

CITY OF ALPHARETTA

EA HOMES / Kevin Norton
FOR OFFICE USE ONLY

PUBLIC HEARING APPLICATION

Case #: _____

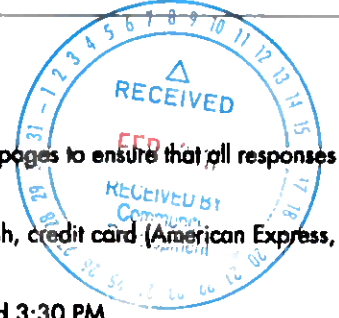
Fee Paid Initial: _____

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."
5. Applications will be accepted only 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: KEVIN NORTON Telephone: 404.951.6546

Address: 2503 CUMBERLAND PKWY. Suite: _____

City: ATLANTA State: GA Zip: 30339 Fax: _____

Mobile Tel: 404.951.6546 Email: k.nortone@eahomes.com

Subject Property Information:

Address: 122 - 204 THOMPSON ST. Current Zoning: DT-LW

District: 1 Section: 2ND Land Lot: 748/749 Parcel ID: _____

Proposed Zoning: DT-LW Current Use: RESIDENTIAL

This Application For (Check All That Apply):

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

EA HOMES / Kevin Norton
APPLICANT REQUEST AND INTENT

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

SINGLE FAMILY RESIDENTIAL

Applicant's Request (Please itemize the proposal):

- 1) REQUEST THAT THE MINIMUM LOT SIZE FOR SINGLE-FAMILY DETACHED BE REDUCED TO 1,800 SQUARE FEET.
- 2) REQUEST THAT ZONING CONDITION #2 BE UPDATED TO REFLECT CURRENT SITE PLAN (ATTACHED TO THIS APPLICATION).
- 3) REQUEST THAT ZONING CONDITION #15 BE UPDATED TO REFLECT CURRENT BUILDING ELEVATIONS.

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

APPLICANT BEGAN DEVELOPMENT WITH INTENT TO BUILD ATTACHED TOWNHOME UNITS FRONTING ALONG THOMPSON STREET BUT NOW WISHES TO BUILD DETACHED RESIDENTIAL UNITS ALONG THOMPSON STREET. APPLICANT ALSO WISHES TO ~~BE~~ INCLUDE UPDATED ARCHITECTURAL ELEVATIONS AND MATERIALS FOR THE UNITS ALONG THOMPSON STREET.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: KEVIN NORTON Telephone: 404.951.6546
 Address: 2303 CUMBERLAND PKWY. Suite: _____
 City: ATLANTA State: GA Zip: 30339

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

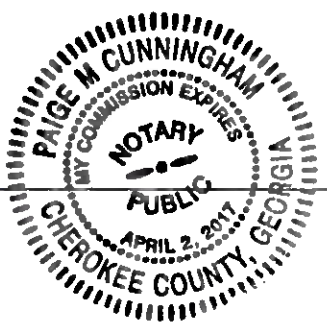
Identify Authorized Applicant:

Name of Authorized Applicant: CRP EAH TS, LLC Telephone: 770.541.5250
 Address: 2303 CUMBERLAND PKWY. Suite: _____
 City: ATLANTA State: GA Zip: 30339

So Sworn and Attested:

Owner Signature: [Signature] Date: 2/3/2017

Notary: _____
 Notary Signature: [Signature] Date: 2/3/17



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: CRP EAH TS, 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: _____ Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: 

Date: 2/3/17

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The proposed variance is consistent with the Downtown Live-Work zoning classification and is consistent with similar new single-family residential projects along Thompson Street.

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

The proposed development will enhance the value of surrounding properties and will include well-designed homes that fit with the character of redevelopment projects along Thompson Street.

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

Yes, the property is currently approved for 40 attached townhome units and we are now proposing to detach 17 of the residential units fronting Thompson Street.

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

There will be no effect on traffic in approving the requested variance.

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

There will be no effect on schools or utilities in approving the requested variance.

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

The subject property has already been approved under the DT-LW zoning classification for 40 townhome units. The requested variance allows for 17 detached and 23 attached residential units.

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

Based on our market research, we have found that a project mixed with both attached and detached residential units appeals to a broader buyer base and improves sales.

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: THOMPSON STREET TOWNHOMES

Contact Name: KEVIN NORTON Telephone: 404.951.6546

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.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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.

- Letter
- Telephone
- Email
- Personal Visits
- Group Meeting
- Other (Please Specify) _____

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.

Linda L & Douglas Avren or current property owner
205 Hembree Park Terr Roswell GA 30076

Old Milton Holdings
5100 Peachtree Parkway #200, Norcross GA 30092

Scott Gilkey or current property owner of 165 Thompson St
2095 Willshire GLN Alpharetta GA 30009
12 270407490238

James T Jones & Catherine G Jones or current property owner of 155 Thompson St
2305 Dinsmore Rd Alpharetta GA 30004
12 270407490659

Narden Kaldani or current property owner
145 Thompson St Alpharetta GA 30004
12 270407490667

KDC Thompson LLC
410 Peachtree Parkway Suite 4245, Cumming GA 30041

Newhall Land Co
2974 Hardman Ct Ne, Atlanta, Ga 30305

Notting Hill of Alpharetta
5100 Peachtree Parkway #2000, Norcross GA 30092
12 270407490626

United States Postal Service or current property owner of 2400 Old Milton Pky
1735 North Brown Rd Suite 200 Lawrenceville GA 30043 8153
12 270307480800

Robert D Cheeley or current property owner 218 Thompson St
5100 Peachtree Parkway #200, Norcross GA 30092
12 270407490493

Leslie Moss or current property owner
112 Thompson St Alpharetta GA 30004
12 270307480776

Academy Park Neighborhood Association INC
0 Academy St
P.O. Box 87363 Atlanta GA 30337
22 498312670284

Academy Park Neighborhood Association INC
1465 Northside Dr NW STE 128 Atlanta GA 30318 4244
22 514212670503

Dreyfus Properties LLC or current property owner of 72 Thompson St
6094 Odell St Cumming GA 30040
12 270307480396

Tiffany Square Homeowners Association Inc or current property owner
4004 Tiffant Sq Alpharetta GA 30009-3768

Tad D Ransopher or current property owner
82 Thompson St Alpharetta GA 30004

Douglas Avren or current property owner of 252 Thompson St
205 Hembree Park Terr Roswell GA 30076
12 270407490105

Richard Q Zhou or current property owner of 262 Thompson St
205 Ascalon Ct Alpharetta GA 30005
12 270407490113

Elvin L Aycock or current property owner of 66 Thompson Street
185 Thompson Street, Alpharetta GA 30009

David Porter or current property owner 2440 Old Milton Pky
376 Air Acres Way Woodstock GA 30188-2910

James & Catherine Jones or current property owner of 155 Thompson St
2305 Dinsmore Rd Alpharetta GA 30004

State Bank & Trust Company or current property owner of 2380 Old Milton Pkwy
4219 Forsyth Rd Macon GA 31208

Stature Properties LLC or current property owner 2300 Old Milton Pky
675 Seminole Ave Suite 301 Atlanta GA 30307

Blackwater Ventures LLC or current property owner of 2410 Old Milton Pky
306 Champions CT, Woodstock GA 30188

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: THOMPSON STREET TOWNHOMES

Contact Name: KEVIN NORTON Telephone: 404.951.6546

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

Method by which these individuals were contacted. Please mark all that apply. Please provide samples of any and all written communications used to provide notification.

- Letter
- Telephone
- Email
- Personal Visits
- Group Meeting
- Other (Please Specify) _____

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: _____ Date: _____

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 748 & 749, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

Beginning at a 1" rod found at the intersection of Land Lots 748, 749 and the Northern Right-of-Way line of Thompson St (30' Right-of-Way), said rod being the TRUE POINT OF BEGINNING; Thence continuing along said Right-of-Way line in a Northwesterly direction, North 85 degrees 38 minutes 57 seconds West, a distance of 93.37 feet to an iron pin set; Thence leaving the Northern Right-of-Way line of Thompson St (40' Right-of-Way), North 01 degrees 26 minutes 34 seconds East, a distance of 272.15 feet to an iron pin set; Thence South 89 degrees 50 minutes 44 seconds East, a distance of 94.85 feet to a 5/8" rebar found; Thence South 89 degrees 08 minutes 13 seconds East, a distance of 115.00 feet to an iron pin found; Thence South 89 degrees 10 minutes 42 seconds East, a distance of 99.96 feet to a point; Thence South 89 degrees 10 minutes 42 seconds East, a distance of 99.96 feet to an iron pin found; Thence South 89 degrees 10 minutes 44 seconds East, a distance of 99.98 feet to an iron pin found; Thence South 89 degrees 11 minutes 18 seconds East, a distance of 100.00 feet to an iron pin found; Thence South 89 degrees 10 minutes 54 seconds East, a distance of 99.90 feet to a point; Thence South 89 degrees 10 minutes 54 seconds East, a distance of 99.90 feet to a 5/8" rebar found; Thence South 02 degrees 07 minutes 19 seconds West, a distance of 363.22 feet to a 1" rod found on the Northern Right-of-Way line of Thompson St (30' Right-of-Way); Thence continuing along said Right-of-Way in a Northwesterly direction, North 82 degrees 28 minutes 44 seconds West, a distance of 99.86 feet to a point; Thence continuing along said Right-of-Way, North 82 degrees 28 minutes 44 seconds West, a distance of 99.85 feet to an iron pin found; Thence continuing along said Right-of-Way, North 82 degrees 24 minutes 12 seconds West, a distance of 99.97 feet to an iron pin found; Thence continuing along said Right-of-Way, North 82 degrees 31 minutes 45 seconds West, a distance of 100.01 feet to a point; Thence continuing along said Right-of-Way, North 82 degrees 31 minutes 45 seconds West, a distance of 100.01 feet to an iron pin found; Thence continuing along said Right-of-Way, North 82 degrees 33 minutes 00 seconds West, a distance of 100.04 feet to an iron pin found; Thence continuing along said Right-of-Way, North 82 degrees 04 minutes 10 seconds West, a distance of 116.31 feet to a 1" rod found, said rod being the TRUE POINT OF BEGINNING.

Said tract containing 5.860 acres.

CRP EAH TS, L.L.C.
2303 Cumberland Parkway, SE
Atlanta, Georgia 30339

February 8, 2017

Mr. Michael Woodman
Senior Planner
City of Alpharetta – Community Development Department
2 Park Plaza
Alpharetta, Georgia 30009

Re: Letter of Intent – Variance & Change in Zoning Conditions
Thompson Street Townhomes

Dear Mr. Woodman,

We respectfully request approval for a Variance and Change in Zoning Conditions to zoning case Z-15-06, dated October 26, 2015. We have already begun development of the project, but now seek City approval to make changes while we progress with the site work.

Our original approved site plan and zoning conditions had included forty (40) attached residential townhome units. We now wish to build 23 attached residential townhome units and 17 detached residential units, with the detached residential units all fronting along Thompson Street (as shown in the attached site plan). However, in an effort to provide the detached units, we have found that we do not meet the minimum lot size requirement of 2,500 square feet, even if we measure from the new Thompson Street right-of-way line back to the center of the alley being constructed for our project. We also wish to update the architectural building elevations that were originally approved under Z-15-06.

Given these constraints, we submit the following requests for approval of the Mayor and City Council:

1. We request that the minimum lot size for single-family detached residential be reduced to 1,800 square feet.
2. We request that Zoning Condition #2 be updated to reflect the current site plan that is attached to this application.
3. We request that Zoning Condition #15 be updated to reflect the current building elevations that are attached to this application.

Please let us know if you have questions or require additional information.

Sincerely,



Kevin S. Norton, P.E.
Vice President, Land Acquisition & Development