

# GOVERNMENT OF THE CITY OF SOUTH FULTON

ODIE DONALD II  
CITY MANAGER



SHAYLA REED  
DIRECTOR  
COMMUNITY DEVELOPMENT &  
REGULATORY AFFAIRS

## MEMORANDUM

**TO:** City Planning Commission and City Council  
**FROM:** Planning & Zoning Division  
**SUBJECT:** Z20-002 for 2210 Wallace Rd  
**MEETING DATE:** October 27, 2020

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Applicant seeks to rezone from **AG-1 (Agricultural District)** to **CUP (Community Unit Plan)**

**STAFF RECOMMENDATION: Approval with Conditions**

**PLANNING COMMISSION RECOMMENDATION: Denial**

cc: Diane White, City Clerk

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**APPLICATION INFORMATION**

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|   |   |
|---|---|
| Applicant Information:                                      | Udi Goldstein<br>2015 Parkhaven Ct.<br>Roswell GA 30076   |
| Status of Applicant:  | Owner of property; intent is to rezone for residential development  |
| City Council District(s):                                   | District 1  |
| Parcel ID Number:   | 14F0105 LL0042  |
| Area of Property:   | 12.6 Acres  |
| Current/Past Use of the Property:                           | A single family dwelling.   |
| Prior Zoning Cases/History:                                 | None  |
| Surrounding Zoning:   | <u>North:</u> R-3 and AG-1<br><u>South:</u> CUP<br><u>East:</u> R-3<br><u>West:</u> R-3 and AG-1  |
| 2035 Future Land Use Designation:                           | <u>Character Type:</u> Suburban Neighborhood<br><u>Land Uses:</u> Residential 2 to 3 Units per acre, Open Space, Public, Semi-Public and Institutional<br><u>Zonings:</u> R-3, R-3A, R-4A, CUP, NUP |
| Compatibility to the Fulton County 2035 Comprehensive Plan: | Yes   |
| Overlay District:   | Sandtown Overlay District   |
| Public Utilities:   | Water service is provided to this site by City of Atlanta.<br>Sewer service is available to the site by Fulton County.<br>Any extension of sewer service is the responsibility of the developer.    |
| Public Services:  | Police and fire services are available to the site by the City of South Fulton.   |
| Transportation:   | <u>Street:</u> Wallace Road and Campbellton Rd.<br><br><u>Classification:</u> Collector Street  |

Public Transit: MARTA is not available to the site

Bike/Pedestrian Access: No sidewalk or bicycle lanes

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Parking Required (Retail/Service Stations): N/A

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## MAPS

### **City of South Fulton Zoning and Aerial Map:**

(see attached)

### **Proposed Site Plan:**

(see attached)

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## PUBLIC PARTICIPATION

The first public participation meeting was held August 13, 2020 from 7-8pm via zoom. The meeting notes are attached.

PC asked the applicant to host a second meeting, and that was completed on September 3, 2020 from 6-7pm via Zoom. The meeting notes are attached.

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## ZONING IMPACT ANALYSIS

### **1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;**

Yes. The site is undeveloped and is in character of the neighboring South Fulton properties adjacent to the site and at the intersection of Campbellton Road and Wallace Road. The area is primarily residential with commercial nodes at the intersections of Campbellton Rd. and Boat Rock Road to the East, and Campbellton Rd. and Camp Creek Pkwy to the West. There are also some industrial properties farther to the North down Camp Creek Parkway. The Community Unit Plan will fit nicely with the surrounding zoning classifications and suburban neighborhood nature of the area.

### **2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;**

No. The proposed future development is similar to what has already been built in the area. It would fit in appropriately and would not affect any existing use. Additionally, this development is not proposed to interfere with the surrounding community in terms of traffic flows.

**3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;**

The subject property has historically been maintained as a single-family residence. Although it could certainly remain zoned as such, rezoning to CUP would not impede the historical nature in this area if it is conducive to the community's evolving need for quality housing. Additionally, given the large are of the property, rezoning it for new development would be suitable and provide a higher and/or more relevant economic use.

**4. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;**

No. The proposal is for a future medium density residential area that would not be significantly impactful to the existing infrastructure. Current infrastructure is sufficient for what is in the area.

**5. Whether the zoning proposal is in conformity with the policies and intent of the land use plan;**

Yes. The zoning requested is a type specifically listed as appropriate for the area.

**6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; and**

No. There are no other pertinent conditions or concerns with this site.

**7. Whether the zoning proposal will permit a use which can be considered environmentally adverse to the natural resources, environment and citizens of City of South Fulton.**

No. The uses allowable under this zoning are suitable for the area, and any site environmental concerns would have to be addressed in any development plan.

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**STAFF COMMENTS**

Engineering: Requested information, none provided.

Environmental: Requested information, none provided.

Public Works: Requested information, none provided.

Transportation: Not large enough development to require a traffic study. Development probably will not require decel lanes or a second access point.

MARTA: Requested information, none provided.

Fulton County Health Department: Requested information, none provided.

Fulton County Schools: Requested information, none provided.

Fire: Requested information, none provided.

Legal: Requested information, none provided.

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## **PLANNER'S RECOMMENDATION**

Approval. This development is highly suitable for the area, would be an improvement to the site, and would help to fulfill a continued need for quality housing.

During consultation with the applicant, they proposed the following development conditions, which were agreed upon:

- A. Height regulations: No building shall exceed 40 feet in height
- B. Minimum front yard: 20 feet
- C. Minimum side yard:
  - 5 feet adjacent to interior lot lines
  - 15 feet adjacent to street
- D. Minimum rear yard: 35 feet
- E. Minimum lot area: 8,000 square feet
- F. Minimum lot width: 60 feet
- G. Minimum lot frontage: 35 feet adjoining a street
- H. Minimum building heated space: 1,000 s.f.
- I. Open space provided = 1.5 acres
- J. Developed area = 11.1 acres
- K. Site density = 3.0 units/acre

Any additional specific concerns with the livability of the development would be considered when the applicant requested their Land Disturbance permits.

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## **PLANNING COMMISSION RECOMMENDATION**

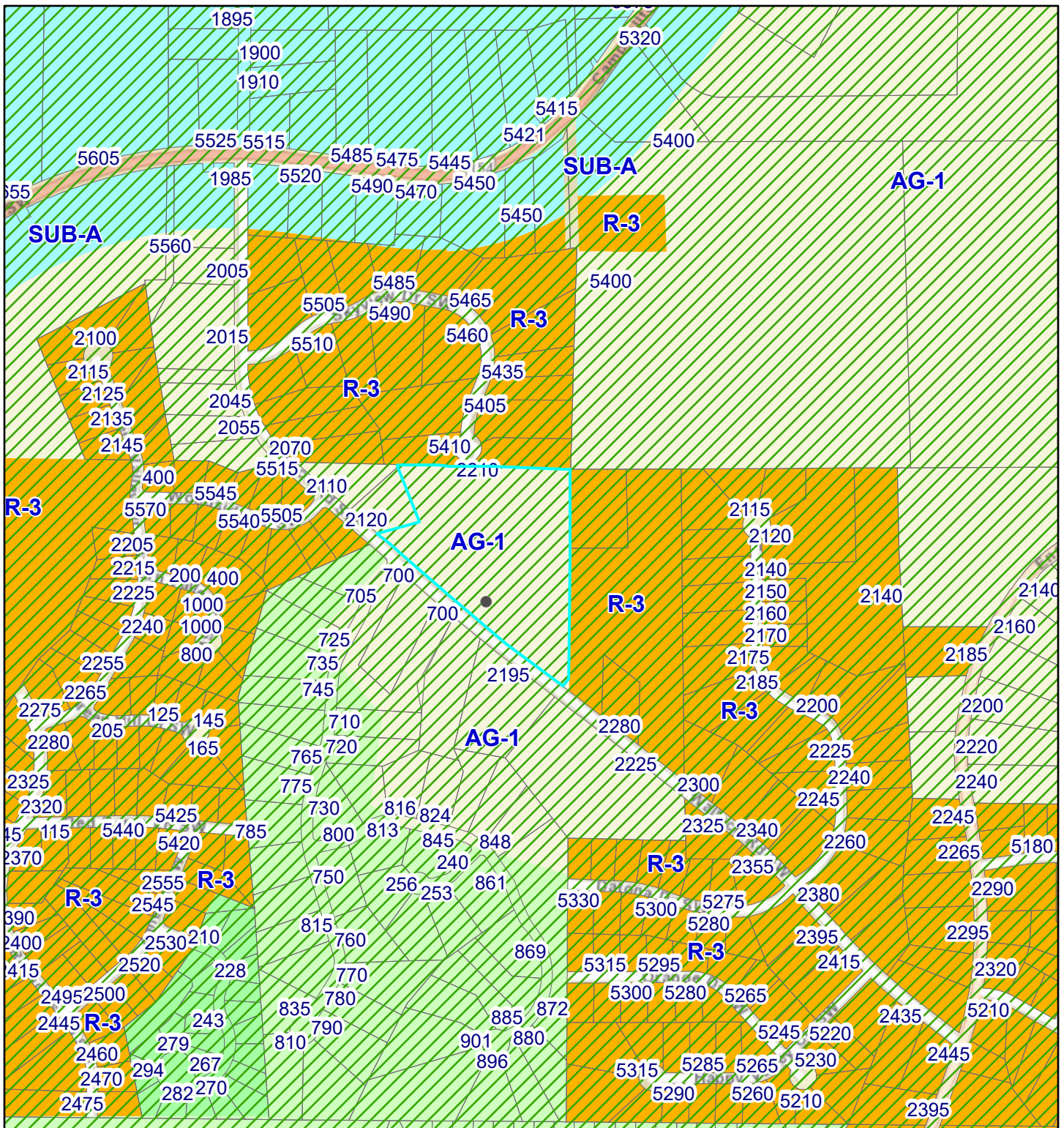
At the September 15<sup>th</sup>, 2020 Planning Commission meeting, the board recommended Denial.

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**PREPARED BY:** Marissa Jackson, Planner, and Nathan Mai-Lombardo, Planning and Zoning Administrator

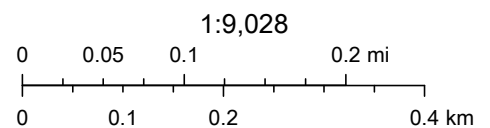
**REVIEWED BY:** Shayla Reed, Director, CDRA

# COSF ArcGIS Web Map



8/7/2020, 3:17:16 PM

- |                    |                                |
|--------------------|--------------------------------|
| Address Points     | Current Zoning                 |
| Overlay Districts  | AG-1 (Agricultural)            |
| County Parcels All | CUP (Community Unit Plan)      |
| City Limits        | NUP (Neighborhood Unit Plan)   |
|                    | R-3 (Single Family Dwelling)   |
|                    | SUB-A (Single Family Dwelling) |

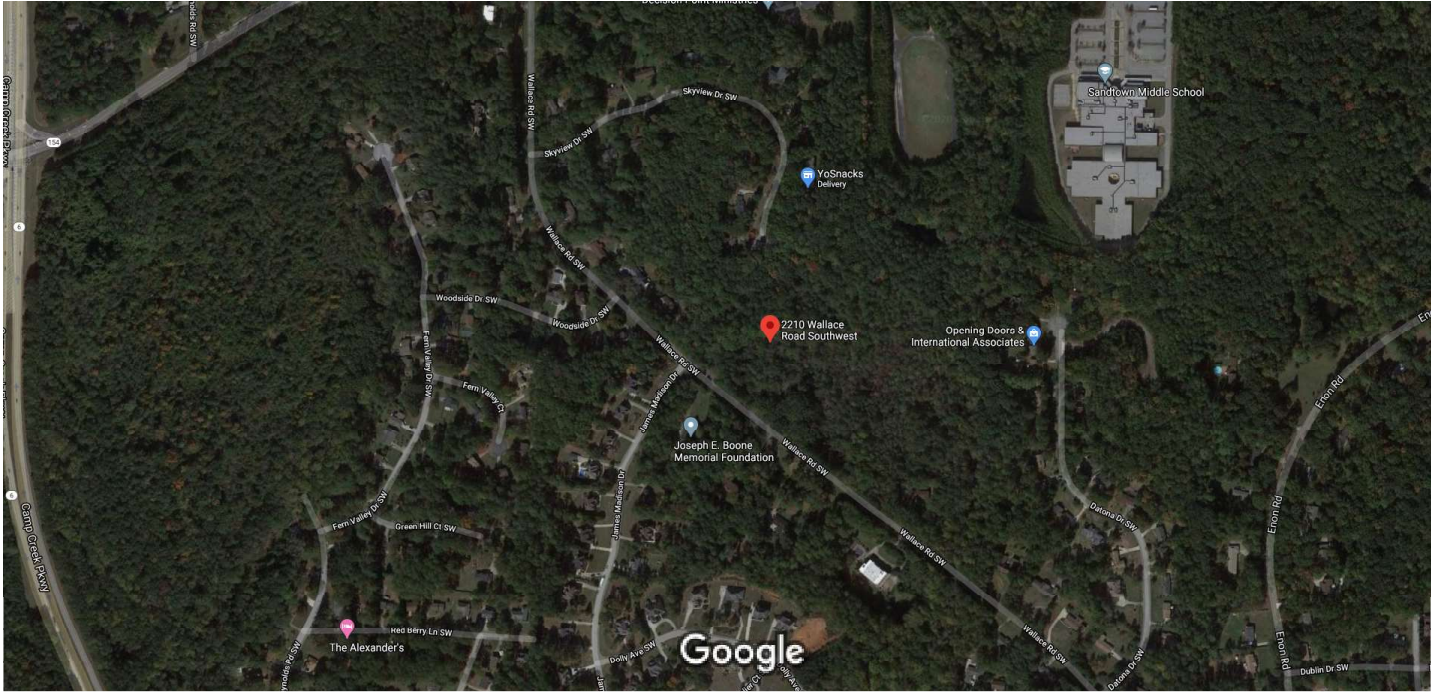


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Google Maps

2210 Wallace Rd SW



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020 200 ft



2210 Wallace Rd SW

Atlanta, GA 30331



Directions



Save



Nearby



Send to your  
phone

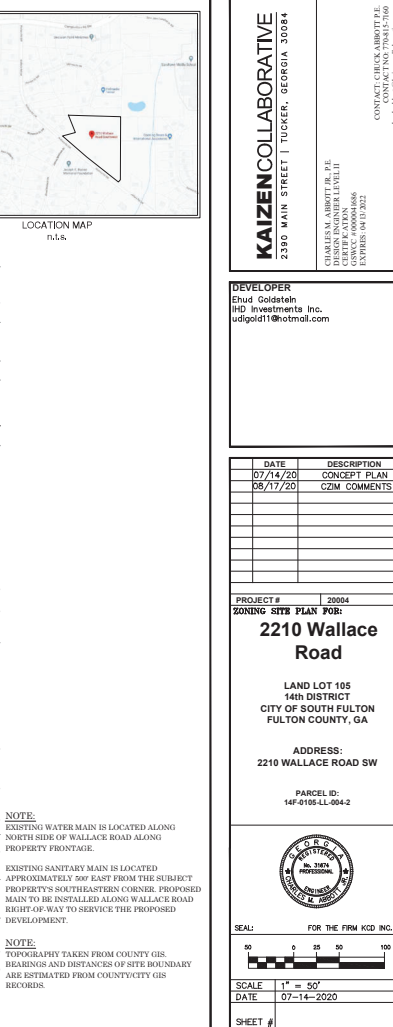


Share



MCWM+RH Atlanta, Georgia

Photos



**DEVELOPER**  
Ehud Goldstein  
iHD Investments Inc.  
udgold11@hotmail.com

[illegible]

PROJECT # 20004  
ZONING SITE PLAN FOR:  
**2210 Wallace  
Road**  
LAND LOT 105  
14th DISTRICT  
CITY OF SOUTH FULTON  
FULTON COUNTY, GA  
ADDRESS:  
2210 WALLACE ROAD SW  
PARCEL ID:  
14F-0105-LL-004-2



|         |            |                       |  |
|---------|------------|-----------------------|--|
| SEAL:   |            | FOR THE FIRM KCD INC. |  |
|         |            |                       |  |
| SCALE   | 1" = 50'   |                       |  |
| DATE    | 07-14-2020 |                       |  |
| SHEET # |            |                       |  |





July 14, 2020

City of South Fulton

Subject: 2210 Wallace Road SW – Letter of Intent

To who it may concern:

2210 Wallace Rd SW in the City of South Fulton is a 12.6 acre parcel currently zoned as AG-1. A request for rezoning is being made from the current AG-1 district to the CUP district. The parcel is to be ultimately subdivided into 38 single-family detached lots. The development standards are as follows:

- A. Height regulations: No building shall exceed 40 feet in height
- B. Minimum front yard: 20 feet
- C. Minimum side yard:
  - 5 feet adjacent to interior lot lines
  - 15 feet adjacent to street
- D. Minimum rear yard: 35 feet
- E. Minimum lot area: 8,000 square feet
- F. Minimum lot width: 60 feet
- G. Minimum lot frontage: 35 feet adjoining a street
- H. Minimum building heated space: 1,000 s.f.
- I. Open space provided = 1.5 acres
- J. Developed area = 11.1 acres
- K. Site density = 3.0 units/acre

If you have any questions or concerns regarding this letter, please contact us.

Sincerely,

**KAIZENCOLLABORATIVE Design, Inc.**

Charles Abbott, P.E.

Principal Owner

c: (770) 815-7160

chuck.abbott@kaizencollaborative.com

Enclosed Document List:

- 1) Conceptual Site Plan



## PUBLIC PARTICIPATION PLAN REPORT FORM E

Applicant: Ehud Goldstein for IHD Investments, inc. Petition No. 2210 Wallace Road z20-002

Date: 2020-08-17

1. The following parties were notified of the requested rezoning/use permit:  
see attached mailing list  

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2. The following meetings were held regarding this petition: (Include the date, time, and meeting location.)  

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see flyer - August 13, 2020 7:00 pm- 8:00 pm

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3. The following issues and concerns were expressed:  
Density - can we lower density, will there be covenants, cost of homes, home construction materials, will there be sod, what is CUP zoning?, width of streets, decel lane?,  
are there buffers, price of houses, traffic on Wallace road, Will this be a rental neighborhood?  
Will this affect the neighboring property values negatively? How will stormwater be handled?  

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4. The applicant's response to issues and concerns was as follows:  
We changed zoning request from CUP to R-5 with same number of lots. We proposed to have a max of 33.3% of homes be rental, we have HOA with covenants, Home prices start at 300k and go up to 400k. Home material will vary depending on market. We offer a sidewalk on Wallace and internally to the development, as well as a pavilion for community gatherings. Stormwater will be handled in a storm water facility in the south east corner. Public streets Road with to be 25'. Traffic generated from this development will be negligible onto Wallace.  

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5. Applicants are required to attach copies of sign-in sheets from meetings as well as meeting announcements, i.e., notices, flyers, letters, and any other documentation which supports the opportunity for public input. see attached.

*Attach additional sheets as needed.*

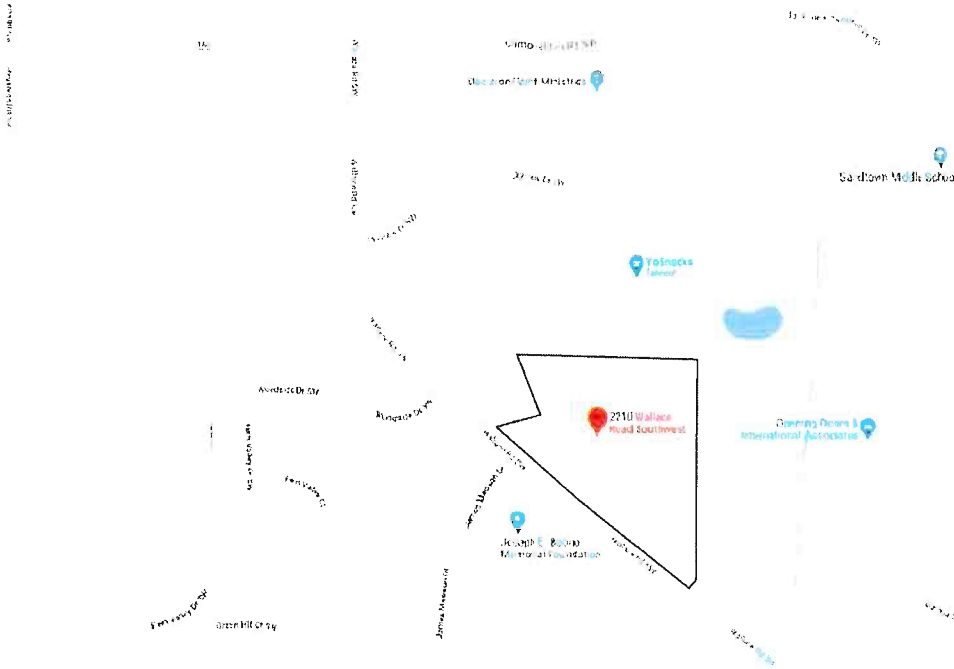
## Zoom CHAT Text From C21m meeting for 2210 WALLACE ROAD

19:01:51 From Gateway : Will this be Covenant Community?  
19:02:12 From Gateway : Please leave you info Mr. Harris?  
19:03:09 From Gateway : Lot sizes?  
19:03:22 From Linda Jordan : what will be the cost of the homes  
19:03:59 From Linda Jordan : which way will they go in and out  
19:04:14 From Linda Jordan : starting prices  
19:11:09 From Linda Jordan : what will homes be built with, brick, stucco?  
19:11:18 From Gateway : Our subdivision just had a power surge we missed the last 10 minutes  
19:11:36 From Linda Jordan : square footage?  
19:11:42 From Catherine Rowell : I was kicked off due to the power surge as well  
19:12:18 From Dan Richardson - 367467 : Will they have sod on all fours sides, 3 sides, or just the front?  
19:12:20 From udigoldstein : Home sizes planned to be from 2,300 to 2,700  
19:13:27 From Gateway : we prefer 3 sided brick or stucco sides  
19:13:29 From Loretta.Jones : Loretta Jones, 245 Montpelier CT: What is CUP  
19:13:35 From udigoldstein : Sod on the front and sides. Back depends on the topography  
19:13:56 From Gateway : Covenant Community?  
19:14:10 From Gateway : consistant mailboxes  
19:14:31 From Gateway : all side or courtyard garages?  
19:14:45 From Gateway : amenities  
19:15:03 From Dean Rowland : Based on the requested zoning you will be able to build shopping, office space, and institutional use. Why are you not requesting residential zoning only?  
19:15:32 From Gateway : What is CUP?  
19:18:26 From Terry S Francis : 8000 sf is 0.1836547 acres. Those are small lots!  
19:19:59 From Gateway : I agree 38 house on 12 acres is a lot  
19:22:14 From Gateway : How wide will streets be?  
19:22:49 From Terry S Francis : Will there be a deceleration lane at the entrance?  
19:25:12 From Terry S Francis : What size buffers are required between properties?  
19:26:00 From Terry S Francis : What is the price point for the housing?  
19:26:26 From Terry S Francis : Is housing build-to-suit or will model templates be used?  
19:28:24 From Terry S Francis : Will affordable, market rate or workforce housing be included?  
19:29:01 From Loretta.Jones : can I be unmuted  
19:29:02 From Terry S Francis : What are the yard setbacks?  
19:34:40 From Terry S Francis : Will homes include garages? How many bays?  
19:35:58 From udigoldstein : 2 garage for all homes  
19:36:07 From Stephanie. Hudson : Maybe consideration for less homes in the subdivision  
19:38:37 From Catherine Rowell : These homes based on square footage would not be comps for Madison Trace  
19:38:57 From Catherine Rowell : There are other neighbors trying to get into the call Mr. Harris  
19:39:40 From Dan Richardson - 367467 : How many of the homes will have side or rear entry garages?  
19:41:01 From Catherine Rowell : Can you build less homes at a higher price home  
19:45:16 From Marie Jackson : I live on Skyview Dr and I'm concerned about us losing our quality of life; there's already too much traffic on Wallace Rd. and this new subdivision will affect traffic and the new residents will probably have dogs that may run away. And I like to walk and I'm not a dog lover  
19:46:03 From Terry S Francis : Madison Trace is Zoned as CUP.  
19:46:34 From Dan Richardson - 367467 : How can we obtain a copy of the pitch?  
19:46:40 From Dan Richardson - 367467 : pitch  
19:47:30 From udigoldstein : partial brick front and partial siding  
19:51:46 From Phyllis E's iPhone : Thank you, Eric.  
19:55:06 From Terry S Francis : From Fulton County Property Records for Madison Trace:  
  
Property Class: R3 - Residential Lots  
Neighborhood: 4628  
Tax District: 55  
Zoning: CUP  
19:55:53 From Gateway : Mabel please contact me @ 404-271-8241  
19:56:12 From Phyllis E's iPhone : August 18 at 6 PM. So how many of us can attend the meeting when it's scheduled?  
19:56:41 From Phyllis E's iPhone : Tuesday.  
19:58:10 From Gateway : Mabel this is Eric Sheppard from Madison Trace please contact me after the meeting @404-271-8241  
19:58:55 From udigoldstein : No, it was an official letter in an envelope  
20:00:02 From Stephanie. Hudson : Was it just sent to neighborhoods on Wallace Rd?

August 3, 2020

Dear Neighbor,

We are the design team working on the development of the property located at 2210 Wallace Road. The parcel is across Wallace Road from Madison Trace subdivision. The subject property shares boundaries with parcels fronting Wallace Road to the east and west and a boundary to parcels fronting Skyview Drive to the north.



The subject property is currently being considered for rezoning from the current AG-1 (Agricultural District) to CUP (Community Unit Plan District). The intent for this change in zoning for the parcel is to develop a single-family home subdivision with 38 units total. As part of the rezoning process, our team has been asked by the city to schedule a meeting with the surrounding neighbors in order to discuss any questions from owners of the neighboring properties.

Please join us for a "virtual" meeting via Zoom:

Public Participation Meeting Regarding 2210 Wallace Road Development

Date/Time: Thursday, August 13 @ 7:00 – 8:00 p.m.

Zoom Link: <https://zoom.us/j/97752218937>

Meeting ID: 977 5221 8937

Sincerely,

**KAIZENCOLLABORATIVE DESIGN.**

Charles Abbott, P.E.

Principal Owner

c: (770) 815-7160





## PUBLIC PARTICIPATION PLAN REPORT FORM E

Applicant: Ehud Goldstein for IHD Investments, inc. Petition No. 2210 Wallace Road z20-002

Date: 2020-09-03

1. The following parties were notified of the requested rezoning/use permit:  
see attached mailing list  

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---
2. The following meetings were held regarding this petition: (Include the date, time, and meeting location.)  

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see flyer - September 3, 2020 6:00 pm- 7:00 pm  

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3. The following issues and concerns were expressed:  
Density - can we lower density, cost of homes, home construction and home type  
Concerns regarding traffic along Wallace Road  

---

Will this affect the neighboring property values negatively?  

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4. The applicant's response to issues and concerns was as follows:  
We proposed to have a max of 33.3% of homes be rental, we have HOA with covenants  
a max of 33.3% of homes be rental, we have HOA with covenants, Home prices start at 300k  
and go up to 400k. Home material will vary depending on market. We offer a sidewalk on  
Wallace and internally to the development, as well as a pavilion for community gatherings.  
Stormwater will be handled in a storm water facility in the south east corner. Public streets  
Road with to be 25'. Traffic generated from this development will be negligible onto Wallace.
5. Applicants are required to attach copies of sign-in sheets from meetings as well as meeting announcements, i.e., notices, flyers, letters, and any other documentation which supports the opportunity for public input. see attached.

*Attach additional sheets as needed.*

# ZOOM TEXT CHAT FROM 9-3 MEETING FOR 2210 WALLACE ROAD

18:11:25 From Karen's iPad : Roy I am present for the meeting. thanks  
Chuck Abbott

18:11:44 From shepparde : We would like the to speak. Chat vs speaking is  
tremendously unfair. Will you give us that opportunity?

18:12:39 From Chuck Abbott : we will open voice chat at the end of  
presentation

18:12:49 From Linda Jordan : we need to review the list. most people did  
not get an announcement in the mail about this meeting

18:13:50 From shepparde : Mailing for this was not received by the 3 homes  
directly across the street Alethia Boone, Clay Croom, and Dr. Renolyds to name a  
few.

18:13:51 From Linda Jordan : Mrs. boon's house is within a quarter of a  
mile and she did not get a notice

18:14:48 From Linda Jordan : exactly. why are you saying it is good for  
the community? not true?

18:15:17 From Linda Jordan : where is our traffic study especially with  
Publix about to open up

18:15:44 From Linda Jordan : we asked for a traffic study prior to doing  
anything else

18:15:53 From S Reynolds : The zoning department does not have an accurate  
list of residents within 1/4 mile of the proposed development. I literally live  
directly across the street from the proposed development and I did not receive  
written notification.

18:16:04 From Linda Jordan : also have comparable homes built like ours

18:16:20 From Linda Jordan : no way for 38 homes in the community

18:17:54 From Linda Jordan : we would like the city of South Fulton to not  
move this forward because of so many unanswered but necessary concerns/questions

18:18:40 From Linda Jordan : that's east lake,

18:19:02 From Linda Jordan : and the higher price point is what we want

18:20:40 From Linda Jordan : we need a traffic study sir

18:22:37 From katrana Luellen : How is this development going to benefit  
our community?

18:23:05 From Mabel Martin : I'm a little disappointed in the appearance of  
the homes.

18:23:17 From katrana Luellen : me too

18:23:19 From Mabel Martin : And I still feel that it should be 2 homers  
per acre

18:24:04 From katrana Luellen : We agree two (2) Homes per acre

18:24:47 From Edith : I agree to many houses for 12 acres

18:26:11 From Edith : Right

18:28:26 From Phyllis E. Turner : Entirely too many homes per acre. Ditto,  
Katrina.

18:30:27 From Edith : 33% is a high number as well

18:31:06 From Karen's iPad : We have 51 participants out of 100 mailings on  
this zoom call.

18:36:28 From GraceTerrellMcCoy : Are there any amenities for this  
subdivision that will be offer in this development, such as a club house, swimming  
pool and or etc?

18:38:53 From Edith : Exactly! Traffic will be a problem

18:40:15 From GraceTerrellMcCoy : Before building on any site a traffic

# ZOOM TEXT CHAT FROM 9-3 MEETING FOR 2210 WALLACE ROAD

light needs to be in place at Wallace and Campbellton immediately

18:41:08 From Catherine Rowell : The millage rate public hearing was yesterday evening, and I am here to listen to the concerns raised by residents.

18:49:52 From Karen's iPad : not modular homes, all site built construction

18:52:32 From S Reynolds to Chuck Abbott(Privately) : I concur with the opinions of the residents that have gotten a chance to speak. Therefore I won't reiterate what has already been expressed. My questions are Is it the goal of the City of SF to ultimately make District 1 a high density residential area?

18:53:21 From S Reynolds to Chuck Abbott(Privately) : If the millage rate for City of SF is increased, is there a need for this proposed subdivision to be developed?

18:55:43 From Catherine Rowell : Based on the feedback I've heard thus far, the residents are asking for the following from the developer: 1. Request larger lots no more than 2 homes per acre or more than 24 homes on the site 2. Concern about 33% of homes being rental. 3. Request starting point for homes to be a minimum of \$425K. 5. Limit rentals in the community to 20%

18:57:22 From shepparde : Yes those are numbers we can live with  
Councilwoman

18:57:35 From shepparde : Thank you Mr. Smith

18:58:18 From Roger Bruce : This is State Rep Roger Bruce - I is clear that the current residents in the area do not want this development as it is currently being presented. Is there a plan B?

18:58:43 From shepparde : Thank you Representative Bruce

19:00:05 From Catherine Rowell : The traffic light at Campbellton and Wallace Road would fall under GDOT because it is a state road.

19:00:32 From shepparde : Lights and sidewalks are city issues, not theirs

19:01:17 From shepparde : My mistake, a state issue.

19:02:28 From shepparde : Please show the elevations Chuck

19:02:53 From S Reynolds : LOL! Ms. Jordan

19:08:46 From Catherine Rowell : If you are on this chat and you want future updates on projects in District 1, send your name and email to my city email at Catherine.rowell@cityofsouthfultonga.gov. I can also be reached at 404-694-1211.

19:09:07 From S Reynolds : Thank you Ms. Rowell

19:10:38 From Phyllis E. Turner : After listening to the conversation and as a resident of Madison Trace for more than 20 years, I would like to encourage you to consider a more co-created approach to your proposal. By that I mean, as has been clearly expressed, how can this development move forward with respect to all the voices that have spoken here today? We, in Madison Trace, would not want to stand in the way of growth. However, that growth, approached equitably, takes into consideration the benefit to all stakeholders.

19:12:55 From Catherine Rowell : Hello Mr. Harris can the phone be unmuted

19:14:43 From S Reynolds : Thank you for that question.

19:14:53 From Phyllis E. Turner : And a traffic study is a reasonable ask for the health, safety, welfare and well-being of current and proposed residents. How many traffic accidents can we anticipate (vehicle to vehicle/vehicle to pedestrian)?

19:15:47 From Virgil Smith : Mr. Harris,

## 2210 WALLACE ROAD- COMMUNITY PARTICIPATION MEETING

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August 21, 2020

Dear Neighbor,

We are the design team working on the development of the property located at 2210 Wallace Road. The parcel is across Wallace Road from Madison Trace subdivision. The subject property shares boundaries with parcels fronting Wallace Road to the east and west and a boundary to parcels fronting Skyview Drive to the north.



The subject property is currently being considered for rezoning from the current AG-1 (Agricultural District) to CUP (Community Unit Plan District). The intent for this change in zoning for the parcel is to develop a single-family home subdivision with 38 total lots. As part of the rezoning process, our team has been asked by the city to schedule a meeting with the surrounding neighbors in order to discuss any questions from owners of the neighboring properties.

Please join us for a “virtual” meeting via Zoom:

Public Participation Meeting Regarding 2210 Wallace Road Development

Date/Time: Thursday, September 3 @ 6:00 – 7:00 p.m.

Zoom Link: <https://zoom.us/j/99909902584>

Meeting ID: 999 0990 2584

Call in via One tap mobile

+16465588656,,99909902584# US (New York)

+13017158592,,99909902584# US (Germantown)

Sincerely,

Roy Harris  
rharr255@att.net