

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY	
Case #:	Z-24-08/V-24-08
PH #:	PHA240003
<input type="checkbox"/>	Property Taxes & Code Violations Verified
<input type="checkbox"/>	Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Miles Hansford, LLC

Telephone: 770-781-4100

Address: 178 S. Main Street

Suite: 310

City Alpharetta

State: GA

Zip: 30009

Fax: 770-781-9191

Mobile Tel: _____

Email: eunderwood@milesansford.com / tfisher@milesansford.com

Subject Property Information:

Address: 306 Thompson Street, Alpharetta, GA 30009

Current Zoning: R-12

District: 1

Section: 2

Land Lot: 802

Parcel ID: 12 284108020053

Proposed Zoning: DT-LW

Current Use: Single Family Dwelling, Detached

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

Conditional Use

Master Plan Amendment

Comprehensive Plan Amendment

Rezoning

Master Plan Review

Variance

Public Hearing

Exception

Other *(Specify):* _____

APPLICANT REQUEST AND INTENT

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

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

Applicant's Request (Please itemize the proposal):

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

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

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

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

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: 306 Thompson Street, LLC - Galal "Jay" Farhat Telephone: 770-355-3847
Address: 203 N Esplanade Suite: _____
City Alpharetta State: GA Zip: 30009

Authorization:

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

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

- | | |
|---|--|
| <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 type="checkbox"/> Land Use Application | <input type="checkbox"/> Other |

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Miles Hansford, LLC Telephone: 770-781-4100
Address: 178 S. Main Street Suite: 310
City Alpharetta State: GA Zip: 30009

So Sworn and Attested:

Owner Signature:  Date: 1/19/24
Galal Jay Farhat

Notary: Katherine Mazzacano

Notary Signature:  Date: January 19, 2024



DISCLOSURE FORM

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

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

Name of Applicant or Opponent: Galal "Jay" Farhat

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____

Galal "Jay" Farhat

Date: 1/19/24

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

Variance #1

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

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

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

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

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

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

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

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

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

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

Variance #2

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

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

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

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

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

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

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

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

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

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

Variance #3

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

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

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

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

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

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

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

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

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

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

Variance #4

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

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

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

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

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

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

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

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

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

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

Variance #5

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

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

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

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

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

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

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

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

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

SIGN VARIANCE REVIEW CRITERIA

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

Yes N/A

No

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

Yes N/A

No

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

Yes N/A

No

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

N/A

Yes

No

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

Yes N/A

No

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

Yes N/A

No

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

Yes

No

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: 306 Thompson Street

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

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

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

City officials

Affected government departments

Interested parties noted on any list provided by the City

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

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

CZIM

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

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

DETAILED TAX SUMMARY



City of Alpharetta

TAX YEAR: 2023 ▼

Owner Name
306 THOMPSON STREET LLC

Parcel Identification
12 -2841-0802-005-3

Account Number
0712396

Property Location
306 THOMPSON STREET

Tax District
10 - ALPHARETTA

Fair Market Value
438,900

Assessed Value
175,560

Temporary Assessment
Not Found

City Exemption:

County Exemption:

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

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

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



Real Estate

View Bill

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

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



Miles Hansford, LLC
ATTORNEYS AT LAW

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

MilesHansford.com

J. Ethan Underwood
eunderwood@MilesHansford.com

February 1, 2024

CAMPAIGN DISCLOSURE

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

To Whom It May Concern:

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

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

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

Sincerely,

Ethan Underwood
Attorney for Applicant



J. Ethan Underwood
eunderwood@MilesHansford.com

RESERVATION OF CONSTITUTIONAL AND OTHER LEGAL RIGHTS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,



Ethan Underwood
Attorney for Applicant



J. Ethan Underwood
eunderwood@MilesHansford.com

LETTER OF INTENT

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

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

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

Specifically, the Applicant requests the following:

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

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

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

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

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

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

CONCLUSION

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

Sincerely,



Ethan Underwood
Attorney for Applicant

Trip Generation Report

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

Legal Description

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

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

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

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

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

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

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

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

COPELAND DORIS
2408 LOXFORD LANE
ALPHARETTA GA 30009

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

CLADAKIS JOHN N
2625 MILFORD LN
ALPHARETTA GA 30004

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

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

SANDRAP ANN
2635 MILFORD LANE
ALPHARETTA GA 30009

LITTLE PATRICIA ELLEN
2404 LOXFORD LN
ALPHARETTA GA 30009

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

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

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

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

ACADEMY PARK NEIGHBORHOOD ASSN INC
12102 DANCLIFF TRC
ALPHARETTA GA 30009

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

GOOD MARK & GOOD ELISABETH
2600 MILFORD LANE
ALPHARETTA GA 30009

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

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

JONES DEREK
2610 MILFORD LANE
ALPHARETTA GA 30009

KINSKEY TERRY P
2710 DONNELATH PL
ALPHARETTA GA 30004

HARRIS EVA
12080 DANCLIFF TRC
ALPHARETTA GA 30009

ROSTKOWSKI RYAN J
2620 MILFORD LN
ALPHARETTA GA 30009

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

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

MITCHELL JASON L & ELAINE
2630 MILFORD LANE
ALPHARETTA GA 30009

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

WILLS DWIGHT D & KATHLEEN
12100 DANCLIFF TRC
ALPHARETTA GA 30009

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

MASTERS BRENT D & KATE
2740 DONNELATH PL
ALPHARETTA GA 30009

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

GREGORY TAMMY L
2650 MILFORD LN
ALPHARETTA GA 30009

TAYLOR LARKIN JOAN
2750 DONNELATH PL
ALPHARETTA GA 30009

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

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

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

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

KITCHENS LEANNE HELLER
2510 MILFORD LANE
ALPHARETTA GA 30009

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

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

CRAFT TRACEY
2520 MILFORD LANE
ALPHARETTA GA 30009

BAILEY EILEEN A
213 S HARRISON ST
PRINCETON NJ 08540

WILLIAMS RICKIE & PATRICIA
2765 DONNELATH PL
ALPHARETTA GA 30009

FIELDS ARNOLD & SKIDMORE CHARLOTTE
2530 MILFORD LN
ALPHARETTA GA 30004

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

MC GUFFEY MARGARET BROOKE
2775 DONNELATH PL
ALPHARETTA GA 30009

BROWN JOHN & TONI BROWN
2540 MILFORD LANE
ALPHARETTA GA 30009

ROEMER SIDNEY & ADELE J
12175 DANCLIFF TRCE
ALPHARETTA GA 30009

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

SMITH CYNTHIA J
2550 MILFORD LANE
ALPHARETTA GA 30009

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

JACOBBER ANDREW & JACOBBER ROBYN
2795 DONNELATH PL
ALPHARETTA GA 30009

BRYAN RANDALL & BELINDA
2560 MILFORD LANE
ALPHARETTA GA 30009

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

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

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

KONKEL JOHN & STUMPE BEATE
12120 DANCLIFF TRCE
ALPHARETTA GA 30009

STEWART KIMBERLY
2815 DONNELATH PL
ALPHARETTA GA 30009-8721

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

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

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

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

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

GREEN PATRICE H
12150 DANCLIFF TRC
ALPHARETTA GA 30009-8730

KIPPER MONICA
2545 MILFORD LANE
ALPHARETTA GA 30009

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

SAUERTEIG JAIME E & IRENE
12160 DANCLIFF TRCE
ALPHARETTA GA 30009

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

MILLER DENISE A
11925 DANCLIFF TRCE
ALPHARETTA GA 30009-8740

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

TRENTACOSTA KRISTEN
2565 MILFORD LANE
ALPHARETTA GA 30009

WOLF JEANNE ELIZABETH
11935 DANCLIFF TRC
ALPHARETTA GA 30009

CUNNINGHAM MARIAN & THOMAS
2595 MILFORD LN
ALPHARETTA GA 30009

NIECE DEREK S
2575 MILFORD LN
ALPHARETTA GA 30009

MARTHA STROH REVOCABLE TRUST THE
11945 DANCLIFF TRCE
ALPHARETTA GA 30009

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

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

RAY ANGELIA
11715 DANCLIFF TRCE
ALPHARETTA GA 30009

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

COLEMAN MAUREEN K
11900 DANCLIFF TRC
ALPHARETTA GA 30009

DUNNING MARINA & DUNNING TIMOTHY
11725 DANCLIFF TRC
ALPHARETTA GA 30009

JAGER BERNHARD & JAGER KIMBERLY
2505 MILFORD LANE
ALPHARETTA GA 30009

IRVING JOHN E
11910 DANCLIFF TRCE
ALPHARETTA GA 30009-8737

KROENKE STEVEN J
11735 DANCLIFF TRCE
ALPHARETTA GA 30009-8738

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

GOULD DAVID S
11920 DANCLIFF TRCE
ALPHARETTA GA 30009

FELDER PATRICK W
11745 DANCLIFF TRCE
ALPHARETTA GA 30009

STERNBERGER STEPHEN J & TAESUN
2525 MILFORD LANE
ALPHARETTA GA 30009

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

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

WHARTON PATRICK
2535 MILFORD LN
ALPHARETTA GA 30004

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

NEWTON TERRY & NEWTON WILLIAM
11795 DANCLIFF TRC
ALPHARETTA GA 30009

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

COONEY ARTHUR COONEY JOAN
12010 DANCLIFF TRCE
ALPHARETTA GA 30009

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

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

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

LINN KELLEY LOOMER
11870 DANCLIFF TRC
ALPHARETTA GA 30009

DEWEERD GARY A
11760 DANCLIFF TRCE
ALPHARETTA GA 30009

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

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

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

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

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

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

SHAW JOHN
11700 DANCLIFF TRCE
ALPHARETTA GA 30009

JACKSON LAURA WARLICK
12205 DANCLIFF TRC
ALPHARETTA GA 30009

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

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

BJORSETH RICHARD & HELENE
12215 DANCLIFF TRCE
ALPHARETTA GA 30009

WHITAKER MALAIKA
11800 DANCLIFF TRC
ALPHARETTA GA 30009

BREIER RUSSELL & RITA
11720 DANCLIFF TRCE
ALPHARETTA GA 30009

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

ALDORT HENRY A
11810 DANCLIFF TRCE
ALPHARETTA GA 30009

NORWOOD DARRIN
11830 DANCLIFF TRCE
ALPHARETTA GA 30009

COLE JOSEPHINE N
12220 DANCLIFF TRCE
ALPHARETTA GA 30009

MC DONALD VIRGINIA O
11990 DANCLIFF TRC
ALPHARETTA GA 30009

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

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

ROSNER MARK & JILL B
12000 DANCLIFF TRACE
ALPHARETTA GA 30004

MOORE CAROLYN MEREDITH
11850 DANCLIFF TRC
ALPHARETTA GA 30009

SACHS NANCY & STEVEN
12200 DANCLIFF TRCE
ALPHARETTA GA 30009

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

STEVENS ROBERT & CONNELL DEBORAH
12280 DANCLIFF TRCE
ALPHARETTA GA 30009

ILANICH LLC
12290 DOUGLAS RD
ALPHARETTA GA 30005

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

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

BERNER CARLENE
1017 POPLAR RIDGE RUN
ALPHARETTA GA 30004-1652

GARY J CARDOZA REVOCABLE TRUST
12255 DANCLIFF TRCE
ALPHARETTA GA 30009

DRISKELL DEENA L
12310 DANCLIFF TRC
ALPHARETTA GA 30009

BENSINGER SHELBY JANE
1019 POPLAR RIDGE RUN
ALPHARETTA GA 30009

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

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

S10 HOLDINGS LLC
2302 TRAYWICK CHASE
ALPHARETTA GA 30004

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

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

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

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

MANN PAULA B
1005 POPLAR RIDGE RUN
ALPHARETTA GA 30009

HESS EILEEN B
1025 POPLAR RIDGE RUN
ALPHARETTA GA 30004

STROM WALLACE & ANGELA G
12240 DANCLIFF TRC
ALPHARETTA GA 30009

GOWDY STEPHANIE VANESSA
9415 KNOLLCREST BLVD
ALPHARETTA GA 30005

TUZOVA KRISTINA
1027 POPLAR RIDGE RUN
ALPHARETTA GA 30009

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

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

MCLEAN MITCHELL L
1029 POPLAR RIDGE RUN
ALPHARETTA GA 30004

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

HAMDAN BERT C
1011 POPLAR RIDGE RUN
ALPHARETTA GA 30009

OVISSI SALTANAT
1031 POPLAR RIDGE RUN
ALPHARETTA GA 30004

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

YEHUDAI SHABTAI & HAGIT
2302 TRAYWICK CHASE
ALPHARETTA GA 30004

STALNAKER SUSAN K
1033 POPLAR RIDGE RUN
ALPHARETTA GA 30004

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

DRM ESTATE LLC
12570 PINDELL CIR
ALPHARETTA GA 30004

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

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

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

HORIZON CLINICAL LLC
1170 PEACHTREE ST STE 2400
ATLANTA GA 30309

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

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

HORIZON CLINICAL LLC
1170 PEACHTREE ST STE 2400
ATLANTA GA 30309

WOLSKI LAURA
1041 POPLAR RIDGE RUN
ALPHARETTA GA 30004

CITY OF ALPHARETTA
2 S SOUTH MAIN ST
ALPHARETTA GA 30004

PSV LLC
P O BOX 1385
ALPHARETTA GA 30009

BROWN CAROL
1001 POPLAR RIDGE RUN
ALPHARETTA GA 30009

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

PSV LLC
P O BOX 1385
ALPHARETTA GA 30009

PRAYOGG ARIS ELEANOR
5000 VILLAGE GREEN WAY
ALPHARETTA GA 30004

WANG MATTHEW
2850 TRAYWICK CHASE
ALPHARETTA GA 30004

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

BATCHELOR PATRICIA A
5212 VILLAGE GREEN WAY
ALPHARETTA GA 30004

SAHAR INVESTMENTS LLC
8740 RHAPSODY LANE
CUMMING GA 30041

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

CUBIT III LLC
8740 ISLESWORTH CT
DULUTH GA 30097

306 THOMPSON STREET LLC
203 N ESPLANADE
ALPHARETTA GA 30009

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

CUBIT III LLC
8740 ISLESWORTH CT
DULUTH GA 30097

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

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

SAHAR INVESTMENTS LLC
8740 RHAPSODY LANE
CUMMING GA 30041

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

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

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

ROWE HANNAH & LINDSAY MOSHE
1335 JAMESTOWNE TRL
ALPHARETTA GA 30009

STANCIL JENNIFER MAE & GOLUB RICHARD
RD MICHAEL JR
1290 JAMESTOWN TRL
ALPHARETTA GA 30009

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

RUBAN MAKSIM I
1325 JAMESTOWN TRL
ALPHARETTA GA 30009

ROBERTS REBECCA K & BRIDGES HAYDEN
N
1280 JAMESTOWNE TRL
ALPHARETTA GA 30009

CITY OF ALPHARETTA GEORGIA
2 S MAIN ST
ALPHARETTA GA 30009

BARRAND STEVEN D
1315 JAMESTOWNE TRL
ALPHARETTA GA 30004-1774

WEST GREGORY H
1275 JAMESTOWNE TRL
ALPHARETTA GA 30004

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

SILLAY MORGAN
1305 JAMESTOWNE TRL
ALPHARETTA GA 30009

GRATEROL RAFAEL SIMON ECHEVERRIA &
LOPEZ MAURYS ES
1265 JAMESTOWNE TRL
ALPHARETTA GA 30009

NESHER LINOY
1215 JAMESTOWNE TRL
ALPHARETTA GA 30009

INEICHEN PHILIPP A & ZEHNDER CLAUDIA
IA
6849 WEATHERSTONE WAY
ALPHARETTA GA 30009

ROBINSON SCOTT
170 FALLEN LEAF CT
ALPHARETTA GA 30005

TOWNSEND BARBARA
1205 JAMESTOWNE TRL
ALPHARETTA GA 30009

DELK MICHAELA
1295 JAMESTOWNE TRL
ALPHARETTA GA 30004

FLEENOR JUDY
1245 JAMESTOWNE TRL
ALPHARETTA GA 30004

SALAZAR OSCAR
115 OLD BARN CT
ALPHARETTA GA 30004

RADEV MIROSLAV R
1320 JAMESTOWNE TRL
ALPHARETTA GA 30009

LOVE DEBORAH A
2105 NEWPORT LNDG
ALPHARETTA GA 30009

REINSEL MICHAEL S
1185 JAMESTOWNE TRL
ALPHARETTA GA 30009

MOBLEY JOHN W
1310 JAMESTOWNE TRL
ALPHARETTA GA 30004

BURNETT JORDAN B
2115 NEWPORT LNDG
ALPHARETTA GA 30009

JONES DEREK
2610 MILFORD LANE
ALPHARETTA GA 30009

WIEDMAN TODD & WIEDMAN STACY
1285 JAMESTOWNE TRL
ALPHARETTA GA 30009

NESHER LINOY
890 RAMSDEN RUN
ALPHARETTA GA 30022

ALPHA PARK REALTY LLC
10585 ROXBURGH LANE
ROSWELL GA 30076

PATE JERRY D
1300 JAMESTOWNE TRL
ALPHARETTA GA 30009-3774

KORSHUNOV KIRILL
2135 NEWPORT LNDG
ALPHARETTA GA 30009

ALLEN MICHAEL A
1235 JAMESTOWNE TRL
ALPHARETTA GA 30004-1794

YEHUDAI SHABTAI & YEHUDAI HAGIT
2302 TRAYWICK CHASE
ALPHARETTA GA 30004

COSTA ROMULO PAULADA
3185 CAPE CIR
ALPHARETTA GA 30009

NJDG ALPHA PROPERTIES LLC
100 WELLINGTON WAY
CANTON GA 30115

CONSOR ROBIN & BRUCE JAY
214 BRAEDEN WAY
ALPHARETTA GA 30009

ALVAREZ DESTINI
3175 CAPE CIR
ALPHARETTA GA 30009

MIZELL ELIZABETH P
1360 JAMESTOWN TRL
ALPHARETTA GA 30009-3770

STEED ERICA
3270 CAPE CIR
ALPHARETTA GA 30009

ELLIS ELIZABETH
3210 CAPE CIR
ALPHARETTA GA 30009-3772

MORY NATHALIE & BAREL KARIN
11685 PARKSIDE AVE
ALPHARETTA GA 30005-2419

ONDOV ANJANA
1425 BELLEVUE AVE APT 14
BURLINGAME CA 94010

HUSSAIN FAHAD
794 ADLER CT
ALPHARETTA GA 30005

BHANU LAKSHMI KALYANA C KOTIPALLI
LIVING TRUST THE
1340 JAMESTOWN TRL
ALPHARETTA GA 30009

BRIDGES MATTHEW & LINDSAY
3260 CAPE CIR
ALPHARETTA GA 30009

BILGER AARON R
3200 CAPE CIR
ALPHARETTA GA 30009

JAMESTOWNE HOMEOWNERS ASSOC INC
1338 JAMESTOWNE TRL
ALPHARETTA GA 30004-1774

POMPILIO REVOCABLE LIVING TRUST THE
3245 CAPE CIR
ALPHARETTA GA 30009

MOTAHARI RAHELE
3155 CAPE CIR
ALPHARETTA GA 30004

PADGETT SUE A
3205 CAPE CIR
ALPHARETTA GA 30009-3772

REYES MARINA TEO DE & ESPONOZA LEO
NEL E
3250 CAPE CIR
ALPHARETTA GA 30009

CZARNOWICKI TALI & KLEIN ROI
504 EAST 63RD ST APT 16R
NEW YORK NY 10065

FINNELL LAURA A
3195 CAPE CIR
ALPHARETTA GA 30201

HERAK JUDITH
3240 CAPE CIR
ALPHARETTA GA 30004

THE GUILLOU-HUNTER JOINT REVOCABLE
TRUST
14583 MANCHESTER DR
NAPLES FL 34114

LAVI ROY
4415 PARK BROOKE TRC
ALPHARETTA GA 30022

SARAN FEIZOLLAH SOLOOK
3230 CAPE CIR
ALPHARETTA GA 30009

ADANYA EYAL & ADANYA MERAV TZILA
7875 CROWNPOINT DR
ALPHARETTA GA 30005

FERGUSON MITCH
3215 CAPE CIR
ALPHARETTA GA 30004

RICHARDS CLARK L & CHARLOTTE A
3220 CAPE CIR
ALPHARETTA GA 30004-1772

BURNS CHARISE
3180 CAPE CIR
ALPHARETTA GA 30004

GUY BRIAN TODD & GUY DANYELLE
3125 CAPE CIR
ALPHARETTA GA 30009

JAMESTOWNE HOMEOWNERS ASSOC INC
1338 JAMESTOWNE TRL
ALPHARETTA GA 30004-1774

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

RACHEL JONATHAN K
511 ANGEL FISH RD
BLAIRSVILLE GA 30512

ACADEMY PARK NEIGHBORHOOD ASSN INC
12102 DANCLIFF TRC
ALPHARETTA GA 30009

BROWN RITA & MICHAEL
205 N ESPLANADE
ALPHARETTA GA 30009

MASTEJ LAURA W
3170 CAPE CIR
ALPHARETTA GA 30004-1793

ACADEMY PARK NEIGHBORHOOD ASSOC INC
12102 DANCLIFF TRC
ALPHARETTA GA 30009

FARHAT GALAL & SEWAR
203 NORTH ESPLANADE
ALPHARETTA GA 30009

YOUNG KEVIN T & DANIELLE D
3100 CAPE CIR
ALPHARETTA GA 30009

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

CLARK RICHARD W & CHARLOTTE M
201 N ESPLANADE
ALPHARETTA GA 30009

EDGEFIELD GA PROPERTIES LLC
221 16TH ST NW SUITE 2
ATLANTA GA 30363

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

WILLIS PHILLIP & WILLIS LAURA
211 N ESPLANADE
ALPHARETTA GA 30009

NICULAU CRISTINA
3120 CAPE CIR
ALPHARETTA GA 30009

ANDALUSIA PROPERTIES INC
P.O. BOX 2437
SMYRNA GA 30081

DUNN MICHAEL RODGER
343 S ESPLANADE PKWY
ALPHARETTA GA 30009-3159

NICULAU CRISTINA
3130 CAPE CIR
ALPHARETTA GA 30009-3771

HUCKEBA DAVID W
100 GRAND CRES
ALPHARETTA GA 30009

PELLER JEFFREY S
345 S ESPLANADE
ALPHARETTA GA 30009

LAUCELLA ANDREA & MOTES NANCY
3140 CAPE CIR
ALPHARETTA GA 30009

COUZENS CHRISTOPHER MARK & HEINLEN
STEPHANIE
102 GRAND CRES
ALPHARETTA GA 30009

KORB JULIA T
213 NORTH ESPLANADE
ALPHARETTA GA 30009-3157

HICKS DAVID J
160 VALLEY DR
ROSWELL GA 30075-3723

BENNETT BRUCE
3310 W END AVE STE 470
NASHVILLE TN 37203

PJM AVALON LLC
PO BOX 22
WALKER MN 56484

COHEN AMIT & ARIELA
3160 CAPE CIR
ALPHARETTA GA 30009

DEVELOPMENT AUTHORITY OF FULTON CO
UNITY
5200 BUFFINGTON RD
ATLANTA GA 30349

MORENO VERONICA & EDUARDO
310 GARDEN TER
ALPHARETTA GA 30022-5181

PUGH BRIAN A
339 S ESPLANADE
ALPHARETTA GA 30009

GREENDA RANDOLPH F & BARBARA J
331 S ESPLANADE
ALPHARETTA GA 30009

KAUTTER WILLIAM J JR & KAUTTER CAR
OL L
8926 NORTH OCEAN BLVD
MYRTLE BEACH SC 29572-4421

HIRSCH GLENN MARK & LYNN ANN
341 S ESPLANADE
ALPHARETTA GA 30009

HICKEY PHILIP J & HICKEY REEDY D
75 PARK ROW LANE
SANTA ROSA BEACH FL 32459

RUSSO ROBERT M & SHANNON W
122 GRAND CRES
ALPHARETTA GA 30009

LEE SIGMUND & NANCY
395 BEVERLY RD NE
ATLANTA GA 30309

RS2 INVESTMENTS LLC
120 GRAND CRES
ALPHARETTA GA 30009

CHUNARA SHEHZAAN & ZAINAB
120 GRAND CRES
ALPHARETTA GA 30009

MELISSA MARIE GIANNAMORE REVOCABLE
LIVING TRUST TH
108 GRAND CRES
ALPHARETTA GA 30009

DEWRELL TRACEY & MARA
336 S ESPLANADE
ALPHARETTA GA 30009

CLARK J MICHAEL
114 GRAND CRES
ALPHARETTA GA 30009

DANER MARC S & MARIA M
106 GRAND CRESCENT
ALPHARETTA GA 30009

CH RETAIL FUND I ATLANTA ATWATER L
L C
P.O. BOX 250509
ATLANTA GA 30305-1512

SUI JINGZHAO
116 GRAND CRES
ALPHARETTA GA 30009

COLSON JOHN T JR & ERIN
333 S ESPLANADE
ALPHARETTA GA 30009

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

STAN & CAROL JOSEPH 2021 TRUST THE
118 GRAND CRES
ALPHARETTA GA 30009

XU JIAN
8025 PRESTWICK CIR
DULUTH GA 30097

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

DOTY AMY E
3049 FAIRWAY HILL CT
PARK CITY UT 84060

CALCITE LLC
235 CENTRO BOITUVA
18550-000 BRAZIL

DUVALL FAMILY TRUST THE
128 GRAND CRESCENT
ALPHARETTA GA 30009

SANTOS ANDRE GROSSO PAULA & VANESS
A SIMOES CARVALH
305 SOUTH ESPLANADE
ALPHARETTA GA 30009

SUTLIVE SCARLETT
327 S ESPLANADE
ALPHARETTA GA 30009

FRAIL FAMILY LIVING TRUST THE
130 GRAND CRES
ALPHARETTA GA 30009

KHOTLINA ANNA
303 S ESPLANADE
ALPHARETTA GA 30009

WILSON TRICIA L & JAMES R
329 S ESPLANADE
ALPHARETTA GA 30009

KIDD STEVE & VIKIRA
132 GRAND CRES
ALPHARETTA GA 30009

DONELAN WILLIAM & MYRNA I
301 SOUTH ESPLANADE
ALPHARETTA GA 30009-3159

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

TORO MARK & TORO NANCY
210 N ESPLANADE
ALPHARETTA GA 30009

KLARIC GARY F
327 CONCORD ST
ALPHARETTA GA 30009

HILL ANDREW CASEY & TERESA
136 GRAND CRES
ALPHARETTA GA 30022

HONEYWOOD HOLDINGS LLC
208 N ESPLANADE
ALPHARETTA GA 30009

PATEL NIMISHA
408 CONCORD ST
ALPHARETTA GA 30009

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

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

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

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

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

KING STEVEN C & STACEY VALERIO
351 CONCORD ST
ALPHARETTA GA 30009

HANDLER GARY & CYNTHIA W
144 GRAND CRES
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

CARPENTER CHAD
325 CONCORD ST
ALPHARETTA GA 30009

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

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

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

AVALON COTTAGE LLC
2002 SUMMIT BLVD STE 825
ATLANTA GA 30319

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

BCM REVOCABLE TRUST THE
202 N ESPLANADE
ALPHARETTA GA 30009

REFAI BASEL & KOUDSI NOURA
422 CONCORD ST
ALPHARETTA GA 30009

SULLIVAN DANN P
428 CONCORD ST
ALPHARETTA GA 30009

CANOUSE JOHN & CANOUSE CAROLYN
204 N ESPLANADE
ALPHARETTA GA 30009

COFFEY BRUCE & SUSAN
424 CONCORD ST
ALPHARETTA GA 30009

CINNELLA MICHAEL & DONNA
349 CONCORD ST
ALPHARETTA GA 30009

GUIDONE PAUL L
103 GRAND CRES
ALPHARETTA GA 30009

FRANCESCHI MARINES & CARLOS A
353 CONCORD ST
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

WHEATLEY ANNE M & TIMOTHY HENRY
323 CONCORD ST
ALPHARETTA GA 30009

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

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

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

DIPAOLLO LOUIS VINCENT & LAURA P
345 CONCORD ST
ALPHARETTA GA 30009

PATKOWSKI KONRAD JOZEF & PATKOWSKA
ANNA KATARZYNA
317 CONCORD ST
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

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

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

FARMER MEGHAN & BOWLES COREY
388 CONCORD ST
ALPHARETTA GA 30009

HALL JASON & RICHIE NICOLE
347 CONCORD ST
ALPHARETTA GA 30009

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

ATKINSON TREVOR
420 CONCORD ST
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

GUTIERREZ ADRIAN
315 CONCORD ST
ALPHARETTA GA 30009

GUO YUANTA & RUAN LAN
382 CONCORD ST
ALPHARETTA GA 30009

HOLMQUIST LARS ERIC & ANGELE VERON
IQUE
319 CONCORD ST
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

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

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

PARKER MICHAEL K
390 CONCORD ST
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

RIGGINS BRIAN
386 CONCORD ST
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

JAVADI GOLI & HADDADI PARVIZ
321 CONCORD ST
ALPHARETTA GA 30009

RUTLEDGE CINDI
418 CONCORD ST
ALPHARETTA GA 30009

GUPTA MANISH K
372 CONCORD ST
ALPHARETTA GA 30009

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

AUBERT EDWARD & SHARON JEAN
289 THOMPSON ST
ALPHARETTA GA 30009

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

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

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

CHAVARRIA FERNANDO & CHAVARRIA ROSA
253 THOMPSON ST
ALPHARETTA GA 30009

KAELIN MELISSA JEANNE
297 THOMPSON ST
ALPHARETTA GA 30009

BONDI DAVID & KATHLEEN
111 MEETING ST
ALPHARETTA GA 30009

HODSDON PATRICIA & MARK
249 THOMPSON ST
ALPHARETTA GA 30009

LIGHT GEOFFREY & DANA
368 CONCORD ST
ALPHARETTA GA 30009

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

PREMA BHASKAR NATHU & PREMA RAMA
107 MEETING ST
ALPHARETTA GA 30009

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

JONATHAN D RAPP & ROSANNE RAPP REV
OCABLE TRUST THE
109 MEETING ST
ALPHARETTA GA 30009

STIMSON JOHN H
245 THOMPSON ST
ALPHARETTA GA 30009

JACOBSEN JOSEPH & JILL
364 CONCORD ST
ALPHARETTA GA 30009

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

SHAIRSON SCHAUD BRADLEY
316 CONCORD ST
ALPHARETTA GA 30009

CORYER ERIC
293 THOMPSON ST
ALPHARETTA GA 30009

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

NICHOLSON ANTHONY & NICHOLSON CLAI
RE ELAINE
314 CONCORD ST
ALPHARETTA GA 30009

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

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

ADKINS MARK J & ADKINS ADRIANA
312 CONCORD ST
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

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

AMACHER LANCE B & KELLI SMITH
310 CONCORD ST
ALPHARETTA GA 30009

PAULETTE P SIMPSON REVOCABLE TRUST
THE
113 MEETING ST
ALPHARETTA GA 30009

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

HOPPERTON MICHAEL R & LAURA S
308 CONCORD ST
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

JAMES TONYA & JAMES NEIL
229 THOMPSON ST
ALPHARETTA GA 30009

SMITH ADRIAN
4301 BRUNELLO PL
SUMMERFIELD NC 27358

JOYCE JOHN CURTIS
105 MEETING ST
ALPHARETTA GA 30009

GILLMAN EDWARD
225 THOMPSON ST
ALPHARETTA GA 30009

KHAN PANYAVEE V & KHAN JEREMY S
316 S ESPLANADE
ALPHARETTA GA 30009

PARKER BLAIR C
306 CONCORD ST
ALPHARETTA GA 30009

DEROSE LAWRENCE & DEROSE DEBRA
221 THOMPSON ST
ALPHARETTA GA 30009

BARRY A CULBERTSON LIVING TRUST THE
310 S ESPLANADE
ALPHARETTA GA 30009

MOORE DENISE MARIE & DAREN E
304 CONCORD ST
ALPHARETTA GA 30009

WILLIAMS KEVIN D & LISA
217 THOMPSON ST
ALPHARETTA GA 30009

CRAIG STEVEN M
326 S ESPLANADE
ALPHARETTA GA 30009

COCHRAN JAMES W & SHEILA E
302 CONCORD ST
ALPHARETTA GA 30009

SMITH ROBERT BRADFORD & SMITH KRIS
TIN GABRIELLE
213 THOMPSON ST
ALPHARETTA GA 30009

GONZALEZ FAMILY LIVING TRUST THE
330 S ESPLANADE
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

FARMER OCTAVIUS & RAQUEL ROBINSON
209 THOMPSON ST
ALPHARETTA GA 30009

MORNEAU MARK & NICOLE
300 S ESPLANADE
ALPHARETTA GA 30009

DOCTOR DAVID
300 CONCORD ST
ALPHARETTA GA 30009

WILLIAMS ALISON
205 THOMPSON ST
ALPHARETTA GA 30009

DYSON DEBORAH L
101 GRAND CRES
ALPHARETTA GA 30009

MICHAELS PHILLIP & LAURIE RENEGAR
103 MEETING ST
ALPHARETTA GA 30009

LAGRASSA EILEEN E & THOMAS A JR
3705 SCHOONER RDG
ALPHARETTA GA 30005

XU JING & YIN YANQING
2 AVERY ST #20H
BOSTON MA 02111-1007

MICHAELS PHILLIP
101 MEETING ST
ALPHARETTA GA 30009

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

LISA ANN VOTTA REVOCABLE TRUST
309 S ESPLANADE
ALPHARETTA GA 30009

GONZALEZ VIRGINIA ANN & CARLOS M
233 THOMPSON ST
ALPHARETTA GA 30009

HOLBROOK ALFRED SAMSON III
154 GRAND CRES
ALPHARETTA GA 30009

BRISKIN ALAN M & JENNIFER E
311 S ESPLANADE
ALPHARETTA GA 30009

SMITH TODD & SMITH DABNEY
315 S ESPLANADE
ALPHARETTA GA 30009

LPV ST LLC
5100 PEACHTREE PKWY STE 200
NORCROSS GA 30092

FINDLEY DAVID T & ANN E
322 CONCORD ST
ALPHARETTA GA 30009

DAVIDSON CATHERINE
317 S ESPLANADE
ALPHARETTA GA 30009

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

ADEGUN VICTOR & WILSON PAMELA
320 CONCORD ST
ALPHARETTA GA 30009

SYKES CHARLES & EMILIE K
320 S ESPLANADE
ALPHARETTA GA 30009

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

GAMBLE GEORGE B & ZHANG GAMBLE XIA
OYING
318 CONCORD ST
ALPHARETTA GA 30009

MINNICK MICHELE BROOM
150 GRAND CRES
ALPHARETTA GA 30009

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

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

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

LUXURY PROPERTIES INVESTMENT LLC
510 BROOK MANOR DR
ALPHARETTA GA 30022

BELL FUND VII AVALON LLC
300 N GREENE ST STE 1000
GREENSBORO NC 27401

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

WECONNECT LLC
398 CONCORD ST
ALPHARETTA GA 30009

CABRERA GREG R & LISA
374 CONCORD ST
ALPHARETTA GA 30009

ACADEMY PARK NEIGHBORHOOD ASSN INC
12102 DANCLIFF TRC
ALPHARETTA GA 30009

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

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

CHARLIE FIVE LLC
623 INDIES RD
RAMROD KEY FL 33042

ANNAPRAGADA SUBRAMANYARAVI & PADMA
VATHI
402 CONCORD ST
ALPHARETTA GA 30009

LATHAM KIMBERLY J
378 CONCORD ST
ALPHARETTA GA 30009

MIDWICK HOMEOWNERS ASSOCIATION INC
2675 PACES FERRY RD SUITE 125
ATLANTA GA 30339

WANG XIUYING
404 CONCORD ST
ALPHARETTA GA 30009

WILSON JAMES M & RISA
380 CONCORD ST
ALPHARETTA GA 30009

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

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

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

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

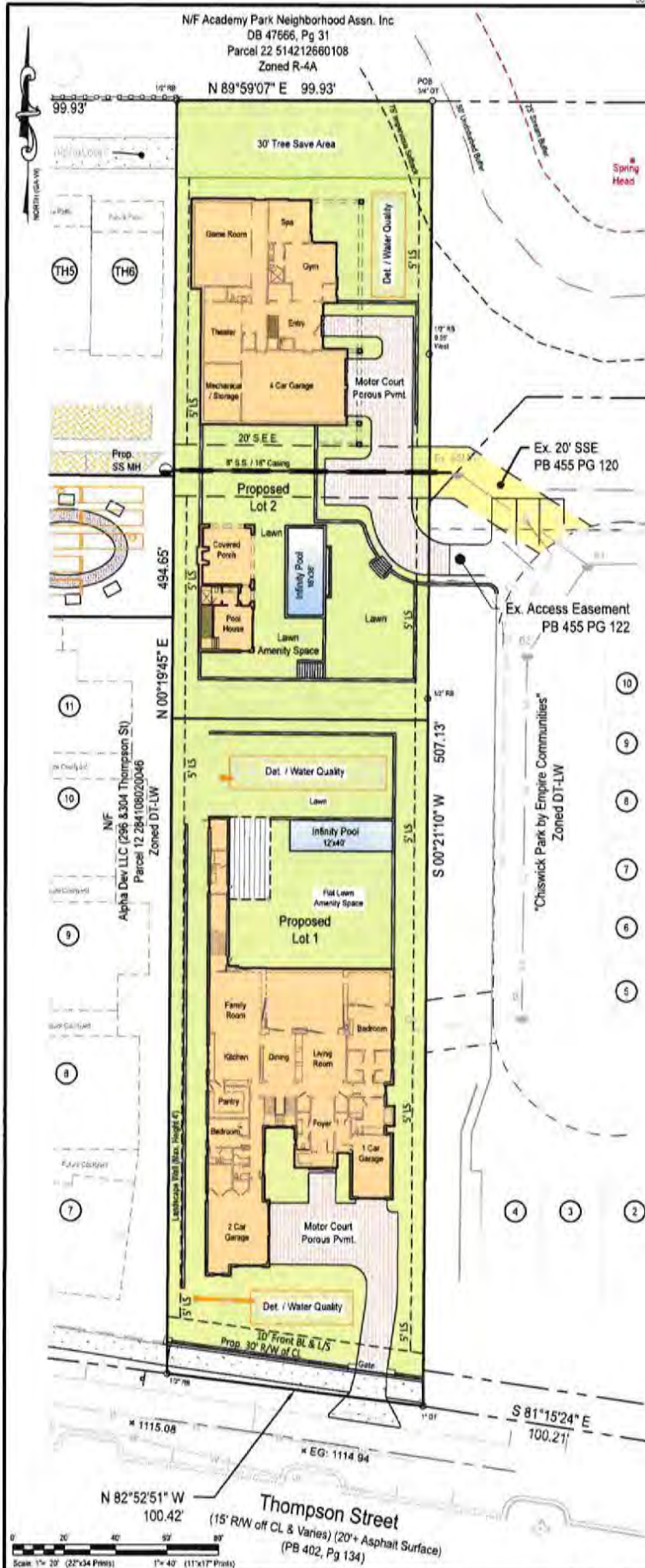
CITY OF ALPHARETTA GEORGIA
2 S MAIN ST
ALPHARETTA GA 30009

EA HOMES LP
131 ROSWELL ST
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

FOUNDRY NEIGHBORHOOD ASSOCIATION I
NC
2475 NORTHWINDS PKWY STE 600
MABLETON GA 30126



Existing Site Information

Address: 306 Thompson Street
 Parcel ID: 12 284 108020053
 Deed Book 64285, Page 213
 A.K.A. Lot 19

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

Proposed Lots:

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

Area this Tract:

1.148 Ac. (50,032 S.F.)

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

Owner / Developer
 Galal Farhat
 203 N. Esplanade
 Alpharetta, Ga 30009

Retaining Wall Note
 If retaining wall is proposed over 4 feet in revealed height, structural design plans signed, sealed and stamped by a Georgia PE are required. A separate building permit will be required.

Site Information

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

Addresses: 306 Thompson Street

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

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

Building Setbacks (DT-LW):
 Front: 10'
 Side: None, 10' between structures
 Rear (No Alley): 3'
 Rear (Alley): 10'

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

Proposed Units: 2 Detached Houses

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

Proposed Houses:
 Lot 1: 7,542 s.f. (footprint)
 Lot 2: 5,700 s.f. (footprint)

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

Required Parking: 2.5 spaces per unit or 5 spaces
Proposed Parking: 7 Indoor + 4 driveway = 11 spaces proposed

Required Amenity Space: 10.00% or 3,000 SF
Proposed Amenity Space: 13.30% or 6,650 S.F.

SITE CALCULATIONS

BUILDING COVERAGE	
Total Original Site Area	30,062 S.F.
Allowable Building Coverage	13,361 S.F. (44.4%)
Proposed Building Coverage	13,242 SF (44.0%)
IMPERVIOUS AREA	
Total Site Area	26,002 SF
Allowable Impervious	19,291 SF (74%)
Proposed Impervious	6,230 SF
Proposed Building (Heated) Coverage	5,148 SF
Proposed Covered Porch/Catana	1,312 SF
Proposed Pool	480 SF
Total Proposed Impervious	5,022 SF (39.9%)
Proposed Cover & S/S (Pavement Permits)	1,536 SF
Proposed Lot Coverage	9,582 SF (38.0%)
	6,578 SF (35.7%)

Drawn by: B.R.
 Date: 1-29-2024
 Site
 Project Number:
 21-4845

**Civil Engineering, Land Surveying,
 Stream and Wetland Restoration**

108 Allen Street Cumming, Georgia 30048
 Phone: 770-442-0500 www.engineering303.com



Two Lot Zoning Exhibit Site Plan for:
 306 Thompson Street
ALPHA villas
 City of Alpharetta
 Lot District - 2nd Section
 Fulton County, Georgia





PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	AO	Acer rubrum 'October Glory' / October Glory Red Maple
	AO	Ameioclaria grandiflora Autumn Brilliance / Autumn Brilliance Apple Serviceberry
	CCP	Carpinus caroliniana Palisade CCSOUL / Palisade American Hornbeam
	CR	Cornus x Rutgers Stellar Pink Dogwood
	CRN	Cryptomeria japonica Japanese Cedar
	ER	Ilex x Emily Bruner Emily Bruner Holly
	JR	Juglans nigra Brodia Brodia Eastern Redcedar
	MAG	Magnolia grandiflora Little Gem / Little Gem Dwarf Southern Magnolia
	NS	Nyssa sylvatica 'Presteria' JF-Bred / Presteria Black Tupelo
	QUE	Quercus laevis Nuttall Oak
	VIT	Vitis aestivalis Chaste Tree
SHRUBS		
	ABE	Abies x Rose Creek Rose Creek Abella
	CAM	Camelia japonica Camellia
	DC	Dalrymple x 'Bridal' TM / Coprosma Dalrymple
	BUR	Ilex cornuta Dwarf Burford Dwarf Burford Holly
	IF	Illicium parviflorum Florida Sunshine Florida Sunshine Anise
	IV	Ilex virginica 'Henry's Gem' Henry's Gem Sweetgum
	LB	Limonium bicolor Bush Bush Fringe Flower
	ML	Muhlenbergia sericea White Cloud White Cloud Dune Haregrass
	OP	Oenothera lutea Sweet Oenothera
	VIB	Viburnum plicatum tomentosum 'Marble Queen' Marble Queen Viburnum
VINE/SPALIER		
	FP	Ficus pumila Creeping Fig
GROUND COVERS		
	GARK	Carex cherokeensis Cherokee Sedge

ENHANCED LANDSCAPE PLAN
LEGEND:
 FOUNDATION PLANTINGS
 LAWN/GROUND COVER

SCALE: AS SHOWN
 DATE: 01/30/2024
 PROJECT: FA-23022
 SHEET L-2

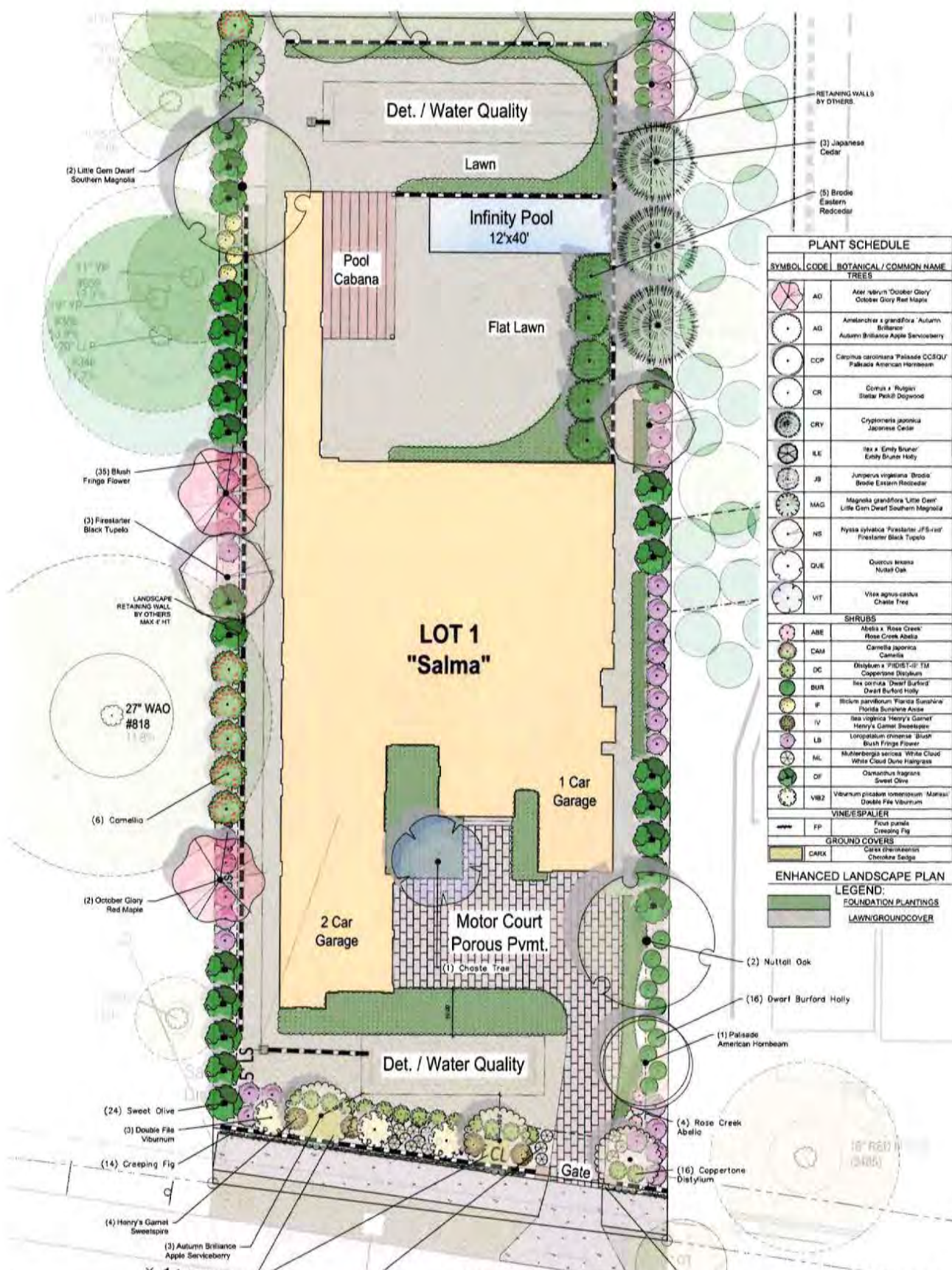
RESIDENTIAL LANDSCAPE ZONING CONCEPT
 ALPHA VILLAS
 306 THOMPSON STREET
 ALPHARETTA, GEORGIA

FRAWLEY ASSOCIATES, LLC.
 LANDSCAPE ARCHITECTS
 875 SONDICKE AVE (S-7C 101)
 ALPHARETTA, GA 30307 (404) 874-9391



SCALE: _____ NORTH:

REVISIONS:	DATE	#	DATE	#



PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	AO	Ater nigrum 'October Glory' October Glory Red Maple
	AG	Amelanchier grandiflora 'Autumn Brilliance' Autumn Brilliance Apple Serviceberry
	CCP	Carya caroliniana Palisade CCSQU' Palisade American Hornbeam
	CR	Cornus rugosa Starling Peck Dogwood
	CRY	Cryptomeria japonica Japanese Cedar
	ILE	Ilex emarginata 'Emily Blunt' Emily Blunt Holly
	JB	Juniperus virginiana 'Brodia' Brodia Eastern Redcedar
	MAG	Magnolia grandiflora 'Little Gem' Little Gem Dwarf Southern Magnolia
	NS	Nyssa sylvatica 'Freestarter JF8' var' Freestarter Black Tupelo
	QUE	Quercus laevis Nutlet Oak
	VT	Vitis aestivalis Chaste Tree
SHRUBS		
	ABE	Abelia rosea Rose Creek Abelia
	CAM	Camellia japonica Camellia
	DC	Daphne genkwa 'FROST-IT' TM Coppertone Distylum
	BUR	Ilex cornuta 'Dwarf Burford' Dwarf Burford Holly
	IF	Ilex parviflora 'Florida Sunshina' Florida Sunshina Anise
	IV	Ilex vomitoria 'Henry's Garnet' Henry's Garnet Sweetgale
	LB	Longopetalum chinense 'Blush' Blush Fringe Flower
	ML	Muhlenbergia serotina 'White Cloud' White Cloud Dune Hairgrass
	OF	Osmanthus fragrans Sweet Olive
	VB2	Viburnum plicatum tomentosum 'Marsal' Deshler Fie Viburnum
VINE/ESPALIER		
	FP	Ficus pumila Creeping Fig
GROUND COVERS		
	CARX	Carex crinita Cherokee Sedge

ENHANCED LANDSCAPE PLAN
LEGEND:
FOUNDATION PLANTINGS
LAWN/GROUND COVER

SCALE: AS SHOWN
DATE: 01/30/2024
PROJECT: FA-23022
SHEET L-3

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

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

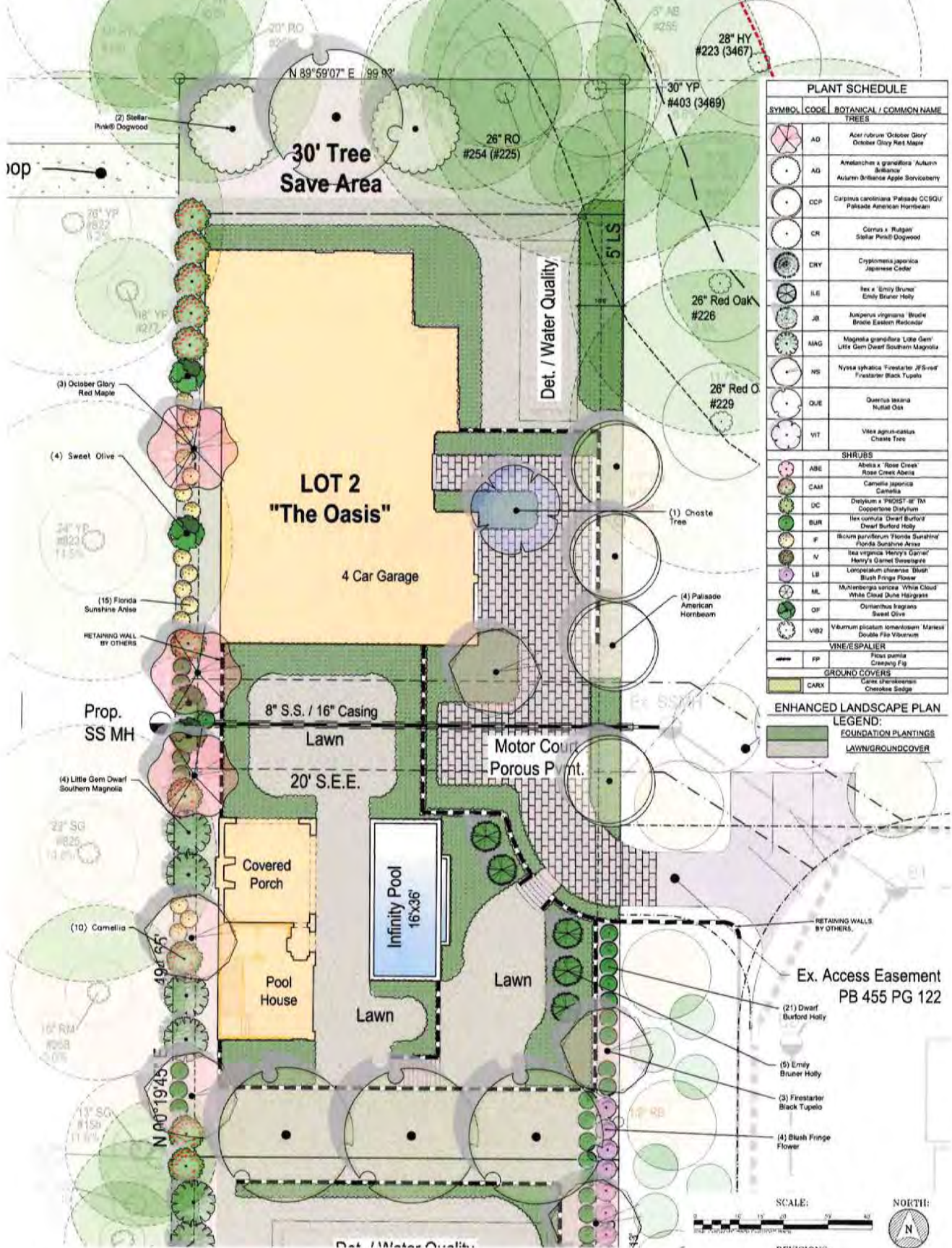


SCALE: 1" = 10'

NORTH:

REVISIONS:	DATE	#	DATE	#

ACADEMY PARK



PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	AO	Acer rubrum October Glory / October Glory Red Maple
	AG	Amelanchier x grandiflora Autumn Brilliance / Autumn Brilliance Apple Serviceberry
	CCP	Carpinus caroliniana Palisade CCSQU / Palisade American Hornbeam
	CR	Cornus x rugosa Stellar Pink Dogwood
	DRY	Cryptomeria japonica Japanese Cedar
	ILE	Ilex x 'Emily Bruner' Emily Bruner Holly
	JB	Juniperus virginiana Brodie Brodie Eastern Redcedar
	MAG	Magnolia grandiflora Little Gem / Little Gem Dwarf Southern Magnolia
	NS	Nyssa sylvatica Firestarter #F5-red / Firestarter Black Tupelo
	QUE	Quercus laevis Nuttall Oak
	VT	Vitex agni-castanum Chaste Tree
SHRUBS		
	ABE	Abelia x 'Rose Creek' Rose Creek Abelia
	CAM	Camellia japonica Camellia
	DC	Dryasium x 'WINDIST III' TM Copperstone Daylily
	BUR	Ilex cornuta Dwarf Burford / Dwarf Burford Holly
	F	Baccharis pinnatifida Florida Sunshine / Florida Sunshine Arisaema
	IV	Ilex virginica Henry's Garnet / Henry's Garnet Smoketop
	LB	Lonicera japonica Bush Blush Fringe Flower
	ML	Muhlenbergia sericea White Cloud / White Cloud Dutch Hibiscus
	OF	Osmunda fragrans Sweet Olive
	VIB2	Viburnum plicatum tomentosum Marietta Double File Viburnum
VINES/PALIER		
	FP	Ficus pumila Creeping Fig
GROUND COVERS		
	CARX	Carex flaccidissima Cheokoke Sedge

ENHANCED LANDSCAPE PLAN LEGEND:	
	FOUNDATION PLANTING
	LAWN/GROUND COVER

RETAINING WALLS BY OTHERS.

Ex. Access Easement PB 455 PG 122

(2) Dwarf Burford Holly

(5) Emily Bruner Holly

(3) Firestarter Black Tupelo

(4) Bush Fringe Flower

SCALE:

NORTH:

SCALE: AS SHOWN
 DATE: 01/30/2024
 PROJECT: FA-23022
 SHEET L-4

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

FRAWLEY ASSOCIATES, LLC.
 LANDSCAPE ARCHITECTS
 670 SEVENSIDE AVE (SUITE 101)
 ATLANTA, GA 30307 (404) 874-5099



REVISIONS:			
DATE	#	DATE	#











