CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

☐ Fee Paid Initial: _____

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

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

Contact Information:

Contact Name: Max Searan Telephone: 678-205-2026

Address: 5901 Peachtree Dunwoody Rd, BLDG -A Suite: 310

City Sandy Springs State: GA Zip: 30328 Fax:

Mobile Tel: 678-523-4918 Email: msearan@gmail.com

Subject Property Information:

Address: 193 N. Main ST Current Zoning: C-1

District: 2nd Section: 2nd Land Lot: 1252, 1252 Parcel ID: 22 482212520989

Proposed Zoning: C-1 Current Use: Office

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

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

Applicant Request And Intent

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

The use of the property will not change. The current use of the property is an office for Northwest Exterminating.

Applicant's Request (Please itemize the proposal):

Variance 1: To reduce the existing rear 50' Undisturbed Buffer to a 10' Landscape Buffer with opaque fence and vegetative screening. This will allow for the parking to be placed behind the building.

Variance 2: To allow the new driveway to be placed between the building and Main Street. This will allow for efficient and safe vehicular circulation about the site for employees as well as the fire department.

Variance 3: To allow for the Dumpster Enclosure to be located within 50' of the right of way. This will allow for the dumpster to be properly tied to sanitary sewer as required. The site is sewered to Main Street and placing the dumpster behind the building will not allow for the required connection.

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

As you are aware, GDOT has acquired additional right of way along our frontage on Main Street which will negatively impact the property and our available parking. The new right of way will encroach upon the property approximately 17.5' and will result in a loss of much needed parking as well as create great difficulty for vehicles to safely maneuver in and out of the property. There simply will not be enough room available to allow for adequate vehicular flow.

My intent with the three variances I am seeking is to relocate all of the parking, except for the handicap space, from the front of the building to the back and north side of the building. It will allow for very much needed additional parking spaces and adequate vehicular flow around the site. Also, the addition of a dumpster enclosure is proposed. The parking areas and dumpster enclosure will be accessed by a new looped one-way driveway configuration. The proposed design will utilize green infrastructure practices with the use of permeable pavers.

Property Owner Authorization

Property Owner Information:

Contact Name: Steve Phillips Telephone: 770-231-9938

Address: 830 Kennesaw Avenue Suite:

City Marietta State: GA Zip: 30060 -

Authorization:

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

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

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

Identify Authorized Applicant:

Name of Authorized Applicant: Max J. Searan Telephone: 678-205-2026

Address: 5901 Peachtree Dunwoody Rd, BLDG -A Suite: Suite 310

City Sandy Springs State: GA Zip: 30328 -

So Sworn and Attested:

Owner Signature: _____ Date: _____

Notary:

Notary Signature: _____ Date: _____

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.

There are extraordinary conditions pertaining to the subject property particularly the small size of the parcel which is .46 acres in size. The conditions are amplified by the additional right of way acquired by GDOT. The new right of way will encroach upon the property approximately 17.5' and will result in a loss of much needed parking as well as create great difficulty for vehicles to safely maneuver in and out of the property. There simply will not be enough room available to allow for adequate vehicular flow.

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

Yes, a hardship will be created by application of the zoning code standards in conjunction with the additional right of way acquired by GDOT. We are asking for three variances to help satisfy the City's requirements and to mitigate the hardships to the property owner related to parking and vehicular circulation. Application of the required rear 50' undisturbed buffer prevents the business from relocating all of the parking, except for the handicap space, from the front of the building to the back and north side of the building. The buffer reduction and permission to have the new drive between the building and main street will help us meet the City's desire to not have parking in front of the building and allow for adequate vehicular flow around the site. By utilizing an opaque fence and vegetative screening, an improved visual buffer will be provided within the 10' landscape buffer above and beyond the current 50' undisturbed buffer. The majority of the current buffer is fescue lawn and a few trees, and is providing very little screening. (Pictures of the buffer are provided with the application.) With respect to the allowing the dumpster enclosure within 50' of the right of way. This will allow for the dumpster to be properly tied to sanitary sewer as required. The site is sewered to Main Street and placing the dumpster behind the building will not allow for the required connection. Measures will be taken to adequately screen the dumpster from main street.

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

As stated above, the peculiar conditions are related to the small size of the parcel and the additional right of way acquired by GDOT currently as well as in the past. This most current acquisition, once finalized will create a deficiency of parking and further limit the ability to maneuver in and out of the 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.

If relief is granted, it would not cause severe detriment to the public good nor would it impair the intent of the zoning code. The ability to request a variance is written into the code for situations exactly like this one. It exemplifies the willingness of the City of Alpharetta to work with the business community and private citizens to resolve issues and to capitalize on opportunities that promote smart growth. It show the ability to work together to reach common goals.

The proposed improvements will create a safer condition for employees, visitors and emergency vehicles as they move about the property. The use of green infrastructure practices will help reduce impervious surfaces and runoff. Visually, the property will look better from main street because the parking will be at the rear of the building. Also and front 10' landscape strip will be planted to further enhance the property. The visual screening of the buffer will be improved even though the size is being reduced.

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: Northwest Exterminating Variance Request

Contact Name: Max J. Searan Telephone: 678-205-2026

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.

22 481411970656 LOWER LATIGO GROUP LLC 244 N MAIN ST ALPHARETTA GA 30009

22 481411970847 HAYMEADOW GROUP LLC 244 N MAIN ST ALPHARETTA GA 30009-3625

22 481411970862 STONEWALK MAYFIELD CORNERS LLC 660 GLENOVER DR ALPHARETTA GA 30004

22 481411970888 MAX AUTO REAL ESTATE LLC 1101 MONROE ST TOLEDO OH 43604

22 482212520161 MAYFIELD LLC 11785 NORTHFALL LN STE 510 ALPHARETTA GA 30009

22 482212520765 O DONNELL ROBERT J & CHERYL C 134 N MAIN ST ALPHARETTA GA 30004-1623

22 482212520914 SUMMERS DOLLEH KIM 1660 HAMIOTA RDG ALPHARETTA GA 30004

22 482212521011 COLE CV ALPHARETTA LLC P.O. BOX 4900 DEPT 604 SCOTTSDALE AZ 85261-4900

22 482212521037 COLE CV ALPHARETTA LLC P.O. BOX 4900 DEPT 604 SCOTTSDALE AZ 85261-4900

22 482212521045 GENERAL CONVENIENCE STORE LLC 501 N CENTRAL AVE ATLANTA GA 30354

22 482212521102 WHITMAN ARNOLD M 3500 LENOX RD NE STE 510 ATLANTA GA 30326

22 482212521110 WHITMAN ARNOLD M 3820 MANSELL RD SUITE 280 ALPHARETTA GA 30022

22 482212521128 WHITMAN ARNOLD 3500 LENOX RD NE STE 510 ATLANTA GA 30326

22 482212521136 MC MANES A SPENCER & A SPENCER JR 1015 POWERS PL ALPHARETTA GA 30004

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

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)*

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

The individuals will have the opportunity to respond and ask questions in a group meeting to be scheduled at a local, nearby location.

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: Northwest Exterminating Variance Request

Contact Name: Max J. Searan Telephone: 678-205-2026

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.

22 482212521144 LEE ANGELA D 959 BRIDGEGATE DR MARIETTA GA 30066	22 482212521219 SOLLEY ROBERT A 1105 POWERS PL ALPHARETTA GA 30004
22 482212521151 MERIDIAN GROUP INC THE 1050 POWERS PL ALPHARETTA GA 30004	22 482212521227 HI RIVER PROPERTIES LLC 7917 SONATA BAY POINT LAKE WORTH FL 33467-7067
22 482212521169 BERMIC RPOPERTIES LLC 1040 POWERS PL ALPHARETTA GA 30009	22 482212521235 LORVEN PROPERTIES LLC 1125 GOLDENROD LANE SUWANEE GA 30024
22 482212521177 SBLD PROPERTIES LLC 1030 POWERS PL ALPHARETTA GA 30004	22 482212521268 OBEROI MADANJIT OBEROI MADHU 205 W SMOKETREE TER ALPHARETTA GA 30005
22 482212521185 COLLINS MARINE GROUP LLC 88 ROSWELL ST ALPHARETTA GA 30009	22 482212521276 EHORSE L L C 1070 POWERS PL ALPHARETTA GA 30004
22 482212521193 BUTTS ROBERT R 5360 FRANKLIN GOLDMINE RD CUMMING GA 30028	22 497411960125 212 MANNING DRIVE LLC P O BOX 2033 ALPHARETTA GA 30023-2033
22 482212521201 GEISEL PAMELA A 1000 POWERS PL ALPHARETTA GA 30004	22 497511960306 MATHEWSON SCOTT & SONYA B 820 PINEBROOK CT ALPHARETTA GA 30004

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

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)*

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

The individuals will have the opportunity to respond and ask questions in a group meeting to be scheduled at a local, nearby location.

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: Northwest Exterminating Variance Request

Contact Name: Max J. Searan Telephone: 678-205-2026

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.

22 497511960314 MARKSTIN LLC 830 PINEBROOK CT ALPHARETTA GA 30009

22 497511960322 HERSHORAN JUSTIN M 831 PINEBROOK CT ALPHARETTA GA 30004

22 497511960330 GUSALOV SERGEY E & GUSALOVA ANNA M 821 PINEBROOK CT ALPHARETTA GA 30009

22 497511960348 COLE AMBER N & WALDEN DAVID C 811 PINEBROOKE CT ALPHARETTA GA 30004

22 497511960355 MC KEE BETH QUEEN & INGRAM SUSAN E 801 PINEBROOK CT ALPHARETTA GA 30004

22 498112530027 MANNING SARAH P 40 CUMMING ST ALPHARETTA GA 30004-1610

22 498112530035 HEARTHSTONE PROPERTY MANAGEMENT LLC 810 COOPER SANDY CV ALPHARETTA GA 30004

22 498112530043 FARR MARY 192 MANNING DR ALPHARETTA GA 30009

22 498112530050 WILLIAMS HERMAN T & SANDRA P 180 MANNING DR ALPHARETTA GA 30004-1617

22 498112530068 CONNELL MICHAEL A & BONE ANDREW J 12460 CRABAPPLE RD SUITE 202-647 ALPHARETTA GA 30004

22 498112530076 TUDOR WAYMOND B & PATRICIA J 160 MANNING DR ALPHARETTA GA 30004-1617

22 498112530464 HAYWOOD T ASHLEY P O BOX 485 ALPHARETTA GA 30009

22 482212520666 BELL LINDA REESE & JONES ELLON W 159 NORTH MAIN ST ALPHARETTA GA 30009

22 482212520591 LIGHT INVESTMENTS LLC 145 N MAIN ST ALPHARETTA GA 30009

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

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)*

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

The individuals will have the opportunity to respond and ask questions in a group meeting to be scheduled at a local, nearby location.

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: Northwest Exterminating Variance Request

Contact Name: Max J. Searan Telephone: 678-205-2026

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.

22 482212520708 KIM KON & SOON JA 1160 ALPHARETTA ST ROSWELL GA 30075

22 497011950047 SNH AL GEORGIA LLC 255 WASHINGTON ST NEWTON MA 02458

22 482212521359 MAIN STREET COMMONS OFFICE PARK OWNERS ASSOCIATION INC 1102 ABBEY CT ALPHARETTA GA 30004

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

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)*

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

The individuals will have the opportunity to respond and ask questions in a group meeting to be scheduled at a local, nearby location.

Citizen Participation Form - Part B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: _____

Contact Name: _____ Telephone: _____

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

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

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

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

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

Signature of Authorized Agent: _____ Date: _____

Print Form

April 30, 2019

Steve Phillips
Northwest Exterminating
830 Kennesaw Avenue
Marietta, GA 30060

Mike Woodman – Senior Planner
Community Development, Planning & Zoning
2 Park Plaza
Alpharetta, GA 30009

RE: Letter of Intent, Variance Application for Northwest Exterminating

Dear Mike,

Thank You for meeting with my design consultant a few weeks ago for the pre-application meeting. I look forward to working with you throughout the variance process. Northwest Exterminating is a thriving business located at 193 North Main Street within the City of Alpharetta and continues to offer a very important service to the community and surrounding areas.

As you are aware, GDOT has acquired additional right of way along our frontage on Main Street which will negatively impact the property and our available parking. The new right of way will encroach upon the property approximately 17.5’ and will result in a loss of much needed parking as well as create great difficulty for vehicles to safely maneuver in and out of the property. There simply will not be enough room available to allow for adequate vehicular flow.

We have realized that we are in need of a new site design with additional parking and better vehicular circulation to operate efficiently and effectively. I believe the proposed site plan along with the approval of the requested variances, allows for a design solution that will satisfy the City and will resolve many if not all of our site related issues. Also, this site plan incorporates comments we received from the Fire Marshall’s office.

My intent with the three variances I am seeking is to relocate all of the parking, except for the handicap space, from the front of the building to the back and north side of the building. It will allow for very much needed additional parking spaces and adequate vehicular flow around the site. Also, the addition of a dumpster enclosure is proposed. The parking areas and dumpster enclosure will be accessed by a new looped one-way driveway configuration. The proposed design will utilize green infrastructure practices with the use of permeable pavers.

The first variance is to reduce the existing rear 50' Undisturbed Buffer to a 10' Landscape Buffer with opaque fence and vegetative screening. This will allow for the parking to be placed behind the building. The second variance is to allow the new driveway to be placed between the building and Main Street. This will allow for efficient and safe vehicular circulation about the site for employees as well as the fire department. The third variance is to allow for the Dumpster Enclosure to be located within 50' of the right of way. This will allow for the dumpster to be

properly tied to sanitary sewer as required. The site is sewered to Main Street and placing the dumpster behind the building will not allow for the required connection.

The existing 50' undisturbed buffer consists mostly of lawn with some trees near the property line. I have included some site photographs that show the condition of the buffer as well as other areas of the property. The property behind us to the east is currently cleared and being developed. The view into the subject property from the adjacent property to the rear will not be substantially altered as a result of the parking. As an added measure, a 6' tall wooden opaque fence and evergreen screen planting will be added along the rear property line.

Chris Barneycastle of Barneycastle Forestry Services, Inc. has visited the site and has evaluated the existing trees. His report and photographs are included with the application. With regards to specimen trees, there are two that are of specimen size although according to Barneycastle Forestry, they are not of specimen quality. I understand the City Arborist will have to make the final determination.

Once again, I believe our proposed site design is a great solution that will satisfy the City while allowing Northwest Exterminating to operate efficiently and effectively. We appreciate your consideration, and your assistance with this matter and ask that you approve the request.

Sincerely,

Steve Phillips

Property Owner Authorization

Property Owner Information:

Contact Name: Steve Phillips Telephone: 770-231-9938

Address: 830 Kennesaw Avenue Suite:

City Marietta State: GA Zip: 30060

Authorization:

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

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

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

Identify Authorized Applicant:

Name of Authorized Applicant: Max J. Searan Telephone: 678-205-2026

Address: 5901 Peachtree Dunwoody Rd, BLDG -A Suite: Suite 310

City Sandy Springs State: GA Zip: 30328

So Sworn and Attested:

Owner Signature: Steve M Phillips Date: 4/30/19

Notary:

Notary Signature: Tiffanie Davis Date: 4-30-19

Tiffanie Davis Notary Public Paulding County, Georgia My Commission Expires May 16, 2020

Legal Description

All that tracts or parcels of land lying and being in Land Lots 1252 and 1253 of the 2nd District, 2nd section, Fulton County, Georgia, and being more particular described as follows:

Commencing at a point formed by the intersection of the common land lot line formed by land lots 1252 and 1197, and the East right of way of North Main Street;
Thence in a Southerly direction along the East right of way of North Main Street for a distance of 58.71' to the point of beginning;
thence North 89 Degrees 17 Minutes 26 Seconds East a distance of 145.56 feet to a point;
thence South 01 Degrees 10 Minutes 00 Seconds East a distance of 140.13 feet to a point;
thence North 88 Degrees 40 Minutes 59 Seconds East a distance of 104.88 feet to a point;
thence South 88 Degrees 08 Minutes 05 Seconds East a distance of 31.96 feet to a point;
thence South 04 Degrees 44 Minutes 56 Seconds East a distance of 140.15 feet to the point of Beginning.

Tract containing 0.46 acres more or less.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

L.L.1197 | L.L.1196 | L.L.1252 | L.L.1253

LAND LOT LINE | LAND LOT LINE

I.P.F. 1/2" R/B

APPROX. L.L.L.

N/F "PRUITT"
ZONED PRUITT

I.P.F. 3/4" C/T

N89°17'20"E
145.55'

I.P.F. 1" C/T

15' SETBACK

15' SETBACK

NORTH MAIN STREET
(A.K.A. STATE ROUTE No. 9)
80' R/W

S04°44'56"E
140.15'

#193
1 STORY BRICK
WITH BASEMENT

CONCRETE

CANTILEVERED ROOM OVER CONC. PATIO

50' UNDISTURBED BUFFER

15' SETBACK LINE

S01°10'00"E
140.13'

N/F "MANNING"
ZONED MANNING

TOTAL AREA = 19,860 S.F.

80' LANDSCAPE & WATER EASEMENT

SIDEWALK

CONCRETE

SOUTHERN BELL MANHOLE

15' SETBACK

5' LANDSCAPE STRIP

S88°08'05"E
31.96'

N 87°58'14" W

BRICK WALL

N88°40'59"E
104.88'

I.P.F. 1/2" R/B

I.P.F. 1/2" R/B

N/F "KIM KON"
ZONED C-1

703.1' ALONG R/W TO CURB LINE

L.L.1252 | L.L.1253

SURVEYED
DRAWN
DWG NAME
DATE
FILE NO.

THIS DRAWING IS THE PROPERTY OF THIS FIRM AND IS NOT TO BE CHANGED OR ALTERED BY OTHERS IN ANY MANNER.

193 NORTH MAIN STREET
L.L. 1252 & 1253, DISTRICT 2, SECTION 2
CITY OF ALPHARETTA
FULTON COUNTY GEORGIA

J.A. EVANS & ASSOCIATES
3279 POWDER SPRINGS ROAD
POWDER SPRINGS, GA. 30127
PH. (770)943-0000

SURVEY FOR ED DODD

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

GEORGIA REGISTERED LAND SURVEYOR

NORTHWEST EXTERMINATING

NEW R/W LOCATION & IMPACTS TO PARKING

Existing 50' Buffer and Adjacent Development to the East

Existing 50' Buffer and Adjacent Development to the East

View of Existing 50' Buffer

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: Steve Phillips

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: _____ Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: Steve M Phillips Date: 4-30-19

BARNEYCASTLE
FORESTRY SERVICES, INC.
ARBORICULTURE & FORESTRY CONSULTING
chris@barneycastle.net • 678.386.8623 • www.barneycastleforestryservices.com

April 29, 2019

Max Searan
Site Development Consultants, Inc.
4432 Ormond Trace
Marietta, GA 30066

Dear Max:

Per your request, on April 24, I inspected and evaluated the trees at the 193 North Main Street parking remediation project in Alpharetta.

During our on-site meeting, you showed me the approximately location of the new GDOT right of way and landscape strip. It appears that the 7 trees denoted on the site plan located in the ROW and landscape strip will be removed by GDOT.

Regarding specimen trees, there are only 2 on the property that are specimen size. The tree denoted as the 33"OAK MULTI is a water oak that is 33 inches in diameter (measured at 4.5 feet above ground). The tree has co-dominant stems with very narrow angles between the stems that fork at 2 feet above ground. One of the stems forks again at 7 feet and the angle is narrow. It is my opinion that this tree does not meet the condition requirements for a specimen tree. I marked this tree with a metal tag numbered #131. I have attached some photos of the tree.

The tree denoted as the 25"OAK is a water oak that is 24 inches in diameter. Almost all of this oak's crown is on the parking lot side of the tree. Two large limbs have been cut from the tree on the parking lot side as well. There is epicormic branching on the tree as well. It is my opinion that this tree does not meet the condition criteria for specimen tree status. This tree has been marked with a #130 metal tag. I have attached photos of this tree as well.

Attached is a spreadsheet listing these and the other trees on the property by description on site plan, species, DBH, and condition status.

Please call me for questions or further assistance.

Sincerely,

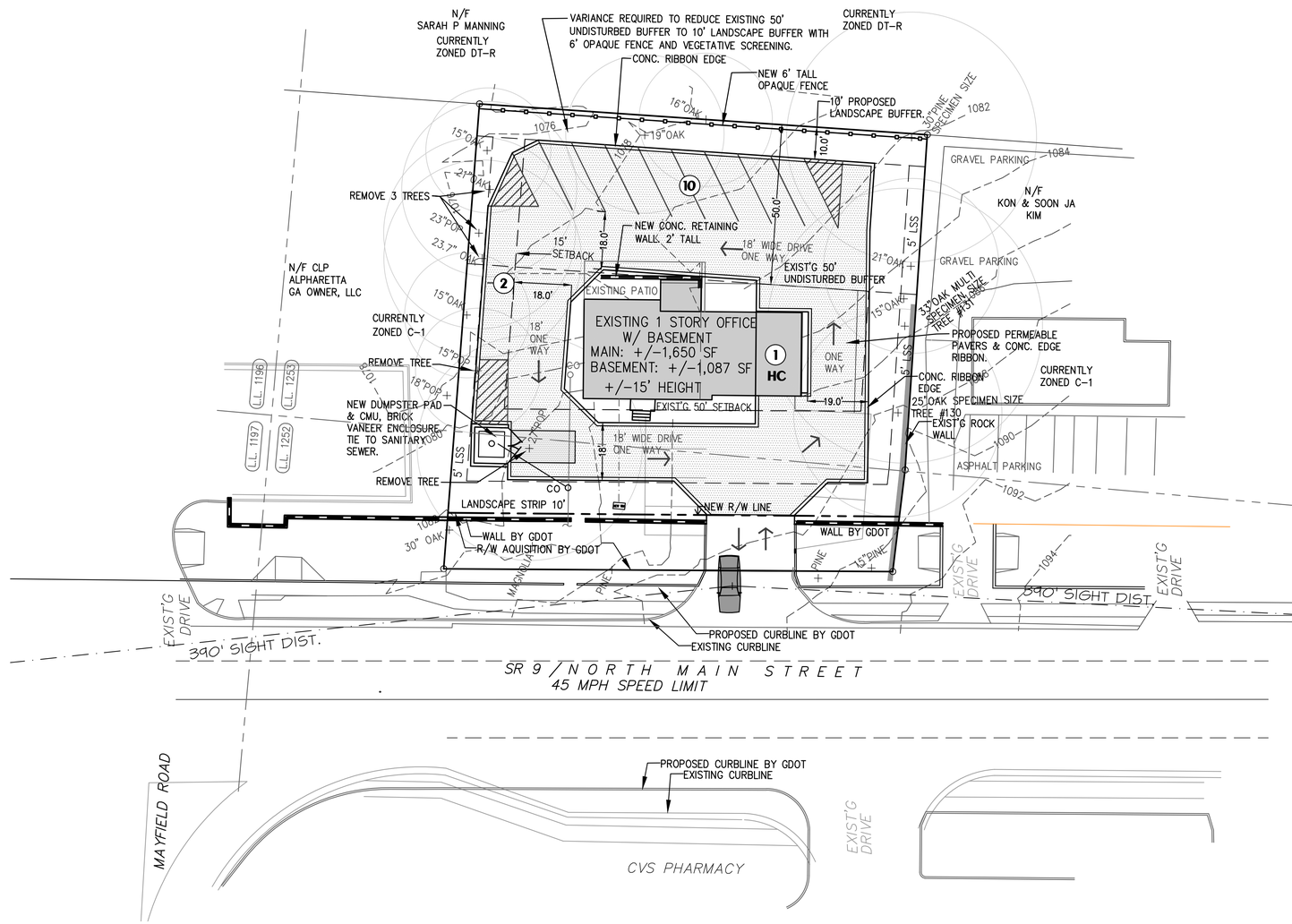
Chris Barneycastle, CA, RF

LISTING OF TREES AT 193 NORTH MAIN STREET PROPOSED PARKING REMEDIATION SITE IN ALPHARETTA

Description on Site Plan	Species	DBH	Condition
25"OAK SPECIMEN SIZE	Water oak	24"	All crown on parking lot side. Epicormic branching. Fair condition.
33"OAK MULTI SPECIMEN SIZE	Water oak	33" @ 2'	Co-dominant stems with narrow angles. Fair condition.
15" OAK	Water oak	15"	Leaning to right. Fair condition.
21" OAK	Water oak	21"	Ivy into crown. Fair condition.
30" PINE SPECIMEN SIZE	Loblolly pine	29"	Does not meet size criteria for specimen tree. Good condition.
16" OAK	Water oak	19"	Good condition.
19" OAK	Water oak	23"	Good condition.
15" OAK	Water oak	16"	Lean to left. Fair condition.
21" OAK	Water oak	21"	Good condition.
23" POP	Sweetgum	23"	Good condition.
23.7" OAK	Water oak	23"	Good condition.
15" OAK	White oak	15"	Good condition.
15" POP	No tree	N/A	N/A
27" POP	Yellow poplar	27"	Good condition.

Notes - DBH is diameter at breast height measured at 4.5 feet above ground. Trees with co-dominant stems that fork below 4.5 feet were measured at the narrowest point below the fork.

Prepared by: Barneycastle Forestry Services, Inc.
April 29, 2019



SIGHT DISTANCE PROFILE
VERT: 1"=40'
HORZ: 1"=40'

LOCATION MAP NTS.

PROJECT DATA

SITE INFORMATION
CURRENT ZONING C-1 NEIGHBORHOOD COMMERCIAL

SITE AREA	.46 ACRES
R/W ACQUIRED GDOT	.06 ACRES
NET SITE AREA	.40 ACRES
AREA OF DISTURBANCE:	12,000 SF

BUILDING INFORMATION
EXIST'G BUILDING GROSS FLOOR SPACE

MAIN FLOOR:	+/-1,650 SF
LOWER FLOOR:	+/-1,087 SF
TOTAL	+/-2,737 SF
BUILDING HEIGHT	+/-15'

PARKING INFORMATION

PARKING REQUIRED: 1SP/250SF	11 SPACES
PARKING REQUIRED: 1SP/250SF	11 SPACES

EXISTING PARKING

STANDARD PARKING	8 SPACES
HC PARKING	1 SPACES
TOTAL	9

PROPOSED PARKING

STANDARD PARKING (PERVIOUS)	12 SPACES
HC PARKING	1 SPACES
TOTAL	13 SPACES

DRAINAGE INFORMATION
PRE DEVELOPMENT IMPERVIOUS: +/-5560 SF
POST DEVELOPMENT IMPERVIOUS: +/-3,650 SF
NET REDUCTION IMPERVIOUS: +/- 1,910 SF

PERVIOUS PAVING INFORMATION
PROPOSED PERMEABLE PAVING +/- 8,762 S.F. PAVERS
CONCRETE EDGE RIBBON RESTRAINT: +/-641 LF.

VARIANCES REQUIRED

1. A variance is required to reduce the existing rear 50' Undisturbed Buffer to a 10' Landscape Buffer with opaque fence and vegetative screen.
2. A variance is required to allow the new driveway to be placed between the building and Main Street.
3. A variance is required to allow for the Dumpster Enclosure to be located within 50' of the right of way.

Northwest Exterminating

ALPHARETTA OFFICE PARKING REMEDIATION

193 N. MAIN STREET

VARIANCE SITE PLAN

(FOR REVIEW ONLY - NOT FOR CONSTRUCTION)

APRIL 29, 2019

SITE LOCATED IN LAND LOTS 1253 AND 1252
OF THE 2ND DISTRICT, 2ND SECTION, FULTON COUNTY, GA.

PROPERTY DOES NOT LIE WITHIN THE 100 YR FLOOD ZONE
PER FEMA PANEL 13121C0058F DATED: 09/18/2013

Site Development Consultants, Inc.
Land Planning • Site Development • Landscape Architecture
5901 Peachtree Dunwoody Rd., Bldg A Suite 310
Sandy Springs GA 30328, Tel 678-205-2026

0 10 20 40 NORTH
SCALE: 1"= 20'-0"