18" YP #272

24" YP #823 14.5%

15" Florida Sunshine Anise

RETAINING WALL BY OTHERS

(4) Little Gem Dwarf Southern Magnolia

22" SG #825 10.8%

(10) Camellia

15" RM #958 1.0%

13" SG #15b 11.6%

11" SW #149

23" RO #255

14" HY #100

20" RO #255

26" YP #822 6.2%

18" YP #272

24" YP #823 14.5%

15" Florida Sunshine Anise

RETAINING WALL BY OTHERS

(4) Little Gem Dwarf Southern Magnolia

22" SG #825 10.8%

(10) Camellia

15" RM #958 1.0%

13" SG #15b 11.6%

11" SW #149

23" RO #255

14" HY #100

20" RO #255

26" YP #822 6.2%

18" YP #272

24" YP #823 14.5%

15" Florida Sunshine Anise

RETAINING WALL BY OTHERS

(4) Little Gem Dwarf Southern Magnolia

22" SG #825 10.8%

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15" RM #958 1.0%

13" SG #15b 11.6%

11" SW #149

23" RO #255

14" HY #100

20" RO #255

26" YP #822 6.2%

18" YP #272

24" YP #823 14.5%

15" Florida Sunshine Anise

RETAINING WALL BY OTHERS

(4) Little Gem Dwarf Southern Magnolia

22" SG #825 10.8%

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15" RM #958 1.0%

13" SG #15b 11.6%

11" SW #149

23" RO #255

14" HY #100

20" RO #255

26" YP #822 6.2%

18" YP #2

REVISIONS:			
DATE	#	DATE	#















CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: Z-24-10 CHAPMAN/152 MARIETTA STREET

PLANNING COMMISSION: JUNE 6, 2024

CITY COUNCIL: JUNE 24, 2024

II. RECOMMENDATION:

Approve Z-24-10 Chapman/152 Marietta Street, subject to the following conditions:

1. Site consisting of approximately 0.45 acres shall be rezoned to DT-MU and developed substantially similar to site plan prepared by Woodruff Design Associates, revised 3/25/24, except for modifications required to comply with the conditions below. Property shall be limited to no more than 1 'For-Sale' condominium unit and 4,000 square feet of medical office and retail space. Retail space shall be limited to retail service uses.
2. Building architecture and materials shall be substantially similar to Exhibit A – Updated Renderings, except to comply with the conditions below. Building shall have a residential character, building exterior shall be all brick and in the same color, header shall be extended above windows, and storefront windows shall have a framed, angled awning with black and white strips and scalloped edge, with final approval by DRB.
3. A decorative low wall, metal fencing or hedge with columns shall frame the front yard.
4. Foundation plantings, consisting of ornamental trees, shrubs, vines and/or grasses, shall be required along Marietta Street, with final approval by DRB.
5. Developer shall improve Marietta Street frontage with a 6' planter planted with street trees, 6' sidewalk and decorative pedestrian lighting, as approved by DRB.
6. Landscape strip along Marietta Street shall be planted with shade trees as a continuation of what has been planted or designed in the Downtown and outside of utility easements and overhead utilities, as approved by DRB.
7. Tree save area (open space) shall be set aside as depicted in the site plan prepared by Woodruff Design Associates, revised 3/25/24. Tree save area shall include decorative landscape appropriate for planting under tree canopies and seating area, with final approval by DRB.
8. Fences and walls visible from the public right-of-way shall be decorative. Fences shall be metal, and walls shall be brick, stone, or similar material and shall be covered in creeping vines, as approved by DRB.
9. HVAC and similar equipment shall not be visible or shall be screened from the public right-of-way.
10. Developer shall provide creative signage, such as a painted sign, blade sign, or perpendicular sign, with final approval by DRB.

III. REPORT IN BRIEF:

The applicant, Jean Chapman, is requesting a rezoning to allow for the construction of a mixed-use building with one (1) 'For-Sale' condominium unit and approximately 4,000 square feet of medical office and retail space on 0.45 acres in the Downtown. A rezoning is requested from C-2 (General Commercial) to DT-MU (Downtown Mixed Use). The subject property is located at 152 Marietta Street, south of the intersection of Marietta Street and Orchid Lane.

DISCUSSION

The submitted request, if approved, would allow for the construction of a mixed-use building with one (1) 'For-Sale' condominium unit and approximately 4,000 square feet of medical office and retail space on 0.45 acres in the Downtown. The proposed density is 2.22 dwelling units per acre. The applicant proposes to rezone the property from C-2 (General Commercial) to DT-MU (Downtown Mixed-Use). The subject property is located at 152 Marietta Street, south of the intersection of Marietta Street and Orchid Lane.

The property is developed with two (2) structures previously used as single-family detached dwellings, including a one (1) story, 2,002 square foot building at the front of the property and a one (1) story, 1,103 square foot building at the back. Surrounding properties are zoned C-2, except the property to the north is zoned R-10M (Dwelling, 'For-Rent' or 'For-Sale', Residential). Victoria Square is located to the north, Homeschool Hangout Bookstore is located to the west, Back to Balance Wellness Center is located to the south, and Abuck Building Systems is located to the east. The comprehensive land use plan designation of the property is 'Mixed Use', which allows the proposed zoning and uses.

SITE PLAN

The submitted site plan depicts a two (2) story mixed-use building, including approximately 4,000 square feet of medical office and retail space on the 1st floor and one (1) 'For-Sale' condominium unit on the 2nd floor. The building is oriented to and has vehicular access from Marietta Street. A twenty-foot (20') building setback and ten-foot (10') landscape strip are depicted along Marietta Street. A parking lot and dumpster enclosure are located at the rear of the building. A six-foot (6') sidewalk is depicted along Marietta Street. A six-foot (6') planter should be added between the sidewalk and street as a continuation of the streetscape required along Marietta Street.

As shown in the table below, the Unified Development Code (UDC) requires twelve (12) parking spaces for the proposed mixed-use building. The site plan depicts thirteen (13) surface parking spaces, which complies with the minimum parking requirements.

Parking Requirements

Use	Count	Parking Rate	Required Parking
Condominium	1 unit	2.5/unit	2.5
Medical Office	1,500 SF	3/1,000 SF	4.5
Retail	2,500 SF	1/500 SF	5
TOTAL			12

The DT-MU zoning district requires a minimum five percent (5%) amenity space for properties less than five (5) acres, which for the subject property would be 0.023 acres. Amenity space is provided in a tree save area at the rear of the property which is approximately 0.09 acres. The site exceeds the minimum amenity space requirements.

The applicant provided a tree survey and assessment depicting several trees on the property, including a four (4) specimen trees. The site plan proposes to save five (5) trees at the rear of the property, which includes two (2) specimen trees. A note on the site plan indicates pervious concrete in the parking area will be used to address stormwater management.

RENDERINGS

The submitted renderings depict a two (2) story mixed-use building in the Mercantile style, consisting primarily of brick and stone. The first floor of the building is depicted with a white stone storefront and the remainder of the building is a beige/brown brick. According to the City's Downtown Consultant, the proposed renderings comply with the design regulations in the Downtown Overlay. However, it is recommended that the building have a residential character due to its location on Marietta Street. Headers should extend above windows and awnings should be added to the storefront facade.

TRAFFIC

As shown in the table below, staff calculated vehicular trips generated by the proposed development. It is estimated that the condominium, medical office, and retail uses would generate approximately fifteen (15) AM Peak Hour trips and 24 PM Peak Hour trips.

152 Marietta Street Trip Generation Summaries

Land Use	Code	Density (SF/DU)	Period	TOTAL	IN	OUT
Single-Family, Attached Housing (For-Sale Condominium Unit)	215	1 DU	Daily	6	3	3
			AM Peak Hour	1	0	1
			PM Peak Hour	1	1	0
Medical/Dental Office Building	720	1,500 SF	Daily	54	27	27
			AM Peak Hour	6	5	1
			PM Peak Hour	3	1	2
General Retail	822	2,500 SF	Daily	168	84	84
			AM Peak Hour	8	4	4
			PM Peak Hour	20	10	10
Total Net New Trips			Daily	228	114	114
			AM Peak Hour	15	9	6
			PM Peak Hour	24	12	12

Based upon methodologies from ITE's Trip Generation, 11th Edition (2021)

SCHOOLS

Residential development is known to increase school enrollment. However, Fulton County Schools does not provide an impact assessment for residential developments with less than four (4) dwelling units. Impacts to area schools would be negligible with the proposed development.

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:

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

Response: The zoning proposal is consistent with the future land use designation of the property and surrounding area, which is 'Mixed Use'. The area is envisioned to redevelop into a mix of residential, office and neighborhood commercial uses.

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

Response: The zoning proposal would not adversely affect the existing use or usability of adjacent or nearby properties, which are similarly developed with a mix of residential, office and neighborhood commercial uses.

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

Response: The proposal should not have significant impacts on the natural environment. Tree saves are depicted on the site plan.

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

Response: The property was developed and used for two (2) residential dwellings. However, the property is currently zoned C-2, which only allows a residential dwelling in an existing or historic structure. In addition, development regulations associated with the existing zoning district are inconsistent with the vision for Downtown to become a mixed-use, walkable environment.

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

Response: The zoning proposal would not cause an excessive burden on public facilities and services. If approved, the request would result in a reduction of one (1) dwelling unit and addition of approximately 4,000 square feet of retail and office use.

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

Response: The property is located in the Downtown Overlay, which includes opportunities for properties to develop under the Downtown zoning districts. The requested rezoning is consistent with the future land use designation of the property and surrounding area, which is 'Mixed Use'.

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. The proposed zoning district is consistent with the future land use designation of the property.

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

Response: The property was developed and used for two (2) residential dwellings. However, the property is currently zoned C-2, which only allows a residential dwelling in an existing or historic structure. In addition, development regulations associated with the existing zoning district are inconsistent with the vision for Downtown to become a mixed-use, walkable environment.

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

Response: The future land use designation of the property is 'Mixed Use', which allows the proposed DT-MU zoning district and uses.

CONCURRENCES

Staff has reviewed the applicant's proposal against the established review criteria for a rezoning. The proposal is consistent with the vision of the Downtown Master Plan and future land use designation of the property and surrounding area, which is 'Mixed Use'. Marietta Street is envisioned to redevelop into a mix of residential, office and neighborhood commercial uses. If approved, it is recommended that the proposed building have a residential character to complement surrounding development.

CITIZEN PARTICIPATION PLAN

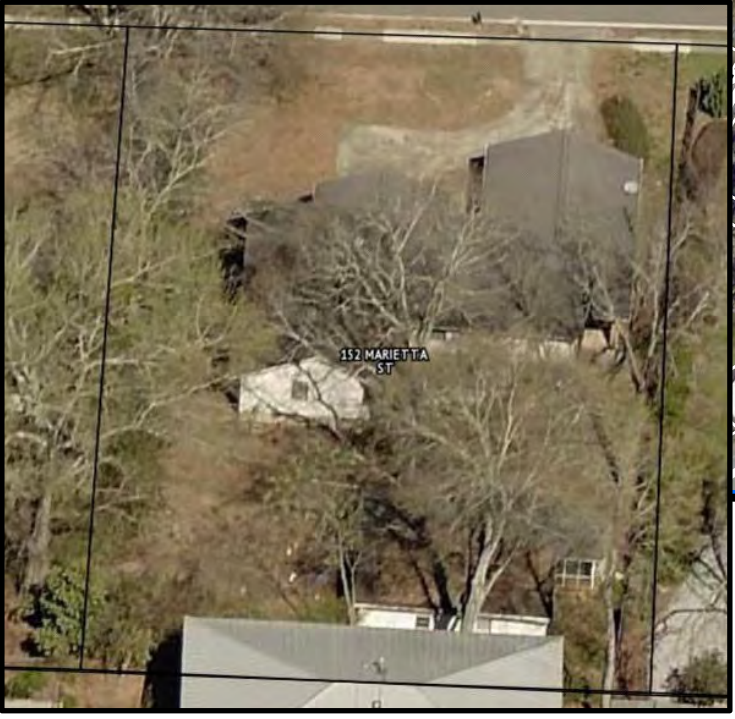
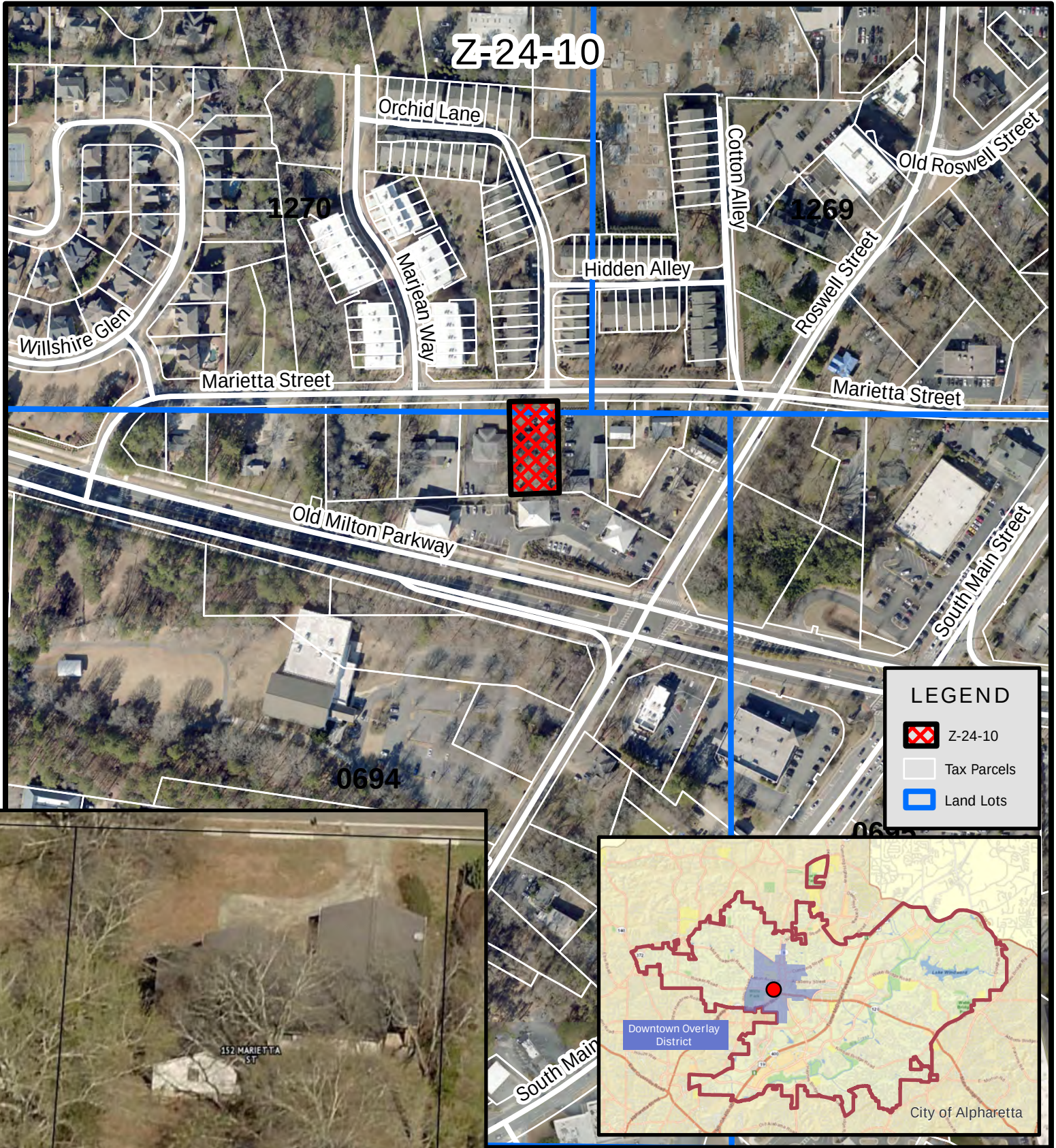
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that a neighbor reached out for additional information but did not respond.

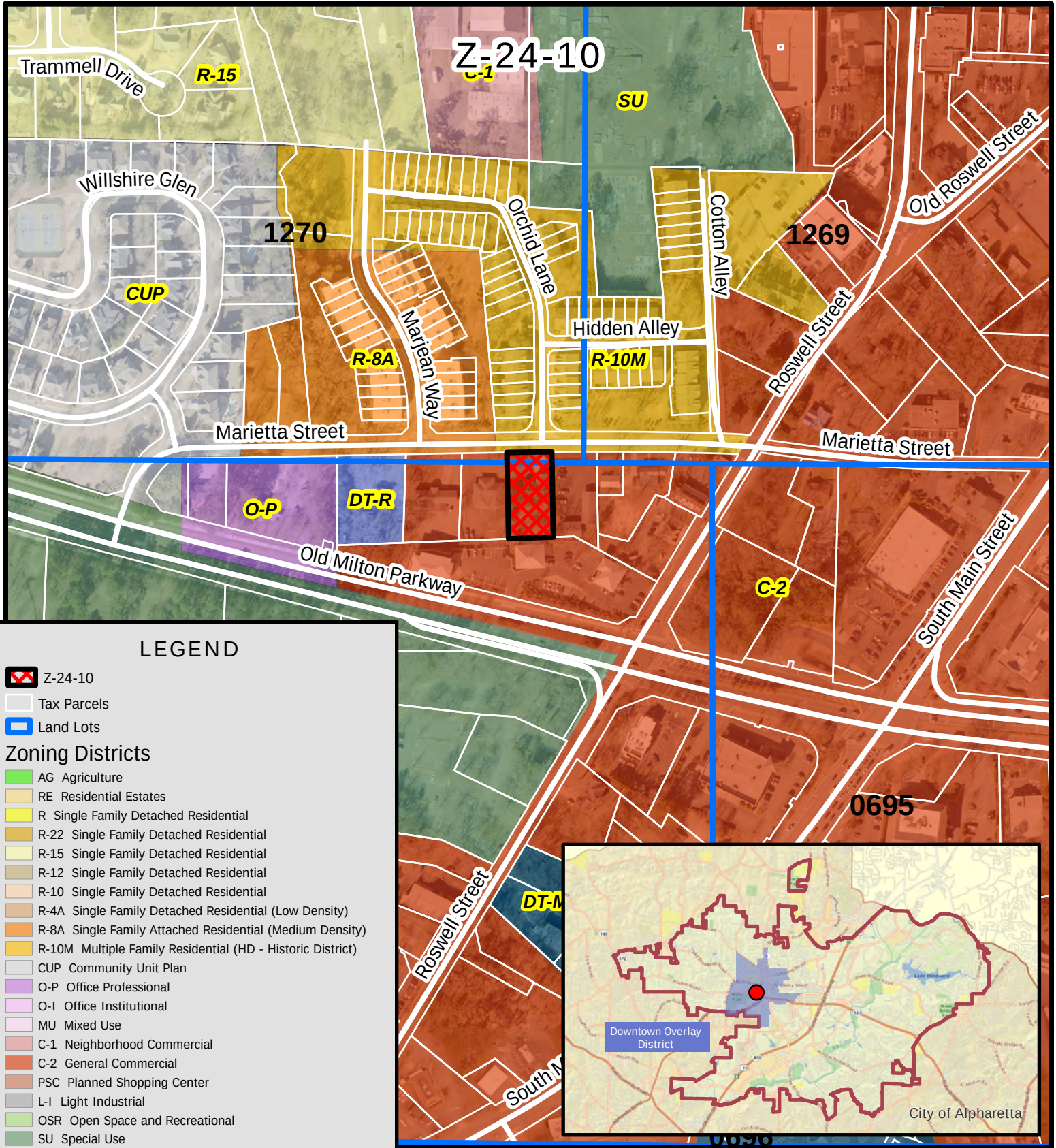
COMMUNITY ZONING INFORMATION MEETING

CZIM was held on May 8, 2024. There were four (4) public comments with one (1) in support and concerns that the building is not consistent with other buildings in the area, building height, and parking.

IV. ATTACHMENTS:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Location Map
- Exhibit A – Updated Renderings
- CZIM
- Citizen Part B
- Application





LEGEND



Z-24-10



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



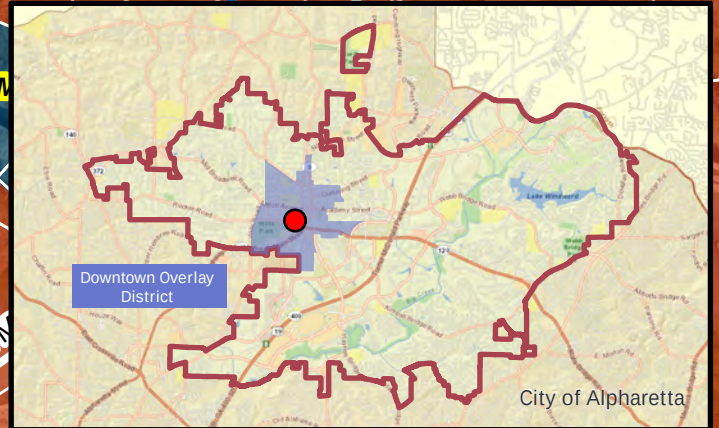
DT-MU Downtown Mixed-Use



DT-LW Downtown Live-Work



DT-R Downtown Residential

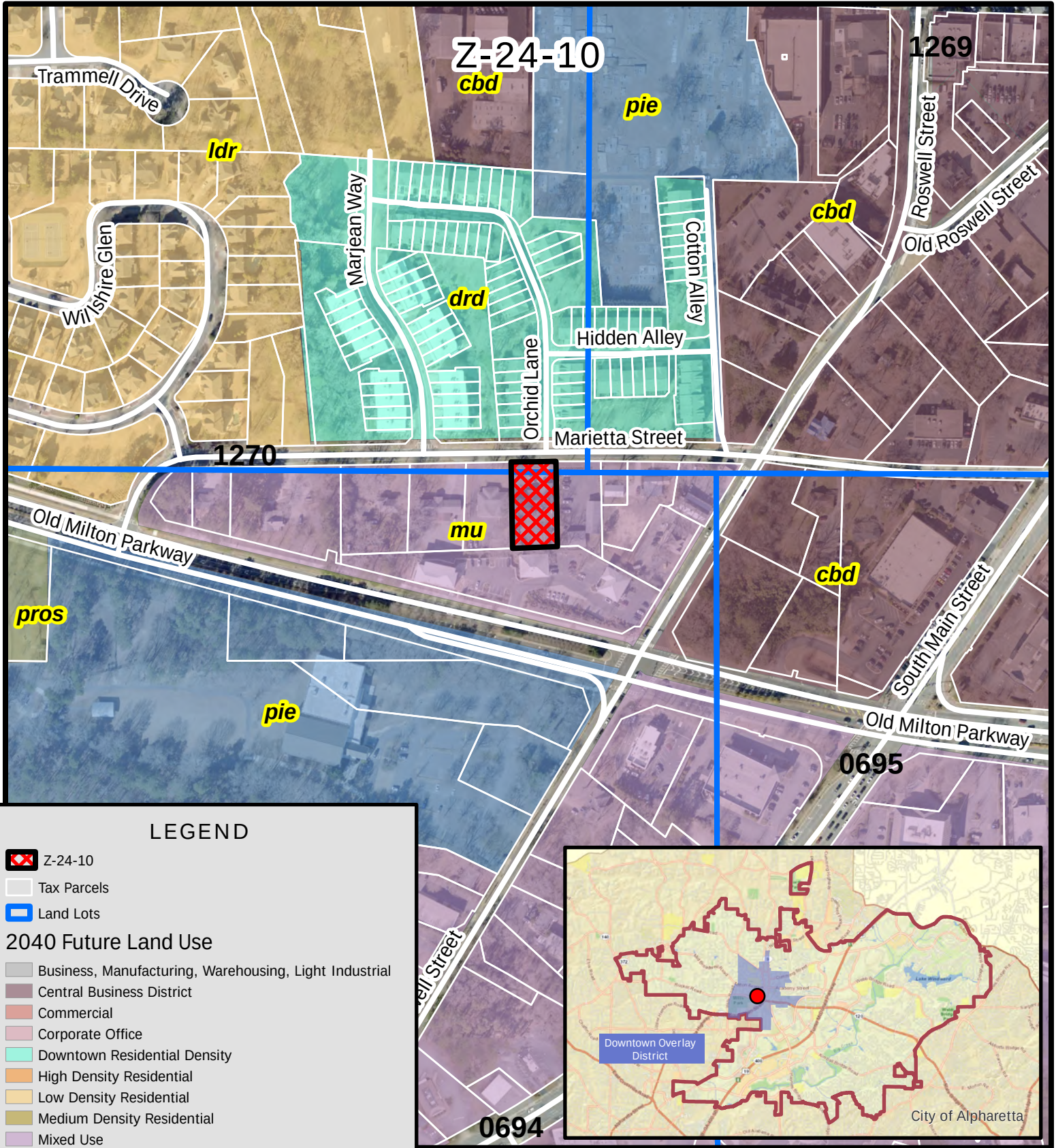


Z-24-10

D/LL: 1/2/694, 1270

PC: 6/06/24

CC: 6/24/24



LEGEND

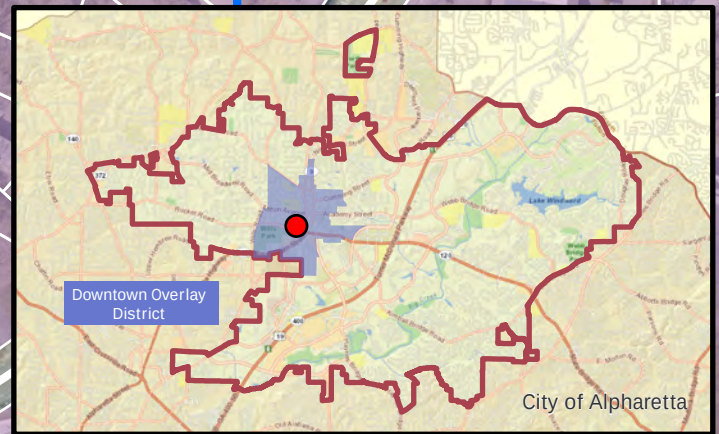
Z-24-10

Tax Parcels

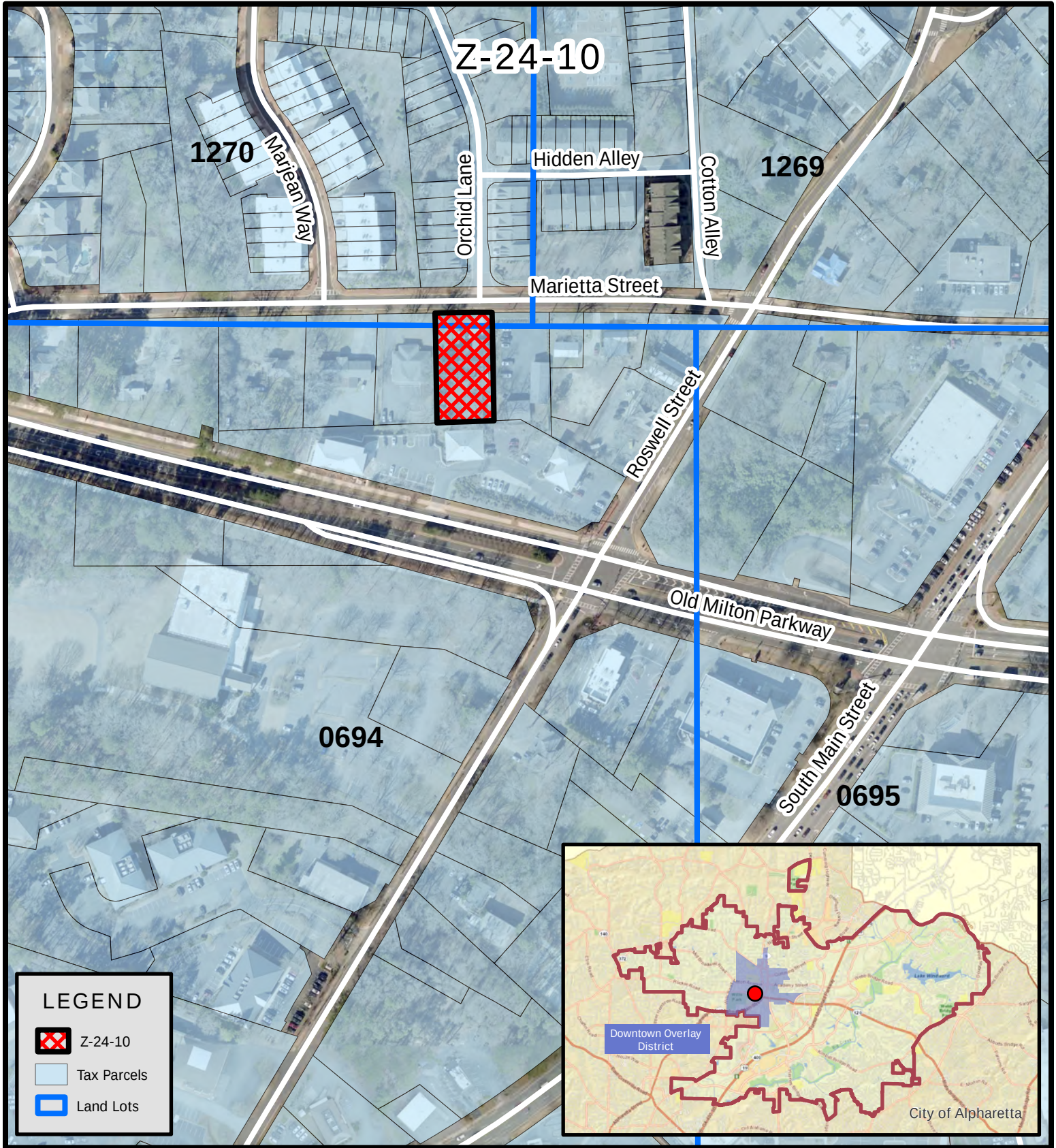
Land Lots

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-24-10
D/LL: 1/2/694, 1270
PC: 6/06/24
CC: 6/24/24



Z-24-10

D/LL: 1/2/694, 1270

PC: 6/06/24

CC: 6/24/24

Exhibit A – Updated Renderings



Exhibit A – Updated Renderings



Community Zoning Information Meeting (CZIM)

May 8, 2024

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

Z-24-10 / Chapman/152 Marietta Street

NAME	ADDRESS	COMMENTS
Wm. Hugh Holly	250 MARJAN WAY	Poor architectural style + not very consistent with other properties from a design perspective.
Francene Taylor	2017 Hidden Alley	Concern about overall height - 33 feet for a 2 story bldg seems too much. Would there be an option to situate the bldg a little further back from the road?
Traci Detchon	2011 Hidden Alley	Depending on # of medical providers + staff + pts, is there enough parking? Large building for the space!
Diane + Nick GRECCO	310 Barbury Xing	LOOKS GOOD AS IS.

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: 152 Marietta St

Contact Name: Jean Chapman Telephone: 404-664-7086

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.

One neighbor simply emailed to ask what I was planning on building. No response when I told her about the project.

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: Jean Chapman Date: 5/16/24

April 10, 2024

Jean Chapman
A& A Chapman Holding, LLC
1218 Basnett Dr.
Milton, GA 30004

RE: Z-24-10 Chapman/152 Marietta Street

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a rezoning to allow for the construction of a 2-story mixed-use building on 0.45 acres in the Downtown. A rezoning is requested from C-2 (General Commercial) to DT-MU (Downtown Mixed-Use). The property is located at 152 Marietta Street and is legally described as being located in Land Lots 694 & 1270, 1st District, 2nd Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) for this request will be held on **Wednesday, May 8, 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 Planning Commission on Thursday, June 6, 2024, and City Council on Monday, June 24, 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 jkchapma@bellsouth.net or 404-664-7086.

Sincerely,

Jean Chapman
A& A Chapman Holding, LLC

152 Marietta St rezoning?

From: l2h@comcast.net (l2h@comcast.net)

To: jkchapma@bellsouth.net

Cc: l2h@comcast.net

Date: Thursday, April 25, 2024 at 10:39 AM EDT

Hello Jean,

I received a letter from you regarding 152 Marietta St. I am an owner in Victoria Sq. You are looking to rezone to DT-MU from C-2. Can you please tell me what you plan on building on Marietta St?

Thank you,

Lauren Holmes

CURRENT OCCUPANT
152 MARIETTA ST
ALPHARETTA GA 30009

PURE TAQUERIA LLC
103 ROSWELL ST
ALPHARETTA GA 30009

122 MARIETTA STREET LLC
119 ROSWELL ST
ALPHARETTA GA 30009

RATTARY DEBRA ANN
12002 ORCHID LANE
ALPHARETTA GA 30009

KOVALEV ANDREY & KAVALIOVA MARYIA
12003 ORCHID LANE
ALPHARETTA GA 30009

FOWLER SAMUEL WREN
12004 ORCHID LN
ALPHARETTA GA 30009

BUONOCORE JENNIFER
12005 ORCHID LANE
ALPHARETTA GA 30009

WALDORF WILLIAM
12006 ORCHID LANE
ALPHARETTA GA 30009

HICKS MARJORIE LYNNE
12007 ORCHID LN
ALPHARETTA GA 30004

SANDER ANN P
12008 ORCHID LN
ALPHARETTA GA 30009

CIACCIA LOUIS & MARYANNE
12009 ORCHID LANE
ALPHARETTA GA 30009

CARTER JOHN HARRISON III
12011 ORCHID LN
ALPHARETTA GA 30009

BRUGNOLI ANDREW & CATHERINE A
12012 ORCHID LANE
ALPHARETTA GA 30009

PAUL DAVID A & AMY L
12020 ORCHID LN
ALPHARETTA GA 30009-7989

FRIEL TODD & FRIEL SUSAN
12021 ORCHID LANE
ALPHARETTA GA 30009

FOX LYDIA
12022 ORCHID LN
ALPHARETTA GA 30004

PRANA VIDA LLC
12023 ORCHID LANE
ALPHARETTA GA 30009

DEMETRIOU CLINTON A & DEMETRIOU JOY D
12024 ORCHID LANE
ALPHARETTA GA 30009

WATSON DAVID E & HAMLIN MARK S
12025 ORCHID LN
ALPHARETTA GA 30004

MICHAEL J REINHARDT TRUST THE
12026 ORCHID LANE
ALPHARETTA GA 30009

BALSANO DEBORAH
12028 ORCHID LANE
ALPHARETTA GA 30009

MANTHEY CATHERINE J
12032 ORCHID LN
ALPHARETTA GA 30009

BARRANCA JOHN P & BARRANCA LISA A
12034 ORCHID LANE
ALPHARETTA GA 30009

GANT STEPHEN
12036 ORCHID LANE
ALPHARETTA GA 30009

PEYSER TED & PEYSER TERESA
12038 ORCHID LN
ALPHARETTA GA 30009

PARK JOAN H
12040 ORCHID LN
ALPHARETTA GA 30009

SAUNDERS JEREMIE A SAUNDERS MARCELLA M
12042 ORCHID LN
ALPHARETTA GA 30009-7989

CLARK LOUISE
12044 ORCHID LANE
ALPHARETTA GA 30009

JACK & KATHLEEN NUGENT REVOCABLE TR THE
12082 COTTON ALY
ALPHARETTA GA 30009

BAILEY DIANE C
12084 COTTON ALY
ALPHARETTA GA 30009

A & A CHAPMAN HOLDING LLC
1218 BASNETT DR
ALPHARETTA GA 30004-0882

TKB2 PROPERTIES LLC
125 N CHRISTOPHERS RUN
ALPHARETTA GA 30004

SEDG INVESTMENTS LLC
13050 BETHANY RD
ALPHARETTA GA 30009-1931

ALPHARETTA BEACH HOUSE LLC
131 ROSWELL ST # B201
ALPHARETTA GA 30009

HOLMES LAUREN L & MARK J
13900 HAGOOD RD
ALPHARETTA GA 30004

WINDSONG TOWNHOME
COMMUNITY ASSOCIATION INC
1418 DRESDEN DR STE 200
ATLANTA GA 30319

HAIGLER CAPITAL LLC
164 ROSWELL ST
ALPHARETTA GA 30009

172 MARIETTA ST LLC
172 MARIETTA ST
ALPHARETTA GA 30009-1534

WEXLER ANDREW J & KOURTNEY H
182 MARIETTA ST
ALPHARETTA GA 30009

DIVERSIFIED INVESTMENT GROUP R E H LLC
1865 BETHANY WAY
ALPHARETTA GA 30009

CITY OF ALPHARETTA
2 PARK PLAZA
ALPHARETTA GA 30009

VANCE DAVID A
2000 HIDDEN ALLEY
ALPHARETTA GA 30009-7986

HAIGLER CAPITAL LLC
2005 OLD MILTON PKWY
ALPHARETTA GA 30009

GRANGER STUART A
2006 HIDDEN ALY
ALPHARETTA GA 30009

HINTON MICHAEL E
2007 HIDDEN ALY
ALPHARETTA GA 30009

EDGE JULIAN D III
2008 HIDDEN ALY
ALPHARETTA GA 30009

MOHAMED M YUSUF M & KHEDR SHEREEN M
2009 HIDDEN ALLEY
ALPHARETTA GA 30009

YACKEL STEFFANIE
2010 HIDDEN ALY
ALPHARETTA GA 30009

DETHON TRACI L
2011 HIDDEN ALY
ALPHARETTA GA 30009

MINICHELLO DONALD & MARILYN
2012 HIDDEN ALLEY
ALPHARETTA GA 30004

RUDD NICOLE M
2013 HIDDEN ALY
ALPHARETTA GA 30009

THOMSON KENNETH JAMES & TAMATHA REA
2014 HIDDEN ALY
ALPHARETTA GA 30009

BONIFACE JOHN LAWRENCE JR
& BONIFACE DORY ANNA
2015 HIDDEN ALY
ALPHARETTA GA 30009

JONES WILLIAM W & JONES DEBORAH J
2016 HIDDEN ALY
ALPHARETTA GA 30009

TAYLOR TRACE S & TAYLOR FRANCENE H
2017 HIDDEN ALY
ALPHARETTA GA 30009

PROVIDENCE PARTNERS GROUP LLC
204 MARIETTA ST
ALPHARETTA GA 30004

LANDRY CHRISTINA KAY
205 MARJEAN WAY
ALPHARETTA GA 30009

BROWN MICHAEL & RITA K
205 N ESPLANADE
ALPHARETTA GA 30009

GEER WALTER I III
210 MARJEAN WAY
ALPHARETTA GA 30009

VANSANT ROBERT SCOTT & STACEY O
215 MARJEAN WAY
ALPHARETTA GA 30009

PEREIRA ROBERTO F & ROSA MAGDA DE FARIAS
220 MARJEAN WAY
ALPHARETTA GA 30009

GOOD MICHAEL & ZARRINA
225 MARJEAN WAY
ALPHARETTA GA 30009

REED LANCE PATRICK & REED KIMBERLY SCHMITZ
230 MARJEAN WAY
ALPHARETTA GA 30009-7980

HARRIS JEFFREY ROBERT & MARY S
240 MARJEAN WAY
ALPHARETTA GA 30009

GOODYEAR MARION DAN & TERESA O
245 MARJEAN WAY
ALPHARETTA GA 30009

HOLLEY WILLIAM & PHYLLIS
250 MARJEAN WAY
ALPHARETTA GA 30009

MC MANES ALBERT S JR & LORI
255 MARJEAN WAY
ALPHARETTA GA 30009

ARTHUR L ABBEY & BARBARA L
LIVING TRUST THE
260 MARJEAN WAY
ALPHARETTA GA 30009

ANDERSON RICK
265 MARJEAN WAY
ALPHARETTA GA 30009

KEITH E LINCH REVOCABLE TRUST THE
270 MARJEAN WAY
ALPHARETTA GA 30009

SIEGEL FAMILY REVOCABLE TRUST THE
275 MARJEAN WAY
ALPHARETTA GA 30009

KRITEMAN LEWIS S & LAURA H
280 MARJEAN WAY
ALPHARETTA GA 30009

BOONE RICHARD A JR & GRETCHEN M
285 MARJEAN WAY
ALPHARETTA GA 30009

HELLRIEGEL JOHN EDWARD & JUDITH TOWER
290 MARJEAN WAY
ALPHARETTA GA 30009

MICHAEL & DEBRA KOPEC
JOINT REVOCABLE TRUST THE
295 MARJEAN WAY
ALPHARETTA GA 30009

KEITH ELIZABETH
300 MARJEAN WAY
ALPHARETTA GA 30009

SMITH WILLINGHAM III & SMITH IRENE
305 MARJEAN WAY
ALPHARETTA GA 30009

FAY JAMES PATRICK & ELLEN TEDESCO
310 MARJEAN WAY
ALPHARETTA GA 30009

RULAND MICHAEL & ELISA STEVENSON
320 MARJEAN WAY
ALPHARETTA GA 30009

JOHNSTON DOUGLAS S
330 MARJEAN WAY
ALPHARETTA GA 30009

SHAMOUN JOHN M
366 SAN MIGUEL SUITE 310
NEWPORT BEACH CA 92660

CEMETERY
3693 STEWART ROAD
ATLANTA GA 30340

BERG JOHANN
4951 MARK JOHN WAY
CUMMING GA 30040

BRADY FERGAL
511 VERANDA CT
ALPHARETTA GA 30009

SPIEGEL AMY SUE
6 SANDY HOOD RD N
SARASOTA FL 34242

DAWSON JERRY W & GRACE
738 MUSTANG DR
HARTWELL GA 30643

VICTORIA SQUARE
TOWNHOME ASSOCIATION INC
7380 MCGINNIS FERRY RD STE 200
SUWANEE GA 30024

VICTORIA SQUARE TOWNHOME ASSOCIATION INC
P.O. BOX 2458
ALPHARETTA GA 30023-2458

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: Z-24-11
PH #: PHA240016

☐ Property Taxes & Code Violations Verified
☒ Fee Paid Initial: XC

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: Jean Chapman Telephone: 404-664-7086
Address: 1218 Basnett Dr. Suite: _____
City: Milton State: GA Zip: 30004 Fax: _____
Mobile Tel: 404-664-7086 Email: _____

Subject Property Information:

Address: 152 Marietta St. Alpharetta, GA 30009 Current Zoning: C2
District: 1st Section: 2nd Land Lot: 694 Parcel ID: 12 258306940437
Proposed Zoning: DT-MU Current Use: Residential

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?

It is currently zoned C2 although it's only been used as residential for the last 60+ years.

I would like to build a 2 story mixed use building with a retail and office spaces in the first floor and a single family residential condo for the second floor.

Applicant's Request (Please itemize the proposal):

I would like to request the C2 zoning to be changed to DT-MU so I can build a building for mixed use.

I am intending to move my existing medical practice to the first floor of the building and also to have a retail and a residential tenant.

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

This project would be a 2 story mixed use building with a retail tenant in the first floor that would compliment my vein and aesthetic medical practice I am intending to move from its current location in Alpharetta.

This would also allow a residential tenant, it could be myself and my family, to occupy upstairs residential condo unit.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Jean Chapman

Telephone: 404-664-7086

Address: 1218 Basnett Dr.

Suite: _____

City: Milton

State: GA

Zip: 30004 - 0882

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: Same as Property Owner Telephone: _____

Address: _____ Suite: _____

City: _____ State: _____ Zip: _____

So Sworn and Attested:

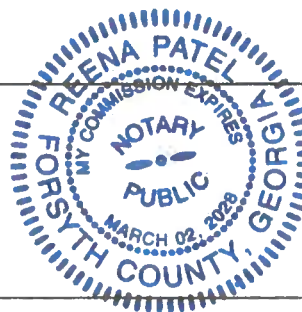
Owner Signature: Jean Chapman

Date: 3/27/2024

Notary:

Notary Signature: Reena Patel

Date: 03/27/2024



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: Jean Chapman

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: _____

Description of Contribution: N/A 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: Jean Chapman

Date: 3/15/24

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Downtown Alpharetta is booming with mixed use buildings. There are businesses, restaurants and townhomes surrounding this property which makes the requested zoning perfect for its future use.

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

There are several restaurants and small businesses as well as multiple townhomes on Marietta street. Brand new mixed use building will improve the use and value to the street.

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

This property has a small lot which prevents it from having multi story retail/office spaces due to limitations in parking. A single family residential Condo upstairs will not require much parking but would significantly improve economic use and add value to the property.

What would be the increase to population and traffic if the proposal were approved? The project without the zoning change would bring customers patients and mild increase in traffic to its location.

The requested zoning change with added single unit residential Condo upstairs would have minimal increase to population and traffic.

What would be the impact to schools and utilities if the proposal were approved? Minimal to no change as most residents in downtown outlay would not have school age kids and utilities will already be installed for all commercial use anyways.

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

Completely in line with downtown Alpharetta Comprehensive Plan.

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

The development of the current project as a commercial building is not fully utilizing the property as it is limited by the parking requirement. Adding a residential unit upstairs to this project will fully maximize the potential for the use of the property without increasing the traffic or parking needed.

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: _____

Contact Name: Jean Chapman Telephone: 404-664-7086

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.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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.

They will be given my contact information so that they can call, email me with any concerns, comments or questions

Legal Description of

Deed Book 64444 Page 443
CATHELENE ROBINSON
Clerk of Superior Court

152 Marietta St

Alpharetta, GA 30009

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 694 OF THE 1ST DISTRICT, 2ND SECTION OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE X-SCRIBE LOCATED ON THE NORTHERN CORNER OF THE MITERED INTERSECTION FORMED BY THE WESTERLY RIGHT-OF-WAY LINE OF ROSWELL STREET (A PUBLIC RIGHT-OF-WAY OF VARYING WIDTH) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF MARIETTA STREET (A PUBLIC RIGHT-OF-WAY OF HAVING AN APPARENT WIDTH OF 40 FEET); THENCE, PROCEED WESTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MARIETTA STREET, AND FOLLOWING THE CURVATURE THEREOF, A DISTANCE OF 394.25 FEET TO AN IRON PIN FOUND, WHICH IS THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING AND LEAVING SAID RIGHT-OF-WAY LINE, PROCEED SOUTH 2 DEGREES, 33 MINUTES, 13 SECONDS WEST A DISTANCE OF 198.07 FEET TO A #4 REBAR FOUND; THENCE, PROCEED SOUTH 88 DEGREES, 5 MINUTES, 41 SECONDS WEST A DISTANCE OF 100.0 FEET TO A #4 CAPPED REBAR SET; THENCE, PROCEED NORTH 2 DEGREES, 49 MINUTES, 52 SECONDS EAST A DISTANCE OF 200.58 FEET TO A #4 REBAR FOUND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MARIETTA STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE, PROCEED NORTH 89 DEGREES, 30 MINUTES, 5 SECONDS EAST A DISTANCE OF 98.87 FEET TO A #4 REBAR FOUND, THE POINT OF BEGINNING.

CONTAINING 0.45 OF AN ACRE, AS PER THE SURVEY, WHICH IS HEREBY REFERRED TO AND MADE A PART OF THIS DESCRIPTION, PREPARED FOR A & A CHAPMAN HOLDING, LLC AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY BY THOMAS EDWARD PEAY, JR., REGISTERED LAND SURVEYOR NO. 2402 OF FRONTLINE SURVEYING & MAPPING, INC., DATED JULY 12, 2021.

CITY OF ALPHARETTA DESIGN REVIEW BOARD

ACTION STATEMENT

Date: 10-20-2023 Case# DRB230043

Name: A: A Chapman Holding, LLC

Location: 152 Marietta St

Request: New Construction

Action Taken: Approved: _____ Denied: _____

Approved with conditions listed below: ☒

Deferred: _____

Approve Elevation & Materials T cording
that RTU's are not visible

Approve Site Plan

Approve Landscaping CR1 dated 10-6-23

Authorized by: _____

**This is not a permit. You must apply for permits at the
Community Development Department, 2 Park Plaza, Alpharetta, GA 30009**

CURRENT OCCUPANT
152 MARIETTA ST
ALPHARETTA GA 30009

PURE TAQUERIA LLC
103 ROSWELL ST
ALPHARETTA GA 30009

122 MARIETTA STREET LLC
119 ROSWELL ST
ALPHARETTA GA 30009

RATTARY DEBRA ANN
12002 ORCHID LANE
ALPHARETTA GA 30009

KOVALEV ANDREY & KAVALIOVA MARYIA
12003 ORCHID LANE
ALPHARETTA GA 30009

FOWLER SAMUEL WREN
12004 ORCHID LN
ALPHARETTA GA 30009

BUONOCORE JENNIFER
12005 ORCHID LANE
ALPHARETTA GA 30009

WALDORF WILLIAM
12006 ORCHID LANE
ALPHARETTA GA 30009

HICKS MARJORIE LYNNE
12007 ORCHID LN
ALPHARETTA GA 30004

SANDER ANN P
12008 ORCHID LN
ALPHARETTA GA 30009

CIACCIA LOUIS & MARYANNE
12009 ORCHID LANE
ALPHARETTA GA 30009

CARTER JOHN HARRISON III
12011 ORCHID LN
ALPHARETTA GA 30009

BRUGNOLI ANDREW & CATHERINE A
12012 ORCHID LANE
ALPHARETTA GA 30009

PAUL DAVID A & AMY L
12020 ORCHID LN
ALPHARETTA GA 30009-7989

FRIEL TODD & FRIEL SUSAN
12021 ORCHID LANE
ALPHARETTA GA 30009

FOX LYDIA
12022 ORCHID LN
ALPHARETTA GA 30004

PRANA VIDA LLC
12023 ORCHID LANE
ALPHARETTA GA 30009

DEMETRIOU CLINTON A
& DEMETRIOU JOY D
12024 ORCHID LANE
ALPHARETTA GA 30009

WATSON DAVID E & HAMLIN MARK S
12025 ORCHID LN
ALPHARETTA GA 30004

MICHAEL J REINHARDT TRUST THE
12026 ORCHID LANE
ALPHARETTA GA 30009

BALSANO DEBORAH
12028 ORCHID LANE
ALPHARETTA GA 30009

MANTHEY CATHERINE J
12032 ORCHID LN
ALPHARETTA GA 30009

BARRANCA JOHN P & BARRANCA LISA A
12034 ORCHID LANE
ALPHARETTA GA 30009

GANT STEPHEN
12036 ORCHID LANE
ALPHARETTA GA 30009

PEYSER TED & PEYSER TERESA
12038 ORCHID LN
ALPHARETTA GA 30009

PARK JOAN H
12040 ORCHID LN
ALPHARETTA GA 30009

SAUNDERS JEREMIE A
SAUNDERS MARCELLA M
12042 ORCHID LN
ALPHARETTA GA 30009-7989

CLARK LOUISE
12044 ORCHID LANE
ALPHARETTA GA 30009

JACK & KATHLEEN NUGENT
REVOCABLE TR THE
12082 COTTON ALY
ALPHARETTA GA 30009

BAILEY DIANE C
12084 COTTON ALY
ALPHARETTA GA 30009

A & A CHAPMAN HOLDING LLC
1218 BASNETT DR
ALPHARETTA GA 30004-0882

TKB2 PROPERTIES LLC
125 N CHRISTOPHERS RUN
ALPHARETTA GA 30004

SEDG INVESTMENTS LLC
13050 BETHANY RD
ALPHARETTA GA 30009

ALPHARETTA BEACH HOUSE LLC
131 ROSWELL ST # B201
ALPHARETTA GA 30009

HOLMES LAUREN L & MARK J
13900 HAGOOD RD
ALPHARETTA GA 30004

WINDSONG TOWNHOME COMMUNITY
ASSOCIATION INC
1418 DRESDEN DR STE 200
ATLANTA GA 30319

HAIGLER CAPITAL LLC
164 ROSWELL ST
ALPHARETTA GA 30009

172 MARIETTA ST LLC
172 MARIETTA ST
ALPHARETTA GA 30009-1534

WEXLER ANDREW J & KOURTNEY H
182 MARIETTA ST
ALPHARETTA GA 30009

DIVERSIFIED INVESTMENT GROUP LLC
1865 BETHANY WAY
ALPHARETTA GA 30004

CITY OF ALPHARETTA
2 PARK PLAZA
ALPHARETTA GA 30009

VANCE DAVID A
2000 HIDDEN ALLEY
ALPHARETTA GA 30009-7986

HAIGLER CAPITAL LLC
2005 OLD MILTON PKWY
ALPHARETTA GA 30009

GRANGER STUART A
2006 HIDDEN ALY
ALPHARETTA GA 30009

HINTON MICHAEL E
2007 HIDDEN ALY
ALPHARETTA GA 30009

EDGE JULIAN D III
2008 HIDDEN ALY
ALPHARETTA GA 30009

MOHAMED M YUSUF M
& KHEDR SHEREEN M
2009 HIDDEN ALLEY
ALPHARETTA GA 30009

YACKEL STEFFANIE
2010 HIDDEN ALY
ALPHARETTA GA 30009

DETHON TRACI L
2011 HIDDEN ALY
ALPHARETTA GA 30009

MINICHELLO DONALD & MARILYN
2012 HIDDEN ALLEY
ALPHARETTA GA 30004

RUDD NICOLE M
2013 HIDDEN ALY
ALPHARETTA GA 30009

THOMSON KENNETH JAMES
& TAMATHA REA
2014 HIDDEN ALY
ALPHARETTA GA 30009

BONIFACE JOHN LAWRENCE JR &
BONIFACE DORY ANNA
2015 HIDDEN ALY
ALPHARETTA GA 30009

JONES WILLIAM W & JONES DEBORAH J
2016 HIDDEN ALY
ALPHARETTA GA 30009

TAYLOR TRACE S & TAYLOR FRANCENE H
2017 HIDDEN ALY
ALPHARETTA GA 30009

PROVIDENCE PARTNERS GROUP LLC
204 MARIETTA ST
ALPHARETTA GA 30004

LANDRY CHRISTINA KAY
205 MARJEAN WAY
ALPHARETTA GA 30009

BROWN MICHAEL & RITA K
205 N ESPLANADE
ALPHARETTA GA 30009

GEER WALTER I III
210 MARJEAN WAY
ALPHARETTA GA 30009

VANSANT ROBERT SCOTT & STACEY O
215 MARJEAN WAY
ALPHARETTA GA 30009

PEREIRA ROBERTO F
& ROSA MAGDA DE FARIAS
220 MARJEAN WAY
ALPHARETTA GA 30009

GOOD MICHAEL & ZARRINA
225 MARJEAN WAY
ALPHARETTA GA 30009

REED LANCE PATRICK
& REED KIMBERLY SCHMITZ
230 MARJEAN WAY
ALPHARETTA GA 30009-7980

HARRIS JEFFREY ROBERT & MARY S
240 MARJEAN WAY
ALPHARETTA GA 30009

GOODYEAR MARION DAN & TERESA O
245 MARJEAN WAY
ALPHARETTA GA 30009

HOLLEY WILLIAM & PHYLLIS
250 MARJEAN WAY
ALPHARETTA GA 30009

MC MANES ALBERT S JR & LORI
255 MARJEAN WAY
ALPHARETTA GA 30009

ARTHUR L ABBEY & BARBARA L LIVING
TRUST THE
260 MARJEAN WAY
ALPHARETTA GA 30009

ANDERSON RICK
265 MARJEAN WAY
ALPHARETTA GA 30009

KEITH E LINCH REVOCABLE TRUST THE
270 MARJEAN WAY
ALPHARETTA GA 30009

SIEGEL FAMILY REVOCABLE TRUST THE
275 MARJEAN WAY
ALPHARETTA GA 30009

KRITEMAN LEWIS S & LAURA H
280 MARJEAN WAY
ALPHARETTA GA 30009

BOONE RICHARD A JR & GRETCHEN M
285 MARJEAN WAY
ALPHARETTA GA 30009

HELLRIEGEL JOHN EDWARD & JUDITH
TOWER
290 MARJEAN WAY
ALPHARETTA GA 30009

MICHAEL & DEBRA KOPEC JOINT
REVOCABLE TRUST THE
295 MARJEAN WAY
ALPHARETTA GA 30009

KEITH ELIZABETH
300 MARJEAN WAY
ALPHARETTA GA 30009

SMITH WILLINGHAM III & SMITH IRENE
305 MARJEAN WAY
ALPHARETTA GA 30009

FAY JAMES PATRICK & ELLEN TEDESCO
310 MARJEAN WAY
ALPHARETTA GA 30009

RULAND MICHAEL & ELISA STEVENSON
320 MARJEAN WAY
ALPHARETTA GA 30009

JOHNSTON DOUGLAS S
330 MARJEAN WAY
ALPHARETTA GA 30009

SHAMOUN JOHN M
366 SAN MIGUEL SUITE 310
NEWPORT BEACH CA 92660

CEMETERY
3693 STEWART ROAD
ATLANTA GA 30340

BERG JOHANN
4951 MARK JOHN WAY
CUMMING GA 30040

BRADY FERGAL
511 VERANDA CT
ALPHARETTA GA 30009

SPIEGEL AMY SUE
6 SANDY HOOD RD N
SARASOTA FL 34242

DAWSON JERRY W & GRACE
738 MUSTANG DR
HARTWELL GA 30643

VICTORIA SQUARE TOWNHOME
ASSOCIATION INC
7380 MCGINNIS FERRY RD STE 200
SUWANEE GA 30024

VICTORIA SQUARE TOWNHOME
ASSOCIATION INC
P.O. BOX 2458
ALPHARETTA GA 30023-2458

BUR ROG INC
PO BOX 642
ALPHARETTA GA 30009

*His Hands Tree Preservation, LLC.
PO Box. 441241
Kennesaw, GA. 30160
Phone: (404) 661-2700
Email: HisHandsTP@gmail.com
ISA Certified Arborist WI-0338AT*

152 MARIETTA ST.

*Tree Study
152 Marietta Street
Alpharetta, GA 30009*

Prepared For:
Dr. Jean Chapman
jkchapma@bellsouth.net
404-664-7086

Assessor:
Robert Brettschneider
His Hands Tree Preservation, LLC
Owner
ISA Certified Arborist #WI-0338AT
ISA Certified Tree Worker
ISA Qualified Tree Risk Assessor

March 29, 2022
Revised February 7, 2023

Thank you for contacting His Hands Tree Preservation LLC. to help you protect the trees around the property during the construction project.

On March 29, 2022, the onsite assessment was conducted by Robert Brettschneider, Owner of His Hands Tree Preservation and an International Society of Arboriculture (ISA) Certified Arborist. This assessment aimed to verify sizes and evaluate the biological and structural health of the trees potentially impacted during the construction.

All corrections identified in the previous report were completed in February 2023. To make the necessary correction for the official plan submittal. The trees were assessed for insect infestations, disease pressures, structural defects, biological decline, and overall health. This assessment was performed as a visual tree assessment, along with exploratory air tilling for structural roots for tree 9B.

The following criteria per the City of Alpharetta Unified Development Code were used to determine Boundary/Shared Tree or Specimen status. The potential impacts and necessary treatments were based on the critical root zone impacts.

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

Critical Root Zone (CRZ): The minimum area beneath a tree that must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The CRZ will typically be represented by a concentric circle centering on the tree's trunk with a radius equal in feet to one and three-tenths times the number of inches of the trunk diameter.

Specimen Tree: Any tree that 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.

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

Structural Root Plate (SRP): The zone of rapid root taper that provides the tree stability against windthrow. The radius of the structural root plate is equal to 0.5 feet per inch of the trunk diameter measured at 4.5 feet (DBH).

The table below summarizes the updated tree inventory and assessment of the trees on this site.

All the trees have been assigned a condition rating of good, fair, or poor, and comments on why. We understand that determining a tree's specimen status is ultimately up to the City of Alpharetta Arborist and staff.

A Tree Care Prescription will be written based on the updated plan set for the saved Specimen, Boundary, and Non-Specimen trees and new landscape trees planted on-site.

Table: Trees on site

Tree ID	Dbh	Tree	Condition		Specimen	Comments
#	Inches	Common Name	Biological	Structural		
1	46	Water Oak	Good	Good	Yes	Marked to be removed.
2	22	Pecan	Good	Good	No	Marked to be removed.
3	17	Magnolia	Good	Good	No	Marked to be removed.
4	19	Pecan	Good	Good	No	Marked to be removed.
5	44	Water Oak	Good	Good	Yes	Marked to be removed.
6	15	Southern Hackberry	Poor	Fair	No	Preserved. Tree Care Prescription
7	31	Water Oak	Fair	Fair	Yes	Preserved. Tree Care Prescription
8	21	Pecan	Good	Good	No	Marked to be removed.
9-B	61	Water Oak	Fair	Good	Yes	Boundary Tree Preserved. Tree Care Prescription.
10-B	19	Sweetgum	Good	Good	No	Boundary Tree Preserved. Tree Care Prescription.
11	10	Southern Hackberry	Good	Good	No	Preserved. Tree Care Prescription

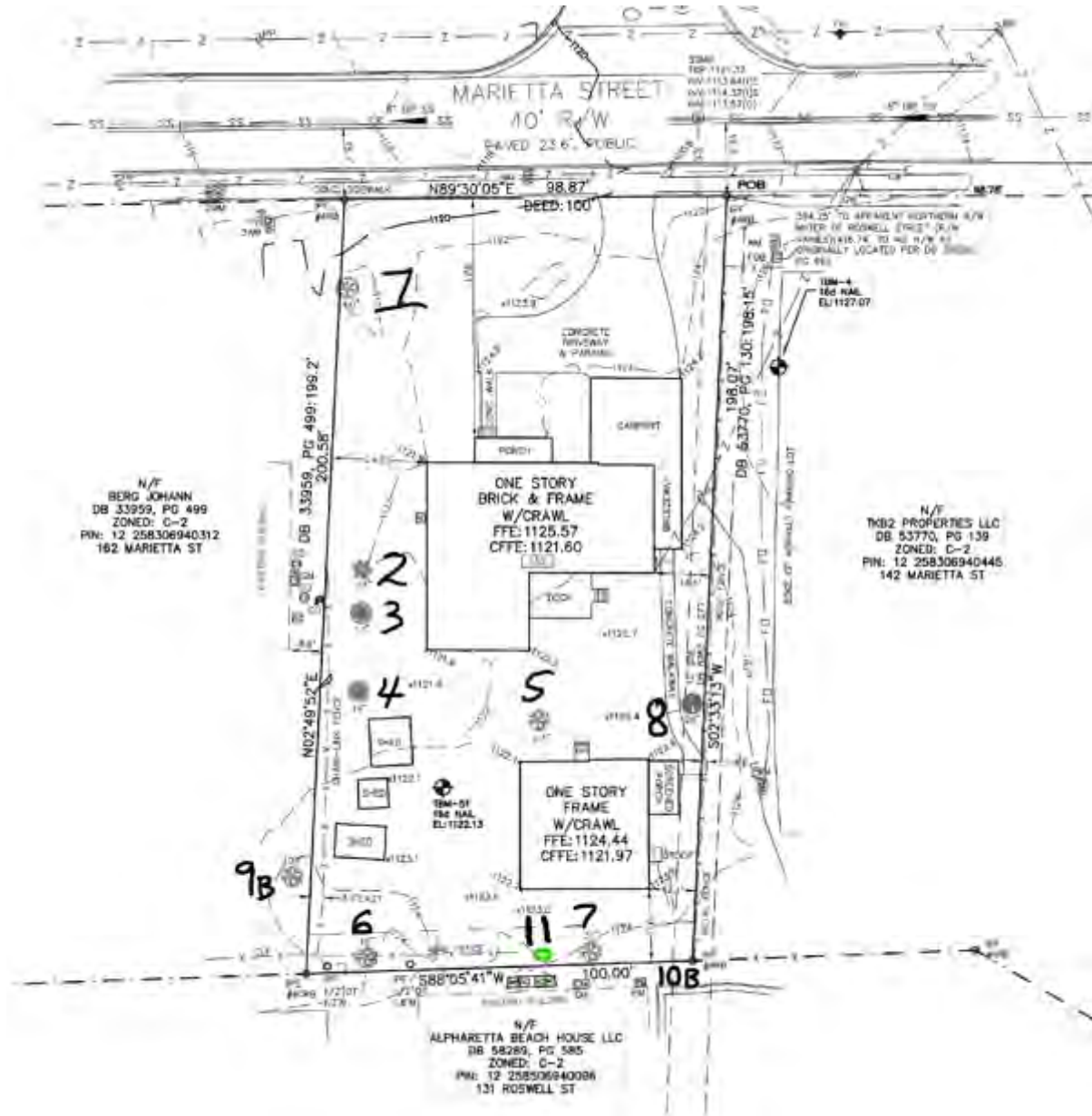
The observations, discussion, and recommendations above are based on my professional experience and education. It is important to note that trees are natural living things, and it is impossible to predict when a tree may die or fail, especially when impacted by construction, human intervention, natural causes, or other means.

Thank you for the opportunity to assist you with this project. Please let me know if you have any questions. I can be contacted by email at hishandstp@gmail.com.



Robert D. Brettschneider
His Hands Tree Preservation, LLC.
Owner
ISA Certified Arborist WI-0338 AT
ISA Certified Tree Worker
ISA Qualified Tree Risk Assessor
Certified Pesticide Applicator GA #04207

—, 26 —



Air Tilling Photos Tree 9B
Completed February 2023













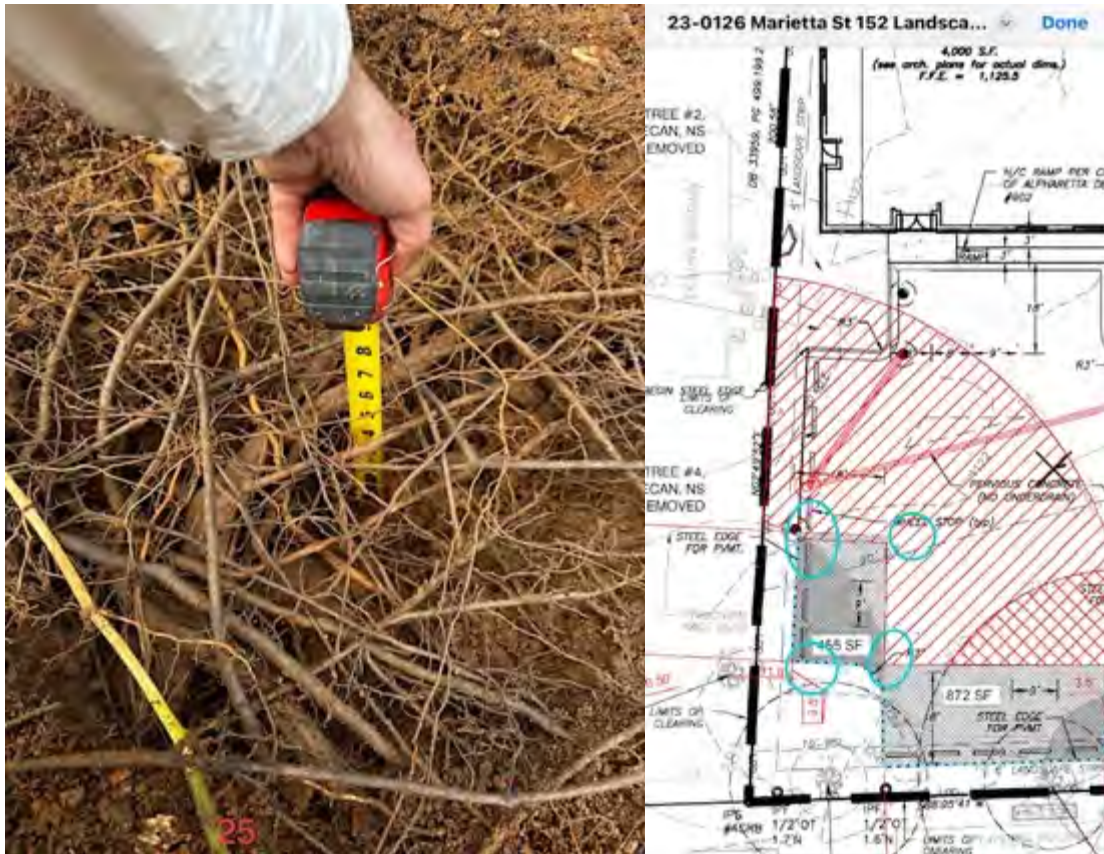














commercial building

152 MARIETTA STREET
ALPHARETTA, GA 30009

[illegible]

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**Commercial
Building**
52 Marietta Street
Alpharetta, GA 30009

or:
Sean Chapman
04-664-7086

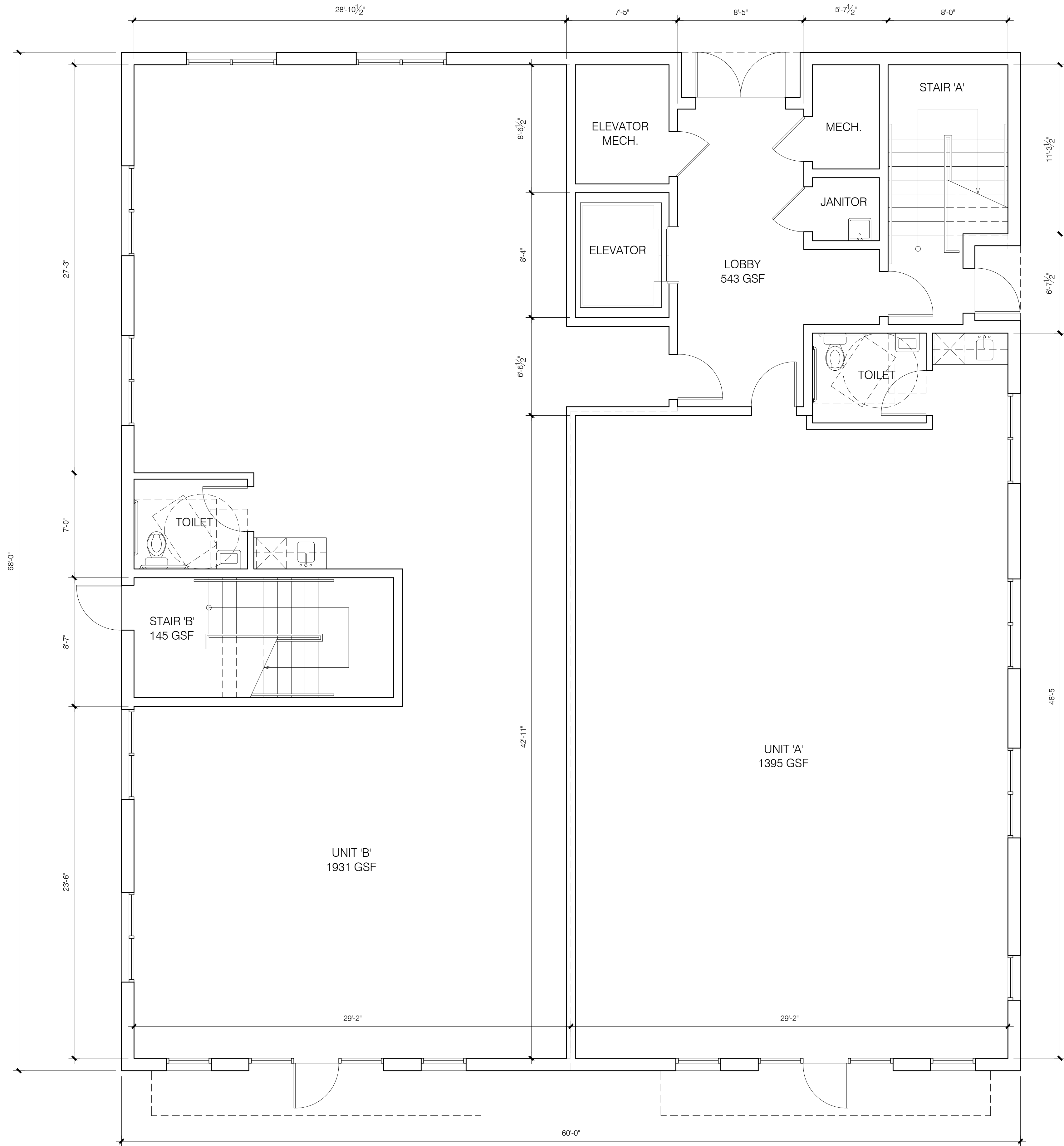
5-06-2022 ARC REVIEW

OT for construction

Date: 06-06-2022
Project No.: 21072

Title Sheet

AO.0



1
A2.1

floor plan - 1st floor

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

GOTSCH STUDIO
ARCHITECTURE & DESIGN

www.gotschstudio.com
1587 Runnymede Rd. NE
Atlanta, GA 30319
404.428.6625

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**Commercial
Building**
152 Marietta Street
Alpharetta, GA 30009

For:
Jean Chapman
404-664-7086

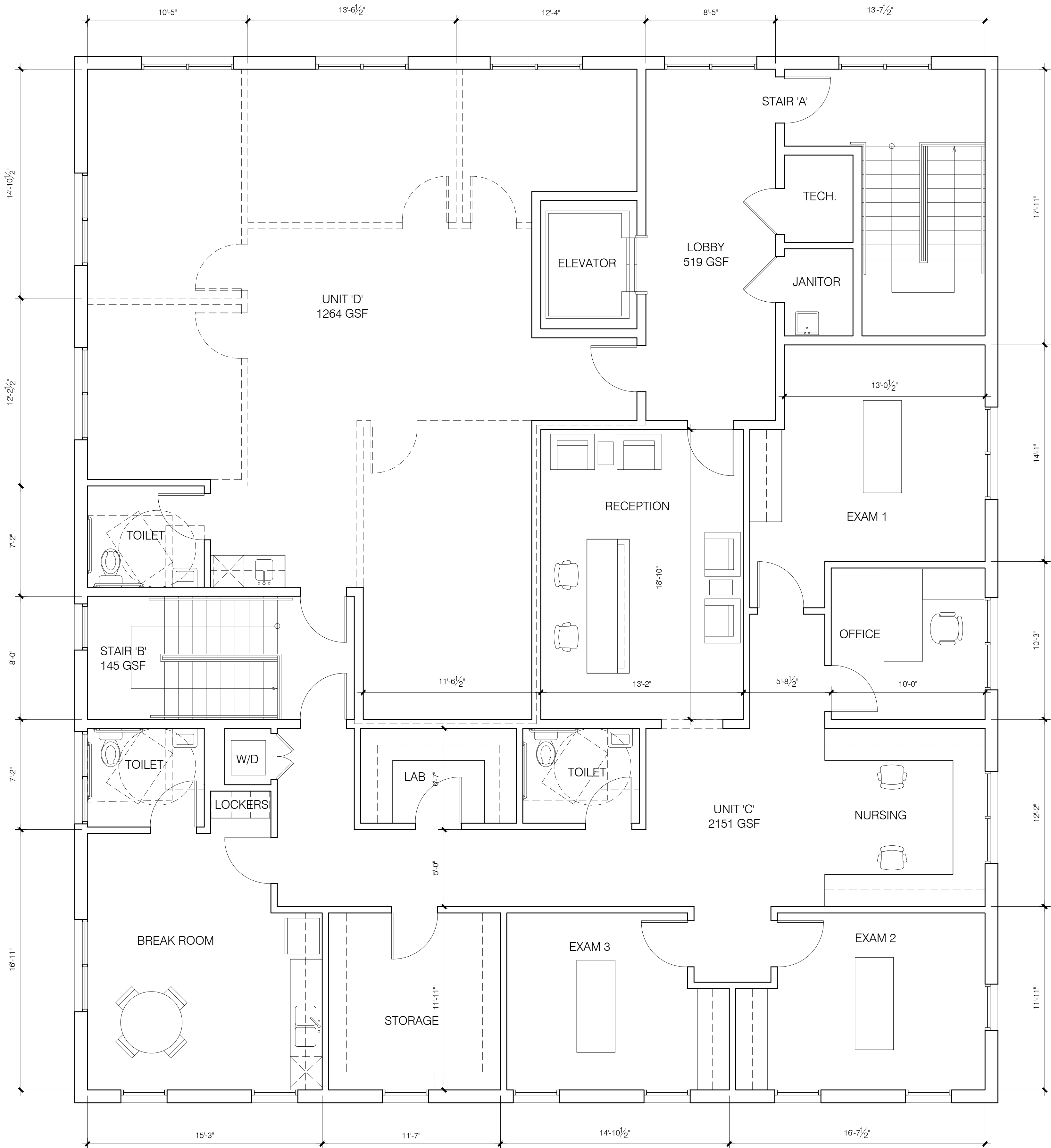
submittal
06-06-2022 ARC REVIEW

NOT for construction

Date: 06-06-2022
Project No.: 21072

Floor Plan
1st Floor

A2.1



1 floor plan - 2nd floor
A2.2 SCALE: 1/4" = 1'-0"



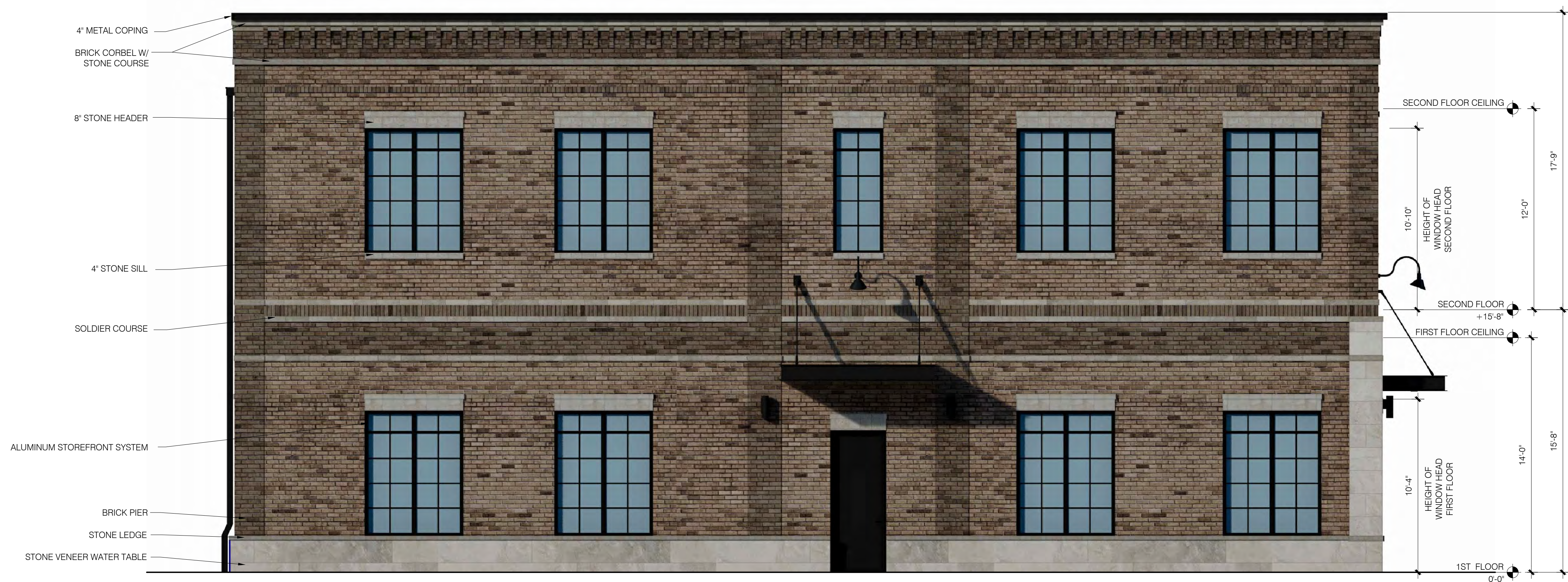
1 front elevation
A4.1 SCALE: 1/4" = 1'-0"



2 right elevation
A4.1 SCALE: 1/4" = 1'-0"



1 rear elevation
A4.2 SCALE: 1/4" = 1'-0"



2 left elevation
A4.2 SCALE: 1/4" = 1'-0"



REAR FACADE



FRONT FACADE
CORNER VIEW



FRONT FACADE
STREET VIEW



ALTERNATE
MATERIAL PALETTE

**Commercial
Building**

152 Marietta Street
Alpharetta, GA 30009

For:
Jean Chapman
404-664-7086

submittal
06-06-2022 ARC REVIEW

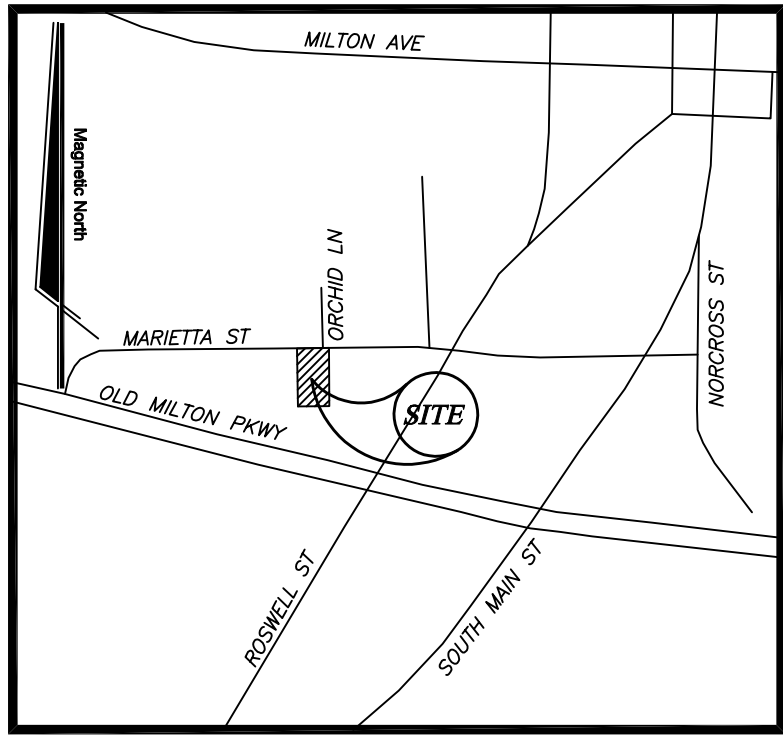
NOT for construction

Date: 06-06-2022
Project No.: 21072

Exterior Renderings

Magnetic North

<u>PARKING:</u>			
<u>EXISTING PARKING:</u>		0 SPACES	
<u>REQUIRED PARKING:</u>			
Retail (1st Floor)	1 Space / 500 S.F. 2,500 S.F. / 500 S.F.	=	5 Spaces
Medical (1st Floor)	3 Spaces / 1,000 S.F. 1,500 S.F. / 1,000 S.F.	=	5 Spaces
Residential (2nd Floor)	2 Spaces / Unit 4,000 S.F.	=	2 Spaces
		12 Spaces Total	
<u>PROPOSED PARKING:</u>			
Regular (9' x 18')			8
Compact (8' x 16')			4
Handicap Accessible			1
<u>TOTAL</u>			13 SPACES
<u>TOTAL PARKING (Existing + Proposed):</u>		13 SPACES	



LOCATION MAP NOT TO SCALE

PROJECT NOTES:

Owner: Ada Chapman Holding, LLC
152 Marietta St.
Alpharetta, GA 30009

CONTACT: Jean Chapman
PHONE: 404-664-7086

Developer: Ada Chapman Holding, LLC
152 Marietta St.
Alpharetta, GA 30009

CONTACT: Jean Chapman
PHONE: 404-664-7086

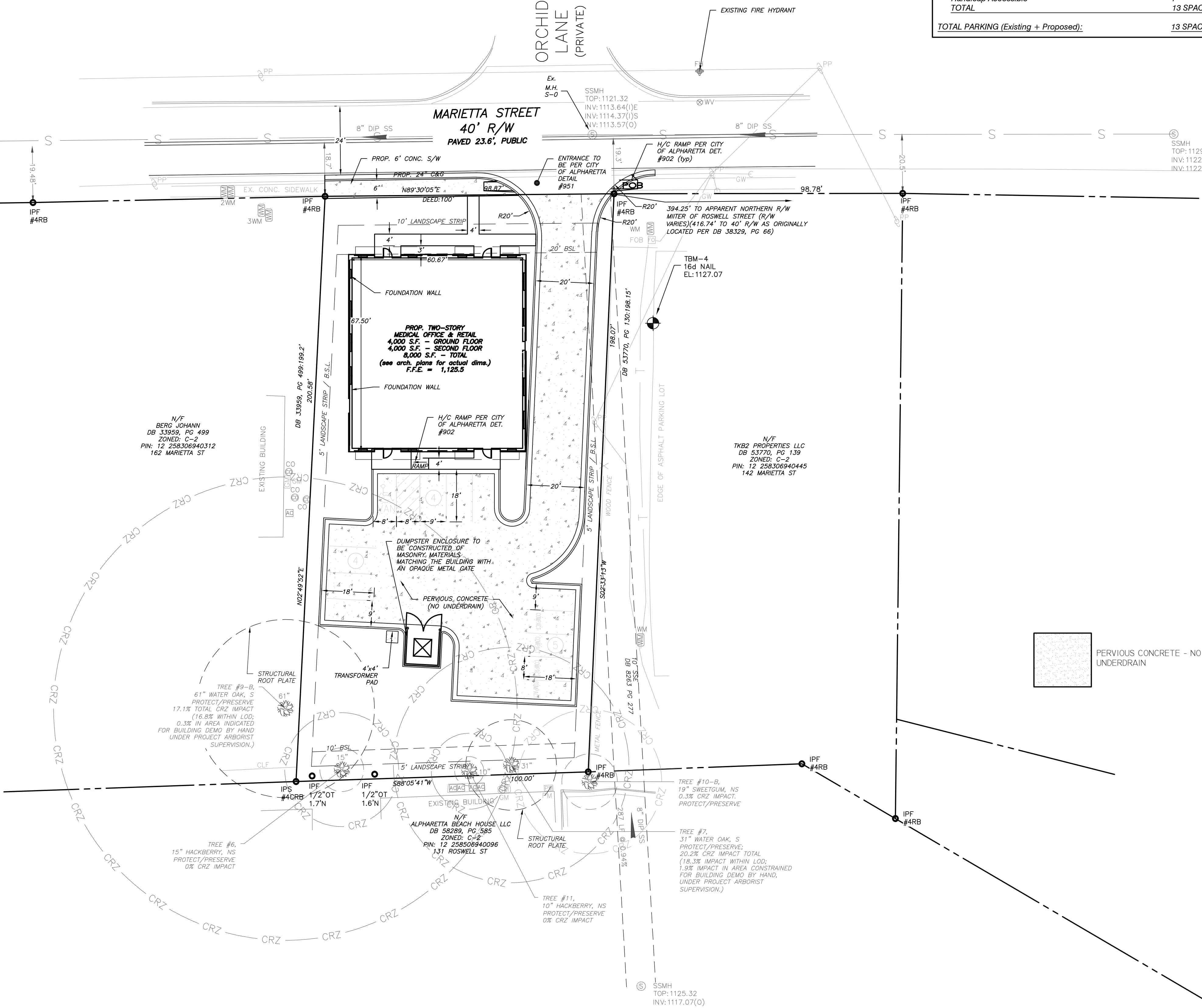
ENGINEER: WOODRUFF DESIGN ASSOCIATES
3301 STEWART LAKE ROAD
MONROE, GA 30655

PHONE: (404) 530-9218
CONTACT: Michael J. Woodruff
E-MAIL ADDRESS: michael@woodruffda.com

- Property located in L.L. 694, 1st district ~ 2nd section, Fulton Co. Parcel No. 12-258306940437.
- Zoning: C-2 (Downtown Overlay).
- Building Setbacks:
Front- Conditional
Side- Conditional
Rear- 10 feet
- Proposed Bldg use is Commercial.
- New building height: 40 feet (max).
- Total tract contains 0.45 acres/disturbed area=0.45 acres ± including R-O-W.
- Boundary information obtained from survey by Frontline Surveying & Mapping, Inc. dated 7/12/2021.
- Topographical information obtained from Frontline Surveying & Mapping, Inc. dated 7/12/2021.
- Vertical datum for topography is based on NAVD88.
- Contour interval is two feet feet.
- This property is shown on F.I.R.M. panel number 13121C0058F, dated 9/18/2013 and is not located within a special flood hazard zone.
- Utilities:
Water - Fulton County
Sanitary Sewer - Fulton County
- The location of underground utilities shown is approximate based on surface field evidence and information supplied by utility agencies. The survey makes no certification as to the completeness of the locations shown hereon. Appropriate utility companies should be contacted for verification of locations prior to any construction activity.
- The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.
- Contractor shall notify the engineer and owner/developer of any information found in the field that is different from what is shown on these design plans.
- There are no drive-up window(s) to be installed.
- No billboards are permitted.
- There is one dumpster(s) associated with this project.
- There are no overhead doors on this project.
- No outside storage proposed, this includes supplies equipment, vehicles, products, etc.
- All new utility lines shall be located underground.

COMMUNITY DEVELOPMENT NOTES
AN 18-MONTH PERFORMANCE AND MAINTENANCE BOND WILL BE REQUIRED FOR ALL LANDSCAPING AND IRRIGATION.
PARKING LOT LIGHTS WILL BE LOCATED OUTSIDE OF LANDSCAPE ISLANDS. SITE LIGHTING MUST BE APPROVED BY THE ZONING DEPARTMENT PRIOR TO ISSUANCE OF ELECTRICAL PERMIT.
THE OWNER IS RESPONSIBLE FOR ANNUAL REPORTING OF THE WASTE GENERATION FOR THIS PROJECT ON AN ONGOING BASIS.
OFF STREET PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
ALL REVISIONS TO THESE PLANS MUST BE SUBMITTED TO THE CITY OF ALPHARETTA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO CONTINUING CONSTRUCTION.
ALL ROOFTOP APPURTENANCES, SATELLITE DISHES AND/OR OTHER COMMUNICATION DEVICES WILL BE SCREENED FROM ALL PUBLIC RIGHTS-OF-WAY.
ALL TEMPORARY AND PERMANENT SIGNS TO BE PERMITTED SEPARATELY.
CONTACT THE FOLLOWING DEPARTMENTS FOR APPROVAL OF THE PERMANENT CERTIFICATE OF OCCUPANCY: COMMUNITY DEVELOPMENT, ARBORIST, TRAFFIC ENGINEERING, AND FIRE MARSHAL. ALLOW A MINIMUM OF A 3-DAY NOTICE FOR A SITE INSPECTION APPOINTMENT.
ON-SITE BURIAL IS NOT ALLOWED.
AN ENGINEER'S CERTIFICATION WILL BE REQUIRED FOR ALL RETAINING WALLS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. ALL RETAINING WALLS GREATER THAN 4-FEET IN HEIGHT MUST OBTAIN A BUILDING PERMIT.
IRRIGATION NOTES: a. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY. (SYSTEMS WILL BE ALLOWED INSIDE MEDIANS IF AN INDEMNIFICATION LETTER IS PROVIDED ABSOLVING THE CITY OF ALPHARETTA OF ANY RESPONSIBILITY FOR DAMAGES. b. IRRIGATION SPRAY ONTO PUBLIC ROADWAYS IS NOT ALLOWED. c. IRRIGATION SYSTEMS MUST BE SHUT OFF OR OPERATED MANUALLY DURING WINTER MONTHS TO PREVENT UNNECESSARY ICE ON ROADS.

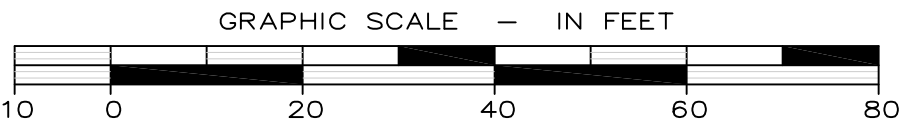
WATER CONSERVATION NOTES
PROVIDE RAIN SENSOR SHUT OFF SWITCHES ON NEW IRRIGATION SYSTEMS. PURSUANT TO O.C.G.A. § 12-5-6, ALL NEW LANDSCAPE IRRIGATION SYSTEMS FOR BOTH RESIDENTIAL AND NONRESIDENTIAL PROPERTIES WILL REQUIRE RAIN SENSOR SHUT OFF SWITCHES. THIS REGULATION DOES NOT APPLY TO OTHER LANDSCAPE IRRIGATION SYSTEMS INSTALLED ON GOLF COURSES, OR ANY SYSTEM DEPENDENT UPON A NON-PUBLIC WATER SOURCE.
SELECT VEGETATION AND SITE DESIGN COMPONENTS THAT ARE ADAPTED TO THE SITE'S CLIMATIC CONDITIONS.
ACHIEVE MULTIPLE WATER USES SIMULTANEOUSLY. DESIGN INFILTRATION BASINS THAT ARE ATTRACTIVE AND PROVIDE HABITAT.
MULCH PLANTING BEDS TO MINIMIZE EVAPORATION AND MAXIMIZE WATER RETENTION. MAINTAIN 3 INCH MINIMUM MULCH LAYER TO THE DRIPLINE OF TREES AND SHRUBS.
PROTECT SOILS TO OPTIMIZE WATER RETENTION AND SUPPORT HEALTHY PLANTS. USE SOIL IMPROVEMENT TECHNIQUES TO BREAK COMPACTION AND INCREASE INFILTRATION RATES. PROTECT SOILS AND VEGETATION TO ENHANCE ABSORPTION, RETENTION, AND INFILTRATION OF PRECIPITATION.
PROVIDE PROPER PLACEMENT OF PLANTS TO HELP KEEP URBAN ENVIRONMENTS COOLER, REDUCING NEEDS FOR AIR-CONDITIONING ELECTRICITY AND WATER USE ASSOCIATED WITH ELECTRICITY.
PROVIDE ADEQUATE SPACE FOR VEGETATION GROWTH.
GROUP PLANTS WITH SIMILAR WATER NEEDS TOGETHER TO MAXIMIZE IRRIGATION EFFICIENCY.
DEVELOP SHORT AND LONG-TERM SUSTAINABLE MAINTENANCE PLANS.
10% CREDIT ISSUED FOR USE OF INFILTRATION FACILITY VIA THE INFILTRATION TRENCH.



IF YOU DIG GEORGIA...
CALL US FIRST!
811
IT'S THE LAW

24-HOUR EMERGENCY CONTACT:

Michael J. Woodruff
PH: 404-285-2322



LAND LOT 694, 1ST DISTRICT ~ 2ND SECTION, FULTON COUNTY, GA

WOODRUFF
Design Associates
3301 Stewart Lake Road
Montrose, GA 30655

**SITE PLAN FOR
CHAPMAN CLINIC & OFFICE**

152 MARIETTA ST.

GEORGIA
REGISTERED
No. 33985
PROFESSIONAL
ENGINEER
MICHAEL J. WOODRUFF
LEVEL: 11/1/2021, 01/15/2022

SITE PLAN

8/19/2022
SCALE: 1" = 20'
JOB: 2022-LOT-23
ISSUE: E.0
SHEET 6 OF 29

BOUNDARY RETRACEMENT & TOPOGRAPHIC SURVEY FOR:

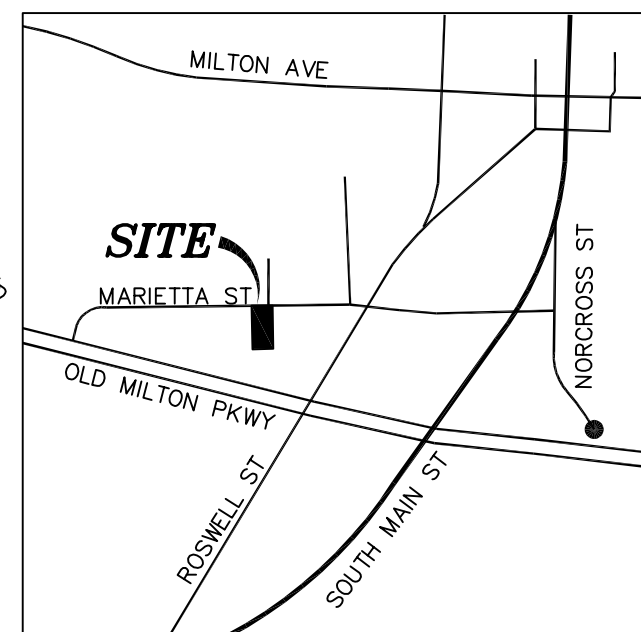
A & A CHAPMAN HOLDING, LLC

152 MARIETTA STREET
LAND LOT 694
1st DISTRICT - 2nd SECTION
FULTON COUNTY, GEORGIA
CITY OF ALPHARETTA
EXISTING ZONING: C-2
PIN: 12 258306940437

19,772 SQ FT
0.45 ACRES

ALPHARETTA - C-2

CURRENT ZONING:
C-2 GENERAL COMMERCIAL
FRONT SETBACK= CONDITIONAL
SIDE SETBACK= CONDITIONAL
MAJOR SIDE SETBACK= N/A
REAR SETBACK= 10'
MINIMUM LOT AREA= NONE
MINIMUM LOT WIDTH= NONE
MAXIMUM COVERAGE BY PRINCIPLE BLDGS=90%
(WITHIN DOWNTOWN OVERLAY)
MAXIMUM BUILDING HEIGHT=40 FEET



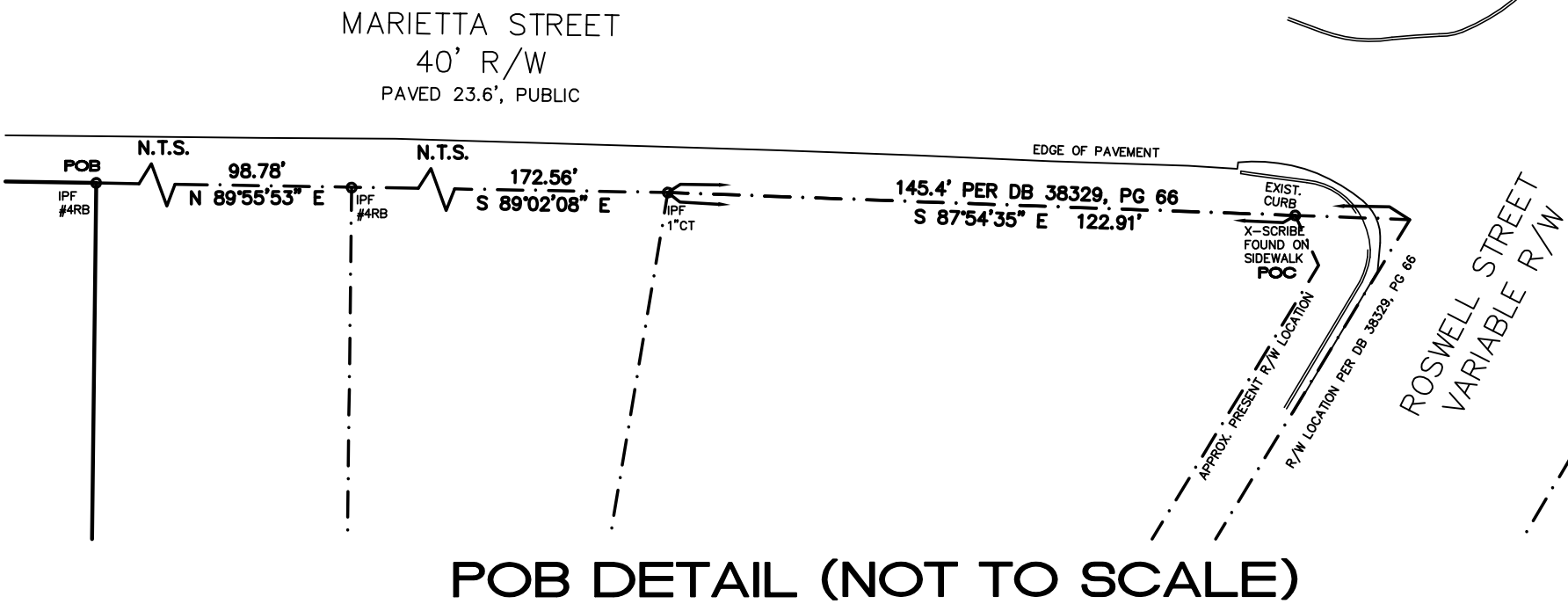
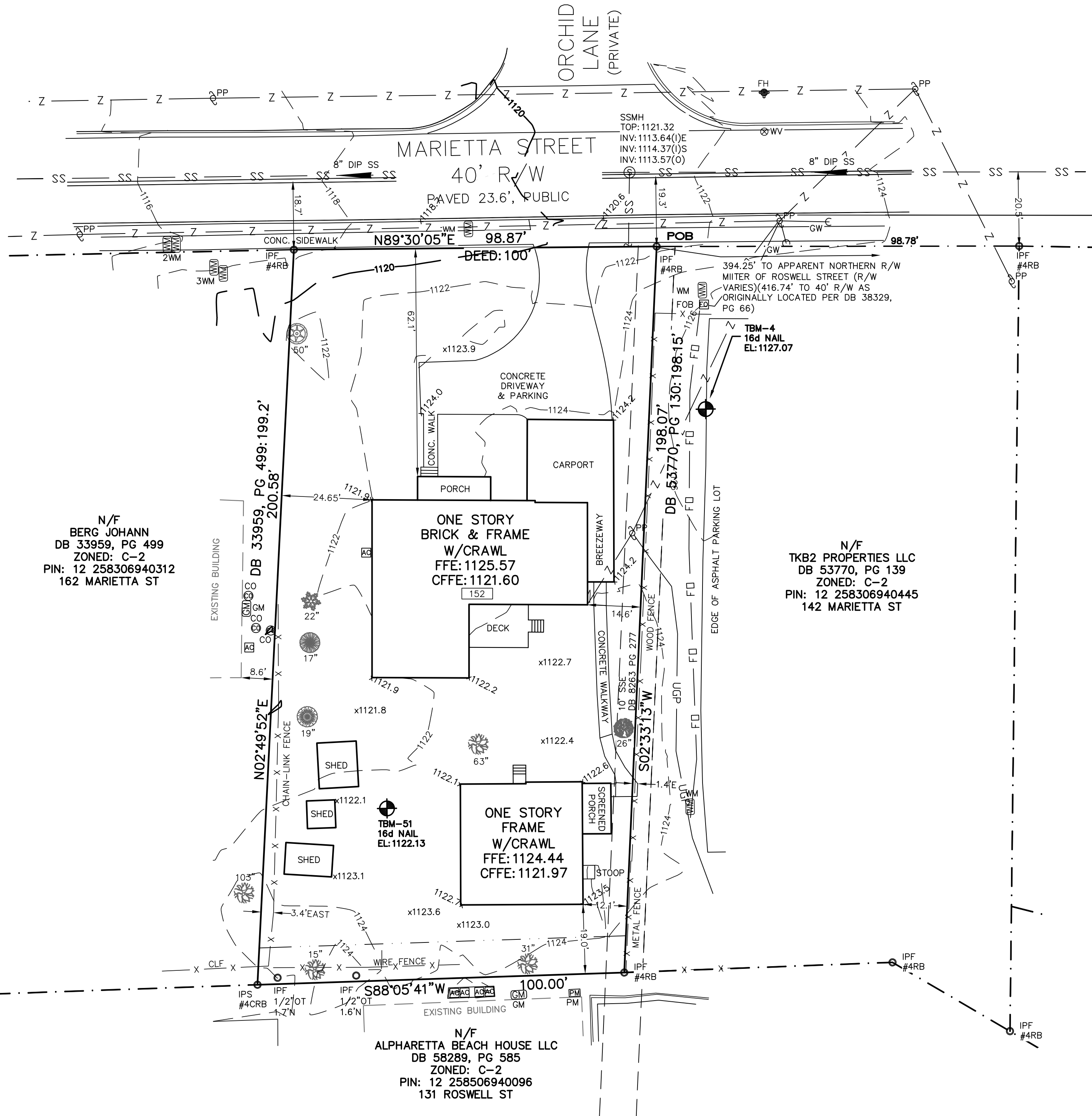
SITE MAP (NTS)

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.

LEGEND:	
IPS	IRON PIN SET
IPF	IRON PIN FOUND
OT	OPEN TOP PIN
CT	CRIMP TOP PIN
RB	RE-REINFORCING BAR
CRB	CAPPED RE-REINFORCING BAR
CL	CENTERLINE
R/W	RIGHT-OF-WAY
LLL	LAND LOT LINE
L	LINE
R	RADIUS
CONC	CONCRETE
C	CURVE
PP	POWER POLE
GV	GAS VALVE
GM	GAS METER
LP	LAMP POLE
SS	SANITARY SEWER
FC	FENCE CORNER
AE	ACCESS EASEMENT
PROP	PROPOSED
AC	AIR-CONDITIONER
PB	POWER BOX
CATV	CABLE TELEVISION JUNCTION BOX
TB	TELEPHONE JUNCTION BOX
APP	ABANDONED POWER POLE
BSL	BUILDING SETBACK LINE
HC	HANDI-CAP
CMF	CONCRETE MONUMENT FOUND
SSMH	SANITARY SEWER MAN HOLE
MHT	MAN HOLE TELEPHONE
DWCB	CATCH BASIN
JB	JUNCTION BOX
DI	DROP INLET
HW	HEAD WALL
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
RCP	REINFORCED CONCRETE PIPE
SSE	SANITARY SEWER EASEMENT
FH	FIRE HYDRANT
DE	DRAINAGE EASEMENT
WV	WATER VALVE
PIV	POST INDICATOR VALVE
WM	WATER METER
CO	SANITARY SEWER CLEANOUT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
NTS	NOT TO SCALE
SWCB	SINGLE WING CATCH BASIN
UE	UTILITY EASEMENT
PM	POWER METER
CLF	CHAIN-LINK FENCE
CTW	CITY WATER TIE WALL
HCS	HANDI-CAP SIGN

SURVEY NOTES:

- HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (NAD83)
- VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)
- ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF FULTON COUNTY, GEORGIA. SUBJECT AND ADJACENT PROPERTY OWNER'S DEED REFERENCES ACCESSED VIA SUPERIOR COURT RECORD SOURCES AND APPLICABLE MUNICIPALITY GIS REFERENCES AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
- STRUCTURES VISIBLE WITHIN THE SUBJECT PROPERTY BOUNDARIES ON THE DATE OF SURVEY ARE SHOWN HEREON.
- LOCATIONS ARE ACCURATE ONLY WHERE DIMENSIONED.
- DISTANCES SHOWN ON THE PLAT ARE HORIZONTAL GROUND DISTANCES.
- THIS PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
- THIS PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP No. 13121C0058F; EFFECTIVE DATE: 09-18-2013.
- THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEODETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.
- INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
- RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
- ALL PROPERTY CORNERS FOR LOTS TO BE SET IN FIELD AS 1/2" (#4) REBAR WITH PINK CAPS MARKED "FLS CORNER LSF 631" UNLESS OTHERWISE STATED.
- 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 (OCCA) 15-6-67 AS AMENDED BY HB76 (2017), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
- BOUNDARY FIELD WORK PERFORMED 07-12-2021 BY FRONTLINE SURVEYING & MAPPING, INC.
- TOPOGRAPHIC INFORMATION IS GROUND RUN, DATA GATHERED BY FRONTLINE SURVEYING & MAPPING, INC. ON 07-12-2021.
- EQUIPMENT USED: TOPCON ELECTRONIC TOTAL STATION & TRIMBLE 5800 GPS RECEIVER UTILIZING CHAMPION GPS/eGPS NETWORK.
- ANGULAR ERROR: 7 SECONDS PER ANGLE.
- RAW FIELD PRECISION: 1:15,282.
- ADJUSTED BY LEAST SQUARES.
- PLAT CLOSURE: 1:132,782.



TREE LEGEND:

OAK	MAGNOLIA
CEDAR	WALNUT
CHESTNUT	HUCKLEBERRY

EXISTING IMPERVIOUS AREA:

HOUSE FOOTPRINTS:	3,290 SF
DRIVEWAY/WALKWAY:	1,624 SF
PORCHES/CARPORT:	921 SF
DECK/LANDINGS:	137 SF
SHEDS:	302 SF
TOTAL:	6,274 SF

TOTAL LOT AREA: 19,772 SF

IMPERVIOUS AREA:
TOTAL IMPERVIOUS AREA: 6,274 SF
TOTAL IMPERVIOUS % OF LOT: 31.7%



SURVEYOR'S CERTIFICATION:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON.
RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

By: Thomas E. Peay, Jr., Registered Ga. Land Surveyor #2402 Date 08-17-21
Frontline Surveying & Mapping, Inc.
3595 Canton Rd.
Suite 312, PMB-272
Marietta, Ga. 30066

3595 Canton Road
Suite 312, PMB 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
www.frontlinesurveying.com

DATE	07/12/2021
SCALE	1" = 20'
SECTION	2nd
DISTRICT	1st
LOT	694
BLOCK	
REVISION	
BY	
DATE	

FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. LSF#000631

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CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. **AGENDA ITEM TITLE:** MP-24-04/CU-24-06 SEV LASER/NORTH POINT COMMONS MP POD B

PLANNING COMMISSION: JUNE 6, 2024

CITY COUNCIL: JUNE 24, 2024

II. **RECOMMENDATION:**

Approve MP-24-04/CU-24-06 SEV Laser/North Point Commons MP Pod B, subject to the following conditions:

1. 'Spa Services' shall be added as a conditional use in North Point Commons Master Plan Pod B.
2. 'Spa Services' shall be added as a conditional use at 970 North Point Drive, Suite B-130 and limited to no more than 1,546 square feet.
3. Conditional use approval shall be limited to SEV Laser; no additional 'Spa Services' use or subleasing shall be permitted within the approved space.
4. 'Spa Services' shall be limited to hair removal, skin tightening and injectables.
5. Hours of operation shall be Monday – Saturday 10:00 AM – 7:00 PM.
6. Window signage shall be limited to no more than 10% of the window area and window area shall not be covered or blacked out. No lighted window trim.

III. **REPORT IN BRIEF:**

The applicant, SEV Laser, is requesting a master plan amendment and conditional use to operate a 'Spa Services' business in a 1,546 square foot suite in the North Point Commons Master Plan Pod B. The business provides laser hair removal services, skin tightening, and injectables. The subject property is located at 970 North Point Drive, Suite B-130 at the northwest corner of North Point Parkway and Georgia Lane.

DISCUSSION

The submitted request, if approved, would allow SEV Laser to operate a 'Spa Services' business in a 1,546 square foot suite in the Stone Walk at North Point shopping center. The public hearing application states that the business provides laser hair removal services, skin tightening and injectables. The subject property is located at 970 North Point Drive, Suite B-130 at the northwest corner of North Point Parkway and Georgia Lane.

The property is zoned PSC (Planned Shopping Center) and subject to the North Point Commons Master Plan Pod B. A 'Spa Services' business, Sugarcoat Beauty, was approved at Stone Walk at North Point in 2019 but has since vacated the shopping center. Surrounding properties are zoned PSC. First Citizens Bank and Shane & Co. are located to the west, Best Buy to the north, a building formerly occupied by Sweet Tomatoes is located to the east, and Ashley Furniture and La-Z-Boy Home Furnishings are located to the south.

Stone Walk at North Point shopping center is a 4.3-acre property developed with a one (1) story, 36,600 square foot retail shopping center. A variety of businesses operate in the center, including Guitar Center, Tapout Fitness, Chicken Salad Chick, Chronic Tacos, Salon Lofts, and Piece of Cake. The applicant's business is proposed to be located in Suite B-130.

Unified Development Code (UDC) Section 1.4.2 defines 'Spa Services' as, "A business that provides services, which may include non-medical massage, other personal services such as skin, nail, hair treatments, and hair removal/waxing, and may have the sale of associated retail products. Such business shall be located within a retail center, shall not occupy more than 4,000 sq. ft. and shall not be closer than 2,000 ft. to a comparable business."

SEV Laser has one (1) location in Georgia at Lenox Mall, as well as several locations across the country, including in Georgia, Texas, Illinois, Minnesota, Nevada, Maryland, Florida, California, Idaho, Pennsylvania, and New York. The public hearing application states that the business offers laser hair removal services, skin tightening and injectables. Hours of operation for the business will be Monday – Saturday 10:00 AM – 7:00 PM. The applicant anticipates three (3) employees at the proposed location.

TRAFFIC

Staff calculated trips for the proposed use which is estimated to generate one (1) AM Peak Hour trip and two (2) PM Peak Hour trips.

STANDARDS FOR MASTER PLAN AMENDMENTS

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

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

Response: The proposed use is suitable in view of adjacent businesses in the retail shopping center being developed for commercial uses. In addition, the proposed use is consistent with the comprehensive land use plan designation of the property, which is 'Commercial'.

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

Response: The proposal would not adversely affect the existing use or usability of adjacent or nearby properties. Sufficient parking is provided for the proposed use and the use would be compatible with the surrounding retail uses and other locations for this business, which are similarly situated in retail corridors and shopping centers.

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

Response: The proposal would not have significant impacts on the natural environment.

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

Response: Pod B is designated 'Retail' in the North Point Commons Master Plan, therefore, there are substantial reasons why the property cannot be used as currently zoned.

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 use would not result in significant impacts on public facilities and services.

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

Response: Retail service uses, such as 'Spa Services' are appropriate to support residential uses, which are encouraged in the North Point Overlay.

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 proposal reflects a reasonable balance. The proposal would complement surrounding uses, which are primarily developed with a variety of retail service uses. Pod B is designated 'Retail' in the North Point Commons Master Plan.

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

Response: Pod B is designated 'Retail' in the North Point Commons Master Plan, therefore, there are substantial reasons why the property cannot be used as currently zoned.

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

Response: The proposal is consistent with the comprehensive land use plan designation of the property, which is 'Commercial'.

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: Stone Walk at North Point shopping center was developed in compliance with the site access standards.

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 subject property is in compliance with regard to refuse areas, loading and service areas, off-street parking, and buffers and screening.

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 proposed retail service use would complement other commercial uses in Stone Walk at North Point shopping center and should not be injurious to the use and enjoyment of the area.

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 proposed retail service use would complement other commercial uses in the Stone Walk at North Point shopping center.

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 proposed retail service use would complement other commercial uses in the Stone Walk at North Point shopping center.

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: If approved, the applicant's business would replace a 'Spa Services' business that was previously approved for conditional use in 2019 but has since vacated the premises. The nearest businesses approved for 'Spa Services' are Terra Nova Skin Clinic at 5755 North Point Parkway, Suite 62, which is approximately 2,300' to the east and Acupressure of North Point at 1000 North Point Circle, which is approximately 2,500' to the west of the applicant's site. There are no conflicting uses in the immediate vicinity of the applicant's property.

CONCURRENCES

Staff has reviewed the applicant's proposal and finds that it can generally support the request for master plan amendment and conditional use. The use would be compatible with the surrounding uses and other locations for this business, which are similarly situated in retail corridors and shopping centers. If approved, conditions should be established that regulate and limit an expansion of services and signage.

CITIZEN PARTICIPATION PLAN

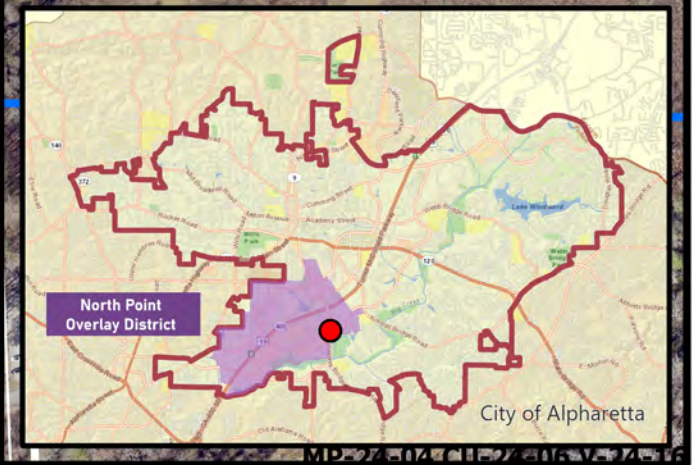
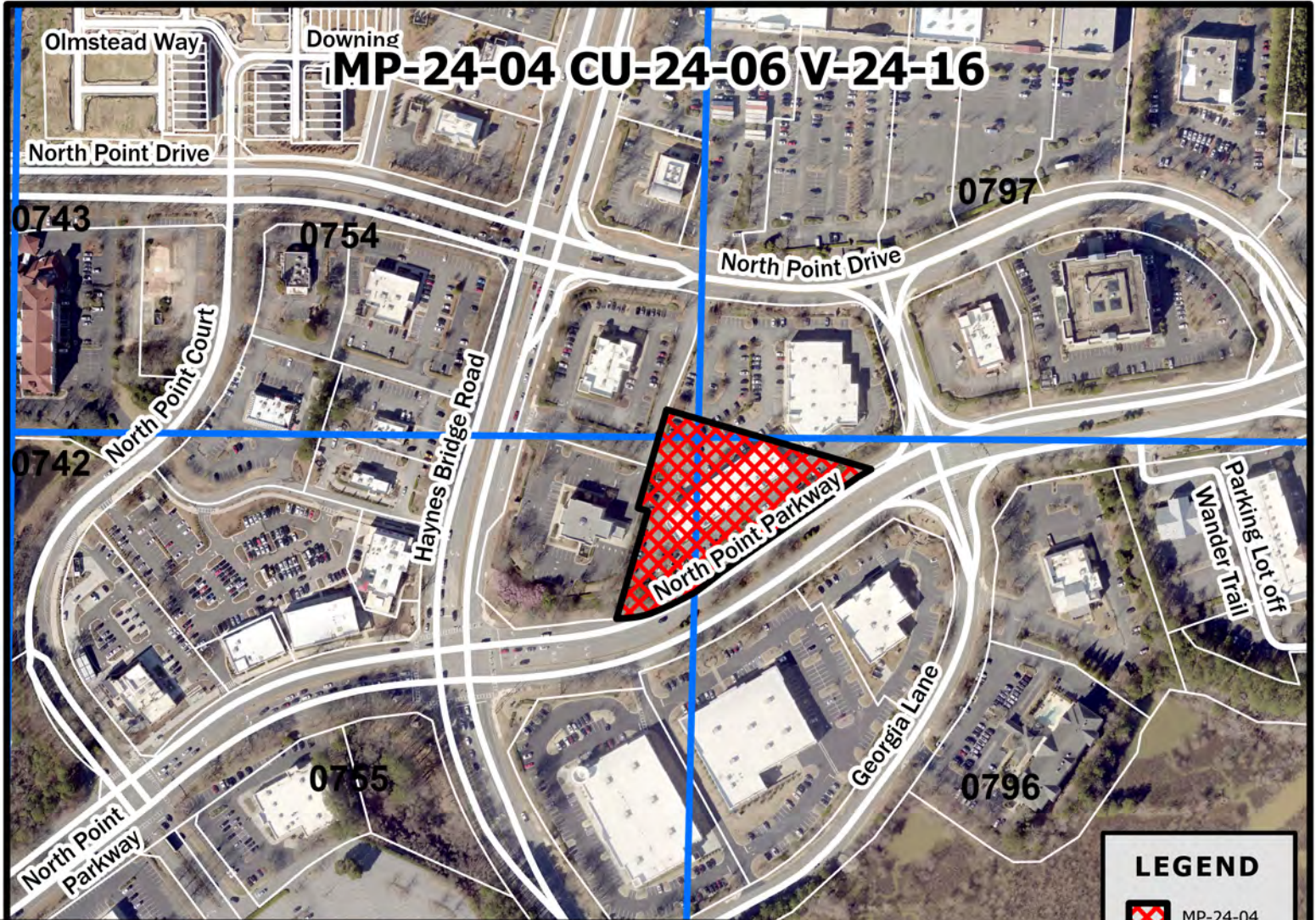
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

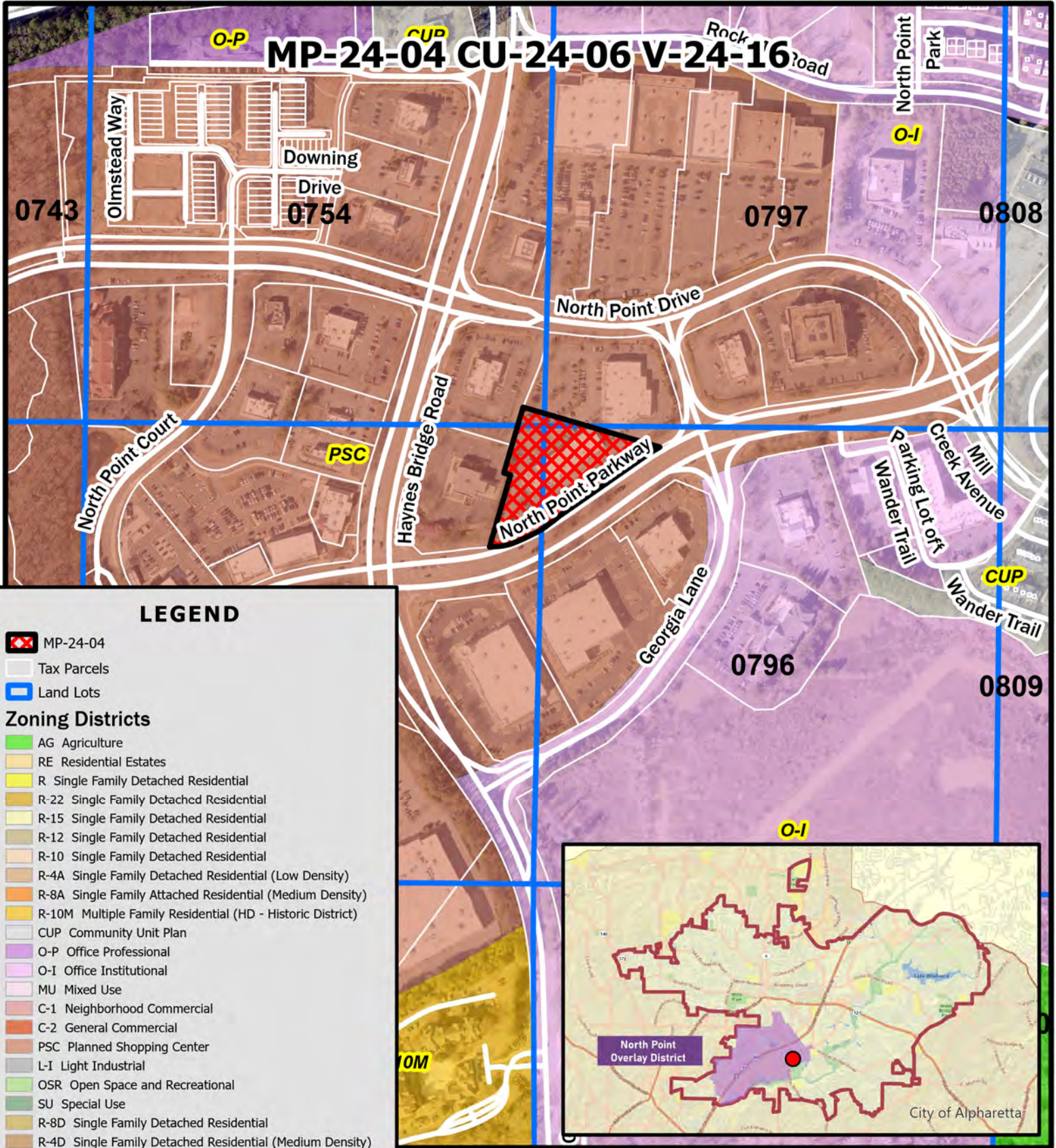
The CZIM was held on May 8, 2024. There were three (3) public comments with no objection.

IV. ATTACHMENTS:

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



**D/LL: 1/2/754,
755, 796, 797
PC: 6/06/24
CC: 6/24/24**



LEGEND



MP-24-04



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



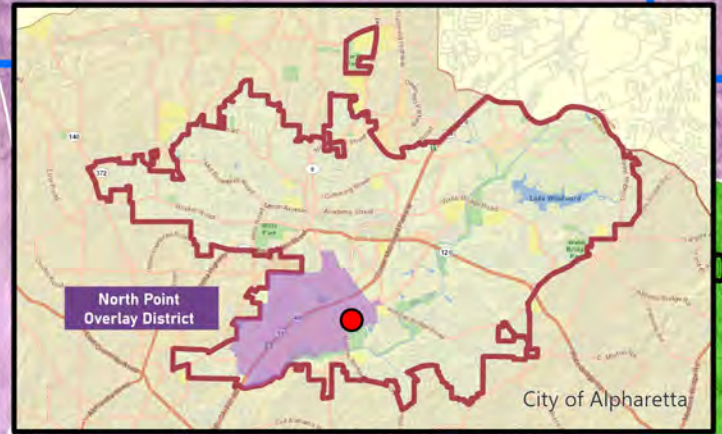
DT-MU Downtown Mixed-Use



DT-LW Downtown Live-Work



DT-R Downtown Residential



MP-24-04 CU-24-06 V-24-16

D/LL: 1/2/754,

755, 796, 797

PC: 6/06/24

CC: 6/24/24

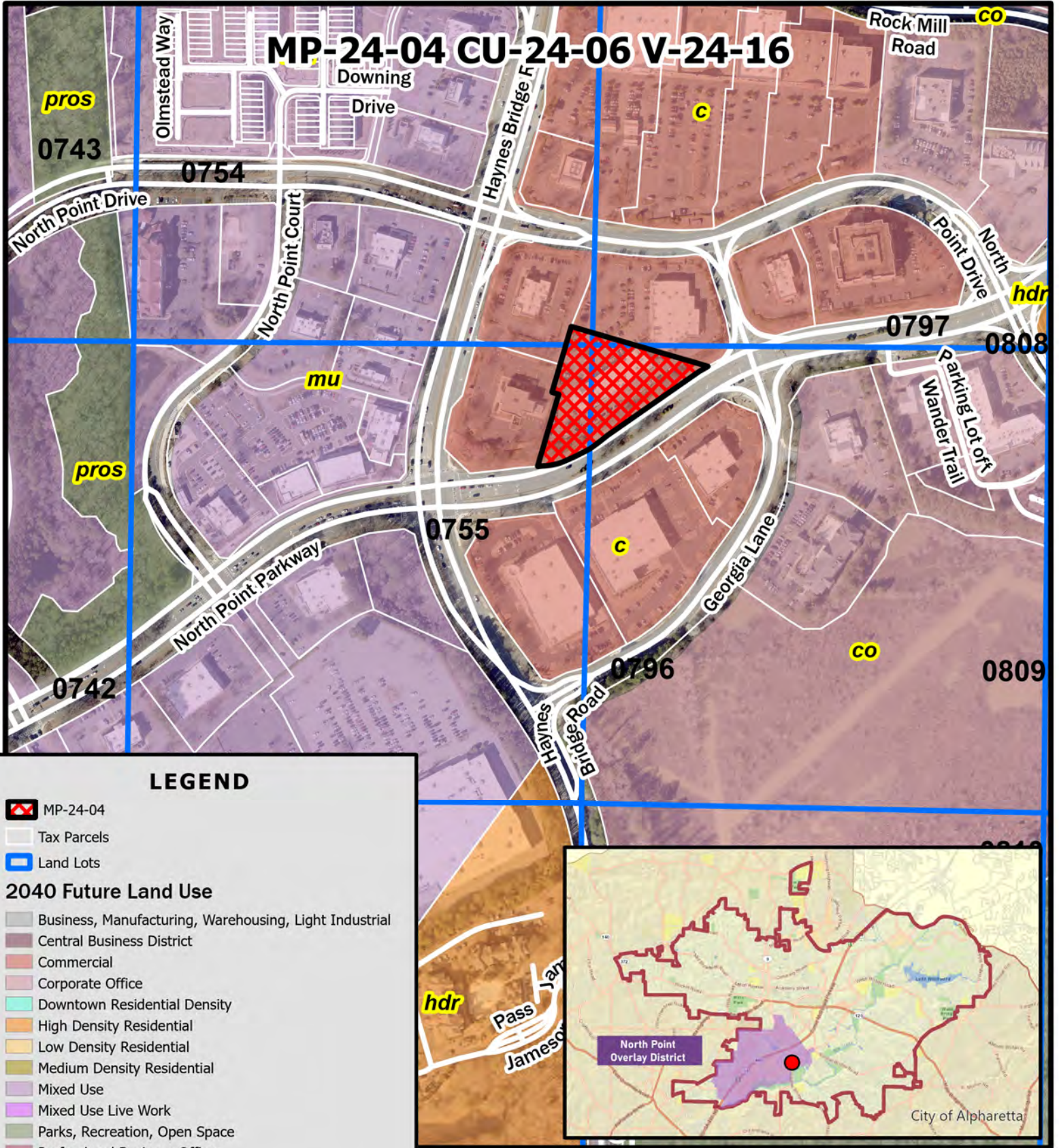
Zoning Map

North Point Commons Master Plan

SEV Laser

970 North Point Drive Suite B130

MP-24-04 CU-24-06 V-24-16

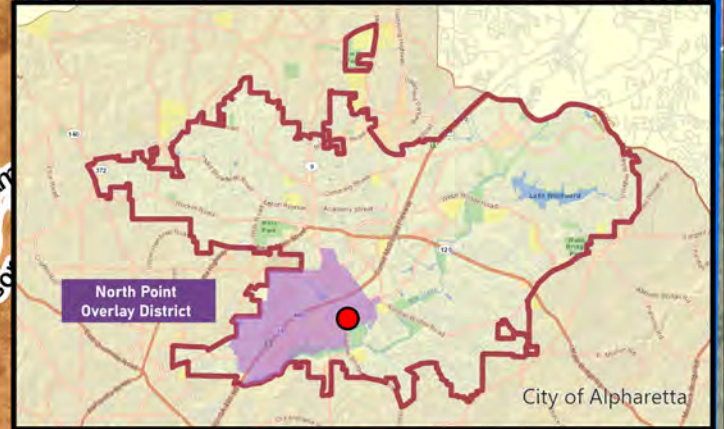


LEGEND

- MP-24-04
- 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



MP-24-04 CU-24-06 V-24-16

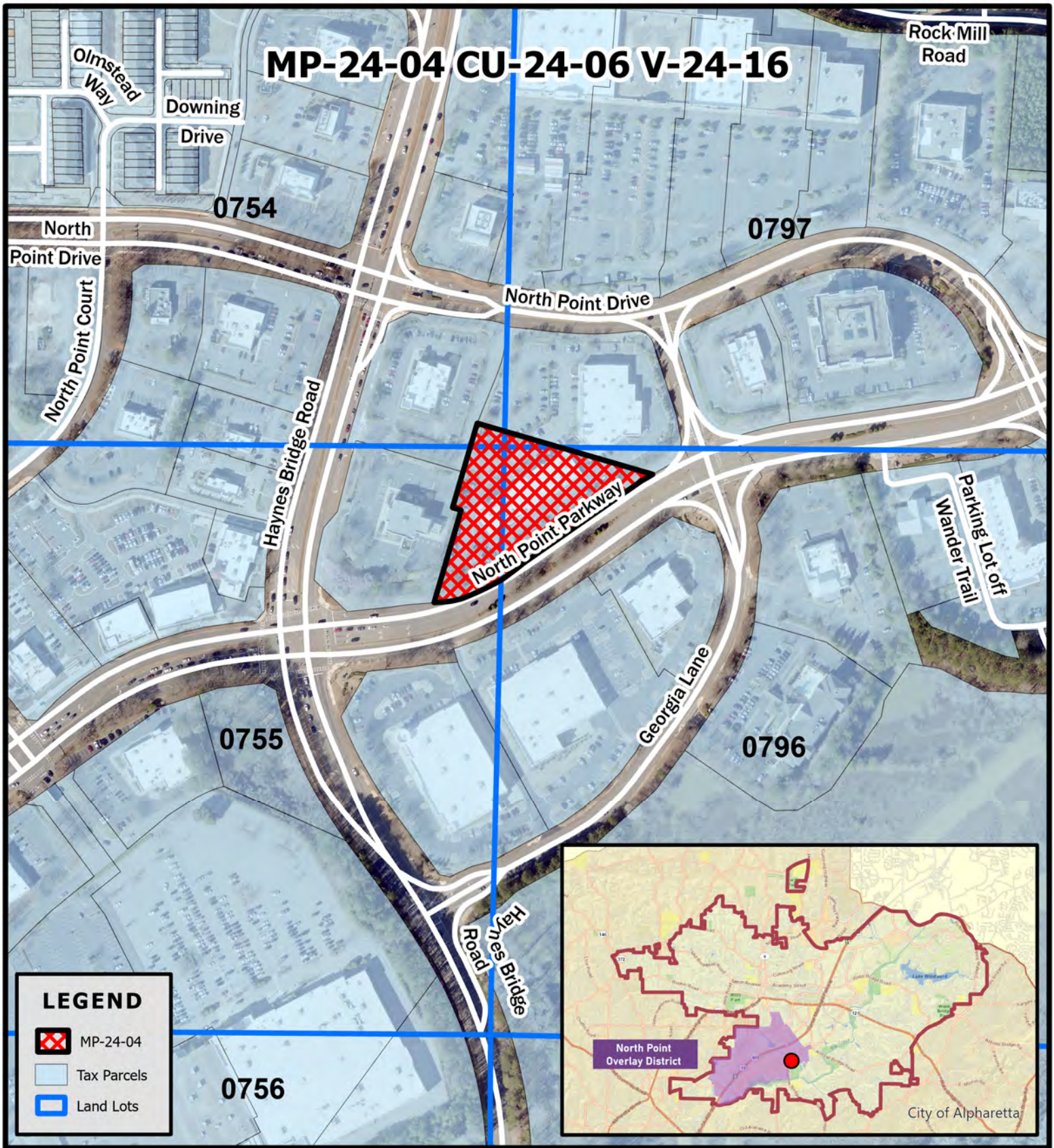
D/LL: 1/2/754,

755, 796, 797

PC: 6/06/24

CC: 6/24/24

Future Land Use Map
North Point Commons Master Plan
SEV Laser
970 North Point Drive Suite B130



MP-24-04 CU-24-06 V-24-16

Rock Mill Road

Olmstead Way

Downing Drive

0754

0797

North Point Drive

North Point Drive

North Point Court

Haynes Bridge Road

North Point Parkway

Wampler Trail

0755

0796

Georgia Lane

Haynes Bridge Road

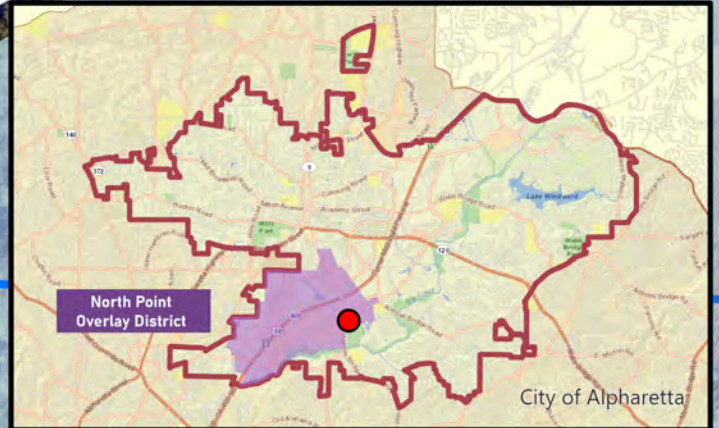
0756

LEGEND

 MP-24-04

 Tax Parcels

 Land Lots



MP-24-04 CU-24-06 V-24-16

D/LL: 1/2/754,

755, 796, 797

PC: 6/06/24

CC: 6/24/24

Location Map

North Point Commons Master Plan

SEV Laser

970 North Point Drive Suite B130

Community Zoning Information Meeting (CZIM)

May 8, 2024

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

MP-24-04/CU-24-06/V-24-16 / SEV Laser/North Point Commons Master Plan Pod B

NAME	ADDRESS	COMMENTS
Nick Greco	310 Barbours Hwy	No concerns
G. DeLuca	400 Barbours	No concern
Charleen Thompson	1800 Millstone CRT	Great Addition

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: **SEV LASER - ALPHARETTA**

Contact Name: **PAUL MATEVOSYAN**

Telephone: **818-795-9816**

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

WE RECEIVED POSITIVE RECEPTION FROM THE COMMUNITY. THE FOLLOWING ARE COMMENTS WE RECEIVED FROM THE CITIZEN PARTICIPATION PROGRAM:

NICK GRECCO - "NO CONCERNS"

G. DELUCA - "NO CONCERN"

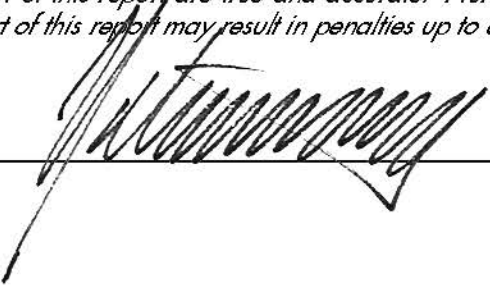
CHARLEEN THOMPSON - "GREAT ADDITION"

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> <u>CZIM MEETING</u> |

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: **05/23/2024**

Print Form

Community Zoning Information Meeting (CZIM)

May 8, 2024

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

MP-24-04/CU-24-06/V-24-16 / SEV Laser/North Point Commons Master Plan Pod B

NAME	ADDRESS	COMMENTS
Nick Greco	310 Barbours Hwy	No concerns
G. DeLuca	400 Barbours	No concern
Charleen Thompson	1800 Millstone CRT	Great Addition

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: SEV LASER - ALPHARETTA

Contact Name: SEV LASER Telephone: 818-795-9816

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.

PRAN HAYNES BRIDGE LLC

12915 HIGHWAY 9 LLC

FIP MASTER FUNDING I LLC

ALPHA LAND PARTNERS LLC

ML NORTHPOINT HOLDING LLC

GREENE HOGG NP I LLC

10885 HAYNES BRIDGE ROAD LLC

USR REAL ESTATE HOLDINGS LLC

COLE JO ALPHARETTA GA LLC

FIVE NINE SIX SIX NORTHPOINT

NORTHPOINT GEORGIA REAL ESTATE LLC

NEUSE INCORPORATED

GEORGIA'S OWN CREDIT UNION

AVENUE 26 HOLDINGS LLC ET AL

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

☒

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.

VIA LETTER MAIL TO THE FOLLOWING ADDRESS:

PETROSIAN ESTHETIC ENTERPRISES, LLC
ATTN: SEVAN SHAHNAZARI
2921 W BURBANK BLVD
BURBANK, CA 91504

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: **SEV LASER - ALPHARETTA**

Contact Name: **SEV LASER** Telephone: **818-795-9816**

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.

AFG ALPHARETTA LLC

ALPHARETTA PROPCO LLC

WRE GRIFFIN I LLC

BFC PROPERTIES INC ET AL

TRAMELL PROPERTIES LLC

CH RETAIL FUND I ATLANTA

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.

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PETROSIAN ESTHETIC ENTERPRISES, LLC
ATTN: SEVAN SHAHNAZARI
2921 W BURBANK BLVD
BURBANK, CA 91504

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: MP-24-04/CU-24-06/V-24-16
PH #: PHA24018

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: PAUL MATEVOSYAN Telephone: 8187959816
Address: 261 E COLORADO BLVD Suite: 207
City: PASADENA State: CA Zip: 91101 Fax: _____
Mobile Tel: 818-795-9816 Email: PM@DOMM.ORG

Subject Property Information:

Address: 970 NORTH POINT DR, UNIT B-130, ALPHARETTA, GA 30022 Current Zoning: PSC
District: 10X Section: _____ Land Lot: _____ Parcel ID: 12 286007550247
Proposed Zoning: N/A Current Use: PROFESSIONAL SERVICES

This Application For (Check All That Apply):

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

APPLICANT REQUEST AND INTENT

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

The proposed use of the 1,546 sf commercial unit is designated for "Professional Services", and we are requesting to add "Spa Services" in order to allow SEV Laser to provide the full range of its hair removal services.

Applicant's Request (Please itemize the proposal):

- We are requesting a Master Plan Amendment to add 'Spa Services' in Pod B of the North Point Commons Master Plan.
- We are requesting a Conditional Use to allow 'Spa Services' for SEV Laser.
- We are requesting a Variance to the definition of 'Spa Services' to reduce the distance from a similar business. See Spa Services definition below.

Spa Services. A business that provides services requiring a customer to disrobe, which may include non-medical massage, other personal services such as skin, nail, hair treatments, hair removal/waxing, and may have the sale of associated retail products. Such business shall be located within a zoning category allowing retail use, shall not occupy more than 4,000 sq. ft. and shall not be closer than 2,000 ft. to a comparable business. The term "spa establishment" shall not include hospitals or other professional health care establishments separately licensed as such by the state.

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

The proposal would facilitate SEV Laser to operate as a "Spa Service", per the definition in the City of Alpharetta's Municipal Code, and conduct its full range of laser hair removal services.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: CH RETAIL FUND II/ATLANTA STONE WALK, L.L.C. Telephone: (214) 661-8000

Address: 3819 MAPLE AVE. Suite: _____

City DALLAS State: TX Zip: 75219

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: PAUL MATEVOSYAN Telephone: 818-795-9816

Address: 261 E COLORADO BLVD Suite: 207

City PASADENA State: CA Zip: 91101

So Sworn and Attested:

Owner Signature: Please see the attached signature block. Date: _____

Notary:

Notary Signature: Please see the attached notarization. Date: _____

LANDLORD:

CH RETAIL FUND I/ATLANTA STONE WALK,
L.L.C., a Delaware limited liability company

By: Retail Managers I, L.L.C.,
a Texas limited liability company
its Manager

3a

By: SHL
Name: Sterling A. Hillman
Title: Vice President
Execution Date: 3/28/94

74

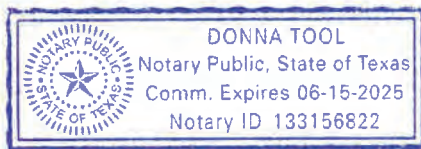
STATE OF Texas

COUNTY OF Dallas

)
) SS:
)

On this, the 28 day of MARCH, 2024, before me, the undersigned officer, personally appeared Sterling A. Hillman who acknowledged himself/herself to be the Manager of Retail Managers I, L.L.C., a Texas limited liability company as Manager of CH RETAIL FUND I/ATLANTA STONE WALK, L.L.C., a Delaware limited liability company, and he/she as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.



Sworn to and subscribed
Before me this 28th day
of MARCH, 2024

Donna Tool
Notary Public

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The proposal is only for the request for a Master Plan Amendment and the Conditional Use to provide "Spa Services" in order to provide laser hair removal services within an existing 1,546 sf retail unit for SEV Laser. The 1,546 sf retail unit is located inside Building B (Pod B) of the Stone Walk Shopping Center to the South of North Point Drive and North of North Point Parkway. The surrounding properties are all retail units that include Hair Salons, Fitness, and Restaurants.

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

No impact on surrounding properties.

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

No impact on Zoning.

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

No impact on population and traffic. Services at SEV Laser are provided on an appointment basis.

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

No impact to schools and utilities.

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

No impact to Comprehensive Plan / Future Land Use Map. The proposal is only for the request for a Master Plan Amendment and the Conditional Use to provide "Spa Services" within an existing 1,546 sf retail unit for SEV Laser.

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

The existing municipal code has a definition for "Spa Services" and outlines requirements for such services including min. distances to comparable businesses, proximities to State Routes and certain other uses. Our proposal meets all these requirements except the min. distance to a comparable business for which we are requesting a Variance for.

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

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

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

None.

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

SEV Laser would not be able to operate as its full range of laser hair removal services fall under the City of Alpharetta's definition of "Spa Services".

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

None.

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.

None.

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: SEV LASER - ALPHARETTA

Contact Name: SEV LASER Telephone: 818-795-9816

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.

PRAN HAYNES BRIDGE LLC

12915 HIGHWAY 9 LLC

FIP MASTER FUNDING I LLC

ALPHA LAND PARTNERS LLC

ML NORTHPOINT HOLDING LLC

GREENE HOGG NP I LLC

10885 HAYNES BRIDGE ROAD LLC

USR REAL ESTATE HOLDINGS LLC

COLE JO ALPHARETTA GA LLC

FIVE NINE SIX SIX NORTHPOINT

NORTHPOINT GEORGIA REAL ESTATE LLC

NEUSE INCORPORATED

GEORGIA'S OWN CREDIT UNION

AVENUE 26 HOLDINGS LLC ET AL

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

☒

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.

VIA LETTER MAIL TO THE FOLLOWING ADDRESS:

PETROSIAN ESTHETIC ENTERPRISES, LLC
ATTN: SEVAN SHAHNAZARI
2921 W BURBANK BLVD
BURBANK, CA 91504

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: SEV LASER - ALPHARETTA

Contact Name: SEV LASER Telephone: 818-795-9816

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ALPHARETTA PROPCO LLC

WRE GRIFFIN I LLC

BFC PROPERTIES INC ET AL

TRAMELL PROPERTIES LLC

CH RETAIL FUND I ATLANTA

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BURBANK, CA 91504



SEV
2921 W Burbank Blvd
Burbank, CA 91505

March 26, 2024

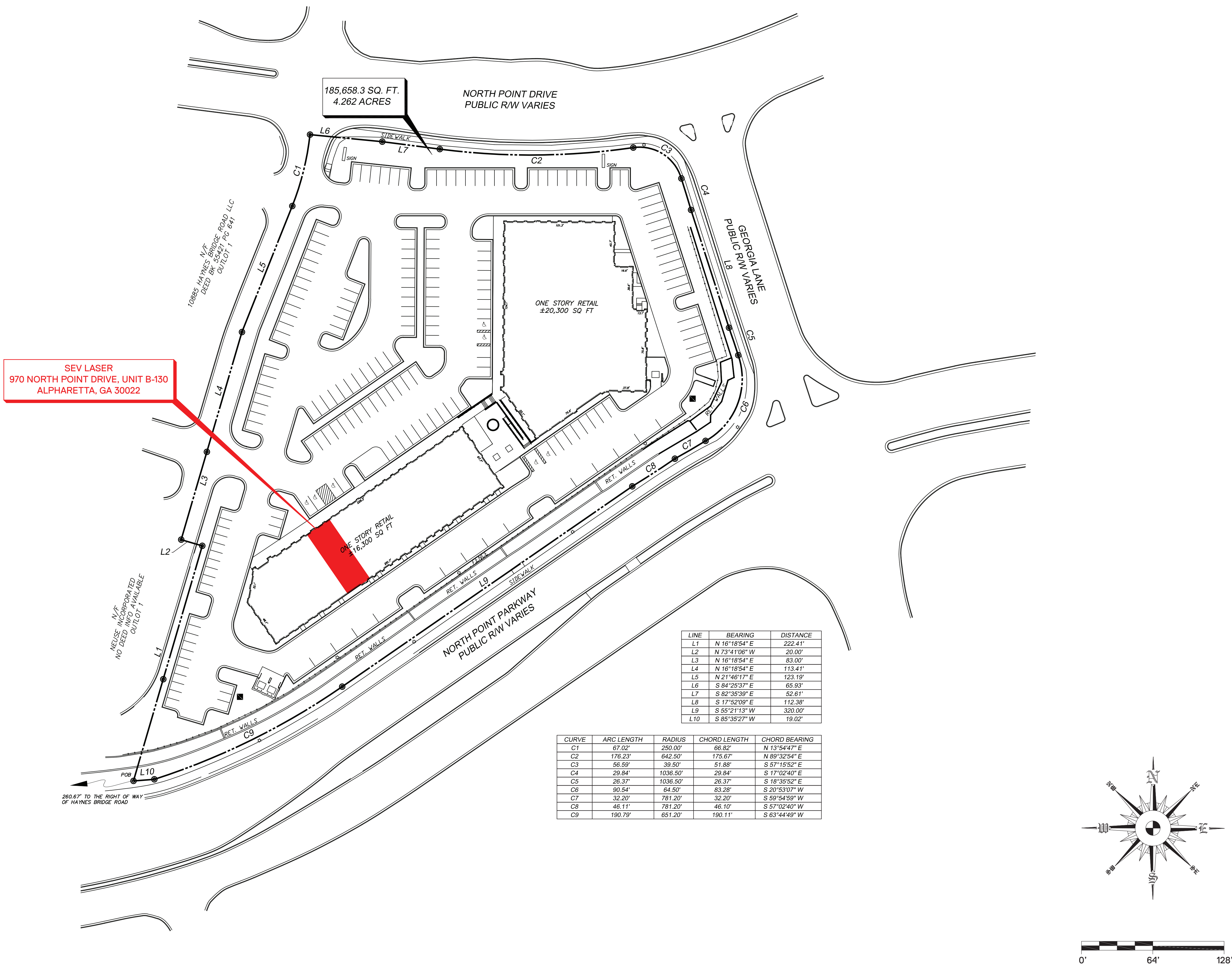
City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

Subject: Letter of Intent for **SEV Alpharetta**

Business Name:	SEV
Website:	www.sevlaser.com
Address:	970 North Point Drive, Suite B-130 Alpharetta, GA 30022
Floor Area:	1,546 sqft
Hours of Operation:	Monday - Saturday: 10:00 AM - 07:00 PM Sunday: Closed
# of Employees:	Three (3) estimated employees
Services Provided:	Laser Hair Removal Skin Tightening Injectables
Other Locations:	See Page 2

Other Locations:

- 1. 3400 Around Lenox Rd NE Suite 202B, Atlanta, Georgia, 30326
- 2. 9200 Lebanon Rd #32, Frisco, Texas, 75035
- 3. 4668 SW Loop 820, Fort Worth, Texas, 76109
- 4. 2811 McKinney Ave Ste 24, Dallas, Texas, 75204
- 5. 208 Colorado St, Austin, Texas, 78701
- 6. 4340 Westheimer Rd Unit 120, Houston, Texas, 77027
- 7. 2320 N Lincoln Ave, Chicago, Illinois, 60614
- 8. 218 N 1st St, Minneapolis, Minnesota, 55401
- 9. 410 S. Rampart Blvd, Suite 140, Las Vegas, Nevada, 89145
- 10. 3820 Chaplin Pl #713, Chevy Chase, Maryland, 20815
- 11. 1180 SW 2nd Ave, Miami, Florida, 33130
- 12. 1055 Parkford Dr. Suite 200, Redlands, California, 92374
- 13. 100 Park Plaza, Ste 171, San Diego, California, 92101
- 14. 1002 Prospect St., La Jolla, California, 92037
- 15. 9660 Haven Ave. Unit 110, Rancho Cucamonga, California, 91730
- 16. 1492 N Webb Ave, Meridian, Idaho, 83642
- 17. 2222 Michelson Dr., Suite 242, Irvine, California, 92612
- 18. 1511 Frankford Ave Suite A, Philadelphia, Pennsylvania, 19125
- 19. 6511 E Pacific Coast Highway Suite G2A, Long Beach, California, 90803
- 20. 1200 N Pacific Ave Suite 104, Glendale, California, 91202
- 21. 8428 Melrose Pl Ste F, Hollywood, California, 90069
- 22. 8469 Melrose Pl, Los Angeles, California, 90069
- 23. 8465 Melrose Place, Hollywood, California, 90069
- 24. 1244 Hermosa Ave., Hermosa Beach, California, 90254
- 25. 3840 Old Topanga Canyon Rd, C2, Calabasas, California, 91302
- 26. 12826 Stockdale Hwy, Bakersfield, California, 93314
- 27. 400 W Broadway 2nd floor, New York, New York, 10012
- 28. 32 Court St, New York, New York, 11201
- 29. 290 5th Ave, 5th Floor, New York, New York, 10001
- 30. 120 Central Park South, Suite 1F, New York, New York, 10019
- 31. 7875 N Via Del Rio, Fresno, California, 93720
- 32. 1112 Galleria Blvd. Suite 160, Roseville, California, 95678
- 33. 3856 Fallon Road, Dublin, California, 94568
- 34. 15466 Los Gatos Blvd Ste 211, Los Gatos, California, 95032
- 35. 1551 Civic Drive, Walnut Creek, California, 94596
- 36. 1445 Burlingame Ave, Burlingame, California, 94010
- 37. 2180 Market Street, San Francisco, California, 94114
- 38. 417 3rd St, San Rafael, CA 94901



ARCHITECT
DOMM
261 E COLORADO BLVD. #207
PASADENA, CA 91101
T + 1 213 222 8135

OWNER
PEE
2921 W BURBANK BLVD
BURBANK, CA 91504

DATE
03/28/24 PUBLIC HEARING

PROJECT NAME
**SEV LASER
ALPHARETTA**

PROJECT ADDRESS
970 NORTH POINT DR. UNIT 130
ALPHARETTA, GA 30022

PROJECT NO.
2355

TITLE
SITE PLAN

SHEET NO.

A0.10

Deed Book 56164 Pg 349

EXHIBIT ALand Description

All that tract of or parcel of land lying and being in Land Lots 754, 755, 796 and 797 of the 1st District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

Commencing at the intersection of the eastern right-of-way line of Haynes Bridge Road and the northern right-of-way line of North Point Parkway (a variable right-of-way); running thence northeasterly along the said right-of-way line of North Point Parkway a distance of 260.67 feet to a point marked by an iron pin, said point being the TRUE POINT OF BEGINNING.

Thence, leaving the aforesaid right-of-way line of North Point Parkway, run North 16° 18' 54" East, a distance of 222.41 feet to a point marked by an iron pin;

Thence, run North 73° 41' 06" West, a distance of 20.00 feet to a point marked by a nail;

Thence, run North 16° 18' 54" East, a distance of 83.00 feet to a point marked by a nail;

Thence, run North 16° 18' 54" East, a distance of 113.41 feet to a point marked by a nail;

Thence, run North 21° 46' 17" East, a distance of 123.19 feet to a point marked by a nail;

Run thence, along the arc of a curve to the left, an arc distance of 67.02 feet (said arc having a radius of 250.00 feet), on a chord bearing of North 13° 54' 47" East, a chord distance of 66.82 feet, to a point marked by nail located on the southerly right-of-way line of North Point Drive (a variable right-of-way);

Thence, run South 84° 25' 37" East, along said right-of-way line of North Point Drive, a distance of 65.93 feet to a point;

Thence, continuing along said right-of-way line of North Point Drive, run South 82° 35' 39" East a distance of 52.61 feet to a point;

Thence, continuing along said right-of-way line of North Point Drive, along the arc of a curve to the left, run an arc distance of 176.23 feet (said arc having a radius of 642.50 feet), on a chord bearing of North 89° 32' 54" East, a chord distance of 175.67 feet to a point located at the intersection of the aforesaid southerly right-of-way line of North Point Drive and the right-of-way line of Georgia Lane (a variable right-of-way);

Exhibit A - Land Description



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: MP-24-02/CU-24-05/V-24-13 TRACTOR SUPPLY COMPANY/NORTH POINT BUSINESS CENTER
MASTER PLAN POD 7

PLANNING COMMISSION: JUNE 6, 2024

CITY COUNCIL: JUNE 24, 2024

II. RECOMMENDATION:

Deny MP-24-02/CU-24-05/V-24-13 Tractor Supply Company/North Point Business Center Master Plan Pod 7 request for master plan amendment, conditional use, and variance.

If approval is considered, the following conditions are recommended:

1. 'Retail Establishment (Mixed Sales)' shall be listed as a conditional use in the North Point Business Center Master Plan Pod 7.
2. 'Retail Establishment (Mixed Sales)' shall be added as a conditional use at 6800 North Point Parkway and limited to no more than 34,313 square feet.
3. Conditional use approval shall be limited to Tractor Supply Company; no additional 'Retail Establishment (Mixed Sales)' use or subleasing shall be permitted within the approved space.
4. Hours of operation shall be Monday – Saturday 8:00 AM – 9:00 PM and Sunday 9:00 AM – 7:00 PM.
5. Site shall be developed substantially similar to the site plan prepared by Oxford Architecture, dated 1/24/24. Site shall be limited to 'Retail Establishment (Mixed Sales)' use only.
6. Building exterior shall be substantially similar to the submitted renderings, labeled Exhibit A, except where to comply with the conditions below, with final approval by DRB. There shall be no primary colors used on the exterior of the building, including on walls, awnings, signs or the like. Exterior materials shall be similar to materials/colors depicted in the North Point Overlay District Design Guidelines.
7. There shall be no outdoor storage on the property. All outdoor displays shall be limited to the trailer and equipment display area on the west side of the property.
8. Permanent trailer and equipment display area shall be covered with a permanent roof structure and opaque screening material on 3 sides, as approved by DRB. The trailer/equipment display area shall be screened from view of the public right-of-way and Big Creek Greenway, with final approval by DRB.
9. Property owner shall assess site landscaping and replace missing, dead or dying landscape material, with final approval by DRB. New landscape material shall be sustainable (native and/or drought-tolerant) landscaping, with final approval by DRB.
10. In order to screen the parking lot and trailer/equipment display area from North Point Parkway, property frontage shall be planted with a double row of shrubs (native and/or drought-tolerant, min. 2' tall at planting) maintained at a minimum height of 3', as approved by DRB.
11. Dumpster shall be contained in a masonry enclosure with painted metal doors to complement the primary building, as approved by DRB.
12. Planter along North Point Parkway shall be planted with a row of shrubs or grasses that are native and/or drought-tolerant, as approved by DRB.
13. Property owner shall post signage in the parking lot indicating 'No Parking' at the adjacent North Point Park Greenway access, as approved by Staff.

III. REPORT IN BRIEF:

The applicant, Tractor Supply Company, is requesting a master plan amendment, conditional use, and variance to allow Tractor Supply to re-use an existing 34,313 square foot building on 4.6 acres in the North Point Overlay. The building was previously occupied by Ethan Allen furniture store. A master plan amendment is requested to add 'Retail Establishment (Mixed Sales)' and 'Home Improvement Center' as conditional uses in Pod 7 of the North Point Business Center Master Plan and a conditional use is requested to allow 'Retail Establishment (Mixed Sales)' and 'Home Improvement Center' for Tractor Supply Company. A variance is requested to reduce parking requirements for the proposed use. The subject property is located at 6800 North Point Parkway on the south side of North Point Parkway and just east of Encore Parkway.

DISCUSSION

The submitted request, if approved, would allow Tractor Supply Company to re-use an existing 34,313 square foot building on 4.6 acres in the North Point Overlay. The building was previously occupied by Ethan Allen furniture store. A master plan amendment is requested to add 'Retail Establishment (Mixed Sales)' and 'Home Improvement Center' as conditional uses in Pod 7 of

the North Point Business Center Master Plan and a conditional use is requested to allow 'Retail Establishment (Mixed Sales)' and 'Home Improvement Center' for Tractor Supply Company. A variance is requested to reduce parking requirements for the proposed use. The subject property is located at 6800 North Point Parkway on the south side of North Point Parkway and just east of Encore Parkway.

The property is zoned PSC (Planned Shopping Center) and is subject to the North Point Business Center Master Plan Pod 7. The property was developed in 1997 with a 1-story, 34,313 square foot building. Surrounding properties are zoned PSC. Encore Commons and Ethan Allen are located to the north, North Point Park Greenway access is located to the east, the Big Creek Greenway is located to the south, and the future site of the Encore Gateway Park is located to the west.

The North Point Business Center Master Plan was approved in 1991 and consists of approximately 319 acres along North Point Parkway and Haynes Bridge Road. The master plan consists of eleven (11) pods designated office, retail, shopping center, and residential. The primary use in Pod 7 is office or freestanding retail (no strip shopping center) which includes uses such as, restaurant, retail store, medical office/clinic, entertainment uses, and showroom, to name a few. The applicant requests a master plan amendment to add 'Retail Establishment (Mixed Sales)' and 'Home Improvement Store' for Tractor Supply Company. Staff has determined that the use is categorized as 'Retail Establishment (Mixed Sales)', which is defined in the Unified Development Code (UDC) as, *"any business establishment selling a wide variety of goods arranged in several departments including, but not limited to, hardware, automotive, sporting goods, audio and video equipment, and clothing."* Due to its size, the proposed use does not meet the City's definition of 'Hardware Store'. In addition, the business offers a wider variety of goods than listed in the definition of 'Home Improvement Center' and therefore, more closely resembles 'Retail Establishment (Mixed Sales)' (see definitions below).

Hardware Store. A facility of 30,000 or fewer square feet gross floor area, primarily engaged in the retail sale of various basic hardware lines, such as tools, builders' hardware, plumbing and electrical supplies, paint and glass, housewares and household appliance, garden supplies, etc.; if greater than 30,000 square feet, such a facility is a Home Improvement Center.

Home Improvement Center. A facility of more than 30,000 square feet gross floor area, engaged in the retail sale of various basic hardware lines, such as tools, builders hardware, paint and glass, houseware and household appliances, garden supplies, and cutlery.

The property is located in the North Point Overlay, which has a vision to become a walkable, live-work-play district. Implementing a balanced mix of uses will contribute to successful redevelopment efforts in the Overlay, including adding residential uses to the area. The North Point Overlay depicts the property as being located in a priority area for residential density and the North Point LCI market analysis shows a demand for approximately 540 to 651 residential units in the study area. Given North Point's current focus as a national brand retail center, the market analysis identified a relatively small demand for future retail uses, which included a local grocery store, pharmacy, and local hardware store/niche store with neighborhood goods. This is consistent with shifting consumer preferences that, according to the LCI, desire memorable and authentic retail markets, a true sense of design and sense of place, and a balanced mix of national brands and local boutiques.

As stated on its website, Tractor Supply Company is the country's largest rural-lifestyle retailer operating for more than 85 years in 49 states with over 2,200 stores. Tractor Supply offers a variety

of goods for sale, including clothing and shoes, fencing and gates, home décor, lawn care and garden equipment, outdoor living supplies, pet and livestock supplies, sporting goods, trailers and towing equipment, tools, and live poultry. The proposed location would be the first in Alpharetta with hours of operation on Monday – Saturday 8:00 AM – 9:00 PM and Sunday 9:00 AM – 7:00 PM. The application does not indicate how many employees are anticipated at the proposed location.

SITE PLAN

The site plan depicts the re-use of the former Ethan Allen building which is approximately 34,313 square feet. A 1,903 square foot permanent trailer/equipment display area is depicted on the west side of the building in the existing parking lot. The existing right-in/right-out driveway and shared driveway on North Point Parkway will continue to service the property. There are 129 parking spaces on the property, of which 25 spaces are proposed to be removed to accommodate the trailer/equipment display area and a loading area on the east side of the building. The Unified Development Code (UDC) requires one (1) parking space/200 square feet for a retail use, as well as a twenty percent (20%) parking reduction for properties in the North Point Overlay. The proposal requires 137 parking spaces, which represents a 33-space shortfall on the site plan.

A note on the site plan states that the trailer/equipment display area will be screened on three (3) sides and covered with a roof. The City's UDC defines outdoor storage as, *"The keeping, in an unroofed area of any goods, material, merchandise or vehicles in the same place for more than 24 hours."* The zoning of the property does not allow outdoor storage; therefore, the display area must be covered.

There should be minimal impacts to trees since the proposal represents re-use of an existing building and stormwater management will remain unchanged. The applicant's proposal does not trigger compliance with North Point open space or EcoDistrict measures.

RENDERINGS

The applicant submitted renderings depicting exterior changes to the building. The renderings depict power washing the existing building, painted stucco water table, painted safety red stripe on the front and sides of the building, and safety red gooseneck lighting. The proposed exterior changes do not complement the North Point Design Guidelines.

TRAFFIC

The applicant provided a trip generation report which estimates that the proposed use will generate between 37–51 AM Peak Hour trips and 79–165 PM Peak Hour trips. Also, the applicant's letter of intent states that based on a parking analysis of operating Tractor Supply stores, the business demands approximately 59-67 parking spaces per hour on the weekends. As shown in the tables below, Staff compared trips generated by the previous use of the property (furniture store) against trips generated by the proposed use. The proposed use generates 46 AM Peak Hour trips and 31 PM Peak Hour trips more than the previous use.

Land Use	Code	Density (SF)	Period	TOTAL	IN	OUT
Furniture Store	890	34,313	Daily	224	112	112
			AM Peak Hour	9	6	3
			PM Peak Hour	17	8	9
Total Trips			Daily	224	112	112
			AM Peak Hour	9	6	3
			PM Peak Hour	17	8	9

Based upon methodologies from ITE's Trip Generation, 11th Edition (2021)

Land Use	Code	Density (SF)	Period	TOTAL	IN	OUT
Tractor Supply Store	810	34,313	Daily	586	293	293
			AM Peak Hour	55	34	21
			PM Peak Hour	48	23	25
Total Trips			Daily	586	293	293
			AM Peak Hour	55	34	21
			PM Peak Hour	48	23	25

Based upon methodologies from ITE's Trip Generation, 11th Edition (2021)

Note: AM Peak Hour and Daily Trip Generation not given by ITE for LUC 810;

AM Peak Hour and Daily Trip Generations calculated are thus based on Trip Generation results from similar LUC 812 (Building Materials and Lumber Store)

STANDARDS FOR MASTER PLAN AMENDMENTS

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

- 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 in the North Point Overlay, which has a vision to become a walkable, live-work-play district. The applicant's proposal is for a national brand retailer, which would further contribute to the imbalance between national and local brands.

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

Response: The property is located in the North Point Overlay, which is envisioned in past planning studies to become a walkable, live-work-play district. The applicant's proposal would further the existing imbalance between national brand retailers and local boutiques. In addition, the property is depicted in the North Point Overlay as a priority area for residential density.

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

Response: The proposal should not have significant impacts on the natural environment. The applicant proposes to re-use an existing building.

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

Response: There are not substantial reasons why the property cannot be used as envisioned in the master plan. The master plan allows a variety of uses, including restaurant, retail store, medical office/clinic, entertainment uses, and showroom, to name a few.

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 proposal generates more vehicular trips and would increase impacts on public facilities and services, such as transportation facilities. The proposed use is auto centric and would not benefit from its close proximity to the Big Creek Greenway.

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 proposal would further the imbalance between national brand retailers and local boutiques and would generate more vehicular trips than the previous use of the property as a furniture store. In addition, the property is designated as a priority area for residential density in the North Point Overlay.

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 proposal does not reflect a reasonable balance and there a variety of uses permitted on the property. The proposal would further the imbalance between national brand retailers and local boutiques and would generate more vehicular trips than the previous use of the property as a furniture store.

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

Response: There are not substantial reasons why the property cannot be used as envisioned in the master plan. The master plan allows a variety of uses, including restaurant, retail store, medical office/clinic, entertainment uses, and showroom, to name a few.

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

Response: The proposal is consistent with the comprehensive land use plan designation of the property, which is 'Mixed Use'. However, the property is identified in the North Point Overlay as a priority area for residential density. In addition, the proposal does not further the North Point LCI recommendations.

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 proposed use is auto centric and would generate more vehicular trips than the previous use of the property as a furniture store. Given the location of the property being adjacent to the City's North Point Park Greenway access, the proposed use would impact pedestrian safety.

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 refuse area on the subject property is not in compliance with respect to dumpsters being located in an enclosure. In addition, the applicant requests a variance to reduce parking requirements.

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 could adversely affect the existing use or usability of adjacent or nearby properties, which are developed or planned to be developed with park, recreation, and open space uses. The proposed use would generate more vehicular trips than the previous use of the property which would impact pedestrian safety. In addition, insufficient parking on the Tractor Supply property may result in customers utilizing the parking at the adjacent North Point Park greenway access reducing spaces for those accessing the greenway.

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: If approved, the proposal could impact the City's maintenance cost associated with North Point Park greenway access. North Point Park and the subject property have a shared access driveway off North Point Parkway. If sufficient parking is not available for Tractor Supply, customers may utilize the parking at the North Point Park greenway access reducing spaces for those accessing the greenway.

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 property is located in the North Point Overlay, which is envisioned in past planning studies to become a walkable, live-work-play district. The applicant's proposal would further the existing imbalance between national brand retailers and local boutiques. In addition, the property is depicted in the North Point Overlay as a priority area for residential density.

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 proposed use is inconsistent with the vision of the North Point Overlay to become a walkable, live-work-play district. The applicant's proposal would further the existing imbalance between national brand retailers and local boutiques and the property is identified in the North Point Overlay as a priority area for residential density.

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: North Point is primarily developed as a retail center with national brand retailers. However, the vision for the area is to find a balance between national retailers and local boutiques. The applicant's request would add to the current imbalance.

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 has an unusual shape; however, this condition does not represent a hardship in support of the variance to reduce minimum parking requirements. The request to reduce parking by approximately 25% is in addition to the twenty percent (20%) parking reduction required in the North Point Overlay. The applicant points to similar parking ratios at nearby locations such as Ethan Allen, Haverty's, Rooms To Go, and American Backyard. However, those locations are all furniture stores which have large portions of the sales area dedicated to showroom or display, which is not similar to the applicant's proposed use. Also, there are concerns that the North Point Park greenway access could be utilized for overflow parking by the applicant's customers during peak times for the proposed business.

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

Response: Application of the ordinance would not create an unnecessary hardship. The request is related to re-using the existing conditions on the site for the proposed business.

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

Response: The exceptional conditions on the property do not represent a hardship in support of the requested parking variance. The request is related to re-using the existing conditions on the site for the proposed business.

CONCURRENCES

Staff reviewed the applicant's proposal against the established review criteria for a master plan amendment, conditional use and variance. The property is located in the North Point Overlay, which is envisioned in past planning studies to become a walkable, live-work-play district. The

applicant's proposal would further the existing imbalance between national brand retailers and local boutiques. In addition, the property is depicted in the North Point Overlay as a priority area for residential density.

There are not exceptional conditions pertaining to the property due to its size, shape, or topography that support the requested parking variance. The request to reduce parking by approximately 25% is in addition to the twenty percent (20%) parking reduction required in the North Point Overlay. The applicant points to similar parking ratios at nearby locations to justify the parking reduction. However, those locations are furniture stores with large portions of the sales area dedicated to showroom or display, which is not the same as the applicant's use. Also, there are concerns that the North Point Park greenway access could be utilized for overflow parking by the applicant's customers during peak times for the proposed business.

CITIZEN PARTICIPATION PLAN

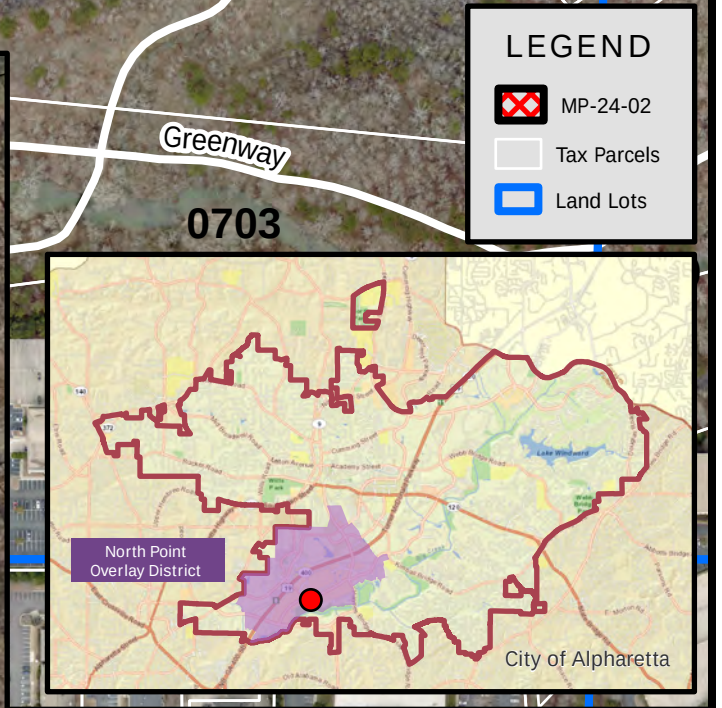
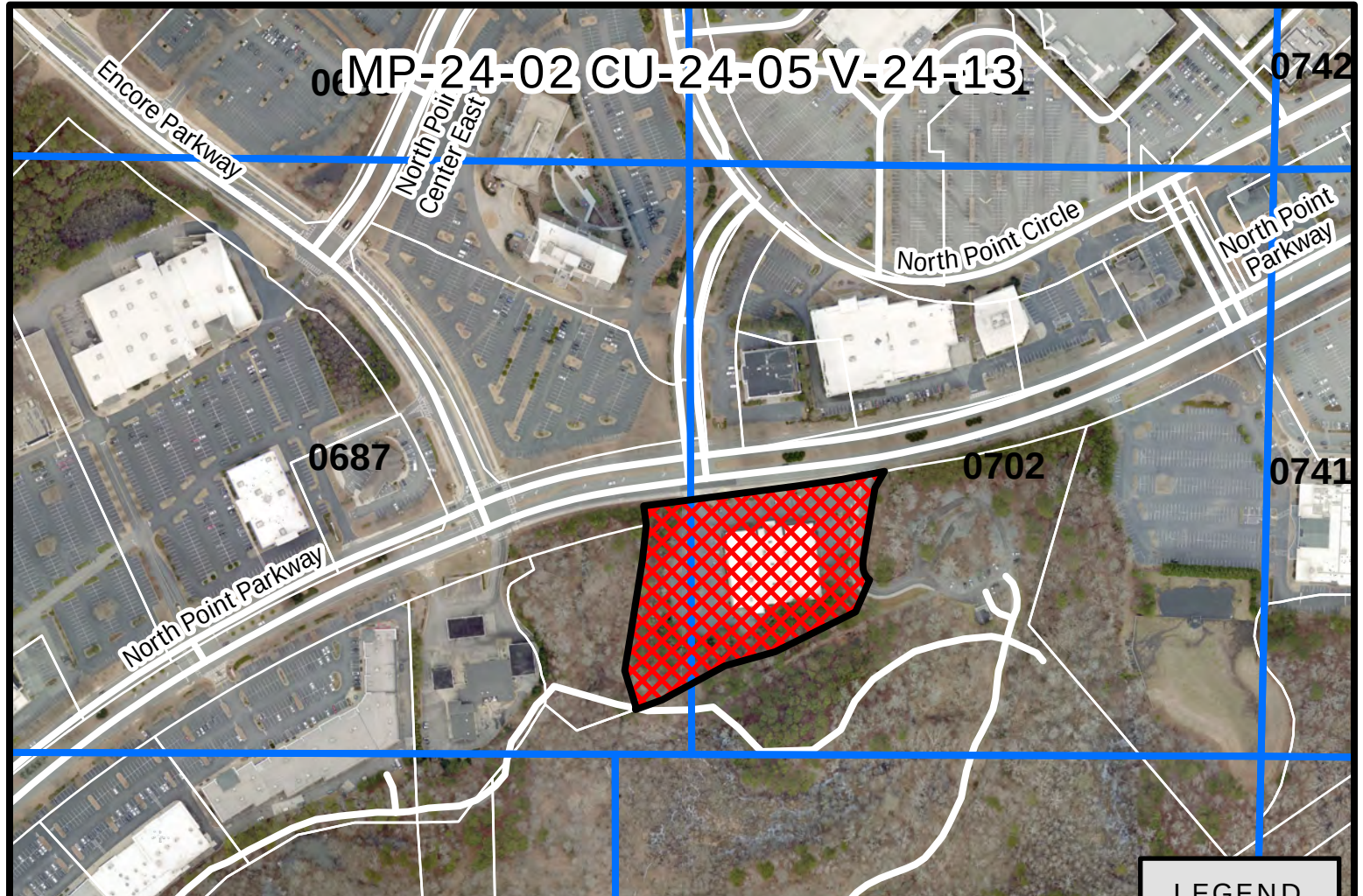
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that the applicant has received little feedback concerning the request.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on April 10, 2024. There were no public comments.

IV. ATTACHMENTS:

- Aerial Map
- Zoning Map
- Future Land Use Map
- Location Map
- CZIM
- Citizen Part B
- Updated Application
- Application



MP-24-02 CU-24-05 V-24-13

D/LL: 1/2/687, 702

PC: 5/02/24

CC: 5/20/24

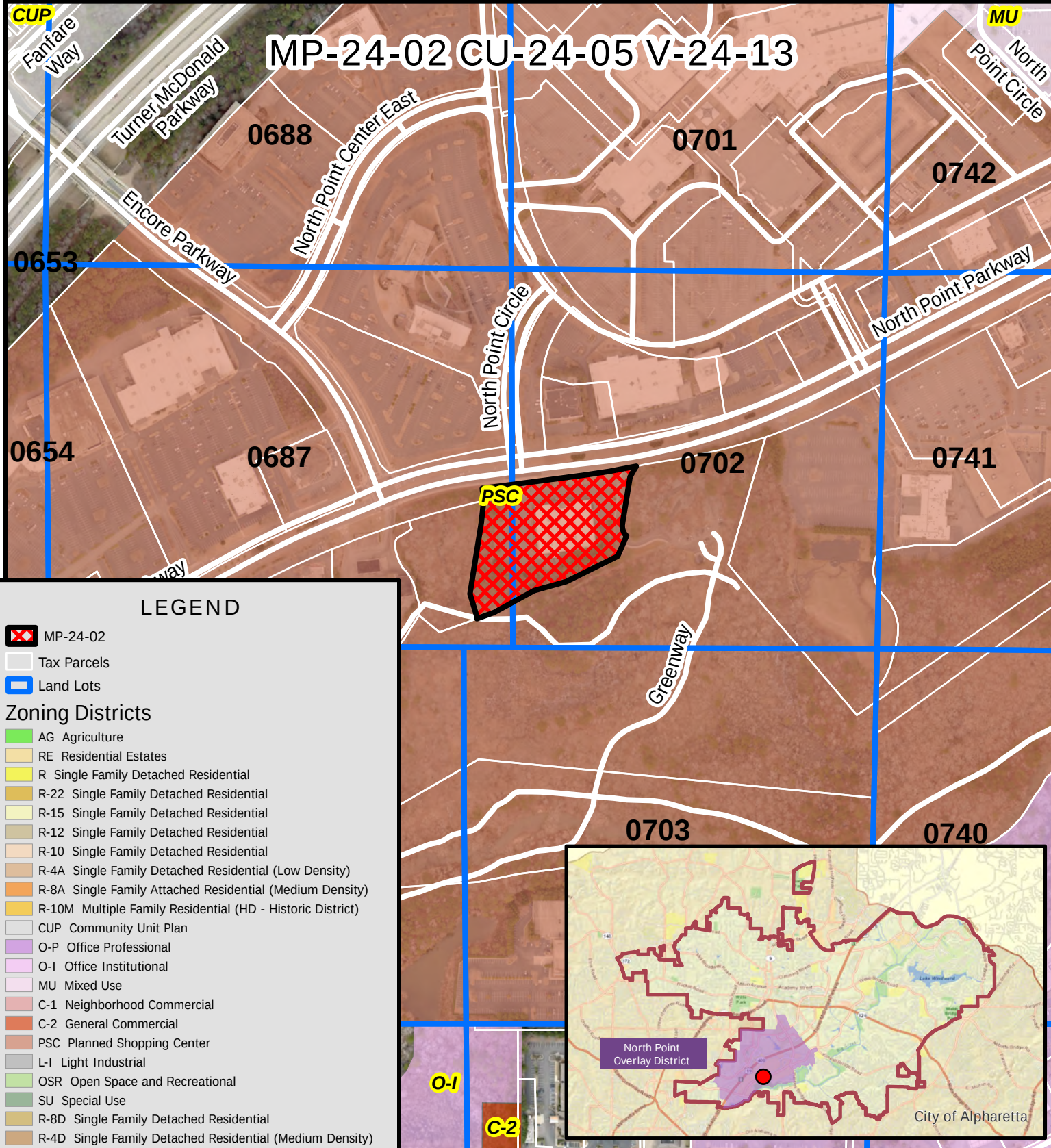
Aerial Map

North Point Business Center MP

Tractor Supply Company

6800 North Point Parkway

MP-24-02 CU-24-05 V-24-13



MP-24-02 CU-24-05 V-24-13

D/LL: 1/2/687, 702

PC: 5/02/24

CC: 5/20/24

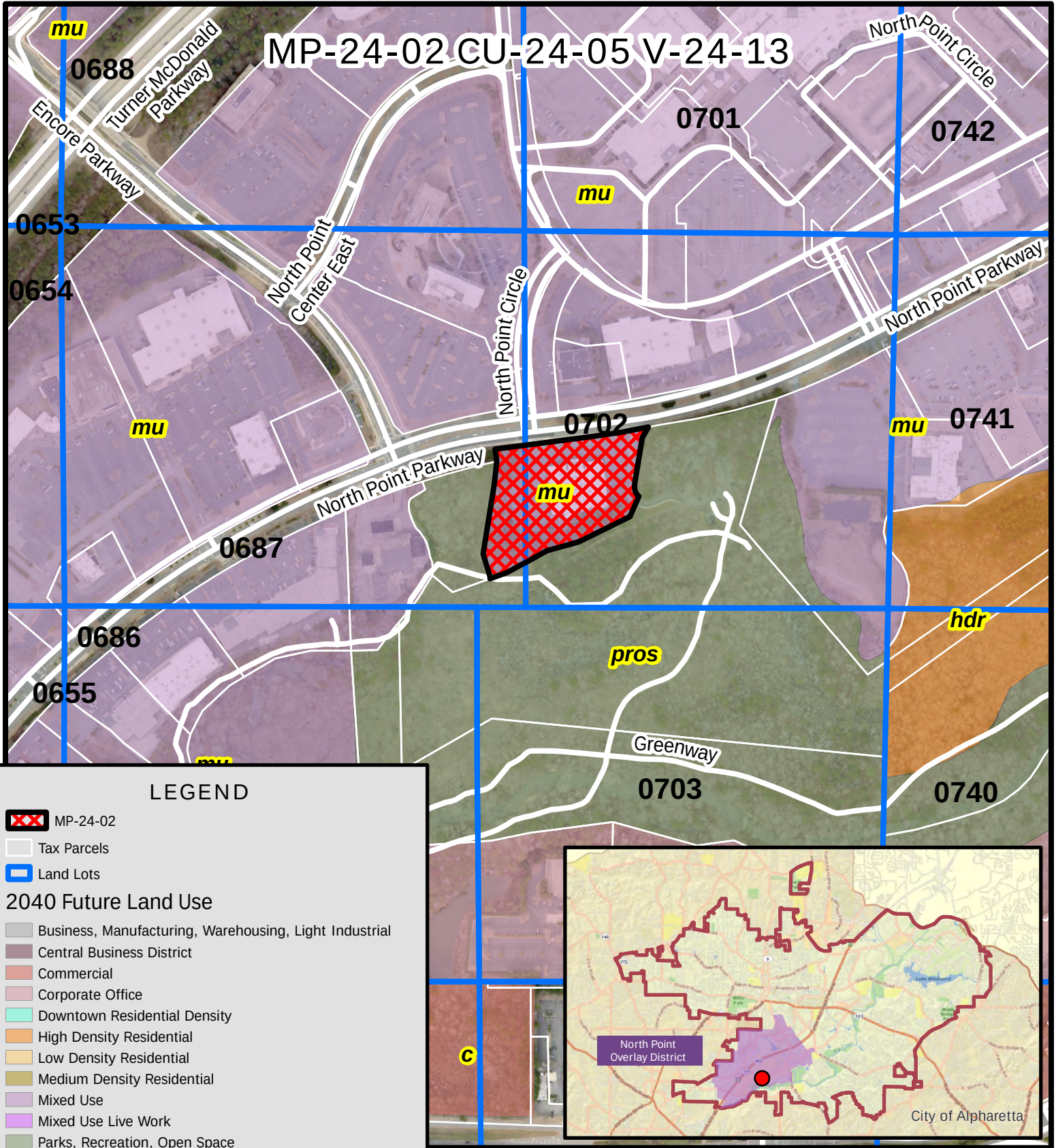
Zoning Map

North Point Business Center MP

Tractor Supply Company

6800 North Point Parkway





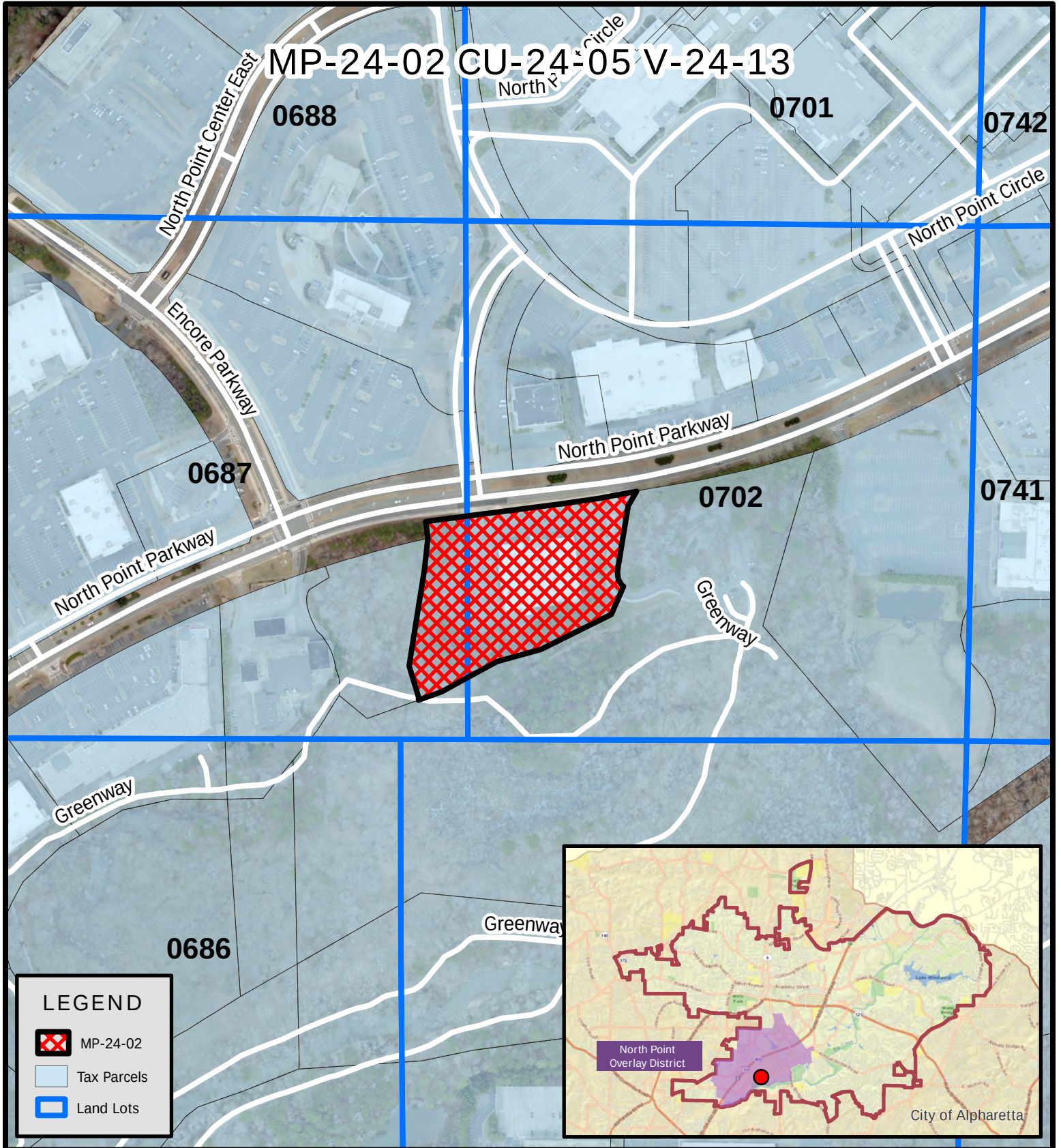
MP-24-02 CU-24-05 V-24-13

D/LL: 1/2/687, 702

PC: 5/02/24

CC: 5/20/24

Future Land Use Map
 North Point Business Center MP
 Tractor Supply Company
 6800 North Point Parkway



MP-24-02 CU-24-05 V-24-13

D/LL: 1/2/687, 702

PC: 5/02/24

CC: 5/20/24

Location Map

North Point Business Center MP

Tractor Supply Company

6800 North Point Parkway

Location Map Provided by:

Community Development - GIS

Page 274 of 345

Community Zoning Information Meeting (CZIM)

April 10, 2024

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

MP-24-02/CU-24-05/V-24-13 / Tractor Supply/North Point Business Center Master Plan Pod 7

NAME	ADDRESS	COMMENTS
	No	Comment

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: Tractor Supply

Contact Name: William Diehl--Smith, Gambrell & Russell, LLP Telephone: 404-685-6927

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.

Applicant has recieved little in the way of comments concerning the application. Applicant has monitored news outlets and social media has seen limited substantive discussions concering the application. Applicant will continue monitor typical community forums and will respond and address concerns as they are raised.

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.

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: 04/11/2024

Print Form

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



William J. Diehl
Direct Tel: 404-815-3627
Direct Fax: 404-685-6927
wdiehl@sgrlaw.com

March 26, 2024

Re: 6800 North Point Parkway (Parcel ID: 12 261006870276) Application # MP-24-02/CU-24-05/V-24-13
Tractor Supply Company/North Point Business Center Master Plan Pod 7

Dear Property Owner:

Please allow this letter to serve as public notice for Alpha Land Partners, LLC's Master Plan Amendment, Conditional Use, and Variance requests involving the property at 6800 North Point Parkway, Alpharetta, Georgia, to allow for the re-use of the 34,313 square foot former Ethan Allen building for Tractor Supply Company on 4.6 acres. Their Application to the City of Alpharetta requests the following:

1. A master plan amendment to the North Point Business Center Master Plan Pod 7 to add 'Home Improvement Store' and 'Retail Established, Mixed Sales' as conditional uses.
2. A conditional use to allow 'Home Improvement Store' and 'Retail Establishment, Mixed Sales' for Tractor Supply Company.
3. A concurrent variance from:
 - a. Alpharetta UDC § 2.5, Parking and Loading – To reduce parking requirements.

The Community Zoning Information Meeting (CZIM) for this request will be held on **Wednesday, April 10, 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 Planning Commission on Thursday, May 2, 2024, and City Council on Monday, May 20, 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 404.815.3500 or wdiehl@sgrlaw.com

Sincerely,

A handwritten signature in blue ink, appearing to read 'W. Diehl'.

William J. Diehl

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: MP-24-02/CU-24-05/V-24-13

PH #: PHA240011

☐ 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: Tractor Supply Company c/o Kathryn M. Zickert (Smith, Gambrell, and Russell, LLP) Telephone: 404.815.3704

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

City Atlanta State: GA Zip: 30309 Fax: 404.685.7004

Mobile Tel: 404.815.3704 Email: kzickert@sgrlaw.com

Subject Property Information:

Address: 6800 North Point Parkway, Alpharetta, GA 30022 Current Zoning: PSC

District: 1st Section: 2nd Land Lot: 687 & 702 Parcel ID: 12 261006870276

Proposed Zoning: PSC Current Use: Vacant Retail Shopping Center

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.

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

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

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

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

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

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

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

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

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.

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

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

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.

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

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Alpha Land Partners, LLC

Telephone: _____

Address: 289 S. Culver Street

Suite: _____

City Lawrenceville

State: GA

Zip: 30046

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: Alpha Land Partners, LLC c/o Kathryn M. Zickert
(Smith, Gambrell, and Russell, LLP)

Telephone: 404.815.3704

Address: 1105 W. Peachtree St. NE

Suite: 1000

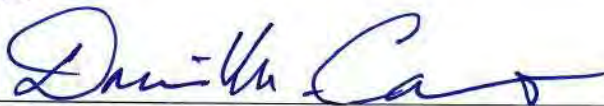
City Atlanta

State: GA

Zip: 30309

So Sworn and Attested:

Owner Signature:



(Authorized Agent for Alpha Land Partners, LLC)

Date:

2/26/24

Notary:

See Attached Certificate

Notary Signature: _____

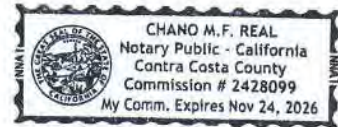
Date: _____

Attachment to: Property Owner Authorization

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA §
 §
COUNTY OF §

Subscribed and sworn to (or affirmed) before me on this 26 day of February 2024, by Damian Cano who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Signature Chano

(Seal)

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 Owner or Opponent: Damian M. Cano

(Authorized Agent for Alpha Land Partners, LLC)

Subject Public Hearing Case: 6800 North Point Parkway

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: _____ 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: Damian M. Cano

(Authorized Agent for Alpha Land Partners, LLC)

Date: 2.23.2024

DISCLOSURE FORM

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Name of Applicant or Opponent: Robert L. Rogers III
(Authorized Agent for Tractor Supply Company)
Subject Public Hearing Case: Tractor Supply Co. / 6800 North Point Pkwy

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: _____ Value: _____

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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: Robert L. Rogers III
Robert L. Rogers III (Feb 22, 2024 12:35 CST)

Date: Feb 22, 2024

(Authorized Agent for Tractor Supply Company)

DISCLOSURE FORM

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Name of Applicant or Opponent: Kirk R. Fjelstul (Smith, Gambrell, and Russell, LLP)

Subject Public Hearing Case: Tractor Supply Co. - 6800 North Point Pkwy.

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: _____ 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: 2.28.2024

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

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

Subject Public Hearing Case: Tractor Supply Co. - 6800 North Point Pkwy.

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: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

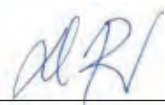
Description of Contribution: _____ Value: _____

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: _____



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

Date: 2.28.2024

DISCLOSURE FORM

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

Subject Public Hearing Case: Tractor Supply Co. - 6800 North Point Pkwy.

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: _____ 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: Kathryn M Zickert

Date: 2.28.2024

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

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: William J. Diehl (Smith, Gambrell, and Russell, LLP)

Subject Public Hearing Case: Tractor Supply Co. - 6800 North Point Pkwy.

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: _____ 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: _____



William J. Diehl (Smith, Gambrell, and Russell, LLP)

Date: 2.28.2024

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: Tractor Supply Co. - 6800 North Point Pkwy.

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: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

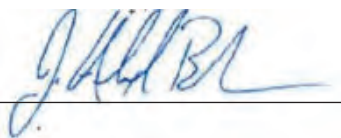
Description of Contribution: _____ Value: _____

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: 2.28.2024

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: Tractor Supply Company, 6800 North Point Parkway

Contact Name: Kathryn Zickert, Smith, Gambrell & Russell, LLP Telephone: 404-815-3704

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

All persons in the attached mailing matrix.

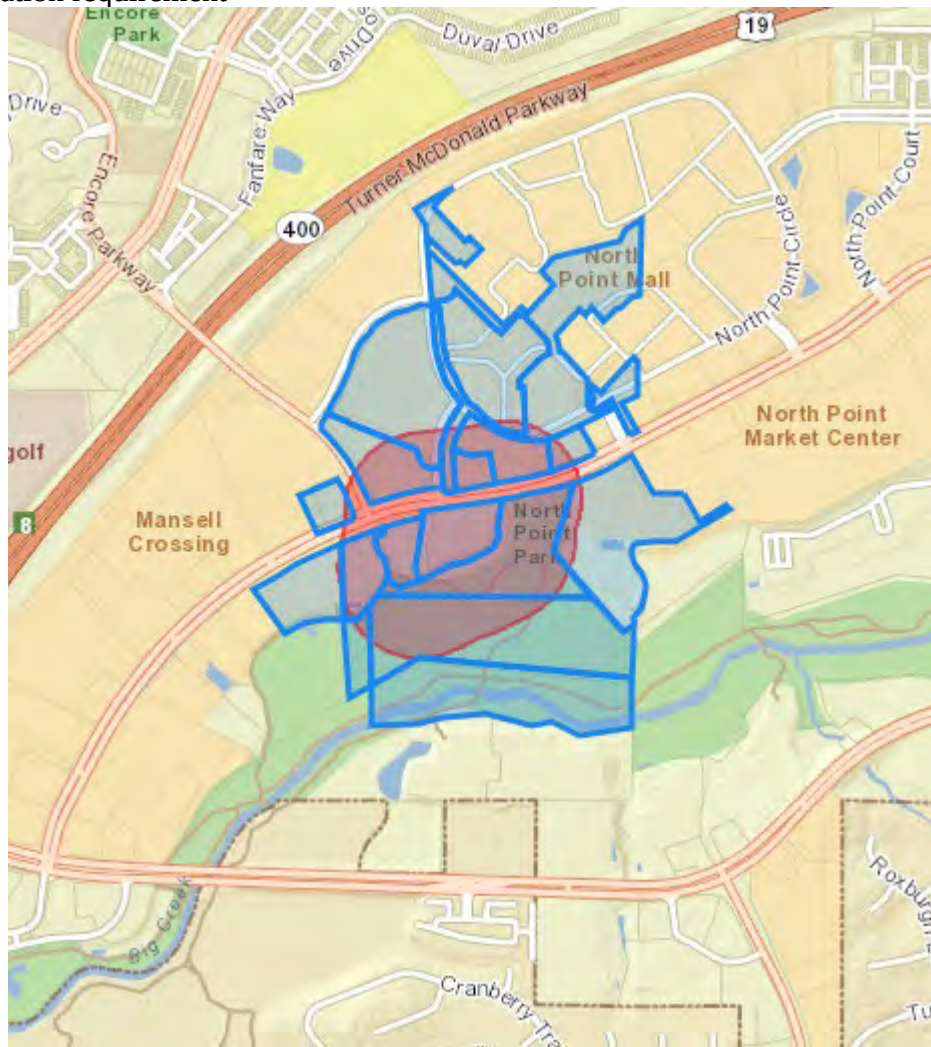
Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- | | |
|--|--|
| ☒ 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.

Persons within the surrounding area will be contacted by letter with information concerning the project. The applicant's representative will provide contact information to answer any questions concerning the proposal and will be available to listen to community concerns and feedback and willing to discuss accommodations to address those concerns.

500' notification requirement



12 261006870292	BLUE VENTURES LLC	12274 CRABAPPLE RD	ALPHARETTA GA 30004
12 261006880341	VON MAUR INC	6565 N BRADY ST	DAVENPORT IA 52806-2054
12 261007020392	HOLLYWOOD CAMARILLO PARTNERS L P	P.O. BOX 250509	ATLANTA GA 30305
12 261006870326	WACHOVIA BANK OF GEORGIA	P.O. BOX 2609	CARLSBAD CA 92018-2609
12 261007020384	ALPHA Z-BOY PARTNERS LLC	940 EMMETT AVE STE 200	BELMONT CA 94002-3881
12 261006870466	BRI 1870 NORTH POINT LLC	P O BOX 1368	CARLSBAD CA 92018
12 261006880440	REEP RTL NPM GA LLC	51 MADISON AVE	NEW YORK NY 10010
12 261007020400	HUBERT PROP LLLP	850 KENNESAW AVE NW STE 2	MARIETTA GA 30060-1095
12 273007020355	NPMC RETAIL LC	2100 MC KINNEY AVE STE 700	DALLAS TX 75201
12 262006860093	THOMAS L M JR	P.O. BOX 538	SUMMERVILLE GA 30747
12 262006550181	CORO NORTH POINT LLC	3715 NORTHSIDE PKWY STE 100	ATLANTA GA 30327
12 262006860192	CITY OF ALPHARETTA	2 SOUTH MAIN ST	ALPHARETTA GA 30004
12 262006860200	CITY OF ALPHARETTA THE	2 S MAIN ST	ALPHARETTA GA 30009
12 261006870458	BRI 1870 NORTH POINT LLC	P O BOX 1368	CARLSBAD CA 92018
12 261006870474	BRI 1870 NORTH POINT LLC	1140 E HALLANDALE BEACH BLVD	HALLANDALE FL 33009
12 261006870276	ALPHA LAND PARTNERS LLC	289 S CULVER ST	LAWRENCEVILLE GA 30046-4805
12 261006870482	CITY OF ALPHARETTA THE	2 S MAIN ST	ALPHARETTA GA 30009

BLUE VENTURES LLC
12274 CRABAPPLE RD
ALPHARETTA GA 30004

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289 S CULVER ST
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51 MADISON AVE
NEW YORK NY 10010

CITY OF ALPHARETTA THE
2 S MAIN ST
ALPHARETTA GA 30009

HUBERT PROP LLLP
850 KENNESAW AVE NW STE 2
MARIETTA GA 30060-1095

NPMC RETAIL LC
2100 MC KINNEY AVE STE 700
DALLAS TX 75201

THOMAS L M JR
P.O. BOX 538
SUMMERVILLE GA 30747

Transfer Tax: \$3,929.20

After recordation, return to:
Piedmont Title Insurance Agency, Inc.
150 East Ponce de Leon Avenue
Suite 330
Decatur, Georgia 30030
Attn: Isabel M. Garcia

STATE OF GEORGIA

COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE is made as of the 11 day of September, 2007, by and between FRE 359, LLC, a Delaware limited liability company ("Grantor"), and VILLAGE/CREATIVE LABS PARTNERS, L.P., a California limited partnership ("Grantee"). The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

WITNESSETH:

GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt, adequacy, and sufficiency of which are hereby acknowledged by Grantor, has granted, bargained, sold, aliened, conveyed and confirmed and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee the following real property described on Exhibit "A" attached hereto and by reference made a part hereof (the "Land"), together with the reversionary interest of Grantor in the improvements on the Land pursuant to the lease(s) identified on Exhibit "B" attached hereto and by reference made a part hereof (the Land together with such reversionary interest hereinafter collectively referred to as the "Property");

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

AND GRANTOR WILL WARRANT and forever defend the right and title to the Property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

As between Grantor and Grantee, this conveyance and the foregoing warranty of title are expressly subject to those matters more particularly set forth on Exhibit "C" attached hereto and by this reference made a part hereof. The foregoing shall not extend or modify any such exceptions nor shall it create any rights in parties who do not expressly have rights under such referenced items.

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

GRANTOR:

Signed, sealed and delivered
in the presence of:

Witness *[Signature]*

FRE 359, LLC,
a Delaware limited liability company

By: First American Exchange Company,
a Delaware limited liability company,
its sole member

By: *[Signature]*
Name: By: Paulo L. Sanchez, Assistant Secretary
Its: _____

STATE OF CALIFORNIA §
COUNTY OF Santa Clara §

On Sept. 7, 2007 before me, Maria G. Boone, a Notary Public in and for said County and State, personally appeared Paulo L. Sanchez, personally known to me ~~for~~ proved to me on the basis of ~~satisfactory evidence~~ to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Maria G. Boone
Signature of Notary

(For notary seal or stamp)



Exhibit "A"**LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 687 and 702 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at a point which would form the intersection of the southerly right-of-way line of North Point Parkway (having a variable right-of-way width) and the westerly right-of-way line of Haynes Bridge Road (having a variable right-of-way width) if such rights-of-way were extended to form an angle; running thence along such extension of the southerly right-of-way line of North Point Parkway South 83 degrees 16 minutes 29 seconds West a distance of 20.00 feet to a point; running thence along the southerly right-of-way line of North Point Parkway the following courses and distances: South 83 degrees 16 minutes 29 seconds West a distance of 68.56 feet to a point; along the arc of a curve to the left (said arc being subtended by a chord bearing South 73 degrees 45 minutes 39 seconds West a chord distance of 191.07 feet and having a radius of 578.00 feet) an arc distance of 191.95 feet to a point; South 75 degrees 44 minutes 23 seconds West a distance of 50.00 feet to a point; along the arc of a curve to the left (said arc being subtended by a chord bearing South 67 degrees 14 minutes 54 seconds West a chord distance of 392.03 feet and having a radius of 710.00 feet) an arc distance of 397.19 feet to a point; South 51 degrees 13 minutes 19 seconds West a distance of 423.00 feet to a point; along the arc of a curve to the right (said arc being subtended by a chord bearing South 56 degrees 28 minutes 26 seconds West a chord distance of 285.60 feet and having a radius of 1,560.00 feet) an arc distance of 286.00 feet to a point; South 61 degrees 43 minutes 34 seconds West a distance of 1,538.26 feet to a point; along the arc of a curve to the right (said arc being subtended by a chord bearing South 69 degrees 42 minutes 00 seconds West a chord distance of 697.76 feet and having a radius of 2,515.00 feet) an arc distance of 700.02 feet to an iron pin set, which iron pin set marks the POINT OF BEGINNING; FROM SAID POINT OF BEGINNING AS THUS ESTABLISHED, thence leaving the southerly right-of-way line of North Point Parkway and running South 12 degrees 19 minutes 35 seconds East a distance of 78.35 feet to an iron pin set on a 100-year flood plain line (typical) (hereinafter referred to as "Point A"); running thence in a generally southwesterly, northwesterly and northerly direction along said 100-year flood plain line a distance of 1,149 feet, more or less, to an iron pin set, which iron pin set is located South 07 degrees 23 minutes 07 seconds East a distance of 66.23 feet from an iron pin set on the southerly right-of-way line of North Point Parkway (hereinafter referred to as "Point B") (the aforesaid distance along said 100-year flood plain line being traversed by a line from Point A to Point B as follows: South 23 degrees 39 minutes 43 seconds West a distance of 264.48 feet to an iron pin set; South 63 degrees 36 minutes 54 seconds West a distance of 199.93 feet to an iron pin set; South 74 degrees 23 minutes 27 seconds West a distance of 116.32 feet to an iron pin set; South 61 degrees 23 minutes 26 seconds West a distance of 159.22 feet to an iron pin set; North 49 degrees 58 minutes 31 seconds West a distance of 63.46 feet to an iron pin set; North 16 degrees 57 minutes 41 seconds West a distance of 83.25 feet to an iron pin set; North 09 degrees 09 minutes 23 seconds East a distance of 249.98 feet to Point B); thence leaving said 100-year flood plain line and running North 07

degrees 23 minutes 07 seconds West a distance of 66.23 feet to an iron pin set on the southerly right-of-way line of North Point Parkway; running thence along the southerly right-of-way line of North Point Parkway the following courses and distances: North 82 degrees 36 minutes 53 seconds East a distance of 351.25 feet to a point; along the arc of a curve to the left (said arc being subtended by a chord bearing North 80 degrees 08 minutes 39 seconds East a distance of 216.81 feet and having a radius of 2,515.00 feet) an arc distance of 216.88 feet to an iron pin set, which iron pin set marks the POINT OF BEGINNING; containing 4.600 acres, more or less, or 200,380 square feet, as shown on Survey for Cousins Properties Incorporated, prepared by Engineering & Inspections Systems, Inc., certified by John Evan Norton, Georgia Registered Land Surveyor No. 1848, dated June 15, 1994.

TOGETHER WITH appurtenant easements contained in the following documents:

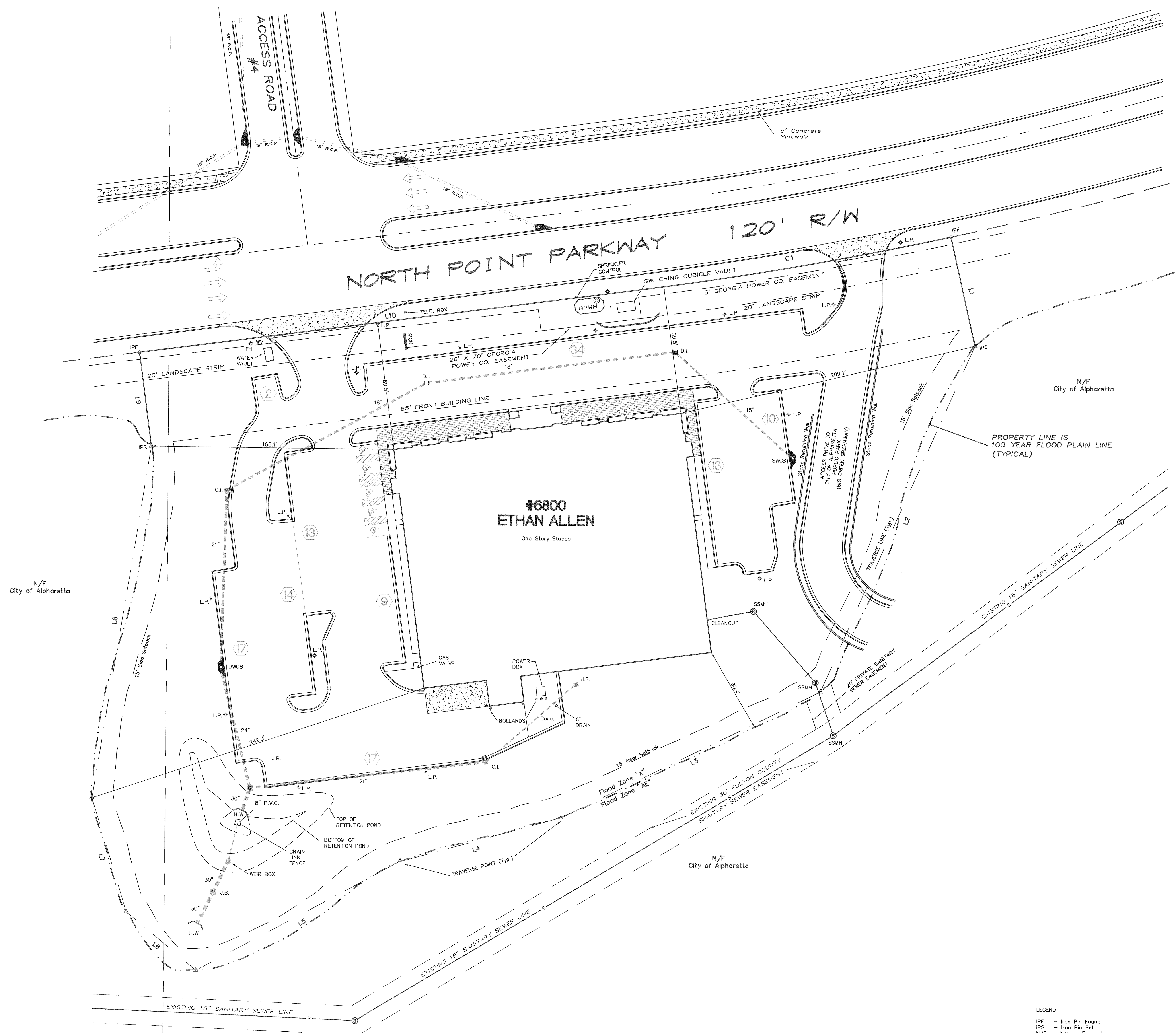
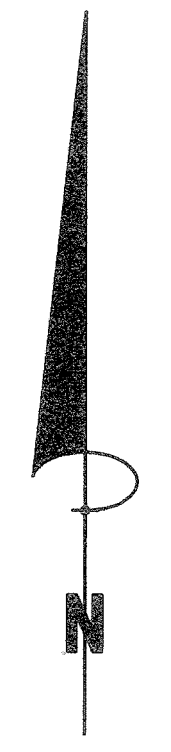
1. Easement Agreement with Covenants and Restrictions Affecting Land by and between Cousins Properties Incorporated and Northpoint Mall Limited Partnership, dated February 18, 1992, recorded in Deed Book 15003, page 51, aforesaid records; as affected by that certain First Amendment to Easement Agreement with Covenants and Restrictions Affecting Land by and between Cousins Properties Incorporated, and Northpoint Mall Limited Partnership, dated November 2, 1992, recorded in Deed Book 15954, page 25, aforesaid records.

2. Master Declaration of Covenants and Easements for North Point by Cousins Properties Incorporated and Spring/Haynes Associates, a Georgia general partnership comprised of ACCBC Holding Company and Cousins Properties Incorporated, dated February 22, 1993, recorded in Deed Book 16331, page 207, aforesaid records; as affected by that certain First Amendment to Master Declaration of Covenants and Easements for Northpoint by Cousins Properties Incorporated, dated October 29, 1993, recorded in Deed Book 17304, page 135, aforesaid records; as further affected by that certain Property Designation by Cousins Properties Incorporated, dated May 31, 1996, recorded in Deed Book 21026, page 180, aforesaid records; as further affected by that certain Second Amendment to Master Declaration of Covenants and Easements for North Point, by Cousins Properties Incorporated and joined in by Dayton Hudson Corporation, dated July 16, 1996, recorded in Deed Book 21208, page 257, aforesaid records; as further affected by that certain Third Amendment to Master Declaration of Covenants and Easements for North Point, by Cousins Properties Incorporated, dated November 21, 2006, recorded in Deed Book 43924, page 263, aforesaid records.

Exhibit "B"

Description of Lease

Ground Lease between Cousins Properties Incorporated and Sears, Roebuck and Co. dated April 7, 1995 as (i) supplemented by the Lease Supplement dated June 17, 1996, (ii) assigned to Ethan Allen, Inc. by the Assignment and Assumption of Ground Lease Agreement dated November 15, 2001, (iii) supplemented by the Memorandum of Assignment and Assumption of Ground Lease dated December 6, 2001, (iv) amended by the First Amendment to Ground Lease dated May 31, 2002, (v) amended by the Tenant notice change of invoice address notification dated March 26, 2003 and (vi) affected by that certain Assignment and Assumption of Lease and Security Deposit by Cousins Properties Incorporated ("Assignor") to FRE 359, LLC ("Assignee") dated March 16, 2007.

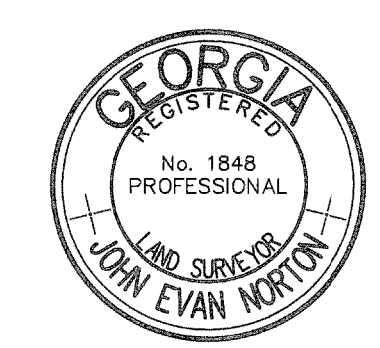


AREA =
200,380 sq. ft.
or 4.600 ac.±

LINE	DIRECTION	DISTANCE
L1	S 12°19'35" E	78.35'
L2	S 23°39'43" W	264.48'
L3	S 63°36'54" W	199.93'
L4	S 74°23'27" W	116.32'
L5	S 61°23'26" W	159.22'
L6	N 49°58'31" W	63.46'
L7	N 16°57'41" W	83.25'
L8	N 09°09'23" E	249.98'
L9	N 07°23'07" E	66.23'
L10	N 82°36'53" E	351.25'

CURVE	BEARING	CHORD	ARC	DELTA	RADIUS
C1	N 80°08'39" E	216.81'	216.88'	4°56'27"	2515.00'

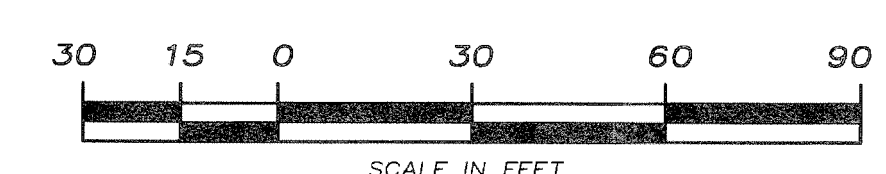
The field data upon which this plot is based has a closure precision of one foot in 31,520 feet and an angular error of 00'01" per angle point and was adjusted using the Crandall Rule, and this plot has been calculated for closure by the coordinate method and is found to be accurate within one foot in ±100,000 feet; and
The linear and angular measurements shown on this plot were obtained by using in the field survey a Leica TCA - 1100 Total Station.



I CERTIFY THAT IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE REAL PROPERTY SURVEYED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
JOHN E. NORTON
GEORGIA REGISTERED LAND SURVEYOR
NO. 1848

TO WHOM IT MAY CONCERN:
I have this date examined the FIRM Flood Hazard Boundary Map, Parcel #131200066 E, dated June 22, 1998, covering incorporated and unincorporated Fulton County, Georgia. Referenced property is located on said map, and a portion of the property is located in an area with special flood hazards, designated as Zone "X".
ZONE "X" (OTHER FLOOD AREAS)-
AREAS OF 500-YEAR FLOOD;
AREAS OF 100-YEAR FLOOD
WITH AVERAGE DEPTHS OF LESS
THAN 1 FOOT OR WITH DRAINAGE
AREAS OF LESS THAN 1 SQUARE
MILE AND AREAS PROTECTED BY
LEVEES FROM 100-YEAR FLOOD

- LEGEND
- IPF - Iron Pin Found
 - IPS - Iron Pin Set
 - N/F - Now or Formerly
 - RB - Rebar
 - R/W - Right of Way
 - D.E. - Drainage Easement
 - S- Sanitary Sewer Line
 - SSMH - Sanitary Sewer Manhole
 - SWCB - Singletree Catchbasin
 - DWCB - Doubleweir Catchbasin
 - J.B. - Junction Box
 - D.I. - Drop Inlet
 - O.C.S. - Outlet Control Structure
 - H.W. - Handwell
 - A.C. - Air Conditioner
 - Tele - Telephone Marker
 - SBTMH - Southern Bell Telephone Manhole
 - P.B. - Power Box
 - P.M. - Power Meter
 - F.H. - Fire Hydrant
 - W.V. - Water Valve
 - W.M. - Water Meter
 - L.P. - Light Pole
 - F.O.M. - Fiber Optic Marker
 - LL - Land Lot
 - S.P. - Signal Pole



SURVEY For			
COUSINS PROPERTIES INCORPORATED			
Located in Land Lots 687,702 1 st Dist. 2 nd Sect. CITY OF ALPHARETTA FULTON COUNTY, GEORGIA			
	Engineering & Inspection Systems, Inc. 825 HARRIS PARKWAY, SUITE 101 ROSWELL, GEORGIA 30076		Scale: 1" = 30'
	(770) 343-8800		Date: 09/18/06
JOB No: 06.1.047	DESIGN: CSC	DRAWN: JEN	CHECKED: JEN
DWG. FILE: 601047-G			

1105 W. Peachtree St. NE, Suite 1000
Atlanta, Georgia 30309-9813
Tel: 404 815-3500
www.sgrlaw.com



William (Bill) Diehl
Direct Tel: 404-815-3627
Direct Fax: 404-685-6927
wdiehl@sgrlaw.com

March 29, 2024

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

Re: Amended Letter of Intent: Tractor Supply Company MP-24-02/CU-24-05/V-24-13 Tractor Supply Company/ North Point Business Center Master Plan Pod 7

This amended letter of intent is being provided to amend the variance review criteria provided in the original Letter of Intent. Applicant is requesting a variance to reduce the parking requirements from the 138 spaces required by the Unified Development Code in §§ 2.5.1B & 2.10.6. The Property is currently developed with 124 spaces, making it possible that a variance or condition was previously approved to reduce the required spaces on the Property. The proposed plan reduces the parking on site to 105 spaces—19 less than currently provided and 33 less than required by code.

As discussed below, this reduced parking is adequate to accommodate the intended business and will not burden surrounding properties.

THE VARIANCE REQUESTS TO THE UDO'S PARKING REQUIREMENTS

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

Yes. The Property as currently developed provides 124 spaces. There are no feasibly developable portions of the Property that could provide additional parking spaces given topographical challenges and the Property's proximity to the Big Creek greenway, an important and popular public outdoor recreational facility. Moreover, the conversion of the 17 spaces on the western portion of the parking lot is necessary for the Applicant's operations and for the operations of numerous other retailers whose business requires exterior facilities to display certain merchandise.

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

Yes. The Property does not meet the current requirements under the Unified Development Code and there is no opportunity for expansion of parking facilities on the parcel due to topography and adjacent uses. The parking study provided with the Application indicates that the Property would require between 59 and 67 parking spaces during regular weekend activities. The proposal exceeds that need by 38 spaces (nearly 60%). The hardship on this development is particularly acute here, where the Property has already been developed and opportunities for redesign or expansion are limited.

C. Are there conditions that are peculiar to the subject property?

Yes. As previously stated, the topography, geography, and development conditions of the Property limit the extent to which new parking facilities or other merchandising could be developed. Here, the Property's proximity to the Big Creek Greenway also makes expansion beyond the existing footprint or parking facility undesirable. Without developable space, Tractor Supply must look to existing developed area for the expansion of its merchandizing. Unused and unnecessary parking areas are the only available locations in which this activity can occur.

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

No. The parking variance is unlikely to affect the use and/or value of any surrounding properties. The reduced parking numbers are sufficient to service the Subject Property and its use. The reduction in parking is unlikely to have any impact on the surrounding properties. The Subject Property is relatively isolated from other retail centers, being 500 ft. from the Auto Indulgence business to the west and 1,200 ft. from the Dave & Buster's to the east. Accordingly, the likelihood of customers walking between the properties (particularly one carrying packages) unlikely. Any reductions of parking minimums on the Subject Property would not result in customers using other lots to access the Subject Property.

Operational procedures will be implemented to ensure that customers will not use the Big Creek Greenway parking for this facility. Those include signage to direct all customers to the parking facilities on site and away from the Big Creek parking facility and enforcement measures.

E. Additional support for the variance request:

The proposal seeks a reduction in the parking spaces by 19 spaces (from 124 to 104, or a reduction of about 15%). The proposal results in a parking ratio of 321 sq. ft./space. The amounts and ratios are consistent with the parking designated for other freestanding commercial uses, which have similar or less parking spaces and similar parking ratios:

Ethan Allen (approx.. 60 spaces; 12,190 sq. ft.¹; 203 sq. ft./ space)
Haverty's (approx.. 100 spaces; 53,299 sq. ft.; 532.99 sq. ft./space)
Rooms To Go (approx.. 75 spaces; 13,193 sq. ft.; 175 sq. ft./space)
American Backyard (approx.. 75 spaces; 15,474 sq. ft.; 206 sq. ft./space)

The Comprehensive Plan identifies the North Point District as being an important component of its economic development and land use plans. The Comprehensive plan identifies that vacancy rates have increased in the retail sector, particularly in this corridor. (Comprehensive Plan Pg. 17). This application provides an opportunity to address the vacancy on the Subject Property by permitting a nationally recognizable brand with a reputation for providing quality goods and services. That brand requires outdoor merchandising space to display quality goods related to residential home care.

The Subject Property is in the Mixed-Use Character Area and a part of the North Point LCI. The Mixed-Use Character Area envisions a variety of commercial uses (including retail uses). While the PSC zoning district is not identified as a future zoning district applicable to this character area, the application does not seek a change in the zoning district, but only a change in the parking area requirements and a conditional use permit that would expand the . The North Point Livable Centers Initiative ("LCI"), updated in 2018, identifies that surface parking lots predominate the land uses in the North Point overlay. (LCI pg. 27). The need to reevaluate parking requires is also identified as a plan for the City within five-years. (LCI, pg. 98).

SMITH GAMBRELL & RUSSELL



William J. Diehl
wdiehl@sgrlaw.com

¹ All of the figures here are based on total square footage from Fulton County Tax Assessors.



MEMORANDUM

TO: The City Alpharetta

FROM: Kathryn M. Zickert

DATE: February 29, 2024

RE: Trip Generation and Parking Report—Tractor Supply Company (“TSC”)—6800 North Point Parkway (the “Subject Property”)

The proposed conditional use permit will not overly burden existing streets nor will the requested parking reduction result in insufficient parking for the use. As detailed in the Letter of Intent, the proposed use is not expected to generate materially more traffic on North Point Parkway than the previous or surrounding uses. North Point Parkway is identified by the Georgia Department of Transportation’s Functional Classification System as a Major Collector Street. There are no known capacity concerns on the street.

Because TSC’s operations do not fit wholly within the land uses detailed in the Institute of Traffic Engineer’s Trip Generation Manual, this memorandum provides detail on various uses to approximate the impact on traffic generation. The following data is provided from the Trip Generation Manual:

		A.M. Peak			P.M. Peak			Weekend Trips
Land Use (ITE Code)	Intensity	In	Out	Total	In	Out	Total	Daily Total
Hardware/Paint Store (816)	34,000 sq. ft.	(not available)	(not available)	36.72	77.34	87.2186	164.56	394.4 (peak hour)
Home Improvement Store (862)		28.87	21.78	50.66	38.81	40.40	79.22	1,928.48

Pet Supply Superstore (866)		(not available)	(not available)	(not available)	57.46	57.46	114.92	237.32 (peak hour)
Tractor Supply Store (810) ¹		(not available)	(not available)	(not available)	22.37	25.23	47.6	107.78 (peak hour)

(Source: Institute of Transportation Engineers, Trip Generation Manual (9th Ed.)).

By way of comparison to other retail uses that exist within the area and would be permitted by the Master Plan, TSC's use of the Subject Property will not result in a material increase in traffic. A Discount Supermarket, which includes the sale of foods (Land Use: 854) would generate 328.1 trips per hour on weekends (3,802.9 trips per day). A restaurant/bar (Land Use: 932) would generate 422.1 trips per hour on weekends (using only the retail floor space—30,000 sq. ft.—as the multiplier for trip generation). Such a use would generate significantly greater trips than the amount of trips that would be expected of other uses in the area. Even a Furniture Store (Land Use: 890), such as the former Ethan Allen, would generate approximately 32.3 trips per hour on weekends (167.96 daily trips).

In addition, the planned parking is sufficient to accommodate the use. The analysis of the parking requirements, performed according to TSC's parking requirements (based on extensive parking analysis of operating TSC stores) indicates that TSC demands on weekends are approximately 59-67 parking spaces used per hour. (See, Parking Evaluation Report). The 104 spaces provided in the site plan clearly provide adequate capacity for this use.

Moreover, the parking ratio is generally consistent with the existing parking ratios surrounding the Subject Property. The following are demonstrative:

Ethan Allen (approx.. 60 spaces; 12,190 sq. ft.; 203 sq. ft./ space)
Haverty's (approx.. 100 spaces; 53,299 sq. ft.; 532.99 sq. ft./space)
Rooms To Go (approx.. 75 spaces; 13,193 sq. ft.; 175 sq. ft./space)
American Backyard (approx.. 75 spaces; 15,474 sq. ft.; 206 sq. ft./space)

¹ The Tractor Supply Store land use code in the Trip Generation Manual details uses that include the "sale of agricultural and garden equipment, power tools, vehicle maintenance parts and heavy-duty outdoor machinery." While this use generally speaks to TSC's operations, the land use code speaks to more agricultural and commercial users, whereas TSC's users are traditional consumers. Nevertheless, the traffic counts are instructive of the anticipated traffic counts here.



OXFORD
ARCHITECTURE

2934 Soko Drive
Suite 100
Nashville, TN 37204

Architecture
Planning
Interior Architecture



TRACTOR SUPPLY COMPANY

ALPHARETTA,
GEORGIA

Tractor Supply Company shall not be responsible for the payment of any work performed or material supplied by the Contractor or any of its sub-contractors, sub-subcontractors and anyone claiming by through or under any of them which is not identified in writing and signed by one of the following Tractor Supply Company personnel: Vice President Real Estate, Director of Construction, or a Construction Project Manager. No action, conduct, omission, prior failure, or course of dealing by Tractor Supply Company shall act to waive, modify, change or alter the requirement that all work, whether by contract, change order or change directive, must be in writing and signed by the personnel identified in this provision. Any work performed or material provided by the Contractor, any of its sub-contractors, sub-subcontractors contrary to this provision shall be at its own risk and own expense and Tractor Supply Company shall not be obligated to reimburse or pay the Contractor or any of its sub-contractors, sub-subcontractors for same.

All measurements and items portrayed on this sheet are deemed to be accurate by architect, however all bidding General Contractors should field verify the actual conditions. Any changes to the scope of work, and thus potential change orders, should be identified and communicated in your bid submittal to TSC.

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

Job Number: 2383

Date: 01.25.2024

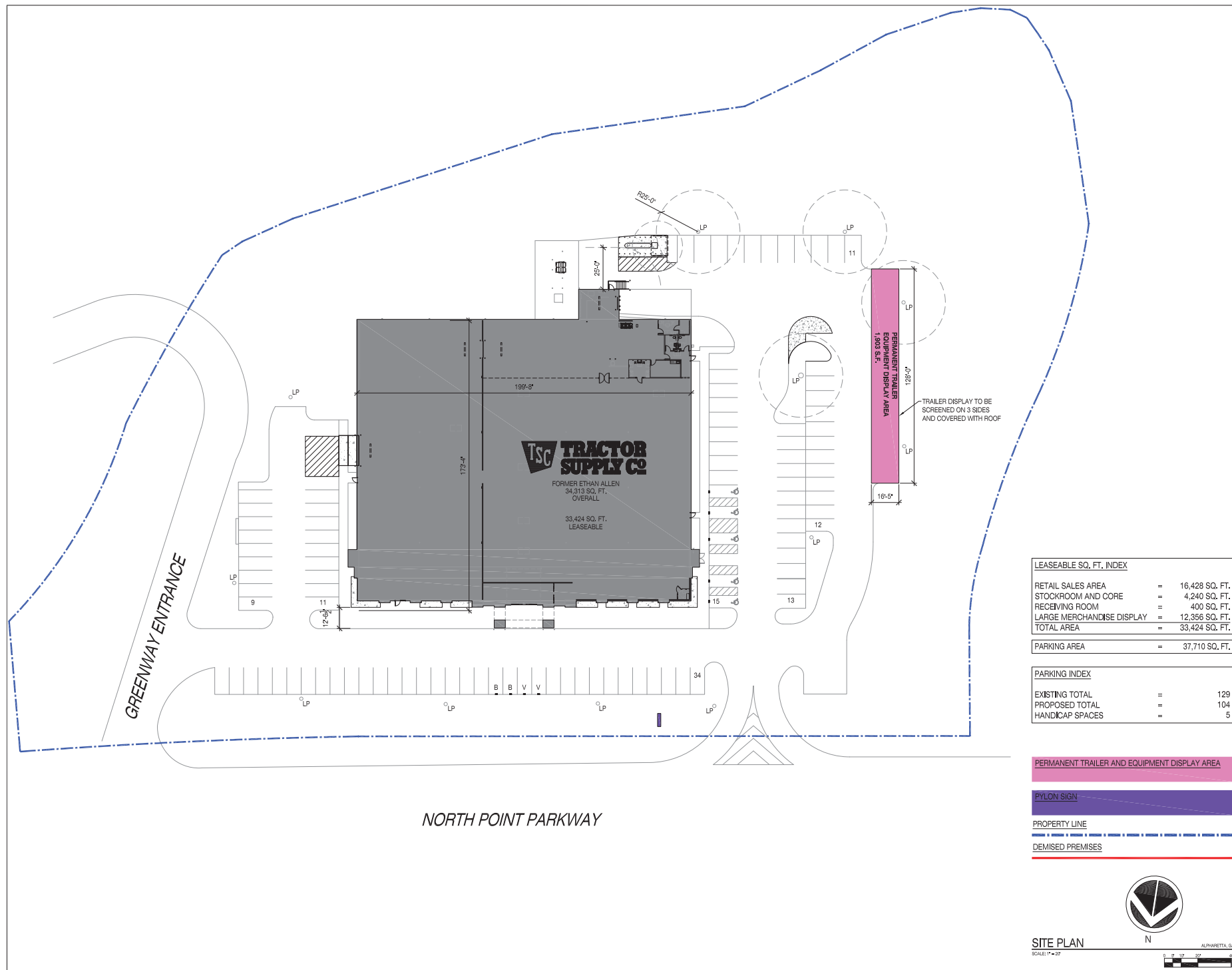
Revisions:

Revisions:

Revisions:

Revisions:

Sheet Number: AS-1



LEASEABLE SQ. FT. INDEX	
RETAIL SALES AREA	= 16,428 SQ. FT.
STOCKROOM AND CORE	= 4,240 SQ. FT.
RECEIVING ROOM	= 400 SQ. FT.
LARGE MERCHANDISE DISPLAY	= 12,356 SQ. FT.
TOTAL AREA	= 33,424 SQ. FT.
PARKING AREA	= 37,710 SQ. FT.

PARKING INDEX	
EXISTING TOTAL	= 129
PROPOSED TOTAL	= 104
HANDICAP SPACES	= 5

PERMANENT TRAILER AND EQUIPMENT DISPLAY AREA
PYLON SIGN
PROPERTY LINE
DEMISED PREMISES

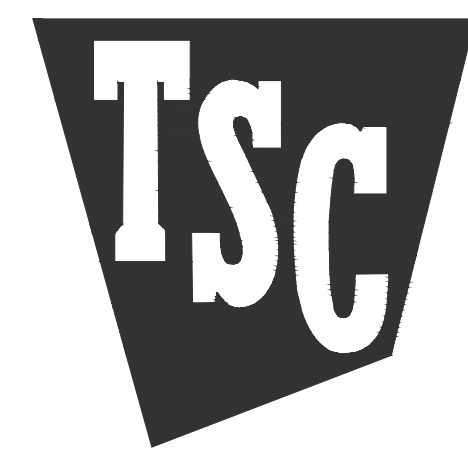
SITE PLAN
SCALE: 1" = 30'
N
ALPHARETTA, GA



OXFORD
ARCHITECTURE

2934 Sidco Drive
Suite 120
Nashville, TN 37204

Architecture
Planning
Interior Architecture



TRACTOR SUPPLY COMPANY
ALPHARETTA,
GEORGIA

Tractor Supply Company shall not be responsible for the payment of any work performed or material supplied by the Contractor or any of its sub-contractors, sub-subcontractors and anyone claiming by through or under any of them which is not identified in writing and signed by one of the following Tractor Supply Company personnel: Vice President, Real Estate, Director of Construction, or a Construction Project Manager. No action, conduct, omission, prior failure, or course of dealing by Tractor Supply Company shall act to waive, modify, change or alter the requirement that all work, whether by contract, change order or change directive, must be in writing and signed by the personnel identified in this provision. Any work performed or material provided by the Contractor, any of its sub-contractors, sub-subcontractors contrary to this provision shall be at its own risk and own expense and Tractor Supply Company shall not be obligated to reimburse or pay the Contractor or any of its sub-contractors, sub-subcontractors for same.

All measurements and items portrayed on this sheet are deemed to be accurate by architect, however all bidding General Contractors should field verify the actual conditions. Any changes to the scope of work, and thus potential change orders, should be identified and communicated in your bid submittal to TSC.

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

Job Number: 2363

Date: 09.21.2023

Revisions:

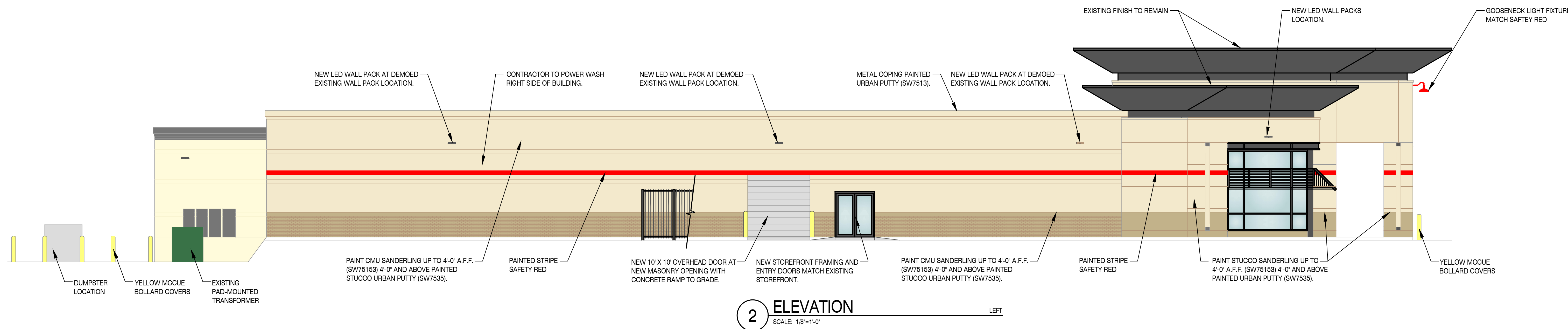
Revisions:

Revisions: ARCHITECTURAL ELEVATIONS

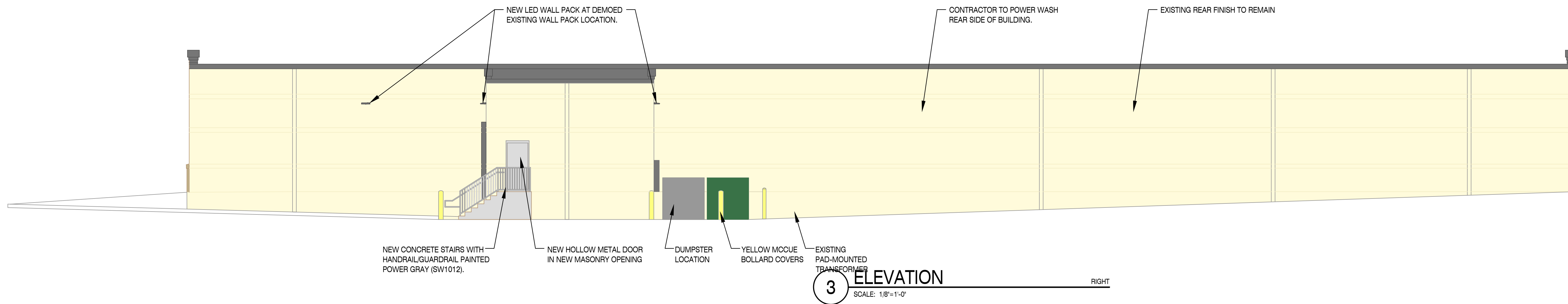
Sheet Number: A2.0



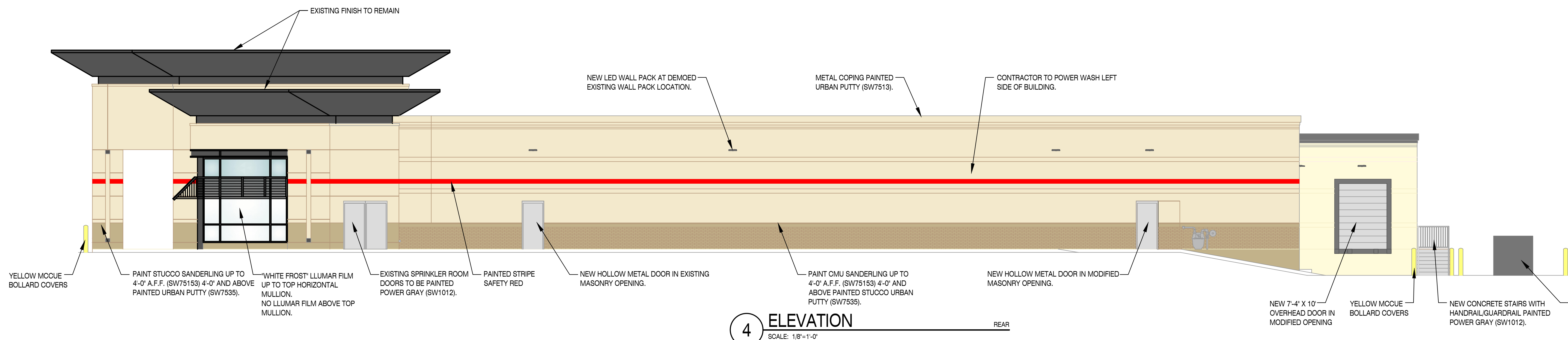
1 ELEVATION
SCALE: 1/8"=1'-0"



2 ELEVATION
SCALE: 1/8"=1'-0"



3 ELEVATION
SCALE: 1/8"=1'-0"



4 ELEVATION
SCALE: 1/8"=1'-0"

Real Estate

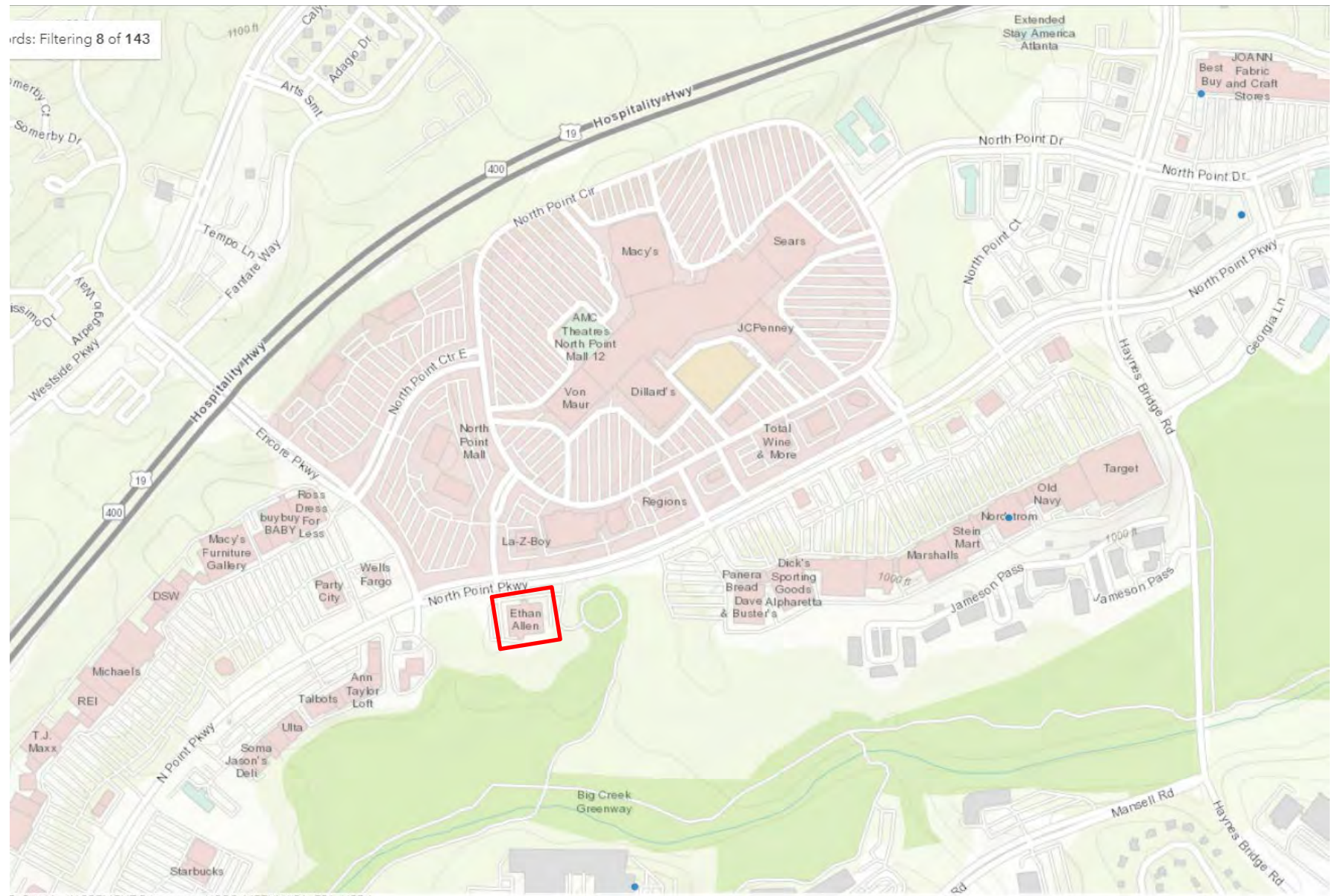
View Bill

As of	2/29/2024
Bill Year	2023
Bill	2306987
Owner	ALPHA LAND PARTNERS LLC
Parcel ID	12 -2610-0687-027-6

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2023	\$13,308.49	\$13,308.49	\$0.00	\$0.00	\$0.00
TOTAL		\$13,308.49	\$13,308.49	\$0.00	\$0.00	\$0.00

Evidence of No Code Enforcement Violations

ards: Filtering 8 of 143



E: Gormin INCREMENT P Intermap LIGGS MET/MACA EPA USGA

Parking Evaluation	Existing	Code	ITE		ITE
			General Retail		Tractor Supply
			3.5/ 1 K	4.0/ 1K	Approx 50% *
Leaseable Area	33,424		117	134	59 - 67
Current Spaces	129	167			
Ratio	1 / 259 sf	1 / 200 sf			
TSC Proposed					
Spaces	104				
Ratio	1 /321 sf				

* Institute of Traffic Engineers

Parking Manual & Trip Generation Data

Within Trip Generation data, Tractor Supply Co (category #810)
50% of General Retail

Saturday Peak Hour Trips are approx

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: MP-24-02/CU-24-05/V-24-13

PH #: PHA240011

☐ 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: Tractor Supply Company c/o Kathryn M. Zickert (Smith, Gambrell, and Russell, LLP)

Telephone: 404.815.3704

Address: 1105 W. Peachtree St. NE

Suite: 1000

City Atlanta

State: GA

Zip: 30309

Fax: 404.685.7004

Mobile Tel: 404.815.3704

Email: kzickert@sgrlaw.com

Subject Property Information:

Address: 6800 North Point Parkway, Alpharetta, GA 30022

Current Zoning: PSC

District: 1st

Section: 2nd

Land Lot: 687 & 702

Parcel ID: 12 261006870276

Proposed Zoning: PSC

Current Use: Vacant Retail Shopping Center

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.

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

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

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

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

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

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

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

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

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.

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

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

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.

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

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Alpha Land Partners, LLC

Telephone: _____

Address: 289 S. Culver Street

Suite: _____

City Lawrenceville

State: GA

Zip: 30046

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: Alpha Land Partners, LLC c/o Kathryn M. Zickert
(Smith, Gambrell, and Russell, LLP)

Telephone: 404.815.3704

Address: 1105 W. Peachtree St. NE

Suite: 1000

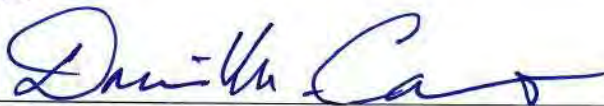
City Atlanta

State: GA

Zip: 30309

So Sworn and Attested:

Owner Signature:



(Authorized Agent for Alpha Land Partners, LLC)

Date:

2/26/24

Notary:

See Attached Certificate

Notary Signature: _____

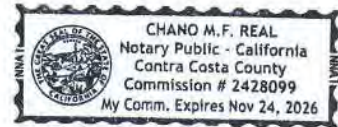
Date: _____

Attachment to: Property Owner Authorization

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA §
 §
COUNTY OF §

Subscribed and sworn to (or affirmed) before me on this 26 day of February 2024, by Damian Cano who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Signature Chano

(Seal)

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 Owner or Opponent: Damian M. Cano

(Authorized Agent for Alpha Land Partners, LLC)

Subject Public Hearing Case: 6800 North Point Parkway

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: _____ 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: Damian M. Cano

(Authorized Agent for Alpha Land Partners, LLC)

Date: 2.23.2024

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: Robert L. Rogers III
(Authorized Agent for Tractor Supply Company)
Subject Public Hearing Case: Tractor Supply Co. / 6800 North Point Pkwy

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: _____ 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: Robert L. Rogers III
Robert L. Rogers III (Feb 22, 2024 12:35 CST)

Date: Feb 22, 2024

(Authorized Agent for Tractor Supply Company)

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

Subject Public Hearing Case: Tractor Supply Co. - 6800 North Point Pkwy.

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: _____ 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: 2.28.2024

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

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

Subject Public Hearing Case: Tractor Supply Co. - 6800 North Point Pkwy.

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: _____ 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: _____



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

Date: 2.28.2024

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

Subject Public Hearing Case: Tractor Supply Co. - 6800 North Point Pkwy.

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: _____ 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: Kathryn M Zickert

Date: 2.28.2024

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

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: William J. Diehl (Smith, Gambrell, and Russell, LLP)

Subject Public Hearing Case: Tractor Supply Co. - 6800 North Point Pkwy.

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: _____ 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: _____



William J. Diehl (Smith, Gambrell, and Russell, LLP)

Date: 2.28.2024

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

Subject Public Hearing Case: Tractor Supply Co. - 6800 North Point Pkwy.

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: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

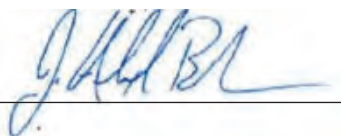
Description of Contribution: _____ Value: _____

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: 2.28.2024

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: Tractor Supply Company, 6800 North Point Parkway

Contact Name: Kathryn Zickert, Smith, Gambrell & Russell, LLP Telephone: 404-815-3704

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

All persons in the attached mailing matrix.

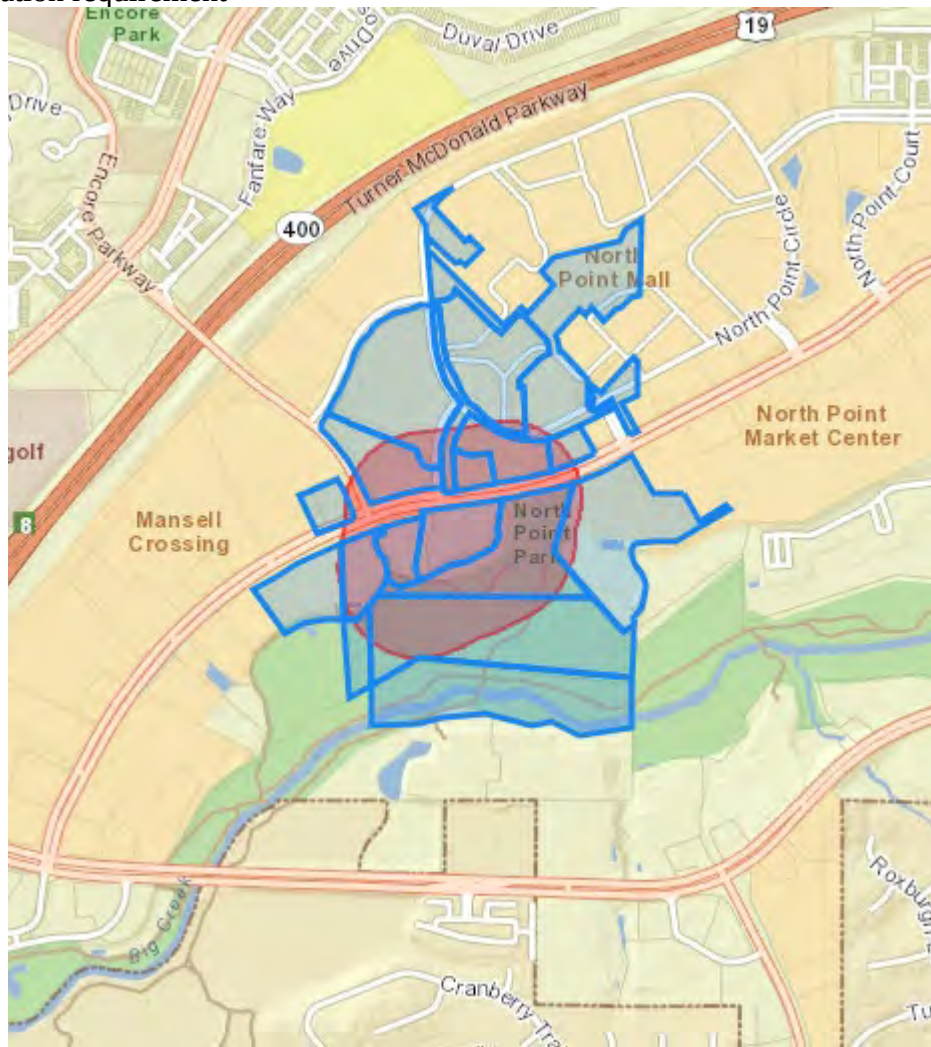
Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- | | |
|--|--|
| ☒ 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.

Persons within the surrounding area will be contacted by letter with information concerning the project. The applicant's representative will provide contact information to answer any questions concerning the proposal and will be available to listen to community concerns and feedback and willing to discuss accommodations to address those concerns.

500' notification requirement



12 261006870292	BLUE VENTURES LLC	12274 CRABAPPLE RD	ALPHARETTA GA 30004
12 261006880341	VON MAUR INC	6565 N BRADY ST	DAVENPORT IA 52806-2054
12 261007020392	HOLLYWOOD CAMARILLO PARTNERS L P	P.O. BOX 250509	ATLANTA GA 30305
12 261006870326	WACHOVIA BANK OF GEORGIA	P.O. BOX 2609	CARLSBAD CA 92018-2609
12 261007020384	ALPHA Z-BOY PARTNERS LLC	940 EMMETT AVE STE 200	BELMONT CA 94002-3881
12 261006870466	BRI 1870 NORTH POINT LLC	P O BOX 1368	CARLSBAD CA 92018
12 261006880440	REEP RTL NPM GA LLC	51 MADISON AVE	NEW YORK NY 10010
12 261007020400	HUBERT PROP LLLP	850 KENNESAW AVE NW STE 2	MARIETTA GA 30060-1095
12 273007020355	NPMC RETAIL LC	2100 MC KINNEY AVE STE 700	DALLAS TX 75201
12 262006860093	THOMAS L M JR	P.O. BOX 538	SUMMERVILLE GA 30747
12 262006550181	CORO NORTH POINT LLC	3715 NORTHSIDE PKWY STE 100	ATLANTA GA 30327
12 262006860192	CITY OF ALPHARETTA	2 SOUTH MAIN ST	ALPHARETTA GA 30004
12 262006860200	CITY OF ALPHARETTA THE	2 S MAIN ST	ALPHARETTA GA 30009
12 261006870458	BRI 1870 NORTH POINT LLC	P O BOX 1368	CARLSBAD CA 92018
12 261006870474	BRI 1870 NORTH POINT LLC	1140 E HALLANDALE BEACH BLVD	HALLANDALE FL 33009
12 261006870276	ALPHA LAND PARTNERS LLC	289 S CULVER ST	LAWRENCEVILLE GA 30046-4805
12 261006870482	CITY OF ALPHARETTA THE	2 S MAIN ST	ALPHARETTA GA 30009

BLUE VENTURES LLC
12274 CRABAPPLE RD
ALPHARETTA GA 30004

CORO NORTH POINT LLC
3715 NORTHSIDE PKWY STE 100
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6565 N BRADY ST
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CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

HOLLYWOOD CAMARILLO PARTNERS L P
P.O. BOX 250509
ATLANTA GA 30305

CITY OF ALPHARETTA THE
2 S MAIN ST
ALPHARETTA GA 30009

WACHOVIA BANK OF GEORGIA
P.O. BOX 2609
CARLSBAD CA 92018-2609

BRI 1870 NORTH POINT LLC
P O BOX 1368
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ALPHA Z-BOY PARTNERS LLC
940 EMMETT AVE STE 200
BELMONT CA 94002-3881

BRI 1870 NORTH POINT LLC
1140 E HALLANDALE BEACH BLVD
HALLANDALE FL 33009

BRI 1870 NORTH POINT LLC
P O BOX 1368
CARLSBAD CA 92018

ALPHA LAND PARTNERS LLC
289 S CULVER ST
LAWRENCEVILLE GA 30046-4805

REEP RTL NPM GA LLC
51 MADISON AVE
NEW YORK NY 10010

CITY OF ALPHARETTA THE
2 S MAIN ST
ALPHARETTA GA 30009

HUBERT PROP LLLP
850 KENNESAW AVE NW STE 2
MARIETTA GA 30060-1095

NPMC RETAIL LC
2100 MC KINNEY AVE STE 700
DALLAS TX 75201

THOMAS L M JR
P.O. BOX 538
SUMMERVILLE GA 30747

Transfer Tax: \$3,929.20

After recordation, return to:
Piedmont Title Insurance Agency, Inc.
150 East Ponce de Leon Avenue
Suite 330
Decatur, Georgia 30030
Attn: Isabel M. Garcia

STATE OF GEORGIA

COUNTY OF FULTON

LIMITED WARRANTY DEED

THIS INDENTURE is made as of the 11 day of September, 2007, by and between FRE 359, LLC, a Delaware limited liability company ("Grantor"), and VILLAGE/CREATIVE LABS PARTNERS, L.P., a California limited partnership ("Grantee"). The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

WITNESSETH:

GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt, adequacy, and sufficiency of which are hereby acknowledged by Grantor, has granted, bargained, sold, aliened, conveyed and confirmed and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee the following real property described on Exhibit "A" attached hereto and by reference made a part hereof (the "Land"), together with the reversionary interest of Grantor in the improvements on the Land pursuant to the lease(s) identified on Exhibit "B" attached hereto and by reference made a part hereof (the Land together with such reversionary interest hereinafter collectively referred to as the "Property");

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

AND GRANTOR WILL WARRANT and forever defend the right and title to the Property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

As between Grantor and Grantee, this conveyance and the foregoing warranty of title are expressly subject to those matters more particularly set forth on Exhibit "C" attached hereto and by this reference made a part hereof. The foregoing shall not extend or modify any such exceptions nor shall it create any rights in parties who do not expressly have rights under such referenced items.

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

GRANTOR:

Signed, sealed and delivered
in the presence of:

Witness *[Signature]*

FRE 359, LLC,
a Delaware limited liability company

By: First American Exchange Company,
a Delaware limited liability company,
its sole member

By: *[Signature]*
Name: By: Paulo L. Sanchez, Assistant Secretary
Its: _____

STATE OF CALIFORNIA §
COUNTY OF Santa Clara §

On Sept. 7, 2007 before me, Maria G. Boone, a Notary Public in and for said County and State, personally appeared Paulo L. Sanchez, personally known to me ~~for~~ proved to me on the basis of ~~satisfactory evidence~~ to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Maria G. Boone
Signature of Notary

(For notary seal or stamp)



Exhibit "A"**LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 687 and 702 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at a point which would form the intersection of the southerly right-of-way line of North Point Parkway (having a variable right-of-way width) and the westerly right-of-way line of Haynes Bridge Road (having a variable right-of-way width) if such rights-of-way were extended to form an angle; running thence along such extension of the southerly right-of-way line of North Point Parkway South 83 degrees 16 minutes 29 seconds West a distance of 20.00 feet to a point; running thence along the southerly right-of-way line of North Point Parkway the following courses and distances: South 83 degrees 16 minutes 29 seconds West a distance of 68.56 feet to a point; along the arc of a curve to the left (said arc being subtended by a chord bearing South 73 degrees 45 minutes 39 seconds West a chord distance of 191.07 feet and having a radius of 578.00 feet) an arc distance of 191.95 feet to a point; South 75 degrees 44 minutes 23 seconds West a distance of 50.00 feet to a point; along the arc of a curve to the left (said arc being subtended by a chord bearing South 67 degrees 14 minutes 54 seconds West a chord distance of 392.03 feet and having a radius of 710.00 feet) an arc distance of 397.19 feet to a point; South 51 degrees 13 minutes 19 seconds West a distance of 423.00 feet to a point; along the arc of a curve to the right (said arc being subtended by a chord bearing South 56 degrees 28 minutes 26 seconds West a chord distance of 285.60 feet and having a radius of 1,560.00 feet) an arc distance of 286.00 feet to a point; South 61 degrees 43 minutes 34 seconds West a distance of 1,538.26 feet to a point; along the arc of a curve to the right (said arc being subtended by a chord bearing South 69 degrees 42 minutes 00 seconds West a chord distance of 697.76 feet and having a radius of 2,515.00 feet) an arc distance of 700.02 feet to an iron pin set, which iron pin set marks the POINT OF BEGINNING; FROM SAID POINT OF BEGINNING AS THUS ESTABLISHED, thence leaving the southerly right-of-way line of North Point Parkway and running South 12 degrees 19 minutes 35 seconds East a distance of 78.35 feet to an iron pin set on a 100-year flood plain line (typical) (hereinafter referred to as "Point A"); running thence in a generally southwesterly, northwesterly and northerly direction along said 100-year flood plain line a distance of 1,149 feet, more or less, to an iron pin set, which iron pin set is located South 07 degrees 23 minutes 07 seconds East a distance of 66.23 feet from an iron pin set on the southerly right-of-way line of North Point Parkway (hereinafter referred to as "Point B") (the aforesaid distance along said 100-year flood plain line being traversed by a line from Point A to Point B as follows: South 23 degrees 39 minutes 43 seconds West a distance of 264.48 feet to an iron pin set; South 63 degrees 36 minutes 54 seconds West a distance of 199.93 feet to an iron pin set; South 74 degrees 23 minutes 27 seconds West a distance of 116.32 feet to an iron pin set; South 61 degrees 23 minutes 26 seconds West a distance of 159.22 feet to an iron pin set; North 49 degrees 58 minutes 31 seconds West a distance of 63.46 feet to an iron pin set; North 16 degrees 57 minutes 41 seconds West a distance of 83.25 feet to an iron pin set; North 09 degrees 09 minutes 23 seconds East a distance of 249.98 feet to Point B); thence leaving said 100-year flood plain line and running North 07

degrees 23 minutes 07 seconds West a distance of 66.23 feet to an iron pin set on the southerly right-of-way line of North Point Parkway; running thence along the southerly right-of-way line of North Point Parkway the following courses and distances: North 82 degrees 36 minutes 53 seconds East a distance of 351.25 feet to a point; along the arc of a curve to the left (said arc being subtended by a chord bearing North 80 degrees 08 minutes 39 seconds East a distance of 216.81 feet and having a radius of 2,515.00 feet) an arc distance of 216.88 feet to an iron pin set, which iron pin set marks the POINT OF BEGINNING; containing 4.600 acres, more or less, or 200,380 square feet, as shown on Survey for Cousins Properties Incorporated, prepared by Engineering & Inspections Systems, Inc., certified by John Evan Norton, Georgia Registered Land Surveyor No. 1848, dated June 15, 1994.

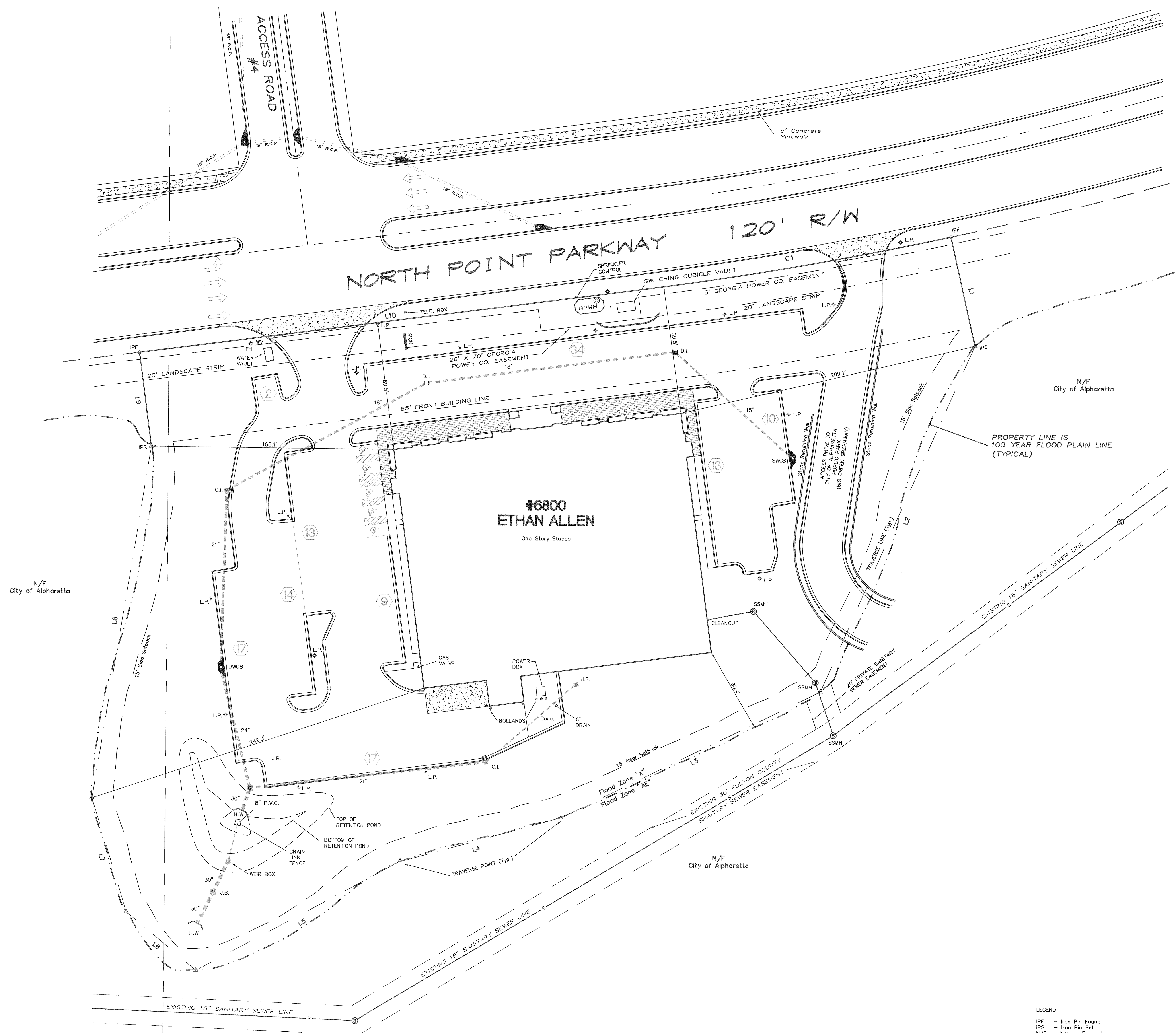
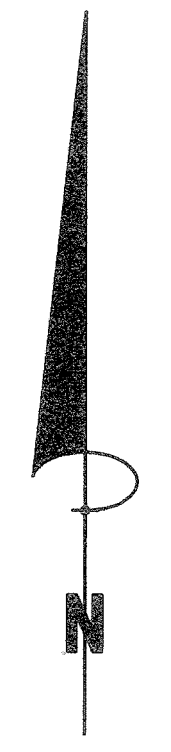
TOGETHER WITH appurtenant easements contained in the following documents:

1. Easement Agreement with Covenants and Restrictions Affecting Land by and between Cousins Properties Incorporated and Northpoint Mall Limited Partnership, dated February 18, 1992, recorded in Deed Book 15003, page 51, aforesaid records; as affected by that certain First Amendment to Easement Agreement with Covenants and Restrictions Affecting Land by and between Cousins Properties Incorporated, and Northpoint Mall Limited Partnership, dated November 2, 1992, recorded in Deed Book 15954, page 25, aforesaid records.
2. Master Declaration of Covenants and Easements for North Point by Cousins Properties Incorporated and Spring/Haynes Associates, a Georgia general partnership comprised of ACCBC Holding Company and Cousins Properties Incorporated, dated February 22, 1993, recorded in Deed Book 16331, page 207, aforesaid records; as affected by that certain First Amendment to Master Declaration of Covenants and Easements for Northpoint by Cousins Properties Incorporated, dated October 29, 1993, recorded in Deed Book 17304, page 135, aforesaid records; as further affected by that certain Property Designation by Cousins Properties Incorporated, dated May 31, 1996, recorded in Deed Book 21026, page 180, aforesaid records; as further affected by that certain Second Amendment to Master Declaration of Covenants and Easements for North Point, by Cousins Properties Incorporated and joined in by Dayton Hudson Corporation, dated July 16, 1996, recorded in Deed Book 21208, page 257, aforesaid records; as further affected by that certain Third Amendment to Master Declaration of Covenants and Easements for North Point, by Cousins Properties Incorporated, dated November 21, 2006, recorded in Deed Book 43924, page 263, aforesaid records.

Exhibit "B"

Description of Lease

Ground Lease between Cousins Properties Incorporated and Sears, Roebuck and Co. dated April 7, 1995 as (i) supplemented by the Lease Supplement dated June 17, 1996, (ii) assigned to Ethan Allen, Inc. by the Assignment and Assumption of Ground Lease Agreement dated November 15, 2001, (iii) supplemented by the Memorandum of Assignment and Assumption of Ground Lease dated December 6, 2001, (iv) amended by the First Amendment to Ground Lease dated May 31, 2002, (v) amended by the Tenant notice change of invoice address notification dated March 26, 2003 and (vi) affected by that certain Assignment and Assumption of Lease and Security Deposit by Cousins Properties Incorporated ("Assignor") to FRE 359, LLC ("Assignee") dated March 16, 2007.

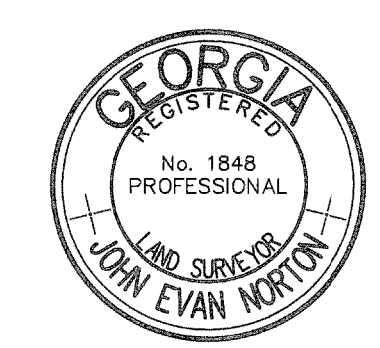


AREA =
200,380 sq. ft.
or 4.600 ac.±

LINE	DIRECTION	DISTANCE
L1	S 12°19'35" E	78.35'
L2	S 23°39'43" W	264.48'
L3	S 63°36'54" W	199.93'
L4	S 74°23'27" W	116.32'
L5	S 61°23'26" W	159.22'
L6	N 49°58'31" W	63.46'
L7	N 16°57'41" W	83.25'
L8	N 09°09'23" E	249.98'
L9	N 07°23'07" E	66.23'
L10	N 82°36'53" E	351.25'

CURVE	BEARING	CHORD	ARC	DELTA	RADIUS
C1	N 80°08'39" E	216.81'	216.88'	4°56'27"	2515.00'

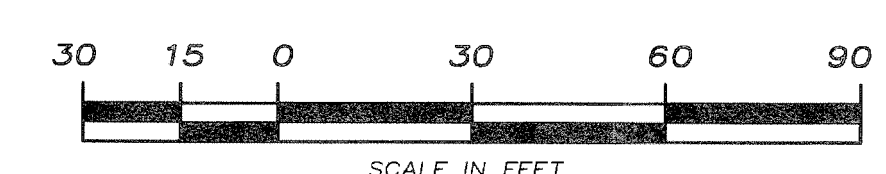
The field data upon which this plot is based has a closure precision of one foot in 31,520 feet and an angular error of 00'01" per angle point and was adjusted using the Crandall Rule, and this plot has been calculated for closure by the coordinate method and is found to be accurate within one foot in ±100,000 feet; and
The linear and angular measurements shown on this plot were obtained by using in the field survey a Leica TCA - 1100 Total Station.



I CERTIFY THAT IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE REAL PROPERTY SURVEYED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
JOHN E. NORTON
GEORGIA REGISTERED LAND SURVEYOR
NO. 1848

TO WHOM IT MAY CONCERN:
I have this date examined the FIRM Flood Hazard Boundary Map, Parcel #131200066 E, dated June 22, 1998, covering incorporated and unincorporated Fulton County, Georgia. Referenced property is located on said map, and a portion of the property is located in an area with special flood hazards, designated as Zone "X".
ZONE "X" (OTHER FLOOD AREAS)-
AREAS OF 500-YEAR FLOOD;
AREAS OF 100-YEAR FLOOD
WITH AVERAGE DEPTHS OF LESS
THAN 1 FOOT OR WITH DRAINAGE
AREAS OF LESS THAN 1 SQUARE
MILE AND AREAS PROTECTED BY
LEVEES FROM 100-YEAR FLOOD

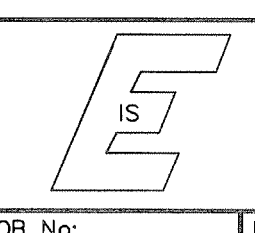
- LEGEND
- IPF - Iron Pin Found
 - IPS - Iron Pin Set
 - N/F - Now or Formerly
 - RB - Rebar
 - R/W - Right of Way
 - D.E. - Drainage Easement
 - S- Sanitary Sewer Line
 - SSMH - Sanitary Sewer Manhole
 - SWCB - Singletree Catchbasin
 - DWCB - Doubleweir Catchbasin
 - J.B. - Junction Box
 - D.I. - Drop Inlet
 - O.C.S. - Outlet Control Structure
 - H.W. - Handwell
 - A.C. - Air Conditioner
 - Tele - Telephone Marker
 - SBTMH - Southern Bell Telephone Manhole
 - P.B. - Power Box
 - P.M. - Power Meter
 - F.H. - Fire Hydrant
 - W.V. - Water Valve
 - W.M. - Water Meter
 - L.P. - Light Pole
 - F.O.M. - Fiber Optic Marker
 - LL - Land Lot
 - S.P. - Signal Pole



SURVEY
For

COUSINS PROPERTIES INCORPORATED

Located in
Land Lots 687,702 1st Dist. 2nd Sect.
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA



Engineering & Inspection Systems, Inc.
825 HARRIS PARKWAY SUITE 101
ROSELLE, GEORGIA 30076

Scale: 1" = 30'
Date: 09/18/06
Sh. 1 of 1

JOB No: 06.1.047

DESIGN: CSC

DRAWN: CSC

CHECKED: JEN

DWG. FILE: 601047-G

1105 W. Peachtree St. NE, Suite 1000
Atlanta, Georgia 30309-9813
Tel: 404 815-3500
www.sgrlaw.com



William (Bill) Diehl
Direct Tel: 404-815-3627
Direct Fax: 404-685-6927
wdiehl@sgrlaw.com

March 29, 2024

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

Re: Amended Letter of Intent: Tractor Supply Company MP-24-02/CU-24-05/V-24-13 Tractor Supply Company/ North Point Business Center Master Plan Pod 7

This amended letter of intent is being provided to amend the variance review criteria provided in the original Letter of Intent. Applicant is requesting a variance to reduce the parking requirements from the 138 spaces required by the Unified Development Code in §§ 2.5.1B & 2.10.6. The Property is currently developed with 124 spaces, making it possible that a variance or condition was previously approved to reduce the required spaces on the Property. The proposed plan reduces the parking on site to 105 spaces—19 less than currently provided and 33 less than required by code.

As discussed below, this reduced parking is adequate to accommodate the intended business and will not burden surrounding properties.

THE VARIANCE REQUESTS TO THE UDO'S PARKING REQUIREMENTS

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

Yes. The Property as currently developed provides 124 spaces. There are no feasibly developable portions of the Property that could provide additional parking spaces given topographical challenges and the Property's proximity to the Big Creek greenway, an important and popular public outdoor recreational facility. Moreover, the conversion of the 17 spaces on the western portion of the parking lot is necessary for the Applicant's operations and for the operations of numerous other retailers whose business requires exterior facilities to display certain merchandise.

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

Yes. The Property does not meet the current requirements under the Unified Development Code and there is no opportunity for expansion of parking facilities on the parcel due to topography and adjacent uses. The parking study provided with the Application indicates that the Property would require between 59 and 67 parking spaces during regular weekend activities. The proposal exceeds that need by 38 spaces (nearly 60%). The hardship on this development is particularly acute here, where the Property has already been developed and opportunities for redesign or expansion are limited.

C. Are there conditions that are peculiar to the subject property?

Yes. As previously stated, the topography, geography, and development conditions of the Property limit the extent to which new parking facilities or other merchandising could be developed. Here, the Property's proximity to the Big Creek Greenway also makes expansion beyond the existing footprint or parking facility undesirable. Without developable space, Tractor Supply must look to existing developed area for the expansion of its merchandizing. Unused and unnecessary parking areas are the only available locations in which this activity can occur.

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

No. The parking variance is unlikely to affect the use and/or value of any surrounding properties. The reduced parking numbers are sufficient to service the Subject Property and its use. The reduction in parking is unlikely to have any impact on the surrounding properties. The Subject Property is relatively isolated from other retail centers, being 500 ft. from the Auto Indulgence business to the west and 1,200 ft. from the Dave & Buster's to the east. Accordingly, the likelihood of customers walking between the properties (particularly one carrying packages) unlikely. Any reductions of parking minimums on the Subject Property would not result in customers using other lots to access the Subject Property.

Operational procedures will be implemented to ensure that customers will not use the Big Creek Greenway parking for this facility. Those include signage to direct all customers to the parking facilities on site and away from the Big Creek parking facility and enforcement measures.

E. Additional support for the variance request:

The proposal seeks a reduction in the parking spaces by 19 spaces (from 124 to 104, or a reduction of about 15%). The proposal results in a parking ratio of 321 sq. ft./space. The amounts and ratios are consistent with the parking designated for other freestanding commercial uses, which have similar or less parking spaces and similar parking ratios:

Ethan Allen (approx.. 60 spaces; 12,190 sq. ft.¹; 203 sq. ft./ space)
Haverty's (approx.. 100 spaces; 53,299 sq. ft.; 532.99 sq. ft./space)
Rooms To Go (approx.. 75 spaces; 13,193 sq. ft.; 175 sq. ft./space)
American Backyard (approx.. 75 spaces; 15,474 sq. ft.; 206 sq. ft./space)

The Comprehensive Plan identifies the North Point District as being an important component of its economic development and land use plans. The Comprehensive plan identifies that vacancy rates have increased in the retail sector, particularly in this corridor. (Comprehensive Plan Pg. 17). This application provides an opportunity to address the vacancy on the Subject Property by permitting a nationally recognizable brand with a reputation for providing quality goods and services. That brand requires outdoor merchandising space to display quality goods related to residential home care.

The Subject Property is in the Mixed-Use Character Area and a part of the North Point LCI. The Mixed-Use Character Area envisions a variety of commercial uses (including retail uses). While the PSC zoning district is not identified as a future zoning district applicable to this character area, the application does not seek a change in the zoning district, but only a change in the parking area requirements and a conditional use permit that would expand the . The North Point Livable Centers Initiative ("LCI"), updated in 2018, identifies that surface parking lots predominate the land uses in the North Point overlay. (LCI pg. 27). The need to reevaluate parking requires is also identified as a plan for the City within five-years. (LCI, pg. 98).

SMITH GAMBRELL & RUSSELL



William J. Diehl
wjdiehl@sgrlaw.com

¹ All of the figures here are based on total square footage from Fulton County Tax Assessors.



MEMORANDUM

TO: The City Alpharetta

FROM: Kathryn M. Zickert

DATE: February 29, 2024

RE: Trip Generation and Parking Report—Tractor Supply Company (“TSC”)—6800 North Point Parkway (the “Subject Property”)

The proposed conditional use permit will not overly burden existing streets nor will the requested parking reduction result in insufficient parking for the use. As detailed in the Letter of Intent, the proposed use is not expected to generate materially more traffic on North Point Parkway than the previous or surrounding uses. North Point Parkway is identified by the Georgia Department of Transportation’s Functional Classification System as a Major Collector Street. There are no known capacity concerns on the street.

Because TSC’s operations do not fit wholly within the land uses detailed in the Institute of Traffic Engineer’s Trip Generation Manual, this memorandum provides detail on various uses to approximate the impact on traffic generation. The following data is provided from the Trip Generation Manual:

		A.M. Peak			P.M. Peak			Weekend Trips
Land Use (ITE Code)	Intensity	In	Out	Total	In	Out	Total	Daily Total
Hardware/Paint Store (816)	34,000 sq. ft.	(not available)	(not available)	36.72	77.34	87.2186	164.56	394.4 (peak hour)
Home Improvement Store (862)		28.87	21.78	50.66	38.81	40.40	79.22	1,928.48

Pet Supply Superstore (866)		(not available)	(not available)	(not available)	57.46	57.46	114.92	237.32 (peak hour)
Tractor Supply Store (810) ¹		(not available)	(not available)	(not available)	22.37	25.23	47.6	107.78 (peak hour)

(Source: Institute of Transportation Engineers, Trip Generation Manual (9th Ed.)).

By way of comparison to other retail uses that exist within the area and would be permitted by the Master Plan, TSC's use of the Subject Property will not result in a material increase in traffic. A Discount Supermarket, which includes the sale of foods (Land Use: 854) would generate 328.1 trips per hour on weekends (3,802.9 trips per day). A restaurant/bar (Land Use: 932) would generate 422.1 trips per hour on weekends (using only the retail floor space—30,000 sq. ft.—as the multiplier for trip generation). Such a use would generate significantly greater trips than the amount of trips that would be expected of other uses in the area. Even a Furniture Store (Land Use: 890), such as the former Ethan Allen, would generate approximately 32.3 trips per hour on weekends (167.96 daily trips).

In addition, the planned parking is sufficient to accommodate the use. The analysis of the parking requirements, performed according to TSC's parking requirements (based on extensive parking analysis of operating TSC stores) indicates that TSC demands on weekends are approximately 59-67 parking spaces used per hour. (See, Parking Evaluation Report). The 104 spaces provided in the site plan clearly provide adequate capacity for this use.

Moreover, the parking ratio is generally consistent with the existing parking ratios surrounding the Subject Property. The following are demonstrative:

Ethan Allen (approx.. 60 spaces; 12,190 sq. ft.; 203 sq. ft./ space)
Haverty's (approx.. 100 spaces; 53,299 sq. ft.; 532.99 sq. ft./space)
Rooms To Go (approx.. 75 spaces; 13,193 sq. ft.; 175 sq. ft./space)
American Backyard (approx.. 75 spaces; 15,474 sq. ft.; 206 sq. ft./space)

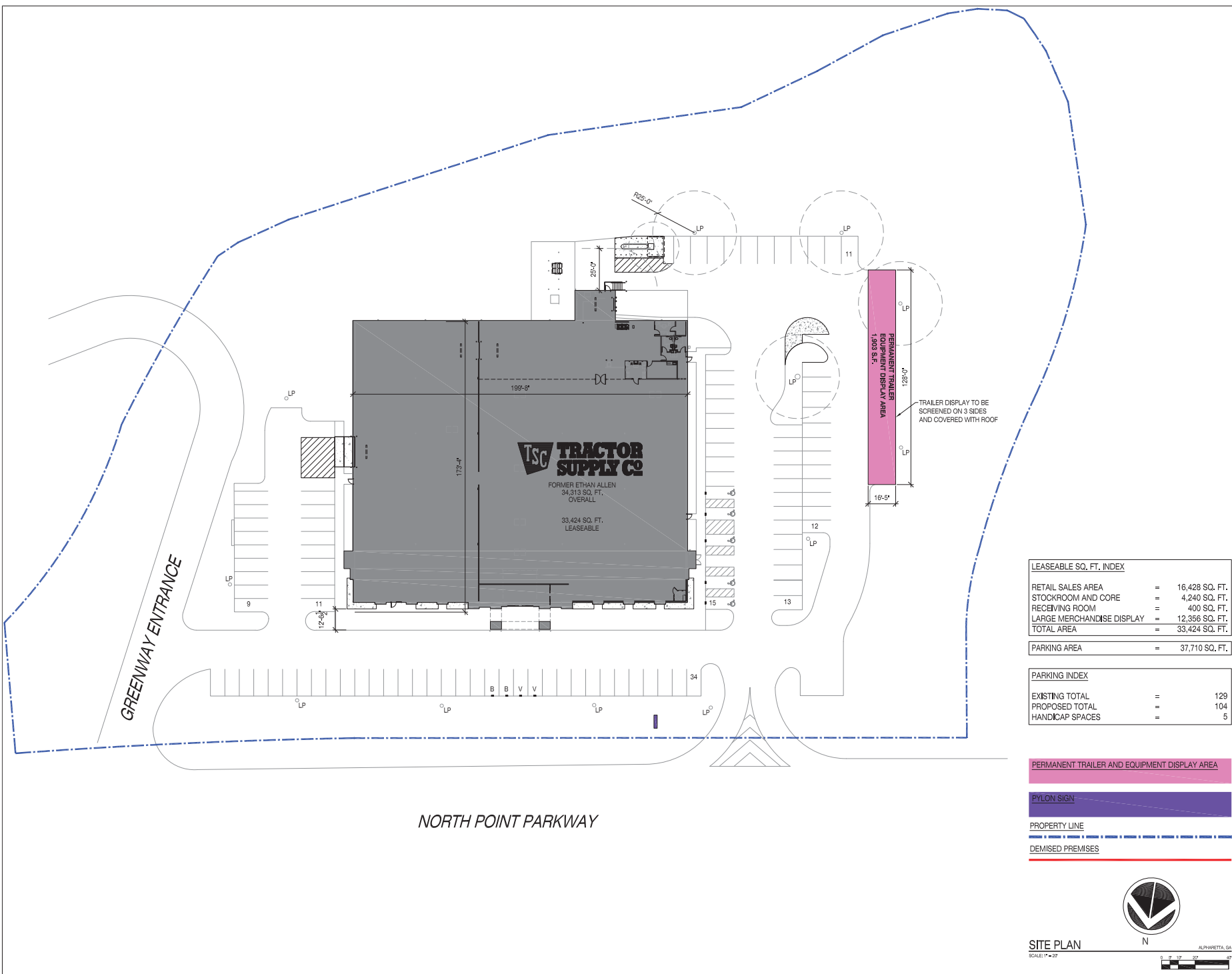
¹ The Tractor Supply Store land use code in the Trip Generation Manual details uses that include the "sale of agricultural and garden equipment, power tools, vehicle maintenance parts and heavy-duty outdoor machinery." While this use generally speaks to TSC's operations, the land use code speaks to more agricultural and commercial users, whereas TSC's users are traditional consumers. Nevertheless, the traffic counts are instructive of the anticipated traffic counts here.

Tractor Supply Company shall not be responsible for the payment of any work performed or material supplied by the Contractor or any of its sub-contractors, sub-subcontractors and anyone claiming by through or under any of them which is not identified in writing and signed by one of the following Tractor Supply Company personnel: Vice President Real Estate, Director of Construction, or a Construction Project Manager. No action, conduct, omission, prior failure, or course of dealing by Tractor Supply Company shall act to waive, modify, change or alter the requirement that all work, whether by contract, change order or change directive, must be in writing and signed by the personnel identified in this provision. Any work performed or material provided by the Contractor, any of its sub-contractors, sub-subcontractors contrary to this provision shall be at its own risk and own expense and Tractor Supply Company shall not be obligated to reimburse or pay the Contractor or any of its sub-contractors, sub-subcontractors for same.

All measurements and items portrayed on this sheet are deemed to be accurate by architect, however all bidding General Contractors should field verify the actual conditions. Any changes to the scope of work, and thus potential change orders, should be identified and communicated in your bid submittal to TSC.

This drawing and the design shown is the property of the architect. The reproduction, copying or use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

Job Number: 2383
Date: 01.25.2024
Revisions:
Revisions:
Revisions:
Revisions:
Sheet Number: AS-1



LEASEABLE SQ. FT. INDEX	
RETAIL SALES AREA	= 16,428 SQ. FT.
STOCKROOM AND CORE	= 4,240 SQ. FT.
RECEIVING ROOM	= 400 SQ. FT.
LARGE MERCHANDISE DISPLAY	= 12,356 SQ. FT.
TOTAL AREA	= 33,424 SQ. FT.
PARKING AREA	= 37,710 SQ. FT.

PARKING INDEX	
EXISTING TOTAL	= 129
PROPOSED TOTAL	= 104
HANDICAP SPACES	= 5

- PERMANENT TRAILER AND EQUIPMENT DISPLAY AREA
- PYLON SIGN
- PROPERTY LINE
- DEMISED PREMISES

SITE PLAN

SCALE: 1" = 20'

N

ALPHARETTA, GA



OXFORD
ARCHITECTURE

2934 Sidco Drive
Suite 120
Nashville, TN 37204

Architecture
Planning
Interior Architecture



TRACTOR SUPPLY COMPANY
ALPHARETTA,
GEORGIA

Tractor Supply Company shall not be responsible for the payment of any work performed or material supplied by the Contractor or any of its sub-contractors, sub-subcontractors and anyone claiming by through or under any of them which is not identified in writing and signed by one of the following Tractor Supply Company personnel: Vice President, Real Estate, Director of Construction, or a Construction Project Manager. No action, conduct, omission, prior failure, or course of dealing by Tractor Supply Company shall act to waive, modify, change or alter the requirement that all work, whether by contract, change order or change directive, must be in writing and signed by the personnel identified in this provision. Any work performed or material provided by the Contractor, any of its sub-contractors, sub-subcontractors contrary to this provision shall be at its own risk and own expense and Tractor Supply Company shall not be obligated to reimburse or pay the Contractor or any of its sub-contractors, sub-subcontractors for same.

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Job Number: 2363

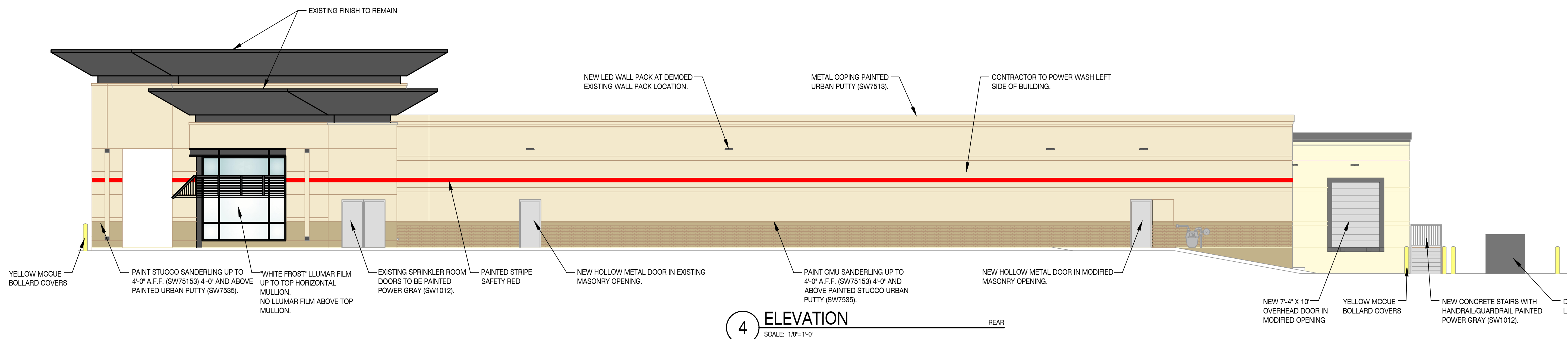
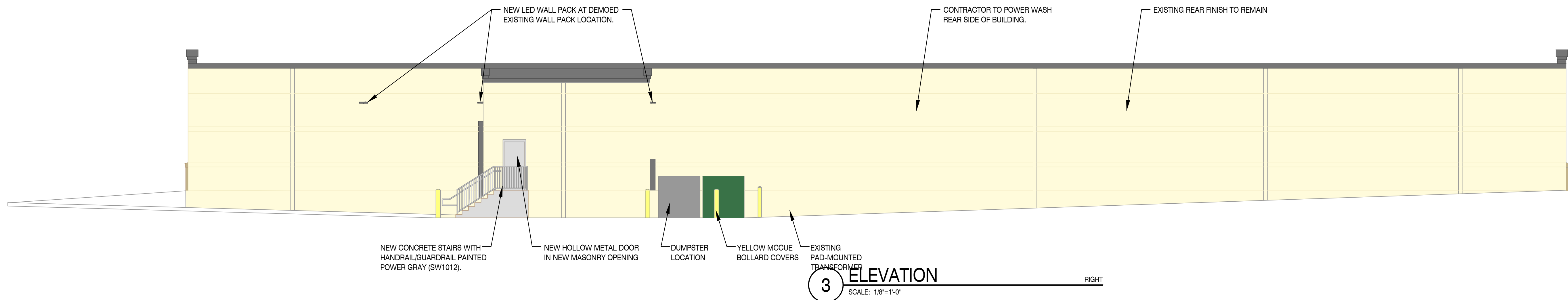
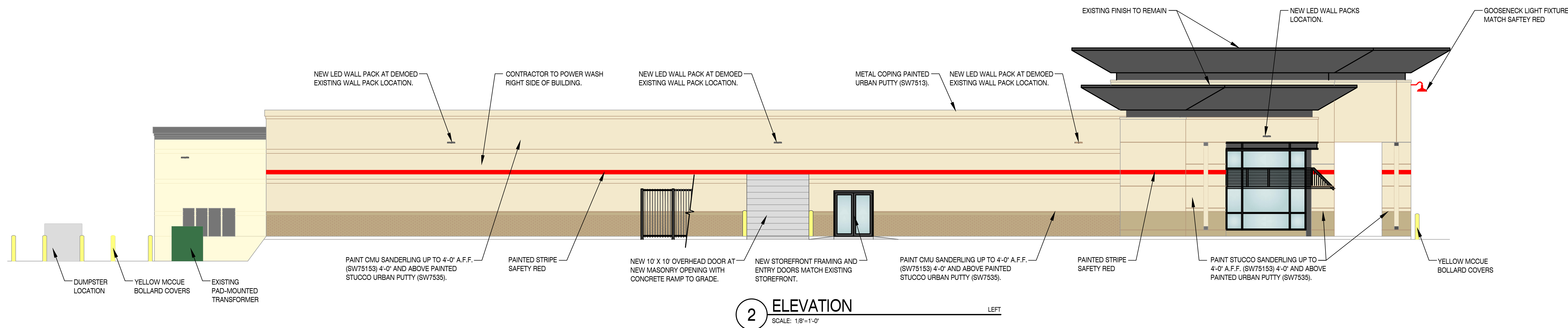
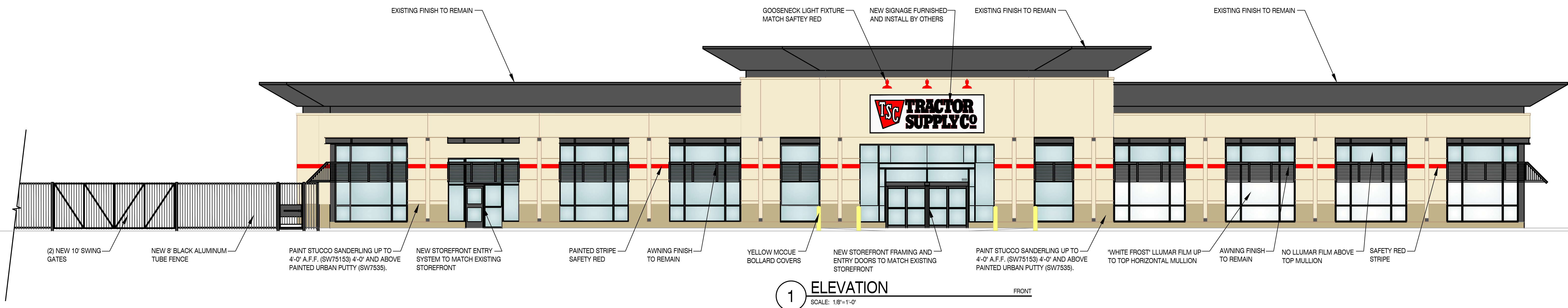
Date: 09.21.2023

Revisions:

Revisions:

Revisions: ARCHITECTURAL ELEVATIONS

Sheet Number: A2.0



Real Estate

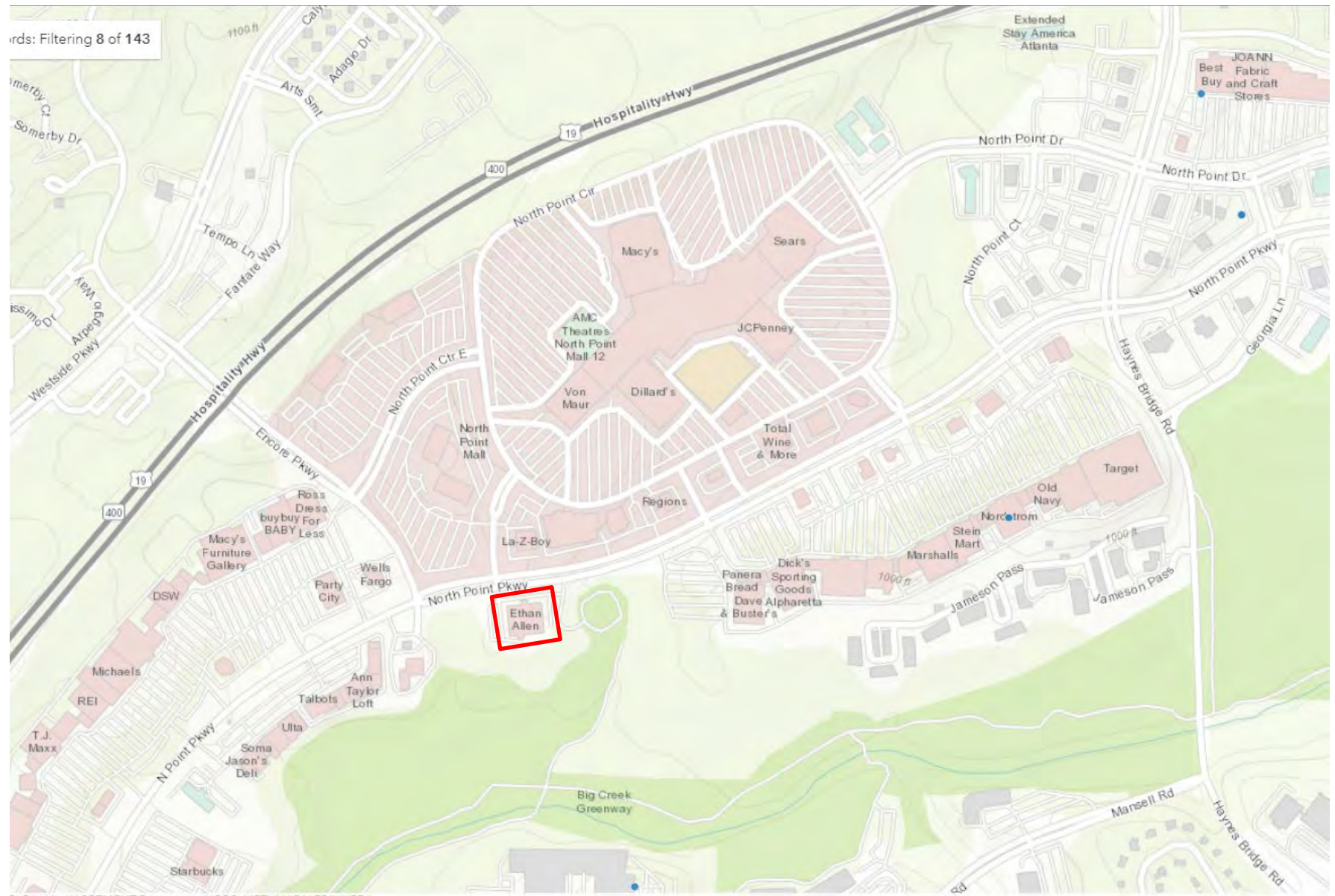
View Bill

As of	2/29/2024
Bill Year	2023
Bill	2306987
Owner	ALPHA LAND PARTNERS LLC
Parcel ID	12 -2610-0687-027-6

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2023	\$13,308.49	\$13,308.49	\$0.00	\$0.00	\$0.00
TOTAL		\$13,308.49	\$13,308.49	\$0.00	\$0.00	\$0.00

Evidence of No Code Enforcement Violations

ards: Filtering 8 of 143



E: Gormin INCREMENT P Intermap LIGGS MET/MACA EPA USGA

Parking Evaluation	Existing	Code	ITE		ITE
			General Retail		Tractor Supply
			3.5/ 1 K	4.0/ 1K	Approx 50% *
Leaseable Area	33,424		117	134	59 - 67
Current Spaces	129	167			
Ratio	1 / 259 sf	1 / 200 sf			
TSC Proposed					
Spaces	104				
Ratio	1 /321 sf				

* Institute of Traffic Engineers

Parking Manual & Trip Generation Data

Within Trip Generation data, Tractor Supply Co (category #810)
50% of General Retail

Saturday Peak Hour Trips are approx