

MEMORANDUM



To: Honorable Mayor and City Council
Chris Lagerbloom, Interim City Manager
Planning Commission
Jeanette Marchiafava, City Clerk
Tom Wilson, Director of Community Development
Daniel Drake, PE, AICP, Director of Public Works
Mike Tuller, Deputy Director of Community Development
Sara Leaders, Transportation Planning
Mark Law, Arborist
Deb Harrell, Public Safety
Chad McGiboney, Fire
Outside Agencies

From: Robyn MacDonald, Planner, Community Development

Date: April 7, 2008

Re: Preliminary Modification Agenda **Community Zoning Information Meeting (CZIM)
Wednesday, April 23, 2008 - 7:00 PM at City Hall**

**Mayor and City Council
Monday, May 19, 2008 - 6:00 PM at City Hall**

Please submit any comments you have regarding the following cases to Robyn MacDonald, 678-242-2540, by **May 6, 2008**.

Please be advised, the material details of the Modifications received on or before the April 1, 2008 submittal deadline are as follows:

Modifications	
Agenda Item/ Location/Applicant	Request
ZM08-02 South Side of Hwy 9/West of Sunfish Bend North Valley Shopping Center El Mina Inc.	To modify condition 2.a. to modify the site plan.

North Valley Shopping Center

PROPERTY INFORMATION

ADDRESS Southside of Hwy 9 west of Sunfish Bend

DISTRICT, LAND LOT 2/2, 758

OVERLAY DISTRICT State Route 9

EXISTING ZONING C-1 (Community Business) RZ03-140

EXISTING USE Undeveloped

PROPOSED USE Retail within 3 buildings for a total of 32,125 square feet and Office within 5 buildings for a total of 29,250 square feet for a total of 61, 375 square feet.

PETITIONER El Mina Inc.

ADDRESS 5914 Old Dahlonga Hwy, Murrayville, GA 30564

PHONE 404-597-6745

APPLICANT'S REQUEST:

- 1) To modify Condition 2.a. of RZ03-140, to modify the site plan.

LOCATION MAP

ZM08-02





5914 OLD DAHLONEGA HWY, MURRAYVILLE, GA 30084, TEL 404 597 6745/FAX: 404 806 5112

March 29, 2008
Planning Department
City of Milton
13000 Deerfield Pkwy, Suite 107C
Milton, GA 30004

To Whom It May Concern:

RE: Modification to Approved Concept Plan North Valley Project Site, Hwy 9, Cumming, GA.

El Mina, Inc. kindly requests your review a modification to the revised concept plan layout for the above referenced project. Modification resulting from Georgia Department of Transportation (GDOT) decision to restrict the number of driveway access to Hwy 9 from 2 to 1, plus a right in only. GDOT restrictions have resulted in having to revise the layout so as to improved flow of traffic into and out of the development. Additionally the approved concept plan called for open detention pond. Revised plan proposes an underground detention pond

Previous Fulton County Zoning Numbers: 2003Z-0140 NFC, 2006ZM-0011 NFC and 2006VC-0036 NFC

Property Owner: Vanguard BD, LLC - 6820 Buford Hwy, Norcross, GA 30071, tel. number: 770 652 7744

Contact Information: George Awuku, P.E. - El Mina, Inc., 5914 Old Dahlonega Hwy, Murrayville, GA 30514.

The attached plans prepared in consultation with Patrick Allen (District Access Manager) indicate the number of access points, general design requirements for deceleration lanes, left turn lane and other right of ways improvements.

Should you require additional information please feel free to contact the undersigned
Sincerely,


George Awuku, P.E.
President
El Mina Inc.

ZM08-02
RECEIVED
MAR 31 2008
City of Milton
Community Development

