

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: KB 400 Master Plan

Contact Name: Don Rolader

Telephone: 770-442-0330

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.

The City has received multiple emails from Kimball Farms residents with comments mainly regarding traffic, and subdivision access with some concerns on school population and land use change. The City has copies of those emails. Applicant has received and responded to 1 email (attached). Applicant has had previous meetings with Kimball Farms POA board members, and held a public information meeting on March 22, 2017. The meeting was held at 6pm at the offices of Wakefield Beasley, 5200 Avalon Blvd., Alpharetta, GA. A copy of the sign in sheet is attached.

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. samples attached

- | | |
|--|---|
| <input checked="" type="checkbox"/> Letter | <input type="checkbox"/> Personal Visits |
| <input type="checkbox"/> Telephone | <input checked="" type="checkbox"/> Group Meeting |
| <input checked="" type="checkbox"/> Email | <input type="checkbox"/> 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.

All those persons listed on Exhibit A attached hereto, and the Kimball Farms Homeowner's Association.

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: _____

Donald A. Rolader
Donald A. Rolader

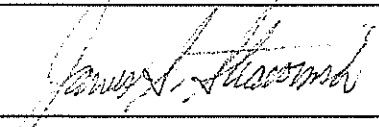


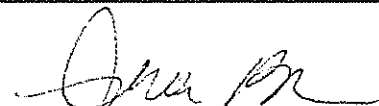
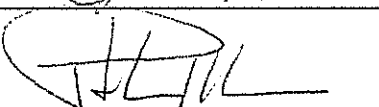
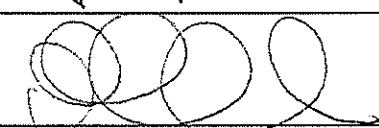
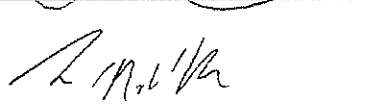
Date: 3/23/2017

Print Form

Kimball Bridge Rezoning Information Meeting

March 22, 2017

1699 Land Company, LLC

	Print Name	Signature	E-mail Address
1	JIM STRAWINSKI		JIMSTZAW@COMCAST.NET
2	Al Modglin		AL@MODGLIN.COM
3	Steve Walst		DLTANGO@HOTMAIL.COM
4	Gina Brown		ginaleo1@bellsouth.net
5	Percy Lindback		percy.lindback@gmail.com
6	RALPH EDWARDS		redwards@ebsprep.com
7	Mark Kochler		mark_inc@yahoo.com
8			
9			
10			
11			
12			
13			
14			

Don Rolader

From: Richard M. Morgan <rmm@morgandisalvo.com>
Sent: Tuesday, March 14, 2017 11:49 AM
To: Don Rolader
Cc: Frank Tetterton; Graves, Eric
Subject: Re: RMM - Rezoning App of 1699 Land Company, LLC / Kimball & NPP

Understood. Thank you for the clarification.

Richard M. Morgan

Morgan & DiSalvo, P.C.
5755 North Point Parkway, Suite 17
Alpharetta, Georgia 30022-1143
telephone: (678) 720-0750
facsimile: (678) 720-0746



www.morgandisalvo.com

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On Tue, Mar 14, 2017 at 9:56 AM, Don Rolader <don@roladerandrolader.com> wrote:

Richard, none of the homes has a driveway on North Point Parkway or Kimball Bridge Road. The homes are only accessible from within the subdivision. That is what is meant by "no homes will directly access North Point Parkway". There are entrances on North Point Parkway and Kimball Bridge Road for the subdivision. The gates will be set in from

the right of way to allow stacking off of the right of way. The gates will have transponders and will be triggered by devices in the residents' vehicles. They will not have to stop or push any buttons to enter. They simply drive up to the gate and it opens. The subdivision will be gated to prevent any cut through traffic between Kimball Bridge Road and North Point Parkway. There are only 61 homes in the development so we expect no delay at the entry points. This property is presently zoned O&I for "corporate office" development. A major office center with parking decks and far more traffic could be constructed without any consideration or action by the City Council. The proposal represents a much softer use of the property. Please let me know if I can be of further assistance. Thanks, Don Rolader

From: Richard M. Morgan [mailto:rmm@morgandisalvo.com]
Sent: Tuesday, March 14, 2017 9:40 AM
To: don@roladerandrolader.com
Subject: RMM - Rezoning App of 1699 Land Company, LLC / Kimball & NPP

Don, I just reviewed the letter and proposed plat sent to me. I am confused by it, as it states that no no homes will directly access North Point Parkway but the only entrance I see on the Plat is on NPP. Further, it is gated, which could lead to back ups as people try to get by the closed gate. How is this supposed to work on this extremely busy and backed up road anywhere near rush hour traffic in the later afternoon hours? Thanks.

Richard M. Morgan

Morgan & DiSalvo, P.C.
5755 North Point Parkway, Suite 17
Alpharetta, Georgia 30022-1143
telephone: (678) 720-0750
facsimile: (678) 720-0746



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Don Rolader

From: Amanda Mathis <amanda.mathis@thesrteam.com>
Sent: Tuesday, March 14, 2017 10:09 AM
To: Frank Tetterton (Gmail); 'Don Rolader'
Subject: RE: HOA meeting

- Met with Ron and Al on 10/22/15
- Met with Ron and Al on 11/20/15
- Phone call with Ron and Al on 2/22/16
- Emailed update on hearing dates on 1/13/17
- Met with Ron and Al on 1/20/17
- Frank emailed a write up and a new plan on 2/18/17
- Emailed new plans and letter for the HOA to them on 3/9/17

Frank let me know if you have anymore.

Thanks.



A BUILDER FOCUSED ON YOU!

Amanda Mathis

Land Development Administration

T: 678-252-2510



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From: Frank Tetterton [mailto:ftetterton@gmail.com]
Sent: Tuesday, March 14, 2017 10:09 AM
To: Amanda Mathis [mailto:amanda.mathis@thesrteam.com]; Don Rolader [mailto:rolader@thesrteam.com]
Subject: RE: HOA meeting

March 10, 2017

RE; Rezoning Application of 1699 Land Company, LLC for 12.46 acres at the intersection of Kimball Bridge Road and North Point Parkway; Rezoning from O&I to R-8 A/D Dwelling, "For-Sale", Attached/Detached Residential-Medium Density

Dear Property Owner:

1699 Land Company, LLC has amended its rezoning application in several significant aspects. A site plan is attached for your consideration. The revised application requests 61 single family detached homes in a gated subdivision with private streets. The resulting density will be 4.89 units per acre. The request has changed from C.U.P. to R-8 A/D.

The interior roads will not allow any public access or "cut through" traffic. The homes will be a minimum of 2,400 square feet, and the price point is anticipated to be from \$500,000.00. No homes will directly access North Point Parkway or Kimball Bridge Road. The project will contain 2.09 acres of open space with parks and a trail. Pedestrian access to sidewalks along Kimball Bridge Road and North Point Parkway will be provided through pedestrian gates from the community.

The traffic generated by the proposed development is 82% less than what than that which could be generated by an office development under the current O&I zoning category. The density of this project has been reduced 36% from the initial request and townhome product has been eliminated.

The application includes a master plan amendment, Comprehensive Plan Amendment and the three Variances shown on the site plan.

If you have questions or would like additional information, please contact our representative, Don Rolader. His address is 1865 Lockeway Drive, Suite 601, Alpharetta, GA. His phone number is 770-442-0330 and his fax number is 770-442-0641. His email address is don@roladerandrolader.com.

Thank you for your consideration of this application.

Sincerely,

1699 Land Company, LLC
Mark T. Whitmire, Manager
(678) 252-2500

cc: City of Alpharetta Community Development Department

Exhibit "A" (page 1)

312 HOLDINGS LLC

Or Current Property Owner

1905 WILLSHIRE GLN ALPHARETTA GA 30009

AEG HOLDINGS LLC

Or Current Property Owner

5755 NORTH POINT PKWY # #37 ALPHARETTA GA 30022

ALPHARETTA WELLNESS CLINIC LLC

Or Current Property Owner

5755 NORTH POINT PKWY UNIT 89 ALPHARETTA GA 30022

AMLI AT MILTON PARK LLC

Or Current Property Owner

200 W MONROE ST STE 2200 CHICAGO IL 60606

ANTHEM HOLDINGS LLC

Or Current Property Owner

5755 N POINT PKWY SUITE 96 ALPHARETTA GA 30022

ASSURANCE FORENSIC ACCOUNTING LLC

Or Current Property Owner

2180 SATELLITE BLVD STE 400 DULUTH GA 30097-4927

BHARATH SAMBA MURTHY & GEETHA

Or Current Property Owner

1410 BITTERCRESS CT ALPHARETTA GA 30005

BLOOM INVESTMENTS LLC

Or Current Property Owner

750 PIMLICON PL SUWANEE GA 30024

BLUE FROG CAPITAL MANAGEMENT LLC

Or Current Property Owner

5755 NORTH POINT PKWY # 50 ALPHARETTA GA 30022

BREEN HOLDINGS OF GEORGIA LLC

Or Current Property Owner

5755 NORTH POINT PKWY STE 260 ALPHARETTA GA 30022

BUFORD CARE INC

Or Current Property Owner

2721 BUFORD HWY BUFORD GA 30518

CABOT INVESTMENTS LLC

Or Current Property Owner

1689 DULUTH HWY LAWRENCEVILLE GA 30043-5010

CASE HOLDING GROUP LLC

Or Current Property Owner

315 BOUNDARY PL ROSWELL GA 30075

CHRISTI PROPERTY LLC

Or Current Property Owner

550 PHARR RD # 410 ATLANTA GA 30305

FOUR HUNDRED CRESTLINE L L C

Or Current Property Owner

3000 ROYAL BLVD S ALPHARETTA GA 30022-4432

FULTON COUNTY BOARD OF EDUCATION

Or Current Property Owner

786 CLEVELAND AVE ATLANTA GA 30315

HOUSE & ASSOC INC

Or Current Property Owner

5755 NORTH POINT PKWY # 36 ALPHARETTA GA 30022

HOUSE WILLIAM A

Or Current Property Owner

5755 N POINT PKWY SUITE 36 ALPHARETTA GA 30022

INERTIA REHABILITATION ASSOC INC

Or Current Property Owner

5755 NORTH POINT PKWY STE 31 ALPHARETTA GA 30022

JIA XIANGMING ZHAO ZILIN

Or Current Property Owner

955 WATER GROVE CT ROSWELL GA 30075

JJM REAL ESTATE LTD

Or Current Property Owner

4646 NORTH SHALLOWFORD RD ATLANTA GA 30338

KENNEMORE WILLIAM L

Or Current Property Owner

5755 NORTH POINT PKWY # 20 ALPHARETTA GA 30022

KIMBALL BRIDGE HOLDINGS LLC

Or Current Property Owner

4905 NORTH POINT PKWY ALPHARETTA GA 30022

LH INVESTMENTS LLC

Or Current Property Owner

265 DUNHILL WAY ALPHARETTA GA 30005

LI YONG & DENG YOUYING

Or Current Property Owner

5755 N POINT PKWY SUITE 95 ALPHARETTA GA 30022

LISA SHIPPEL LAW LLC

Or Current Property Owner

5755 N POINT PKWY STE 90 ALPHARETTA GA 30022

MACINTOSH DAVID C & MONICA L TRS OF THE MACINTOSH REVOC TR

Or Current Property Owner

22300 MC CAULEY RD SHAKER HEIGHTS OH 44122

MATHERLY W RICHARD

Or Current Property Owner

5755 NORTH POINT PKWY # 21 ALPHARETTA GA 30022

MCI COMMUNICATIONS SERVICES INC

Or Current Property Owner

7701 E TELECOM PKWY TAMPA FL 33637

NEO REALTY LLC

Or Current Property Owner

5755 NORTH POINT PKWY # #17 ALPHARETTA GA 30022-1143

Exhibit "A" (page 2)

NIDHI NITYA 81&82 LLC
Or Current Property Owner
5755 N POINT PKWY SUITE 85 ALPHARETTA GA 30022

NORTHPOINT PARK 5152 LLC
Or Current Property Owner
5755 N POINT PKWY STE 85 ALPHARETTA GA 30022

PALMER HOUSE LLC
Or Current Property Owner
2911 PIEDMONT RD NE SUITE B ATLANTA GA 30305

PAT LLC
Or Current Property Owner
5755 NORTH POINT PKWY # 93 ALPHARETTA GA
30022

PHILIP REID REALTY LLC
Or Current Property Owner
360 SUMMER SHADE LN ROSWELL GA 30075

PLA MILTON PARK LLC
Or Current Property Owner
200 W MONROE ST STE 2200 CHICAGO IL 60606

ROYAL FOREST PARTNERS LLC
Or Current Property Owner
P O BOX 98309 ATLANTA GA 30359

SAMANTHA ASSOCIATES LLC
Or Current Property Owner
3520 PIEDMONT RD STE 125 ATLANTA GA 30305

SAMATHA ASSOC L L C
Or Current Property Owner
3520 PIEDMONT RD NE SUITE 125 ATLANTA GA 30305-1516

SL PROPERTY HOLDING LLC
Or Current Property Owner
730 CULWORTH MNR ALPHARETTA GA 30022

SUGAROAK KIMBALL ROYAL LLC
Or Current Property Owner
481 CARLISLE DR HERNDON VA 20170-4830

TALCOTT III TWO HUNDRED MILTON PARK LLC
Or Current Property Owner
1 FINANCIAL PLAZA HARTFORD CT 06103

V & R INVESTMENTS LLC
Or Current Property Owner
3 VANDY CT SAVANNAH GA 31411

VALUE PLUS VENTURES LLC
Or Current Property Owner
5755 NORTHPOINT PKWY STE 41 ALPHARETTA GA 30022

WACHOVIA BANK NATIONAL ASSN
Or Current Property Owner
P.O. BOX 2609 CARLSBAD CA 92018-2609