

## Taylor, Elicia

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**From:** Cook, Kathi  
**Sent:** Wednesday, September 28, 2016 11:48 AM  
**To:** Paula Milliard  
**Cc:** Taylor, Elicia; Woodman, Michael  
**Subject:** RE: Mixed-use development on S Main St.

Thank you for your comments, they will be included in the report to the Planning Commission and City Council.  
-Kathi Cook

-----Original Message-----

**From:** Paula Milliard [<mailto:pmilliard@yahoo.com>]  
**Sent:** Wednesday, September 28, 2016 10:50 AM  
**To:** Drinkard, James  
**Cc:** Cook, Kathi; Belle Isle, David  
**Subject:** Mixed-use development on S Main St.

The proposed mixed-use development off S Main St and Devore Rd sends up some red flags. ▶ ▶ ▶  
Yes, mixed-use is a great idea in this location, however, this developer is asking for a rezoning to make this a high density rental community in the heart of Alpharetta's downtown.  
200 multi-family rentals  
80 condo rentals  
64 detached home rentals  
5 and 6 stories high

My suggestion to the Planning Commission and City Council is to modify this project to:  
Moderate density - upscale condos and townhouses that are owned, not rented.  
This would be consistent with other downtown properties. Other developers have honored the city's and residents' vision. So should this developer.

There are no shortages of buyers in this area. A large rental community of this density would devalue the higher end town homes near by. It would also put a financial strain on nearby schools, police and fire department without giving back to the community in property taxes.

Thank you,  
Paula Milliard  
[pmilliard@yahoo.com](mailto:pmilliard@yahoo.com)

Sent from my iPad