

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

PH #: _____

Property Taxes & Code Violations Verified

Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Miles Hansford, LLC - J. Ethan Underwood

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: 21 North Main Street

Current Zoning: C-2

District: 2nd

Section: 2nd

Land Lot: 1268

Parcel ID: 22 498412680613

Proposed Zoning: DT-C

Current Use: Bank

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 is proposing Retail/Restaurant/Office on the Subject Property. The garage level will consist of drive-under parking for the proposed structure(s). The first floor of the proposed building will consist of approximately 16,900 square feet of retail/restaurant/office. Floors 2-4 will consist of approximately 18,000 square feet of office space each. The rooftop will consist of approximately 8,000 square foot of enclosed area of retail/restaurant/office.

Applicant's Request (Please itemize the proposal):

1. The Applicant requests to rezone the Subject Property from General Commercial (C-2) to Downtown Core (DT-C).
2. Approval of the parking special exception to allow off-site parking and shared parking.[UDC Appendix A § 2.4.1(F)].
3. Approval of height exception to increase maximum building height above 4 stories and 60' to 5 stories to allow for an enclosed rooftop structure. [UDC Appendix A § 3.5.5].
4. Variance(s):
 - i. A variance to eliminate landscape strip along the eastern property boundary. [UDC Appendix A § 2.5.3].
 - ii. A variance to increase the maximum building footprint from 20,000 SF to 31,300 SF to allow for underground parking. [UDC Appendix A § 3.5.5].

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

See attached Letter of Intent.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: KAJ Asher Freedom Properties LLC

Telephone: 770-781-4100

Address: 3396 Carverton Lane

Suite: _____

City: Alpharetta

State: GA

Zip: 30022

Authorization:

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

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

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Miles Hansford, LLC

Telephone: 770-781-4100

Address: 178 S. Main Street

Suite: 310

City: Alpharetta

State: GA

Zip: 30022

So Sworn and Attested:

Owner Signature: _____

KAJ Asher Freedom Properties LLC - Anthony Guven

Date: 7.29.24

Notary:

Notary Signature: _____

Leah K. Smith



Date: 7.29.24

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: KAJ Asher Freedom Properties LLC

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: N/A

Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A Value: _____

Description of Contribution: N/A 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: _____



KAJ Asher Freedom Properties LLC

Date: _____

7-24-24

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

This proposal to rezone to DT-C for retail, restaurant, and office is compatible with surrounding properties because the surrounding properties are used for similar uses as well as places of worship. The Future Development Plan identifies the Subject Property in the Central Business District category within the Downtown Overlay District where the DT-C zoning is an appropriate category. The adjacent properties to the north and west are zoned C-2 and OSR. The adjacent property to the east is zoned R-12 and SU. The adjacent property to the south is zoned MU.

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 commercial and institutional uses. The use of the surrounding properties will be enhanced by the Subject Property's high end architecture 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. The current zoning restricts the building area and permissible dimensions such that the Subject Property cannot be developed in a similar manner as surrounding properties.

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

There is no projected increase to the population based on the proposal. Access and traffic are not anticipated to be a problem as traffic generated from the development will be in keeping with projected growth. The Applicant is proposing to relocate the entrance to align with Market Street, which will be safer than at the present location. Parking will be provided on site, and via parking easement on the adjoining property.

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

There is no projected impact to schools or the student population. Water and sewer is provided by Fulton County and is available to the site. Other utilities are also available to the site and any impact on public utilities will be in keeping with the 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 as located in the Central Business District category within the Downtown Overlay District, in which the DT-C zoning classification is an appropriate category.

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

Yes, the Subject Property is located adjacent to the Alpharetta City Center, where high-quality commercial and high-density residential products exist. The Proposal will provide a complementary use to the adjacent and nearby uses. Also several nearby properties have already been rezoned to the DT-C zoning category. Thus, rezoning the Subject Property to the DT-C 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 - A variance to eliminate landscape strip along the eastern property boundary. [UDC Appendix A § 2.5.3].

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

Yes. The narrow shape, size, and topography of the property substantially limit the buildable area of the Subject Property and necessitate the placement of structures in the locations proposed by the Applicant.

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. The proposed parking and access design are necessary to accommodate a shared parking agreement and to facilitate relocation of Manning Street to align with Market Street.

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

The abandonment and rerouting of Manning Street allows for much needed additional parking to be utilized via a parking easement agreement between the Applicant and the adjacent First Baptist Church of Alpharetta, Inc. Additionally, the narrow shape, size, and topography of the property substantially limit the buildable area of the Subject Property and necessitate the placement of 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 the minimum necessary to facilitate the proposed project.

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 - A variance to increase the maximum building footprint from 20,000 SF to 31,300 SF to allow for underground parking. [UDC Appendix A § 3.5.5].

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

Yes. The narrow shape, size, and topography of the property substantially limit the buildable area of the Subject Property and necessitate the placement of structures in the locations proposed by the Applicant.

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. The proposed parking, underground parking structure, and access design are necessary to accommodate a shared parking agreement and to facilitate relocation of Manning Street to align with Market Street.

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

The abandonment and rerouting of Manning Street allows for much needed additional parking to be utilized via a parking easement agreement between the Applicant and the adjacent First Baptist Church of Alpharetta, Inc. Additionally, the narrow shape, size, and topography of the property substantially limit the buildable area of the Subject Property and necessitate the placement of 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 the minimum necessary to facilitate the proposed project.

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.

Exception #1 - Approval of the parking special exception to allow off-site parking and shared parking.[UDC Appendix A § 2.4.1(F)].

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

Yes. The narrow shape, size, and topography of the property substantially limit the buildable area of the Subject Property and necessitate the placement of structures in the locations proposed by the Applicant. The Applicant is proposing to relocate the entrance to align with Market Street, which will be safer than at the present location. Parking will be provided on site, and via parking easement on the adjoining property.

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 parking requirements would not allow for the development of the proposed structures. The Applicant is proposing to relocate the entrance to align with Market Street, which will be safer than at the present location. Parking will be provided on site, and via parking easement on the adjoining property.

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

In order to construct the proposed structure, additional parking is necessary to facilitate the anticipated daily trips. Additional off-site parking will be shared with the adjacent church to facilitate the proposed use and structures.

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 exception would not cause substantial detriment to the public good or impair the purpose and intent of the UDC. The exception is the minimum necessary to facilitate the proposed project.

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.

Exception #2 - Approval of height exception to increase maximum building height above 4 stories and 60' to 5 stories to allow for an enclosed rooftop structure. [UDC Appendix A § 3.5.5].

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

Yes. The narrow shape, size, and topography of the property substantially limit the buildable area of the Subject Property and necessitate the placement of structures in the locations proposed by the Applicant.

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 the maximum height and building stories would not allow for the development of an enclosed rooftop structure.

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

In order to construct the proposed structure, additional building height is necessary to facilitate this design. Additional building height is necessary to provide an enclosed rooftop structure. A property located directly across Academy Street from the Subject Property has a similar rooftop structure, thus, the proposed architectural feature is in keeping with surrounding aesthetics.

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 exception would not cause substantial detriment to the public good or impair the purpose and intent of the UDC. The exception is the minimum necessary to facilitate the proposed project.

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

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: 21 North Main 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.

<u>Owners of Properties located within 500 ft. of the Subject Property</u>	<u>Affected government departments</u>
<u>City officials</u>	<u>Interest parties noted on any list provided by the City</u>
<hr/>	<hr/>
<hr/>	<hr/>
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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 checked="" type="checkbox"/> Group Meeting |
| <input type="checkbox"/> Email | <input checked="" type="checkbox"/> Other <i>(Please Specify)</i> 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 eunderwood@milesansford.com as well as during the public participation process.



Real Estate

View Bill

As of 7/19/2024
Bill Year 2023
Bill 2319475
Owner KAJ ASHER FREEDOM PROPERTIES L
Parcel ID 22 -4984-1268-061-3

Instalment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2023	\$3,079.47	\$3,079.47	\$0.00	\$0.00	\$0.00
TOTAL		\$3,079.47	\$3,079.47	\$0.00	\$0.00	\$0.00



RESERVATION OF CONSTITUTIONAL AND OTHER LEGAL RIGHTS

Applicant:	KAJ Asher Freedom Properties LLC
Subject Property:	21 North Main Street, Alpharetta, GA 30009, Designated as Fulton County Parcel ID No. 22 498412680613
Proposed Action:	Rezoning
Current Zoning:	C-2 – General Commercial
Proposed Zoning:	DT-C – Downtown Core with Exception(s) and Variance(s)
Proposed Use:	Retail/Restaurant/Office
ROW Access:	Academy Street and North Main 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 and Owner assert that Subject Property is presently zoned to allow the Proposed Use as of right. This Application is submitted merely as an accommodation and for the purpose of exhausting administrative remedies in the event the Application is denied. As such, the submittal of this Application is not an admission that this Application is necessary for the conduct of the Proposed Use upon the Subject Property.

If, in the alternative, it is determined that this Application is necessary for the conduct of the Proposed Use upon the Subject Property, 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. The Applicant and Owner reserve the right to challenge the Current Zoning and any zoning conditions and other restrictions affecting the Subject Property.

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.

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.

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



LETTER OF INTENT

Applicant: KAJ Asher Freedom Properties LLC
Subject Property: 21 North Main Street, Alpharetta, GA 30009, Designated as Fulton County Parcel ID No. 22 498412680613
Proposed Action: Rezoning
Current Zoning: C-2 – General Commercial
Proposed Zoning: DT-C – Downtown Core with Exception(s) and Variance(s)
Proposed Use: Retail/Restaurant/Office
ROW Access: Academy Street and North Main 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 General Commercial (C-2) to Downtown Core (DT-C)**
- 2) **Approval of the parking special exception to allow off-site parking and shared parking. [UDC Appendix A § 2.4.1(F)].**
- 3) **Approval of height exception to increase maximum building height above 4 stories and 60' to 5 stories to allow for an enclosed rooftop structure. [UDC Appendix A § 3.5.5].**
- 4) **Variance(s):**
 - 1) **A variance to eliminate landscape strip along the eastern property boundary. [UDC Appendix A § 2.5.3].**
 - 2) **A variance to increase the maximum building footprint from 20,000 SF to 31,300 SF to allow for underground parking. [UDC Appendix A § 3.5.5].**

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 as being in the Central Business District category within the Downtown Overlay District where the DT-C zoning classification is an appropriate category. The Central Business District in the downtown overlay calls for mixed use development of traditional downtown including offices and shops.

This Proposed Action to rezone the Subject Property to the Proposed Zoning for approximately 16,900 SF of retail and restaurant, 54,000 SF of office space, and 8,000 SF of enclosed rooftop area for

Retail/Restaurant/Office is compatible with the surrounding properties because the surrounding properties are also zoned for commercial and mixed-use development. The adjacent to properties to the north and west are zoned C-2 and OSR. The adjacent property to the east is zoned R-12 and SU while the adjacent property to the south is zoned MU. The Proposal to rezone to Proposed Zoning is therefore consistent with the adjacent and nearby uses that either already exist or are anticipated on the surrounding properties.

This proposal will positively affect the use and value of the surrounding commercial and institutional uses. The use of the surrounding properties will be enhanced by the Subject Property's high-end architecture and premium site design.

There will be no increase to the population based on the Proposed Use. Access and traffic are not anticipated to be a problem as traffic generated from the development will be minimal and the entrance will be at a location where sight distance is sufficient. The increase to traffic would consist of approximately 431 daily vehicle trips. A Trip Generation Report analyzing the projected effects of the Proposed Use on traffic is submitted with this Application, and incorporated by reference. Parking will be provided on site and via an off-site parking easement.

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.

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



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

July 19, 2024

CAMPAIGN DISCLOSURE

Applicant:	KAJ Asher Freedom Properties LLC
Subject Property:	21 North Main Street, Alpharetta, GA 30009, Designated as Fulton County Parcel ID No. 22 498412680613
Proposed Action:	Rezoning
Current Zoning:	C-2 – General Commercial
Proposed Zoning:	DT-C – Downtown Core
Proposed Use:	Retail/Restaurant/Office
ROW Access:	Academy Street and North Main 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:

- **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

Trip Generation Report

Land Use	Intensity (Square Footage)	Trips per 1,000 SF	Daily Total	A.M. Peak			P.M. Peak		
				In	Out	Total	In	Out	Total
General Retail/Shopping Center/Restaurant (820)	24,900	3.81	209	12	12	24	95	90	185
General Office Building (710)	54,000	1.15	178	63	20	83	20	75	95

21 North Main Street
Legal Description

All that tract or parcel of land lying and being in Land Lot 1268, 2nd District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

Beginning at an iron pin set at the southern most corner of N. Main Street, also known as State Highway #9 and Academy Street,; thence North 02 degrees 31 minutes 29 seconds East a distance of 176.98' to a point; thence South 87 degrees 09 minutes 37 seconds East a distance of 195.30 to a point; then South 49 degrees 38 minutes 58 seconds West a distance of 47.20' to a point; thence South 02 degrees 45 minutes 16 seconds West a distance of 154.25' to a point; said point being on the Right of way of Academy Street; thence North 87 degrees 36 minutes 03 seconds West a distance of 17.22' to a point; thence continuing along said Right of Way South 02 degrees 23 minutes 57 seconds West a distance of 5.00' to a point; thence continuing along said Right of Way North 87 degrees 36 minutes 3 seconds West a distance of 120.00' to a point; then continuing on said Right of Way North 02 degrees 23 minutes 57 seconds West a distance of 7.00' to a point, thence continuing along said Right of Way North 87 degrees 36 minutes 3 seconds West a distance of 17.20' to a point; then continuing along said Right of Way North 30 degrees 14 minutes 33 seconds West a distance of 10.46 to a point; said point being the Point of Beginning.

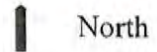
Said tract contains 0.714 acres (31,120 square feet) more or less.

24-02-08-01 21 N Main
St Arborist Report
Alpharetta

Reference UDC
Alpharetta, Georgia
(Updated June 18, 2021)



Location Map



North

All of the following information is based upon visual field observations and 35 years of practical horticultural experience. No scientific or lab tests have been performed. I certify that all information in this report is true and inclusive to the best of my knowledge and is prepared in good faith.

Outdoor Spaces, LLC

A handwritten signature in blue ink, appearing to read 'Scott Hall', written over a light blue horizontal line.

By Scott Hall, Owner

On Site Specimen Evaluation Date: February 9, 2024

Report Date: February 14, 2024

Revised Date:



Outdoor Spaces, LLC
Scott Hall, Owner
RLA, Certified Arborist
Certificate Number: SO-5434A
404-328-6561 Cell
678-965-4784 Fax
scottandcyrena@bellsouth.net

SECTION 3.2 - TREE CONSERVATION, LANDSCAPE, AND BUFFER REQUIREMENTS
(Adopted 05-15-17)

3.2.2 Definitions.

For the purposes of this Section, unless the context indicates otherwise, the following terms shall have the meaning set forth below:

Boundary Tree: Any tree located on adjacent property with a critical root zone that will be impacted by proposed land disturbance activity.

Caliper: A standard of trunk measurement for replacement trees. Caliper inches are measured at the height of 6 inches above the ground for trees up to and including 4 inch caliper and 12 inches above the ground for trees larger than 4 inch caliper.

Conifer Tree: Any tree with needle leaves and a woody cone fruit including, but not limited to, pine, juniper and cedar species.

Critical Root Zone (CRZ): The minimum area beneath a tree which must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The Critical Root Zone will typically be represented by a concentric circle centering on the tree's trunk with a radius equal in feet to one and three-tenths times the number of inches of the trunk diameter. EXAMPLE: The CRZ radius of a twenty (20) inch diameter tree is twenty-six (26) feet.

Dead Tree: Any standing tree which is no longer alive or has the ability to sustain itself through natural processes as determined by a qualified professional.

Diameter Breast-Height (DBH): The standard measure of tree size (for trees existing on a site). The tree trunk is measured at a height of 4 1/2 feet above the ground. If a tree splits into multiple trunks below 4 1/2 feet, the trunk is measured at its most narrow point beneath the split.

Guidance Document: A document maintained by the City of Alpharetta Arborist that includes clarifications to requirements with examples and additional technical standards about tree protection, tree planting, species selection, and other information relevant to the protection and replanting of trees in the City of Alpharetta. The document may be revised by the City Arborist as conditions and technical standards evolve.

Hardwood Tree: Any tree that is not coniferous (cone bearing). This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

International Society of Arboriculture (ISA): A professional organization that promotes the professional practice of arboriculture, sets standards for obtaining professional credentials for arborist, and establishes best practices for tree care, pruning, and protection.

Landscape Tree: A tree or trees that were planted or retained on a developed or previously developed site.

Ornamental Tree: A tree that provides a visual impact in the landscape. The impact may be provided through form, bark, branching structure, leaf color, and / or flower color. Typically a small or medium size tree.

Overstory Tree: Those trees that compose the top layer or canopy of vegetation and will generally reach a mature height greater than 40 feet and typically have a spreading canopy.

Pine Tree: An evergreen coniferous tree that has clusters of needle-shaped leaves.

Pruning (Tree Pruning): To cut away dead, overgrown, or undesirable branches or stems. Pruning of trees to be done in compliance with standard arboricultural practices as outlined in ANSI A300 and shall maintain the trees natural form and structure.

Qualified Professional: An International Society of Arboriculture (ISA) Certified Arborist; an American Society of Consulting Arborists (ASCA) Registered Consulting Arborist, or a Registered Forester.

Shade Tree: Any tree that has a spreading canopy that provides partial to full shade to the ground with a minimum height of 20 feet.

Softwood Tree: Any coniferous (cone bearing) tree. This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

Specimen Tree: 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.

Size Criteria:

Pine Trees: 30-inch diameter or larger for trees in the *Pinus* (Pine) genus.

Coniferous Trees: 20" diameter or larger for trees in the *cedrus* (deodar cedar), *Thuja* (Arborvitae), or other ecologically similar trees,

Overstory Trees: 30-inch diameter or larger for trees in the *Liquidambar* (Sweetgum) or *Liriodendron* (Tulip poplar) genus

- 20-inch diameter or larger for trees in the *Fagus* (Beech), *Nyssa* (Tupelo), *Diospyros* (Persimmon), *Sassafras* (Sassafras), or other ecologically similar trees,
- 20-inch diameter or larger for *Magnolia grandiflora* (Southern magnolia) and those cultivars that generally reach a mature height over 40'
- 24-inch (24") diameter or larger for trees in all other genera

Understory Trees: 8-inch (8") diameter or larger.

- 10-inch (10") diameter or larger for *Oxydendron arboretum* (Sourwood).

See additional requirements for Specimen Trees in The Guidance Document

Street/Streetscape Tree: Any tree located or proposed to be located along a public or private street. The actual location will be determined by the specific zoning district or overlay. In situations where there is limited planting space in the right of way and or safety concerns, street trees may be located at the back of the sidewalk or within the landscape strip on private property and the discretion of the Director.

Structural Root Plate: The zone of rapid root taper that provides the tree stability against wind throw. The radius of the structural root plate is equal to 0.5 feet per inch of DBH.

Tree: Any living, self-supporting woody or fibrous plant which normally obtains a diameter breast height of at least three (3) inches and typically has one (1) main stem or trunk and many branches.

Tree Care Plan: A plan developed to provide an impacted tree the best possible chance of survival. A tree care plan should be prepared by a qualified professional and conform to the requirements of ANSI A300 and the Guidance Document

Tree Grouping: A community of trees as determined by the Director to merit special consideration as an ecological feature based upon species composition, form, structure, age, and condition. Specimen trees and trees of quality may be included in tree groupings

and every alternative should be evaluated to save these trees. Except as otherwise provided in Section 3.2., Tree Groupings will be treated as specimen trees for preservation credits and every alternative should be evaluated to save these trees.

Tree of Quality: A tree that merits special consideration due to historical significance, ideal shape and structure, or uniqueness of the species as determined by the Director. Except as otherwise provided in Section 3.2., Trees of Quality will be treated as specimen trees for preservation credits and every alternative should be evaluated to save these trees.

Tree Planting List: List of preferred tree species for use in the City of Alpharetta. Species not included on this list may be approved at the discretion of the Director. The Tree Planting List is included in the Arborist Guidance Document.

Tree Protection Area: An area encompassing the critical root zone of a tree that shall remain in a previous state.

Tree Save Area: An area designated for the purpose of meeting tree density requirements, saving natural trees, and/or preserving natural buffers that shall remain in a previous state.

Understory Trees: Those trees that grow beneath the overstory, and will generally reach a mature height less than 40 feet. Understory trees may include coniferous trees that meet these same height characteristics.

Outdoor Spaces interpretations and fact findings:

Warranty Disclaimer:

Although, this report will determine whether or not a tree is a Specimen; it is provided as best judgment opinion. Ultimately, the governing body's (City of Alpharetta) arborist or representative shall determine whether a tree is classified as a Specimen or not.

All Specimen tree locations shall be approximate. The provided tree locations shall NOT be GPS located and in no manner shall the provided tree location plan be used or represented as a tree survey. It is the sole responsibility of the OWNER to have all tagged Specimen trees located by a Certified Land Surveyor.

No warranties express or implied are made with respect to the report of aforementioned Specimen trees. It is understood the OWNER makes use of this report by the ARBORIST at OWNER's sole risk and that the report is provided as best judgment opinion. In no manner does this report guarantee the life or imply any length of life span of the trees that are determined to be Specimen.

Arborist Note:

Due to certain species and undesirable traits, some trees shall be considered in poor condition if the following is true. Numerous trees grown in a native setting may appear to grow as multi-trunk; however this is not desirable in most trees. Most trees that have multi-trunks at the base are usually created when two separate trees grow together or the tree branches off at an early age and they become Co-Dominate Leaders. Either scenario is an undesirable condition for most trees because they both create weak crotches, included bark and/or a prime place for debris and water to get trapped that will always cause decay. In this case these trees become a life safety issue and cannot be considered specimen trees.

Some trees are an exception to this rule, such as, but not limited to:

Crape Myrtles, Birches, Wax Myrtles, Red Buds, Fringe Trees, Dogwoods, Hollies, Cedars, Sourwoods, Sweet Bay Magnolias, Red Bays and Live Oaks.

These are an exception because they naturally create sucker growth from the roots and/or trunk or do not typically have the life safety issues because they are not large growing trees.

Co-Dominate Leaders:

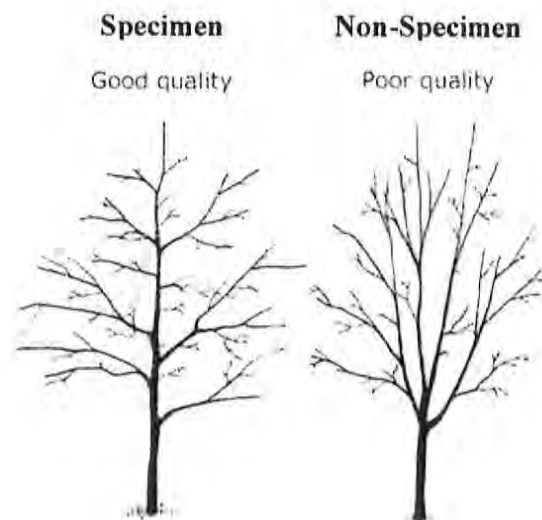
One of the most common locations for the aboveground portion of a tree to fail is at the junction of two or more codominant stems. Due to the frequency of failures at this point, a study was undertaken to get a better understanding of the mechanical strength of this point and to determine if included bark reduces the strength of the union. Eighty-four codominant stems were removed from 26 felled maple trees. These crotches were securely anchored and split apart using measured force. Breaking force varied from 64 to 2,363 kg. The regression line produced from the comparison of stem diameter and force required for breaking the union when there was no included bark was $\text{Force} = \text{Diameter} * 613 - 1388$, $r^2 = 0.92$. When only those unions with included bark were analyzed, the regression line was $\text{Force} = \text{Diameter} * 537 - 1285$, $r^2 = 0.76$. There was a specimen difference between the regression lines ($p < 0.05$). Codominant stems that have bark trapped in the union are significantly weaker than those that do not have bark included. The differences appear to be greater with smaller-diameter stems than with larger stems.

Reference: Smiley, E.. (2003). Does included bark reduce the strength of codominant stems?. Journal of Arboriculture 29.

Tree Structure Examples:

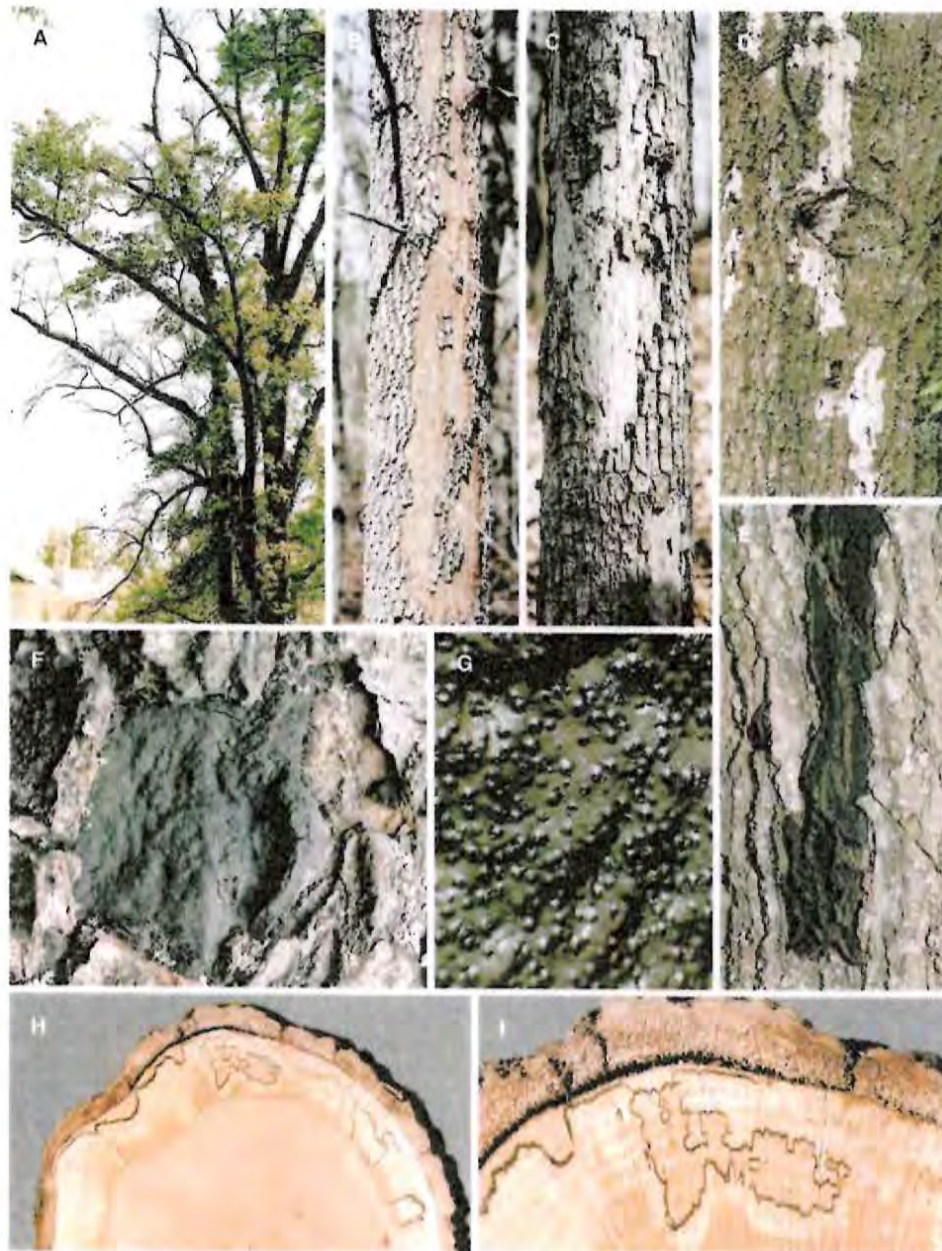


2022: ISA Certified Arborist® Exam Review Course.
Rob Swanson, Kay Evanovich, January 2022



The following are images of examples of diseases, fungus and other health/ structural issues that are found on site. The following examples are referenced from Diseases of Trees and Shrubs by Sinclair and Lyon.

Hypoxylon Canker Examples



A. Dieback of a large *Quercus nigra* (water oak) (MS, Apr).
 B-E. *Hystoglyphia atropunctata*. B. A 100% conical stroma on *Quercus velutina* (black oak) (AR, winter). C. A silver gray perithecial stroma on *Q. alba* (white oak) (AR, winter). D, E. Young and old mature perithecial stromata, respectively, on *Q. nigra* (MS, Apr).
 F, G. *H. mediterranea* on *Q. texana* (Texas red oak). Close (F) and magnified (G) views of a perithecial stroma. Black pimply-like projections are the tips of perithecia (TX, Mar).
 H, I. Sapwood of *Q. texana* colonized by *H. atropunctata*. Black zone lines (pseudosclerotial plates) are typical (TX, Mar).
 Photo credits: B, C, D, E, H, I.

Reference: Sinclair, Wayne A., 1936. *Diseases of Trees and Shrubs* / Wayne A. Sinclair and Howard H. Lyon.-2nd Ed. Published 2005

Trunk Rot Examples



- A, B, *Stecium gatsiaputum* on a basal scar on *Quercus nigra* (water oak) (MS, May).
- C, D, *Hebelium oimacens*, the hedgehog fungus, fruiting at a branch scar on *Quercus texana* (Nuttall oak) (MS, May).
- E-H, Trunk rot caused by *Phellinus igniarius*. E, A young basidiocarp developing at a wound scar on *Juglans cinerea* (butternut) (NY, Apr). F, A typical perennial basidiocarp growing from a canker on a pole-size *Fagus grandifolia* (American beech) (NY, May). G, Zone lines associated with decay by *P. igniarius* and other fungi in a freshly cut *F. grandifolia* butt. Sapwood at left was alive when cut (NY, May). H, Close view of zone lines on a transverse surface of an *Acer saccharum* (sugar maple) log (NY, Oct).
- I-K, Heart rot caused by *Phellinus tremulae* in *Populus tremuloides* (trembling aspen). I, J, Perennial basidiocarps on living trunks (NY, Aug). K, Transverse view of a decay column with black zone lines (CO, Jun).

- A, *Phellinus robiniae* on *Robinia pseudoacacia* (black locust) (MS, Apr).
- B, *P. everhartii* on *Quercus arizonica* (Arizona white oak) (AZ, Jul).
- C, *P. wehrhanus* on *Juglans major* (Arizona walnut) (AZ, Jul).
- D, *Climacodon septentrionalis* on *Acer saccharum* (sugar maple) (NY, Aug).
- E, *Bjerkandera adusta* on a canker on *Salix caprea* (goat willow) (NY, May).
- F, *Fomes fomentarius* on a dead trunk of *Betula alleghaniensis* (yellow birch) (NY, Aug).
- G-I, Trunk decay of *Quercus* (oak) caused by *Gilchristomyces greggii* (*G. greggii*). G, Old basidiocarps on an elongate canker on *Q. nigra* (water oak). H, I, Young and old basidiocarps, respectively, on *Q. laevis* (southern red oak) (GA, May).

Trunk Canker Examples



- A-L. Hispidus canker on *Quercus* species (oaks). A. A large canker on *Q. nigra* (water oak) bears the dark remains of basidiocarps of *Inonotus hispidus* that formed the previous year (GA, May). B. Large woundwood ridges flank a canker on *Q. phellos* (willow oak). A rust-brown basidiocarp remains from the previous autumn (MS, Apr). C. Large basidiocarps on a young canker not yet delimited by woundwood ridges on *Q. phellos* (MS, Aug). D. A canker on *Q. phellos* nearly enclosed by woundwood, appearing as a fissure (MS, Apr). E. A blackened dead basidiocarp at the base of a diseased *Q. laurifolia* (flame oak) (FL, Apr).
- F. G. Canker-rot of *Quercus douglasii* (blue oak) caused by *Inonotus andersonii*. F. A partly killed tree with the dead top removed, showing white heart rot and a large brown basidiocarp that has caused the bark to fall away. G. Close view of part of the basidiocarp (AZ, Apr).
- H. I. *Fagus grandifolia* (American beech) with trunk rot caused by *Inonotus glomeratus*. Black sterile conks protruding at the locations of former branch stubs are diagnostic. H. An elongate wound probably made by a falling tree, now evident only as a seam beside a large woundwood ridge on the trunk, was possibly the site of infection. I. Close view of a sterile conk (NY, Aug). *Phoma vesicifera* C-4, A. Matsumoto

- A. F. Spiculosa canker and associated trunk rot in *Quercus nigra* (water oak). A. A perennial targetlike canker, prominently raised because of woundwood formation around the margin, has developed at the site of a former branch stub. F. A section through the trunk several centimeters below the canker reveals advanced white crumbly rot throughout the heart of the tree, plus spokelike extensions of decay into outer sapwood. The extensions are the lips of secondary columns of decay that began as the canker enlarged; they would eventually have merged. The column of advanced decay in this tree was 4 m long (GA, May).
- B. D. Spiculosa cankers on *Q. texana* (Texas red oak) and *Q. phellos* (willow oak), respectively. Sterile brown fungal structures (punk knots) occupy the locations of former branch stubs; brown interior tissue is revealed by cutting into the raised knots (MS, Apr).
- C. E. G. Dissection of the *Q. texana* shown in B. C. The brown punk knot has grown out from a central column of advanced white rot bounded by a thin purple-brown zone of die-colored wood. The decay column has expanded periodically and involves sapwood as the result of canker enlargement adjacent to the punk knot. E. The decay column also expands as a result of boring by insects that breach the barrier zone between decayed and sound sapwood. Two such extensions of decay into the sapwood zone are shown. G. The butt log, approximately 8 m long, with the canker at the midpoint and advanced decay throughout the heart of the log (MS, Apr).

Butt and Root Rot Examples



- A, B. Root rot caused by *Canoderma* sp. in *Clethra triacanthos* (honeysuckle). A. Dieback associated with the disease (MS, Apr). B. Young basidiocarps of *Canoderma* sp. developing as irregular white masses at the base of a diseased tree. Several initially discrete masses would later coalesce to form large basidiocarps (MS, Apr).
- C, D. Basidiocarps of *G. lucidum* associated with root and butt rot of *Quercus rubra* (northern red oak). The cluster of basidiocarps in D was about 30 cm in diameter (NY, Aug-Sep).
- E, F. Basidiocarps of *G. coccinea*. E. A growing specimen associated with *Quercus* sp. F. Older specimens with a central stalk (left) or lateral stalk (NC, Sep).
- G. Mature basidiocarps of *G. lugae* on a decaying *Isogone canadensis* (eastern hemlock) stump (NY, Sept).
- H. A young basidiocarp of *G. oregonense*, about 12 cm across, growing from a decaying root of *T. heterophylla* (western hemlock) (ID, Jul).
- I. Stringy white rot caused by *G. oregonense* in *T. heterophylla* (ID, Jul).

Photocredits: A-F: J.M. Monahan

- A, B. Basidiocarps of *Inonotus dryadeus* on *Acer saccharinum* (silver maple) and *A. platanoides* (Norway maple), respectively (ON, Sep & early summer, respectively).
- C-E. Indicators of root and butt rot by *I. dryadeus* on *Quercus phellos* (willow oak). C. Irregular dark brown to black old basidiocarps in root crotches of a mature tree. D. Flat, pattylike basidiocarps of two age classes extending from a tree at soil level; the older structures are weathered gray-brown. E. A small (fingerlike) basidiocarp that grew from a decaying root beneath the soil surface (MS, Apr).
- F, G. Year-old inactive bracket-shaped basidiocarps of *I. dryadeus* on the butt of a dead *Abies grandis* (grand fir) (OR, Jul).
- H, I. Root rot of *Prunus persica* (peach) and *Populus deltoides* (cottonwood) seedlings, respectively, caused by *Oxyporus luteo-marginatus*. The fungus produces white mycelial sheets and gromid basidiocarps at the bases of recently killed small plants (MS, Apr).

Photocredits: A-F: C. Krupp; B-F: Dan Wiese



Notes:

- All specimen tree locations shall be approximate.
- The provided tree locations are GPS located (+/- 30' Accuracy) and in no manner shall this Specimen Location Plan be used or represented as a tree survey.
- It is the sole responsibility of the OWNER to have all tagged specimen trees located by a Certified Land Surveyor.



**Specimen/ Non-Specimen/
Landscape/ Boundary Tree**



North Not To Scale

**Tree
Location Plan**

No Trees of Quality were found on Site

Tree #	Size/ Species	Health Condition	Structural Condition	Classification	Comments	Design Around	Photo # (See Attached)	City of Alpharetta's Assessment
1517	26" Water Oak	Poor	Poor	Non-Specimen/ Possible Boundary Tree	Signs of Trunk and Basal Rot with Basidiocarps, Cankers and/or fruiting bodies. Trunk Cankers; an indication of possible trunk rot. Root Damage	No	1-2	
1518	31" Water Oak	Poor	Poor	Non-Specimen/ Possible Boundary Tree	Signs of Trunk and Basal Rot with Basidiocarps, Cankers and/or fruiting bodies. Signs of Hypoxylon Canker with limb loss and/or visible cankers. More than one main limb and several minor limbs dead/gone. Decay in main trunk from missing limbs.	No	3-5	
1519	8" Crape Myrtle	Fair	Fair	Specimen		No		
1520	18" Buford Holly	Fair	Good	Specimen	Has T-Scale	No		
1521	12" Buford Holly	Fair	Good	Specimen	Has T-Scale	No		
1522	9" Crape Myrtle	Good	Fair	Specimen		No		
1523	10" Crape Myrtle	Poor	Poor	Non-Specimen	2 of 4 Main Leaders has severe Radial dieback +/- 40%	No	6	

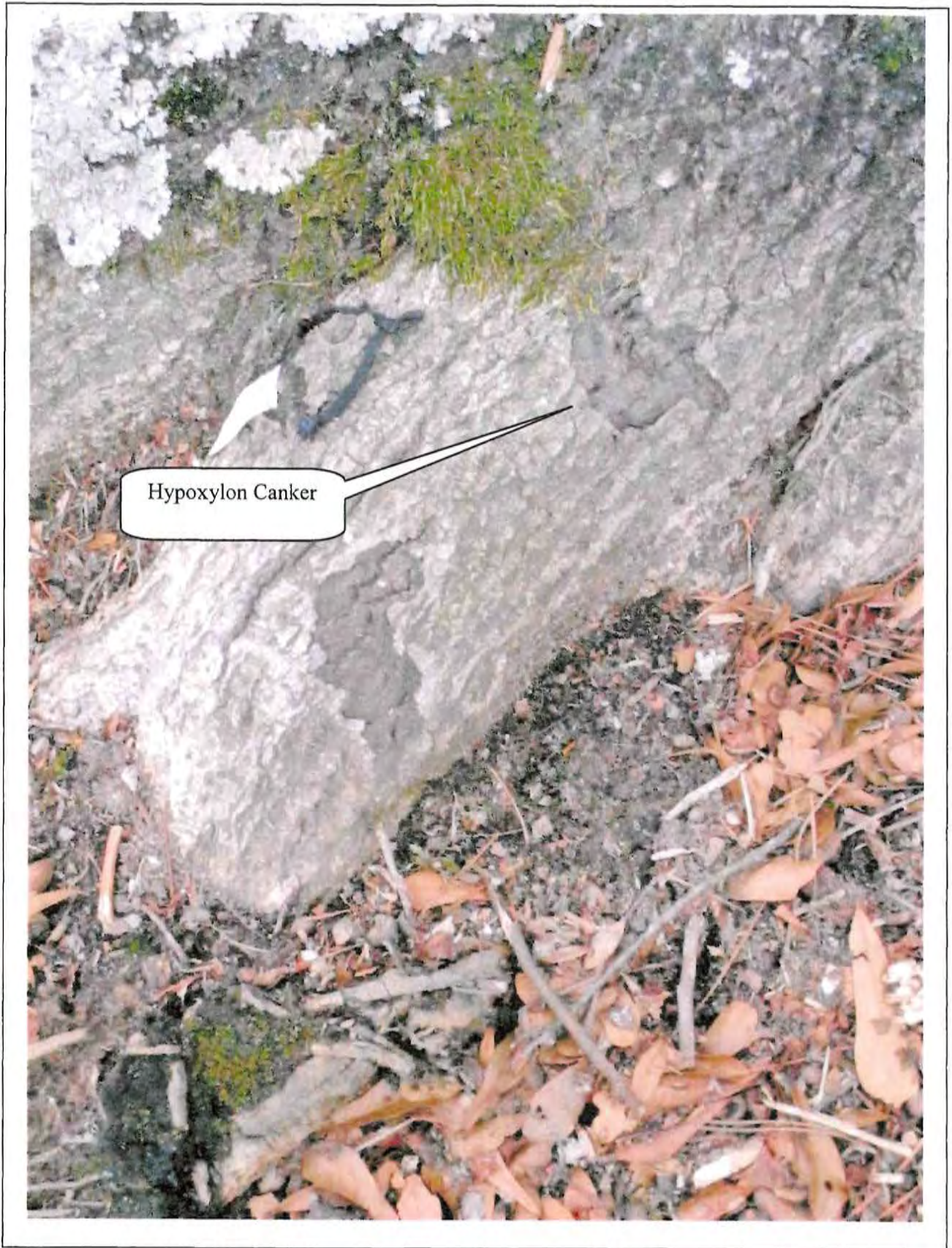


Photo 1



Basal Rot

Photo 2

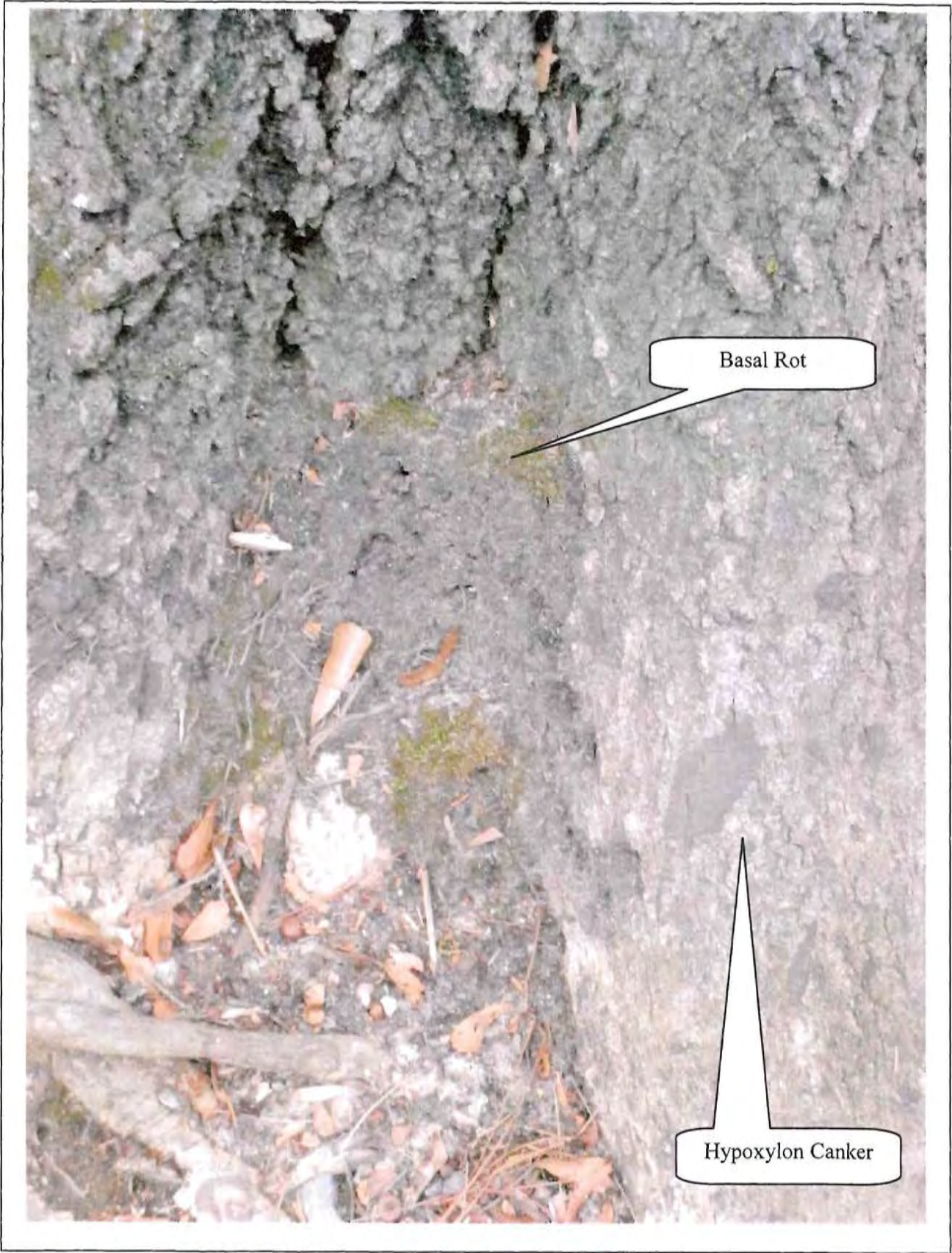


Photo 3

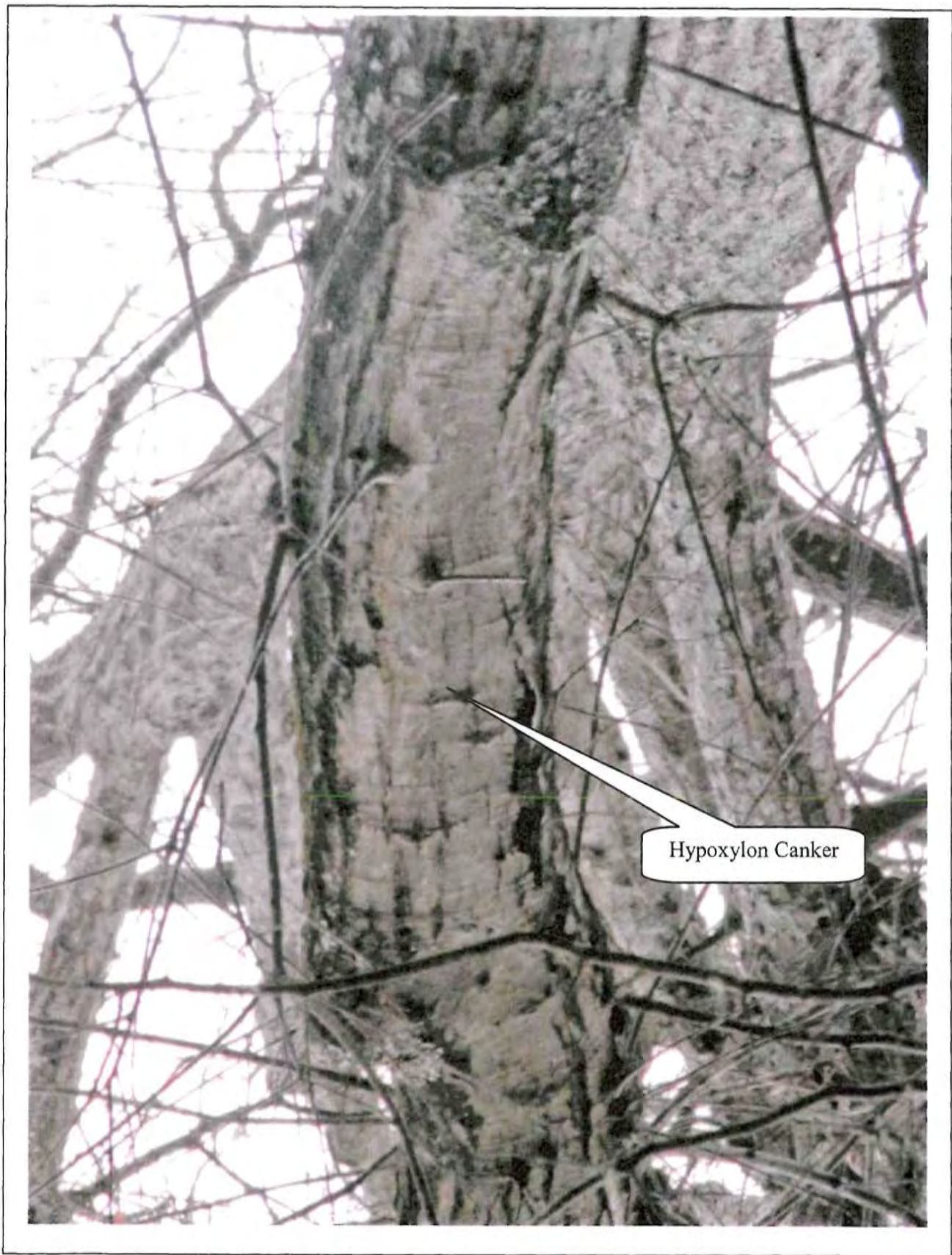


Photo 4



Photo 5

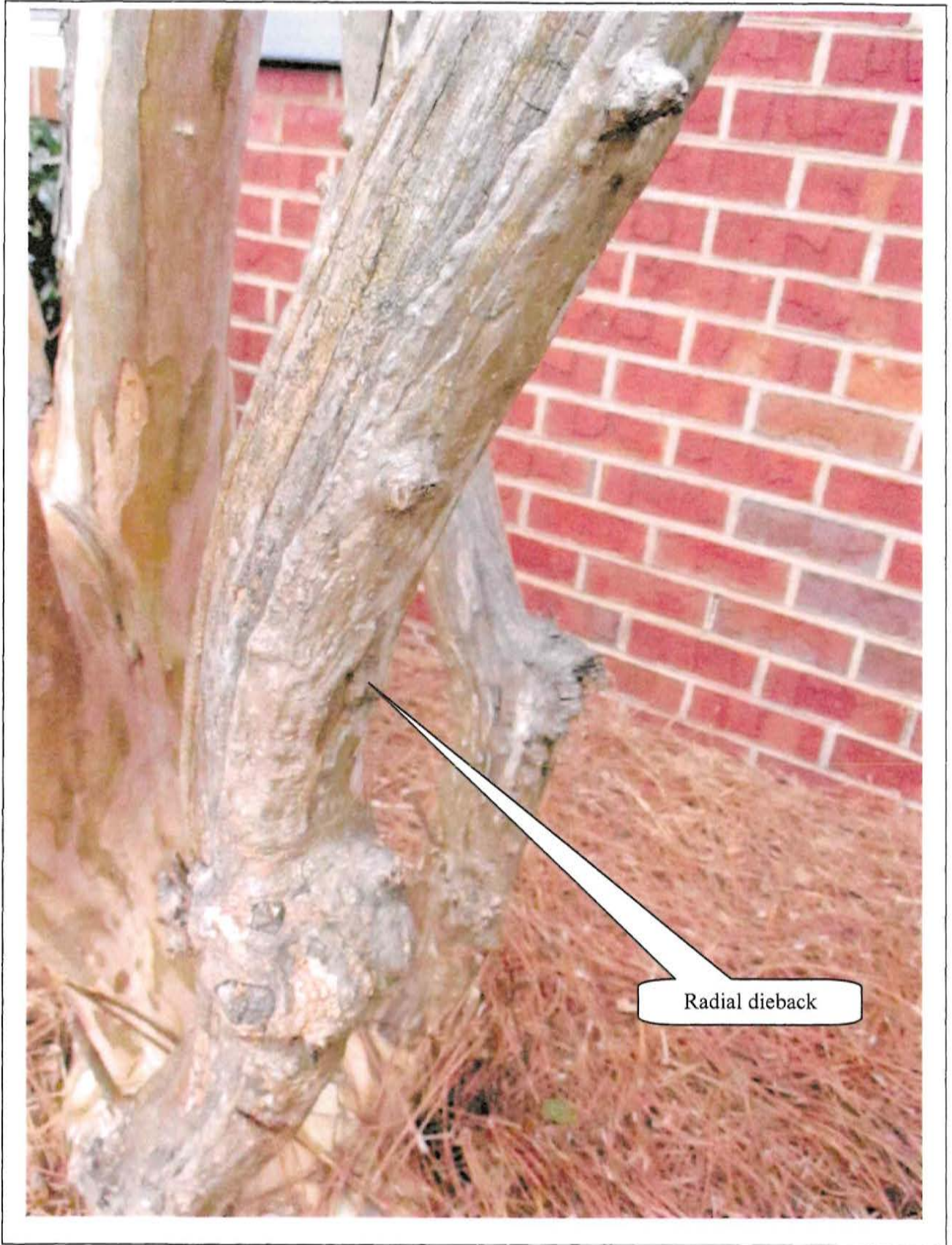
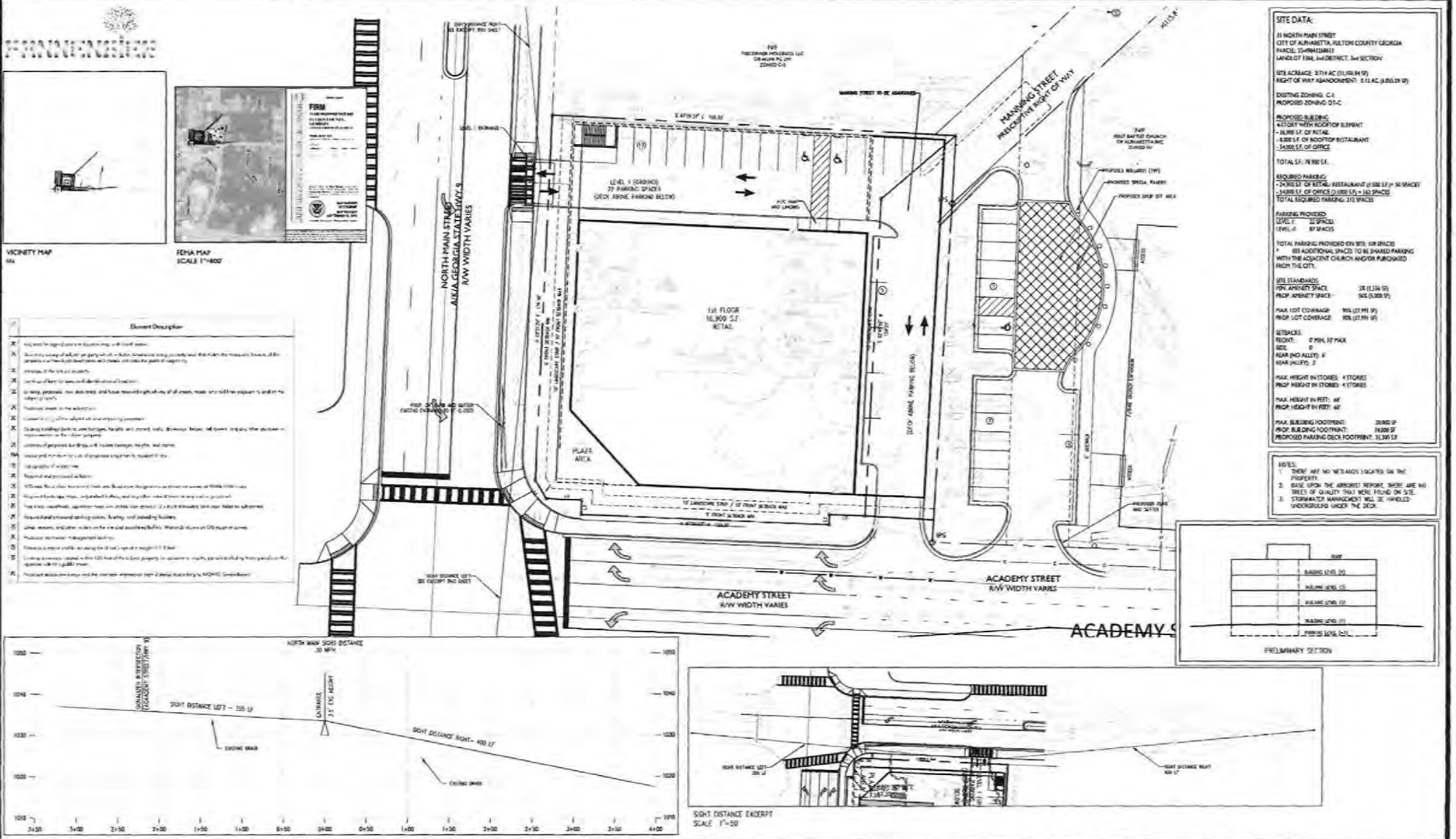


Photo 6



AEC
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
50 West Spring Creek
Roswell, Georgia • 30075
(770) 462-4146 • www.aec.com

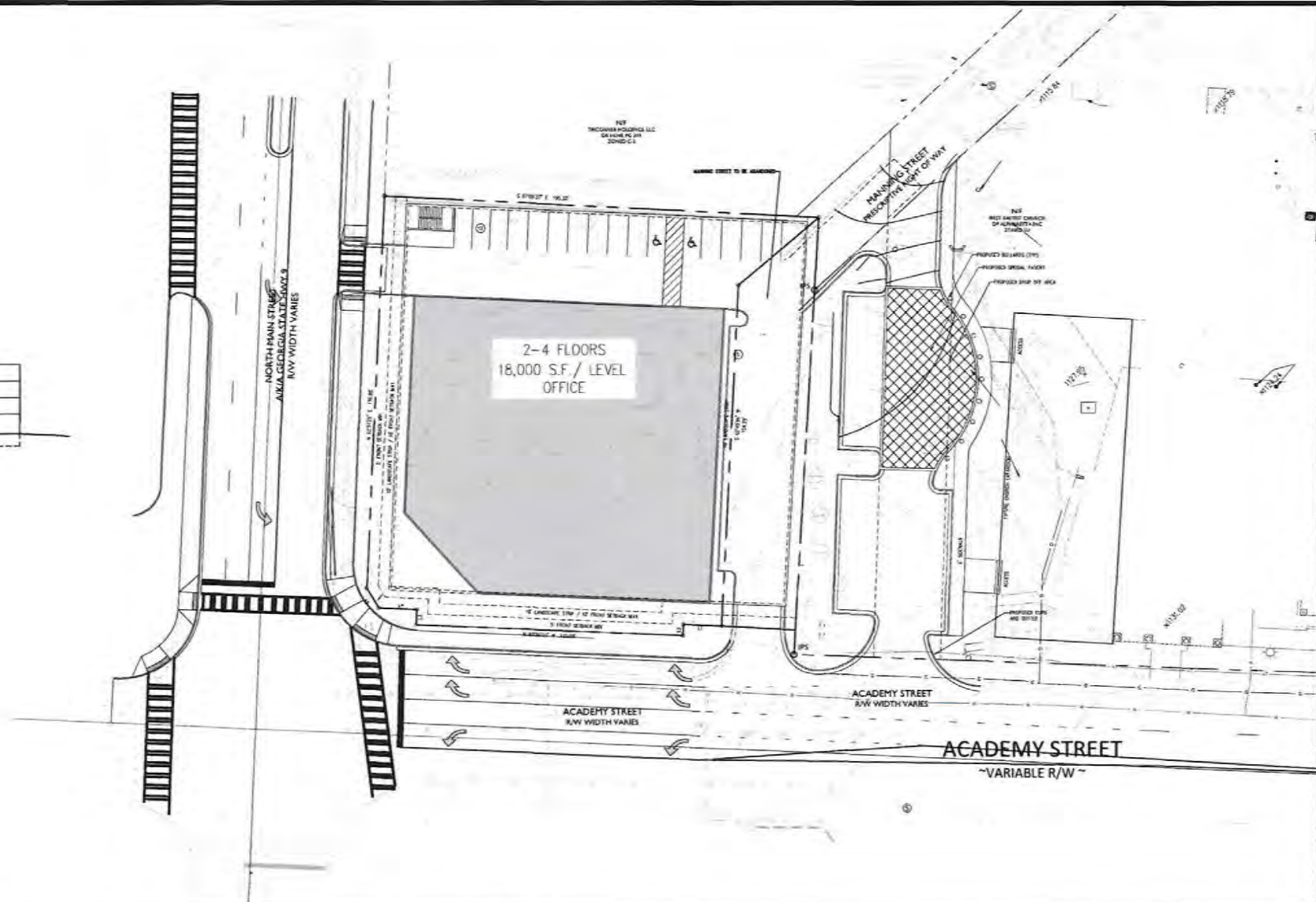
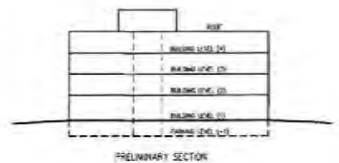
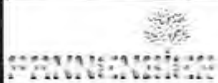
NORTH

Scale 1" = 20'

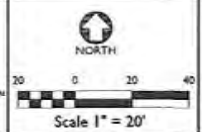
**PRELIMINARY SITE PLAN
GROUND LEVEL**

21 North Main Street
Alpharetta, Georgia

PROJECT INFORMATION	
PROJECT NO.:	23-4999
DATE:	MARCH 1, 2024, REV. JULY 24, 2024
SCALE:	1" = 20'
FILE NAME:	23-4999PJ-01.dwg
DESIGN/DRAWN:	SLR/SLR



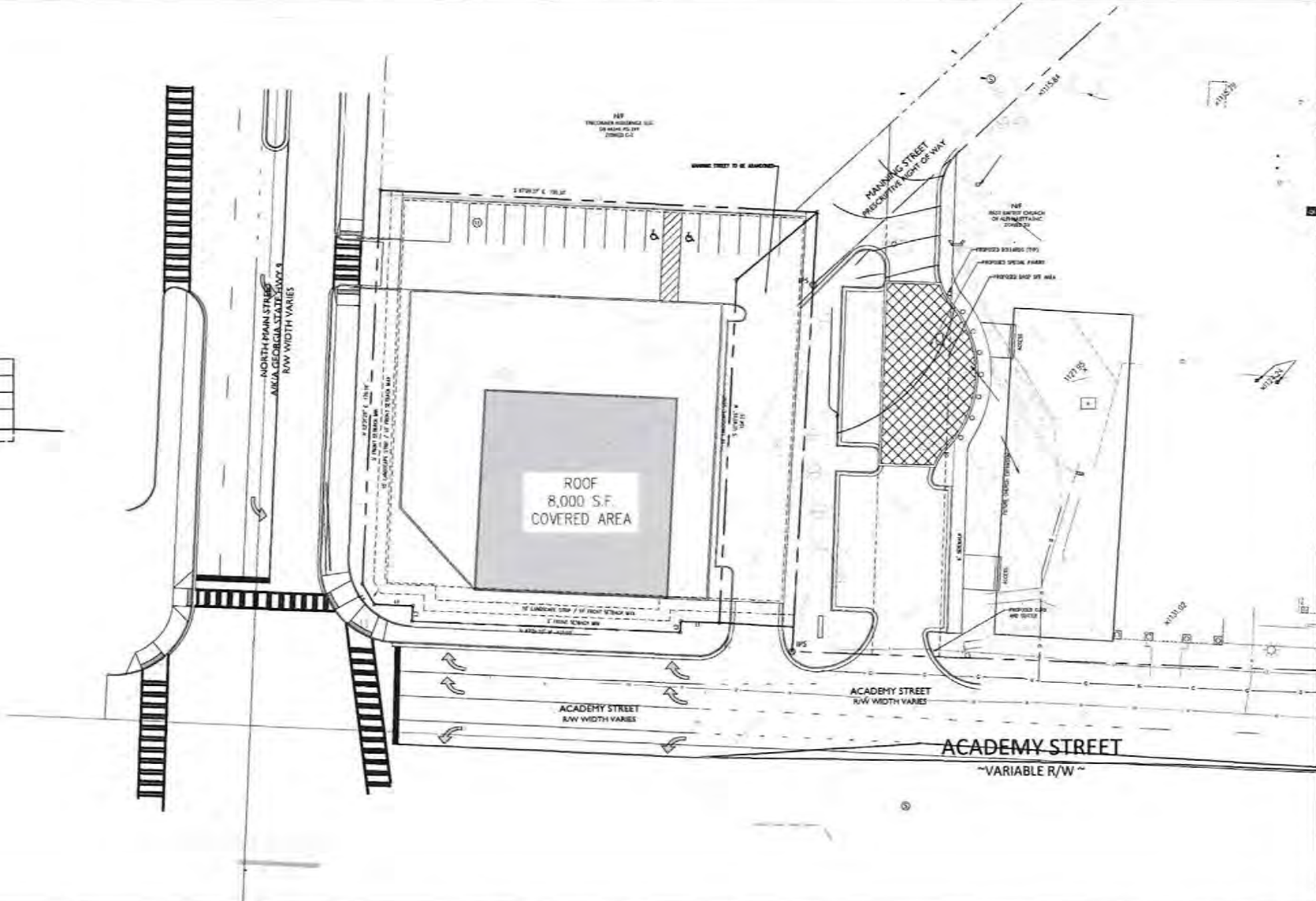
A-EC
ARCHITECTURAL ENGINEERING & CONSTRUCTION
58 Wynn Spring Circle
Roswell, Georgia • 30075
(770) 461-1942 • www.aec.com

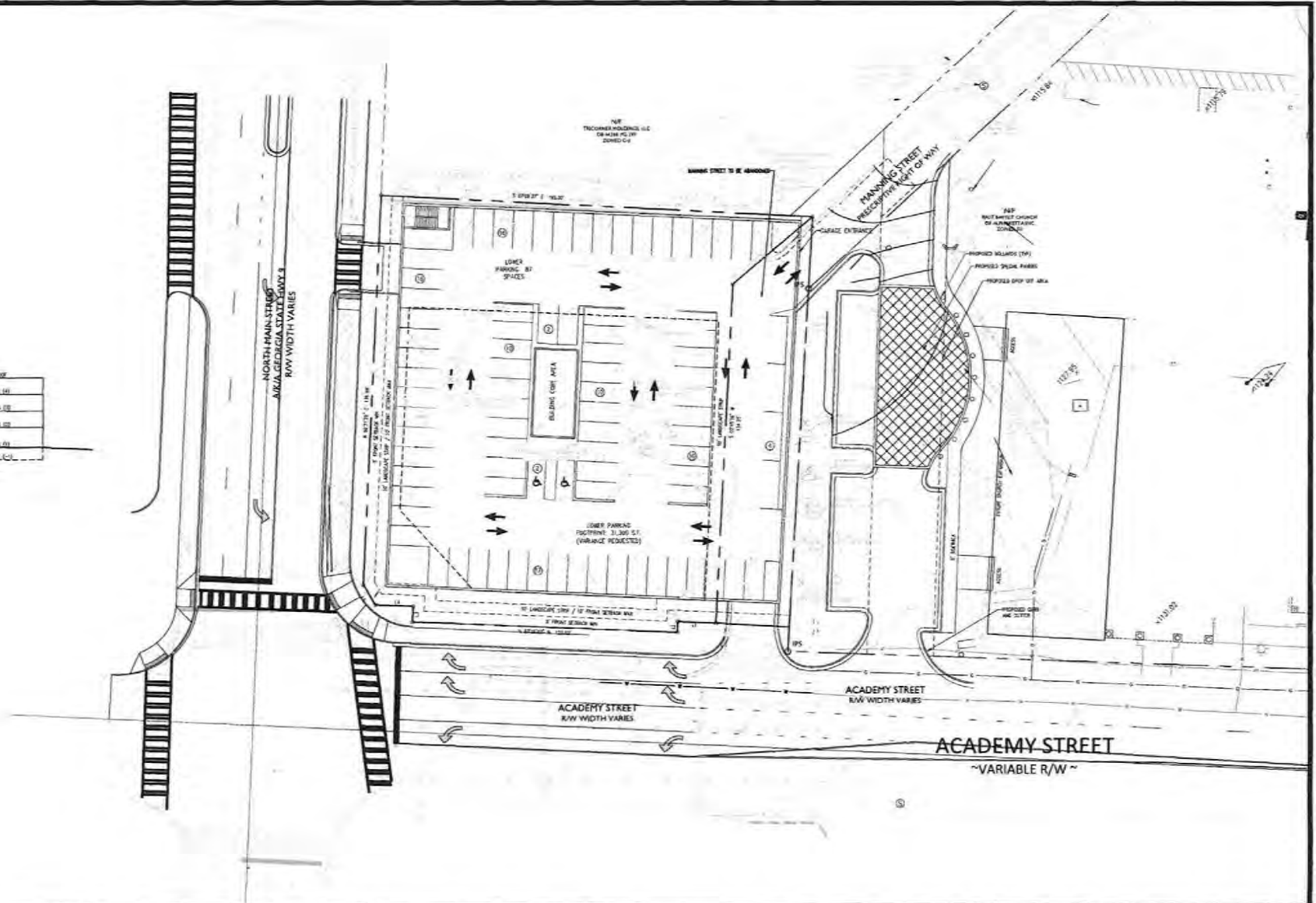
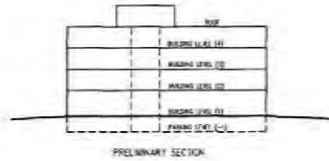
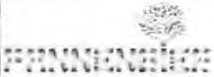


**PRELIMINARY SITE PLAN
UPPER FLOORS**

21 North Main Street
Alpharetta, Georgia

PROJECT INFORMATION	
PROJECT NO.	23-4989
DATE	MARCH 1, 2024; REV. JULY 24, 2024
SCALE	1" = 30'
FILE NAME	23-4989P03.dwg
DESIGN/DRAWN	SLA/JP





AEC

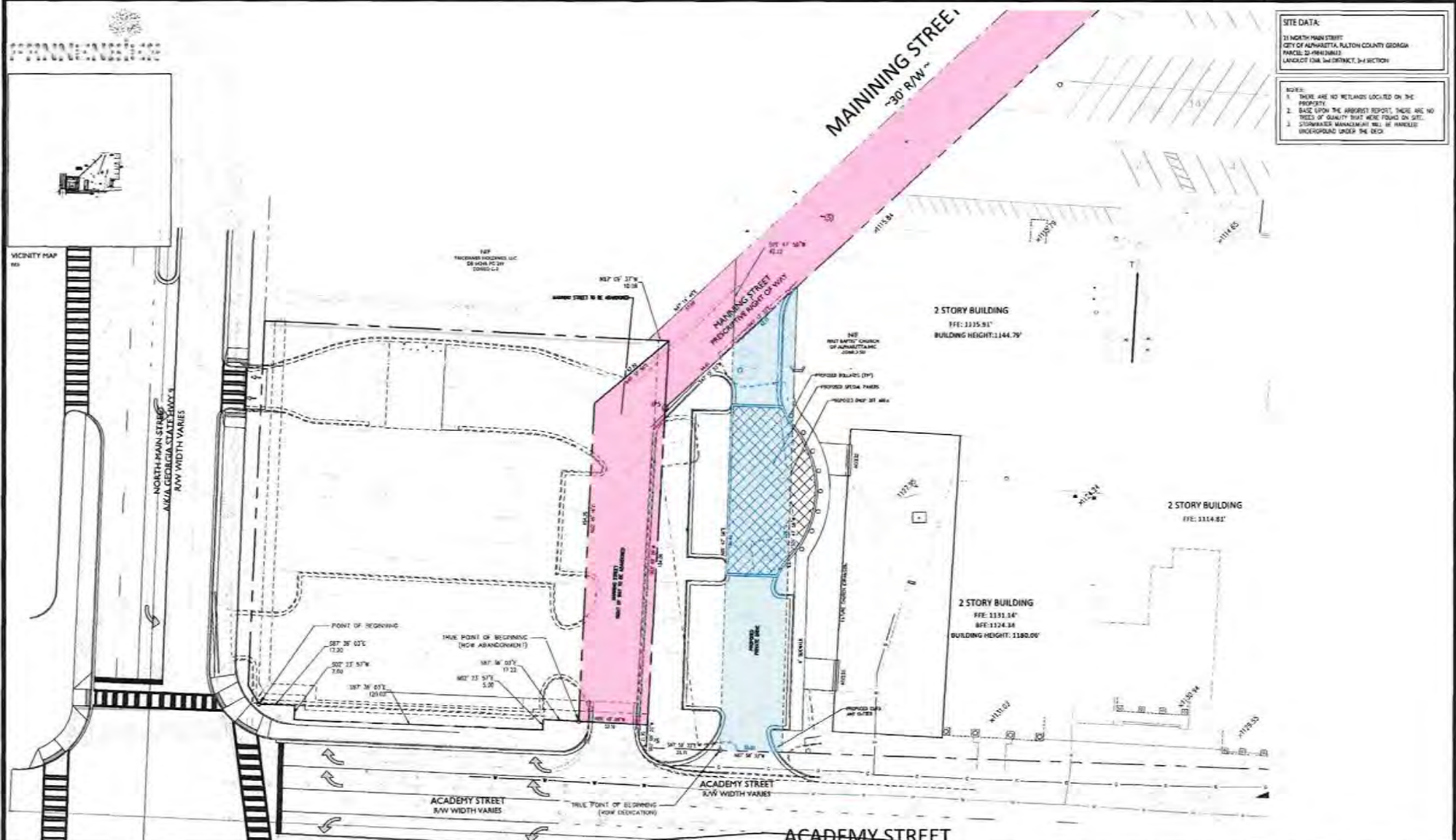


PRELIMINARY SITE PLAN
GARAGE LEVEL

21 North Main Street

Alpharetta, Georgia

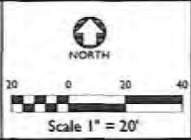
PROJECT INFORMATION	
PROJECT NO.	23-4989
DATE	MARCH 1, 2024, REV. JULY 24, 2024
SCALE	1" = 20'
FILE NAME	23-4989P2.dwg
DESIGN/DRAWN BY	SURAN



SITE DATA:
 21 NORTH MAIN STREET
 CITY OF ALPHARETTA, ALFON COUNTY GEORGIA
 PARCEL ID: 19-04-0001
 LANDSCAPE DISTRICT: 3-A SECTION

- NOTES:**
1. THERE ARE NO WETLANDS LOCATED ON THE PROPERTY.
 2. BASED UPON THE AIRBORNE REPORT, THERE ARE NO TREES OF QUALITY THAT WERE FOUND ON SITE.
 3. DISBURSEMENT MANAGEMENT WILL BE HANDLED UNDERGROUND UNDER THE DECK.

A-EC
 CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
 58 Warm Springs Circle
 Roswell - Georgia - 30075
 (770) 441-1142 • www.aecall.com



**MANNING STREET ROW
 ABANDONMENT/ DEDICATION
 EXHIBIT**

21 North Main Street

Alpharetta, Georgia

PROJECT INFORMATION	
PROJECT NO.:	13-4989
DATE:	MARCH 1, 2024; REV. JULY 24, 2024
SCALE:	1" = 20'
FILE NAME:	13-4989POS.dwg
DESIGN/DRAWN:	SLA/LL

CHURCH STREET COMMERCIAL PROP LLC
435 ST REGIS DR
ALPHARETTA GA 30022

MF COTTON HOUSE DEVELOPMENT LLC
26 MILTON AVE
ALPHARETTA GA 30009

ALPHARETTA TOWN COMMONS II LLC
2660 PEACHTREE RD UNIT 32G
ATLANTA GA 30305

BUNCH DEREK
1255 RIVERSIDE RD
ROSWELL GA 30076

PARSONS ACE HARDWARE INC
10465 STONEFIELD LNDG
DULUTH GA 30097-5951

CITY OF ALPHARETTA
2 PARK PLZ
ALPHARETTA GA 30009

MF COTTON HOUSE DEVELOPMENT LLC
26 MILTON AVE
ALPHARETTA GA 30009

PARSONS ACE HARDWARE INC
10465 STONEFIELD LNDG
DULUTH GA 30097-5951

FIRST BAPTIST CHURCH OF ALPHARETTA
INC
42 ACADEMY ST
ALPHARETTA GA 30009-3702

TRUCK & TAP ALPHARETTA LLC
8640 MAIN ST
WOODSTOCK GA 30188

MF COTTON HOUSE DEVELOPMENT LLC
26 MILTON AVE
ALPHARETTA GA 30009

ALPHARETTA TOWN COMMONS II LLC
2660 PEACHTREE RD UNIT 32G
ATLANTA GA 30305

D & R MILLER HOLDINGS LLC
980 BIRMINGHAM RD STE 501-391
ALPHARETTA GA 30004

ALPHARETTA FIRST UNITED METHODIST
CHURCH INC
6160 PEACHTREE DUNWOODY RD SUITE B
200
ATLANTA GA 30328

44 MILTON AVENUE PARTNERS LLC
53 S MAIN ST STE 300
ALPHARETTA GA 30009

28 NORTH MAIN STREET LLC
3270 COCHISE DR SE
ATLANTA GA 30339-4319

TRICORNER HOLDINGS LLC
5400 LAUREL SPRINGS SUITE 407
SUWANEE GA 30024

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

MF COTTON HOUSE DEVELOPMENT LLC
26 MILTON AVE
ALPHARETTA GA 30009

THE CITY OF ALPHARETTA GEORGIA
2 S MAIN STRM
ALPHARETTA GA 30004

33 SOUTH MAIN LLC
1905 EVERGREEN LN
ALPHARETTA GA 30009

TWENTY NORTH MAIN LLC
233 CANTON ST
ALPHARETTA GA 30004

FIRST BAPTIST CHURCH OF ALPHARETTA
INC
44 ACADEMY ST
ALPHARETTA GA 30004

PARSONS ACE HARDWARE INC
10465 STONEFIELD LNDG
DULUTH GA 30097-5951

CITY OF ALPHARETTA
P.O. BOX 33275
DECATUR GA 30033

DELSON STORES INC
3270 COCHISE DR
ATLANTA GA 30339

RAM DEVELOPMENT PARTNERS LLC
26 MILTON AVE
ALPHARETTA GA 30004

MF COTTON HOUSE DEVELOPMENT LLC
26 MILTON AVE
ALPHARETTA GA 30009

HYPERCHATTER LLC
35 OLD CANTON ST
ALPHARETTA GA 30009

RAM DEVELOPMENT PARTNERS LLC
14195 HOPEWELL RD
ALPHARETTA GA 30004

RAM DEVELOPMENT PARTNERS LLC
14195 HOPEWELL RD
ALPHARETTA GA 30004

DEVELOPMENT AUTHORITY OF ALPHARETTA
2 S MAIN ST
ALPHARETTA GA 30009

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30201

9 S MAIN STREET LLC
5 S MAIN ST
ALPHARETTA GA 30009

CITY OF ALPHARETTA THE
2 S MAIN ST
ALPHARETTA GA 30004

DEVELOPMENT AUTHORITY OF ALPHARETTA
2 S MAIN ST
ALPHARETTA GA 30009

ONE SOUTH MAIN LLC
710 COOPER SANDY CV
ALPHARETTA GA 30004

ACADEMY & MAIN LLC
PO BOX 1081
ALPHARETTA GA 30009

DEVELOPMENT AUTHORITY OF ALPHARETTA
2 S MAIN ST
ALPHARETTA GA 30009

EAST OF MAIN HOMEOWNERS ASSOCIATION INC
3245 PEACHTREE PKWY # D242
SUWANEE GA 30024

LUNSFORD SARA H
245 CHINABERRY DR
ROSWELL GA 30076

CHECK PATRICA & STEVEN
70 ACADEMY ST
ALPHARETTA GA 30009

GEORGIA FED SAV & LOAN ASSN
P.O. BOX 2609
CARLSBAD CA 92018-2609

BEST DIANA R
74 ACADEMY ST
ALPHARETTA GA 30009

BEANIES PROP LLC
231 VAUGHAN DR
ALPHARETTA GA 30009

FIRST BAPTIST CHURCH OF ALPHARETTA
INC
44 ACADEMY ST
ALPHARETTA GA 30004

NATURES VERANDA LLC
225 OAKMERE DR
ALPHARETTA GA 30009

ALPHARETTA CHRISTIAN ACADEMY
44 ACADEMY ST
ALPHARETTA GA 30004

ALPHARETTA FIRST UNITED METHODIST
CHURCH INC
69 N MAIN ST
ALPHARETTA GA 30009

DEVELOPMENT AUTHORITY OF ALPHARETTA
2 S MAIN ST
ALPHARETTA GA 30009

ALPHARETTA FIRST UNITED METHODIST
CHURCH INC
69 N MAIN ST
ALPHARETTA GA 30004

DEVELOPMENT AUTHORITY OF ALPHARETTA
2 S MAIN ST
ALPHARETTA GA 30009

MILTON CAPITAL FUND LLC
705 WINDWALK DR
ROSWELL GA 30076

21 North Main

Narrative of Materials

5/16/24

The proposed architectural design for 21 N Main encompasses a 4-story building layout with street-level retail spanning approximately 16,900 SF and surface parking at the rear. Additionally, three upper floors will host office space, each around 18,000 SF, with one level dedicated to underground parking. The roof will feature an open-air structure for outdoor dining, serving a restaurant on the fourth office level.

Key architectural elements include a steel frame with metal stud infill, exterior cladding of cast stone, neutral-toned brick masonry, and aluminum and glass storefront systems. The main entry, situated at the corner of Main Street and Academy Street, will showcase a decorative glass feature wall and stone water feature.

Further features comprise a light-colored TPO roof, glass stair and elevator enclosure, and restroom facilities for the open-air dining pavilion. The dining pavilion will overlook Academy Street, adorned with greenery and glass railings. The architectural style is modern Neo-Classical, characterized by dominant entry points and geometric shapes defining the architectural openings.

Overall, the design aims to seamlessly blend functionality, aesthetics, and practicality, enhancing the vibrancy of the surrounding area while providing a distinctive presence on Main Street.

