

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

PH #: _____

☐ Property Taxes & Code Violations Verified

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: _____ Telephone: _____

Address: _____ Suite: _____

City: _____ State: _____ Zip: _____ Fax: _____

Mobile Tel: _____ Email: _____

Subject Property Information:

Address: _____ Current Zoning: _____

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

Proposed Zoning: _____ Current Use: _____

This Application For (Check All That Apply):

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

APPLICANT REQUEST AND INTENT

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

Applicant's Request (Please itemize the proposal):

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

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.

Applicant has proposed a unique detached home product. Due to the design (side courtyards), the distance between homes needs to be reduced from 10' to 6' to allow for the attractive side courtyard concept.

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

The Zoning Code permits zero lot lines but requires a 10' separation between buildings. The ordinance did not contemplate side courtyard designs. Applying the 10' setback creates a hardship in design and appearance of the houses, and unnecessarily reduces the number of homes to be built on the property, which is in the downtown overlay. The fire separation and percentages of openings between homes will comply with the Fire Code. That overlay calls for denser housing near downtown.

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

The property is being "downzoned" from OI to DT-LW to provide attractive intown housing. The side courtyard concept is new in the City, and the existing ordinance does not allow full utilization of that concept.

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.

Approval of the Variance will allow the development of a new housing concept without any negative impact on surrounding property owners. Approval will cause no detriment to the public good nor will it impair the purpose and intent of the Zoning Code. This new subdivision design will enhance the appearance of the immediate area and may serve to increase the values of nearby properties.

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: Calvin DuBose

Telephone: 770-330-4268

Address: 11930 Big Canoe

Suite: _____

City Jasper

State: GA

Zip: 30143

Authorization:

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

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

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: W. Barry Dunlop

Telephone: (770)605-6030

Address: 7 Dunwoody Park

Suite: 115

City Atlanta

State: GA

Zip: 30076

So Sworn and Attested:

Owner Signature: _____

Date: 6-28-2021

Notary:

Notary Signature: _____



Date: 6/28/21

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: _____

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: _____



Date: _____

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.

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: _____ Telephone: _____

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.*

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

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.

Joseph & Kimberly Roddy
284 Canton Street
Alpharetta, GA 30004-1339

Michael & Susan Marie Lipscomb
233 Canton St
Alpharetta, GA 30009

Mayfield LLC
11785 Northfall Ln. Ste 501
Alpharetta, GA 30009

Madanjit & Madhu Oberoi
205 West Smoketree Ter
Alpharetta, GA 30005

Sergey & Anna M Gustalova
821 Pinebrook Ct.
Alpharetta, GA 30009

Beth McKee
801 Pinebrook Ct.
Alpharetta, GA 30004

Crispina Ramirez
261 N. Main St.
Alpharetta, GA 30004

SNH AL Georgia LLC
255 Washington St.
Newton, MA 2458

Nancy & William Smith
283 Canton St.
Alpharetta, GA 30009

City of Alpharetta
2 South Main St.
Alpharetta, GA 30004

High River Properties LLC
7917 Sonata Bay Point
Lake Worth, FL 33467-7067

Harman Dempsey Properties LLC
114 Powers Place
Alpharetta, GA 30009-8358

Amber N Cole
801 Pinebrook Ct.
Alpharetta, GA 30004

Susan Ingram
801 Pinebrook Ct.
Alpharetta, GA 30004

Estate of Sarah Manning
40 Cumming St.
Alpharetta, GA 30004

Kathryn Williams
212 Canton St.
Alpharetta, GA 30004

Michael & Rhonda Chaloux
273 Canton St.
Alpharetta, GA 30009

Max Auto Real Estate LLC
1101 Monroe St.
Toledo, OH 43604

Lorven Properties LLC
1125 Goldenrod Lane
Suwanee, GA 30024

Justin Hershoran
831 Pinebrook Ct.
Alpharetta, GA 30004

David C Walden
801 Pinebrook Ct.
Alpharetta, GA 30004

Connie J & Gary Ross
3031 Westside Ct
Alpharetta, GA 30004

Phillips Alpharetta LLC
830 Kennesaw Ave NW
Marietta, GA 30060

John & Virginia Burgess
255 Canton St.
Alpharetta, GA 30009

CMP Properties LLC

254 N. Main St.

Alpharetta, GA 30009

Richard & Rene Watson

243 Canton St

Alpharetta, GA 30009

Cole CV Alpharetta LLC

P.O. Box 4900 Dept 604

Scottsdale, AZ 85261-4900

Sayed Talabi

1008 Pine Grove Dr

Alpharetta, GA 30004

Kon & Soon Ja Kim

1160 Alpharetta St.

Roswell, GA 30075

GJTA Real Estate Holdings

317 N. Main St

Alpharetta, GA 30009

Haymeadow Group LLC

244 N. Main St.

Alpharetta, GA 30009

General Convenience Store LLC

501 N Central Ave

Atlanta, GA 30354

Natalie & Damon Knight

1012 Pine Grove dr

Alpharetta, GA 30004

**Main Street Commons Office Park
Owners Assn**

1102 Abby Ct

Alpharetta, GA 30004

Lower Latigo Group LLC

244 N. Main St

Alpharetta, GA 30009

Stonewalk Mayfield Corners LLC

660 Glenover Dr.

Alpharetta, GA 30004

Robert Solley

1105 Powers Plave

Alpharetta, GA 30004

Christopher Ordway

3020 Westside Ct

Alpharetta, GA 30004

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

DONALD A. ROLADER
don@roladerandrolader.com

D.W. "Pete" ROLADER
1924 – 2011

August 2, 2021

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

RE: Application of Alpha at Main LLC for Rezoning from OI to DT-LW on 1.61 acres at 236-244 N. Main Street, City of Alpharetta, Fulton County, Georgia (RZ-21-07);
REVISED LETTER OF INTENT

Dear Mayor and Councilpersons:

This firm represents Alpha at Main LLC, the Applicant, which is seeking approval of this Rezoning from OI to DT-LW. This letter shall be construed as the Revised Letter of Intent for this Application, and shall supplement the Letter of Intent filed with the Application, which was dated July 1, 2021. Where it varies from the original Letter of Intent, the contents of this document shall control.

The subject property contains approximately 1.61 acres and is located on the west side of North Main Street. To the north is property zoned OI and used as office buildings. To the east is North Main Street with a mix of uses along the eastern right of way. To the south is property zoned OI and used as an automobile repair facility. To the west are single family residences zoned R-15.

Applicant proposes to rezone the property DT-LW and build 11 *detached* single family homes as shown on the site plan filed with the application. One variance is requested to reduce the distance between structures from 10 feet to 6 feet to allow the side courtyard design concept.

Mayor and City Council
August 2, 2021
Page Two

The impact on the surrounding area will be minimal. The rezoning request is a downzoning of the property from OI to a residential category. The proposed use complies with the downtown overlay district. There will be a minimal increase in traffic. There will be limited impact on schools and there are adequate utilities in place to supply the project. The development will continue quality new housing development in the downtown area. The proposed use is compatible with existing and planned uses in the downtown area.

The granting of this Zoning Application will have no negative impact on adjoining or nearby properties. This development will not unduly tax any City of Alpharetta services, including, but not limited to, fire and police protection, water service and garbage collection. Presently sewer is available through Fulton County. To fail to approve this Application will be of no benefit to the citizens of Alpharetta, Georgia while causing a financial burden upon the property owners and the developer. There is a current demand for high quality new homes in downtown Alpharetta.

Applicant has attached Constitutional Objections to this Letter of Intent, and incorporates them herein by reference.

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

Very truly yours,

ROLADER & ROLADER, P.C.



Donald A. Rolader

DAR/ddf

CONSTITUTIONAL OBJECTIONS

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

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

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

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


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

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

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

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

ROLADER & ROLADER, P.C.

By: 
Donald A. Rolader
Attorney for Owner

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

CITIZEN PARTICIPATION FORM - PART B

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

Public Hearing or Project Name: _____

Contact Name: _____ Telephone: _____

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

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

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

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

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

Signature of Authorized Agent: _____ Date: _____

Print Form



Summary

Parcel Number 22 481411970656
Location Address 244 MAIN ST
 ALPHARETTA
Legal Description
Property Class C3 - Commercial Lots
Neighborhood C103
Tax District 10
Zoning OI
Acres 0.7475
Homestead N
Exemptions

[View Map](#)

Owner

Lower Latigo Group LLC

Most Current Owner

Lower Latigo Group LLC
 244 N MAIN ST
 ALPHARETTA GA 30009

Owner Info Last Updated 2/16/2020

Land

Description	Land Type	Land Code	Square Feet	Acres	Price
PRIMARY SITE	S	21	32,560	0.748	349,390

Total Acres:
 0.7475

Total Land-Value:
 349,390

Commercial Improvement Information

Card 1
Building No 01
Structure MIX RES/COM
Units 0
Year Built 1962
Total Sq Footage 1976

Accessory Information

Card 1

Description	Year Built	Area	Grade	Value
PAVING-ASP	1995	2,500		2,710

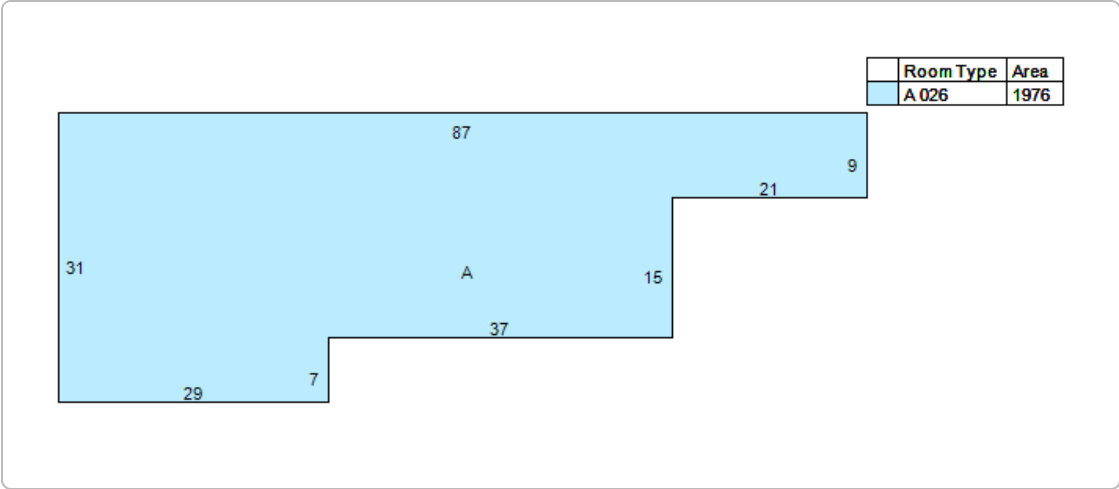
Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Qualification	Sales Validity	Grantee	Grantor	Recording
3/1/2019	\$0		59790	0115	Unqualified	Sale < = 1000	DEPARTMENT OF TRANSPORTATION	LOWER LATIGO GROUP LLC	59790 0115
3/12/2010	\$0		48905	0156	Unqualified	Sale < = 1000	LOWER LATIGO GROUP LLC	DUBOSE, JR. CALVIN	48905 0156
3/11/2010	\$0		48905	0154	Unqualified	Deed of Gift	DUBOSE KAREN MONTEMAYOR	DUBOSE, JR CALVIN	48905 0154
12/18/2006	\$390,000	WD	44202	49	Qualified	Valid Sale	DUBOSE CALVIN JR	ADAMS JOHN D & RUTH B	44202 49
6/15/2004	\$0	QC	38629	00056	Unqualified	Deed of Gift	ADAMS JOHN D & RUTH B	FOXWORTHY INC	38629 00056
8/5/2003	\$0	TD	35688	00199	Unqualified	Sale < = 1000	FOXWORTHY INC	BARRETT JACQUELYN H	35688 00199
2/18/1998	\$0	QC	23961	00350	Unqualified	Sale < = 1000	ADAMS RUTH B & JOHN D	ADAMS RUTH B & JOHN D	23961 00350
2/18/1998	\$268,000	ED	23961	00349	Qualified	Valid Sale	ADAMS RUTH B & JOHN D	ROBERTS ETHEL MRS	23961 00349

Valuation

	2020	2019	2018	2017	2016	2015
LUC	301	301	301	301	301	301
Class	C3	C3	C3	C3	C3	C3
+ Land Value	\$349,400	\$349,400	\$349,400	\$349,400	\$349,400	\$349,400
+ Building Value	\$136,100	\$136,500	\$15,600	\$15,600	\$15,600	\$15,600
= Total Value	\$485,500	\$485,900	\$365,000	\$365,000	\$365,000	\$365,000
Assessed Value	\$194,200	\$194,360	\$146,000	\$146,000	\$146,000	\$146,000

Sketches



Tax Commissioner

Tax Information

No data available for the following modules: Residential Improvement Information, 2018 Assessment Notice.

The Fulton County Board of Assessors makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 7/1/2021, 4:28:22 AM

Developed by
 Schneider
GEOSPATIAL

Version 2.3.128



Summary

Parcel Number 22 481411970847
Location Address 236 NORTH MAIN ST
 ALPHARETTA
Legal Description
Property Class C3 - Commercial Lots
Neighborhood C103
Tax District 10
Zoning OI
Acres 0.9
Homestead N
Exemptions

[View Map](#)

Owner

Haymeadow Group LLC

Most Current Owner

Haymeadow Group LLC
 244 N MAIN ST
 ALPHARETTA GA 30009 3625

Owner Info Last Updated 2/16/2020

Land

Description	Land Type	Land Code	Square Feet	Acres	Price
PRIMARY SITE	S	21	39,204	0.900	379,890

Total Acres:
 0.9000

Total Land-Value:
 379,890

Commercial Improvement Information

Card	1	Units	0
Building No	01	Year Built	1965
Structure	MIX RES/COM	Total Sq Footage	2242

Accessory Information

Card 1

Description	Year Built	Area	Grade	Value
PAVING-ASP	1965	6,500		7,040

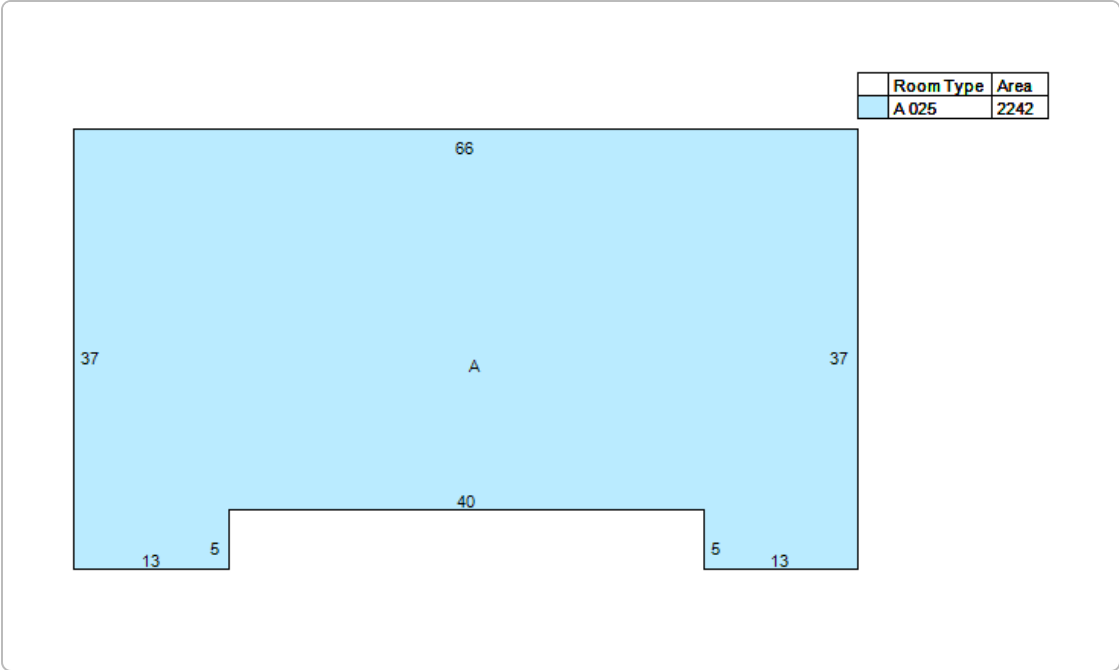
Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Qualification	Sales Validity	Grantee	Grantor	Recording
10/22/2018	\$0		59533	0202	Unqualified	Sale < = 1000	GEORGIA DEPARTMENT OF TRANSPORTATION	HAYMEADOW GROUP LLC	59533 0202
11/4/2009	\$0		48729	0378	Unqualified	Sale < = 1000	HAYMEADOW GROUP LLC	DUBOSE, JR. CALVIN	48729 0378
11/4/2009	\$0		48729	0376	Unqualified	Sale < = 1000	HAYMEADOW GROUP LLC	DUBOSE KAREN M.	48729 0376
11/4/2009	\$0		48729	0374	Unqualified	Deed of Gift	DUBOSE KAREN M	DUBOSE, JR. CALVIN	48729 0374
9/6/1996	\$120,000		21557	00286	Unqualified	To/From Exempt or Utility			21557 00286

Valuation

	2020	2019	2018	2017	2016	2015
LUC	301	301	301	301	301	301
Class	C3	C3	C3	C3	C3	C3
+ Land Value	\$379,900	\$379,900	\$219,200	\$219,200	\$219,200	\$219,200
+ Building Value	\$154,800	\$155,800	\$155,800	\$155,800	\$155,800	\$155,800
= Total Value	\$534,700	\$535,700	\$375,000	\$375,000	\$375,000	\$375,000
Assessed Value	\$213,880	\$214,280	\$150,000	\$150,000	\$150,000	\$150,000

Sketches



Tax Commissioner

Tax Information

No data available for the following modules: Residential Improvement Information, 2018 Assessment Notice.

The Fulton County Board of Assessors makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 7/1/2021, 4:28:22 AM

Developed by
 Schneider
GEOSPATIAL

Version 2.3.128

244 7 236 North Main St

LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lot 1197 of the 2nd Land District, Fulton County, Georgia, being more particularly described as follows:

BEGINNING at a point on the westerly right of way of North Main Street (variable right of way) 237 feet north along said right of way from the intersection with the southerly boundary of Land Lot 1187; thence running South 89 degrees 20 minutes 51 seconds West a distance of 18.47 feet to a point, said point being the TRUE POINT OF BEGINNING; thence running South 89 degrees 20 minutes 51 seconds West a distance of 312.86 feet to a ¾" open top pipe; thence running North 04 degrees 24 minutes 10 seconds East a distance of 72.65 feet to a point; thence running North 04 degrees 25 minutes 49 seconds East a distance of 62.54 feet to a ½" rebar found; thence running North 04 degrees 15 minutes 31 seconds East a distance of 37.55 feet to a ¾" open top pipe; thence running North 10 degrees 03 minutes 08 seconds East a distance of 71.46 feet to a ½" rebar; thence running North 89 degrees 09 minutes 58 seconds East a distance of 260.54 feet to a point on the westerly right of way of North Main Street; thence running along said right of way running South 06 degrees 22 minutes 06 seconds East a distance of 107.24 feet to a point; thence continuing along said right of way running South 06 degrees 10 minutes 56 seconds East a distance of 137.05 feet to a point, said point being the TRUE POINT OF BEGINNING.



July 1, 2021

Michael Woodman
City of Alpharetta
Department of Community Development
2 Park Plaza
Alpharetta, GA 3009

RE: Zoning Application
244 & 236 North Main Street

Dear Michael,

This letter is to state our intent to rezone the property of 244 & 236 North Main from the current zoning district of O-I to DT-LW. The purpose of this rezoning is to allow for the development of 11 detached or semi-attached single-family homes. Please accept the accompanying documents for the zoning package.

Sincerely,

A handwritten signature in blue ink, reading "W. Barry Dunlop". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

W. Barry Dunlop, P.E.
Owner/Principal

Enclosed Documents:

- Completed Zoning Application
 - Owner Authorization Form
 - Disclosure Form
 - Public Participation Plan
- Zoning Site Plan & Checklist
- Legal Description of Subject Property
- Survey Plat of Subject Property
- Specimen Tree Survey and Arborist Report
- Trip Generation Report

Property Profile for 236 NORTH MAIN ST

Property Tax Information

Tax Year	2021
Parcel ID	22 481411970847
Property Address	236 NORTH MAIN ST
Owner	HAYMEADOW GROUP LLC
Mailing Address	244 N MAIN ST ALPHARETTA GA 30009-3625
Total Appraisal	\$534,700
Improvement Appraisal	\$154,800
Land Appraisal	\$379,900
Assessment	\$213,880
Tax District	10
Land Area	0.9 ac
Property Class	Commercial Lots
Land Use Class	Residential on Commercial Land
TAD	
CID	

Zoning

Zoning Class	not available
Overlay District	
2035 Future Development	not available

Political

Municipality	Alpharetta
Commission District	2
Commission Person	Bob Ellis
Council District	LRG
Council Person	Donald Mitchell, Ben Burnett, Karen Richard, John Hipes, Jason Binder, Dan Merkel
Voting Precinct	AP07A
Poll Location	Alpharetta Elem School, 192 Mayfield Rd
Congressional District	006
State Senate District	021
State House District	049

School Zones

Elementary School	Alpharetta
Middle School	Hopewell
High School	Cambridge

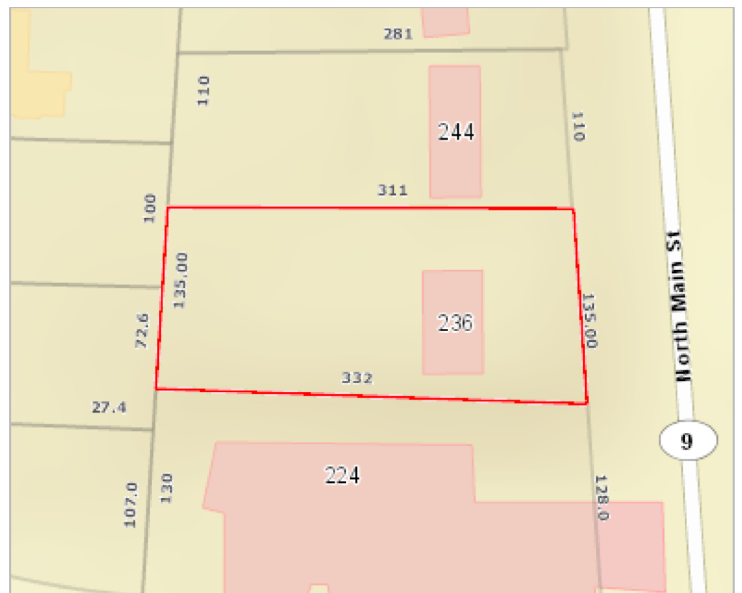
Other Information

Zip Code	30009
Census Tract	116.15
In Less Developed Census Tract	No

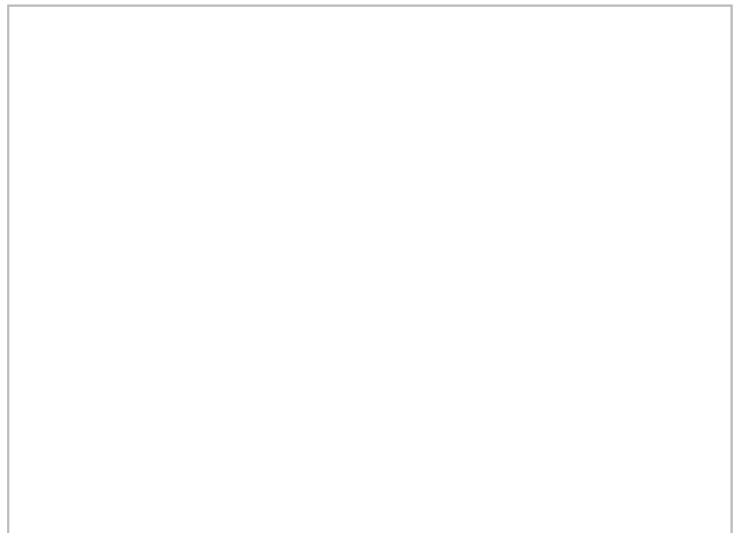
Aerial View



Property Map



Vicinity Map







Memorandum

Date: June 30, 2021

From: Marc R. Acampora, PE

Subject: Trip Generation for Proposed Single Family Residential Subdivision
236 and 244 North Main Street, City of Alpharetta, Georgia

The trip generation was calculated for a proposed single family residential subdivision in the City of Alpharetta, Georgia. The site is located along the west side of North Main Street between Pine Grove Drive and Mayfield Road, as shown in Figure 1.

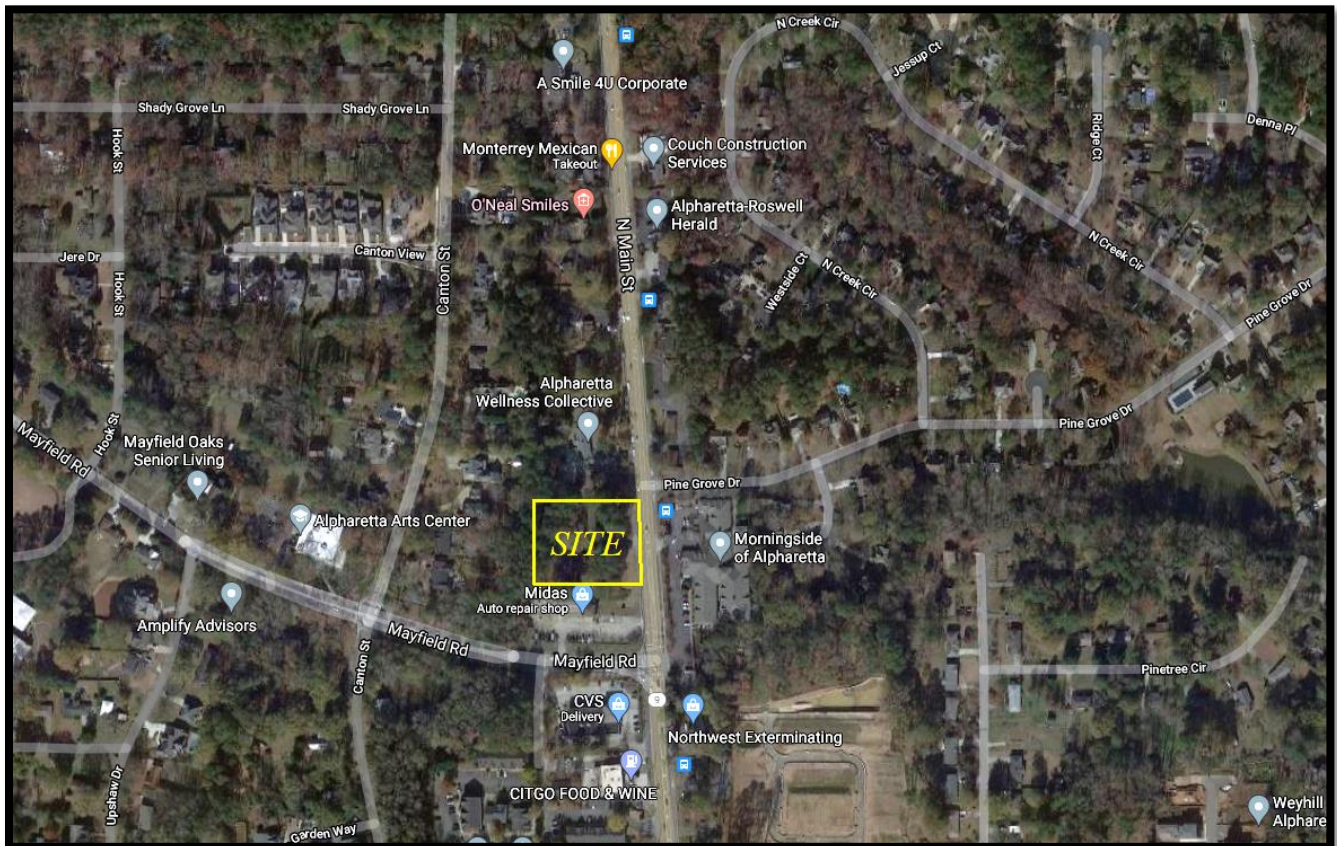


Figure 1 – Site Location Map

The site will be developed with 11 single family homes. Vehicular access will be provided at one full-movement access on North Main Street. The site plan is presented in Figure 2.

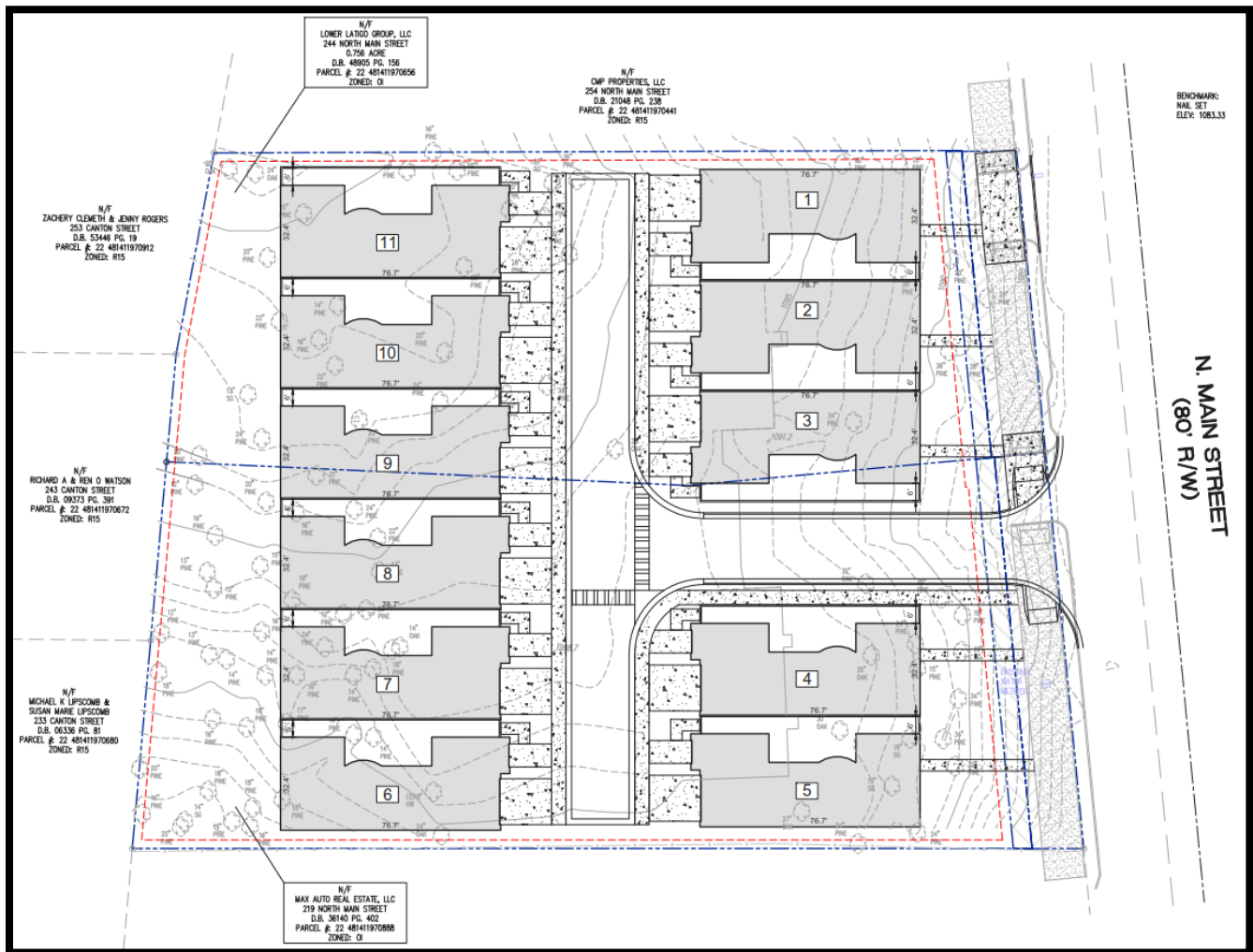


Figure 2 – Site Plan

The volume of traffic that will be generated by the proposed subdivision was calculated using the equations in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition – with Supplement* (the current edition). ITE Land Use 210 – Single Family Detached Housing was chosen as representative of the project. The trip generation is summarized in Table 1.

Table 1 – 236 and 244 North Main Street Subdivision Trip Generation

Land Use	ITE Code	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour 2-Way
			In	Out	Total	In	Out	Total	
Single Family Homes	210	11 homes	3	10	13	7	5	12	136

The proposed subdivision will generate 13 a.m. peak hour trips, 12 p.m. peak hour trips, and 136 weekday trips.

The subject site is currently developed with two small office buildings – a 1,100 square foot law office and a 1,100 square foot insurance agent office. These buildings will be removed and replaced by the proposed subdivision. The trip generation of the existing office buildings was calculated in order to determine the net change in trip generation that will occur on this site. ITE Land Use 712 – Small Office Building was used to calculate the trips for the existing uses on the property. The trips from the existing uses on the property and the differences with the proposed subdivision are summarized in Table 2.

Table 2 – 236 and 244 North Main Street Trip Generation Comparison with Existing Uses

Land Use	ITE Code	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour
			In	Out	Total	In	Out	Total	2-Way
Existing Uses on Property									
Law Office	712	1,100 ft²	2	0	2	1	2	3	18
Insurance Office	712	<u>1,100 ft²</u>	<u>2</u>	<u>0</u>	<u>2</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>18</u>
Total Existing Use Trips	712	2,200 ft²	4	0	4	2	4	6	36
Proposed Use									
Single Family Homes	210	11 homes	3	10	13	7	5	12	136
Difference in Trips			-1	+10	+9	+5	+1	+6	+100

The proposed subdivision will generate 9 additional a.m. peak hour trips, 6 additional p.m. peak hour trips, and 100 additional weekday trips than the existing uses on the property.

Property Profile for 244 MAIN ST

Property Tax Information

Tax Year	2021
Parcel ID	22 481411970656
Property Address	244 MAIN ST
Owner	LOWER LATIGO GROUP LLC
Mailing Address	244 N MAIN ST ALPHARETTA GA 30009
Total Appraisal	\$476,000
Improvement Appraisal	\$136,100
Land Appraisal	\$339,900
Assessment	\$190,400
Tax District	10
Land Area	0.7 ac
Property Class	Commercial Lots
Land Use Class	Residential on Commercial Land
TAD	
CID	

Zoning

Zoning Class	not available
Overlay District	
2035 Future Development	not available

Political

Municipality	Alpharetta
Commission District	2
Commission Person	Bob Ellis
Council District	LRG
Council Person	Donald Mitchell, Ben Burnett, Karen Richard, John Hipes, Jason Binder, Dan Merkel
Voting Precinct	AP07A
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Other Information

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In Less Developed Census Tract	No

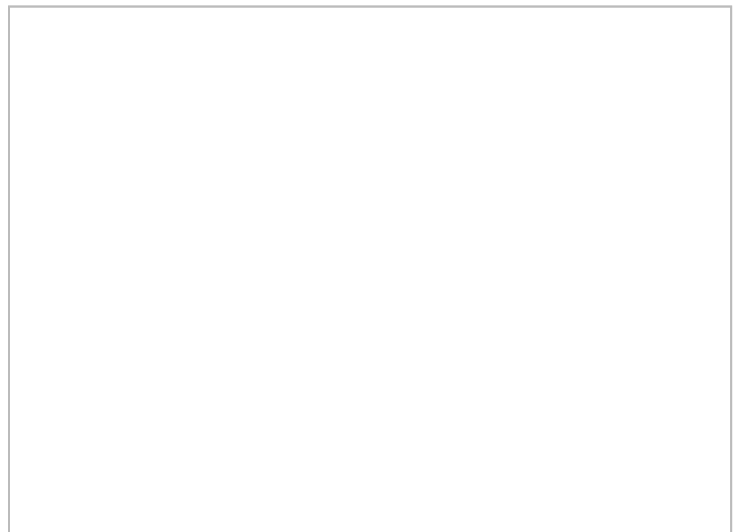
Aerial View



Property Map



Vicinity Map



The field data upon which this plat is based has a closure precision of one foot in 19,735 feet and an angular error of 03: seconds per angle point and was adjusted using the Compass Rule. This plat has been calculated for closure and is found to be accurate within one foot in 108,993 feet.

Equipment used: Topcon GTS-213 Total Station.

FLOOD HAZARD STATEMENT:

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF FULTON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13121C 0058 F, DATED 09/18/13

TOTAL AREA:

70,210 sf.

1.612 ACRES

#236 N. MAIN ST.

39,357 sf.

0.904 ACRES

#244 N. MAIN ST.

30,853 sf.

0.708 ACRES

N/F:
ZACKERY CLEMETH HUDSON
DB: 53446, PG: 19

N/F:
RICHARD A. WATSON
DB: 49303, PG: 269

N/F:
MICHAEL K. LIPSCOMB

N/F:
CMP PROPERTIES
DB: 56638, PG: 25

N/F:
MAX AUTO REALESTATE
DB: 55864, PG: 683

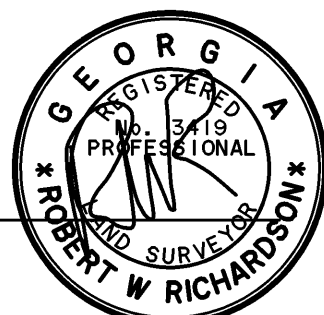
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED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

Robert W. Richardson

ROBERT W. RICHARDSON, GA RLS #3419

07/01/21

DATE



30 0 30
GRAPHIC SCALE - 1" = 30'

PROPERTY INFORMATION:

236 NORTH MAIN STREET
TAX PARCEL #22-481411970847

244 NORTH MAIN STREET
TAX PARCEL #22-481411970656

ALPHA LAND SERVICES

P.O. BOX 1651
LOGANVILLE, GA. 30052
CONTACT: ROBERT RICHARDSON
OFF: 770.696.4054 EMAIL: ROBERT@ALPHASURVEYOR.COM

REVISION:

REF. PLAT: PB.

P.

SURVEY FOR:

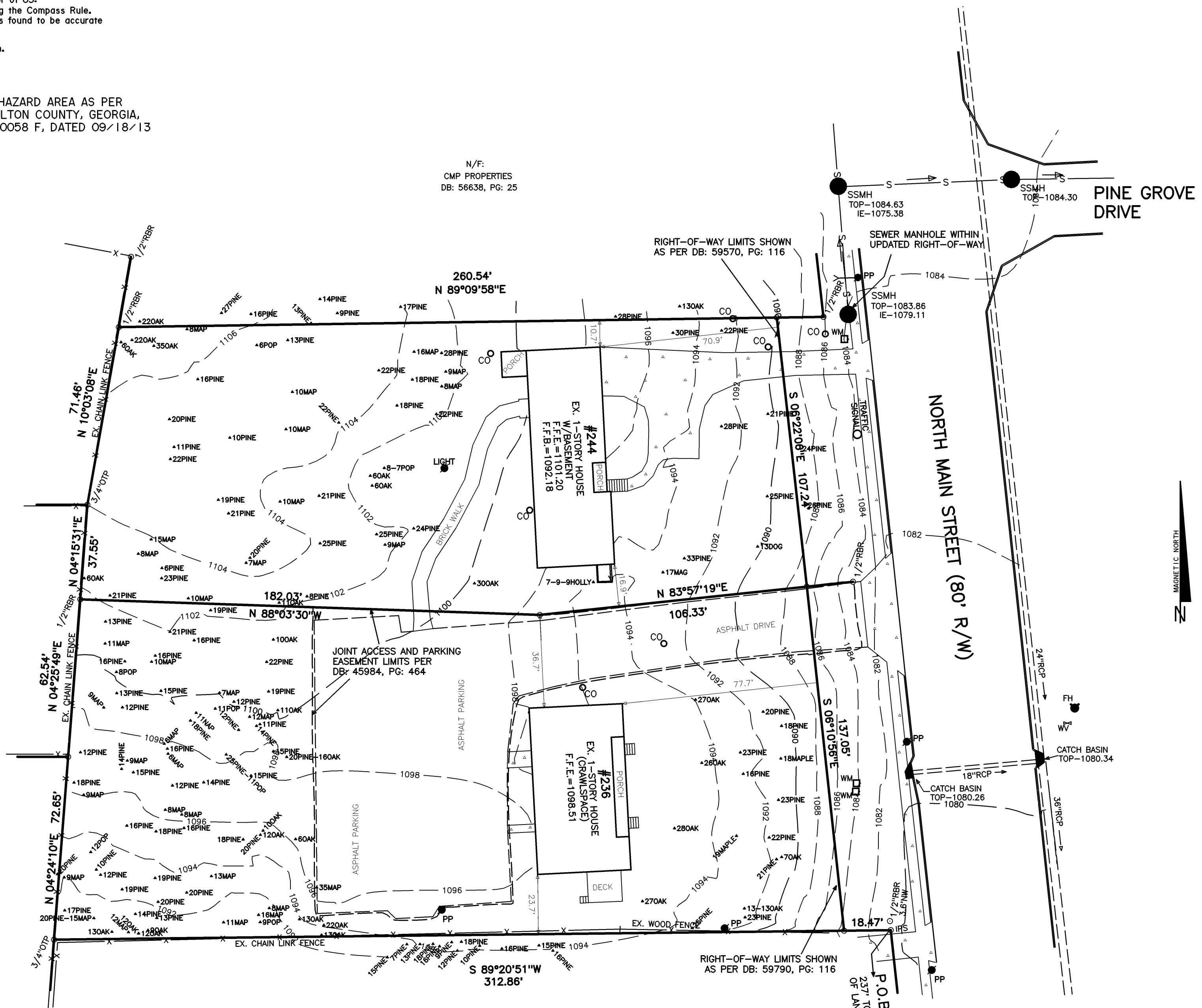
ALPHA AT MAIN, LLC

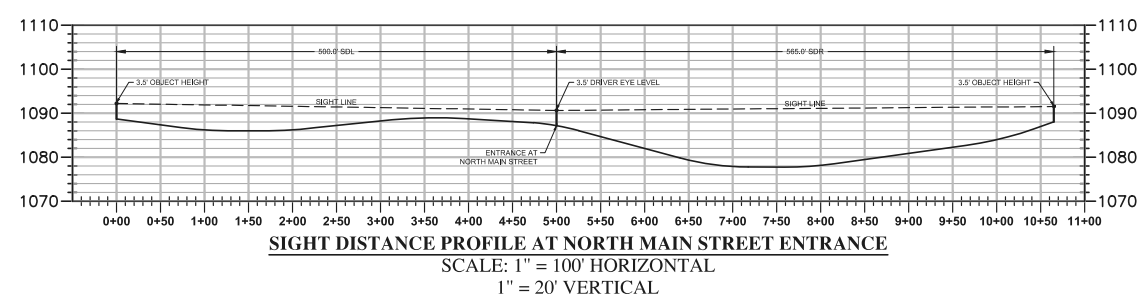
LAND LOT: 1197
DISTRICT: 2ND
FULTON COUNTY
GEORGIA
FIELD DATE: 06/30/21
PLAT DATE: 07/01/21

LOT: BLOCK:
SUB:
AREA = 1.612 ACRES
JOB No. 21-06-371

LEGEND

IPF = 1/2" REBAR FOUND
IPS = 1/2" REBAR PIN SET
L.L. = LAND LOT
L.L.L. = LAND LOT LINE
P.L. = PROPERTY LINE
CL = CENTERLINE
B.L. = BUILDING LINE
R/W = RIGHT-OF-WAY
S.S.E. = SANITARY SEWER EASEMENT
D.E. = DRAINAGE EASEMENT
MH = MANHOLE
C.B. = CATCH BASIN
J.B. = JUNCTION BOX
HW = HEADWALL
D.I. = DROP INLET
PP = POWER/UTILITY POLE
F.H. = FIRE HYDRANT
I.E. = INVERT ELEVATION
F.F.E. = FINISHED FLOOR ELEVATION
F.F.B. = FINISHED FLOOR BASEMENT
F.F.G. = FINISHED FLOOR GARAGE
BOC = BACK OF CURB
EP = EDGE OF PAVEMENT
N/F = NOW OR FORMERLY
P.O.B. = POINT OF BEGINNING
SS = SANITARY SEWER LINE/PIPE
-X-X-X- = FENCE LINE
O = FLOOD HAZARD ZONE LINE
= STORM SEWER LINE/PIPE
W = WATER LINE
G = GAS LINE
FW = FLOW WELL
C.E. = CONSTRUCTION EASEMENT
C&G = CURB AND GUTTER
LS = LIGHT STANDARD
OTP = OPEN TOP PIPE FOUND
CTP = CRIMP TOP PIPE FOUND
WD = WOOD DECK
CO = CLEAN OUT

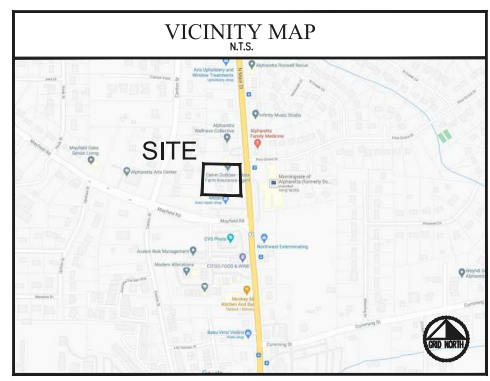
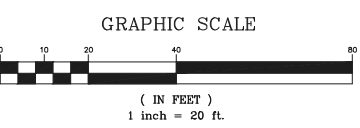




OPEN SPACE DATA	
GROSS LOT AREA: 70,210 SF SF (1.61 ACRES)	
MINIMUM CIVIL OPEN SPACE: NONE (LOT LESS THAN 5.0 AC)	
MINIMUM AMENITY OPEN SPACE: 10% OF LOT = 7,021 SF	
PROVIDED PRIVATE AMENITY SPACE: 11% (8,140 SF)	
PROVIDED COMMUNITY AMENITY SPACE: 11% (7,630 SF)	

LOT TABLE	
LOT 1	4,963 SF
LOT 2	4,417 SF
LOT 3	4,654 SF
LOT 4	4,903 SF
LOT 5	6,011 SF
LOT 6	6,427 SF
LOT 7	5,388 SF
LOT 8	5,258 SF
LOT 9	5,126 SF
LOT 10	4,960 SF
LOT 11	5,349 SF

CAUTION
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



SITE DATA

ADDRESS: 244 & 236 NORTH MAIN STREET
PARCEL NO. 22-4814-1197-0656 (244 SOUTH MAIN ST)
PARCEL NO. 22-4814-1197-0847 (236 SOUTH MAIN ST)

GROSS SITE AREA: 70,210.91 SF (1.61 ACRES)

ZONING:
CURRENT ZONING: O-1
PROPOSED ZONING: DT-4W
ZONING JURISDICTION: CITY OF ALPHARETTA, GEORGIA

PROPOSED USE:
RESIDENCES: SINGLE FAMILY DETACHED
11 HOMES - 4 BEDROOMS EACH
APPROX 4,000 SF EACH

ALLOWABLE DENSITY: 8 UNITS/ACRE = 8 x 1.61 = 12 UNITS
PROPOSED DENSITY: 11 UNITS (6.8 UNITS/AC)

MINIMUM AMENITY SPACE: 10% (7,021 SF)
PROPOSED PRIVATE AMENITY SPACE: 11% (8,140 SF)
PROPOSED COMMUNITY AMENITY AREA: 11% (7,630 SF)

MAXIMUM BUILDING LOT COVERAGE: 70% (49,147 SF)
PROPOSED BUILDING LOT COVERAGE: 36% (25,000 SF)

MINIMUM LOT SIZE: 2,500 SF

SETBACKS:
FRONT YARD: 10' MIN
SIDE YARD: 0' MIN
REAR YARD (NO ALLEY): 3' MIN
REAR YARD (ALLEY): 10' MIN

MAX BUILDING HEIGHT: 40' (3-STORY)
PROPOSED BUILDING HEIGHT: 38' (3-STORY)

PARKING REQUIREMENTS:
1 SPACE PER BEDROOM = 44 SPACES
0.5 VISITOR SPACE PER UNIT = 6 SPACES
TOTAL PARKING REQUIRED = 50 SPACES

PROPOSED GARAGE SPACES: 33 SPACES
PROPOSED DRIVEWAY SPACES: 33 SPACES
TOTAL PARKING PROVIDED = 66 SPACES

LEGEND	
	PROPOSED LIGHT POLE
	FUTURE GDOT STRIPING
	PROPOSED STRIPING
	PROPOSED MOVEMENT
	PROPERTY LINE
	PROPOSED LOT LINES
	PROPOSED GDOT SIDEWALK
	POURED CONCRETE WALL
	FUTURE GDOT CURB & GUTTER
	PROPOSED CURB & GUTTER



paradigm
Engineering Services, Inc.
Severndroven Park
Atlanta, GA 30038
(770) 605-6030
www.Paradigmeng.net

Project No.	WBD
Design By:	LBF
Drawn By:	WBD
Checked By:	6/28/21
Date:	1" = 20'
Scale:	
No.	
Date	
Revision	

Alpha at Main LLC
1360 Manget Way
Atlanta, GA 30356
(770) 391-1233

ZONING SITE PLAN
244 & 236 North Main
LAND LOT 694, DISTRICT 1, SECTION 2
CITY OF ALPHARETTA, FULTON COUNTY, GA

Drawing No.
Z1.0

