

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: CLUP-24-01/Z-24-04/

PH #: PH-24-05/V-24-04/

PHA230047

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: EAH Acquisitions, 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 Fax: 404-685-7004

Mobile Tel: 404-815-3704 Email: kzickert@sgrlaw.com

Subject Property Information:

Address: 1180 Upper Hembree Road Current Zoning: PSC

District: 1st Section: 2nd Land Lot: 550 & 553 Parcel ID: 12 223005500825

Proposed Zoning: R-8A/D Current Use: Vacant 2-story building and associated parking

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

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

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?
See attached Statement of Intent.

Applicant's Request (Please itemize the proposal):
See attached Statement of Intent.

Applicant's Intent *(Please describe what the proposal would facilitate)*.
See attached Statement of Intent.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Amazon.com Services LLC Telephone: _____
Address: 410 Terry Ave. N Suite: _____
City: Seattle State: WA Zip: 98109

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 checked="" type="checkbox"/> Variance | <input type="checkbox"/> Master Plan |
| <input checked="" type="checkbox"/> Land Use Application | <input type="checkbox"/> Other |

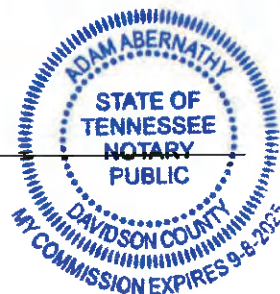
Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: EAH Acquisitions, LLC c/o Kathryn M. Zickert Telephone: 404-815-3704
(Smith, Gambrell, and Russell, LLP)
Address: 1105 W. Peachtree St. NE Suite: 1000
City: Atlanta State: GA Zip: 30309

So Sworn and Attested:

Owner Signature:  Date: 12/21/23
(Authorized Agent for Amazon.com Services LLC)

Notary: _____
Notary Signature: Adam Abernathy Date: 12-21-23



DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: Heather Allen
(Authorized Agent for EAH Acquisitions, LLC)

Subject Public Hearing Case: 1180 Upper Hembree Road

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: Heather Allen Date: 12/18/23

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Name of Applicant or Opponent: Amazon.com Services LLC by: **Fredrick Lutz**

(Authorized Agent for Amazon.com Services LLC)

Subject Public Hearing Case: 1180 Upper Hembree Rezoning

Campaign Contribution Information:

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

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

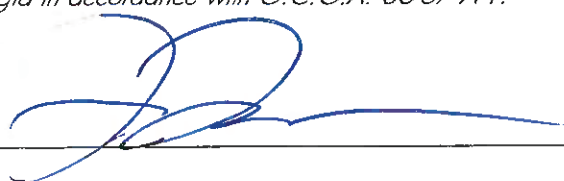
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Signature: _____



Date: _____

12/21/23

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

Subject Public Hearing Case: 1180 Upper Hembree Rezoning

Campaign Contribution Information:

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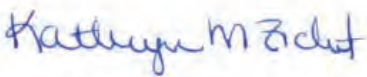
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Description of Contribution: _____ Value: _____

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

Date: 12.11.2023

DISCLOSURE FORM

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Name of Applicant or Opponent: J. Alexander Brock (Smith, Gambrell, and Russell, LLP)

Subject Public Hearing Case: 1180 Upper Hembree Rezoning

Campaign Contribution Information:

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

Description of Contribution: _____ Value: _____

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Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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Signature: 

Date: 12.11.2023

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

DISCLOSURE FORM

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

Subject Public Hearing Case: 1180 Upper Hembree Rezoning

Campaign Contribution Information:

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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:

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Signature: _____

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

Date: 12.11.2023

DISCLOSURE FORM

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Name of Applicant or Opponent: Kirk R. Fjelstul (Smith, Gambrell, and Russell, LLP)

Subject Public Hearing Case: 1180 Upper Hembree Rezoning

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Name of Official: N/A

Position: N/A

Description of Contribution: _____ Value: _____

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Signature: _____



Date: 12.11.2023

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

DISCLOSURE FORM

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Name of Applicant or Opponent: William J. Diehl (Smith, Gambrell, and Russell, LLP)

Subject Public Hearing Case: 1180 Upper Hembree Rezoning

Campaign Contribution Information:

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

Description of Contribution: _____ Value: _____

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Signature: _____



William J. Diehl (Smith, Gambrell, and Russell, LLP)

Date: 12.11.2023

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

See attached Statement of Intent.

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

See attached Statement of Intent.

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

See attached Statement of Intent.

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

See attached Statement of Intent.

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

See attached Statement of Intent.

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

See attached Statement of Intent.

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

See attached Statement of Intent.

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

See attached Statement of Intent.

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: 1180 Upper Hembree Rezoning

Contact Name: Kathryn M. Zickert (Smith, Gambrell, and 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.

See attached Property Owner Mailing List.

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

- | | |
|--|--|
| <input checked="" 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.

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

500' Property Owner Mailing List

12 223005500460	S2 PARTNERS LLC	5755 NORTH POINT PKWY STE 210	ALPHARETTA GA 30022
12 223005501229	JC VENTURES GROUP LLC	8905 HUNTCLIFF LAKE CT	SANDY SPRINGS GA 30350
12 223005530780	HEMBREE CC LLC	200 GLENRIDGE POINT PKWY	ATLANTA GA 30342
12 223105510047	GARNETT LYNDEE L	8510 BIRCH HOLLOW DR	ROSWELL GA 30076
12 223105510062	CHERYL L GORMAN REVOCABLE TRUST THE	8530 BIRCH HOLLOW DR	ROSWELL GA 30076
12 223205500013	ARREH ABDORACHID C & BARKAD KADIDJA A	1110 TAYLOR OAKS DR	ROSWELL GA 30076
12 223205500039	SCHWARZELL ANDREW G & WENTZEL KATHLENE	1130 TAYLOR OAKS DR	ROSWELL GA 30076
12 223505520042	ALBERT ALEXANDER & ALBERT ARIEL	4206 HARRIS RIDGE CT	ROSWELL GA 30076
12 224005540753	LUCKY CORP	1055 BAY POINTE XING	ALPHARETTA GA 30005
12 224105490412	JIMENEZ LUIS	410 HEMBREE FOREST CIR	ROSWELL GA 30076
12 224105490446	BONNETTE RICHARD KELLY	380 HEMBREE FOREST CIR	ROSWELL GA 30076
12 224105490453	GOODRICH PHYLLIS JEAN	370 HEMBREE FOREST CIR	ROSWELL GA 30076
12 224105490644	VAN CHRISTIAN T & VAN KELLY T	345 HEMBREE FOREST CIR	ROSWELL GA 30076
12 224105490685	SHAFIK BAHAA M & KANATER SAHAR	425 HEMBREE FOREST CIR	ROSWELL GA 30076
12 224105490693	SOTO ALEJANDRO ALANIS	435 HEMBREE FOREST CIR	ROSWELL GA 30076
12 224105490701	ROJAS WILLIAM R & ROJAS MANUELA M	445 HEMBREE FOREST CIR	ROSWELL GA 30076
12 223005500924	POINTE PLACE HEMBREE LP	11731 POINTE PL	ALPHARETTA GA 30004
12 223005500965	ICREATE LLC	11755 POINTE PL	ALPHARETTA GA 30076

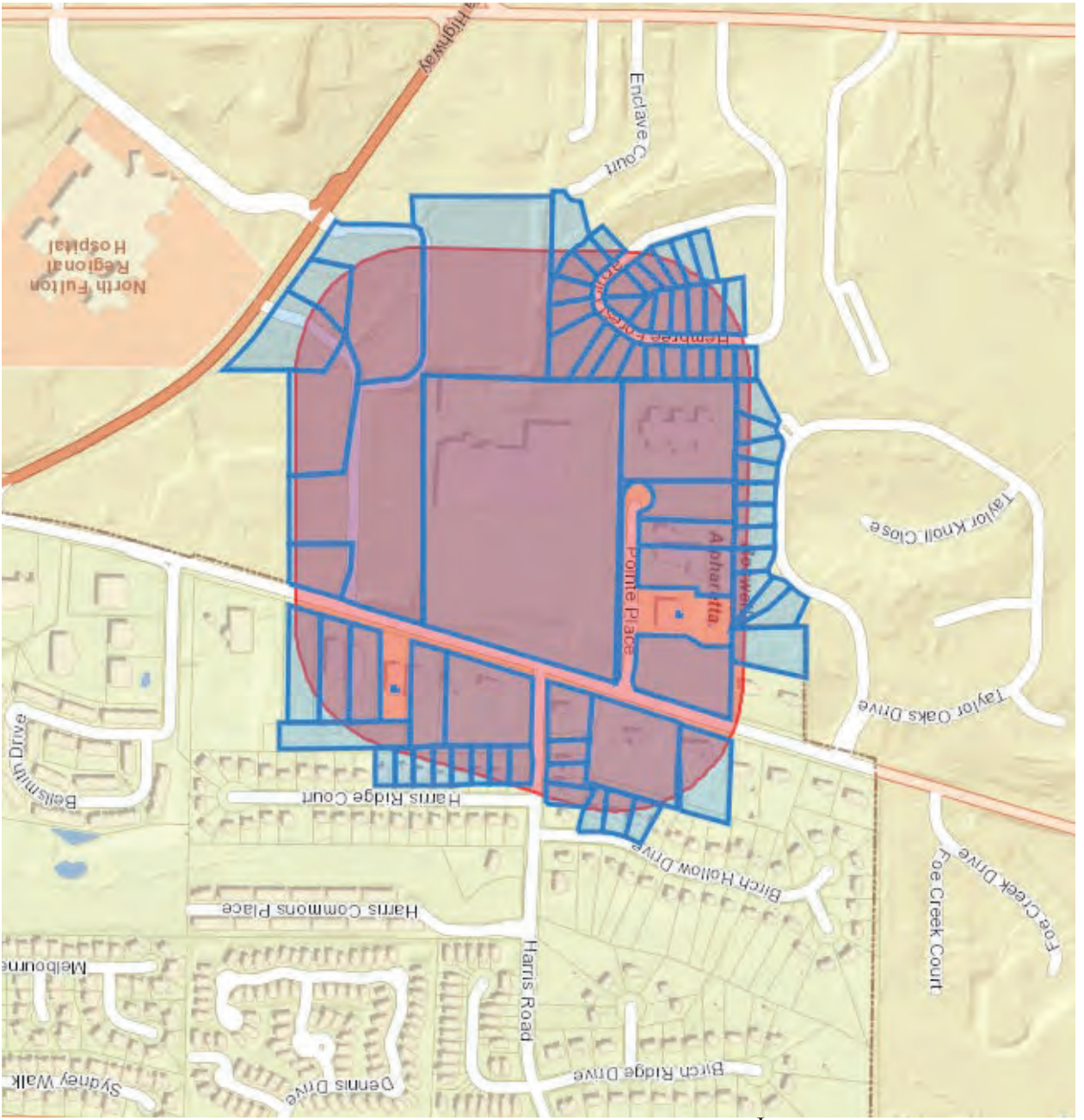
12 223205500336	GRIFFIN REVOCABLE TRUST THE	1050 TAYLOR OAKS DR	ROSWELL GA 30076
12 224005540779	ROSWELL BC LLC	780 OLD ROSWELL PL STE 100	ROSWELL GA 30076
12 223005501815	PREMIERE HOMES LLC	11175 CICERO DR SUITE 100	ALPHARETTA GA 30022
12 223005501203	HEMBREE POINTE PROS LLC	11775 POINTE PL # 101	ROSWELL GA 30076-4636
12 223005531770	KASHLAN MUNIR & KACHLAN EIMAN	1240 UPPER HEMBREE RD UNIT B	ROSWELL GA 30076
12 223105510021	BARNETT MARK D	11920 HARRIS RD	ROSWELL GA 30076
12 223205500021	FIX DAWN & KRISTOFER D	1120 TAYLOR OAKS DR	ROSWELL GA 30076-1186
12 223205500369	MIODUSER SUSAN A & HUNTER JEFFREY E	1080 TAYLOR OAKS DR	ROSWELL GA 30076
12 223205500377	ARGO E DONALD & BRITT A	1090 TAYLOR OAKS DR	ROSWELL GA 30076
12 223505520034	GUY-RICE BONNA K RICE DENNIS	4204 HARRIS RIDGE CT	ROSWELL GA 30076
12 223505520067	COLLEEN PATRICIA PEREZ REVOCABLE LIVING TRUST THE	4210 HARRIS RIDGE CT	ROSWELL GA 30076
12 223505520083	KONTUL JANICE M	4214 HARRIS RIDGE CT	ROSWELL GA 30076-4610
12 224005541124	HORIZON CLINICAL LLC	1170 PEACHTREE ST STE 2400	ATLANTA GA 30309
12 224105490396	WRIGHT LISA L	430 HEMBREE FOREST CIR	ROSWELL GA 30076
12 224105490404	BOLDEN LES	420 HEMBREE FOREST CIR	ROSWELL GA 30076
12 224105490420	BOURALEH WAISS G & WAIS AMINA L	400 HEMBREE FOREST CIR	ROSWELL GA 30076
12 224105490438	SWAY 2014 1 BORROWER LLC	8665 E HARTFORD DR STE 200	SCOTTSDALE AZ 85255

ROSWELL GA	360 HEMBRREE FOREST CIR	HICKS NATALIE B	12 224105490461
ROSWELL GA	350 HEMBRREE FOREST CIR	GOMEZ ALEXEI MENDIETA & GARCIA MIRLA PEREZ	12 224105490479
ROSWELL GA	30076	FKH SFR C2 LP	12 224105490495
MARIETTA GA	1850 PARKWAY PL SUITE 900		12 224105490610
ROSWELL GA	315 HEMBRREE FOREST CIR	LERNER VLADIMIR & SUAREZ BETILUZ	12 224105490628
ROSWELL GA	325 HEMBRREE FOREST CIR	JAMISON MICHAEL CHRISTIAN	12 224105490677
ROSWELL GA	385 HEMBRREE FOREST CIR	PEREZ MARIA E & CASTENA GABRIEL L	12 224105490719
ROSWELL GA	465 HEMBRREE FOREST CIR	PASUMARTHI TAVI C & RAVITEJA	12 224105490727
ROSWELL GA	475 HEMBRREE FOREST CIR	STELMACHERS ALEXANDER	12 223005500833
ROSWELL GA	1130 UPPER HEMBREE RD	NATURAL MEDICAL SOLUTIONS LLC	12 223005530848
FOUNTAIN CO	8111 VALLI FARM RD	1250 UPPER HEMBRREE LLC	12 223205500344
ROSWELL GA	1060 TAYLOR OAKS DR	DORSETT DAVID EDWARDS & DORSETT LAUREN MARIE	12 223205500351
ROSWELL GA	1070 TAYLOR OAKS DR	ECHOLS BRANDON T	12 223205500385
ROSWELL GA	1100 TAYLOR OAKS DR	HILL ANDRE S & HILL CEDRA ALANA	12 224005540647
ATLANTA GA	5901 PEACHTREE DUNWOODY RD	TEG ROSWELL LLC	12 223605500076
MARIETTA GA	195 FOREST AVE	OSWALD GEORGE JR	12 223005501211
ROSWELL GA	11775 POINTE PL # 103	HARBEN ALAN	12 223005531804
ROSWELL GA	1240 UPPER HEMBREE RD	C2M HOLDINGS LLC	12 223005500403
NORCROSS GA	5749 SINGLETON RD	NEKTALOV RAFAEL & NEKTALOV BORIS	

12 223005530681	UPPER HEMBRREE MEDICAL PLAZA ROSWELL LLC & YASH PROPERTY INVESTMENTS LLC	235 MORTON MANNER CT	ALPHARETTA GA 30022
12 223005530699	MARTIN JAMES F	1004 RIVERBEND CLUB DR	ATLANTA GA 30339
12 223005530806	1250 UPPER HEMBRREE LLC	8111 VALLI FARM RD	FOUNTAIN CO 80817
12 223105510013	MATIKEEVA KINNEY SAIRAGUL & KINNEY ANTHONY ROBERT	11910 HARRIS RD	ROSWELL GA 30076
12 223105510054	JACOBSON WILLIAM D & KATHLEEN M	8520 BIRCH HOLLOW DR	ROSWELL GA 30076
12 223205500047	BINA PAYVAND & POOSTI MARYAM	1140 TAYLOR OAKS	ROSWELL GA 30076
12 223205500054	MARTIN MARTINA PATRICE	1150 TAYLOR OAKS DR	ROSWELL GA 30076
12 223505520018	DUFFY JAIME & DUFFY GRANT	4200 HARRIS RIDGE CT	ROSWELL GA 30076
12 223505520026	ELAINE RUSSELL LIVING TRUST THE	4202 HARRIS RIDGE CT	ROSWELL GA 30076
12 223505520059	TOMIOKA HIROSHI	5050 QUORUM DR SUITE 225	DALLAS TX 75254
12 223505520075	COOPER NOCHOLAS & HUFF KAITLYN ELIZABETH	4212 HARRIS RIDGE CT	ROSWELL GA 30076
12 224005540902	MMAC PIX ATLANTA GA SPE LLC	3807 CLEGHORN AVE SUITE 903	NASHVILLE TN 37215
12 224105490388	JENNIFER JEAN MARTIN LIVING TRUST THE	1605 BRANCH VALLEY DR	ROSWELL GA 30076
12 224105490487	PANGICH GUILLERMO ISRAEL RAMOS & MARTINEZ NORMA ANGELICA TELLO	340 HEMBRREE FOREST CIR	ROSWELL GA 30076
12 224105490503	MORALES SILVA JUAN A & ESOBEDO SERENO MARIA	320 HEMBRREE FOREST CIR	ROSWELL GA 30076
12 224105490511	WANG BINHONG	2732 COLLINS COVE AVE	LAWRENCEVILLE GA 30043-6100
12 224105490529	BERGOO CONSULTING LLC	3624 RITTENHOUSE CT	MARIETTA GA 30062

12 224105490602	HILL MATTHEW TIMOTHY & JENNIFER CUPPY	4499 WOODFORD PASS NE	ROSWELL GA 30075
12 224105490636	CONNORS SCOTT A & LINDSAY K	335 HEMBREE FOREST CT	ROSWELL GA 30076-1199
12 224105490651	JACKSON CAROLYN J	355 HEMBREE FOREST CIR	ROSWELL GA 30076
12 224105490735	FORD CURTIS LEE & RUIZ CRISTIAN EDUARDO BLAS	485 HEMBREE FOREST CIR	ROSWELL GA 30076
12 224305490147	MATHENY RONALD S	230 ENCLAVE CT	ROSWELL GA 30076
12 223005500866	ADVANCED RECOVERY SYSTEMS LLC	100 SE THIRD AVE SUITE 1800	FORT LAUDERDALE FL 33394
12 223005500825	AMAZON COM SERVICES LLC	410 TERRY AVE N	SEATTLE WA 98109
12 223005500932	ORTEGA ENTERPRISES LLC	5369 FOREST BROOK PKWY	MARIETTA GA 30068
12 223005530665	BIS PROPERTIES LLC	1230 UPPER HEMBREE RD # 200	ROSWELL GA 30076
12 223005530855	SPIRIT OF GOD CHRISTIAN CHURCH INC	7197 BELCREST DR	DULUTH GA 30097
12 223005501187	HEMBREE POINTE PROS LLC	11775 POINTE PL #104	ROSWELL GA 30076-4636
12 223005501195	HEMBREE POINTE PROS LLC	11775 POINTE PL #102	ROSWELL GA 30076
12 223005531762	M CENTER ENTERPRISES LLP THE	1240 UPPER HEMBREE RD UNIT A	ROSWELL GA 30076
12 223005531788	AVC PROPERTY LLC	1033 SOUTHERBY LANE	ALPHARETTA GA 30004
12 223005531796	EC UPPER HEMBREE LLC	1240 UPPER HEMBREE RD UNIT D	ROSWELL GA 30076

500' Public Notification Map



Written Description: Upper Hembree Tract (Overall)

All that tract or parcel of land lying and being in Land Lots 550 and 553, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at a 1" rebar found at the corner common to Land Lots 549, 550, 553, and 554, said point being the **TRUE POINT OF BEGINNING**.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED;

thence along the common line of Land Lots 549 and 550 N88°20'56"W for a distance of 299.74 feet to a 1-1/2" crimped top pipe found; thence leaving said Land Lot Line N01°38'54"E for a distance of 399.93 feet to a 1/2" rebar found; thence N01°37'02"E for a distance of 787.92 feet to a 1/2" rebar set at the southerly right of way of Upper Hembree Road (right of way varies); thence in a easterly direction along said southerly right of way the following courses and distances:

S72°51'15"E for a distance of 309.95 feet to a point;

S73°17'31"E for a distance of 497.19 feet to a 1/2" rebar set;

thence leaving said southerly right of way S01°33'37"W for a distance of 972.20 feet to a 1/2" rebar found at the common line of Land Lots 553 and 554; thence along said Land Lot Line N88°47'22"W for a distance of 480.13 feet to a 1" rebar found, said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel of land contains 19.317 acres.

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



Kathryn M. Zickert
Direct Tel: 404-815-3704
Direct Fax: 404-685-7004
kzickert@sgrlaw.com

December 22, 2023

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

Re: Application of EAH Acquisitions, LLC (“EAH”) for 19.32 Acres located at 1180 Upper Hembree Road for (i) Rezoning from PSC to R-8A/D for the development of 149-unit Detached Single Family Neighborhood (7.71 units per acre); (ii) amendment to the Future Land Use Map to change the future land use map from Commercial to High Density Residential Designations; (iii) and for four (4) concurrent variances to UDO § 2.2.9 for reducing a rear alley setback from 20’ to 0’; increasing lot coverage from 40% to 65%; reduction of lot size minimums from 4,500 to 2,000; and reduction of minimum lot widths from 50’ to 31’.

Dear Kathi:

Please accept this letter as the Letter of Intent of my client, EAH Acquisitions, LLC (“EAH”) in support of the above referenced application for rezoning (from PCS to R8-A/D); an application to amend the Future Land Use Map (from Commercial to High Density Residential); and for concurrent variances as listed above.

As you may know, I represent EAH in its effort to develop the project described above. The subject property is a 19.32 acre lot located at 1180 Upper Hembree Road (the “Property”). The project envisions the redevelopment of an underutilized parking lot and older commercial/retail building that until 2014 serviced the Harry’s Farmers Market, and is now vacant having served as a Whole Foods distribution center between 2014 and 2017. This project is an exciting example of an adaptive reuse of an obsolete and largely vacant commercial property, offering the opportunity to provide a vibrant single-family community incorporating open space, community amenities, and a variety of attractive housing products where, currently, a depreciated, vacant commercial/retail facility sits.

The project contemplates the deconstruction of the existing 145,000 square foot commercial/retail space and the associated parking lot, allowing for the development of a 149-unit single family detached-housing community. The homes will include various housing

products and styles to include a mixture of front-entry and rear-entry garages. The minimum heated floor area will be 1,200 sq/ft, which is compliant with the development code. Building heights will not exceed thirty-five feet (35'), which again meets the code.

The community plan includes the development of various amenities such as a pool, club house, pickle ball courts, dog park, and a community garden. The density of the development is 7.71 units per acre, which is not only consistent with recent residential development along the Upper Hembree corridor but also provides a transition between more intensive and dense residential and commercial uses and older residential developments on Upper Hembree further West of its intersection with Highway 9.

The Property is currently zoned in the PSC (Planned Shopping Commercial) zoning district, a zoning district intended for “grouped retail” sales and services managed as a “total entity.” Essentially, the zoning district envisions strip-center retail developments, although this property was not developed as a strip center. The Future Land Use Map identifies the Property for future commercial uses. This project requests that both of these designations be amended. The Comprehensive Plan’s polices, existing market conditions, and surrounding land use patterns fully support these changes.

First, the Comprehensive Plan identifies the rising rates of vacancy in older commercial developments as a concern for the City, which creates the opportunity for adaptive redevelopment and to add mixes of uses. The Comprehensive Plan also identifies the value of infill and adaptive residential redevelopment that is consistent and contributory to the surrounding community.

The Property, although currently being used for warehousing by a national brand, reflects this challenge identified in the plan. The older retail building has been underutilized since 2014, when the Harry’s Farmers Market closed and was relocated to the Whole Foods at the Avalon. Since then, the building was retrofitted for warehousing use and has since 2017 been vacant. Unfortunately, the existing retail and shopping center market no longer supports the use for which the Property was originally developed and is currently zoned. This project’s residential and community oriented use is much more consistent with the comprehensive plan’s goals and these circumstances support amendments to the Future Land Use Map.

Surrounding land uses are diverse. Uses within a half mile radius of the Property include office and commercial zoned properties (particularly along the eastern-side of Upper Hembree Road) and a mix of higher density residential developments (zoned PUD and R8-A/D) and established, older suburban neighborhoods (zoned R-10 and R-15). More recent residential neighborhoods were developed with denser residential uses. The Harris Commons and Bellsmith Regency neighborhoods, for example, are infilled townhome communities all located less than a quarter of a mile from the Property. Harris Commons is a seventy-seven (77) unit townhome community zoned PUD (built in 2004) (appx. 6.5 u/acre). Bellsmith Regency is an eighty-five (85) unit townhome community zoned R8-A/D (built in 2006) (appx. 6.8 u/acre).

The Bellsmith Regency neighborhood is classified in the Future land Use Map’s High Density Residential designation. Harris Commons is in the Medium Density Residential

designation, although its current density and development (townhomes) would be more consistent with the High Density Residential designation.

If approved, this project will serve as a transitional development separating more densely developed and intensely-used properties closer to Alpharetta Highway to the east and the established residential neighborhoods to the west. This property's topography makes it uniquely situated for a transitional density. The site is below grade from Upper Hembree, protecting the community from direct sightlines along the road. At the same time, a large setback from Upper Hembree will provide additional tree and landscaping coverage to further obscure direct sightlines.

The development will require concurrent variances. Those variances, detailed below, are necessary on account of challenges related to the site's geography and layout. Moreover, the variances requested allow the proposed project to provide a variety of housing types and layouts, preventing it from appearing "rubberstamped" and repetitive.

All variance requests arise from the dimensional requirements of the Unified Development Code § 2.2.9.D.

First, a variance is requested to accommodate the proposed alley setbacks for the rear-entry units. Section 2.2.9.D requires a twenty (20) foot setback from alley ways. While the circumstances are limited, certain homes in the development, particularly homes with corner lots, are adjacent to lot lines (amounting to a zero-foot setback along the alley). This, however, does not mean that the homes are adjacent to the road. The forty-four (44') foot alleyway access and utility easement provides additional buffering (at least 10' on both sides) from the drivable portion of the alley to the lot-line. The variance is necessary as consequence of the alley access and utility easement that is required by the code, and the special spatial challenges of the site. The Property's size and shape require that roads be constructed in a grid, thereby increasing the number of corner lot homes and decreasing flexibility with housing arrangements and lot location.

The second variance request seeks approval of an increase of the lot coverage maximums of the principal buildings. Section 2.2.9.D requires that the maximum lot coverage of the principal buildings be 40%. Here, we are seeking an increase of the maximum coverage to 65%. The increase allows the development to preserve its cottage-home aesthetic, while still preserving areas for landscaped common spaces to be incorporated within the project. The variance is necessary on account of the site dimensions which, to accommodate buffering and geographic challenges, concentrate developable portions of the property in the center of the development. Notably, the property is currently developed with impervious surfaces covering approximately 80% of the total area. This concept allows for a significant increase in greenspace and pervious surfaces from the existing conditions, even with the variance.

The third and fourth variance requests concern lot size and dimensions. Section 2.2.9.D requires that the minimum lot sizes be 4,500 sq. ft and that lot widths are a minimum of fifty (50) feet. The applicant seeks reductions in the minimum lot sizes (to 2,000 feet) and the minimum lot width (to thirty-one feet) respectively. Again, these variances allow the development to preserve

a cottage-home aesthetic while preserving the shared common area. The request is also required by dimensions of the developable lot and to accommodate the significant redevelopment costs associated with replacing the large commercial building on the Property. Without such reductions in the project is not economically feasible.

In summary, these improvements require the following approvals:

1. Rezoning of the Property from PSC to R8-A/D.
2. An amendment of the Comprehensive Plan’s Future Land Use Map from Commercial Uses to High Density Residential.
3. Concurrent variances from the Unified Development Code accordingly:
 - a. Alpharetta UDC Section 2.2.9.D.—reduction of rear alley setback from 20 feet to 0 feet
 - b. Alpharetta UDC Section 2.2.9.D.—increase lot coverage from 40% to 65% of lot coverage by principal buildings.
 - c. Alpharetta UDC Section 2.2.9.D.—reduction minimum lot size from 4,500 feet to 2,000 feet for rear loaded homes
 - d. Alpharetta UDC Section 2.2.9.D.—reduction minimum lot width from 50 feet to 31 feet.

A. Phasing

The project is not intended to be phased.

B. Trip Generation

			A.M. Peak (7 am to 9 am)			P.M. Peak (4 pm to 6 pm)		
Land Use (ITE Code)	Proposed Intensity	Daily Total	In	Out	Total	In	Out	Total
Single-Family Detached Housing (210)	149 Units	1,148	30	89	119	94	55	149

*Source: Trip Generation Manual, 9th Ed.

The Property has access to Upper Hembree Road and easy connectivity to Highway 9. Both roads have capacity to accommodate the increase in traffic generation. For sake of

comparison, the anticipated traffic generation of the property if used as developed for a supermarket would amount to 493 and 1,375 trips per hour at A.M. and P.M. peak hours respectively. Thus, the proposed development's impact on traffic capacities would be significantly less than uses that would be allowed by right in the current zoning district.

C. Schools

The school-age children living in the residences will attend Hembree Springs Elementary, Elkins Pointe Middle School and Milton High School. Hembree Springs and Elkins Pointe are currently within their capacities. Milton High School is currently over capacity, however, it is projected to be within its capacity in the 2025-26 and 2026-27 school years.

D. Standards for the Requested Amendments and Variances

ZONING MAP

A. Whether the zoning proposal will permit a use that is suitable in view of the zoning use and development of adjacent and nearby property.

Response: Yes. Recent residential development in the area has been of similar or higher densities of use. The Property is in an area with relatively high connectivity, being near the intersection of Upper Hembree Road and Alpharetta Highway. Some higher intensity commercial uses remain at that intersection, however, much of the commercial inventory at the intersection is depreciating and continued commercial uses are dubious. The proposed use allows for a transitional buffer between a commercial corridor and the established lower density suburban housing along Upper Hembree Road.

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

Response: No. The Property is surrounded by office, commercial, and residential uses, which currently exist in harmony. Similar residential uses at similar densities currently exist within a quarter mile radius from the Property. The residential uses here will not impact adjacent or surrounding uses.

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

Response: No. The Property is currently nearly entirely impervious, largely lacks tree cover, and is depreciating. The zoning proposal will redevelop the parcel to decrease the amount of impervious surface, to redesign and improve the stormwater system and to provide for additional landscaping and tree coverage.

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

Response: Yes. Commercial and retail markets have deteriorated. The Property's current use reflects that change in market conditions. The previous retail use was no longer sustainable and the property is currently vacant.

E. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: No. The Property is well connected to arterial roads and major highways. The Property was developed and designed for intensive and heavily trafficked commercial uses that would have generated much higher trip volumes than the proposed redevelopment of the subject property will.

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

Response: Yes. The Comprehensive Plan envisions revitalization and adaptive reuse of aging retail facilities. The proposal is an innovative reuse project that converts an aging and deteriorating commercial use to a productive and energized neighborhoods in a manner and intensity that is consistent with surrounding uses.

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

Response: Yes. The request to change the use of the property from commercial and retail strip center to residential reflects a reasonable balance.

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

Response: See, response to (d) above.

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

Response: The zoning proposal does not meet the Comprehensive Land Use Plan designation of the property, which is "Commercial." The Applicant proposes an amendment to the Comprehensive Land Use Plan designation of the property to 'High Density Residential'. However, the project is consistent with the spirit of the Comprehensive Plan and the desire to redevelop underutilized retail spaces.

COMPREHENSIVE LAND USE PLAN

Unified Development Code Section 4.1.3 Standards for CLUP amendment approval, provides the following criteria for consideration when evaluating a request for a change in land use:

- A. The extent to which a change in the economy, land use or development opportunities of the area has occurred.

Response: The Property was developed in 1989 for a Harry's Farmers Market. Since that development traditional "big box" retail has significantly trended downward. New commercial development is centered around more heavily trafficked areas with additional and higher density housing surrounding the development. The farmer's market ceased operating in 2014. The Property is now vacant and has been since Whole Foods ceased operations in 2017.

- B. The extent to which the proposed designation is in compliance with the goals and policies of the Plan.

Response: The Applicant's proposal complies with the goals and policies of the City's Comprehensive Plan, particularly its goals of providing innovative and community-oriented infill developments and for revitalizing aging and vacant commercial properties. The proposal converts a large and aging retail relic to a community-oriented neighborhood.

- C. The extent to which the proposed designation would require changes in the provision of public facilities and services.

Response: The proposed change in use would increase some demands for public services such as transportation, water, sewer, and safety when compared to the existing underutilized use as a warehouse. However, the proposed change would not be a material increase from the provision of public services if this Property were used as constructed and zoned. A supermarket use would contribute to additional traffic in the area and would have had substantial water and sewer needs.

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

Response: No such negative impacts will occur.

- E. The extent to which additional land area is needed to be developed for a specific type of use.

Response: Not applicable.

- F. The extent to which area demographics or projections are not occurring as projected.

Response: The Comprehensive Plan does recognize that traditional retail, including both the "big-box" retail store uses (for which this Property was developed) and the traditional strip-center uses (for which this Property is currently zoned) are not economically feasible.

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: Yes.

- **Rear alley setback**—Redevelopment requires perpendicular gridded streets and increase the amount of corner lots, where alley setbacks are imposed from various sides. These setbacks in combination with the utility easements that are required by the development ordinance reduce the developability to lots such that development is not feasible.
- **Increase in building coverage**—the Property was developed below the grade of Upper Hembree Road and the access from the Upper Hembree Road switches back to accommodate the grade. As a result, much of the Property facing Upper Hembree road is used to safely accommodate the grade elongating the access road and reduces the developable portion of the Property.
- **Minimum lot size reduction**—as discussed, the developable portion of the Property is concentrated in the middle of the Property due to geography and spatial challenges.
- **Reduction in lot width**—as discussed, the developable portion of the Property is concentrated in the middle of the Property due to geography and spatial challenges.

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

Response: Yes.

- **Rear alley setback**—the redevelopment requires perpendicular gridded streets and increase the amount of corner lots, where alley setbacks are imposed from various sides. This reduces the developable portion of all lots. A hardship also arises on account of the geographic challenges and other challenges related to reconstruction of the older retail building. These development costs can only be offset by either, increases in density or reductions in lot sizes. To harmonize this development with the surrounding intensities of use, the developer has elected to develop detached housing products (as opposed to attached housing) while requesting variances from the development code.
- **Increase in building coverage**—reductions in the developable portion of the Property cause result in smaller sized lots. While this increases impervious surfaces from the UDO standards, the lot is currently being used for a supermarket and parking lot and

is, primarily impervious. Therefore, the reduction nets pervious surfaces and green space from the current condition.

- **Minimum lot size reduction**—as discussed, the developable portion of the Property is concentrated in the middle of the Property due to geography and spatial challenges.
- **Reduction in lot width**—as discussed, the developable portion of the Property is concentrated in the middle of the Property due to geography and spatial challenges.

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

Response: Yes.

- **Rear alley setback**— The existing and aged retail shopping center creates a sizable challenge for redevelopment. As discussed, the deconstruction has associated costs that are beyond those experienced in traditional greenfield development. Additionally, the existing retail market and this Property’s location away from higher trafficked commercial corridors make continued commercial uses a substantial detriment.
- **Increase in building coverage**—same as above.
- **Minimum lot size reduction**— same as above.
- **Reduction in lot width**— same as above.

(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances.

Response: Yes.

- **Rear alley setback**— The development project replaces an underutilized and aging retail building and the associated, largely vacant, parking lot with a vibrant single-family neighborhood. This is consistent with the goals of the Comprehensive Plan and the intent of the Unified Development Code. Moreover, the proposed use would be less intensive on utility and city services than the use that is permitted by right.
- **Increase in building coverage**—same as above.
- **Minimum lot reduction**— same as above.
- **Reduction in lot size width**— same as above.

E. Requested Conditions

- 1) The property shall be developed substantially in accordance with the plans by PEC dated December 6, 2023.
- 2) Single family detached lots will have a minimum lot width of 31’ exclusive of public street rights-of-way.

- 3) Each unit shall contain a minimum of 1,200 sf.
- 4) A minimum landscaped buffer will be installed and maintained along Upper Hembree Rd.
- 5) The units should have driveways that allow for two cars to park on each driveway.
- 6) Elevations and architectural treatment shall be substantially in accordance with the materials attached as Exhibit A. These include cementitious siding brick and board and batten. The elevations show the variation in the façade and the massing of the units.
- 7) The project provides approximately 4.9 acres of community space (± 25.35 % of total site) which includes ± 1.47 acres of amenity space (± 7.6 % of total site) and ± 3.43 acres of green space (including the detention pond) (± 17.75 % of total site).
- 8) Stormwater management will employ smart stormwater design techniques (e.g. rain gardens, enhanced swales, etc.) within the main stormwater detention area(s).
- 9) Pedestrian amenities including pathways and benches should be included throughout the development and amenity areas.
- 10) No more than 10% of the residential units will be permitted to be rented, as recorded in the HOA's declarations and covenants.
- 11) New utilities interior to the site will be placed underground

F. Preservation of Rights

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

CONCLUSION

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

Respectfully submitted,



Kathryn M. Zickert

CC: Kevin Norton, PE
Hannah Cates
Kelly Rhino

Real Estate

View Bill

As of: 12/31/2022

Bill Year: 2022

Bill: 120622

Owner: ALPHAVILLE COMM SERVICES LLC

Parcel ID: 12-1230-0250-001-4

Item	Amount	Balance	Interest	Due
Payments/Credits	\$4,623.37			
Interest		\$0.00	\$0.00	\$0.00
Charges			\$0.00	\$0.00
TOTAL				\$0.00

View Bill

Charges

Property Detail

Owner Information

Assessment

Assessment History

Tax Rates

All Bills

Contact Us

Search Results

New Search

Utility Billing

Filters
Code Enforcement
Prints Styling

Filter as map moves

Location
1180 Upper Hemlock

Select attribute filters (1)
 Type Description
 Number
 Tag
 Status Code
 Assigned To
 Invoiced Date

Records: Filtering 1 of 117

Map navigation controls: Home, Previous, Next, Full Screen, Refresh, Close

*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
1180 Upper Hembree
Alpharetta, GA 30076*

Prepared For:

EAH Acquisition, LP.

Mr. Nate Welch

5775 Glenridge Drive

Building D, Suite 350

Atlanta, GA 30328

Phone: 770-541-5250

Email: nwelch@empirecommunities.com

Assessor:

Robert Brettschneider

His Hands Tree Preservation, LLC

Owner

ISA Certified Arborist #WI-0338AT

ISA Certified Tree Worker

ISA Qualified Tree Risk Assessor

October 24, 2023

On October 24, 2023, Robert Brettschneider, Owner of His Hands Tree Preservation and an International Society of Arboriculture (ISA) Certified Arborist, conducted the onsite tree assessment and inventory. This assessment aimed to verify sizes and evaluate the biological and structural health of the specimen and boundary/shared trees.

All specimen-sized trees were assessed for insect infestations, disease pressures, structural defects, biological decline, and overall health. A health and structural assessment was performed as a visual ground assessment and documented in the report.

Smaller non-specimen trees in the parking lot areas were also assessed and identified if the health and condition were poor or the tree was dead.

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 arboretum (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.

Site Location:

This piece of land contains several buildings. The site is fully developed with the old Harris Teeter grocery store. Most of the parking lot trees on site were of poor quality, and the buffering area of trees was in fair condition.

Table and Report:

The table below summarizes the inventory and assessment of the specimen trees on this site. 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 3.5 feet on the trunk gives the diameter size.

Tree Species: Identifies the genus and species of each tree.

Condition Rating: The condition rating comprises 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 have 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. It 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.
- *Moderate:* A tree with a moderate rating is between the High and Low ratings. They have 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 indicated a specimen tree.

Italic type indicates a boundary or shared tree.

Table: Trees on site

Tree ID	Diameter	Tree Species	Condition			Specimen Tree	Suitability for Preservation	Comments
			Biological Health (Vigor)	Structural	Form			
#	Inches	Common Name				“X”		Main problems
276	24	Red Maple	Good	Good	Good	X	High	
277	28	Red Maple	Good	Good	Good	X	High	
278	28	Red Maple	Good	Poor	Fair		Moderate	V-Union split and crack. Preserving tree would require cable and throughbolt braces.
279	21	Leyland Cypress	Good	Good	Good	X	Moderate	
280	22	Leyland Cypress	Good	Good	Good	X	Moderate	
281	15	Yoshino Cherry	Fair	Fair	Good	X	Moderate	

282	12	Yoshino Cherry	Fair	Fair	Good	X	Moderate
283	15	Yoshino Cherry	Fair	Fair	Good	X	Moderate
284	35	Northern Reed Oak	Good	Good	Fair	X	Moderate
285	28	Red Maple	Good	Good	Good	X	Moderate
286	21	Yoshino Cherry	Fair	Fair	Fair	X	Moderate
287	30	Loblolly Pine	Fair	Fair	Fair	X	Moderate

Photos



Tree #278 Red Maple with "V" union



Several Yoshino Cherry with straps



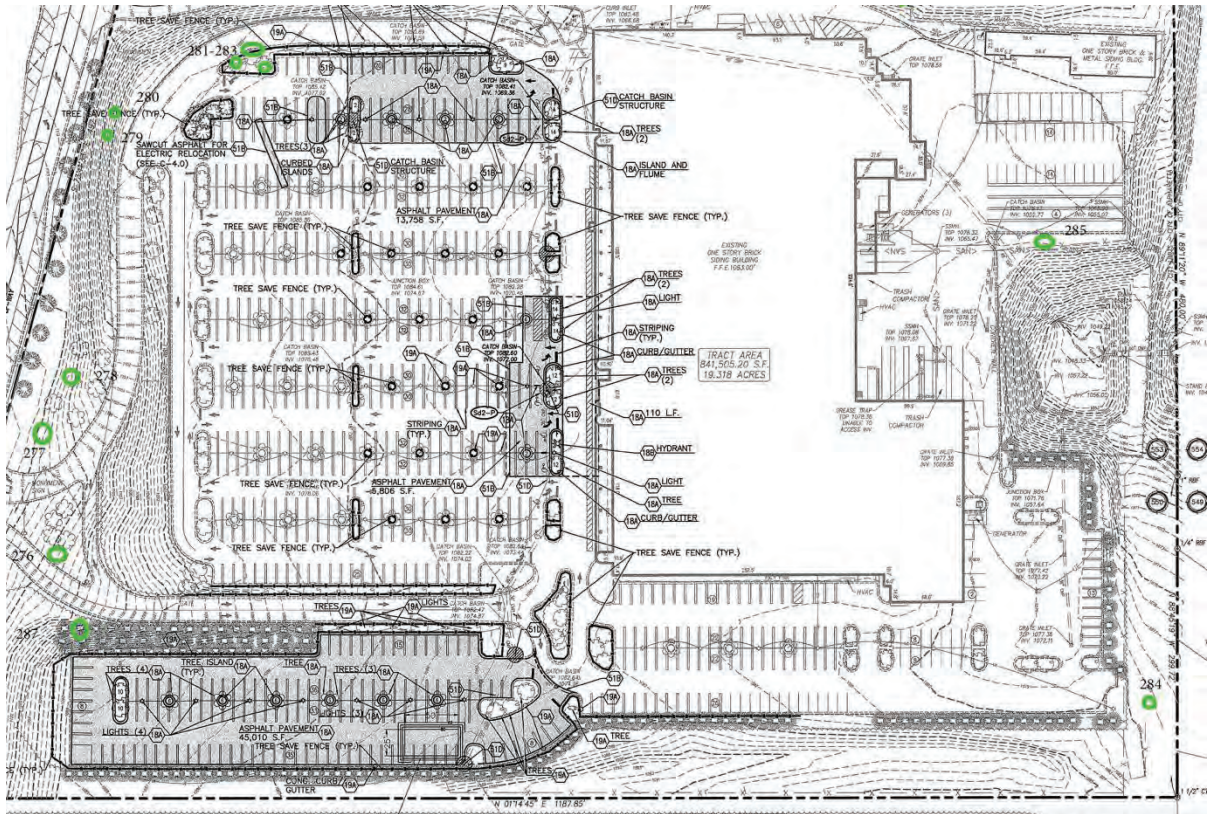


Parking lot trees are fair to Poor condition





Map



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.

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



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