

From: [Woodman, Michael](#)
To: [Don Rolader](#)
Cc: [Taylor, Elicia](#)
Subject: FW: Rezoning Kimball Bridge/N.Point Pkwy
Date: Monday, April 17, 2017 4:27:32 PM

FYI

From: Vicki Culbreth [mailto:vculbreth@gmail.com]
Sent: Monday, April 17, 2017 3:52 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Rezoning Kimball Bridge/N.Point Pkwy

Hello,

I live off Waters Road and am writing to express my concern about the rezoning of the corner of Kimball Bridge and North Point Parkway from O-I to High Density Residential.

I'm sure you are well aware of the potential safety issues with increased traffic in front of New Prospect Elementary, since during peak travel times drivers will have a very difficult time turning out of this potential new neighborhood onto either N. Point Parkway heading south or Kimball Bridge heading west, and therefore using Rock Mill Road as a U-turn area.

Let me also express my frustration at the ever maddening traffic at the corner of NPP and KBR. I travel west on Kimball Bridge in the morning and it is sometimes impossible to turn left from Waters road due to the traffic back up. In the afternoons I head east to go home, and it is even more congested than the mornings. Traffic coming from the west (Westside Pkwy and Northwinds Pkwy) takes an incredibly long time to cross NPP because of the backup and motorists turning right onto KBR illegally from the middle lane.

Adding 61 more homes at this corner would make this traffic nightmare exponentially worst. Please consider the current residents of this area before adding more. My commute to work is 8 minutes with no traffic, yet it takes me 45 minutes to get home because of the congestion in this area.

Thanks for your consideration,

Vicki Culbreth

From: [Woodman, Michael](#)
To: [Jennifer Gardner](#)
Cc: [Taylor, Elcia](#)
Subject: RE: Re-zoning for KB-400 to CUP
Date: Monday, January 30, 2017 8:57:04 AM

Jennifer,

Thank you for your comments. We will be sure to include your comments with this public hearing request as it moves forward to Planning Commission on February 2, 2017 and City Council on February 27, 2017. Both meetings will be held in the City Hall Council Chambers and will start at 6:30PM. You are encouraged to attend and participate in the public hearing process.

If you have any questions, please let me know.

Best regards,

Michael A. Woodman, AICP
Senior Planner

City of Alpharetta
Community Development Department
2 Park Plaza
Alpharetta, Georgia 30009
(678) 297-6072
www.alpharetta.ga.us

From: Jennifer Gardner [mailto:jengardner00@gmail.com]
Sent: Sunday, January 29, 2017 3:47 PM
To: Merkel, Dan <dmerkel@alpharetta.ga.us>
Cc: Owens, Chris <cowens@alpharetta.ga.us>; Mitchell, Donald <dmitchell@alpharetta.ga.us>; Gilvin, Jim <jgilvin@alpharetta.ga.us>; Binder, Jason <jbinder@alpharetta.ga.us>; Kennedy, Mike <mkennedy@alpharetta.ga.us>; Belle Isle, David <dbelleisle@alpharetta.ga.us>; Woodman, Michael <mwoodman@alpharetta.ga.us>; Cook, Kathi <Kcook@alpharetta.ga.us>
Subject: Re-zoning for KB-400 to CUP

Mayor Merkel, Alpharetta Planning Commissioners, Alpharetta City Council, and Community Development Director:

My name is Jennifer Gardner, and I am a resident of Kimball Farms and PTA member at New Prospect Elementary. I am writing today to express my concerns over the re-zoning of KB-400 from O-I to CUP at the corner of North Point Parkway and Kimball Bridge Road. My main concern about adding a high density residential development to this corner is that it will exacerbate heavy traffic issues at the following intersections:

- Kimball Bridge Rd. and N. Point Parkway and
- Rock Mill Rd and Kimball Bridge Rd.

According to the drawings I've seen, residents of this new development, will not be able to turn left to head west on Kimball Bridge road. Therefore, I am very concerned that residents will use the intersection of Rock Mill Rd. and Kimball Bridge as a turn around spot to travel west on Kimball Bridge. Traffic at this intersection is already very heavy with parents and busses transporting children to/from New Prospect Elementary and Sundance Academy. Adding "U-Turn" traffic to this congestion, I fear, will increase safety risks for children walking to school, and families traveling by car to school/daycare, and pedestrians accessing the greenway at Rock Mill Park. The other proposed entrance for the development is on North Point Parkway, but will require an unprotected left turn to head south on the parkway. Given the high speeds of cars on this road, and the curve and hill that are in this area, I am also concerned about traffic accidents for drivers trying to left.

I realize that this area will eventually be developed, however I would strongly encourage the board to deny this proposal to re-zone to CUP. If the proposal must be approved and the land re-zoned to residential use, then I would strongly urge the board to consider these two suggestions:

- Reduce the zoning to medium density residential, so as to limit the amount of traffic congestion in this already crowded area.
- Require extra safeguards to protect pedestrians and drivers who travel daily at these intersections. These entrances and exits, as currently planned, seem extremely unsafe.

I appreciate your time and consideration,

Jennifer Gardner
815 Mashburn Dr.
Alpharetta, GA 30022

From: [Joe & Jennifer Worrel](#)
To: [Taylor, Elicia](#)
Subject: Rezoning of North Point Parkway and Kimball Bridge Road
Date: Saturday, January 28, 2017 1:44:35 PM

I am a resident of Kimball Farms subdivision and have children that attend New Prospect Elementary.

I am extremely concerned about the possible rezoning and residential development on the corner of North Point Parkway and Kimball Bridge Road.

My understanding is that the high density housing proposed for this site would include only access onto North Point Parkway between Rock Mill Road and Kimball Bridge Road, and a 'right hand turn only' out of the neighborhood onto Kimball Bridge Road between the intersection and the entrance to Kimball Farms / New Prospect.

New Prospect Elementary is a gem of a school located essentially INSIDE Kimball Farms subdivision. The community has a very vibrant pedestrian feel, with many parents and children walking and riding bicycles to and from school each day. It was communities and schools like this that made Alpharetta the right choice for us when relocating here for a job transfer.

I am highly concerned about additional traffic (on an already congested intersection) whereby residents of the potential new neighborhood would be forced out onto North Point Parkway (into traffic going approx 40-50mph or under heavy congestion) or feel like their safest access to go west from their neighborhood is to 'turn around' in Kimball Farms. Turning around this way would likely lead to an ELEMENTARY SCHOOL being used for traffic easement. The parking lots of the elementary school are adjacent to the playgrounds which are not fenced.

In addition to my concern about increased neighborhood traffic, the safety of elementary school children seems to be at risk if this development goes forward.

Please consider the safety of our youngest residents and quality of life for people already living in this community when making this decision.

Regards,
Jennifer Worrel
270 Seale Ln
Kimball Farms

From: [Marco Wahnig](#)
To: [Cook, Kathi](#); [Taylor, Elicia](#)
Subject: the re-zoning of KB400 from O-I to CUP at the corner of Kimball Bridge and N Point Pkwy.
Date: Saturday, January 28, 2017 8:59:48 AM

Dear,
Mrs. Cook, Mrs, Taylor, Alpharetta Planning Commissioners and Alpharetta City Council:

We are the Wahnig Family (Marco, Suellen, Noah and Lucas) and we are residents of Kimball Farms. We are writing to strongly oppose the re-zoning of KB400 from O-I to CUP at the corner of Kimball Bridge and N Point Pkwy.

We are very concerned about re-zoning this land to high density residential (they are proposing 6.58 units/acre). There will be no safe way for those residents to turn left onto N Point Pkwy, especially during rush hour. There is also additional concern that they can only turn right onto Kimball Bridge. Those residents would rely on turning around at the front of Kimball Farms/New Prospect Elementary in order to go west on Kimball Bridge (or in front of Rock Mill Park). This would create an undue increase in traffic directly in front of a school and neighborhood.

Please understand that we have an Elementary School, New Prospect Elementary, which is located right at the corner of Kimball Farms subdivision. In the morning and in the afternoon, we have so many cars and school buses driving in and out through our main exit of the subdivision, causing traffic jams in the junction of Rock Mill Road. We strongly believe that the proposed new subdivision and the critical traffic pattern in this area, is threatening the safety of small children and poses a potential liability risk for the city.

We strongly urge you to deny this proposal to re-zone to CUP.

Best Regards,

Marco Wahnig & Suellen Wahnig
Mobile: ++1-770-757-2449

From: [Woodman, Michael](#)
To: [don@roladerandrolader.com](#)
Cc: [Taylor, Elicia](#); [Cook, Kathi](#)
Subject: Fwd: re-zoning of KB400 from O-I to CUP
Date: Friday, January 27, 2017 4:15:30 PM

FYI

Sent from my iPhone

Begin forwarded message:

From: Steve Walsh <dctango@hotmail.com>
Date: January 27, 2017 at 4:04:35 PM EST
To: "mwoodman@alpharetta.ga.us" <mwoodman@alpharetta.ga.us>
Subject: RE: re-zoning of KB400 from O-I to CUP

To : Mr. Woodman, Alpharetta Planning Commissioners and Alpharetta City Council:

My name is Steve Walsh, I am a resident of Kimball Farms. I am writing to strongly oppose the re-zoning of KB400 from O-I to CUP at the corner of Kimball Bridge and N Point Pkwy.

I am very concerned about re-zoning this land to high density residential (they are proposing 6.58 units/acre). Even considering the Kimball Bridge road expansion, this would cause a large traffic increase in an already congested area. There will be no safe way for those residents to turn left onto N Point Pkwy, especially during rush hour. There is also additional concern that foot traffic would increase on and around the local elementary school causing pedestrian safety concerns. The proposed expansion allows for 1 additional SHARED lane of traffic in this currently oversubscribed intersection. This will not alleviate all the current traffic, less allow for increased housing in this area.

I strongly urge you to deny this proposal to re-zone to CUP.

Thank you for your time,

Steve Walsh
770-823-9611
swalsh@proliant.com

From: [Woodman, Michael](#)
To: don@roladerandrolader.com
Cc: [Taylor, Elicia](#); [Cook, Kathi](#)
Subject: Fwd: Opposition to Kimball Bridge/N Point Development
Date: Friday, January 27, 2017 4:14:12 PM

FYI

Sent from my iPhone

Begin forwarded message:

From: L Pod <lypods@gmail.com>
Date: January 27, 2017 at 3:57:06 PM EST
To: mwoodman@alpharetta.ga.us
Subject: **Opposition to Kimball Bridge/N Point Development**

To Mr. Woodman, Alpharetta Planning Commissioners and Alpharetta City Council:

My name is **Lynn Podsiadlo** and I am a resident of Kimball Farms and have been for 17 years.

I am writing to strongly oppose the re-zoning of KB400 from O-I to CUP at the corner of Kimball Bridge and N Point Pkwy.

I am very concerned about re-zoning this land to high density residential (they are proposing 6.58 units/acre). Even considering the Kimball Bridge road expansion, this would cause a large traffic increase in an already congested area. There will be no safe way for those residents to turn left onto N Point Pkwy, especially during rush hour. There is also additional concern that they can only turn right onto Kimball Bridge. **Those residents would rely on turning around at the front of Kimball Farms/New Prospect Elementary in order to go west on Kimball Bridge (or in front of Rock Mill Park). This would create an undue increase in traffic directly in front of a school and neighborhood.**

This would cause more and more traffic when kids and buses are arriving at the school. We are already backed up at the light all the

way deep up the hill when we try to get out of the neighborhood to go to work in the morning because of the school traffic.

I strongly urge you to deny this proposal to re-zone to CUP.

If the re-zoning request is approved, please consider a condition to reduce the re-zoning request to medium density residential (under 4 units/acre) to better match the current surrounding neighborhoods (nearby surrounding neighborhoods range from 1.9 units/acre to 4.9 units/acre) or **have the exit dump out on Northpoint near Wells Fargo -- NOT KIMBALL BRIDGE**

Please help us protect our home values and not increase traffic congestion.

Thank you for your time,

Lynn Podsiadlo

6

From: [Woodman, Michael](#)
To: [Don Rolader](#)
Cc: [Taylor, Elicia](#)
Subject: FW: objection to rezone plan
Date: Friday, January 27, 2017 2:15:13 PM

FYI

From: kate miao [mailto:miaokate@yahoo.com]
Sent: Friday, January 27, 2017 2:01 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: objection to rezone plan

Dear Mr. Woodman:

I received the public hearing letter "MP-15-01/CLUP-15-01/Z-15-01/ V-15-01 KB400 Master Plan/1699 Land Company". I'd like to voice my concern about the rezone plan.

I've been living in Kimball Farm for more than 4 years. I go to work around 7:20am and come back around 5:00pm. Traffic on that corner is getting worse each year especially around rush hour. I'm normally stuck in the corner for at least 15 minutes. Small accident could make the traffic even worse. I'm very much concerned about the traffic which will be caused by the homeowners enter/exit the "HIGH DENSITY RESIDENTIAL". Therefore I sincerely hope you would drop the rezone plan.

Best Regards,

Haiyan Miao
Kimball Farm resident

From: [Woodman, Michael](mailto:Woodman.Michael)
To: don@roladerandrolader.com
Cc: [Taylor, Elicia](mailto:Taylor.Elicia); [Cook, Kathi](mailto:Cook.Kathi)
Subject: Fwd: objection to "MP-15-01/CLUP-15-01/Z-15-01/ V-15-01 KB400 Master Plan/1699 Land Company"
Date: Friday, January 27, 2017 4:15:01 PM

FYI

Sent from my iPhone

Begin forwarded message:

From: Yabo Guan <yguan8805@yahoo.com>
Date: January 27, 2017 at 3:58:40 PM EST
To: "mwoodman@alpharetta.ga.us" <mwoodman@alpharetta.ga.us>
Subject: objection to "MP-15-01/CLUP-15-01/Z-15-01/ V-15-01 KB400 Master Plan/1699 Land Company"
Reply-To: Yabo Guan <yguan8805@yahoo.com>

Dear Mr. Woodman,

I am a resident of Kimball Farms. I am writing to express my concern on the re-zoning request from O-I to CUP on the subject property, located at the southwest corner of Kimball Bridge Road and North Point Parkway. Our community will be the biggest hit on this matter.

My first concern is traffic. New Prospect Elementary is right at the corner of Kimball Farms subdivision. So many cars and school buses are in and out through our main exit of the subdivision during school hours causing traffic jams in the junction of Rock Mill Road. It is very very very long line and normally wait a couple of traffic lights (like 15 minutes) for my turn during peak hour. You should come and take a look at what we have been going through every day. Adding the "HIGH DENSITY RESIDENTIAL" is really NOT a good idea.

Secondly, Alpharetta is a beautiful city and well planned: offices are along the North Point Pkwy and residential area are away from major road. Re-zoning the land to CUP will destroy the harmony of the picture and look weird.

Lastly, cheap "HIGH DENSITY RESIDENTIAL" will certainly devalue the neighborhood. Rental option will bring a lot of issues. I heard two car break in recently around our neighborhood. I would be concerned about the possibility of safety issue that "HIGH DENSITY RESIDENTIAL" will bring to New Prospect Elementary school.

I strongly oppose the idea of rezoning plan for "HIGH DENSITY

RESIDENTIAL".
Thank you very much!

Yabo Guan
Kimball Farm Resident

From: [Ken Gavranovic](#)
To: [Cook, Kathi](#); [Taylor, Elicia](#)
Subject: re-zoning of KB400 from O-I to CUP at the corner of Kimball Bridge and N Point Pkwy.
Date: Friday, January 27, 2017 8:17:08 PM

To the Alpharetta Planning Commissioners and Alpharetta City Council:

My name is Ken Gavranovic and I am a resident of Kimball Farms. I am writing to strongly oppose the re-zoning of KB400 from O-I to CUP at the corner of Kimball Bridge and N Point Pkwy.

I am very concerned about re-zoning this land to high density residential (they are proposing 6.58 units/acre). Even considering the Kimball Bridge road expansion, this would cause a large traffic increase in an already congested area. There will be no safe way for those residents to turn left onto N Point Pkwy, especially during rush hour. There is also additional concern that they can only turn right onto Kimball Bridge. Those residents would rely on turning around at the front of Kimball Farms/New Prospect Elementary in order to go west on Kimball Bridge (or in front of Rock Mill Park). This would create an undue increase in traffic directly in front of a school and neighborhood.

I strongly urge you to deny this proposal to re-zone to CUP.

If the re-zoning request is approved, please consider a condition to reduce the re-zoning request to medium density residential (under 4 units/acre) to better match the current surrounding neighborhoods (nearby surrounding neighborhoods range from 1.9 units/acre to 4.9 units/acre).

Please help us protect our home values and not increase traffic congestion.

Thank you for your time,

Ken Gavranovic

kgavranovic@gmail.com

678-357-2975

From: [heather.gavranovic](mailto:heather.gavranovic@gmail.com)
To: [Cook, Kathi](mailto:Cook.Kathi@alpharetta.org); [Taylor, Elicia](mailto:Taylor.Elicia@alpharetta.org)
Subject: re-zoning of KB400 from O-I to CUP at the corner of Kimball Bridge and N Point Pkwy
Date: Friday, January 27, 2017 8:15:20 PM

To the Alpharetta Planning Commissioners and Alpharetta City Council:

My name is Heather Gavranovic and I am a resident of Kimball Farms. I am writing to strongly oppose the re-zoning of KB400 from O-I to CUP at the corner of Kimball Bridge and N Point Pkwy.

I am very concerned about re-zoning this land to high density residential (they are proposing 6.58 units/acre). Even considering the Kimball Bridge road expansion, this would cause a large traffic increase in an already congested area. There will be no safe way for those residents to turn left onto N Point Pkwy, especially during rush hour. There is also additional concern that they can only turn right onto Kimball Bridge. Those residents would rely on turning around at the front of Kimball Farms/New Prospect Elementary in order to go west on Kimball Bridge (or in front of Rock Mill Park). This would create an undue increase in traffic directly in front of a school and neighborhood.

I strongly urge you to deny this proposal to re-zone to CUP.

If the re-zoning request is approved, please consider a condition to reduce the re-zoning request to medium density residential (under 4 units/acre) to better match the current surrounding neighborhoods (nearby surrounding neighborhoods range from 1.9 units/acre to 4.9 units/acre).

Please help us protect our home values and not increase traffic congestion.

Thank you for your time,

Heather Gavranovic

hgavranovic@gmail.com

678-852-3509

From: [Woodman, Michael](#)
To: [Don Rolader](#)
Cc: [Taylor, Elicia](#)
Subject: FW: re-zone request on Land Lots 807, 808, 849 & 850, 1st District, 2nd Section, Fulton County
Date: Friday, January 27, 2017 1:53:31 PM

FYI

From: Doris Chan [mailto:getjrp@comcast.net]
Sent: Friday, January 27, 2017 1:41 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Cc: City Council and Mayor <CityCouncilandMayor@alpharetta.ga.us>
Subject: FW: re-zone request on Land Lots 807, 808, 849 & 850, 1st District, 2nd Section, Fulton County

Hi Mr. Michael Woodman,

I am a resident on Kimball Farms, which is a subdivision on Kimball Bridge Road. I am writing to express my concern on the re-zoning request from O-I to CUP on the subject property, which is at the southwest corner of Kimball Bridge Road and North Point Parkway.

Please understand that we have an Elementary School, New Prospect Elementary which is located right at the corner of Kimball Farms subdivision. In the morning around 7:20 and in the afternoon, around 2:15, we have so many cars and school buses driving in and out through our main exit of the subdivision, causing traffic jams in the junction of Rock Mill Road. With a new subdivision with over hundreds of townhouses and single family homes, I can't imagine what will it be like, especially they can't make left turn on Kimball Bridge road. If any resident from the new development complex would like to make a U turn, they can only get into Rock Mill road by the Day Care or New Prospect Elementary for a turnaround and then this will definitely create a mess at the corner, especially during peak hours.

Another option for the resident from the new development may make a left turn onto Northpoint Parkway from the proposed driveway. This will be very dangerous and difficult as traffic from both directions are traveling at 40 miles per hour and I believe it is quite hazardous too. By foreseeing all these traffic issues, I strongly oppose the idea of re-zoning the subject property to CUP.

As a resident in the area, I strongly oppose the idea of re-zoning a O-I to CUP at that corner since traffic is quite terrible on Kimball Bridge Road during peak hours. I would suggest you to come over and get a hands on experience of what we experience during peak hours every day before you make your decision.

Thank you.
Doris Chan

From: [Woodman, Michael](#)
To: [Don Rolader](#)
Cc: [Taylor, Elicia](#)
Subject: FW:
Date: Friday, January 27, 2017 3:29:19 PM

FYI

From: Alyson Coffman [mailto:alyson.coffman@gmail.com]
Sent: Friday, January 27, 2017 3:26 PM
To: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject:

To Mr. Woodman, Alpharetta Planning Commissioners and Alpharetta City Council:

My name is Alyson Coffman and I am a resident of Kimball Farms. I am writing to strongly oppose the re-zoning of KB400 from O-I to CUP at the corner of Kimball Bridge and N Point Pkwy.

I am very concerned about re-zoning this land to high density residential (proposed 6.58 units/acre). Even considering the Kimball Bridge road expansion, this would cause a large traffic increase in an already congested area. There will be no safe way for those residents to turn left onto N Point Pkwy, especially during rush hour. There is also additional concern that they can only turn right onto Kimball Bridge. Those residents would rely on turning around at the front of Kimball Farms/New Prospect Elementary in order to go west on Kimball Bridge (or in front of Rock Mill Park). This would create an undue increase in traffic directly in front of a school and neighborhood.

I strongly urge you to deny this proposal to re-zone to CUP.

If the re-zoning request is approved, please consider a condition to reduce the re-zoning request to medium density residential (under 4 units/acre) to better match the current surrounding neighborhoods (nearby surrounding neighborhoods range from 1.9 units/acre to 4.9 units/acre).

Please help us protect our home values and not increase traffic congestion.

Thank you for your time,

Alyson

Alyson Coffman
Alyson.coffman@gmail.com

From: [Woodman, Michael](#)
To: don@roladerandrolader.com
Cc: [Taylor, Elicia](#); [Cook, Kathi](#)
Subject: Fwd: Re-zoning of KB400 from O-I to CUP at the corner of Kimball Bridge and N Point Pkwy
Date: Friday, January 27, 2017 4:14:34 PM

FYI

Sent from my iPhone

Begin forwarded message:

From: martin cone <mcone4402@yahoo.com>
Date: January 27, 2017 at 3:58:00 PM EST
To: mwoodman@alpharetta.ga.us
Cc: mcone4402@yahoo.com
Subject: RE: Re-zoning of KB400 from O-I to CUP at the corner of Kimball Bridge and N Point Pkwy

Hello Mr. Woodman,

My name is Martin Cone and I have been a resident of Kimball Farms since 1998. I am writing to strongly oppose the re-zoning of KB400 from O-I to CUP at the corner of Kimball Bridge and N Point Pkwy.

The lot presents logistic challenges, regardless of its final development. A high density residential development should be considered one of the least viable options for a variety of reasons:

- traffic - the intersection of NP & KB is already a disaster during rush hour. A housing development would require at least one entrance, on either KB or NP. The problem is, there is simply no good/safe place for that entrance.
- locale to the grade school - Im not quite sure how one would monitor/regulate those who would live in the proposed development, in order to ensure the children are safe from convicted offenders.

I'm sympathetic to the owner of the lot, as he/she/they have been trying to sell/develop the lot since I arrived in 1998. Unfortunately, the adage "location, location, location" applies here. Over the years, I've considered what could potentially go on the lot. It would have to be something that produces very little traffic and does not create any safety issues for the NP students. My thoughts include:

- a storage facility - they seem to be good investments; ascetically acceptable; low traffic; and free of safety issues
- a city park or maintenance facility - perhaps the city could build tennis courts our use it for storing City equipment
- City green space - maybe the city could buy and hold the property for future needs.

- small/low rise office space - probably the least desirable.

Bottom line, I do not believe a housing development of any sort will work on that lot.

Thanks for your time and consideration. I welcome your response.

Martin Cone
404-509-3445