

# CITY OF ALPHARETTA

## PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: CLUP -24-02/Z-24-04/

PH-24-05/V-24-04

PH #: PHA240004

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: The Providence Group, LLC, c/o Kathryn M. Zickert - Smith,  
Gambrell, and Russell, LLP

Telephone: 404.815.3500

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: Northeast intersection of Old Milton Pkwy. and Haynes Bridge Road

Current Zoning: C-2 & DT-LW

District: 12

Section: \_\_\_\_\_

Land Lot: 748

Parcel ID:

12 270307480529, 12 270307480537,  
12 270307480479, 12 270307480487,  
and 12 0270307480305

Proposed Zoning: DT-LW

Current Use: vacant

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

Conditional Use

Master Plan Amendment

Comprehensive Plan Amendment

Rezoning

Master Plan Review

Variance

Public Hearing

Exception

Other (Specify): \_\_\_\_\_

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# APPLICANT REQUEST AND INTENT

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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.

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# ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

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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.

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# BOARD OF ZONING APPEALS REVIEW CRITERIA

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

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

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

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

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

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



# PROPERTY OWNER AUTHORIZATION

## Property Owner Information:

Contact Name: 2260 Old Milton, LLC

Telephone: 404.915.1400 / 678.485.7022

Address: 103 Hendrix Drive

Suite:

City: Canton

State: GA

Zip: 30115

## 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: The Providence Group, LLC, c/o Kathryn M. Zickert -  
Smith, Gambrell, and Russell, LLP

Telephone: 404.815.3500

Address: 1105 W. Peachtree St. NE

Suite: 1000

City: Atlanta

State: GA

Zip: 30309

## So Sworn and Attested:

Owner Signature:



(Authorized Agent for 2260 Old Milton, LLC)

Date:

1/30/24

Notary:

Notary Signature:



Date:

1/30/24

# 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: THE PROVIDENCE GROUP OF GEORGIA, LLC

Subject Public Hearing Case: Old Milton/Haynes Bridge 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: — 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: [Handwritten Signature]

Date: 1/30/24

# DISCLOSURE FORM

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

Subject Public Hearing Case: Old Milton Parkway/Haynes Bridge 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: N/A

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

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

## Campaign Contribution Information:

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



Date: 1.31.2024

Kirk R. Fjelstul (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: Old Milton Parkway/Haynes Bridge 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: N/A

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

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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: 1.31.2024

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

# DISCLOSURE FORM

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

Subject Public Hearing Case: Old Milton Parkway/Haynes Bridge 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: N/A

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

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

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

## Campaign Contribution Information:

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

Signature: Kathryn M Zickert

Date: 1.31.2024

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

# DISCLOSURE FORM

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

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

Subject Public Hearing Case: Old Milton Parkway/Haynes Bridge 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: N/A

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

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

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

## Campaign Contribution Information:

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Signature: 

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

Date: 1.31.2024

# DISCLOSURE FORM

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

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

Subject Public Hearing Case: Old Milton Parkway/Haynes Bridge 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: N/A

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

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## 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: 1.31.2024



Tract 1 – Parcel ID: 12 270307 480537

**TRACT 1 PROPERTY DESCRIPTION**

All that tract or parcel of land lying and being in Land Lot 748 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at the southeastern end of a mitered right of way intersection of the easterly right of way Haynes Bridge Road (right of way varies) and the northerly right of way of Old Milton Parkway (right of way varies, a.k.a. SR 120, f.k.a. Duluth Street); THENCE proceed along said Old Milton Parkway right of way South 82 degrees 47 minutes 24 seconds East a distance of 69.69 feet to a 1/2" rebar set, said rebar being the TRUE POINT OF BEGINNING.

THENCE from said TRUE POINT OF BEGINNING departing said right of way North 04 degrees 50 minutes 27 seconds East a distance of 186.23 feet to a 1/2" rebar set; THENCE South 85 degrees 14 minutes 28 seconds East a distance of 34.98 feet to a 1/2" rebar set; THENCE South 85 degrees 04 minutes 11 seconds East a distance of 119.37 feet to a 1/2" rebar set; THENCE South 10 degrees 41 minutes 11 seconds West a distance of 193.26 feet to a 1/2" rebar set on the northerly right of way of Old Milton Parkway; THENCE proceed along said right of way the following three courses: along a curve to the left with a radius of 3894.63 feet and an arc length of 68.17 feet, said curve having a chord bearing of North 82 degrees 17 minutes 18 seconds West and a chord distance of 68.17 feet to a point; THENCE North 82 degrees 47 minutes 24 seconds West a distance of 31.41 feet to a point; THENCE North 82 degrees 47 minutes 23 seconds West a distance of 35.23 feet to a 1/2" rebar set, said rebar being the TRUE POINT OF BEGINNING.

Said tract contains 27,357 square feet or 0.628 acre.

The above-described property is shown on an ALTA Survey for The Providence Group, dated 01/04/2024, prepared by Travis Pruitt & Associates. Survey File Number (172-D-119).

Being the same property as described in Exhibit A, contained within a Title Commitment number prepared by with an effective date of .



**TRACT 2 PROPERTY DESCRIPTION**

All that tract or parcel of land lying and being in Land Lot 748 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at the southeastern end of a mitered right of way intersection of the easterly right of way of Haynes Bridge Road (right of way varies) and the northern right of way of Old Milton Parkway (right of way varies, a.k.a. SR 120, f.k.a. Duluth Street); THENCE leaving said intersection proceed along said Old Milton Parkway right of way South 82 degrees 47 minutes 24 seconds East a distance of 69.69 feet to a 1/2" rebar set; THENCE South 82 degrees 47 minutes 25 seconds East a distance of 35.23 feet to a point; THENCE South 82 degrees 47 minutes 24 seconds East a distance of 31.41 feet to a point; THENCE along a curve to the right with a radius of 3894.63 feet and an arc length of 68.17 feet, said curve having a chord bearing of South 82 degrees 17 minutes 18 seconds East and a chord distance of 68.17 feet to a 1/2" rebar set, said rebar being the TRUE POINT OF BEGINNING.

THENCE from said TRUE POINT OF BEGINNING departing said right of way North 10 degrees 41 minutes 11 seconds East a distance of 193.26 feet to a 1/2" rebar set; THENCE South 85 degrees 24 minutes 57 seconds East a distance of 117.05 feet to a 3/8" rebar found; THENCE South 85 degrees 22 minutes 14 seconds East a distance of 3.46 feet to a 1/2" rebar set; THENCE South 00 degrees 42 minutes 49 seconds West a distance of 205.57 feet to a 1/2" rebar set on the northerly right of way of Old Milton Parkway; THENCE proceed along said tight of way along a curve to the left with a radius of 3899.74 feet and an arc length of 155.48 feet, said curve having a chord bearing of North 80 degrees 38 minutes 34 seconds West and a chord distance of 155.47 feet to a 1/2" rebar set, said rebar being the TRUE POINT OF BEGINNING.

Said tract contains 27,298 square feet or 0.627 acre.

The above-described property is shown on an ALTA Survey for The Providence Group, dated 01/04/2024, prepared by Travis Pruitt & Associates. Survey File Number (172-D-119).

Being the same property as described in Exhibit A, contained within a Title Commitment number prepared by with an effective date of .

### **TRACT 3 PROPERTY DESCRIPTION**

All that tract or parcel of land lying and being in Land Lot 748 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at the southeastern end of a mitered right of way intersection of the easterly right of way of Haynes Bridge Road (right of way varies) and the northern right of way of Old Milton Parkway (right of way varies, a.k.a. SR 120, f.k.a. Duluth Street); THENCE leaving said intersection proceed along said Old Milton Parkway right of way South 82 degrees 47 minutes 24 seconds East a distance of 69.69 feet to a 1/2" rebar set; THENCE South 82 degrees 47 minutes 25 seconds East a distance of 35.23 feet to a 1/2" rebar set; THENCE South 82 degrees 47 minutes 24 seconds East a distance of 31.41 feet to a point; THENCE along a curve to the right with a radius of 3894.63 feet and an arc length of 68.17 feet, said curve having a chord bearing of South 82 degrees 17 minutes 18 seconds East and a chord distance of 68.17 feet to a 1/2" rebar set; THENCE along a curve to the right with a radius of 3899.74 feet and an arc length of 155.48 feet, said curve having a chord bearing of South 80 degrees 38 minutes 34 seconds East and a chord distance of 155.47 feet to a 1/2" rebar set, said point being the TRUE POINT OF BEGINNING.

THENCE from said TRUE POINT OF BEGINNING departing said right of way North 00 degrees 42 minutes 49 seconds East a distance of 205.57 feet to a 1/2" rebar set; THENCE South 85 degrees 19 minutes 07 seconds East a distance of 216.41 feet to a 1/2 rebar found; THENCE South 01 degrees 47 minutes 04 seconds West a distance of 31.73 feet to a tie-rod end found; THENCE South 01 degrees 46 minutes 21 seconds West a distance of 209.42 feet to a 1/2" rebar found on the northerly right of way of Old Milton Parkway; THENCE proceed along said right of way along a curve to the right with a radius of 2129.23 feet and an arc length of 53.76 feet, said curve having a chord bearing of North 78 degrees 44 minutes 14 seconds West and a chord distance of 53.76 feet to a point; THENCE North 78 degrees 01 minutes 48 seconds West a distance of 66.36 feet to a point; THENCE along a curve to the left with a radius of 3884.72 feet and an arc length of 95.10 feet, said curve having a chord bearing of North 78 degrees 43 minutes 52 seconds West and a chord distance of 95.10 feet to a concrete right of way monument found; THENCE North 00 degrees 42 minutes 49 seconds East a distance of 10.29 feet to a 1/2" rebar set, said rebar being the TRUE POINT OF BEGINNING.

Said tract contains 48,850 square feet or 1.121 acres.

The above-described property is shown on an ALTA Survey for The Providence Group, dated 01/04/2024, prepared by Travis Pruitt & Associates. Survey File Number (172-D-119).

Being the same property as described in Exhibit A, contained within a Title Commitment number prepared by with an effective date of .



**TRACT 4 PROPERTY DESCRIPTION**

All that tract or parcel of land lying and being in Land Lot 748 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at the southeastern end of a mitered right of way intersection of the easterly right of way of Haynes Bridge Road (right of way varies) and the northern right of way of Old Milton Parkway (right of way varies, a.k.a. SR 120, f.k.a. Duluth Street); THENCE leaving said intersection proceed along said Old Milton Parkway right of way South 82 degrees 47 minutes 24 seconds East a distance of 69.69 feet to a 1/2" rebar set; THENCE South 82 degrees 47 minutes 25 seconds East a distance of 35.23 feet to a 1/2" rebar set; THENCE South 82 degrees 47 minutes 24 seconds East a distance of 31.41 feet to a point; THENCE along a curve to the right with a radius of 3894.63 feet and an arc length of 68.17 feet, said curve having a chord bearing of South 82 degrees 17 minutes 18 seconds East and a chord distance of 68.17 feet to a 1/2" rebar set; THENCE along a curve to the right with a radius of 3899.74 feet and an arc length of 155.48 feet, said curve having a chord bearing of South 80 degrees 38 minutes 34 seconds East and a chord distance of 155.47 feet to a 1/2" rebar set; THENCE South 00 degrees 42 minutes 49 seconds West a distance of 10.29 feet to a concrete right of way monument found; THENCE along a curve to the left with a radius of 3884.72 feet and an arc length of 95.10 feet, said curve having a chord bearing of South 78 degrees 43 minutes 52 seconds East and a chord distance of 95.10 feet to a point; THENCE South 78 degrees 01 minutes 48 seconds East a distance of 66.36 feet to a point; THENCE along a curve to the left with a radius of 2129.23 feet and an arc length of 53.76 feet, said curve having a chord bearing of South 78 degrees 44 minutes 14 seconds East and a chord distance of 53.76 feet to a 1/2" rebar found, said rebar being the TRUE POINT OF BEGINNING.

THENCE from said TRUE POINT OF BEGINNING departing said right of way North 01 degrees 46 minutes 21 seconds East a distance of 209.42 feet to a tie-rod end found; THENCE South 82 degrees 03 minutes 13 seconds East a distance of 107.00 feet to a 1/2" rebar set; THENCE South 01 degrees 47 minutes 57 seconds West a distance of 211.69 feet to a 1/2" rebar found on the northerly right of way of Old Milton Parkway; THENCE proceed along said right of way along a curve to the right with a radius of 2225.02 feet and an arc length of 107.18 feet, said curve having a chord bearing of North 80 degrees 50 minutes 25 seconds West and a chord distance of 107.17 feet to a 1/2" rebar found, said rebar being the TRUE POINT OF BEGINNING.

Said tract contains 22,435 square feet or 0.515 acre.

The above-described property is shown on a ALTA Survey for The Providence Group, dated 01/04/2024, prepared by Travis Pruitt & Associates. Survey File Number (172-D-119).

Being the same property as described in Exhibit A, contained within a Title Commitment number prepared by with an effective date of .

**TRACT 5 PROPERTY DESCRIPTION**

All that tract or parcel of land lying and being in Land Lot 748 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at the southeastern end of a mitered right of way intersection of the easterly right of way of Haynes Bridge Road (right of way varies) and the northern right of way of Old Milton Parkway (right of way varies, a.k.a. SR 120, f.k.a. Duluth Street); THENCE leaving said intersection proceed along said Old Milton Parkway right of way South 82 degrees 47 minutes 24 seconds East a distance of 69.69 feet to a 1/2" rebar set; THENCE South 82 degrees 47 minutes 25 seconds East a distance of 35.23 feet to a 1/2" rebar set; THENCE South 82 degrees 47 minutes 24 seconds East a distance of 31.41 feet to a point; THENCE along a curve to the right with a radius of 3894.63 feet and an arc length of 68.17 feet, said curve having a chord bearing of South 82 degrees 17 minutes 18 seconds East and a chord distance of 68.17 feet to a 1/2" rebar set; THENCE along a curve to the right with a radius of 3899.74 feet and an arc length of 155.48 feet, said curve having a chord bearing of South 80 degrees 38 minutes 34 seconds East and a chord distance of 155.47 feet to a 1/2" rebar set; THENCE South 00 degrees 42 minutes 49 seconds West a distance of 10.29 feet to a concrete right of way monument found; THENCE along a curve to the left with a radius of 3884.72 feet and an arc length of 95.10 feet, said curve having a chord bearing of South 78 degrees 43 minutes 52 seconds East and a chord distance of 95.10 feet to a point; THENCE South 78 degrees 01 minutes 48 seconds East a distance of 66.36 feet to a point; THENCE along a curve to the left with a radius of 2129.23 feet and an arc length of 53.76 feet, said curve having a chord bearing of South 78 degrees 44 minutes 14 seconds East and a chord distance of 53.76 feet to a 1/2" rebar found; THENCE along a curve to the left with a radius of 2225.02 feet and an arc length of 107.18 feet, said curve having a chord bearing of South 80 degrees 50 minutes 25 seconds East and a chord distance of 107.17 feet to a 1/2" rebar found, said rebar being the TRUE POINT OF BEGINNING.

THENCE from said TRUE POINT OF BEGINNING departing said right of way North 01 degrees 47 minutes 57 seconds East a distance of 211.69 feet to a 1/2" rebar set; THENCE South 82 degrees 03 minutes 13 seconds East a distance of 107.47 feet to a 1/2" rebar set; THENCE South 01 degrees 29 minutes 45 seconds West a distance of 208.75 feet to a 1/2" rebar found on the northerly right of way of Old Milton Parkway; THENCE proceed along said right of way along a curve to the right with a radius of 2273.13 feet and an arc length of 108.30 feet, said curve having a chord bearing of North 83 degrees 39 minutes 51 seconds West and a chord distance of 108.29 feet to a 1/2" rebar found, said rebar being the TRUE POINT OF BEGINNING.

Said tract contains 22,619 square feet or 0.519 acre.

The above-described property is shown on an ALTA Survey for The Providence Group, dated 01/04/2024, prepared by Travis Pruitt & Associates. Survey File Number (172-D-119).

Being the same property as described in Exhibit A, contained within a Title Commitment number prepared by with an effective date of .





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February 1, 2024

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

Re: **Application of The Providence Group of Georgia for** for ±3.41 acres of land located in the northeast quadrant of Old Milton Parkway (a.k.a State Route 120) and Haynes Bridge Road to rezone from C-2/DT-LW to DT-LW; secure a Comprehensive Plan Amendment to change the character area to MU-LW; secure a Conditional Use Permit to allow a density above 8 units per acre; and to secure three (3) variances from Sections 2.2.3, 2.6.2, and 3.7.3 of the City of Alpharetta Unified Development Code and the Downtown Overlay District; which tract is located in Land Lot 748, 12th District, Fulton County, GA.

Dear Kathi:

Please accept this correspondence as the Letter of Intent of my client, The Providence Group of Georgia (“TPG”), in support of the above referenced Applications.

As you know I represent TPG in its effort to develop a total of 34 “for-sale” residential townhome units, at a density of 9.97 units per acre on the last remaining tract to be developed in the area. A Site Plan by Travis Pruitt & Associates (TPA) dated January 31, 2024 more particularly details the nature of the intended project. The Applicant envisions a mix of unit sizes that will range from 2,100 to 3,050 square feet. The townhomes will be 3 to 4-bedroom units with 3½ baths. Also, each unit will have an attached garage for two cars with 20-foot driveways and there will be four guest parking spaces on site.

The proposed development will be accessed from Old Milton Parkway, about 600 feet east of where the parkway intersects Haynes Bridge Road<sup>1</sup>; there will be no vehicular access to any of the neighboring properties. The Applicant does request the right for the entrance to be

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<sup>1</sup> However, the Applicant is exploring a vehicular connection to Thompson Street through the development due north of the subject property. To prevent cut through traffic, the Applicant also will request that this connection be gated.

gated. There will be pocket parks spaced throughout the development to provide greenspace access to future residents, along with a mail kiosk located near the main entrance. A portion of this greenspace will also be accessible to the properties due north of the site. The design will also set aside greenspace to protect several of the significant onsite trees. There is an underground stormwater facility proposed near the entrance of the development that will collect runoff during significant rain events and mitigate impacts to the downstream storm sewers.

The Subject Property is currently zoned C-2 (Commercial) (Parcels 12 270307480529 and 12 270307480537) and DT-LW (Downtown Live-Work) (Parcels 12 270307480479, 12 270307480487, and 12 270307480305) within the Downtown Overlay District. The current zoning of the site allows a drug store with substantial surface parking on the C-2 parcels and an office building with a parking deck on the DT-LW parcels. The tract is currently developed with a vacant commercial building that formerly contained the Southcare Cremation Society. To the south the Subject Property abuts the right-of-way of Old Milton Parkway. To the east, is a property zoned Office Institutional (O-I) owned by the State Bank and Trust (now Ca and containing a two-story bank and office building. To the west the Subject Property borders a parcel zoned C-2 containing the detention pond for the nearby Publix shopping center. To the north, the Subject Property borders a property developed with the Thompson Street Flats condominiums and another vacant property zoned DT-LW for nineteen (19) single family detached residences, also under development by The Providence Group. It is important to note that the rezoning to the north was very similar to the Applicant's current request. In that application the applicant was granted, a rezoning from C-2 to DT-LW, a comprehensive land use plan amendment from 'Commercial' to 'Mixed Use Live Work', a conditional use to increase density from 8 to 10 dwelling units per acre, and several variances.<sup>2</sup> Consequently, the Applicant's proposal is fitting and appropriate given the existing developments and entitlements in the surrounding area.

The Subject Property is situated along a section of Old Milton Parkway between the Avalon mixed-use development and downtown Alpharetta, which is largely characterized by a mix of townhome residential, small lot single-family detached residential, commercial, and office/institutional uses. The proposed townhome development is completely harmonious with the existing residential in the area and is complementary to the nearby non-residential uses. The proposed development is also in line with the City of Alpharetta's Horizon 2040 Comprehensive Plan ("Comp Plan"), which encourages a mix of uses in the area. The Comp Plan's Future Land Use Map designates the Subject Property as being within the Commercial and Mixed-Use Live Work (MULW) character areas, as well as being within the Downtown Master Plan. The Applicant is requesting a Comp Plan Amendment to bring the entire property into the MULW character area. The Comp Plan notes the desired development within the MULW character area as: "[i]n the Downtown Overlay, office and residential uses mixed vertically within a building and/or horizontally within a development or area."<sup>3</sup> The surrounding area on Thompson Street is developed with a mix of residential uses. The proposed development will add to the mix of

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<sup>2</sup> Refer to Zoning Case Numbers CLUP-22-05/Z-22-15/CU-22-12/V-22-29.

<sup>3</sup> See City of Alpharetta's Horizon 2040 Comprehensive Plan, pg. 58.

uses that the Comp Plan desires for the MULW character area. Furthermore, the Comp Plan notes that DT-LW is an appropriate zoning district for the MULW character area.

As a consequence of being within the Downtown Overlay, there are a number of additional design elements which are to be incorporated into the proposed development. The proposed development will meet the Downtown Overlay requirements for open space by providing  $\pm 0.426$  acres (12.5% of the site) of amenity space.<sup>4</sup> Thus, the ultimate goal is to create an attractive and fitting residential development in compliance with the vision adopted by the City in its Comp Plan and the Downtown Master Plan. This development represents an opportunity for high scale, for-sale housing in an area that is devoid of such options.

These improvements require the following approvals:

1. Rezone the Subject Property from C-2 and Downtown Live Work (DT-LW) to DT-LW.
2. Approve a Comprehensive Plan Amendment from Commercial to Mixed Use-Live/Work (for Parcel Numbers 12 270307480529 and 12 270307480537)
3. Approve a Conditional Use Permit to allow a density over 8 units per acre in the DT-LW district.
4. To secure three concurrent variances and approvals from certain sections of the City of Alpharetta Unified Development Code requirements occasioned by factors peculiar to the Subject Property. The development will need the following variance from:
  - a. Alpharetta UDC § 2.2.3 – Amend the block requirements to eliminate the requirement for interconnected streets and block requirements; allow dead end streets; and eliminate the requirement for stub out streets.
  - b. Alpharetta UDC Section 2.6.2.A – Amend the Downtown Overlay requirements to reduce the 50-foot undisturbed buffer adjacent to the O-I and C-2 districts.
  - c. Alpharetta UDC Section 3.7.3 – Increase the lot coverage from 70% to 80%

#### **A. Relevant Background Information**

The Subject Property contains a vacant building that formerly housed the Southcare Cremation Society and the remainder is wooded. The site has remained vacant, while much of the surrounding area has experienced significant development. The recent growth of the Thompson Street area is characterized by higher density residential (particularly townhomes). The Subject Property is ideally located for the type of community sought after by contemporary

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<sup>4</sup> Civic space is not required for sites under 5 acres per Alpharetta UDO §3.8.3.



consumers and residents within close proximity to employment, retail and entertainment. The site is located in close proximity to major employment centers in the Avalon mixed use development as well as Alpharetta's Central Business District. In addition, the property is approximately 1/3 mile from Alpharetta's downtown and approximately 1/2 mile from the commercial shops and restaurants in the Avalon development. Thus it is highly walkable.

The centralized location lends itself to higher-density housing options. The housing preference of many modern professionals is one that is in close proximity to employers, as well as retail, restaurant, and recreational uses. The Subject Property offers a golden opportunity to further the intent of the Comp Plan and the Downtown Master Plan by adding higher density residential along the Old Milton corridor.

### **B. Trip Generation**

The proposed development will not overly burden existing streets or transportation facilities. The Applicant has submitted a Trip Generation Memorandum along with this application detailing the anticipated number of trips. The Trip Generation Memorandum states that the 34 townhomes are expected to generate 14.96 trips during the AM weekday peak hour, 17.68 trips during the PM weekday peak hour, and 197.54 total trips on a weekday. At present, the proposed development will be accessed solely from Old Milton Parkway, about 600 feet east of where the parkway intersects Haynes Bridge Road. (*See Also* Footnote 1 of this letter). Old Milton Parkway is classified as a principal arterial per the Georgia Department of Transportation State Functional Classification Map. This type of roadway is intended to carry a large volume of traffic and the Applicant is unaware of any capacity issues with that roadway. Accordingly, Old Milton Parkway is anticipated to easily accommodate the minor amount of traffic generated by the proposed project.

### **C. Schools**

The school-age children living in the residences will attend Manning Oaks Elementary School; Northwestern Middle School; and Milton High School. Manning Oaks Elementary is listed as under capacity. Northwestern Middle School and Milton High School are currently over capacity. The proposed townhomes, however, are not expected to overly-burden local schools since the target market for townhome residential is younger professionals or empty nesters, which are demographics that tend not to have school-age children.

### **D. Standards for Zoning Changes**

Unified Development Code Section 4.2.3 Standards for Zoning Changes approval, provides the following criteria for consideration when evaluating a request for a change in zoning district:

- 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. Residential growth at higher densities is a key component of plans for the Old Milton corridor and Thompson Street in the Downtown Master Plan. The property also is located within the Downtown Overlay, which envisions “a range of high-quality and aesthetically compatible housing options should be provided to accommodate different needs in the community.” If approved, conditions are recommended that further the concepts of the Downtown Master Plan and the Downtown Overlay.

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

Response: No. By restricting access to Old Milton Parkway, and by appropriately screening the site with landscaping there should be no adverse impact upon adjacent or nearby property.

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

Response: No. The proposal is sensitive to the environmental constraints of the site and will implement many environmentally sensitive measures. In particular, the Applicant’s site plan identifies tree save areas to protect the existing tree canopy.

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

Response: A majority of the property is already zoned DT-LW for an office building with a parking deck; however, two parcels, (Parcel IDs 12 270307480529 and 12 270307480537), are zoned C-2 for a drug store. The C-2 district limits development to certain commercial uses that generally are not consistent with the DT-LW district. The Applicant seeks to rezone the entire property to DT-LW to develop it as one cohesive project.

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

Response: The proposed change in use to allow a higher density residential would generate a greater demand upon public facilities and services, such as parks, recreational programs, schools, as well as potentially increased vehicular trips. However, the Applicant does not anticipate the proposed townhomes creating an excessive burden on roadways or schools, as outlined in Paragraphs B and C of this Letter of Intent above, or on other public services. As far as utilities are concerned, the Subject Property will have access to water and sewer.

- 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 Comp Plan recognizes the desirability of mixed uses to include residential options.

- 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 rezone to property to allow townhome development reflects a reasonable balance, particularly the included design features and preservation of natural areas that help the development blend with the surrounding uses.

- 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: Two of the five parcels (Parcel IDs 12 270307480529 and 12 270307480537) are in the Commercial character area, which does not support the proposed DT-LW zoning. The remaining three parcels are within the Mixed Use-Live/Work character area that supports the proposed DT-LW zoning. The Applicant proposes an amendment to the Comprehensive Land Use Plan designation of the parcels within Commercial character area to Mixed Use-Live/Work. This will bring the entire property into a single cohesive character area designation.

## **E. Standards for a Conditional Use Permit**

Unified Development Code Section 4.2.3.B Conditional Use standards, provides the following criteria for consideration when evaluating a request for a Conditional Use Permit:

- a. Access into and out of the property with regard to traffic and pedestrian safety, volume of traffic flow, and emergency vehicles, as well as the type of street providing access.

Response: The proposed development will have access to Old Milton Parkway. Additionally, the layout of the internal streets will provide adequate room for emergency vehicles.

- b. The extent to which refuse areas, loading and service areas, off street parking, and buffers and screening are provided on the property.

Response: The proposed development's street layout provides sufficient vehicular turning movement to allow garbage trucks and emergency vehicles to service the homes. Additionally, the units will have sufficient parking on each lot, as well as additional guest parking on site.

- c. Ensuring that the conditional use will not be injurious to the use and enjoyment of the

environment or of other property in the immediate vicinity or diminish and impair property values within the surrounding neighborhood.

Response: As noted above, the property is bordered to the north by similar single-family development by the Applicant. Additionally, there will be no negative impact upon the non-residential properties on either side of the subject property.

- d. Ensuring that the conditional use will not increase local or state expenditures in relation to the cost of servicing or maintaining neighboring properties.

Response: There are no anticipated effects to local or state expenditures on the neighboring properties from allowing the higher density townhomes.

- e. Ensuring that the conditional use will not impede the normal and orderly development of surrounding property for uses predominant in the area.

Response: The proposed townhomes are compatible with the known and anticipated developments in the area.

- f. Ensuring that the location and character of the conditional use is considered to be consistent with a desirable pattern of development for the city, in general.

Response: The proposed townhomes are consistent with other townhome and residential development in the area. Additionally, residential growth at higher densities is a key component of plans for the Old Milton corridor and Thompson Street in the Downtown Master Plan. The property also is located within the Downtown Overlay, which states “a range of high-quality and aesthetically compatible housing options should be provided to accommodate different needs in the community.”

- g. Ensuring that the conditional use is appropriately separated from similar uses and conflicting uses, such as residences, government buildings, parks, churches or schools.

Response: The proposed townhomes are appropriate for the area given the mix of residential and commercial uses in the surrounding community. The proposed residences are not anticipated to have any negative impact on the surrounding developments.

## **F. Comprehensive Land Use Plan**

Unified Development Code Section 4.1.3 Standards for a Comprehensive Land Use Plan 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: A majority of the subject property is already within the Mixed Use-Live/Work character area. The Applicant's proposal will bring the remaining two parcels into the same Mixed Use-Live/Work character area to allow a cohesive development of the property. Additionally, the property is situated along a section of Old Milton Parkway between the Avalon mixed-use development and downtown Alpharetta. This area has experienced tremendous redevelopment over the last twenty years, while the subject property has remained in a stagnant state. This stagnation is partly due to the mix of zoning districts and character areas that prevent its singular development; it is also due to the changing retail needs in the community.

- 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, and brings it into alignment with the goals of the City's Downtown overlay.

- 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 from commercial to residential would generate a greater demand upon public facilities and services, such as parks, recreational programs, and schools. However, the proposed residential use would produce fewer vehicular trips than a commercial use, thereby reducing traffic impacts.

- 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: Not applicable.

### **G. Variance Review Criteria**

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states "...a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

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

Response: The approximately 3.41-acre property is configured in an irregular shape along Old Milton Parkway. In addition, the property requires a 20-foot setback along Old Milton Parkway and is bordered on two sides by nonresidential zoning districts (O-I and C-2) which requires a significant amount of buffers along those property lines. Also, there are several specimen trees that the Applicant is preserving, which limit the buildable area. The combination of the irregular shape, the zoning buffers, and tree preservation severely restricts any practical development of the property without relief.

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

Response: The particular features associated with the property, its irregular shape, preservation of specimen trees, and its location between two non-residential districts, along with the requirements of the Downtown Overlay creates a hardship which requires a design with these variances. A slight reduction in zoning buffer setbacks, along with minor dimensional adjustments provides a more reasonable developable land area on the subject site.

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

Response: The peculiar shape along with the required zoning buffers affect the Subject Property's ability to be reasonably developed.

- (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: Relief would not cause substantial detriment to the public good. The site constraints, with relief, allows for a cluster development that efficiently uses the land and meets the intent of the Zoning Code and desired creation of place within Downtown Alpharetta.

## **H. Requested Conditions**

- 1) The property shall be developed substantially in accordance with the plans by Travis Pruitt & Associates, dated January 31, 2024.
- 2) Each unit shall contain a minimum of 2,000sf.

- 3) The project provides approximately 0.426 acres of amenity space ( $\pm 12.5\%$  of total site). Amenity space is spread throughout the site and includes pocket parks and passive green spaces.
- 4) The site will have vehicular access from Old Milton Parkway only. That access may be gated.
- 5) No more than 10% of the residential units will be permitted to be rented, as recorded in the HOA's declarations and covenants.
- 6) New utilities interior to the site will be placed underground.
- 7) The rezoning shall be subject to a recombination plat depicting the proposed  $\pm 3.41$ -acre parcel. The recombination plat will be prepared and recorded at a later date.

#### **I. 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 zoning district 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 rezoning, Comprehensive Land Use Plan, Conditional Use Permit, 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.

*[Signature on Following Page]*

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "J. Alexander Brock". The signature is written in a cursive style with a large initial "J" and "A".

J. Alexander Brock  
Attorney



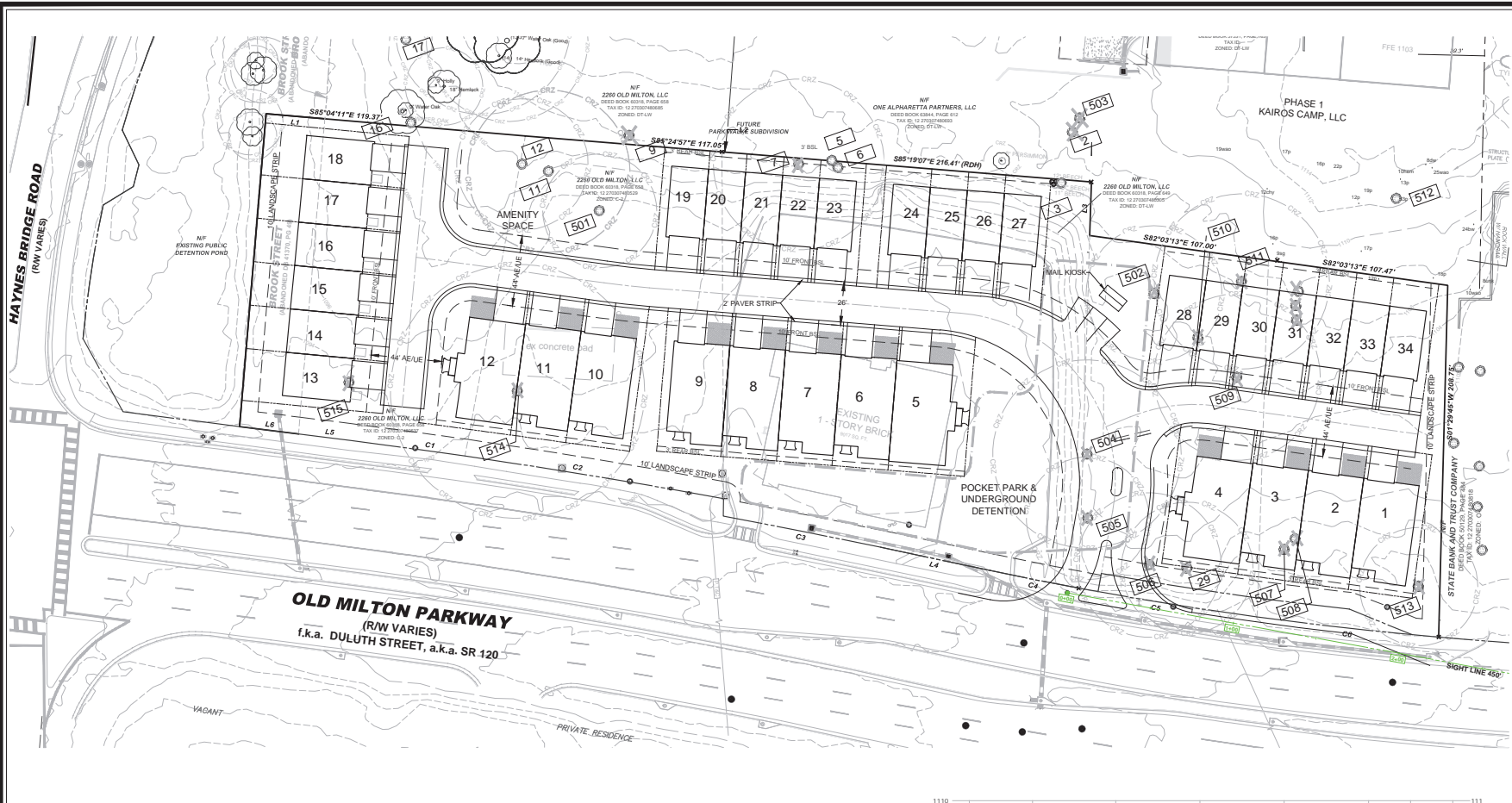
# SITE PLAN CHECK LIST

*This document is provided as a resource for the applicant to assist in the preparation of site plans to be submitted in support of applications for public hearing. The items listed below reflect the minimum information that must be included on all site plans submitted as part of the public hearing process.*

*Site plans submitted as part of a public hearing application must be drawn to scale, and the scale must be displayed in the lower left corner of the plan page. The maximum page size for original full-size plan documents is 30" x 42". Plan copies submitted as part of the completed application packets may be a maximum of 11" x 17", must be folded to a size of 8.5" x 11", and must be attached to each submittal packet set.*

*Applications that include site plan documents that do not meet these requirements will not be accepted.*

| ☒ | Element Description  |
|---|--|
| ☒ | Key and/or legend and site location map with North arrow   |
| ☒ | Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning. |
| ☒ | Acreage of the subject property.   |
| ☒ | Location of land lot lines and identification of land lots.  |
| ☒ | Existing, proposed, new dedicated, and future reserved rights-of-way of all streets, roads, and rail lines adjacent to and on the subject property.  |
| ☒ | Proposed streets on the subject site.  |
| ☒ | Current zoning of the subject site and adjoining properties.   |
| ☒ | Existing buildings (with square footages, heights, and stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property.                                    |
| ☒ | Location of proposed buildings with square footages, heights, and stories.   |
| ☒ | Layout and minimum lot size of proposed single-family residential lots.  |
| ☒ | Topography of subject site.  |
| ☒ | Required and proposed setbacks.  |
| ☒ | 100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps.   |
| ☒ | Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed.   |
| ☒ | Tree lines, woodlands, significant trees with critical root zones (1.3 x trunk diameter), and open fields on subject site.   |
| ☒ | Required and proposed parking spaces, loading, and unloading facilities.   |
| ☒ | Lakes, streams, and other waters on the site and associated buffers. Wetlands shown on GIS maps or survey.   |
| ☒ | Proposed stormwater management facilities.   |
| ☒ | Entrance distance profile assuming the driver's eye at a height of 3.5 feet.   |
| ☒ | Existing driveways located within 150 feet of the subject property on adjacent or nearby parcels (including those parcels on the opposite side of a public street).  |
| ☒ | Proposed access driveways and the available intersection sight distance (according to AASHTO Green Book).  |



**SITE DATA:**

TOTAL SITE AREA: 3.41 ACRES  
 FLOODPLAIN (APPROXIMATE): 0

**ZONING:**  
 EXISTING ZONING: C-2(DT)-LW  
 PROPOSED ZONING: DT-LW  
 ZONING JURISDICTION: ALPHARETTA

**DEVELOPMENT TYPE:**  
 TOTAL UNITS: 34  
 TOTAL DENSITY: 10.0 U/A

**DEVELOPMENT STANDARDS:**  
 MAXIMUM BUILDING HEIGHT: 40' (3 STORIES)  
 FRONT YARD: 10 FEET  
 REAR YARD: 3 FEET  
 SIDE YARD: 0 FEET  
 MINIMUM BUILDING SEPARATION: 10 FEET  
 MINIMUM LOT WIDTH: 20 FEET  
 MINIMUM LOT SIZE: 900 SF  
 MAXIMUM DENSITY: 10 U/A  
 AMENITY SPACE: 10% + 2.5% (PROPORTIONAL INCREASE) = 0.43 ACRES (12.5%)

**LANDSCAPE STRIPS:**  
 SIDE: 10 FEET  
 OLD MILTON PARKWAY: 10 FEET

**PARKING:**  
 REQUIRED: 2 PER UNIT/0.5 GUEST  
 GARAGE: 68  
 DRIVEWAY: 68  
 SPACES: 3  
 TOTAL: 139

- NOTES:**
- SPEED LIMIT OF OLD MILTON PARKWAY IS 45 MPH.
  - ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY - WETLANDS ARE NOT LOCATED ON THIS SITE.
  - ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR FULTON COUNTY 13121C0058F, EFFECTIVE DATE 9/18/2013, THE PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD).
  - WATERS OF THE STATE ARE WITHIN 200' OF THIS PROPERTY.
  - THE CHANTALHOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.
  - ALPHARETTA FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
  - WATER SERVICE SHALL BE PROVIDED BY FULTON COUNTY. EXISTING WATER SERVICE WILL BE USED.
  - SANITARY SEWER SERVICE WILL BE PROVIDED BY FULTON COUNTY. EXISTING SEWER WILL BE TAPPED ON SITE.
  - THE PROPOSED DEVELOPMENT MAY BE GATED AND HAVE PRIVATE STREETS.

- VARIANCES:**
- TO INCREASE THE LOT COVERAGE FROM 70 PERCENT TO 80 PERCENT LOT COVERAGE.
  - TO AMEND THE DOWNTOWN OVERLAY REQUIREMENTS TO REDUCE THE 50 FOOT UNDISTURBED BUFFER ADJACENT TO O-1 AND C-2 DISTRICTS TO A 10 LANDSCAPE STRIP.
  - TO AMEND THE BLOCK REQUIREMENTS TO ELIMINATE THE REQUIREMENT FOR INTERCONNECTED STREETS AND BLOCK REQUIREMENTS, ALLOW DEAD END STREETS AND ELIMINATE THE REQUIREMENT FOR STUB OUT STREETS.

**ZONING PLAN**  
**Old Milton at**  
**Haynes Bridge**

2260 Old Milton Pkwy  
 Land Lot 748, 1st District, 2nd Section  
 City of Alpharetta, Fulton County, Georgia

DATE: 01-21-2024  
 SCALE: 1" = 30'  
 DRAWN BY: JAS/SPB  
 CHECKED BY: JAS/SPB  
 FOR THE FIRM: Travis Pruitt Associates, Inc.  
 PROJECT NO.: 24-001  
 SHEET NO.: 1 of 2

**SURVEY NOTES:**

NOTE: Information regarding the reported presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, future employees, future consultants and future contractors shall hereby disavow any liability for the accuracy or sufficiency of the information.

**SURVEY NOTES:**

- This plot was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed persons without express permission by the surveyor naming said person.
- Unless otherwise specified, all distances shown are horizontal ground distances measured in U.S. survey feet (DR 37 inches = 1 meter).
- The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD83) using the National Geospatial Survey (NGS) Geoid 12A.
- Exterior footprint of all buildings at ground level.
- By graphic plotting only this property Does Not lie within a 100 year flood hazard zone and is depicted as Zone X as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia and incorporated area Map Number 13121C0058F, effective date 9/18/2013.
- No current ascertainable evidence of cemeteries, burial grounds or isolated graveyards were found during the course of the survey.
- No observable evidence that the site was used as a solid waste dump, sump or sanitary landfill.
- The Property has direct vehicular and pedestrian access to Old Milton Parkway, a variable-width, dedicated public right of way, as shown on the survey.
- No wetland delineation markers were observed at the time of the survey.
- No observable evidence of earth moving work, building construction or building additions at the time of the survey.
- No observable evidence or proposed changes in right of way made available to the surveyor.
- No observable evidence or proposed changes of recent street or sidewalk construction or repairs.
- There may be underground utilities not shown on this survey.
- No buildings observed on Tracts 1, 2, 4, 5 & 6 at time of survey.

**OWNER/DEVELOPER**  
**thePROVIDENCEgroup**  
 Warren Jolly  
 11340 Lakefield Drive  
 Building II, Suite 140  
 Johns Creek, Georgia 30097  
 Phone: (770) 475-1800

4317 Park Drive, Suite 400  
 Norcross, Georgia 30093  
 Phone: (770) 416-7511  
 Fax: (770) 416-6759  
 www.travispruitt.com

**Travis Pruitt Associates, Inc.**

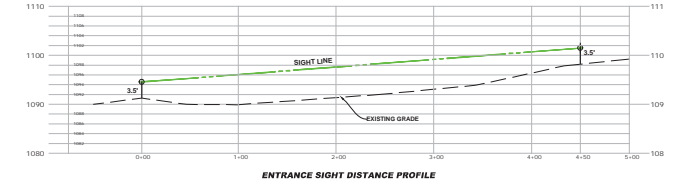
**LAND DESCRIPTION**

All that tract or parcel of land lying and being in Land Lot 748 of the 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

**COMMENTING:** at the Southeastern end of a mirrored right of way intersection of the Eastern right of way Haynes Bridge Road (R/W varies) and the Northern right of way of Old Milton Parkway (R/W varies, a.k.a. SR 120, f.k.a. Duluth Street); THENCE proceed along said Old Milton Parkway right of way South 82 degrees 47 minutes 24 seconds East a distance of 69.69 feet to a 1/2" rubber set, said rubber being the **TRUE POINT OF BEGINNING**.

THENCE from said **TRUE POINT OF BEGINNING** departing said right of way and proceeding North 84 degrees 50 minutes 17 seconds East a distance of 186.23 feet to an iron pin set; THENCE South 85 degrees 14 minutes 29 seconds East a distance of 34.98 feet to an iron pin set; THENCE South 85 degrees 04 minutes 11 seconds East a distance of 119.77 feet to an iron pin set; THENCE South 85 degrees 24 minutes 57 seconds East a distance of 117.05 feet to a 3/8" rubber faucet; THENCE South 85 degrees 22 minutes 14 seconds East a distance of 3.46 feet to an iron pin set; THENCE South 85 degrees 19 minutes 07 seconds East a distance of 216.41 feet to a 1/2" rubber faucet; THENCE South 01 degrees 47 minutes 04 seconds West a distance of 31.73 feet to a rod found; THENCE South 82 degrees 05 minutes 13 seconds East a distance of 107.00 feet to an iron pin set; THENCE South 82 degrees 05 minutes 13 seconds East a distance of 107.47 feet to an iron pin set; THENCE South 01 degrees 29 minutes 45 seconds West a distance of 205.75 feet to a 1/2" rubber found on the Northern right of way line of Old Milton Parkway (R/W varies); THENCE along said right of way the following courses and distances along a curve to the right with a radius of 2273.13 feet and an arc length of 109.30 feet, said curve having a chord bearing of North 83 degrees 39 minutes 51 seconds West and a chord distance of 109.29 feet to a 1/2" rubber found; THENCE along a curve to the right with a radius of 2225.02 feet and an arc length of 107.18 feet, said curve having a chord bearing of North 80 degrees 50 minutes 25 seconds West and a chord distance of 107.17 feet to a 1/2" rubber found; THENCE along a curve to the right with a radius of 2329.25 feet and an arc length of 53.76 feet, said curve having a chord bearing of North 78 degrees 44 minutes 14 seconds West and a chord distance of 53.76 feet to a point; THENCE North 78 degrees 01 minutes 48 seconds West a distance of 66.36 feet to a point; THENCE along a curve to the left with a radius of 2844.72 feet and an arc length of 95.10 feet, said curve having a chord bearing of North 79 degrees 43 minutes 32 seconds West and a chord distance of 95.10 feet to a right of way measurement found; THENCE North 09 degrees 49 seconds East a distance of 30.29 feet to an iron pin set; THENCE along a curve to the left with a radius of 3899.74 feet and an arc length of 155.48 feet, said curve having a chord bearing of North 80 degrees 38 minutes 34 seconds West and a chord distance of 155.47 feet to an iron pin set; THENCE along a curve to the left with a radius of 3894.63 feet and an arc length of 88.17 feet, said curve having a chord bearing of North 82 degrees 18 minutes 16 seconds West and a chord distance of 88.17 feet to a point; THENCE North 82 degrees 47 minutes 24 seconds West a distance of 21.41 feet to a point; THENCE North 82 degrees 47 minutes 24 seconds West a distance of 35.25 feet to an iron pin set, said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 148,575 square feet to a 3/40 acre.



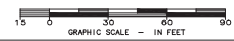
**Curve Table**

| Curve # | Old Len     | Chd Len | Radius  | Area Len |
|---------|-------------|---------|---------|----------|
| C1      | N82°17'18"W | 68.07   | 3894.63 | 88.17    |
| C2      | N82°38'34"W | 155.47  | 3899.74 | 155.48   |
| C3      | N79°43'52"W | 95.10   | 3884.72 | 95.10    |
| C4      | N78°44'14"W | 53.76   | 2123.23 | 53.76    |
| C5      | N82°05'25"W | 107.17  | 2225.02 | 107.18   |
| C6      | N82°39'51"W | 108.29  | 2273.13 | 108.30   |

**Line Table**

| Line # | Bearing     | Length |
|--------|-------------|--------|
| L1     | S82°03'13"E | 34.98  |
| L2     | S82°03'13"E | 119.77 |
| L3     | S82°03'13"E | 117.05 |
| L4     | S82°03'13"E | 3.46   |
| L5     | N78°44'14"W | 205.75 |
| L6     | N82°47'24"W | 31.41  |
| L7     | N82°47'24"W | 35.25  |

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# 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: Old Milton Parkway/Haynes Bridge Rezoning

Contact Name: Kathryn M. Zickert (Smith, Gambrell, and Russell, LLP) Telephone: 404.815.3500

*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.*

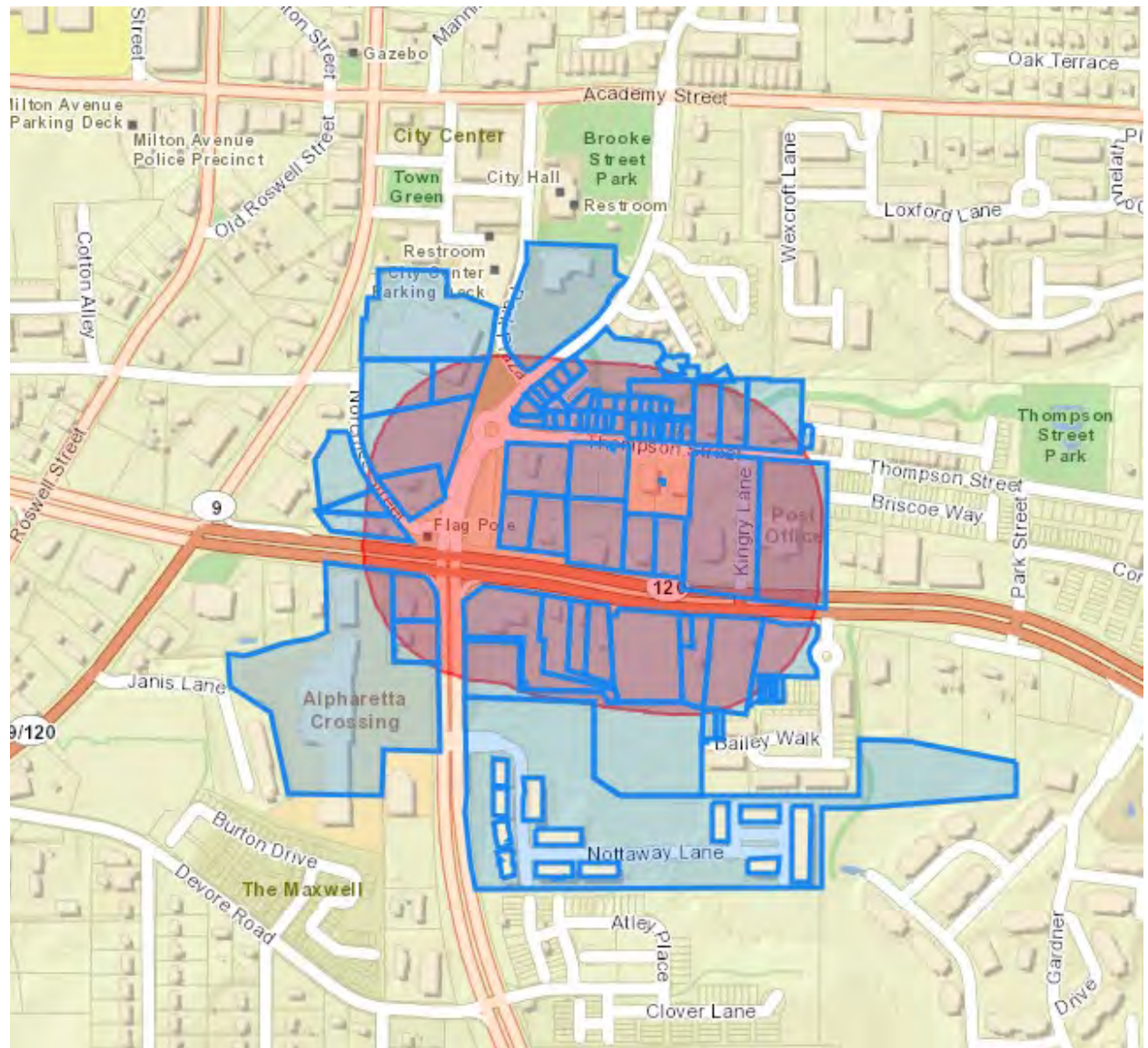
See attached Property Owner Mailing List.

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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.



|                 |  |                                |                             |
|-----------------|--|--------------------------------|-----------------------------|
| 12 258406951078 | BERBERIAN PROPERTIES LLC                   | 515 LYELL DR STE 101           | MODESTO CA 95356            |
| 12 258406951086 | BERBERIAN PROPERTIES LLC                   | 515 LYELL DR STE 101           | MODESTO CA 95356            |
| 12 270307480149 | GUVEN KERIMAN                              | 3396 CARVERTON LANE            | ALPHARETTA GA 30022         |
| 12 270307480164 | GUVEN KERIMAN                              | 3396 CARVERTON LANE            | ALPHARETTA GA 30022         |
| 12 270307480180 | CHAN TIN & ENG DANNY                       | 3975 OLD MILTON PKWY # S 1     | ALPHARETTA GA 30005         |
| 12 270307480230 | CHAN TIN & ENG DANNY                       | 3975 OLD MILTON PKWY # S 1     | ALPHARETTA GA 30005         |
| 12 270307480529 | 2260 OLD MILTON LLC                        | 2300 BETHELVIEW RD STE 110-329 | CUMMING GA 30040            |
| 12 270307480537 | 2260 OLD MILTON LLC                        | 2300 BETHELVIEW RD STE 110-329 | CUMMING GA 30040            |
| 12 270307480545 | 2365 OLD MILTON PARKWAY MOB LLC            | 1835 SAVOY DR SUITE 101        | ATLANTA GA 30341            |
| 12 270307480552 | 2365 OLD MILTON PARKWAY MOB LLC            | 1835 SAVOY DR STE 101          | ATLANTA GA 30327            |
| 12 270307480578 | MY FIRST ACADEMY INC                       | 1025 N POINT DR                | ROSWELL GA 30075            |
| 12 270307480586 | GUVEN KERIMAN                              | 3396 CARVERTON LANE            | ALPHARETTA GA 30022         |
| 12 270307480636 | ESKANDARI MOSLEM & LEILA                   | 501 S MAIN ST STE 103          | ALPHARETTA GA 30009         |
| 12 270307480685 | 2260 OLD MILTON LLC                        | 2300 BETHELVIEW RD STE 110-329 | CUMMING GA 30040            |
| 12 270307480701 | 92 THOMPSON DEVELOPMENT LLC                | 3065 BELLINGRATH BLVD          | ROSWELL GA 30076            |
| 12 270307480719 | 92 THOMPSON DEVELOPMENT LLC                | 3065 BELLINGRATH BLVD          | ROSWELL GA 30076            |
| 12 270307480776 | MOSS LESLIE MOSS RHONDA                    | 112 THOMPSON ST                | ALPHARETTA GA 30004         |
| 12 270307480560 | CHAN TIN & ENG DANNY                       | 3975 OLD MILTON PKWY # S 1     | ALPHARETTA GA 30005         |
| 12 258406950963 | PUBLIX SUPER MARKETS INC                   | P O BOX 32018                  | LAKELAND FL 33802-2018      |
| 12 258406950757 | PUBLIX SUPER MARKETS INC                   | P.O. BOX 32018                 | LAKELAND FL 33802           |
| 12 258406950765 | PUBLIX SUPER MARKETS INC                   | P O BOX 32018                  | LAKELAND FL 33802-2018      |
| 12 258406951052 | DALTEX ALPHARETTA LLC                      | 3715 NORTHSIDE PKWY            | ATLANTA GA 30327            |
| 12 270307480305 | 2260 OLD MILTON LLC                        | 2300 BETHELVIEW RD STE 110-329 | CUMMING GA 30040            |
| 12 270307480479 | AVERY PARK PARTNERS LLC                    | 2300 BETHELVIEW RD STE 110 239 | CUMMING GA 30040            |
| 12 270307480487 | 2260 OLD MILTON LLC                        | 2300 BETHELVIEW RD STE 110-329 | CUMMING GA 30040            |
| 12 270307480800 | UNITED STATES POSTAL SERVICE               | 1735 NORTH BROWN RD STE 200    | LAWRENCEVILLE GA 30043-8153 |
| 12 270307480818 | STATE BANK & TRUST COMPANY                 | 4219 FORSYTH RD                | MACON GA 31208              |
| 12 258406951110 | BUR ROG INC                                | PO BOX 642                     | ALPHARETTA GA 30004         |
| 12 258406950187 | ZAINA PROPERTIES LLC                       | 314 KENT VALLEY CIR            | TUCKER GA 30084             |
| 12 258406950179 | ZAINA PROPERTIES LLC                       | 314 KENT VALLEY CIR            | TUCKER GA 30084             |
| 12 270007470713 | HAYNES PARK NEIGHBORHOOD ASSOCIATION INC   | 400 NORTHRIDGE RD STE 1250     | SANDY SPRINGS GA 30350      |
| 22 498412680803 | FULTON COUNTY GEORGIA                      | 141 PRYOR ST                   | ATLANTA GA 30303            |
| 22 498412680761 | PUBLIX SUPER MARKETS INC                   | P.O. BOX 32018                 | LAKELAND FL 33802           |
| 12 258406950955 | PUBLIX SUPER MARKETS INC                   | P O BOX 32018                  | LAKELAND FL 33802-2018      |
| 12 270307480842 | SCHMIDT JOHN THOMAS & FABIAN TAYLOR MARIE  | 2310 MELINA PL                 | ALPHARETTA GA 30009         |
| 12 270307482210 | THOMPSON STREET CITY HOMES LLC             | 8256 MAIN ST                   | WOODSTOCK GA 30188          |
| 12 270307481311 | SHARMA PREM & RAMIT KUMAR                  | 824 ADLER CT                   | ALPHARETTA GA 30005         |
| 12 270307481303 | BOTTS EDWARD & CHERYL                      | 347 BAILEY WALK                | ALPHARETTA GA 30009         |
| 12 270307481477 | HIMOT WESLEY BOYD                          | 211 PHILLIPS LANE              | ALPHARETTA GA 30009         |
| 12 270307481485 | BURKE DONALD PATRICK & CRAIG BURKE LURLINE | 213 PHILLIPS LN                | ALPHARETTA GA 30009         |
| 12 270307481493 | OYEWOLE AYORINDE O & PATRICIA S            | 215 PHILLIPS LN                | ALPHARETTA GA 30009         |
| 12 270307481501 | SHINNERS MICHAEL PATRICK & TERESA T        | 217 PHILLIPS LANE              | ALPHARETTA GA 30009         |
| 12 270307481519 | BREEDLOVE MICHAEL & MARGARET ELLEN         | 219 PHILLIPS LANE              | ALPHARETTA GA 30009         |
| 12 270307481527 | CHELSEA WALK LAND LLC                      | 2771 LAWRENCEVILLE HWY STE 210 | DECATUR GA 30033            |
| 22 498412681926 | VOYSEY TRUST THE                           | 2585 BROOK RUN                 | ALPHARETTA GA 30009         |
| 12 270307481584 | DEAN MARY MARSHA                           | 305 BANBURY XING               | ALPHARETTA GA 30009         |
| 12 270307481840 | VOYSEY COMMUNITY ASSOCIATION INC           | 1465 NORTHSIDE DR NW SUITE 128 | ATLANTA GA 30318            |
| 12 270307480826 | KRIEGER BRAM & KRIEGER MARY E              | 2290 MELINA PL                 | ALPHARETTA GA 30009         |
| 12 270307480834 | MOONEY PATRICK & ANGELA PORTER             | 2300 MELINA PL                 | ALPHARETTA GA 30009         |
| 12 270307480883 | KURT AKGUN BASAK & GAMZE ALATAN            | 2785 WEBB RD                   | ALPHARETTA GA 30009         |
| 12 270307480859 | FLEMING SCOTT A                            | 2320 MELINA PL                 | ALPHARETTA GA 30009         |
| 12 270307480867 | HARPER TERRENCE P & HARPER TRACEY S        | 2330 MELINA PL                 | ALPHARETTA GA 30009         |
| 12 270307480891 | LANCE SCOTT & NATALIE                      | 2360 MELINA PL # 8             | ALPHARETTA GA 30009         |
| 12 270307480875 | KAPLAN MICHAEL E & KAPLAN LORI J           | 2340 MELINA PL                 | ALPHARETTA GA 30009         |
| 12 270307480917 | FRAGLE GUY J & MARIA                       | 2380 MELINA PL                 | ALPHARETTA GA 30009         |
| 12 270307481006 | LONG JARRET & LONG KAREN                   | 2305 MELINA PL                 | ALPHARETTA GA 30009         |
| 12 270307480925 | MELZER STEVEN M & MARY P                   | 2390 MELINA PL                 | ALPHARETTA GA 30009         |
| 12 270307480909 | HUGE KATHERINE S                           | 7325 BREEZE BAY RD             | CUMMING GA 30041            |
| 12 270307480990 | HODGE RANDALL & MARY ELIZABETH             | 75 FERRY LANE                  | BARRINGTON RI 02806         |
| 12 270307480933 | MORACA LISA                                | 2400 MELINA PL                 | ALPHARETTA GA 30009         |
| 12 270307480941 | MILLER CONNOR & MILLER KATHERINE ELIZABETH | 2410 MELINA PL                 | ALPHARETTA GA 30009         |
| 12 270307480958 | CHRISTIE NICK JR & CHRISTIE FRANCES B      | 2420 MELINA PL                 | ALPHARETTA GA 30009         |
| 12 270307480966 | RENNER JEFF & RENNER JUDI                  | 2430 MELINA PL                 | ALPHARETTA GA 30009         |

|                 |  |                                   |                            |
|-----------------|--|-----------------------------------|----------------------------|
| 12 270307480974 | BURNS HERBERT III & JOY                        | 2440 MELINA PL                    | ALPHARETTA GA 30009        |
| 12 270307481014 | KEBEDE MIZANU & KEBEDE GAYLE                   | 2295 MELINA PL                    | ALPHARETTA GA 30009        |
| 12 270307480982 | COOK KATHRYN E                                 | 2325 MELINA PL                    | ALPHARETTA GA 30009        |
| 12 270307481022 | VOYSEY COMMUNITY ASSOCIATION INC               | 1465 NORTHSIDE DR NW SUITE 128    | ATLANTA GA 30318           |
| 12 270307480693 | ONE ALPHARETTA PARTNERS LLC                    | 410 PEACHTREE PKWY STE 4245       | CUMMING GA 30041           |
| 12 270307482202 | THOMPSON STREET CITY HOMES LLC                 | 8256 MAIN ST                      | WOODSTOCK GA 30188         |
| 12 270307482194 | THOMPSON STREET CITY HOMES LLC                 | 8256 MAIN ST                      | WOODSTOCK GA 30188         |
| 12 270307482186 | THOMPSON STREET CITY HOMES LLC                 | 8256 MAIN ST                      | WOODSTOCK GA 30188         |
| 12 270307482178 | THOMPSON STREET CITY HOMES LLC                 | 8256 MAIN ST                      | WOODSTOCK GA 30188         |
| 12 270307482160 | THOMPSON STREET CITY HOMES LLC                 | 8256 MAIN ST                      | WOODSTOCK GA 30188         |
| 12 270307482228 | THOMPSON STREET CITY HOMES LLC                 | 8256 MAIN ST                      | WOODSTOCK GA 30188         |
| 12 270307482129 | CHANDLER JUSTIN DANE & ELISABETH LYNN          | 115 ROSE GARDEN LN                | ALPHARETTA GA 30009        |
| 12 270307482137 | THOMPSON STREET CITY HOMES LLC                 | 8256 MAIN ST                      | WOODSTOCK GA 30188         |
| 12 270307482152 | THOMPSON STREET CITY HOMES LLC                 | 8256 MAIN ST                      | WOODSTOCK GA 30188         |
| 12 270307482145 | THOMPSON STREET CITY HOMES LLC                 | 8256 MAIN ST                      | WOODSTOCK GA 30188         |
| 12 270307480511 | THOMPSON STREET CITY HOMES LLC                 | 8256 MAIN ST                      | WOODSTOCK GA 30188         |
| 12 270307482053 | ROSENTHAL KAY                                  | 81 THOMPSON ST UNIT 302           | ALPHARETTA GA 30009        |
| 12 270307482004 | TOLBERT KEVIN T & TOLBERT SHELLEY LEWIS        | 81 THOMPSON ST UNIT 101           | ALPHARETTA GA 30009        |
| 12 270307482012 | MACINNIS GEORGE BRIAN & SUZETTE                | 13858 SE MARINA PL                | PALM CITY FL 34990         |
| 12 270307482020 | FARRELL LORI A                                 | 81 THOMPSON ST UNIT 201           | ALPHARETTA GA 30009        |
| 12 270307482038 | JANOVITZ RICHARD & RENEE                       | 205 W SPRINGS LAKE DR             | ALTAMONTE SPRINGS FL 32714 |
| 12 270307482046 | BENNETT HARRY MICHAEL & BENNETT DONNA STRINGER | 81 THOMPSON STREET FLATS UNIT 301 | ALPHARETTA GA 30009        |
| 12 270307482061 | STRACHAN MARIJKE W & BERSON STEVEN L           | 71 THOMPSON ST # 101              | ALPHARETTA GA 30009        |
| 12 270307482079 | TIEKEN DONALD R & SANDRA CASEY                 | 71 THOMPSON ST UNIT 102           | ALPHARETTA GA 30009        |
| 12 270307482087 | JANKE SCOTT L & JANKE BEVERLY J                | 71 THOMPSON ST UNIT 201           | ALPHARETTA GA 30009        |
| 12 270307482095 | LEADWOOD PROPERTIES LLC                        | 2455 LORRAINE CT S                | PONTE VEDRA BEACH FL 32082 |
| 12 270307482103 | BEELEN FRANS                                   | 71 THOMPSON ST UNIT 301           | ALPHARETTA GA 30009        |
| 12 270307482111 | BARRETT THOMAS C & SANDRA K                    | 71 THOMPSON ST UNIT 302           | ALPHARETTA GA 30009        |





# Real Estate

## View Bill

As of

2/1/2024

Bill Year

2023

Bill

2307222

Owner

2260 OLD MILTON LLC

Parcel ID

12 -2703-0748-052-9

| Installment  | Pay By    | Amount     | Payments/Credits | Balance | Interest | Due    |
|--------------|-----------|------------|------------------|---------|----------|--------|
| 1            | 12/1/2023 | \$1,044.43 | \$1,044.43       | \$0.00  | \$0.00   | \$0.00 |
| <b>TOTAL</b> |           | \$1,044.43 | \$1,044.43       | \$0.00  | \$0.00   | \$0.00 |



# Real Estate

## View Bill

As of

2/1/2024

Bill Year

2023

Bill

2307223

Owner

2260 OLD MILTON LLC

Parcel ID

12 -2703-0748-053-7

| Installment  | Pay By    | Amount   | Payments/Credits | Balance | Interest | Due    |
|--------------|-----------|----------|------------------|---------|----------|--------|
| 1            | 12/1/2023 | \$965.77 | \$965.77         | \$0.00  | \$0.00   | \$0.00 |
| <b>TOTAL</b> |           | \$965.77 | \$965.77         | \$0.00  | \$0.00   | \$0.00 |





# Real Estate

## View Bill

**As of**

2/1/2024

**Bill Year**

2023

**Bill**

2307219

**Owner**

AVERY PARK PARTNERS LLC

**Parcel ID**

12 -2703-0748-047-9

| Installment  | Pay By    | Amount   | Payments/Credits | Balance | Interest | Due    |
|--------------|-----------|----------|------------------|---------|----------|--------|
| 1            | 12/1/2023 | \$984.86 | \$984.86         | \$0.00  | \$0.00   | \$0.00 |
| <b>TOTAL</b> |           | \$984.86 | \$984.86         | \$0.00  | \$0.00   | \$0.00 |



# Real Estate

## View Bill

**As of**

2/1/2024

**Bill Year**

2023

**Bill**

2307220

**Owner**

2260 OLD MILTON LLC

**Parcel ID**

12 -2703-0748-048-7

| Installment  | Pay By    | Amount     | Payments/Credits | Balance | Interest | Due    |
|--------------|-----------|------------|------------------|---------|----------|--------|
| 1            | 12/1/2023 | \$1,001.42 | \$1,001.42       | \$0.00  | \$0.00   | \$0.00 |
| <b>TOTAL</b> |           | \$1,001.42 | \$1,001.42       | \$0.00  | \$0.00   | \$0.00 |



# Real Estate

## View Bill

**As of**

2/1/2024

**Bill Year**

2023

**Bill**

2307218

**Owner**

2260 OLD MILTON LLC

**Parcel ID**

12 -2703-0748-030-5

| Installment  | Pay By    | Amount     | Payments/Credits | Balance | Interest | Due    |
|--------------|-----------|------------|------------------|---------|----------|--------|
| 1            | 12/1/2023 | \$2,790.59 | \$2,790.59       | \$0.00  | \$0.00   | \$0.00 |
| <b>TOTAL</b> |           | \$2,790.59 | \$2,790.59       | \$0.00  | \$0.00   | \$0.00 |







ONEBARK LLC  
5456 PEACHTREE BOULEVARD  
ATLANTA GA 30341  
p: 678-344-6948 www.onebark.com

# Tree Study Report

Old Milton Tracts, Alpharetta GA 30009

Date of Inspection 1/2/2024

**Inspector**

Jesse Milton  
ISA #SO-1170B  
Email: jesse@onebark.com

**Developer**

Clint Walters  
11340 Lakefield Drive, Suite 140  
Johns Creek GA 30097

## INTRODUCTION

This inspection was made to verify trees that meet Specimen tree criteria and/or meet the criteria for an Arborist Report as outlined in the Alpharetta municipal code.

## METHODOLOGY

The project site was traversed to identify trees that meet the minimum size criteria for Specimen trees. This inspection uses Level I and Level II assessment standards. Level III standards can be applied at the customers request. All tree sizes were measure as DBH (Diameter at Breast Height, 4.5 feet above soil level).

The project site was traversed to identify trees that meet the minimum size criteria for Specimen trees, including boundary trees within 30 feet outside of the parcel limits and potential 'Trees of Quality.' (Pine, Tuliptree, and Sweetgum cannot be considered Quality trees). Boundary trees can only be inspected from the subject parcel, unless written permission is given by the neighboring parcel owner. This inspection uses Level I and Level II assessment standards. Level III standards can be applied at the customers request.

Any tree which 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:

- 30-inch DBH or larger for trees in the Pinus genus
- 30-inch diameter or larger for trees in the Sweetgum or Tulip poplar genus
- 20-inch DBH or larger for trees in the Cedrus, Thuja, or other ecologically similar trees
- 20-inch diameter or larger for trees in the Beech, Nyssa, Persimmon, Sassafras, or other ecologically similar trees
- 20-inch diameter or larger for Magnolia grandiflora and those cultivars that generally reach a mature height over 40'
- 24-inch DBH or larger for trees in all other genera
- 10-inch DBH or larger for Sourwood
- Understory Trees: 8-inch DBH diameter or larger

## DEFINITIONS OF TREE HEALTH

GOOD - Few if any pathological problems exist; canopy is full, leaf density is above average, and live crown ratio is generally 50% or greater

FAIR - vigor is reasonable but a minor pathological problem may exist; leaf density is average; live crown ratio may be less than 50%. Most urban trees fall in this category.

POOR - vigor is waning, some dieback may be present, leaf density is below average; a significant pathological problem may be present; decay may exist within vital structures.

DECLINING - vigor is terminal, dieback is developing or is inevitable; tree has a limited life expectancy of less than 5 years.



## Tree 2

Status: **NOT SPECIMEN**

Cataloged : 1/2/2024

Species 44" oak, water, *Quercus nigra*

---

Condition: Poor health. catastrophic stem failure (photos 2,3); leaving a significant wound with irregular shape; appears to be from a large lateral stem or limb; decay is beginning to progress; Structure is asymmetric

Other notes: Does not meet condition criteria for specimen trees



## Tree 3

Status: **NOT SPECIMEN**

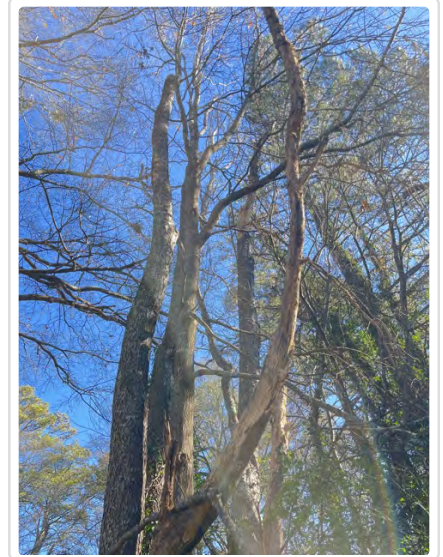
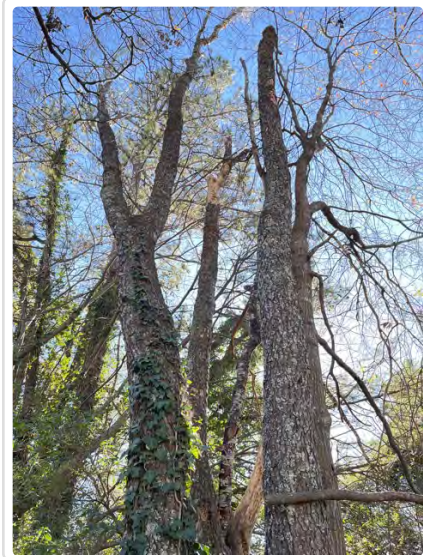
Cataloged : 1/2/2024

Species 25" Cherry, Black, *Prunus serotina*

---

Condition: Declining health. tops of stems are dead, progressive dieback from terminals; death is imminent; Structure is Multiple trunks

Other notes: Does not meet condition criteria for specimen trees





## Tree 5

Status: **NOT SPECIMEN**

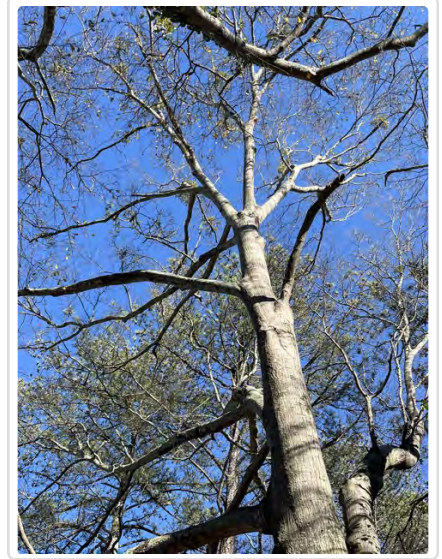
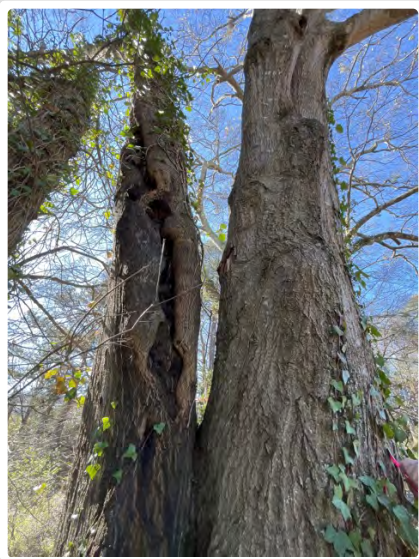
Cataloged : 1/2/2024

Species 41" oak, water, *Quercus nigra*

---

Condition: Poor health. significant column of decay in southern stem, not correctable; open cavity is irregular in shape, vertical along vascular axis (photo 1); Structure is Multiple trunks, double form

Other notes: Does not meet condition criteria for specimen trees



## Tree 6

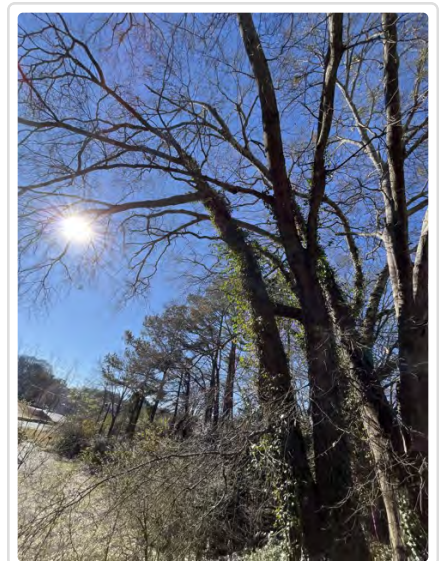
Status: **NOT SPECIMEN**

Cataloged : 1/2/2024

Species 44" oak, water, *Quercus nigra*

---

Condition: Fair health. union between trunks contains a significant bark inclusion; decay may be present (photos 1,2); Structure is Multiple trunks, Asymmetric; both trunks lean in the same direction, suppressed by adjacent tree (photo 3)





## Tree 7

Status: **SPECIMEN**

Cataloged : 1/2/2024

Species 39" oak, water, *Quercus nigra*

---

Condition: Fair health. No significant problems identified, moderate English Ivy growth along trunk surface;  
Structure is Single, No significant problems identified

Other notes:



## Tree 9

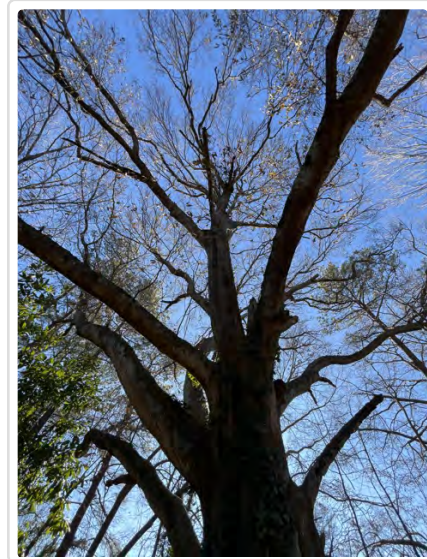
Status: **SPECIMEN**

Cataloged : 1/2/2024

Species 62" oak, water, *Quercus nigra*

---

Condition: Fair health. No significant problems identified; Structure is Single, some deadwood, normal senescence  
Other notes:





## Tree 11

Status: **SPECIMEN**

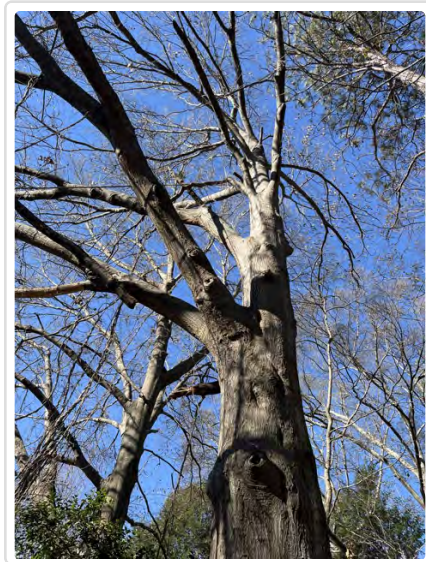
Cataloged : 1/2/2024

Species 37" oak, water, *Quercus nigra*

---

Condition: Fair health. Small trunk defect, not problematic ; Structure is Asymmetric, No significant problems identified, one-sided (photo 2)

Other notes:



## Tree 12

Status: **SPECIMEN**

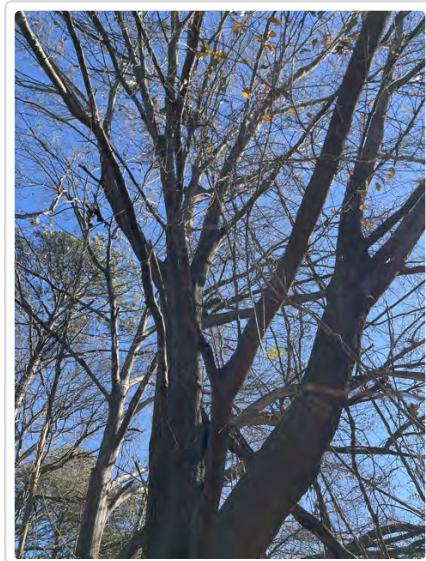
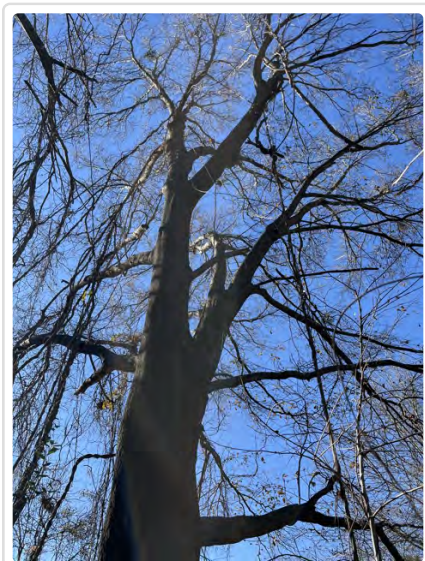
Cataloged : 1/2/2024

Species 30" oak, water, *Quercus nigra*

---

Condition: Fair health. Wisteria vine accumulation in upper canopy, not yet causing dieback; Structure is Asymmetric, No significant problems identified

Other notes:





## Tree 16

Status: **NOT SPECIMEN**

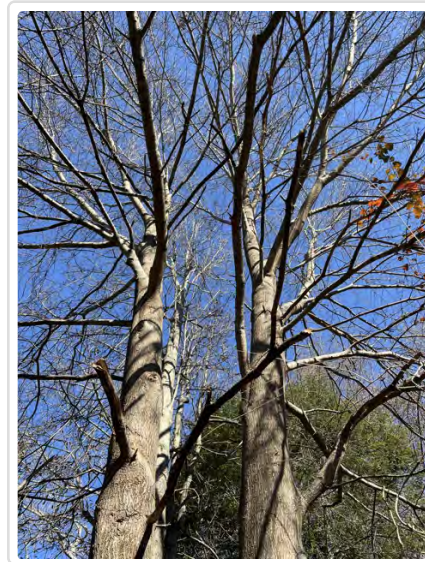
Cataloged : 1/2/2024

Species 26" oak, water, *Quercus nigra*

---

Condition: Fair health. Structure is Bifurcated, weak co-dominant stem structure with significant bark inclusion (photo 2)

Other notes: Tree does not meet condition criteria for specimen trees



## Tree 17

Status: **SPECIMEN**

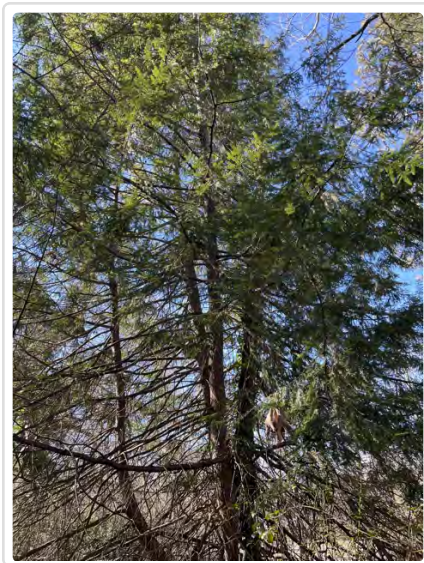
Cataloged : 1/2/2024

Species 23" Hemlock, *Tsuga canadensis*

---

Condition: Fair health. No significant problems identified; Structure is Multiple trunks, multi stem form, not problematic

Other notes:





## Tree 29

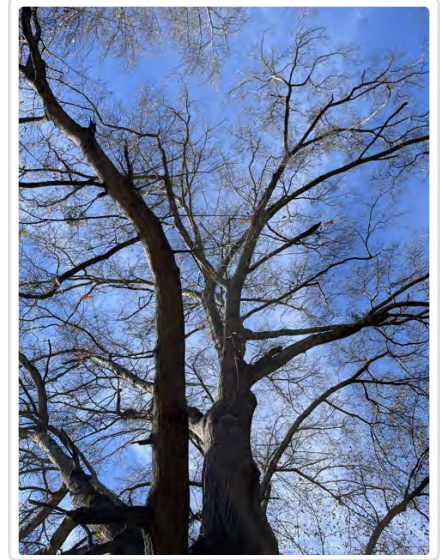
Status: **SPECIMEN**

Cataloged : 1/2/2024

Species 30" oak, water, *Quercus nigra*

---

Condition: Fair health. No significant problems identified; Structure is Single, No significant problems identified  
Other notes:



## Tree 501

Status: **SPECIMEN**

Cataloged : 1/2/2024

Species 26" oak, water, *Quercus nigra*

---

Condition: Good health. No significant problems identified; Structure is Asymmetric, one-sided canopy (photo 1)  
Other notes:





## Tree 502

Status: **SPECIMEN**

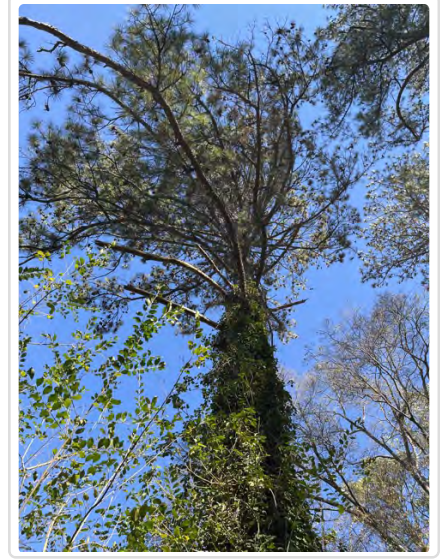
Cataloged : 1/2/2024

Species 31" pine, loblolly, *Pinus taeda*

---

Condition: Fair health. No significant problems identified; moderate English Ivy growth along trunk surface; Structure is Single, normal lower deadwood accumulation

Other notes:



## Tree 503

Status: **NOT SPECIMEN**

Cataloged : 1/2/2024

Species 36" pine, loblolly, *Pinus taeda*

---

Condition: Poor health. massive fusiform canker in lower trunk (photos 2 & 3); Structure is Asymmetric, failure is likely

Other notes: Does not meet condition criteria for specimen trees





## Tree 504

Status: **SPECIMEN**

Cataloged : 1/2/2024

Species 43" oak, water, *Quercus nigra*

---

Condition: Fair health. No significant problems identified; heavy English Ivy growth along trunk surface; Structure is bifurcated, wide canopy, open form in center

Other notes:



## Tree 505

Status: **SPECIMEN**

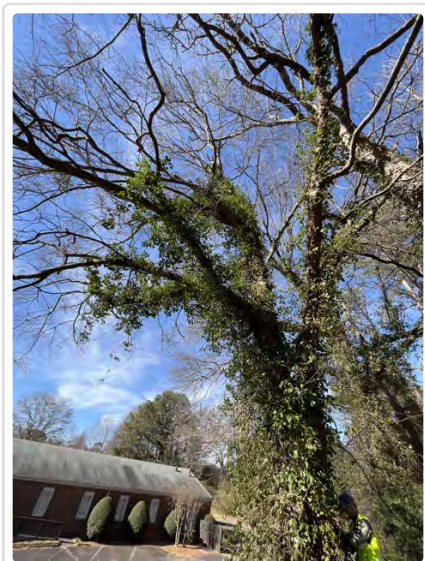
Cataloged : 1/2/2024

Species 28" oak, water, *Quercus nigra*

---

Condition: Fair health. moderate English Ivy growth along trunk surface; Structure is Asymmetric, suppressed canopy form

Other notes:





## Tree 506

Status: **SPECIMEN**

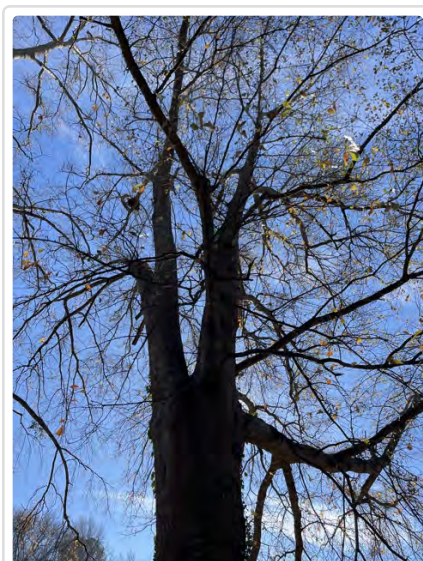
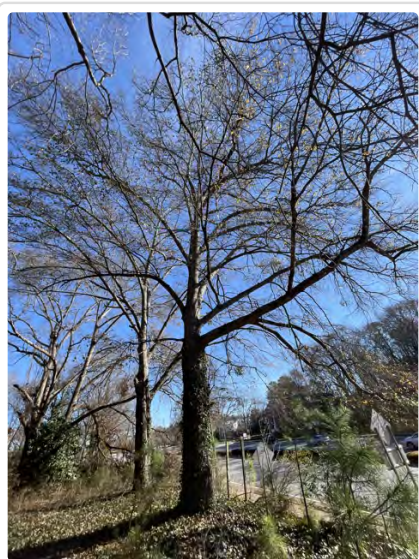
Cataloged : 1/2/2024

Species 33" oak, water, *Quercus nigra*

---

Condition: Good health. moderate English Ivy growth along trunk surface; Structure is single

Other notes:



## Tree 507

Status: **NOT SPECIMEN**

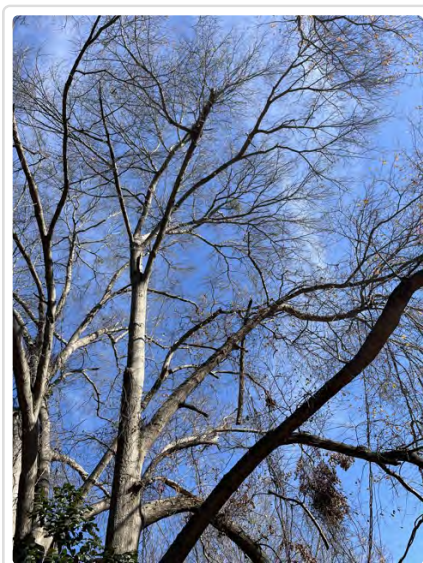
Cataloged : 1/2/2024

Species 31" oak, water, *Quercus nigra*

---

Condition: Poor health. primary lateral limb has failed (photos 1, 3); moderate degree of interior deadwood accumulation (photo 1); Structure is Asymmetric

Other notes: Does not meet condition criteria for specimen trees





## Tree 508

Status: **NOT SPECIMEN**

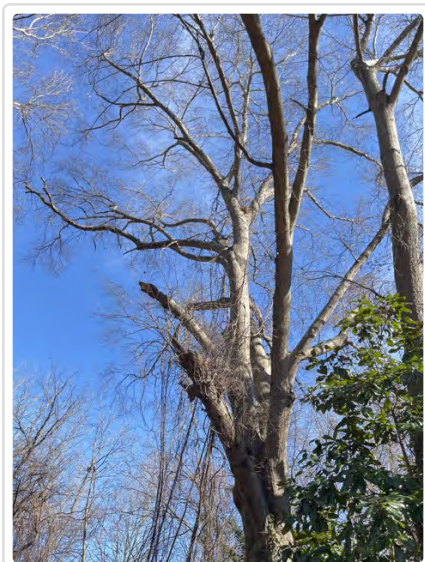
Cataloged : 1/2/2024

Species 47" oak, water, *Quercus nigra*

---

Condition: Poor health. high degree of interior deadwood accumulation (photo 1); *Pseudoinonotus dryadeus* conks in flare region (photo 3); Structure is Single

Other notes: Does not meet condition criteria for specimen trees



## Tree 509

Status: **SPECIMEN**

Cataloged : 1/2/2024

Species 38" oak, water, *Quercus nigra*

---

Condition: Fair health. No significant problems identified; Structure is Asymmetric, No significant problems identified

Other notes:





## Tree 510

Status: **NOT SPECIMEN**

Cataloged : 1/2/2024

Species 30" pine, loblolly, *Pinus taeda*

---

Condition: Poor health. Massive Fusiform canker decay complex in lower trunk, comprises over 75% of circumference; brown rot is likely; Structure is Single, bent trunk at canker (photo 1)

Other notes: Does not meet condition criteria for specimen trees



## Tree 511

Status: **SPECIMEN**

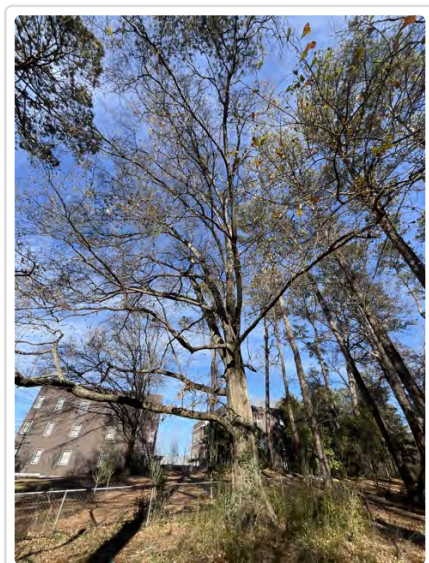
Cataloged : 1/2/2024

Species 40" oak, water, *Quercus nigra*

---

Condition: Fair health. No significant problems identified; light English Ivy growth along trunk surface; Structure is Single, No significant problems identified

Other notes:





## Tree 512

Status: **BOUNDARY TREE**

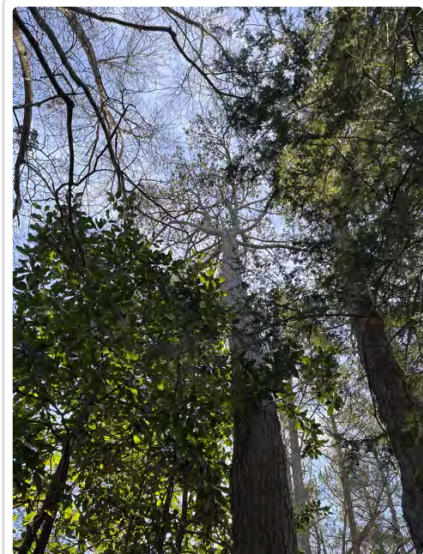
Cataloged : 1/2/2024

Species 34" pine, loblolly, *Pinus taeda*

---

Condition: Poor health. large Fusiform canker decay complex in trunk (photo 3); Structure is Asymmetric

Other notes: Does not meet condition criteria for specimen trees



## Tree 513

Status: **SPECIMEN**

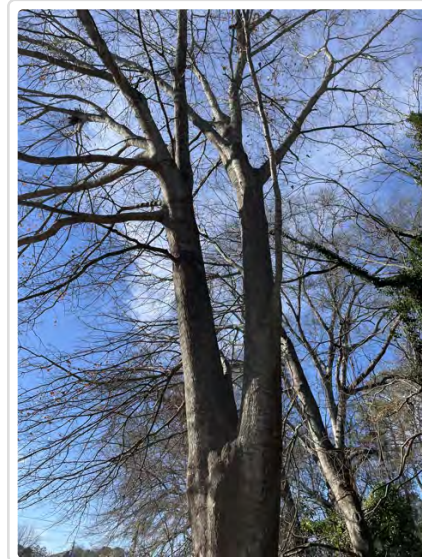
Cataloged : 1/2/2024

Species 27" oak, water, *Quercus nigra*

---

Condition: Fair health. No significant problems identified; Structure is Bifurcated, relatively narrow canopy; decay may be present between stems (photos 1-2)

Other notes:





## Tree 514

Status: **SPECIMEN**

Cataloged : 1/2/2024

Species 58" oak, water, *Quercus nigra*

Condition: Fair health. moderate mistletoe infestation in canopy, typical of older water oaks; Structure is Bifurcated, some deadwood, normal senescence; woody plant undergrowth in root zone

Other notes:



## Tree 515

Status: **NOT SPECIMEN**

Cataloged : 1/2/2024

Species 24" Elm, winged, *Ulmus alata*

Condition: Declining health. stem dieback in upper canopy, has lost central leader (photo 1); saprot in lower trunk with associated bark delimitation (photo 3); Structure is Asymmetric

Other notes: Does not meet condition criteria for specimen trees



# Summary

Total Specimen trees identified within study area: 15

## Additional Notes

This site does not contain any obvious non-specimen "Trees of Quality", however based on the site design proposal, some areas may have suitable tree groupings.

### LIMITATIONS

This report is not meant to override any determination by Alpharetta regarding the status of Specimen trees. Additional tree information may be required by the City once the Specimen Tree Report is submitted to Alpharetta, including but not limited to: Trees of Character, Level III assessments, site meetings with the Municipal arborist, and any Tree Maintenance Plan preparation.

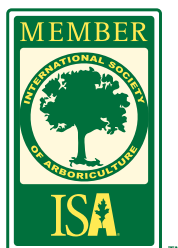
Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments cannot be guaranteed. Clients may choose to accept or disregard the recommendations of the arborists, or to seek additional advice. This inspection was made without the expectation of a particular result.

## Certification

Date Certified: 1/3/2024

I certify that all of the statements made in this report are true, complete and correct to the best of my knowledge and belief, and are made in good faith.

Jesse Milton  
ISA #SO-1170B  
Tree Risk Assessment Qualified (TRAQ)





LIFESTYLE

LIFETIME



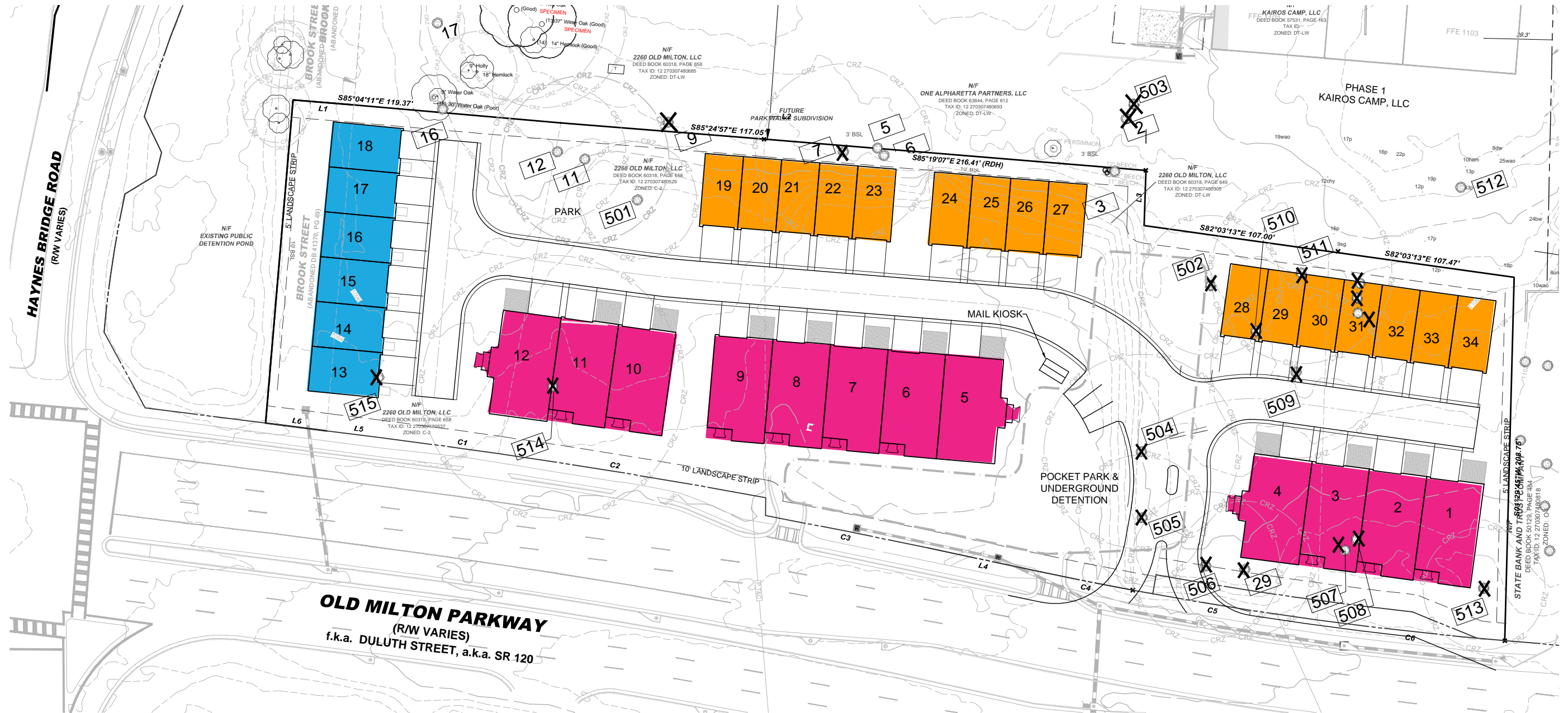
LOCATION

LONGEVITY

# Park Walke II



THE  
PROVIDENCE  
GROUP  
A GREEN BRICK PARTNER



20' Rear Entry

Alexandria

Chaucer

Site Map

Park Walke II

THE  
**PROVIDENCE**  
GROUP

A GREEN BRICK PARTNER





20' Rear Entry  
Park Walke II





Alexandria  
Park Walke II





Chaucer  
Park Walke II





## MEMORANDUM

TO: City of Alpharetta  
FROM: Alex Brock - Smith, Gambrell & Russell, LLP  
DATE: February 1, 2024  
RE: Trip Generation Report – The Providence Group of Georgia – Old Milton Parkway

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The proposed development will not overly burden existing streets or transportation facilities. The Applicant has submitted a Trip Generation Memorandum along with this application detailing the anticipated number of trips. The Trip Generation Memorandum states that the 34 townhomes are expected to generate 14.96 trips during the AM weekday peak hour, 17.68 trips during the PM weekday peak hour, and 197.54 total trips on a weekday. At present, the proposed development will be accessed solely from Old Milton Parkway<sup>1</sup>, about 600 feet east of where the parkway intersects Haynes Bridge Road. Old Milton Parkway is classified as a principal arterial per the Georgia Department of Transportation State Functional Classification Map. This type of roadway is intended to carry a large volume of traffic and the Applicant is unaware of any capacity issues with that roadway. Accordingly, Old Milton Parkway is anticipated to easily accommodate the minor amount of traffic generated by the proposed project.

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<sup>1</sup> However, the Applicant is exploring a vehicular connection to Thompson Street through the development due north of the subject property. To prevent cut through traffic, the Applicant will also request that this connection be gated.