

# MEMORANDUM



To: Honorable Mayor and City Council  
Mortimer Smedley, Interim City Manager  
Planning Commission  
Jeanette Marchiafava, City Clerk  
Alice Wakefield, Director of Community Development  
Daniel Drake, PE, AICP, Director of Public Works  
Sara Leaders, Transportation Planning  
Mark Law, Arborist  
Deb Harrell, Public Safety  
Melissa Henderson, Fire Marshal  
Outside Agencies

From: Robyn MacDonald, Planner, Community Development

Date: October 22, 2008

Re: Preliminary Zoning Agenda **Community Zoning Information Meeting (CZIM)**  
**Wednesday, October 29, 2008 - 7:00 PM at City Hall**

**Design Review Board (DRB)**  
**Tuesday, November 4, 2008 – 6:00 PM at City Hall**

**Planning Commission**  
**Tuesday, November 25, 2008 - 7:00 PM at City Hall**

**Mayor and City Council**  
**Monday, December 15, 2008 - 6:00 PM at City Hall**

Please submit any comments you have regarding the following cases to Robyn MacDonald, 678-242-2540, by **November 3, 2008**.

Please be advised, the material details of the rezoning and use petitions received on or before the October 7, 2008 submittal deadline are as follows:

**REZONINGS/USE PERMITS**

<b>Agenda Item/ Location/Applicant</b>	<b>Request</b>
RZ08-10 622 N. Main Street Milton, GA 30004 Larry Singleton ADT Real Estate, LLC	1) To develop a 21,060 square foot home fashion center at a density of 9,572.72 square feet per acre on 2.26 acres.

**PROJECT NAME**  
Home Fashion Center

<b>PROPERTY INFORMATION</b>	
<b>ADDRESS</b>	622 N. Main Street
<b>DISTRICT, LAND LOT</b>	2/2
<b>OVERLAY DISTRICT</b>	SR 9
<b>EXISTING ZONING</b>	C-2 (Commercial) Z00-028
<b>PROPOSED ZONING</b>	C-1 (Community Business)
<b>ACRES</b>	2.26
<b>EXISTING USE</b>	Single Family Residence
<b>PROPOSED USE</b>	Retail Home Fashion Center

**OWNER** David Burre, Edward Jones, Custodian  
**ADDRESS** 11660 Alpharetta Hwy, Suite 100  
Roswell, GA 30076

**PETITIONER/REPRESENTATIVE** Larry Singleton, EDT Real Estate, LLC  
**ADDRESS** 1705 Enterprise Way, Suite 200  
Marietta, GA 30057  
**PHONE** 770-980-0400

<b>INTENT</b>
To develop a 21,060 square foot home fashion center at a density of 9,572.72 square feet per acre on 2.26 acres

# HOME FASHION CENTER

622 NORTH MAIN STREET  
MILTON, GEORGIA 30004

**SITE INFORMATION:**

**DESCRIPTION:**  
LAND LOT 1199-124  
TAX PARI 22-006110024  
TAX PARCEL 22-006110024  
SECOND SECTION OF  
THE CITY OF MILTON  
MILTON, GEORGIA  
DISTRICT ZONING C-1  
PROPOSED ZONING C-1

**AREA:**  
TOTAL AREA: 16,243.9 SQUARE FEET  
TOTAL ACRES: 2.362 ACRES  
CONTIGUOUS ACRES: 2.362 ACRES

**PROJECT CONTACTS:**

**OWNERS:**  
DAVID A. BURRILL  
DAVID A. BURRILL  
3110 SANDY SPARKS, CUSTODIAN  
MILTON, GEORGIA 30004  
770-462-3923 FAX  
770-462-3926 FPC

**DEVELOPER:**  
EDY  
DEVELOPMENT COMPANY, INC  
2410 COLLETTA AVENUE  
SUITE 200  
MILTON, GEORGIA 30004  
770-881-8400 PHONE  
770-881-8200 FAX

**ARCHITECT:**  
SHAPIRO + PARTNERS  
300 RIVERSIDE AVENUE SUITE 300  
ALBANY, GEORGIA 31702  
904-212-9700 FAX  
904-212-9701 FAX

**LAND SURVEYOR:**  
DAVID A. BURRILL  
ENGINEERS & SURVEYORS INC.  
1406 ALPHARETTA WAY  
SUITE 100  
MILTON, GEORGIA 30004  
770-462-3923 PHONE  
770-462-3926 FAX  
CONTACT: DAVID BURRILL

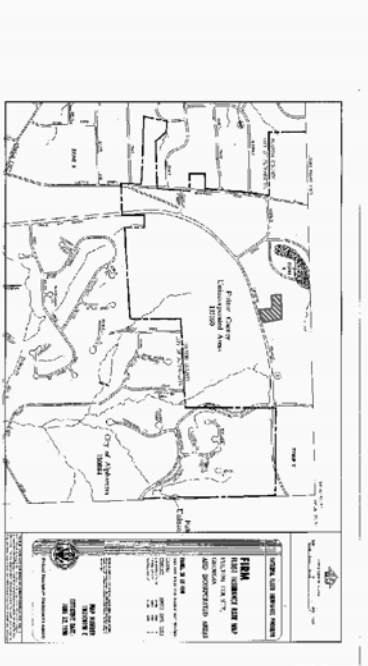
**SITE LOCATION:**



**LEGAL DESCRIPTION:**

All that part or parcel of land being in the City of Milton, Land Lot 1199 and 1234, 2nd District, 2nd Section of Milton County, Georgia being more particularly described as follows:  
Beginning at the point of intersection between the Western Right of Way of Sandy Sparks Road and the Eastern Right of Way of Sandy Sparks Road; thence North along the Eastern Right of Way of Sandy Sparks Road a distance of 104.07 feet to an iron pin stake set at the intersection of the Eastern Right of Way of Sandy Sparks Road and the Eastern Right of Way of Sandy Sparks Road; thence East along the Eastern Right of Way of Sandy Sparks Road a distance of 144.96 feet to an iron pin stake set at the intersection of the Eastern Right of Way of Sandy Sparks Road and the Eastern Right of Way of Sandy Sparks Road; thence South along the Eastern Right of Way of Sandy Sparks Road a distance of 131.97 feet to an iron pin stake set at the intersection of the Eastern Right of Way of Sandy Sparks Road and the Eastern Right of Way of Sandy Sparks Road; thence West along the Eastern Right of Way of Sandy Sparks Road a distance of 104.07 feet to an iron pin stake set at the intersection of the Eastern Right of Way of Sandy Sparks Road and the Eastern Right of Way of Sandy Sparks Road. Containing 2.362 acres being the same as shown on the Survey map of Sandy Sparks Road prepared by David A. Burrill Registered Professional Surveyor.  
Dated July 10, 2003.

**FLOOD INSURANCE RATE MAP:**



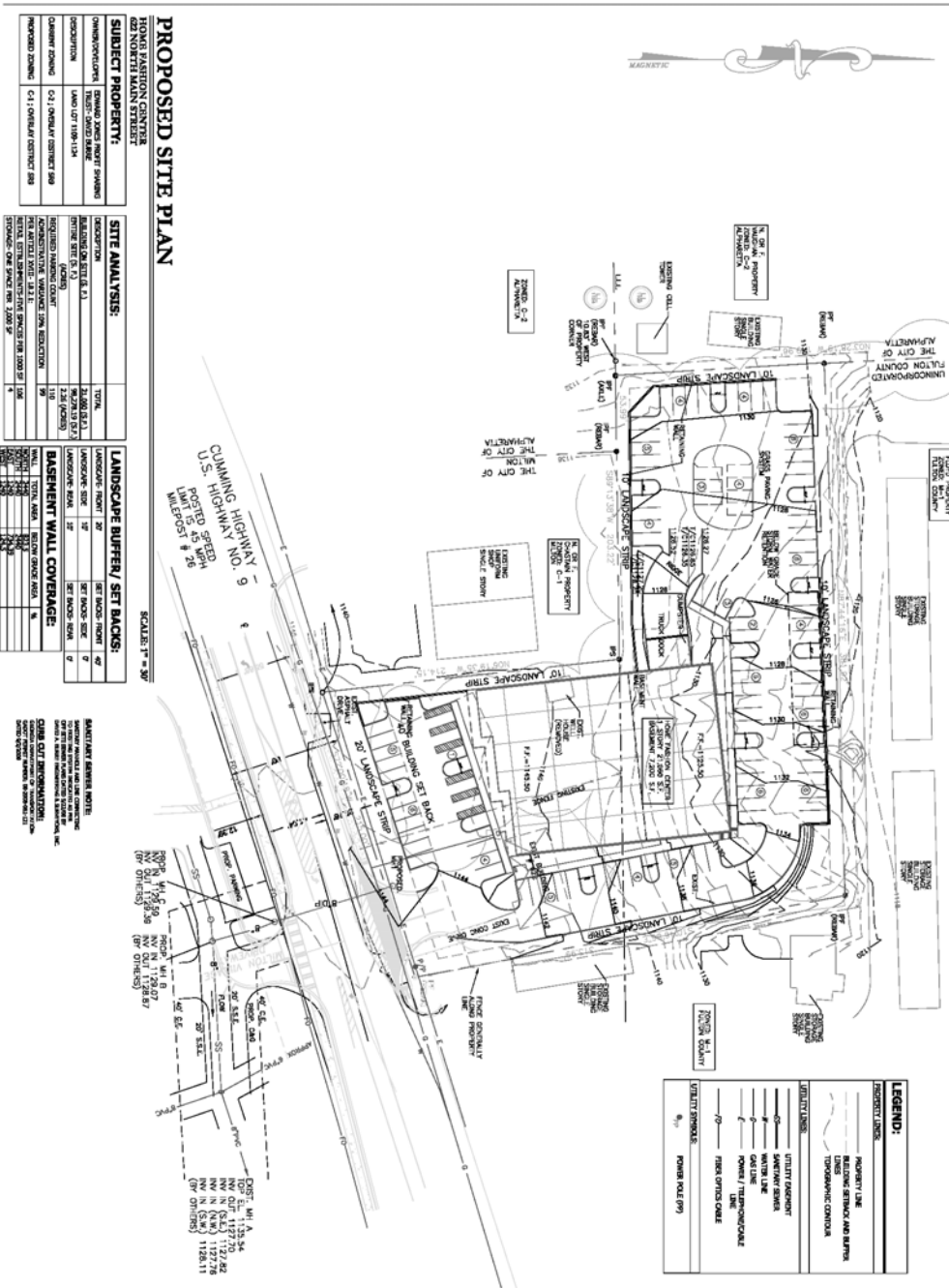
**FLOOD HAZARD NOTE:**  
THIS PROPERTY IS NOT CONTAINED WITHIN THE LIMITS OF A FLOOD ZONE AS SHOWN BY THE FLOOD HAZARD BOUNDARY MAP OF THE CITY OF MILTON, MILTON COUNTY, GA. GOVERNMENT PANEL NO. 1312100058 IN MOST RECENTLY ISSUED FIRM PANEL S8 OF 499.

**FIRM PANEL S8 OF 499**     **MAP NUMBER: 1312100058 B**

**Home Fashion Center**  
622 North Main Street  
Milton, Georgia 30004

NO.	DESCRIPTION	DATE

Client Information  
 Name: Home Fashion Center  
 Date: 7/10/03  
 Project No: 03-001  
 Title: COVER SHEET  
 Prepared by: DB



**PROPOSED SITE PLAN**

**SUBJECT PROPERTY:**

OWNER/DEVELOPER:	HOME FASHION CENTER
ADDRESS:	622 NORTH MAIN STREET
PROJECT:	RENOVATION AND REDEVELOPMENT
DATE:	APRIL 27, 2008
PROJECT NO.:	01-10000000000000000000
PROJECT NO.:	01-10000000000000000000

**SITE ANALYSIS:**

DESCRIPTION:	TOTAL	24,800 (S.F.)
EXISTING IMPROVEMENTS:	EXISTING IMPROVEMENTS	2,500 (S.F.)
REQUIRED IMPROVEMENTS:	REQUIRED IMPROVEMENTS	22,300 (S.F.)
NET AVAILABLE AREA:	NET AVAILABLE AREA	22,300 (S.F.)
STORAGE CAPACITY:	STORAGE CAPACITY	100

**LANDSCAPE BUFFER/SET BACKS:**

LANDSCAPE BUFFER:	20'	SET BACKS FRONT:	40'
LANDSCAPE BUFFER:	20'	SET BACKS SIDE:	0'
LANDSCAPE BUFFER:	20'	SET BACKS REAR:	0'
LANDSCAPE BUFFER:	20'	SET BACKS CORNER:	0'

**BASEMENT WALL COVERAGE:**

BASEMENT WALL COVERAGE:	BASEMENT WALL COVERAGE	100%
BASEMENT WALL COVERAGE:	BASEMENT WALL COVERAGE	100%

**MANUFACTURED HOME NOTE:**  
 MANUFACTURED HOMES ARE TO BE CONSTRUCTED ON PIER FOUNDATIONS. THE FOUNDATIONS SHALL BE CONSTRUCTED TO SUPPORT THE MANUFACTURED HOME. THE FOUNDATIONS SHALL BE CONSTRUCTED TO SUPPORT THE MANUFACTURED HOME. THE FOUNDATIONS SHALL BE CONSTRUCTED TO SUPPORT THE MANUFACTURED HOME.

**LEGEND:**

**PROPERTY LINES:**  
 - - - - - PROPERTY LINE  
 - - - - - EASEMENT LINE  
 - - - - - EASEMENT LINE  
 - - - - - EASEMENT LINE

**UTILITY LINES:**  
 - - - - - UTILITY EASEMENT  
 - - - - - WATER LINE  
 - - - - - POWER / TELEPHONE/CABLE  
 - - - - - FIBER OPTIC CABLE

**UTILITY SYMBOLS:**  
 - - - - - POWER POLE (PP)

**Home Fashion Center**  
 622 North Main Street  
 Milton, Georgia 30004

**PROPOSED SITE PLAN**

**2 OF 3**



## EDT REAL ESTATE, LLC

1705 ENTERPRISE WAY, SUITE 200, MARIETTA, GA 30067  
TELEPHONE: 770.988.0400 FAX: 770.988.0300

WEBSITE: WWW.EDTRE.COM

**RECEIVED**

OCT 07 2008

City of Milton  
Community Development

October 6, 2008

Mayor and City Council  
City of Milton  
13000 Deerfield Parkway, Suite 107  
Milton, Georgia 30004

**RE:** Rezoning Application within the State Road 9 Overlay District, property known as 612 and 622 North Main Street, Milton, Georgia 30004; and being approximately 2.26 acres of land located in Land Lots 1109 – 1124 of District 212, City of Milton, Fulton County, Georgia (Use – Retail Building/New Construction)

Dear Honorable Mayor and Council Members:

This firm represents EDT Development Company, Inc., the Applicant on the above referenced Application. This letter is Applicant's Letter of Intent for this Rezoning Application. The ownership of the property is currently vested in David A. Burra and David A. Burra, IRA-Edward D. Jones, Custodian.

The property contains 2.26 acres is located along the western side of North Main Street (aka State Route 9), just south of its signalized intersection with Cogburn Road. The property is located within the State Route 9 Overlay District. The property is bordered on the north and west by a Public Storage facility; it is bounded on the south by the Uniform Depot retail facility; and, across North Main Street to the east is a 1.896 acre tract zoned C-1 and permitted by Fulton County as Milton Village retail development. The Applicant seeks to obtain your approval and construct a single-story, 21,060 square foot retail facility that will house a home fashion and design center. The facility will also contain 7, 200 square feet of basement space to be utilized exclusively for receiving and storage.

The Application requests that the property be rezoned from C-2, Commercial District to C-1, Commercial District to allow for the construction of said 21,060 square foot home fashion and design center. Said facility will have an overall density of 9,319 square feet per acre. This type of retail use is permitted in the State Route 9 Overlay District and is a consistent in affording the highest and best use of the site given the surrounding developments.

The Applicant is also respectfully requesting that the Director of Community Development and Mayor and City Council Issue an administrative variance for a 10% reduction in the number of required parking spaces. The attached site plan reveals that there will be total of 110 parking spaces plus the spaces allocated for receiving at the basement level entrance. The variance is being requested as this falls slightly below the requirement as set forth in the district regulations. The reduction in the parking requirement is being requested due to grading and landscaping issues within the site.

**RZ08-010**

Mayor and City Council  
October 6, 2008  
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This Application is made without Applicant relinquishing their rights under the Fifth and Fourteenth Amendments to the Constitution of the United States, as well as Article I, Section 1, Paragraph 1; Article I, Section 3, Paragraph 1(a); and, Article III, Section 6, Paragraph 2 of the Constitution of the State of Georgia (1983).

The Applicant respectfully requests that the Mayor and City Council of the City of Milton grant this rezoning and administrative variance request.

Respectfully submitted,



Larry G. Singleton, Jr.  
President & Managing Broker  
EDT Real Estate, LLC

Enclosures