CITY COUNCIL MEETING & PUBLIC HEARING
JUNE 22, 2026

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
6:30 PM

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE TO THE FLAG

4. CONSENT AGENDA

A. Right-of-Way Deed Agreement: Canton on Mayfield Development
Consideration of approval of a Right-of-Way Dedication Agreement between the City of Alpharetta and Mayfield Canton Development Group, LLC, for the Canton on Mayfield Development and with authorization for the Mayor to execute all necessary documents.

B. Intergovernmental Agreement with Fulton County and Private Development Agreement: Continuum Development
Consideration of approval of an Intergovernmental Agreement between the City of Alpharetta and Fulton County and Private Development Agreement for utility infrastructure at the Continuum Site, a Southwest Value Partners Development, and with authorization for the Mayor to execute all necessary documents.

5. PUBLIC HEARING

A. Announcement of Public Hearing Procedures

B. PH-26-06 Resolution: Alpharetta Annual Capital Improvement Element (CIE) Adoption
Consideration of a resolution adopting the Fiscal Year 2025 Capital Improvement Element and Annual Report.

C. MP-26-07/CU-26-06 The Honey Hall/Preston Ridge MP
Consideration of a master plan amendment and conditional use to allow a 'Special Event Center' in an existing retail strip building. A master plan amendment is requested to the Preston Ridge Master Plan Pod I to add 'Special Event Facility' as a conditional use and a conditional use is requested to allow a 'Special Event Facility' for the Honey Hall. The property is located at 3055 North Point Parkway, Suites 800 & 900 and is legally described as being located in Land Lot 1261, 2nd District, 2nd Section, Fulton County, Georgia.

D. Z-26-04/V-26-06 1425 Mayfield Road
Consideration of a rezoning and variances to allow for the construction of a five (5) lot single-family detached subdivision on 4.57 acres. A rezoning is requested from AG (Agriculture) to R-22 (Dwelling, 'For-Sale') and a variance is requested from Unified Development Code (UDC) Subsection 3.5.2(A) to reduce the minimum width of a local street from 50' to 44'. The property is located at 1425 Mayfield Road and is legally described as being located in Land Lot 1103, 2nd District, 2nd Section, Fulton County, Georgia.

E. V-26-10 Truck & Tap Stage
Consideration of a variance to eliminate the rear setback to allow for the construction of a covered music performance stage on 0.129 acres in the Downtown. A variance is requested from Unified Development Code (UDC) Subsection 2.2.15(D) to eliminate the 10' rear setback. The property is located at 30 Milton Avenue and is legally described as being located in Land Lot 1269, 2nd District, 2nd Section, Fulton County, Georgia.

F. PH-26-09 2045 Alpharetta Comprehensive Plan – Adoption Hearing
Consideration of a request to adopt the 2045 Alpharetta Comprehensive Plan.

G. The following items have been deferred and will not be considered at this meeting:

1. **MP-26-08 5905 Windward Parkway Restaurant/Windward MP Pod 14**
   DEFERRED: This item has been deferred by Staff to the July 9, 2026 Planning Commission meeting and will not be considered at this meeting.
   Consideration of a master plan amendment to allow a free-standing 'Restaurant (no drive-thru)' on 3.75 acres in Windward. A master plan amendment is requested to the Windward Master Plan Pod 14A to allow a free-standing 'Restaurant (no drive-thru)' as a principal use on the property. The property is located at 0 Windward Parkway and is legally described as being located in Land Lot 1113, 2nd District, 1st Section, Fulton County, Georgia.

2. **MP-26-05/CLUP-26-03/Z-26-03 Empire Old Milton Pkwy/Camden Pond**
   DEFERRED: This item has been deferred by the applicant and will not be considered at this meeting.
   Consideration of a master plan amendment, comprehensive land use plan amendment, and rezoning in order to construct 202 'For-Sale' townhomes on 29.2 acres. A master plan amendment is requested to the Camden Pond Master Plan to allow for the proposed change in development mix. A comprehensive land use plan amendment is requested from 'Professional Business Office' to 'High Density Residential' and a rezoning is requested from CUP (Community Unit Plan) to R-10M (Dwelling, 'For-Rent or 'For-Sale' Residential. The property is located at 3842 Old Milton Parkway and is legally described as being located in Land Lots 2, 3, 44, 45 & 49, 1st District, 1st Section, Fulton County, Georgia.

3. **PH-26- 08 Unified Development Code Text Amendments – Signs**
   DEFERRED: This item has been deferred by Staff to the September 3, 2026 Planning Commission meeting and will not be considered at this meeting.
   FIRST READING
   Consideration of text amendments to Unified Development Code (UDC) Section 2.6 Signs to add sign regulations pertaining to signs permitted on sports stadiums and arenas.

6. NEW BUSINESS

A. Stormwater Repair Contract 24-122 Fiscal Year 2027 Task Order #1
Consideration and approval of the Stormwater Repair Contract 24-122 Fiscal Year 2027 Task Order #1, and with authorization for the Mayor to execute all necessary documents.

7. PUBLIC COMMENT

8. REPORTS

9. EXECUTIVE SESSION (IF NECESSARY)

10. ADJOURNMENT

STAFF REPORT

Department: Community Development
Submitted By: Kathi Cook
Meeting Date: June 22, 2026

AGENDA ITEM:

Right-of-Way Deed Agreement: Canton on Mayfield Development
Consideration of approval of a Right-of-Way Dedication Agreement between the City of Alpharetta and Mayfield Canton Development Group, LLC, for the Canton on Mayfield Development and with authorization for the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Approve, as part of the Consent Agenda, a Right-of-Way Deed Agreement between the City of Alpharetta and Mayfield Canton Development Group, LLC, for the Canton on Mayfield Development and authorize the Mayor to execute all necessary documents.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO
FISCAL IMPACT: NO
INCLUDED IN CURRENT FY CPTL BUDGET: NO
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST:
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

ITEM DESCRIPTION:

The developer for the Canton on Mayfield development seeks to deed to the city 0.111-acres of right of way adjacent to their property frontage on Canton Street at Mayfield Road. The deeded right of way would ensure new city infrastructure including any new street curbing, streetlights, intersection improvements, and/or sidewalk are held on publicly owned land.

ALTERNATIVES:

Do not approve as part of the Consent Agenda and consider as a new business item.

ATTACHMENTS:

1. Staff Report
2. Right of Way Deed
3. Affidavit of Corporate Owner
4. Limited Warranty Deed
5. Certified Resolutions
6. Certificate of Title

STAFF REPORT

Submitting Department: Community Development
Submitted By: Kathi Cook
Sponsored By: Staff Initiated
Meeting Date: June 22, 2026

I. AGENDA ITEM TITLE: RIGHT-OF-WAY DEED AGREEMENT: CANTON ON MAYFIELD DEVELOPMENT
CONSIDERATION OF APPROVAL OF A RIGHT-OF-WAY DEDICATION AGREEMENT BETWEEN THE CITY OF ALPHARETTA AND MAYFIELD CANTON DEVELOPMENT GROUP, LLC, FOR THE CANTON ON MAYFIELD DEVELOPMENT AND WITH AUTHORIZATION FOR THE MAYOR TO EXECUTE ALL NECESSARY DOCUMENTS.

II. RECOMMENDATION:

Approve, as part of the Consent Agenda, a Right-of-Way Deed Agreement between the City of Alpharetta and Mayfield Canton Development Group, LLC, for the Canton on Mayfield Development and authorize the Mayor to execute all necessary documents.

III. BUDGET IMPLICATIONS:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST: THIS DISCUSSION ITEM HAS NO CURRENT BUDGETARY IMPACT.

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

IV. REPORT IN BRIEF:

The developer for the Canton on Mayfield development seeks to deed to the city 0.111-acres of right of way adjacent to their property frontage on Canton Street at Mayfield Road. The deeded right of way would ensure new city infrastructure including any new street curbing, streetlights, intersection improvements, and/or sidewalk are held on publicly owned land.

V. ALTERNATIVES:

Do not approve as part of the Consent Agenda and consider as a new business item.

VI. ATTACHMENTS:

Right of Way Deed
Affidavit of Corporate Owner
Limited Warranty Deed *(supplemental document only, no signature required)*
Certified Resolutions *(supplemental document only, no signature required)*
Certificate of Title *(supplemental document only, no signature required)*

[BLANK SPACE ABOVE THIS LINE IS FOR THE SOLE USE OF THE CLERK OF SUPERIOR COURT

Return to:
Lisa Shippel Law, LLC
5755 North Point Parkway, Suite 213
Alpharetta, GA 30022

RIGHT-OF-WAY DEED

Project Name: Canton on Mayfield
Road/Street Name: Mayfied Road and Canton Street
Tax Parcel Identification No.: 22 -4822-1252-016-1; 22-4814-1197-086-2; 22-4822-1252-103-7
Land Disturbance Permit No.: WRN24-072/City of Alpharetta Permit Number D220001
Zoning/Special Use Permit No.: CLUP-21-03/Z-21-04/V-21-09
(if applicable)

STATE OF GEORGIA,
COUNTY OF FULTON

This indenture entered into this 5th day of May, 2026, between Mayfield Canton Development Group, LLC, a Georgia limited liability company, party of the first part (hereinafter referred to as Grantor) and **CITY OF ALPHARETTA**, a Political Subdivision of the State of Georgia, party of the second part (hereinafter referred to as Grantee).

WITNESSETH, that for and in consideration of the benefits which will accrue to the undersigned property owner from laying out, constructing, and otherwise improving a public road across Grantor's property, and in consideration of the benefits which will accrue to the subject property from laying out, constructing and otherwise improving a public road across Grantor's property; and as an inducement to City of Alpharetta to do said work, Grantor does hereby agree to dedicate and dedicates to City of Alpharetta, and its duly constituted authorities,

in FEE SIMPLE, all rights, title and interest which the Grantor has or may have in and to any portion of the property of the undersigned, included in or embraced within the limits of the right-of-way and appurtenances, spillways and embankments to make a right-of-way for said MAYFIELD ROAD AND CANTON STREET roadway from the existing centerline plus an additional right of way as may be necessary for acceleration or deceleration lanes and the location of necessary utilities as indicated on plans on file in the Department of Public Works for LDP Number WRN24-072/City of Alpharetta Permit No. D220001 and on Exhibit "A". Said right-of-way dedicated herein is conveyed pursuant to requirements established under Zoning Application No. CLUP-21-03/Z-21-04/V-21-09, Use Permit No. N/A, on file in the Department of Environment & Community Development of Fulton County, Georgia. Said land is in Land Lot(s) 1197 and 1252 of the 2nd Section, 2nd District of Fulton County, Georgia, and more particularly described as follows: To wit:

Canton on Mayfield

Project Name

[See Exhibit "A" attached hereto and made a part hereof]

Grantor hereby releases City of Alpharetta, its agents and officers from any and all liability for damages occasioned directly or indirectly by the work contemplated and provided for herein.

In addition to the foregoing, for the same consideration, Grantor(s) does (do) further dedicate and grant to City of Alpharetta an easement over the adjoining land subject to this right of way and utility easement dedication that is necessary for the construction and maintenance of standard slopes to protect and support the roadway, embankments and other appurtenances according to the standards contained in the regulations for roads on file in the Department of Public Works.

Said Grantor hereby warrants that it has the right to sell and convey said right of way, utility easement and slope easement and binds itself, its successors and assigns forever to warrant and defend the right and title to the above-described right of way and easements unto the said CITY OF ALPHARETTA, its successors and assigns against the claims of all persons whomever by virtue of these presents. Said Grantor hereby waives for itself, its successors and assigns all rights to any further compensation or claim to damages on account of the construction or maintenance of said roadway as herein agreed.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this the 5th day of May, 20 26.

Signed, sealed and delivered this 5th day of May, 20 26 in the presence of:

Witness

Notary Public

[NOTARIAL SEAL]

COURTNEY JEAN BENNETT NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES JULY 28, 2029

GRANTOR: MAYFIELD CANTON DEVELOPMENT GROUP, LLC
CORPORATE NAME

By:

Print Name: Chris Davis

Title: Manager

By:

Print Name:

Title:

[CORPORATE SEAL]

Exhibit "A"
LEGAL DESCRIPTION
Canton on Mayfield
Right of Way Dedication

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 1197 and 1252 of the 2nd District, 2nd Section, lying in the City of Alpharetta, of Fulton County, Georgia and being more particularly described as follows:

COMMENCING at an iron pin set at the intersection of the southerly right of way of Mayfield Road and the easterly right of way of Canton Street; and said point being the true POINT OF BEGINNING;

From said point as thus established;

Following along the right of way of Mayfield Road;

South 71 degrees 24 minutes 1 second East, a distance of 68.81 feet to a point;

Thence, leaving said right of way;

South 75 degrees 17 minutes 27 seconds West, a distance of 91.95 feet to a point;

Thence, South 42 degrees 42 minutes 34 seconds West, a distance of 21.54 feet to a point;

Thence, South 10 degrees 7 minutes 42 seconds West, a distance of 10.48 feet to a point;

Thence, South 7 degrees 50 minutes 54 seconds West, a distance of 28.46 feet to a point;

Thence, South 6 degrees 17 minutes 0 seconds West, a distance of 39.66 feet to a point;

Thence, South 63 degrees 6 minutes 36 seconds East, a distance of 1.94 feet to a point;

Thence, South 3 degrees 21 minutes 34 seconds West, a distance of 23.18 feet to a point;

Thence, Southerly following a curve with a radius of 123.32 feet, a distance of 30.12 feet, being subtended by a line following South 6 degrees 17 minutes 54 seconds West, a distance of 30.05 feet to a point;

Thence, South 0 degrees 50 minutes 55 seconds East, a distance of 22.33 feet to a point;

Thence, South 01 degree 23 minutes 15 seconds East, a distance of 18.29 feet to a point;

Thence, South 3 degrees 28 minutes 16 seconds East, a distance of 6.65 feet to a point;

Thence, South 5 degrees 9 minutes 30 seconds East, a distance of 36.70 feet to a point;

Thence, North 87 degrees 51 minutes 15 seconds West, a distance of 7.48 feet to a point;

Thence, following along the right of way of Canton Street;

North 5 degrees 17 minutes 26 seconds West, a distance of 55.09 feet to a point;

Thence, North 01 degree 24 minutes 44 seconds West, a distance of 55.22 feet to a point;

Thence, North 3 degrees 52 minutes 31 seconds East, a distance of 38.19 feet to a point;

Thence, continuing along said line, a distance of 16.02 feet to a point;

Thence, North 8 degrees 58 minutes 11 seconds East, a distance of 11.52 feet to a point;

Thence, Northerly following a curve with a radius of 537.42 feet, a distance of 83.81 feet, being subtended by a line following North 14 degrees 3 minutes 5 seconds East, a distance of 83.73 feet to a point;

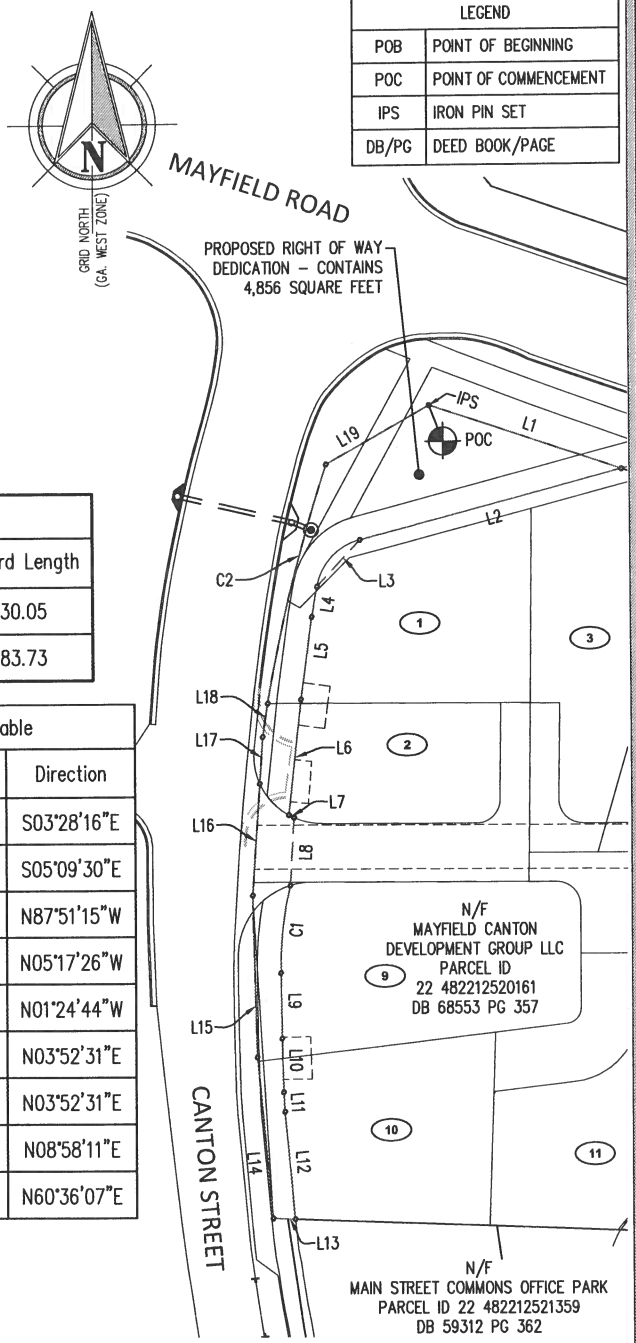
Thence, North 60 degrees 36 minutes 7 seconds East, a distance of 40.15 feet to a point;

Said point being the TRUE POINT OF BEGINNING.

The described right of way dedication contains approximately 4,856 square feet, or 0.111 acres.

Exhibit "A-1"

LEGEND	
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPS	IRON PIN SET
DB/PG	DEED BOOK/PAGE



Curve Table				
Curve #	Length	Radius	Direction	Chord Length
C1	30.12	123.32	S06°17'54"W	30.05
C2	83.81	537.42	N14°03'05"E	83.73

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	68.81	S71°24'01"E	L11	6.65	S03°28'16"E
L2	91.95	S75°17'27"W	L12	36.70	S05°09'30"E
L3	21.54	S42°42'34"W	L13	7.48	N87°51'15"W
L4	10.48	S10°07'42"W	L14	55.09	N05°17'26"W
L5	28.46	S07°50'54"W	L15	55.22	N01°24'44"W
L6	39.66	S06°17'00"W	L16	38.19	N03°52'31"E
L7	1.94	S63°06'36"E	L17	16.02	N03°52'31"E
L8	23.18	S03°21'34"W	L18	11.52	N08°58'11"E
L9	22.33	S00°50'55"E	L19	40.15	N60°36'07"E
L10	18.29	S01°23'15"E			

SCALE: 1"=50'

GRAPHIC SCALE – IN FEET
25' 0' 50' 100' 150'

CLIENT: KBD DEVELOPMENT & CONSTRUCTION

DESIGNED BY:	SHEET NUMBER:	FILE NAME:	JOB NUMBER:	DATE:
LAR	1 of 1	CANTON MAYFIELD ESMT	FP-282	03/16/2026

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RIGHT OF WAY DEDICATION
EXHIBIT FOR

CANTON ON MAYFIELD
ALPHARETTA, GEORGIA 30009
TAX PARCEL ID - 22 482212520161

LAND LOTS 1197 & 1252 - 2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

KEYSTONE LAND SURVEYING, INC.
262 WEST CROGAN STREET
LAWRENCEVILLE, GEORGIA 30046
770.545.8700
www.keystonelandsurveying.com

REVISIONS			
1			
2			
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4			
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AFFIDAVIT OF CORPORATE OWNER- CORPORATE

Land Division
Department of Real Estate and Asset Management
141 Pryor Street, SW, Suite 8021
Atlanta, GA 30303
404-612-5727

STATE OF GEORGIA
COUNTY OF FULTON

Personally appeared before me, the undersigned attesting authority in and for said State and County, the undersigned deponent who being duly sworn, deposes and says on oath that the following described property (hereinafter "Property") is owned by Mayfield Canton Development Group, LLC (hereinafter "Owner"), to wit:

See Exhibit "A" Attached Hereto And By
This Reference Incorporated Herein

That the Property is also fully described in a Right of Way Deed/Sewer Easement/Water Line Easement/ Water Vault Easement this date executed and delivered to **Fulton County** by Owner or under Owner's due authorization.

That deponent is the Manager (title) of Owner and, as such, deponent is authorized to make this Affidavit and is personally familiar with the matters set forth herein.

That there is no outstanding indebtedness for equipment, appliances, or other fixtures attached to the Property.

That insofar as deponent is aware, all improvements on the Property are within the boundary lines of the Property and do not encroach on any other land.

That the lines and corners of the Property are clearly marked, and that there are no disputes concerning the location of the lines and corners.

That there are no pending suits, proceedings, judgments, bankruptcies, liens, or executions against Owner either in the aforesaid County or any other County in the State of Georgia, except for those items listed on ***Exhibit B*** attached hereto (if appropriate) and by this reference incorporated herein.

That Owner has been in open and peaceful possession of the Property, that deponent knows of no adverse claims to Owner's claim of title, and that Owner has a perfect right to convey good, fee simple, marketable title to the Property free and clear of any liens or encumbrances.

That no improvements or repairs have been made on the Property during the ninety-five (95) days immediately preceding this date or, if there were any such improvements or repairs made, that the agreed price or reasonable value of all labor, services and materials has been paid to all contractors, subcontractors, suppliers, laborers, materialmen or other person providing such labor, services or materials; that the improvements or repairs have been fully completed in accordance with the terms of the contracts; that there are no contracts pending and not yet completed; and that there are no outstanding debts incurred for labor or materials used in making such improvements or repairs or for services of architects, surveyors, engineers or other person incurred in connection therewith. Deponent acknowledges that these representations regarding such improvements or repairs are made pursuant to the provisions of the Official Code of Georgia Annotated §44-14-361.2.

That there are no unpaid bills or liens against the Property for sewerage, water main, sidewalk or street improvements.

That there are no leases or tenancies on the Property.

That there are no retention of title contracts, bills of sale or other encumbrances of record affecting title to any personal property installed on the Property.

That Owner has received no notice of, nor is Owner aware of, any pending, threatened or contemplated action by any governmental authority or agency having the power of eminent domain, which might result in any part of the Property being taken by condemnation or conveyed in lieu thereof.

That Owner has not entered into, nor are there, any agreements or contracts relating to any development, sale or leasing of the Property except to FULTON COUNTY.

That Owner has received no notice (oral or written) that any municipality or other governmental or quasi-governmental authority has determined that there are any violations of zoning, health, environmental, or other statutes, ordinances or regulation affecting the Property, and Owner has no knowledge of any such violation. In the event Owner has knowledge of any such violations prior to the closing of the sale of the Property to FULTON COUNTY, Owner shall promptly notify FULTON COUNTY thereof.

That Owner has no knowledge of the Property having been previously used as a landfill, dump, or storage facility for garbage or refuse.

That Owner has received no notice (oral or written) of the existence of any areas on the Property where "hazardous substances or waste" (as hereinafter defined) have been disposed of, released, or found, and deponents have no knowledge of the existence of any such areas or of the storage or disposal of any hazardous substances or waste on the Property. For purposes of this Affidavit, the term "hazardous substances or waste" shall mean petroleum (including crude oil or any fraction thereof), petroleum products, asbestos or asbestos products and any substance identified in CERCLA, or any other federal, state or county legislation or ordinances regarding use, storage or disposal of substances which may be termed "hazardous" or "waste."

That Owner is not classed as non-resident alien for purposes of income taxation by the United States of America.

Deponent is aware that this affidavit is made to induce FULTON COUNTY to accept the Property from Owner. Deponent acknowledges that the matters set forth herein pertain to such state of facts as exists on the date this Affidavit is given prior to the delivery of the Right of Way Deed/Sewer Easement/Water Line Easement/Water Vault Easement to FULTON COUNTY.

Signed, sealed and delivered the 31
day of March 20 26
in the presence of:

GRANTOR: Mayfield Canton Development Group, LLC
CORPORATE NAME

Witness

By:

Print Name: Chris Davis

Title: Manager

Notary Public

By:

Print Name:

Title:

[NOTARIAL SEAL]

LISA GLAUBER SHIPPEL NOTARY PUBLIC FULTON COUNTY, GA MY COMMISSION EXPIRES APRIL 18 2026

[CORPORATE SEAL]

Exhibit "A"
LEGAL DESCRIPTION
Canton on Mayfield
Right of Way Dedication

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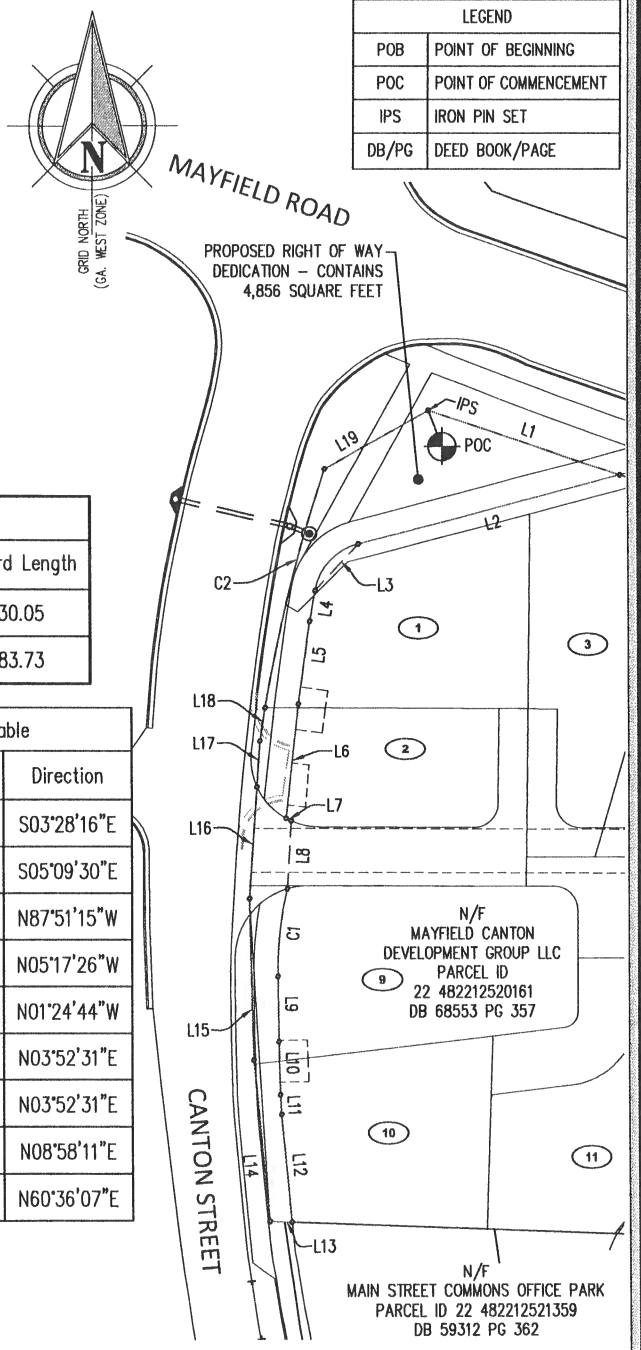
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The described right of way dedication contains approximately 4,856 square feet, or 0.111 acres.

Exhibit "A-1"

LEGEND	
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POC	POINT OF COMMENCEMENT
IPS	IRON PIN SET
DB/PG	DEED BOOK/PAGE



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L3	21.54	S42°42'34"W	L13	7.48	N87°51'15"W
L4	10.48	S10°07'42"W	L14	55.09	N05°17'26"W
L5	28.46	S07°50'54"W	L15	55.22	N01°24'44"W
L6	39.66	S06°17'00"W	L16	38.19	N03°52'31"E
L7	1.94	S63°06'36"E	L17	16.02	N03°52'31"E
L8	23.18	S03°21'34"W	L18	11.52	N08°58'11"E
L9	22.33	S00°50'55"E	L19	40.15	N60°36'07"E
L10	18.29	S01°23'15"E			

SCALE: 1"=50'

GRAPHIC SCALE – IN FEET
25' 0' 50' 100' 150'

CLIENT: KBD DEVELOPMENT & CONSTRUCTION

DESIGNED BY:	SHEET NUMBER:	FILE NAME:	JOB NUMBER:	DATE:
LAR	1 of 1	CANTON MAYFIELD ESMT	FP-282	03/16/2026

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RIGHT OF WAY DEDICATION EXHIBIT FOR

CANTON ON MAYFIELD

ALPHARETTA, GEORGIA 30009

TAX PARCEL ID - 22 482212520161

LAND LOTS 1197 & 1252 - 2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

KEYSTONE LAND SURVEYING, INC.
262 WEST CROGAN STREET
LAWRENCEVILLE, GEORGIA 30046
770.545.8700
www.keystonelandsurveying.com

REVISIONS

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C:\Users\TYBEE\KLS Dropbox\BS\Canton On Mayfield – Brewer Home Team – Alpheretta, GA\Easement Exhibit\Canton On Mayfield ESMT.dwg 3/16/2026 11:36:38 AM

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2026 not yet due and payable.

2. All matters shown on plat of survey prepared by Keystone Land Surveying, Inc. dated November 8, 2023 for George Jackson certified by Patrick F. Carey, Registered Land Surveyor No. 3072 as set forth below:
    a. 75' northern impervious setback;
    b. 50' northern buffer;
    c. 25' northern state water buffer;
    d. Northwest top of creek bank;
    e. Creek;
    f. Southeast top of creek bank;
    g. 25'southern state water buffer;
    h. 50' southern buffer;
    i. 75' southern impervious setback.

3. RIGHT-OF-WAY EASEMENT from W.H. Wills to Sawnee Electric, dated March 7, 1962, recorded March 26, 1962 in Deed Book 3856, Page 323, Fulton County, Georgia records.

4. EASEMENT from Silas W. Pruitt to Georgia Power Company, dated January 1, 1973, recorded February 5, 1974, in Deed Book 5989, Page 135, Fulton County, Georgia records.

5. SIDEWALK EASEMENT between Annette H. Anderson and James W. Anderson and The City of Alpharetta dated October 29, 1996, recorded November 4, 1996, in Deed Book 21761, Page 49, Fulton County, Georgia records. (*Pertains to the Northern parcel of 193 Canton Street*)

6. SIDEWALK EASEMENT between J. David Woodard and The City of Alpharetta dated November 5, 1996, recorded November 8, 1996, in Deed Book 21771, Page 5, Fulton County, Georgia records.

7. EASEMENTS AS CONTAINED IN THE RIGHT-OF-WAY DEED between James W. Anderson and Lewis W. Anderson and The City of Alpharetta dated July 10, 1992, recorded July 14, 1992, in Deed Book 15540, Page 176, Fulton County, Georgia records. (*Pertains to the Northern parcel of 193 Canton Street*)

8. PERMANENT DRAINAGE EASEMENT between J. David Woodard and The City of Alpharetta dated August 10, 1992, recorded in Deed Book 15649, Page 325, Fulton County, Georgia records.

9. RECIPROCAL GRANT OF EASEMENTS AND AGREEMENT between William A. Dempsey and Retail Ventures Group, Inc., a Georgia corporation, dated November 11, 1997, recorded in Deed Book 23548, Page 222, Fulton County, Georgia records.

10. Deed to Secure Debt and Security Agreement from Mayfield Canton Development Group, LLC, a Georgia limited liability company to Georgia Banking Company dated December 19, 2024, filed December 30, 2024, in Deed Book 68553, Page 361, Fulton County, Georgia records in the principal amount of $3,000,000.00.

11. Second Priority Deed to Secure Debt and Security Agreement from Mayfield Canton Development Group, LLC, a Georgia limited liability company to Teasley Place Retail, LLC, a Georgia limited liability company dated December 19, 2024, filed December 30, 2024, in

Deed Book 68553, Page 387, Fulton County, Georgia records in the principal amount of $4,500,000.00.

Deed Book 68553 Page 357
Filed and Recorded 12/30/2024 04:20:00 PM
2025-0000606
Real Estate Transfer Tax $4,500.00
CHÉ ALEXANDER
Clerk of Superior Court
Fulton County, GA
Participant IDs: 7373500284
7067927936

SPACE ABOVE LINE FOR RECORDER'S USE

Please record and return to:
Lisa Shippel Law, LLC
5755 North Point Parkway
Suite 213
Alpharetta, GA 30022
Map Parcel Number: 22-482212520161, 22-481411970862, 22-482212521037
File Number: R3187

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made this 19TH day of **December, 2024**, by and between **Mayfield LLC, a Georgia limited liability company**, as party of the first part, (hereinafter referred to as "Grantor"), and **Mayfield Canton Development Group, LLC, a Georgia limited liability company,** as party of the second part, (hereinafter referred to as "Grantee"; the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H:

THAT Grantor, for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

See Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee forever in FEE SIMPLE.

AND THE SAID Grantor, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said Grantee, its successors and or assigns, against the claims of all persons owning, holding or claiming by, through or under the Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, on the day and year first above written.

Signed, sealed and delivered in the presence of:

Courtney Bennett
Unofficial Witness

Notary Public

My Commission Expires:

[NOTARY SEAL]

LISA GLAUBER SHIPPEL NOTARY PUBLIC FULTON COUNTY, GA MY COMMISSION EXPIRES APRIL 18 2026

GRANTOR:

Mayfield LLC, a Georgia limited liability company

(SEAL)
George H. Jackson IV, Manager

EXHIBIT "A"

Legal Description

ALL that tract or parcel of land lying and being in Land Lots 1197 and 1252 of the 2nd District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at the point of intersection of the easterly right of way of Canton Street with the most southwesterly point of the mitered intersection of Mayfield Road, said point being the POINT OF BEGINNING;

Thence North 62 degrees 29 minutes 36 seconds East a distance of 40.15 feet to an iron pin set on the southwesterly right of way of Mayfield Road;

Thence South 71 degrees 21 minutes 55 seconds East a distance of 99.44 feet to an iron pin set on the southwesterly right of way of Mayfield Road;

Thence southeasterly an arc distance of 256.92 feet along the southwesterly right of way of Mayfield Road, said arc having a radius of 1,472.43 feet and being subtended by a chord bearing South 75 degrees 57 minutes 26 seconds East a distance of 256.59 feet;

Thence South 0 degrees 46 minutes 46 seconds West a distance of 16.92 feet to an iron pin set;

Thence North 88 degrees 42 minutes 59 seconds East a distance of 57.38 feet to an iron pin found;

Thence South 89 degrees 55 minutes 31 seconds East a distance of 30.04 feet to a nail found;

Thence South 0 degrees 40 minutes 57 seconds West a distance of 190.30 feet to an iron pin found;

Thence North 82 degrees 11 minutes 31 seconds West a distance of 30.36 feet to an axel found;

Thence North 87 degrees 25 minutes 41 seconds West a distance of 450.56 feet to an iron pin found;

Thence northwesterly an arc distance of 164.97 feet along the easterly right of way of Canton Street, said arc having a radius of 625.00 feet and being subtended by a chord bearing North 1 degrees 14 minutes 9 seconds West a distance of 164.49 feet to a point;

Thence northeasterly an arc distance of 94.89 feet along the easterly right of way of Canton Street, said arc having a radius of 625.00 feet and being subtended by a chord

bearing North 12 degrees 13 minutes 20 seconds East a distance of 94.80 feet to an iron pin set;
Said point being the POINT OF BEGINNING.

The above-described property is shown on a plat of survey prepared by Keystone Land Surveying dated November 8, 2023 for George Jackson; said parcel having parcel numbers 22 481411970862, 22 482212521037 and being known as 193 Canton Street and containing 2.52 acres.

STATE OF GEORGIA
COUNTY OF FULTON

CERTIFIED RESOLUTIONS

WHEREAS, MAYFIELD CANTON DEVELOPMENT GROUP, LLC, a Georgia limited liability company (the "Company") is required to execute Easements, Deeds, and various documents in pursuit of development of a single family subdivision in Fulton County, Georgia located on property more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference, and the Members of the Company have approved the documents upon terms and conditions satisfactory to the Members;

NOW, THEREFORE, be it

RESOLVED, that the limited liability company through its **Manager, Chris Davis,** sign documents as Grantor in order for Grantor to convey to **FULTON COUNTY,** a political subdivision of the State of Georgia, the various easements and rights of way.

FURTHER RESOLVED, that the **Manager** of the Company be and is hereby authorized and empowered in the name of and on behalf of the Company to execute, seal, and deliver all documents necessary to grant said easements and rights of way;

MEMBERS:
KBD Development & Construction, LLC, a Georgia limited liability company

Chris Davis, Member

George H. Jackson, III

George H. Jackson, IV

Sworn to and subscribed
before me this 31
day of March, 2026.

Notary Public

LISA GLAUBER SHIPPEL NOTARY PUBLIC FULTON COUNTY, GA MY COMMISSION EXPIRES APRIL 18 2026

EXHIBIT "A"
Legal description

ALL that tract or parcel of land lying and being in Land Lots 1197 and 1252 of the 2nd District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

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Thence South 71 degrees 21 minutes 55 seconds East a distance of 99.44 feet to an iron pin set on the southwesterly right of way of Mayfield Road;

Thence southeasterly an arc distance of 256.92 feet along the southwesterly right of way of Mayfield Road, said arc having a radius of 1,472.43 feet and being subtended by a chord bearing South 75 degrees 57 minutes 26 seconds East a distance of 256.59 feet;

Thence South 0 degrees 46 minutes 46 seconds West a distance of 16.92 feet to an iron pin set;

Thence North 88 degrees 42 minutes 59 seconds East a distance of 57.38 feet to an iron pin found;

Thence South 89 degrees 55 minutes 31 seconds East a distance of 30.04 feet to a nail found;

Thence South 0 degrees 40 minutes 57 seconds West a distance of 190.30 feet to an iron pin found;

Thence North 82 degrees 11 minutes 31 seconds West a distance of 30.36 feet to an axel found;

Thence North 87 degrees 25 minutes 41 seconds West a distance of 450.56 feet to an iron pin found;

Thence northwesterly an arc distance of 164.97 feet along the easterly right of way of Canton Street, said arc having a radius of 625.00 feet and being subtended by a chord bearing North 1 degrees 14 minutes 9 seconds West a distance of 164.49 feet to a point;

Thence northeasterly an arc distance of 94.89 feet along the easterly right of way of Canton Street, said arc having a radius of 625.00 feet and being subtended by a chord bearing North 12 degrees 13 minutes 20 seconds East a distance of 94.80 feet to an iron pin set;
Said point being the POINT OF BEGINNING.

The above-described property is shown on a plat of survey prepared by Keystone Land Surveying dated November 8, 2023 for George Jackson; said parcel having parcel numbers 22 481411970862, 22 482212521037 and being known as 193 Canton Street and containing 2.52 acres.

RIGHT-OF-WAY DEDICATION INFORMATION SUMMARY

Fulton County Land Division
141 Pryor Street, Suite 8021
Atlanta, Georgia 30303
404-612-7870
404-730-7877 (fax)

FOR FULTON COUNTY USE ONLY

Project Name: _____
Development Type: _____
Road/Street Name: _____

LDP Number: _____
Zoning/Special Use Number: _____
R/W to be Dedicated: _____
(# feet from existing centerline)
Approval Date & Initials _____

PETITIONER INFORMATION

(Please attach business card if available **)**

Developer Name: KBD DEVELOPMENT & CONSTRUCTION, LLC
Name of Entity or Person Dedicating Property: (if different than above) MAYFIELD CANTON DEVELOPMENT GROUP, LLC

Contact Person: CHRIS DAVIS
Contact Company (if different than above):
Contact Phone Number: (404) 597-9478
Contact E-mail Address: CDAVIS@KBDDEVELOPMENT.COM

SITE INFORMATION (TO BE COMPLETED BY PETITIONER)

District Number: 2nd Section Number*: 2nd Land Lot(s): 1252
*(if applicable)

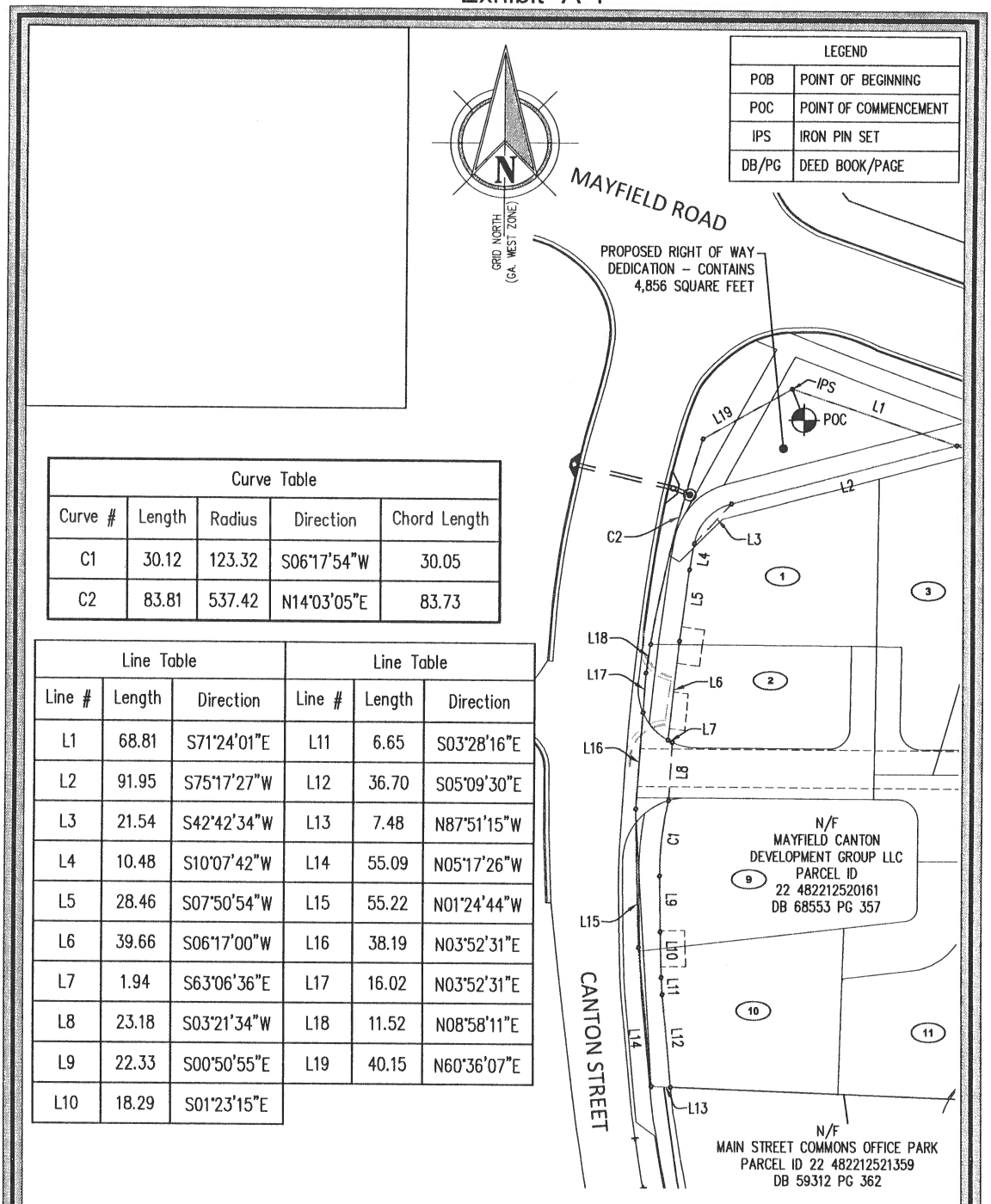
Tax Parcel Identification Number(s) of the **parcel(s) from which the right of way is being dedicated** (Please note if property is a parent parcel to be subdivided): 22-4822-1252-016-1; 22-4814-1197-086-2; 22-4822-1252-103-7

If the **property to be developed** was purchased within past three years, please provide the following information:
Sales price: $4,500,000.00
Sales date: DECEMBER 19, 2024
Total acreage 2.52

Do you anticipate that ownership of **parcel(s) from which the right-of-way is being dedicated** will change within the next 60 days? (If yes, please provide date) _____

***** THESE DOCUMENTS MAY ONLY BE RECORDED BY A REPRESENTATIVE OF THE LAND DIVISION. PLEASE DO NOT ATTEMPT TO RECORD THEM ON YOUR OWN. THANK YOU.*****

Exhibit "A-1"



LEGEND	
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPS	IRON PIN SET
DB/PG	DEED BOOK/PAGE

Curve Table				
Curve #	Length	Radius	Direction	Chord Length
C1	30.12	123.32	S06°17'54"W	30.05
C2	83.81	537.42	N14°03'05"E	83.73

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	68.81	S71°24'01"E	L11	6.65	S03°28'16"E
L2	91.95	S75°17'27"W	L12	36.70	S05°09'30"E
L3	21.54	S42°42'34"W	L13	7.48	N87°51'15"W
L4	10.48	S10°07'42"W	L14	55.09	N05°17'26"W
L5	28.46	S07°50'54"W	L15	55.22	N01°24'44"W
L6	39.66	S06°17'00"W	L16	38.19	N03°52'31"E
L7	1.94	S63°06'36"E	L17	16.02	N03°52'31"E
L8	23.18	S03°21'34"W	L18	11.52	N08°58'11"E
L9	22.33	S00°50'55"E	L19	40.15	N60°36'07"E
L10	18.29	S01°23'15"E			

SCALE: 1"=50'

GRAPHIC SCALE – IN FEET
25' 0' 50' 100' 150'

CLIENT: KBD DEVELOPMENT & CONSTRUCTION

DESIGNED BY:	SHEET NUMBER:	FILE NAME:	JOB NUMBER:	DATE:
LAR	1 of 1	CANTON MAYFIELD ESMT	FP-282	03/16/2026

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RIGHT OF WAY DEDICATION
EXHIBIT FOR

CANTON ON MAYFIELD
ALPHARETTA, GEORGIA 30009
TAX PARCEL ID - 22 482212520161

LAND LOTS 1197 & 1252 - 2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

REVISIONS

1			
2			
3			
4			
5			

KEYSTONE LAND SURVEYING, INC.
262 WEST CROGAN STREET
LAWRENCEVILLE, GEORGIA 30046
770.545.8700
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Exhibit "A"
LEGAL DESCRIPTION
Canton on Mayfield
Right of Way Dedication

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 1197 and 1252 of the 2nd District, 2nd Section, lying in the City of Alpharetta, of Fulton County, Georgia and being more particularly described as follows:

COMMENCING at an iron pin set at the intersection of the southerly right of way of Mayfield Road and the easterly right of way of Canton Street; and said point being the true POINT OF BEGINNING;

From said point as thus established;

Following along the right of way of Mayfield Road;

South 71 degrees 24 minutes 1 second East, a distance of 68.81 feet to a point;

Thence, leaving said right of way;

South 75 degrees 17 minutes 27 seconds West, a distance of 91.95 feet to a point;

Thence, South 42 degrees 42 minutes 34 seconds West, a distance of 21.54 feet to a point;

Thence, South 10 degrees 7 minutes 42 seconds West, a distance of 10.48 feet to a point;

Thence, South 7 degrees 50 minutes 54 seconds West, a distance of 28.46 feet to a point;

Thence, South 6 degrees 17 minutes 0 seconds West, a distance of 39.66 feet to a point;

Thence, South 63 degrees 6 minutes 36 seconds East, a distance of 1.94 feet to a point;

Thence, South 3 degrees 21 minutes 34 seconds West, a distance of 23.18 feet to a point;

Thence, Southerly following a curve with a radius of 123.32 feet, a distance of 30.12 feet, being subtended by a line following South 6 degrees 17 minutes 54 seconds West, a distance of 30.05 feet to a point;

Thence, South 0 degrees 50 minutes 55 seconds East, a distance of 22.33 feet to a point;

Thence, South 01 degree 23 minutes 15 seconds East, a distance of 18.29 feet to a point;

Thence, South 3 degrees 28 minutes 16 seconds East, a distance of 6.65 feet to a point;

Thence, South 5 degrees 9 minutes 30 seconds East, a distance of 36.70 feet to a point;

Thence, North 87 degrees 51 minutes 15 seconds West, a distance of 7.48 feet to a point;

Thence, following along the right of way of Canton Street;

North 5 degrees 17 minutes 26 seconds West, a distance of 55.09 feet to a point;

Thence, North 01 degree 24 minutes 44 seconds West, a distance of 55.22 feet to a point;

Thence, North 3 degrees 52 minutes 31 seconds East, a distance of 38.19 feet to a point;

Thence, continuing along said line, a distance of 16.02 feet to a point;

Thence, North 8 degrees 58 minutes 11 seconds East, a distance of 11.52 feet to a point;

Thence, Northerly following a curve with a radius of 537.42 feet, a distance of 83.81 feet, being subtended by a line following North 14 degrees 3 minutes 5 seconds East, a distance of 83.73 feet to a point;

Thence, North 60 degrees 36 minutes 7 seconds East, a distance of 40.15 feet to a point;

Said point being the TRUE POINT OF BEGINNING.

The described right of way dedication contains approximately 4,856 square feet, or 0.111 acres.

CERTIFICATE OF TITLE
for Fulton County, Georgia

March 15, 2026

Owner Information

Mayfield Canton Development Group LLC

Address **193 and 0 Canton Street, Alpharetta, GA 30009**

Tax Parcel **22-482212520161, 22-481411970862 and 22-482212521037**

Current Deed

by virtue of a Limited Warranty Deed from Mayfield LLC, a Georgia limited liability company to Mayfield Canton Development Group, LLC, a Georgia limited liability company dated December 19, 2024, recorded December 30, 2024, in Deed Book 268553, Page 2357, Fulton County, Georgia records.

subject to the limitations, liens and exceptions set out below.

Lisa Shippel Law, LLC

Lisa G. Shippel, Esq.

SUBJECT PROPERTY

All that tract or parcel of land lying and being in Land Lots 1197 and 1252 of the 2nd District, 2nd Section, Fulton County, Georgia, being more particularly described in Exhibit "A" attached hereto.

LIMITATIONS, LIENS AND EXCEPTIONS TO TITLE

1) All matters which would be shown by an accurate and up-to-date survey.
2) Rights of parties in possession, and the riparian rights of abutting owners as to any stream running through the subject property.
3) Any unfilled mechanic's, laborer's or materialmen's liens, or liens for services by any real estate broker and/or agent.
4) All zoning ordinances and utility easements affecting usage of the subject property.
5) Title to any fixtures, equipment or personal property located on the subject property.
6) The effect of any bankruptcy upon the marketability of title or any fraudulent transfers as the result of any bankruptcy filing.
7) Matters of record subsequent to the effective date of this Certificate, and matters affecting title which are not of record, or if they are of record, are indexed in such a manner that a reasonably prudent search would not have revealed them to the examiner, including but not limited to the change of a legal name or entity or individual, and the use of a name by an entity or individual other than the exact name in which title was acquired.
8) Errors or omissions of court clerks and court personnel and any matter shown on a temporary index or any index not permanently bound, and any matter added to any index in the form of an index correction or supplement made subsequent to the effective date of this Certificate or made in such a manner as to preclude a prudent examiner from finding same.
9) Tax liens which have not been recorded in the deed records of the county where the subject property is located and any lien or lien foreclosure filed in the name of an entity or individual no longer in the chain of title.
10) City, State and County taxes not yet due and payable, all water and sanitary assessments which may be liens against the subject property, and State and Federal environmental liens or encumbrances, whether recorded or unrecorded.
11) Title to any portion of the subject property within the bounds of any public right of way.
12) The possible forfeiture of title resulting from a criminal act by any party in the chain of title.
13) **ALL MATTERS SET FORTH ON EXHIBIT "B" ATTACHED HERETO.**

EXHIBIT "A"

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Thence northeasterly an arc distance of 94.89 feet along the easterly right of way of Canton Street, said arc having a radius of 625.00 feet and being subtended by a chord bearing North 12 degrees 13 minutes 20 seconds East a distance of 94.80 feet to an iron pin set;
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EXHIBIT "B"

Surveys/Plats

1. All matters shown on plat of survey prepared by Keystone Land Surveying, Inc. dated November 8, 2023 for George Jackson certified by Patrick F. Carey, Registered Land Surveyor No. 3072 as set forth below:
    a. 75' northern impervious setback;
    b. 50' northern buffer;
    c. 25' northern state water buffer;
    d. Northwest top of creek bank;
    e. Creek;
    f. Southeast top of creek bank;
    g. 25'southern state water buffer;
    h. 50' southern buffer;
    i. 75' southern impervious setback.

Easements, etc.

2. RIGHT-OF-WAY EASEMENT from W.H. Wills to Sawnee Electric, dated March 7, 1962, recorded March 26, 1962 in Deed Book 3856, Page 323, Fulton County, Georgia records.

3. EASEMENT from Silas W. Pruitt to Georgia Power Company, dated January 1, 1973, recorded February 5, 1974, in Deed Book 5989, Page 135, Fulton County, Georgia records.

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6. EASEMENTS AS CONTAINED IN THE RIGHT-OF-WAY DEED between James W. Anderson and Lewis W. Anderson and The City of Alpharetta dated July 10, 1992, recorded July 14, 1992, in Deed Book 15540, Page 176, Fulton County, Georgia records. (*Pertains to the Northern parcel of 193 Canton Street*)

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Security Deeds

9. Deed to Secure Debt and Security Agreement from Mayfield Canton Development Group, LLC, a Georgia limited liability company to Georgia Banking Company dated December 19, 2024, filed December 30, 2024, in Deed Book 68553, Page 361, Fulton County, Georgia records in the principal amount of $3,000,000.00.

10. Second Priority Deed to Secure Debt and Security Agreement from Mayfield Canton Development Group, LLC, a Georgia limited liability company to Teasley Place Retail, LLC, a Georgia limited liability company dated December 19, 2024, filed December 30, 2024, in Deed Book 68553, Page 387, Fulton County, Georgia records in the principal amount of $4,500,000.00.

Taxes

11. State and Fulton County real property taxes for tax parcel no. **22 -4822-1252-016-1** for the year **2025** are **PAID** in the amount of **$13,088.33**.

12. City of Alpharetta real property taxes for tax parcel no. **22 -4822-1252-016-1** for the year **2025** are **PAID** in the amount of **$2,675.77**.

13. State and Fulton County real property taxes for tax parcel no. **22 -4814-1197-086-2** for the year **2025** are **PAID** in the amount of **$4,943.80.**

14. City of Alpharetta real property taxes for tax parcel no. **22 -4814-1197-086-2** for the year **2025** are **PAID** in the amount of **$1,004.48**.

15. State and Fulton County real property taxes for tax parcel no. **22 -4822-1252-103-7** for the year **2025** are **PAID** in the amount of **$6,062.53**.

16. City of Alpharetta real property taxes for tax parcel no. **22 -4822-1252-103-7** for the year **2024** are **PAID** in the amount of **$1,234.05**.

STAFF REPORT

Department: Community Development
Submitted By: George Doyle
Meeting Date: June 22, 2026

AGENDA ITEM:

Intergovernmental Agreement with Fulton County and Private Development Agreement: Continuum Development

Consideration of approval of an Intergovernmental Agreement between the City of Alpharetta and Fulton County and Private Development Agreement for utility infrastructure at the Continuum Site, a Southwest Value Partners Development, and with authorization for the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Approve, as part of the Consent Agenda, an Intergovernmental Agreement (IGA) between the City of Alpharetta and Fulton County for utility infrastructure installments at the Continuum Development and authorize the Mayor to execute all necessary documents.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

ITEM DESCRIPTION:

The developer for the Continuum Development, Southwest Value Partners, is installing utilities within the site's roadway network in coordination with Fulton County and City of Alpharetta. As part of these required installations, an intergovernmental agreement (IGA) is required between the City and County to allow all necessary utility infrastructure to be installed within the development.

The Private Development Agreement requires that SVWP Alpharetta, LLC and Alpharetta Continuum Owners Association, Inc. shall perform all restoration work required in connection with the County's facility work contemplated in the IGA, as well as all maintenance, repair, and replacement work required in connection with the project's roads.

ALTERNATIVES:

Do not approve as part of the Consent Agenda and consider as a new business item.

ATTACHMENTS:

1. Intergovernmental Agreement – Continuum Alpharetta Development
2. Continuum - Private Development Agreement (rev final) SWVP Executed

INTERGOVERNMENTAL AGREEMENT BETWEEN FULTON COUNTY, GEORGIA, AND THE CITY OF ALPHARETTA, GEORGIA, FOR COORDINATED WATER UTILITY OPERATION AND MAINTENANCE WITHIN PRIVATE ROADWAYS AND ENVIRONS AT THE CONTINUUM ALPHARETTA DEVELOPMENT

THIS INTERGOVERNMENTAL AGREEMENT ("IGA") is executed as of _____day of _____2026, by and between **CITY OF ALPHARETTA, GEORGIA** (hereinafter the "CITY"), a municipality of the State of Georgia, and **FULTON COUNTY GEORGIA** (hereinafter the "COUNTY"), a political subdivision of the State of Georgia. The term "Party" refers individually to either the CITY or the COUNTY and the term "Parties" refers to both the CITY and the COUNTY.

WHEREAS, the CITY desires to improve the live/work environment of its citizens by promoting more concentrated residential and commercial areas and providing greater community open and green space; and

WHEREAS, the CITY, by promoting such concentrated development recognizes that utilities will be required to be located in The Continuum Alpharetta Development, a 52-acre mixed-use master planned development located at the intersection of Westside Parkway and Windward Parkway, Alpharetta, Georgia (the "Development"), in areas including below paved roadways not previously permitted due to the greater expense for repairs required from potential failures of the utilities such as the potable water system (see the project Site Plan attached hereto as "Exhibit A"); and

WHEREAS, the CITY realizes such developments will result in significantly increased property values and associated general fund tax revenue; and

WHEREAS, the CITY realizes that such utilities experience failures from time to time from both natural and man-made causes; and

WHEREAS, the COUNTY does not wish the additional risk associated with failures of such utilities placed below paved roadway areas in the Development, as depicted on Exhibit A, to become the responsibility of the abutting private property owners or the owners of other underground utilities; and

WHEREAS, the COUNTY is the water utility owner and provides potable water for domestic and fire protection use to the property owners in the Development; and

WHEREAS, the COUNTY has the facilities, equipment and staff to diligently and rapidly make repairs to its water system when failures occur; and

WHEREAS, the CITY maintains the public roadways in the Development and has the facilities, equipment

and staff to diligently and rapidly make repairs to its paved roadways when failures occur; and

WHEREAS, the COUNTY does not own or operate any paved roadways in the Development, and does not have adequate facilities, equipment or staff to rapidly make repairs to roadway failures; and

WHEREAS, the COUNTY and CITY desire to enter into an IGA wherein they each assume appropriate responsibility for the maintenance of their individually owned and maintained infrastructure (i.e., Roadways for CITY and Water System for COUNTY) in the Development when failures occur in areas where the Parties permit COUNTY Water System components to be placed or exist under the CITY'S paved public roadways; and

WHEREAS, the COUNTY and CITY have determined that this IGA serves the best interest of the Parties and their citizens by coordinating the operation and maintenance of these public infrastructures.

NOW THEREFORE, incorporating the foregoing recitals, and in consideration of the mutual promises, covenants and undertakings of the Parties hereinafter set forth, and for the public purposes herein contained and provided for, the COUNTY and the CITY covenant, agree and bind themselves as follows:

I. PURPOSE.

This IGA is entered into with the understanding by the Parties that the primary purpose of this IGA is for the Parties to meet the public purpose of transportation including infrastructure improvements and maintenance to roadways and water infrastructure in the Development.

II. CITY and COUNTY RESPONSIBILITIES.

1. Where water system infrastructure is installed under paved roadways in the Development, at the request or requirement of CITY, COUNTY's responsibility for repairs to infrastructure and environs due to a failure or required maintenance to COUNTY's water infrastructure shall be limited to the repair of COUNTY's water infrastructure, stabilization and backfill of any required excavation, and a concrete cap finished at the roadway subgrade level.

2. The COUNTY shall exercise diligence in repair of water system components including temporary repairs to maintain transportation capabilities of public roadways in the Development.

3. All other repair of the public roadway and environs shall be the responsibility of the CITY.

III. ADDITIONAL UNDERSTANDINGS.

The Parties to this IGA have mutually acknowledged and agreed to the following:

1) The Parties shall work together in a cooperative and coordinated effort, and in such a manner and fashion to bring about the achievement and fulfillment of the goals and objectives of this IGA.

2) It is not the intent of this IGA to restrict the Parties to this IGA from their involvement or participation with any other public or private individuals, agencies or organizations.

3) It is not the intent or purpose of this IGA to create any rights, benefits and/or trust responsibilities by or between the Parties, except as specifically provided in this IGA.

4) This IGA shall in no way hold or obligate either Party to supply or transfer funds to maintain and/or sustain the IGA or keep in place any contract, except as specifically provided in this IGA.

IV. **TERM.** This IGA shall be effective upon execution by both Parties and continue until 12/31/2076, unless the IGA is terminated by either Party, and in no event shall exceed a fifty (50) year term. The Parties may agree to amend this IGA at any time pursuant to Article VI(A).

V. **TERMINATION.** Anything contained herein to the contrary notwithstanding, either Party may terminate the IGA:

1. If the other Party commits a material breach of the IGA and fails to cure said breach to the non-breaching Party's satisfaction after receiving thirty (30) days written notice; or

2. Without cause, if the terminating Party gives ninety (90) days' prior written notice to the other Party.

3. Upon termination, the responsibilities of each Party shall be to continue to maintain their respectively owned infrastructure and neither Party shall be obligated to the other Party for damages caused by the failure of its infrastructure to the other Party's infrastructure.

VI. MISCELLANEOUS.

A. **Entire Agreement; Counterparts,** This IGA may be executed by the Parties in counterparts, each of which shall constitute an original. This IGA, including the attached exhibits, sets forth the entire understanding between the Parties pending the execution of the Agreement, and supersedes all previous agreements and understandings between them regarding the subject matter hereof, oral or written, and may be amended only in a document executed by both Parties. No amendment, modification, termination, or waiver of any provision of this IGA, nor consent to any departure by the Parties, shall in any event be effective unless the same shall be in writing and signed by the COUNTY and the CITY, and then such amendment, modification, termination, waiver or consent shall be effective only in the specific instance and for the specific purpose for which given.

B. **Governing Law**. This IGA and the Parties' rights and obligations hereunder, shall be governed by, and construed and enforced in accordance with, the laws of the State of Georgia without regard to any conflict of laws rules.

C. **Limitation on liability.** No rights or limitation of rights shall arise or be assumed between the

Parties as a result of the terms of this IGA, except as specifically provided in this IGA. Nothing herein shall be construed as a waiver of any Party's sovereign immunity.

D. **Representations and Warranties of the Parties.** In furtherance of the public purposes of this IGA, the COUNTY and the City hereby represent and warrant to each other (which representations and warranties shall be deemed independently material notwithstanding any prior inquiries) the following:

1. **Authority**. Each Party hereto expressly represents and warrants that (i) it has the power to make, deliver and perform this IGA, and has taken all necessary action to authorize the execution, delivery and performance of this IGA; (ii) this IGA when executed will constitute valid obligations with respect to it, will be legally binding upon the same and will be enforceable in accordance with the terms hereof; and (iii) no further consent or approval of any other Party not specifically mentioned herein is required in connection with the execution, delivery, performance, validity and enforcement of this IGA. Without limiting the generality of the foregoing, each Party hereby expressly acknowledges and represents that it has officially adopted and otherwise approved this IGA at a meeting of its governing authority in accordance with the Constitution and laws of the State of Georgia, to include, without limitation, the Georgia Open Meetings Act, O.C.G.A, 50-14- I et seq.

2. **Public Purpose.** This IGA and the services contemplated herein are for the public welfare and benefit and are undertaken in accordance with the laws and Constitution of the State of Georgia. Without limiting the foregoing, the Parties specifically and expressly warrant and represent, and do hereby find, that this IGA (i) pertains to the provision of services and activities which the Parties are by law authorized to undertake and provide; (ii) is otherwise authorized under the Intergovernmental Contracts Clause of the Georgia Constitution of 1983, Art. IX, Sec. Ill, Par, 1(a); (iii) does not authorize the creation of "new debt" as contemplated by Ga. Const. of 1983, Art. IX, Sec. V. Par. I(a); and (iv) does not violate O.C.G.A. § 36-30-3(a) or otherwise prevent free legislation by any Party in matters of government, and shall be binding and enforceable against the Parties and their successors during the term hereof in accordance with its terms.

E. **No Conflicting Agreements.** The execution, delivery and performance of this IGA does not violate or contravene any contract, undertaking, instrument or other agreement to which the COUNTY or the CITY are a Party or which purports to be binding upon said parties. Furthermore, the execution, delivery and performance of this IGA does not violate the provisions of any Party's respective charter or Code of Ordinances, or any statutory or decisional laws of the State of Georgia respecting similarly situated municipal corporations or political subdivisions of said State (as the case may be). The representations and warranties contained herein shall be true

and correct as of the date hereof and such representations and warranties, and the obligation of the COUNTY or the CITY to perform their respective obligations under this IGA shall be expressly conditioned upon said representations and warranties being true and correct on the date hereof. Furthermore, each Party hereto specifically acknowledges and agrees that they shall be forever estopped from making any claim, counterclaim, assertion or other argument resulting from the falseness or inaccuracy of the representations and warranties set forth hereinabove or otherwise contained in this IGA.".

F. **Assignment; Binding Effect.** The rights and obligations of the Parties under this IGA are personal and may not be assigned by either Party without the prior written consent of both the COUNTY and the CITY. Subject to the foregoing, this IGA shall be binding upon and enforceable against, and shall insure to the benefit of, the Parties hereto and their respective successors and permitted assigns.

G. **No Third-Party Beneficiaries.** This IGA is made between and limited to the COUNTY and the CITY and is not intended, and shall in no event be construed to be, for the benefit of any person or entity other than the COUNTY and the CITY, and no other person or entity shall be considered a third-party beneficiary by virtue of this IGA or otherwise entitled to enforce the terms of this IGA for any reason whatsoever.

H. **Exhibits**. Each and every exhibit referred to or otherwise mentioned in this IGA is attached to this IGA and is and shall be construed to be made a part of this IGA by such reference or other mention at each point at which such reference or other mention occurs, in the same manner and with the same effect as if each exhibit were set forth in full and at length every time it is referred to or otherwise mentioned.

I. **Relationship of Parties**. Notwithstanding anything in this IGA to the contrary, neither Party shall have the power to bind nor obligates the other Party except as expressly set forth in this IGA.

J. **Survival of Representations**. All terms, conditions, covenants, and warranties contained in any determination of this IGA shall survive the termination of this IGA until amended by the Parties.

K **Notices.** Any notice or communication required or permitted under this IGA shall be sufficiently given if delivered in person or by certified mail, return receipt requested, to the following addresses:

To Fulton County:

County Manager
Fulton County Government
141 Pryor Street, S.W
Atlanta, Ga 30303

Copy to:

County Attorney
Office of the County Attorney
141 Pryor Street, S.W., Suite
4038
Atlanta, Ga 30303

Director
Department of Public Works
141 Pryor Street, S.W., Suite 6001
Atlanta, Ga 30303

To City of Alpharetta:

Mayor
City of Alpharetta
2 Park Plaza
Alpharetta, Georgia 30009

L. **Severability Clause**. In the event that any provision of this IGA shall be deemed to be severable or invalid, or if any term, condition, phrase or portion of this IGA shall be determined to be unlawful or otherwise unenforceable, the remainder of the IGA shall remain in full force and effect, so long as the clause severed does not affect the intent of the Parties. If a court should find that any provision of this IGA to be invalid or unenforceable, but that by limiting said provision it would become valid and enforceable, then said provision shall be deemed to be written, construed and enforced as so limited.

[SIGNATURES FOLLOW ON NEXT PAGE)

IN WITNESS WHEREOF, the Parties, by and through their duly authorized representatives, have executed this IGA to be effective as of the date first set forth above.

CITY OF ALPHARETTA

By: _____
Jim Gilvin, Mayor

Attest:

By: _____
City Clerk

Approved as to Form:

By: _____
City Attorney

FULTON COUNTY, GEORGIA

By: _____
Robert L. Pitts, Chairman
Board of Commissioners

Attest:

By: _____
Tonya R. Grier
Clerk to the Commission

Approved as to Form:

By: _____
Y. Soo Jo
County Attorney

After recording, please return to:
SWVP Alpharetta LLC
12770 EL Camino Real, Suite 200
San Diego, CA 92130
Attn: Legal Department

PRIVATE DEVELOPMENT AGREEMENT
WITNESSETH:

WHEREAS, SWVP was the owner of, and remains the Declarant with authority to construct and improve utilities improvements upon, that certain 52.083 acres, more or less, of real property situated in Land Lots 1186, 1187, 1190, and 1191 of the 2nd District, 2nd Section, City of Alpharetta, Fulton County, Georgia, having a tax parcel identification number of 22 529011910520 and being more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein (the **"Property"**); and

WHEREAS, on October 17, 2022, pursuant to MP-21-10/Z-21-12/CU-21-14/V-21-29 Continuum/Oxford Green, the Mayor and Council rezoned the Property to MU (mixed use) with conditions for the construction of a mixed-use development known as Continuum Alpharetta (the **"Project"**); and

WHEREAS, SWVP has formed Alpharetta Continuum Owners Association Inc., a Georgia non-profit corporation (the **"Association"**) subject to the Master Declaration of Easements, Covenants, Conditions, and Restrictions for Alpharetta Continuum (the "Declaration), executed by SWVP as the Declarant, and as recorded in Deed Book 68204. Page 278, Fulton County, Georgia records; and

WHEREAS, the Declaration obligates the Association to share the responsibilities, to the extent not already performed, of SWVP under this Agreement; and

WHEREAS, in connection with the development of the Project, SWVP has granted to Fulton County (the **"County"**) certain utility easements (the **"County Utility Easements"**) for dedicated water and sewer facilities (the **"Facilities"**), pursuant to which, upon acceptance, the County will be obligated to inspect, replace, repair and maintain the Facilities (the **"County Facilities Work"**), and which County Utility Easements are listed on Exhibit "B" attached hereto and made a part hereof; and

WHEREAS, the Facilities are located underneath certain roads within the Project (the **"Project Roads"**), and the City and the County have entered into an agreement pursuant to which the City will perform all ancillary and aesthetic work to repair and restore any hardscape or landscape within the Project Roads or the adjacent areas within the Project damaged or disrupted as a result of the County Facilities Work (the **"Restoration Work"**); and

WHEREAS, SWVP has agreed to assume and perform the City's obligations as to the Restoration Work; and

WHEREAS, the City and SWVP have determined that it is in all of their respective best interests to enter into this Private Development Agreement to more specifically provide for (i) SWVP's and the Association's obligations with respect to the Restoration Work; and (ii) such other terms and conditions as the parties deem appropriate.

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, the parties hereto agree to the above recitals and hereby covenant as follows:

1. Restoration Work. SWVP shall, at its sole cost and expense, perform all of the Restoration Work required in connection with the County Facilities Work. Upon the formation of the Association, such Association shall be jointly and severally obligated to perform all of the Restoration Work in connection with the County Facilities Work on the Property. Notwithstanding anything to the contrary herein or in the County Utility Easements, the Restoration Work shall not include any repairs, maintenance work or replacement of the Facilities themselves, but only ancillary and aesthetic work after the County has restored the impacted area to a safe condition (e.g., filling in any holes or cuts made in connection with the County's work with gravel) to return the Project Roads and adjacent areas within the Project to a safe condition that is substantially the same condition as prior to any work by the County related to the Facilities. SWVP and/or the Association will perform the Restoration Work in a safe manner and in compliance with all applicable laws, rules, ordinances, codes, permits and governmental approvals. SWVP and/or the Association will commence Restoration Work promptly upon receipt of written notice from the County or the City of the need for the Restoration Work and diligently pursue same until completion.

2. Maintenance Work. SWVP shall, at its sole cost and expense, perform all of the maintenance, repair and replacement work required in connection with Project Roads (the **"Maintenance Work"**). Upon the formation of the Association, such Association shall be obligated to perform all of the Maintenance Work in connection with the Project Roads on the Property and SWVP shall be released from any further obligation to complete Maintenance Work. The Association's obligations regarding the Maintenance Work shall be included in the Declaration, or other document of like effect, and recorded against the Property.

3. Indemnity. SWVP and/or the Association will conduct all of the Restoration Work at its own risk and expense and the City assumes no responsibility or liability whatsoever to any person for any injury, including death or property damage, caused by, attributable to or resulting from SWVP's, the Association's or their respective employees', agents', contractors' or agents' performance of the Restoration Work. SWVP hereby agrees to indemnify, defend and hold the City harmless of, from and against any and all claims, liabilities, damages, actions, fines, liens, penalties or costs (including, without limitation, attorneys' fees and expenses of litigation) of any kind or nature whatsoever (and including, but not limited to actual, compensatory, consequential, punitive or statutory damages) arising from or related to the Restoration Work performed by SWVP, the Association or their respective employees, agents, contractors or agents, except to the extent caused by the gross negligence or willful misconduct of the City, or its agents or employees.

4. Notices. All notices to be given by either party to the other hereunder shall be in writing and shall be delivered (i) in person, (ii) by private, nationally recognized carrier guaranteeing next day delivery, (iii) by United States registered or certified mail, postage prepaid, return receipt requested, or (iv) facsimile with confirmation of transmission followed by delivery of a copy of such notice sent the same business day by any method provided for herein, addressed to the party for whom intended at the address, or sent by facsimile to the facsimile number of such party, set forth below or at such other address or facsimile number as the party in question may specify in a written notice to the party giving notice. All notices shall be deemed given on the date delivered, or if sent by facsimile, on the date of the facsimile transmission. Notices by the parties may be given on their behalf by or to their respective attorneys.

If to the City:
City of Alpharetta
Two South Main Street
Alpharetta, Georgia 30009
Attn: Chris Lagerbloom, City Administrator
Fax Number: (678)297-6001

With a copy to:
Jarrard & Davis, LLP
222 Webb Street
Cumming, Georgia 30040
Attn: City Attorney

If to SWVP: SWVP Alpharetta LLC
12770 El Camino Real, Suite 200
San Diego, California 92130
Attn: Kirk Carson, In-House General Counsel

5. Miscellaneous.

a. If any provision of this Agreement, or portion thereof, or the application thereof to any person or circumstances, shall, to any extent be held invalid, inoperative or unenforceable, the remainder of this Agreement, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration for this Agreement; and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

b. This Agreement shall be construed in accordance with the laws of the State of Georgia. This Agreement together with the exhibits attached hereto that are incorporated herein by this reference or other references throughout this Agreement is the entire agreement with respect to the subject matter hereof; and shall supersede any prior agreement inconsistent with the terms hereof.

c. The headings in this Agreement are for convenience only, shall in no way define or limit the scope or content of this Agreement, and shall not be considered in any construction or interpretation of this Agreement or any part hereof. References to Articles, Sections, and Exhibits are, unless specified otherwise, references to articles, sections and exhibits of this Agreement. Words of any gender shall include each other gender. Words in the singular shall include the plural and words in the plural shall include the singular. References to persons shall include both natural persons and any legal entities, including public or governmental bodies, agencies or instrumentalities. The words "include" and "including" shall be interpreted as if followed by the words "without limitation". Unless otherwise provided herein, capitalized terms shall have the same meaning as ascribed to such terms in the City's Roads Impact Fee Ordinance.

d. Nothing in this Agreement shall be construed to make the parties hereto partners or joint venturers or render either of said parties liable for the debts or obligations of the other.

e. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto.

f. This Agreement may be amended, modified, or terminated at any time by a declaration in writing, executed and acknowledged by all the parties to the Agreement or their successors or assigns; this Agreement shall not be otherwise amended, modified or terminated during the term hereof.

g. Each and every exhibit referred to or otherwise mentioned in this Agreement is attached to this Agreement and is and shall be construed to be made a part of this Agreement by such reference or other mention at each point at which such reference or other mention occurs, in the same manner and with the same effect as if each exhibit were set forth in full and at length every time it is referred to or otherwise mentioned.

h. Time is of the essence of this Agreement. Notwithstanding the foregoing, if the time period or dates within or by which any right, option, or election provided under this Agreement must be exercised, or by which any act required hereunder must be performed, expires or occurs on a Saturday, Sunday, or legal or bank holiday, then such time period or date shall be automatically extended through the close of business on the next regularly scheduled business day.

i. The recitals appearing at the beginning of this Agreement are incorporated into and made an integral part of this Agreement.

j. In all cases in which the consent of a party is required hereunder, consent shall be deemed to have been given if the party entitled to give or withhold consent should have failed to deliver a written response within

seven (7) days of delivery of the written request by the requesting party.

k. This Agreement is not a zoning contract and does not guarantee any particular rezoning or conditions of zoning; provided, however, that any such rezoning shall not abrogate the rights and obligations of the parties under this Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed and delivered as of the date first above written.

Approved as to form:

_____

City Attorney

CITY OF ALPHARETTA, GEORGIA

By: _____

Jim Gilvin, Mayor

SWVP Alpharetta LLC, a Delaware limited liability company

By: _____

Name: Cary Mack

Title: Authorized Representative

Alpharetta Continuum Owners Association, Inc., a Georgia non-profit corporation

By: _____

Name: Jake Mack

Title: President

EXHIBIT A

PROPERTY DESCRIPTION

ALL THAT TRACT OF LAND LYING IN LAND LOTS 1186, 1187, 1190 AND 1191 OF THE 2ND DISTRICT, 2ND SECTION OF FULTON COUNTY, GEORGIA, IN THE CITY OF ALPHARETTA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH REBAR WITH CAP FOUND AT THE SOUTHWEST END OF THE MITERED RIGHT-OF-WAY LINE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WESTSIDE PARKWAY (100-FOOT RIGHT-OF-WAY) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF WINDWARD PARKWAY (VARIABLE RIGHT-OF-WAY PER UNRECORDED SALES AGREEMENT); THENCE ALONG SAID MITERED RIGHT-OF-WAY LINE NORTH 51 DEGREES 34 MINUTES 16 SECONDS EAST A DISTANCE OF 79.53 FEET TO A 1/2-INCH REBAR WITH CAP SET; THENCE FOLLOWING SAID SOUTHERLY RIGHT-OF-WAY LINE OF WINDWARD PARKWAY THE FOLLOWING 30 COURSES AND DISTANCES: SOUTH 74 DEGREES 44 MINUTES 09 SECONDS EAST A DISTANCE OF 17.07 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 58 DEGREES 39 MINUTES 05 SECONDS EAST A DISTANCE OF 13.02 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 72 DEGREES 22 MINUTES 56 SECONDS EAST A DISTANCE OF 93.41 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 17 DEGREES 48 MINUTES 11 SECONDS WEST A DISTANCE OF 9.00 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 72 DEGREES 22 MINUTES 56 SECONDS EAST A DISTANCE OF 27.00 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 17 DEGREES 48 MINUTES 11 SECONDS EAST A DISTANCE OF 9.00 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 72 DEGREES 22 MINUTES 52 SECONDS EAST A DISTANCE OF 180.06 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 17 DEGREES 37 MINUTES 00 SECONDS WEST A DISTANCE OF 5.99 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 72 DEGREES 23 MINUTES 00 SECONDS EAST A DISTANCE OF 6.00 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 17 DEGREES 37 MINUTES 00 SECONDS EAST A DISTANCE OF 5.99 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 72 DEGREES 23 MINUTES 00 SECONDS EAST A DISTANCE OF 174.17 FEET TO A 1/2-INCH REBAR WITH CAP SET, FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 252.43 FEET (SAID ARC HAVING A RADIUS OF 1149.01 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 78 DEGREES 40 MINUTES 38 SECONDS EAST A DISTANCE OF 251.92 FEET) TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 85 DEGREES 16 MINUTES 04 SECONDS EAST A DISTANCE OF 15.46 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 86 DEGREES 16 MINUTES 29 SECONDS EAST A DISTANCE OF 20.73 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 85 DEGREES 51 MINUTES 38 SECONDS EAST A DISTANCE OF 19.34 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 87 DEGREES 50 MINUTES 24 SECONDS EAST A DISTANCE OF 43.26 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 89 DEGREES 01 MINUTES 50 SECONDS EAST A DISTANCE OF 43.27 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 88 DEGREES 57 MINUTES 03 SECONDS EAST A DISTANCE OF 37.64 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 88 DEGREES 49 MINUTES 08 SECONDS EAST A DISTANCE OF 16.52 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 87 DEGREES 15 MINUTES 39 SECONDS EAST A DISTANCE OF 14.32 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 02 DEGREES 47 MINUTES 32 SECONDS EAST A DISTANCE OF 11.54 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 86 DEGREES 42 MINUTES 28 SECONDS EAST A DISTANCE OF 26.22 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 03 DEGREES 47 MINUTES 32 SECONDS WEST A DISTANCE OF 11.21 FEET TO A

1/2-INCH REBAR WITH CAP SET, NORTH 85 DEGREES 29 MINUTES 53 SECONDS EAST A DISTANCE OF 33.92 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 84 DEGREES 25 MINUTES 03 SECONDS EAST A DISTANCE OF 36.62 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 82 DEGREES 26 MINUTES 45 SECONDS EAST A DISTANCE OF 54.04 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 07 DEGREES 52 MINUTES 15 SECONDS EAST A DISTANCE OF 15.03 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 78 DEGREES 19 MINUTES 54 SECONDS EAST A DISTANCE OF 126.82 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 13 DEGREES 44 MINUTES 12 SECONDS WEST A DISTANCE OF 15.92 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 76 DEGREES 15 MINUTES 48 SECONDS EAST A DISTANCE OF 9.00 FEET TO A 1/2-INCH REBAR WITH CAP SET AND NORTH 75 DEGREES 26 MINUTES 02 SECONDS EAST A DISTANCE OF 27.27 FEET TO A 1/2-INCH REBAR WITH CAP SET, SAID POINT BEING LOCATED SOUTH 17 DEGREES 02 MINUTES 44 SECONDS WEST A DISTANCE OF 7.42 FEET FROM A 1/2-INCH REBAR WITH CAP FOUND; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND FOLLOWING THE DIVISION LINE BETWEEN HEWLETT PACKARD ENTERPRISE COMPANY (PER DEED BOOK 55201, PAGE 296, FULTON COUNTY, GEORGIA, RECORDS) TO THE WEST AND 5575 WINDWARD ALPHARETTA GA, LLC (PER DEED BOOK 60574, PAGE 369, AFORESAID RECORDS) TO THE EAST AND THE DIVISION LINE BETWEEN SAID HEWLETT PACKARD ENTERPRISE COMPANY TO THE WEST AND SOUTH, RESPECTIVELY AND LSREF3/AH CHICAGO, LLC (PER DEED BOOK 54453, PAGE 204, AFORESAID RECORDS) TO THE EAST AND NORTH, RESPECTIVELY, THE FOLLOWING 3 COURSES AND DISTANCES: SOUTH 02 DEGREES 16 MINUTES 16 SECONDS WEST A DISTANCE OF 438.39 FEET TO A PK NAIL FOUND, SAID POINT BEING LOCATED NORTH 72 DEGREES 36 MINUTES 32 SECONDS WEST, A DISTANCE OF 1.80 FEET FROM A PK NAIL FOUND, SOUTH 15 DEGREES 10 MINUTES 20 SECONDS WEST A DISTANCE OF 65.05 FEET TO A 1/2-INCH REBAR FOUND AND SOUTH 80 DEGREES 34 MINUTES 40 SECONDS EAST A DISTANCE OF 369.37 FEET TO A 1/2-INCH REBAR FOUND ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF U.S. 19 / S.R. 400 (VARIABLE RIGHT-OF-WAY; THENCE LEAVING SAID DIVISION LINE AND FOLLOWING SAID RIGHT-OF-WAY LINE THE FOLLOWING 5 COURSES AND DISTANCES: SOUTH 10 DEGREES 57 MINUTES 21 SECONDS WEST A DISTANCE OF 7.26 FEET TO A CONCRETE MONUMENT FOUND, SOUTH 22 DEGREES 40 MINUTES 41 SECONDS WEST A DISTANCE OF 169.68 FEET TO A 1/2-INCH REBAR FOUND, SOUTH 06 DEGREES 29 MINUTES 38 SECONDS WEST A DISTANCE OF 177.44 FEET TO A CONCRETE MONUMENT FOUND, SOUTH 26 DEGREES 02 MINUTES 43 SECONDS WEST A DISTANCE OF 59.49 FEET TO A CONCRETE MONUMENT FOUND, AND SOUTH 26 DEGREES 34 MINUTES 58 SECONDS WEST A DISTANCE OF 580.61 FEET TO A 1/2-INCH REBAR FOUND; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND FOLLOWING THE DIVISION LINE BETWEEN SAID HEWLETT PACKARD ENTERPRISE COMPANY TO THE NORTH AND THE DEVELOPMENT AUTHORITY OF FULTON COUNTY (PER DEED BOOK 42946, PAGE 434, AFORESAID RECORDS) TO THE SOUTH THE FOLLOWING 14 COURSES AND DISTANCES: NORTH 68 DEGREES 45 MINUTES 09 SECONDS WEST A DISTANCE OF 238.17 FEET TO A 1/2-INCH REBAR WITH CAP FOUND, NORTH 72 DEGREES 25 MINUTES 58 SECONDS WEST A DISTANCE OF 131.91 FEET TO A POINT, SAID POINT BEING LOCATED A DISTANCE OF 0.18 FEET NORTHEAST OF A 1/2-INCH REBAR FOUND, SOUTH 17 DEGREES 34 MINUTES 02 SECONDS WEST A DISTANCE OF 118.55 FEET TO A POINT, SAID POINT BEING LOCATED A DISTANCE OF 0.22 FEET NORTH OF A 1/2-INCH REBAR FOUND, NORTH 72 DEGREES 37 MINUTES 28 SECONDS WEST A DISTANCE OF 609.99 FEET TO A 1/2-INCH REBAR WITH CAP FOUND, SOUTH 71 DEGREES 32 MINUTES 49 SECONDS WEST A DISTANCE OF 7.46 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 68 DEGREES 19 MINUTES 13 SECONDS WEST A DISTANCE OF 50.00 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 67 DEGREES 25 MINUTES 26 SECONDS WEST A DISTANCE OF 48.11 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 74 DEGREES 58 MINUTES 49 SECONDS WEST A DISTANCE OF 31.10 FEET TO A 1/2-INCH REBAR WITH CAP SET, FOLLOWING THE

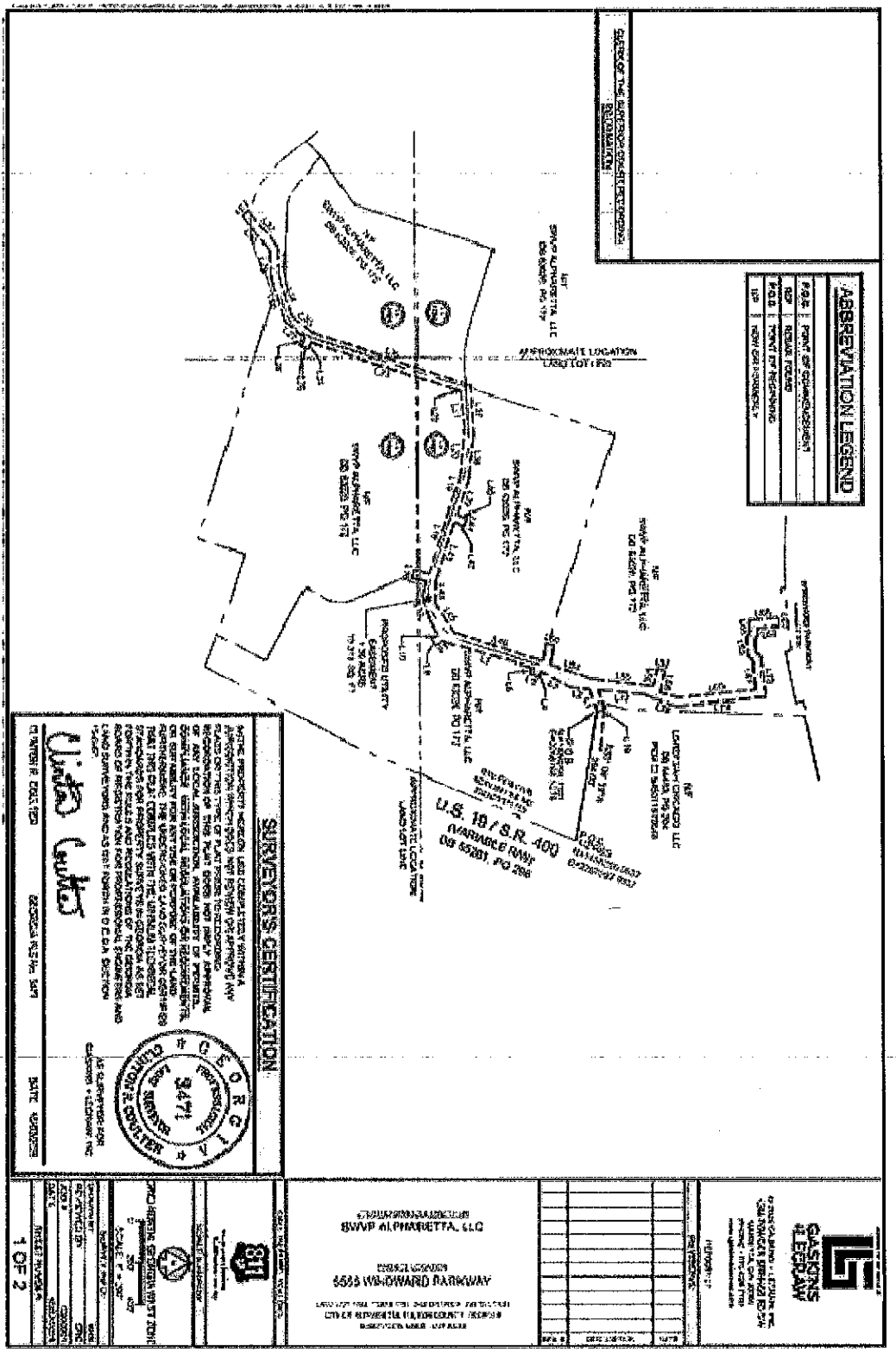
ARC OF A CURVE TO THE RIGHT A DISTANCE OF 213.96 FEET (SAID ARC HAVING A RADIUS OF 185.69 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 72 DEGREES 00 MINUTES 35 SECONDS WEST A DISTANCE OF 202.32 FEET) TO A 1/2-INCH REBAR WITH CAP SET, NORTH 38 DEGREES 59 MINUTES 58 SECONDS WEST A DISTANCE OF 191.60 FEET TO A 1/2-INCH REBAR FOUND, NORTH 31 DEGREES 39 MINUTES 08 SECONDS WEST A DISTANCE OF 91.35 FEET TO A 1/2-INCH REBAR WITH CAP SET, FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 76.09 FEET (SAID ARC HAVING A RADIUS OF 104.08 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 52 DEGREES 35 MINUTES 52 SECONDS WEST A DISTANCE OF 74.41 FEET) TO A 1/2-INCH REBAR WITH CAP SET, NORTH 73 DEGREES 32 MINUTES 37 SECONDS WEST A DISTANCE OF 79.12 FEET TO A 1/2-INCH REBAR WITH CAP SET, FOLLOWING THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 126.24 FEET (SAID ARC HAVING A RADIUS OF 209.99 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 56 DEGREES 19 MINUTES 17 SECONDS WEST A DISTANCE OF 124.35 FEET) TO A 1/2-INCH REBAR WITH CAP SET AND NORTH 39 DEGREES 05 MINUTES 57 SECONDS WEST A DISTANCE OF 139.63 FEET TO A POINT OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WESTSIDE PARKWAY (100-FOOT RIGHT-OF-WAY), SAID POINT BEING LOCATED A DISTANCE OF 0.20 FEET SOUTHEAST OF A PK-NAIL FOUND; THENCE LEAVING SAID DIVISION LINE AND FOLLOWING SAID RIGHT-OF-WAY LINE THE FOLLOWING 4 COURSES AND DISTANCES: FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 651.71 FEET (SAID ARC HAVING A RADIUS OF 1004.93 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 36 DEGREES 27 MINUTES 35 SECONDS EAST A DISTANCE OF 640.35 FEET) TO A 1/2-INCH REBAR WITH CAP SET, NORTH 17 DEGREES 52 MINUTES 52 SECONDS EAST A DISTANCE OF 238.01 FEET TO A 1/2-INCH REBAR WITH CAP FOUND, SOUTH 72 DEGREES 07 MINUTES 09 SECONDS EAST A DISTANCE OF 5.00 FEET TO A 1/2-INCH REBAR WITH CAP FOUND AND NORTH 17 DEGREES 52 MINUTES 51 SECONDS EAST A DISTANCE OF 172.02 FEET BACK TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 2,258,944 SQUARE FEET OR 51.858 ACRES AND IS MORE PARTICULARLY SHOWN ON SURVEY FOR SOUTHWEST VALUE PARTNERS, PREPARED BY LECRAW ENGINEERING, INC. AS JOB NO. 300001, DATED JANUARY 20, 2021.

LESS AND EXCEPT FROM PARCEL 1 PROPERTY ACQUIRED PURSUANT TO ORDER AND JUDGMENT ENTERED IN DOCKET NO. 2022CV370755, SUPERIOR COURT OF FULTON COUNTY, GEORGIA STYLED DEPARTMENT OF TRANSPORTATION VS. 1.491 ACRES OF LAND; AND CERTAIN ACCESS RIGHTS; AND SWVP ALPHARETTA LLC, ETAL, FILED FOR RECORD OCTOBER 25, 2022, FULTON COUNTY, GEORGIA RECORDS.

EXHIBIT B

COUNTY UTILITY EASEMENTS



STAFF REPORT

Department: Community Development
Submitted By: Kathi Cook
Meeting Date: June 22, 2026

AGENDA ITEM:

PH-26-06 Resolution: Alpharetta Annual Capital Improvement Element (CIE) Adoption
Consideration of a resolution adopting the Fiscal Year 2025 Capital Improvement Element and Annual Report.

STAFF RECOMMENDATION:

Approve a resolution adopting the Fiscal Year 2025 Capital Improvement Element (CIE) and Annual Report.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO
FISCAL IMPACT: NO
INCLUDED IN CURRENT FY CPTL BUDGET: NO
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST:
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT

ITEM DESCRIPTION:

The Georgia Planning Act of 1989 (The Act) requires that local governments keep their Comprehensive Plans current as a pre-requisite for maintaining Qualified Local Government status, a requirement for eligibility for receipt of State of Georgia funds. The Act requires that local governments provide annual updates to their Capital Improvement Element (CIE), prepared in accordance with the Minimum Planning Standards and Procedures and the Development Impact Fee Compliance Requirements.

The CIE is designed to provide insight into key infrastructure and public improvement projects being undertaken and completed by local jurisdictions. The Annual Report details on an annualized basis the collection and use of funds derived from impact fees. Together these documents provide a means of tracking local government performance and serve as a tool for measuring progress with respect to achieving community goals as outlined in the Comprehensive Plan.

City Council approved a resolution authorizing Staff to transmit the CIE to the Atlanta Regional Commission (ARC) and Department of Community Affairs (DCA) on March 23, 2026. ARC notified the City on May 11, 2026 that the Georgia Department of Community Affairs issued a finding of fact that the Capital Improvement Element adequately address the Local Planning Requirements.

ALTERNATIVES:

Failure to update the CIE in accordance with the Georgia Planning Act of 1989 would result in the loss of Qualified Local Government status, which would make the City ineligible to receive certain State funding. Further, failure to submit this annual report would make the City ineligible to collect impact fees on new development.

ATTACHMENTS:

1. 2025-2026 CIE Impact Fee Report

2. CIE Adoption Resolution

CITY OF ALPHARETTA, GA
ANNUAL IMPACT FEE FINANCIAL REPORT
FISCAL YEAR 2025

	Impact Fee Fund				General Fund	
	Roads	**Public Safety**	**Recreation and Parks**	**Total Impact Fee Fund**	**Administrative Costs**	**Total**
Impact Fee Fund Balance on July 1, 2024	**$ 1,991,555.77**	**$ 224,514.56**	**$ 3,387,600.64**	**$ 5,603,670.97**	**$ -**	**$ 5,603,670.97**
Fiscal Year 2025 Activity						
Sources:						
Impact Fees	$ 463,661.31	$ 57,988.69	$ 699,376.90	$ 1,221,026.90	$ 42,821.58	$ 1,263,848.48
Credits	(16,831.68)	(168.32)	(84,369.64)	(101,369.64)	(2,867.73)	(104,237.37)
Refunds	-	-	-	-	(194.84)	(194.84)
General Revenue (e.g. Interest)	103,748.43	12,012.79	170,302.98	286,064.20	-	286,064.20
Total Sources	***$ 550,578.06***	***$ 69,833.16***	***$ 785,310.24***	***$ 1,405,721.46***	***$ 39,759.01***	***$ 1,445,480.47***
(Uses):						
Project Expenditures	$ (405,238.72)	$ (868.37)	$ (524,204.80)	$ (930,311.89)	$ -	$ (930,311.89)
Administrative Costs	-	-	-	-	(39,759.01)	(39,759.01)
Total Uses	***$ (405,238.72)***	***$ (868.37)***	***$ (524,204.80)***	***$ (930,311.89)***	***$ (39,759.01)***	***$ (970,070.90)***
Impact Fee Fund Balance on June 30, 2025	**$ 2,136,895.11**	**$ 293,479.35**	**$ 3,648,706.08**	**$ 6,079,080.54**	**$ -**	**$ 6,079,080.54**
Impact Fees Encumbered at June 30, 2025	***$ 21,918.70***	***$ 3,120.62***	***$ 1,802,424.17***	***$ 1,827,463.49***		***$ 1,827,463.49***

* The administrative cost percentage for the prior fiscal year totaled 3.6%. The variance resulted from a prior-year calculation error identified after fiscal year close. The overage is limited to that reporting period and does not reflect current administrative practices. Internal review procedures have been implemented to ensure compliance with the statutory 3% cap in all subsequent reporting periods.

CITY OF ALPHARETTA, GA
CAPITAL IMPROVEMENT ELEMENT (FY 2025 Update)
Service Area for each Public Facility: Citywide

Public Facility	Project Description	Project Start Date (Fiscal Year)	Project End Date (Fiscal Year)*	Local Cost of Project	Maximum % of Funding from Impact Fees	Maximum Funding from Impact Fees	Impact Fees Expended in FY 2025	Impact Fees Expended in Previous Years	Total Impact Fees Expended to Date	Impact Fees Encumbered as of the end of FY 2025	Current/ Potential Funding Sources	Status/ Comment	Responsible Department
Roads													
	Impact Fee Ordinance Update	2014	2016	$ 86,145	100.00%	$ 86,145	$ -	$ 34,999.98	$ 34,999.98	$ -	Impact Fees (100%)	Complete	Community Development
	Impact Fee Ordinance Update	2022	2026	51,892	100.00%	51,892	6,099.25	23,874.05	29,973.30	21,918.70	Impact Fees (100%)	In-Process	Community Development
	Rucker Rd Corridor Improvements	2017	2024	16,411,929	24.10%	3,955,275	-	1,001,847.22	1,001,847.22	-	GO Bond (89%); Impact Fees (6%); General Revenues (5%)	Complete	Public Works
	Kimball Bridge Rd Congestion Mitigation (North Point Pkwy to Waters Rd)	2017	2022	9,833,228	24.10%	2,369,808	-	-	-	-	GO Bond (100%)	Complete	Public Works
	Kimball Bridge Rd Bicycle/Pedestrian/Operational Improvements	2017	2024	1,359,742	24.10%	327,698	-	-	-	-	TSPLOST 1 (100%)	Complete	Public Works
	Kimball Bridge Rd Gap (City share)	2024	2026	500,000	24.10%	120,500	-	-	-	-	TSPLOST 2 (100%)	In-Process	Public Works
	Kimball Bridge Rd Improvements (Waters Rd to Ocee Elementary)	TBD	TBD	5,850,000	24.10%	1,409,850	-	-	-	-	TBD	TBD	Public Works
	Windward Parkway Business District/Union Hill Rd Capacity Improvements	2017	2018	185,100	24.10%	44,609	-	-	-	-	TSPLOST 1 (100%)	Split into Projects Below	Public Works
	Windward Parkway East Improvements	2017	2023	1,439,873	24.10%	347,009	-	-	-	-	TSPLOST 1 (99%); General Revenues (1%)	Complete	Public Works
	Windward Parkway West Improvements	2017	2023	1,191,026	24.10%	287,037	-	-	-	-	TSPLOST 1 (83%); General Revenues (17%)	Complete	Public Works
	Windward Pkwy Corridor Improvements (S.R. 9 to Westside Pkwy)	2017	2019	401,613	24.10%	96,789	-	-	-	-	GO Bond (100%)	On Hold	Public Works
	Northwinds Traffic Signal (temporary)	2017	2017	56,079	75.90%	42,564	-	42,564.32	42,564.32	-	Impact Fees (76%); General Revenue (24%)	Complete	Public Works
	Kimball Bridge Road at Northwinds Pkwy (Mast Arms)	2026	2027	250,000	24.10%	60,250	-	-	-	-	TSPLOST 2 (100%)	Construction Phase	Public Works
	Bethany Rd at Mid-Broadwell Rd Intersection Improvements	2017	2021	1,174,001	24.10%	282,934	-	-	-	-	TSPLOST 1 (100%)	Complete	Public Works
	Bethany Rd at Mayfield Rd Intersection Improvements	2017	2021	1,943,218	24.10%	468,316	-	-	-	-	TSPLOST 1 (85%); GO Bond (15%)	Complete	Public Works
	Morris Rd Operational Improvements	2017	2021	3,215,476	24.10%	774,930	-	-	-	-	TSPLOST 1 (100%)	Complete	Public Works
	Old Milton Parkway Capacity Improvements	2017	2028	5,579,476	24.10%	1,344,654	-	-	-	-	TSPLOST 1 (100%)	Design Phase	Public Works
	Academy St/Webb Bridge Rd Operational and Pedestrian Improvements	2017	2021	435,224	24.10%	104,889	-	-	-	-	TSPLOST 1 (91%); General Revenue (9%)	Split into Projects Below	Public Works
	Academy St Improvements	2019	TBD	3,525,490	24.10%	849,643	-	-	-	-	TSPLOST 1 (8%); TSPLOST 2 TBD (Tier 2; 92%)	On Hold	Public Works
	Webb Bridge Road Improvements (Design/Project Management)	2019	2023	876,388	24.10%	211,209	-	-	-	-	TSPLOST 1 (100%)	Design Phase Complete	Public Works
	Webb Bridge Road Improvements Phase 1 (Westwind Lane to Greenway)	2021	2022	725,037	24.10%	174,734	-	-	-	-	TSPLOST 1 (100%)	Complete	Public Works
	Webb Bridge Road Improvements Phase 2 (Roundabout to Webb Bridge Park)	2021	2028	6,000,000	24.10%	1,446,000	-	-	-	-	TSPLOST 1 (100%)	Construction Phase	Public Works
	Webb Bridge Road Improvements Phase 3 (Greenway to Roundabout)	2021	2028	17,000,000	24.10%	4,097,000	-	-	-	-	TSPLOST 1 (100%)	Construction Phase	Public Works

CITY OF ALPHARETTA, GA
CAPITAL IMPROVEMENT ELEMENT (FY 2025 Update)
Service Area for each Public Facility: Citywide

Public Facility	Project Description	Project Start Date (Fiscal Year)	Project End Date (Fiscal Year)*	Local Cost of Project	Maximum % of Funding from Impact Fees	Maximum Funding from Impact Fees	Impact Fees Expended in FY 2025	Impact Fees Expended in Previous Years	Total Impact Fees Expended to Date	Impact Fees Encumbered as of the end of FY 2025	Current/ Potential Funding Sources	Status/ Comment	Responsible Department
	Webb Bridge Road Improvements Phase 4 (North Point Parkway to the Greenway)	2021	2028	14,192,473	24.10%	3,420,386	-	-	-	-	TSPLOST 2 (95%); TSPLOST 1 (5%)	Construction Phase	Public Works
	Haynes Bridge Rd Widening (Mansell Rd. to city limits)	TBD	TBD	8,000,000	24.10%	1,928,000	-	-	-	-	TBD	TBD	Public Works
	McGinnis Ferry Rd Capacity Improvements	2018	2030	8,900,001	24.10%	2,144,900	-	-	-	-	TSPLOST 1 (57%); GO Bond (42%); General Revenue (1%)	ROW Acquisition Phase	Public Works
	GA400 Bridge (Academy St/Webb Bridge Rd - GDOT PI 0001757)	2020	2030	1,703,000	24.10%	410,423	-	-	-	-	TSPLOST 1 (100%)	Design Complete	Public Works
	GA400 Bridge (Kimball Bridge Rd - GDOT PI 0001757)	2020	2025	1,317,000	24.10%	317,397	-	-	-	-	TSPLOST 1 (100%)	Complete	Public Works
	GA400 Bridge (Tradewinds - GDOT PI 0001757)	2020	2030	1,866,000	24.10%	449,706	-	-	-	-	TSPLOST 1 (100%)	Design Complete	Public Works
	North Point Parkway Improvements (design)	2021	2025	2,818,323	24.10%	679,216	-	-	-	-	Grants (69%); TSPLOST 2 (25%); General Revenue (7%)	Design Phase Complete; Project on Hold	Multi-Dept.
	Major Intersection Improvements	TBD	TBD	750,000	24.10%	180,750	-	-	-	-	TBD	TBD	Public Works
	Old Roswell St. Park and Plaza	TBD	TBD	1,500,000	24.10%	361,500	-	-	-	-	TBD	TBD	Community Dev.
	Traffic Calming (Southlake Dr.)	TBD	TBD	2,000,000	24.10%	482,000	-	-	-	-	TBD	TBD	Public Works
	Traffic Calming (Waters Rd)	TBD	TBD	2,000,000	24.10%	482,000	-	-	-	-	TBD	TBD	Public Works
	Traffic Calming (Douglas Rd)	TBD	TBD	1,800,000	24.10%	433,800	-	-	-	-	TBD	TBD	Public Works
	Park Plaza Signalization Upgrade	2019	2020	264,006	24.10%	63,626	-	45,934.60	45,934.60	-	General Revenue (83%); Impact Fees (17%)	Complete	Public Works
	Henderson Parkway Traffic Calming Improvements (Study)	TBD	TBD	50,000	24.10%	12,050	-	-	-	-	TBD	TBD	Public Works
	Hembree Road Widening (Old Roswell Rd. to Westside Pkwy)	TBD	TBD	4,050,000	24.10%	976,050	-	-	-	-	TBD	TBD	Public Works
	Wills Road Widening (Milton Avenue to Old Milton Pkwy)	2019	2019	33,293	75.90%	25,269	-	14,460.00	14,460.00	-	Impact Fees (43%); General Revenue (57%)	On-Hold	Public Works
	Dryden Rd Extension	2026	2029	3,000,000	75.90%	2,277,000	-	-	-	-	Impact Fees (74%); TSPLOST 2 (26%)	Design Phase	Public Works
	Tradewinds Ripple Effect Improvements	2022	2030	2,000,000	24.10%	482,000	-	-	-	-	TSPLOST 2 (100%)	Conceptual Design Phase	Public Works
	Cumming St. Corridor Improvements	2022	2028	4,757,526	24.10%	1,146,564	-	-	-	-	TSPLOST 2 (100%)	Design Phase	Public Works
	Milton Ave Streetscape	TBD	TBD	3,935,740	24.10%	948,513	-	-	-	-	TSPLOST 2 (Tier 2; TBD)	On-Hold	Public Works
	Teasley Street Improvements	2017	2020	56,200	75.90%	42,656	-	38,125.00	38,125.00	-	Impact Fees (68%); General Revenue (32%)	Complete	Public Works
	AlphaLoop City Trail (Old Milton Parkway to Northwinds) - open 24 hours and illuminated at night for transport safety	2017	2025	13,699,352	100.00%	13,699,352	-	1,033,350.00	1,033,350.00	-	TSPLOST 2 (81%); TSPLOST 1 (6%); Contributions (1%) Grants (4%); Impact Fees (8%); GO Bond (1%); General Revenue (1%)	Complete	Community Development/ Public Works

CITY OF ALPHARETTA, GA
CAPITAL IMPROVEMENT ELEMENT (FY 2025 Update)
Service Area for each Public Facility: Citywide

Public Facility	Project Description	Project Start Date (Fiscal Year)	Project End Date (Fiscal Year)*	Local Cost of Project	Maximum % of Funding from Impact Fees	Maximum Funding from Impact Fees	Impact Fees Expended in FY 2025	Impact Fees Expended in Previous Years	Total Impact Fees Expended to Date	Impact Fees Encumbered as of the end of FY 2025	Current/ Potential Funding Sources	Status/ Comment	Responsible Department
	AlphaLoop/Related Development Components (trail; Lakeview Parkway Development)	2025	2026	399,139	100.00%	399,139	399,139.47	-	399,139.47	-	Impact Fees (100%)	Complete	Parks
	Roundabout Studies	TBD	TBD	100,000	24.10%	24,100	-	-	-	-	TBD	TBD	Public Works
	Roundabout (Roswell St at Old Roswell St)	TBD	TBD	1,500,000	24.10%	361,500	-	-	-	-	TBD	TBD	Public Works
	Roundabout (Milton Ave at Canton/Roswell St)	TBD	TBD	1,800,000	24.10%	433,800	-	-	-	-	TBD	TBD	Public Works
	Roundabout (Windward Pkwy at Clubhouse Dr)	TBD	TBD	3,000,000	24.10%	723,000	-	-	-	-	TBD	TBD	Public Works
	Roundabout (Hopewell Rd at Vaughan Dr)	2020	TBD	1,617,005	24.10%	389,698	-	28,175.70	28,175.70	-	General Revenue (5%); Impact Fees (2%); TSPLOST 2 (TBD Tier 3)	Design Complete; Next phase On-Hold	Public Works
	Roundabout (Mayfield Rd at Canton St)	TBD	TBD	2,000,000	24.10%	482,000	-	-	-	-	TSPLOST 2 (Tier 3; TBD)	On-Hold	Public Works
	Roundabout (Mayfield Rd at Providence Rd)	TBD	TBD	2,000,000	24.10%	482,000	-	-	-	-	TSPLOST 2 (Tier 3; TBD)	On-Hold	Public Works
				$ 169,199,995		$ 53,212,130	$ 405,239	$ 2,263,331	$ 2,668,570	$ 21,919			
Public Safety													
	Impact Fee Ordinance Update	2014	2016	$ 22,907	100.00%	$ 22,907	$ -	$ 15,625.01	$ 15,625.01	$ -	Impact Fees (100%)	Complete	Community Development
	Impact Fee Ordinance Update	2022	2026	7,388	100.00%	7,388	868.37	3,399.01	4,267.38	3,120.62	Impact Fees (100%)	In-Process	Community Development
	Public Safety Headquarters Expansion	2017	2019	4,573,815	100.00%	4,573,815	-	718,750.00	718,750.00	-	General Revenues (55%); Impact Fees (16%); DEA (13%); E-911 Fees (16%)	Complete	Public Safety/ Public Works
	Public Safety Headquarters Parking Expansion	TBD	TBD	620,000	62.30%	386,260	-	-	-	-	TBD	TBD	Public Safety
	E911 Facility Renovations	2022	2026	54,894	100.00%	54,894	-	-	-	-	911 Fees (100%)	Complete	Public Safety/ Public Works
	Hazardous Materials Truck & Trailer	2020	2021	249,680	62.30%	155,550	-	155,750.00	155,750.00	-	Impact Fees (62%); General Revenue (38%)	Complete	Public Safety
	Quint Apparatus for Fire Station 81	2021	2021	1,311,250	62.30%	816,909	-	-	-	-	Capital Lease (100%)	Complete	Public Safety
	Fire Rescue-Rapid Response Truck	2022	2022	199,500	62.30%	124,289	-	124,100.00	124,100.00	-	Impact Fees (62%); General Revenue (38%)	Complete	Public Safety
	All Terrain Vehicles for Public Safety (Police)	2023	2023	29,462	62.30%	18,355	-	18,690.00	18,690.00	-	Impact Fees (63%); General Revenue (37%)	Procurement Phase	Public Safety
	Fire Station 81 Renovations/Improvements	2024	2027	3,000,000	100% of expansion	750,000	-	-	-	-	Impact Fees (6%); General Revenue (94%)	Design-Build Phase	
	Fire Stations 82-86 Assessments/Renovations/Expansion	TBD	TBD	16,350,000	100% of expansion	TBD	-	-	-	-	TBD	TBD	
				$ 26,418,896		$ 6,910,366	$ 868	$ 1,036,314	$ 1,037,182	$ 3,121			

CITY OF ALPHARETTA, GA
CAPITAL IMPROVEMENT ELEMENT (FY 2025 Update)
Service Area for each Public Facility: Citywide

Public Facility	Project Description	Project Start Date (Fiscal Year)	Project End Date (Fiscal Year)*	Local Cost of Project	Maximum % of Funding from Impact Fees	Maximum Funding from Impact Fees	Impact Fees Expended in FY 2025	Impact Fees Expended in Previous Years	Total Impact Fees Expended to Date	Impact Fees Encumbered as of the end of FY 2025	Current/ Potential Funding Sources	Status/ Comment	Responsible Department
Recreation and Parks													
	Impact Fee Ordinance Update	2014	2016	$ 21,948	100.00%	$ 21,948	$ -	$ 11,875.01	$ 11,875.01	$ -	Impact Fees (100%)	Complete	Community Development
	Impact Fee Ordinance Update	2022	2026	10,220	100.00%	10,220	1,201.23	4,701.94	5,903.17	4,316.83	Impact Fees (100%)	In-Process	Community Development
	Scramble Intersection at Canton St and Milton Ave	2022	2023	130,274	24.00%	31,266	-	-	-	-	General Revenue (100%)	Complete	Public Works
	Providence Road Sidewalk Improvements	TBD	TBD	1,300,000	24.00%	312,000	-	-	-	-	TBD	TBD	Public Works
	Waters Rd Sidewalk Improvements	TBD	TBD	1,200,000	24.00%	288,000	-	-	-	-	TBD	TBD	Public Works
	Wills Drive Sidewalk Improvements	TBD	TBD	190,000	24.00%	45,600	-	-	-	-	TBD	TBD	Public Works
	Mid-Broadwell Sidewalk Improvements	TBD	TBD	900,000	24.00%	216,000	-	-	-	-	TBD	TBD	Public Works
	Canton St Sidewalk	TBD	TBD	2,800,000	24.00%	672,000	-	-	-	-	TBD	TBD	Public Works
	Wills Rd Sidewalk Gap	TBD	TBD	380,000	24.00%	91,200	-	-	-	-	TBD	TBD	Public Works
	Encore Parkway 2-Way Bike Lane	TBD	TBD	1,500,000	24.00%	360,000	-	-	-	-	TBD	TBD	Public Works
	Mid-Block Crosswalk (Alpharetta Elementary School)	2022	2023	107,670	24.00%	25,841	-	-	-	-	TSPLOST 2 (100%)	Complete	Public Works
	Mid-Block Crosswalk (Manning Oaks Elementary School)	2022	2022	18,537	24.00%	4,449	-	-	-	-	TSPLOST 2 (100%)	On-Hold	Public Works
	Mid-Block Crosswalk (Cogburn Road Park)	2023	2023	129,616	24.00%	31,108	-	-	-	-	TSPLOST 2 (100%)	Complete	Public Works
	Mid-Block Crosswalk (Mid Broadwell Rd at Charlotte Dr)	2023	2023	146,000	24.00%	35,040	-	-	-	-	TSPLOST 2 (100%)	Complete	Public Works
	Mid-Block Crosswalk (Northwinds)	2026	2027	300,000	24.00%	72,000	-	-	-	-	TSPLOST 2 (100%)	Design Phase	Public Works
	Improved Crossing from Parking Deck to north side of Milton Ave	2023	2023	208,128	24.00%	49,951	-	-	-	-	TSPLOST 2 (100%)	Complete	Public Works
	Intersection at Marietta St. and Roswell St.	2022	2027	350,001	24.00%	84,000	-	-	-	-	TSPLOST 2 (100%)	Design Phase	Public Works
	Improved Pedestrian Crossings from City Center to Churches	2022	2027	750,001	24.00%	180,000	-	-	-	-	TSPLOST 2 (100%)	Design Phase	Public Works
	Pedestrian Safety Barrier at City Center Town Green	2023	2025	255,841	24.00%	61,402	-	-	-	-	General Revenue (100%)	Complete	Public Works
	Artificial Turf at City Center Town Green	2021	2021	160,000	24.00%	38,400	-	33,177.00	33,177.00	-	General Revenue (79%; Impact Fees (21%)	Complete	Public Works
	4 Pedestrian Bridges (Windward Pkwy over Big Creek; Greenway access)	2022	2026	4,000,001	24.00%	960,000	-	-	-	-	TSPLOST 2 (100%)	Design Phase	Public Works
	AlphaLoop City Trail	2017	2023	2,232,593	100.00%	2,232,593	-	-	-	-	GO Bond (20%); Contributions (Avalon/NFCID/ ABC; 80%)	Complete	Community Development/ Public Works
	AlphaLoop City Trail (Old Milton Parkway to Northwinds)	2017	2025	500,000	100.00%	500,000	-	500,000.00	500,000.00	-	Impact Fees (100%)	Complete	Community Development/ Public Works
	AlphaLoop (funding to be reallocated for construction to the specific segments below upon completion of design phase)	2025	2028	6,071,696	100.00%	6,071,696	-	-	-	-	GO Bond (100%)	Funding to be allocated to specific segments as designs are completed	Public Works
	AlphaLoop (Roswell Street)	2025	2026	617,087	100.00%	617,087	-	-	-	-	GO Bond (100%)	Construction Phase	Public Works
	AlphaLoop (Devore Road; design)	2025	2026	43,965	100.00%	43,965	-	-	-	-	GO Bond (100%)	Design Phase	Public Works
	AlphaLoop (Old Milton Parkway to Thompson Street)	2025	2026	432,157	100.00%	432,157	-	-	-	-	GO Bond (100%)	Construction Phase	Public Works
	AlphaLoop (Haynes Bridge Road to Westside Parkway; design)	2025	2026	35,095	100.00%	35,095	-	-	-	-	GO Bond (100%)	Design Phase	Public Works
	AlphaLoop/Related Development Components (trail; Lakeview Parkway Development)	2025	2026	348,591	100.00%	348,591	348,590.91	-	348,590.91	-	Impact Fees (100%)	Complete	Parks

CITY OF ALPHARETTA, GA
CAPITAL IMPROVEMENT ELEMENT (FY 2025 Update)
Service Area for each Public Facility: Citywide

Public Facility	Project Description	Project Start Date (Fiscal Year)	Project End Date (Fiscal Year)*	Local Cost of Project	Maximum % of Funding from Impact Fees	Maximum Funding from Impact Fees	Impact Fees Expended in FY 2025	Impact Fees Expended in Previous Years	Total Impact Fees Expended to Date	Impact Fees Encumbered as of the end of FY 2025	Current/ Potential Funding Sources	Status/ Comment	Responsible Department
	Alpha Link Design and Construction (Haynes Bridge Rd to Encore Pkwy)	2025	2028	10,782,318	25.63%	2,763,508	-	-	-	-	TSPLOST 2 (93%); ARC Grant (4%); General Revenues (3%)	Design-Build Phase	Public Works
	City Center Walking Trail	2017	2019	300,000	100.00%	300,000	-	300,000.00	300,000.00	-	Impact Fees (100%)	Complete	Public Works
	Greenway Extension to Forsyth County	2017	2023	12,339,036	25.63%	3,162,495	-	1,251,069.73	1,251,069.73	-	GO Bond (80%); Impact Fees (10%); TSPLOST 1 (8%); General Revenues (2%)	Complete	Parks/Public Works
	Encore Parkway Greenway Connection/Park	2023	2027	10,608,147	25.63% to 100%	2,589,490	174,412.66	27,480.00	201,892.66	1,798,107.34	TSPLOST 1 (63%); Impact Fees (19%); NFCID (18%)	Construction Phase	Parks/Public Works
	Eastside Community Center/YMCA Partnership	2017	2023	2,549,186	30.96%	789,228	-	-	-	-	GO Bond (100%)	Complete	Parks
	Alpharetta Arts Center Development	2017	2019	3,390,014	54.17%	1,836,371	-	1,300,001.33	1,300,001.33	-	GO Bond (44%); Impact Fees (38%); General Revenues (2%); Hotel/Motel Taxes (16%)	Complete	Parks/Public Works
	Alpharetta Arts Center Parking Expansion	TBD	TBD	950,000	54.17%	514,615	-	-	-	-	TBD	TBD	Parks/Public Works
	Wills Park Pool Renovation/Expansion	2017	2019	6,206,259	36.12%	2,241,701	-	1,100,000.00	1,100,000.00	-	GO Bond (44%); Impact Fees (18%); General Revenues (38%)	Complete	Parks/Public Works
	Design and Construction of new Park Spaces	2019	2022	998,901	9.06% to 100%	433,693	-	433,692.69	433,692.69	-	General Revenue (57%); Impact Fees (43%)	Complete	Parks
	Wills Park Equestrian Center Master Plan buildout	2022	2027	7,724,569	68.93%	5,324,545	-	463,677.65	463,677.65	-	GO Bond (58%); Impact Fees (6%); Hotel/Motel Taxes (1%); Equestrian Foundation (35%)	Construction Phase	Parks
	Wills Park Master Plan Improvements	2022	2027	8,705,985	9.06% to 100%	8,705,985	-	21,930.00	21,930.00	-	GO Bond (88%); Impact Fees (4%); Hotel/Motel Taxes (9%)	Construction Phase	Parks
	Mid-Broadwell Park build-out	2022	2024	547,862	9.06% to 100%	547,862	-	-	-	-	GO Bond (91%); General Revenue (9%)	Complete	Parks
	Old Rucker Park build-out	2022	2027	3,360,000	9.06% to 100%	3,360,000	-	-	-	-	GO Bond (100%)	Construction Phase	Parks
	Union Hill Park (redevelopment/trailhead)	2022	2027	3,280,002	9.06% to 100%	3,280,002	-	-	-	-	GO Bond (100%)	Construction Phase	Parks
	Farmhouse Park build-out	2022	2027	2,000,000	9.06% to 100%	2,000,000	-	-	-	-	GO Bond (100%)	Construction Phase	Parks
	Waters Road Park build-out	2022	2024	1,256,501	9.06% to 100%	1,256,501	-	-	-	-	GO Bond (100%)	Complete	Parks
	Synthetic Turf Webb Bridge Park (soccer field)	2022	2025	1,645,877	36.12%	594,491	-	-	-	-	GO Bond (99%); Alpharetta Ambush contribution (1%)	Complete	Parks

CITY OF ALPHARETTA, GA
CAPITAL IMPROVEMENT ELEMENT (FY 2025 Update)
Service Area for each Public Facility: Citywide

Public Facility	Project Description	Project Start Date (Fiscal Year)	Project End Date (Fiscal Year)*	Local Cost of Project	Maximum % of Funding from Impact Fees	Maximum Funding from Impact Fees	Impact Fees Expended in FY 2025	Impact Fees Expended in Previous Years	Total Impact Fees Expended to Date	Impact Fees Encumbered as of the end of FY 2025	Current/ Potential Funding Sources	Status/ Comment	Responsible Department
	Wills Park Field 5 Replacement (to turf)	2022	2026	500,000	36.12%	180,600	-	-	-	-	AYBA Match (50%); Impact Fees (30%); General Revenue (20%)	Complete	Parks
	North Park Master Plan/Development	TBD	TBD	1,600,000	9.06% to 100%	1,600,000	-	-	-	-	TBD	TBD	Parks
	Webb Bridge Park Master Plan/Development	TBD	TBD	1,600,000	9.06% to 100%	1,600,000	-	-	-	-	TBD	TBD	Parks
	North Park Fields 1-4 Restroom (replacement/expansion)	2026	2026	800,000	91.91%	735,280	-	-	-	-	Impact Fees (66%); General Revenue (34%)	Construction Phase	Parks
	Haynes Bridge Road Park Restroom (new)	TBD	TBD	400,000	91.91%	367,640	-	-	-	-	TBD	TBD	Parks
	Marconi Drive Park Restroom (new)	TBD	TBD	400,000	91.91%	367,640	-	-	-	-	TBD	TBD	Parks
	Marietta-Roswell St. Corner Park (design in 2026)	2026	TBD	270,000	91.91%	248,157	-	-	-	-	Impact Fees; TBD	Design Phase	Parks
				$ 107,354,076		$ 58,671,411	$ 524,205	$ 5,447,605	$ 5,971,810	$ 1,802,424			
	Total						$ 930,312	$ 8,747,250	$ 9,677,562	$ 1,827,463			

* Project end date represents the last recorded fiscal year of financial activity (completed projects) or the current estimate for projects under planning phase, design phase, construction phase, etc.

BACKUP

CITY OF ALPHARETTA, GEORGIA

IMPACT FEE FUND

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL

FOR THE FISCAL YEAR ENDED JUNE 30, 2025

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues:				
Impact fees	$ -	$ 228,000	$ 1,119,657	$ 891,657
Investment earnings	-	-	286,065	286,065
Total revenues	-	228,000	1,405,722	1,177,722
Expenditures:				
Current:				
Public works	353,820	5,831,671	930,312	4,901,359
Total expenditures	353,820	5,831,671	930,312	4,901,359
Net changes in fund balances	(353,820)	(5,603,671)	475,410	6,079,081
Fund balances, beginning of fiscal year	5,603,671	5,603,671	5,603,671	-
Fund balances, end of fiscal year	$ 5,249,851	$ -	$ 6,079,081	$ 6,079,081

Annual Comprehensive Financial Report

For the Fiscal Year Ended June 30, 2025



Introductory Section
Page 3

Financial Section
Page 19

Statistical Section
Page 113

RESOLUTION NUMBER:

A RESOLUTION BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA FOR THE ADOPTION OF THE FISCAL YEAR 2025 CAPITAL IMPROVEMENT ELEMENT AND ANNUAL REPORT

WHEREAS, the Georgia Planning Act encourages local governments to keep their comprehensive plans current in order for the plans to be used for policy guidance and as management tools for daily decisions; and

WHEREAS, the Fiscal Year 2025 Capital Improvement Element (CIE) and Annual Report was prepared in accordance with the Development Impact Fee Compliance Requirements and the Minimum Planning Standards and Procedures for Local Comprehensive Planning established by the Georgia Planning Act of 1989, and a public hearing was held on March 23, 2026 at 6:30 PM at the City Hall of Alpharetta, Georgia authorizing the transmittal of the CIE to the Atlanta Regional Commission and the Georgia Department of Community Affairs; and

WHEREAS, the City of Alpharetta has received notification from the Atlanta Regional Commission that the Georgia Department of Community Affairs has, on May 11, 2026, issued a finding of fact that the Capital Improvement Element adequately address the Local Planning Requirements; and

WHEREAS, such updates are required to extend status to the City of Alpharetta as a Qualified Local Government.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Alpharetta as follows:

Hereby adopts the update of the Capital Improvements Element and Annual Report; transmitting these documents to the Atlanta Regional Commission, per the Georgia Planning Act of 1989.

SO RESOLVED this ____ day of June _____.

CITY OF ALPHARETTA

By: _____

Jim Gilvin, Mayor

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

SIGNATURES CONTINUED FROM PRECEDING PAGE]

COUNCIL MEMBERS

_____
Mayor Pro Tem Dan Merkel

_____
Council Member T. Kirk Driskell

_____
Council Member Katie Reeves

_____
Council Member Douglas J. DeRito

_____
Council Member John Hipes

_____
Council Member Fergal Brady

(SEAL)

Attest:

_____
Grace Orehosky, Acting City Clerk

Approved as to form and legal sufficiency:

_____
Molly Esswein, City Attorney

CITY COUNCIL STAFF REPORT

Department: Community Development
Submitted By: Kathi Cook
Prepared By: Michael Woodman
Meeting Date: June 22, 2026

AGENDA ITEM: MP-26-07/CU-26-06 THE HONEY HALL EVENT CENTER/PRESTON RIDGE MP

The applicant, Jullina Wilkins, is requesting a master plan amendment and conditional use to operate a 'Special Event Facility' in a 3,120 square foot suite within Preston Ridge Commons. A maximum capacity of up to 145 people is requested. A master plan amendment is requested to add 'Special Event Facility' as a conditional use to Pod I of the Preston Ridge Master Plan and a conditional use is requested to allow a 'Special Event Facility' for The Honey Hall. The subject property is located at 3055 North Point Parkway, Suites 800 & 900 at the southwest corner of Webb Bridge Road and North Point Parkway.

This item was considered at the June 4, 2026 Planning Commission meeting. There were no public comments. After discussion, the Commission recommended approval subject to the staff recommended conditions. Vote 6-0.

STAFF RECOMMENDATION:

Approve MP-26-07/CU-26-06 The Honey Hall Event Center/Preston Ridge MP, subject to the following conditions:

1. 'Special Event Facility' shall be added as a conditional use in Pod I of the Preston Ridge Master Plan.
2. 'Special Event Facility' shall be added as a permitted use at 3055 North Point Parkway, Suites 800 & 900 and limited to no more than 3,120 square feet.
3. Conditional use approval shall be limited to The Honey Hall; no additional 'Special Event Facility' use or subleasing shall be permitted within the approved space.
4. Special event facility shall be limited to no more than 145 people, with the final maximum occupancy subject to Fire Marshall approval.
5. Hours of operation shall be limited to 8:00 AM – 11:00 PM, 7 days/week.
6. Applicant shall designate with signage and/or pavement markings a ride share pick-up and drop-off zone on the north side of the retail center, as depicted on the submitted parking plan prepared by A. Woodward Architecture, Inc., dated 5/8/26.
7. If a parking problem is identified by the City, The Honey Hall shall be required to correct the problem by reducing the capacity of events, providing an off-site parking agreement for parking within 500' of the facility, and/or providing valet services, as approved by Staff.
8. Overflow shared parking shall be provided for the business substantially as depicted on the parking plan prepared by A. Woodward Architecture, Inc., dated 5/8/26. Prior to the issuance of a business license for the applicant's proposed use, the applicant shall provide the City with a copy of the recorded parking agreement.

ITEM DESCRIPTION:

The submitted request, if approved, would allow The Honey Hall event center to operate a 'Special Event Facility' in a 3,120 square foot suite within Preston Ridge Commons. A maximum capacity of up to 145 people is requested. A master plan amendment is requested to add 'Special Event Facility' as a conditional use to Pod I of the Preston Ridge Master Plan and a conditional use is requested to allow a 'Special Event Facility' for The Honey Hall. The subject property is located at 3055 North Point Parkway, Suites 800 & 900 at the southwest corner of Webb Bridge Road and North Point Parkway.

The property is zoned CUP (Community Unit Plan) and is subject to the Preston Ridge Master Plan Pod I. Surrounding properties are zoned CUP, except the property to the northeast is zoned O-P (Office-Professional). The former Autumn Leaves assisted living facility is located to the north, Preston Ridge Commons office buildings are located to the west, Zaxby's is located to the south, and BP Gas Station is located to the east. The

comprehensive land use plan designation of the property is 'Corporate Office', which supports the applicant's request.

Preston Ridge Commons is approximately 6.34 acres and is developed with a 14,286 square foot retail strip center at the corner of Webb Bridge Road and North Point Parkway and twelve (12), two (2) story office buildings (159,110 square feet) to the west and south of the retail center. Businesses occupying the retail strip center include Cactus Cantina, Quest Diagnostics, Signature Nail Spa, Subway, Elite Cleaners, and Dolce Mia. The retail strip center is developed with 89 parking spaces with an additional 720 parking spaces available for the adjacent office buildings. The property owner provided a parking plan designating an overflow parking area behind the retail center which includes an additional 57 parking spaces. Preston Ridge Commons has sufficient parking available to serve the existing and proposed uses.

The Honey Hall is a new business offering professionally managed reservation-only boutique special event space. The applicant's business would occupy Suites 800 & 900, which are located at the north end of the building. A maximum capacity of 145 people is requested for the 3,120 square foot space. According to the application, the facility would accommodate executive/employee experience events, corporate training, professional workshops and seminars, client meetings and presentations, professional networking receptions, small brand activations and launch events, boutique weddings and wedding receptions, private milestone celebrations (birthdays and anniversaries). Hours of operation will be 8:00 AM – 11:00 PM, seven (7) days per week. The applicant will be the sole employee for the special event facility. Catering services may include serving alcohol, but there will be no alcohol sales permitted.

TRAFFIC

Traffic related to a special event facility is based on the capacity of the facility. The use does not always generate trips during the AM or PM Peak Hour. Using the applicant's maximum capacity of 145 people and an average vehicle occupancy of two-and-a-half (2.5) people per car, it is estimated that an event at full capacity would generate 58 vehicles. Staff reviewed the hours of operation of existing businesses in the retail center at Preston Ridge Commons and found that two (2) of the five (5) businesses have hours of operation that end by 6:30 PM, increasing the available parking at the center for evening events. In addition, users of event facilities often utilize ride share as a means of transportation. The applicant's parking plan identifies a ride share pick-up and drop-off zone on the north side of the retail center immediately adjacent to the applicant's suite.

STANDARDS FOR ZONING AND MASTER PLAN CHANGES

The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

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

Response: The applicant's proposal to allow a 'Special Event Center' is consistent with the development of adjacent and nearby properties, which are developed with a mix of retail and office uses. The Phase Family Learning Center is located approximately 0.33 miles to the west and is also located in the Preston Ridge Master Plan Pod I. Phase Events operates out of the auditorium portion of the building which is a permitted use in the Master Plan.

B. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Response: The proposal would not adversely affect the existing use of adjacent or nearby properties, which are developed with a mix of retail and office uses. The Phase Family Learning Center is located approximately 0.33 miles to the west and is also located in the Preston Ridge Master Plan Pod I. Phase Events operates out of the Auditorium portion of the building which is a permitted use in the Master Plan.

C. Whether the zoning proposal will adversely affect the natural environment.

Response: The applicant's proposal to utilize a suite within an existing building would not adversely affect the natural environment.

D. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

Response: The Phase Family Learning Center is located approximately 0.33 miles to the west and is also located in the Preston Ridge Master Plan Pod I. Phase Events operates out of the Auditorium portion of the building which is a permitted use in the Master Plan. 'Special Event Facility' was not contemplated in the Master Plan.

E. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The proposal would not have a significant impact on public facilities and services. The proposed use would be located in an existing retail center and would have no more impact on public facilities and services than retail and restaurants uses already approved at the subject property.

F. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

Response: Not applicable.

G. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality, or general welfare against the right to unrestricted use of property.

Response: The proposal reflects a reasonable balance and is consistent with the development of adjacent and nearby properties. The Phase Family Learning Center is located approximately 0.33 miles to the west and is also located in the Preston Ridge Master Plan Pod I. Phase Events operates out of the Auditorium portion of the building which is a permitted use in the Master Plan.

H. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

Response: The Phase Family Learning Center is located approximately 0.33 miles to the west and is also located in the Preston Ridge Master Plan Pod I. Phase Events operates out of the Auditorium portion of the building which is a permitted use in the Master Plan. 'Special Event Facility' was not contemplated in the Master Plan.

I. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

Response: The comprehensive land use plan designation of the subject property is 'Corporate Office', which supports the applicant's proposal.

CONDITIONAL USE REVIEW CRITERIA

City staff has reviewed the applicant's request and compared it to the conditional use standards established in UDC Sec. 4.2.3 (B) which are as follows:

A conditional use otherwise permitted within a zoning district shall be considered to be compatible with other uses permitted in the district, provided that due consideration is given to the following objective criteria at a public hearing and satisfactory provisions or arrangements are made for:

1. Access into and out of the property with regard to traffic and pedestrian safety, volume of traffic flow, and emergency vehicles, as well as the type of street providing access;

Response: Preston Ridge Commons has access from Webb Bridge Road and North Point Parkway. The proposed use would not have significant impacts on vehicular and pedestrian access.

2. The extent to which refuse areas, loading and service areas, off street parking, and buffers and screening are provided on the property;

Response: The above-referenced improvements are provided at the applicant's proposed location. Preston Ridge Commons is developed with sufficient parking to support existing and proposed uses. If approved, a condition is recommended requiring that the business remediate parking problems identified by the City.

3. Ensuring that the conditional use will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity or diminish and impair property values within the surrounding neighborhood;

Response: The proposal would not have significant impacts on surrounding properties or businesses, which are developed with a mix of retail and office uses. A 'Special Event Facility' at the proposed location would benefit the surrounding offices and would support nearby businesses by generating revenue through vending, catering, and related services.

4. Ensuring that the conditional use will not increase local or state expenditures in relation to the cost of servicing or maintaining neighboring properties;

Response: Not applicable.

5. Ensuring that the conditional use will not impede the normal and orderly development of surrounding property for uses predominant in the area;

Response: The proposal would not impede the normal and orderly development of surrounding properties, which are primarily developed with retail and office uses.

6. Ensuring that the location and character of the conditional use is consistent with a desirable pattern of development for the city, in general; and

Response: The location and character of the 'Special Event Facility' is appropriate. The subject property is developed as a retail and office center and has sufficient parking to support the proposed use.

7. Ensuring that the conditional use is appropriately separated from similar uses and conflicting uses, such as residences, government buildings, parks, churches or schools.

Response: The nearest event facility is located at Phase Events (12150 Morris Road), which is located approximately 0.33 miles to the west. Reserve 116, which is a similar sized boutique event facility, is located at 4150 Old Milton Parkway approximately 1.75 miles to the southeast.

CONCURRENCES

Staff reviewed the applicant's proposal in consideration of the review criteria for a master plan amendment and conditional use. The proposal should not have significant impacts on surrounding properties, which are primarily developed with retail and office uses. In addition, there is sufficient parking available in the center and the use should improve synergy with other businesses operating in the center and nearby. If approved, a condition is recommended requiring that the business remediate any parking problems identified by the City.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that several public comments were received in support of the applicant's request.

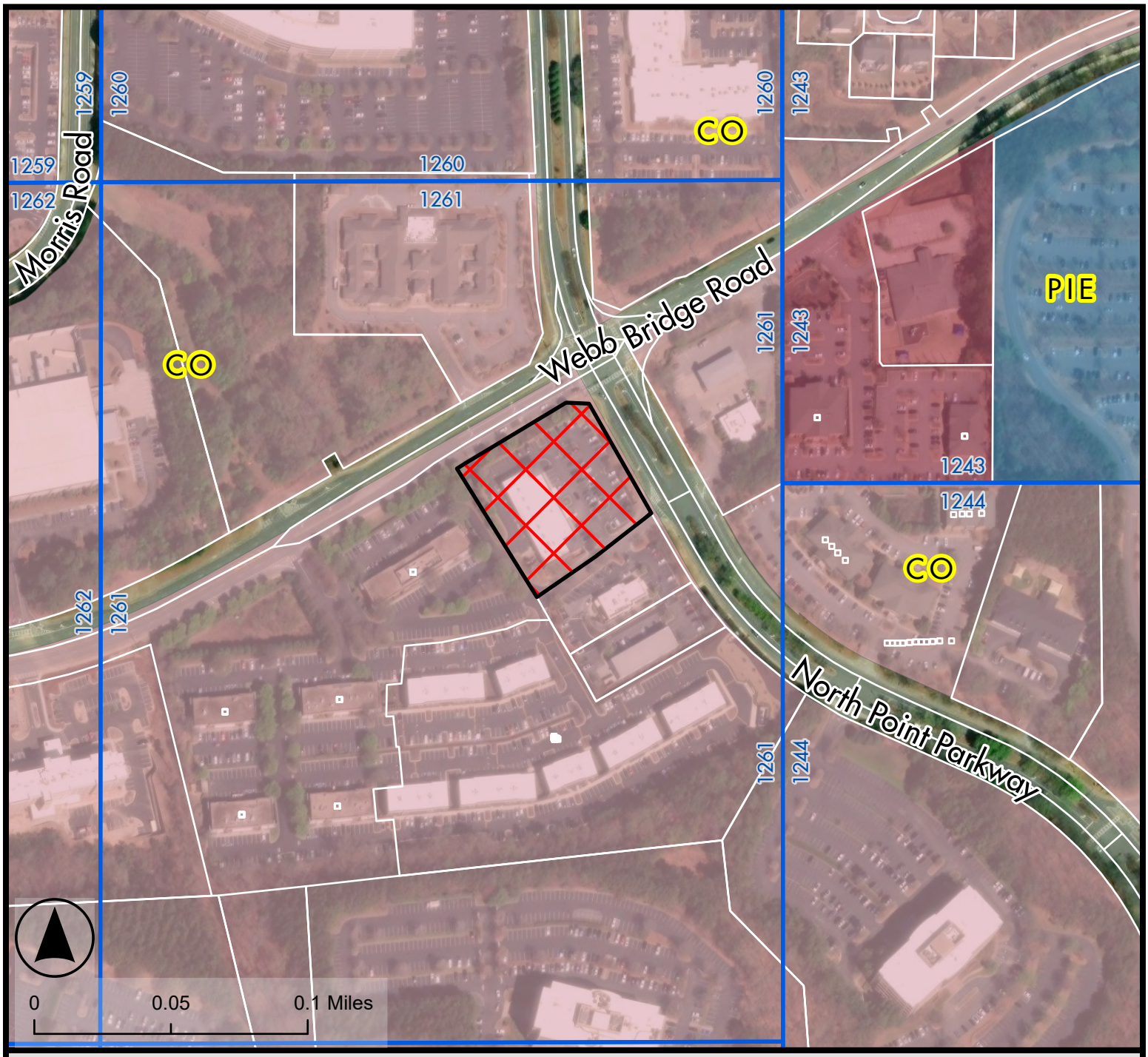
COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on May 13, 2026. There were two (2) public comments in support of the applicant's request.

ATTACHMENTS:

- Map Series
- Additional Information
- CZIM
- Citizen Part B
- Application

MP-26-07, CU-26-06



Future Land Use Map

The Honey Hall Events Facility Preston Ridge MP

MP-26-07, CU-26-06

D/LL: 2/2/1261

PC: 6/4/2026

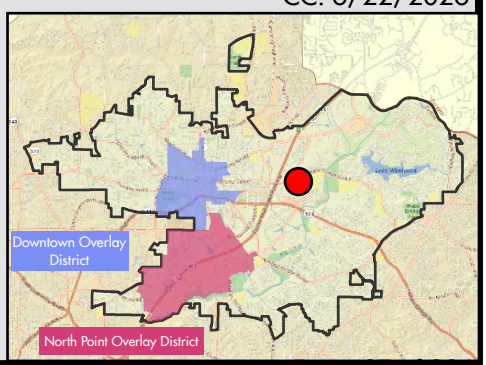
CC: 6/22/2026

Legend

- MP-26-07, CU-26-06
- Land Lots
- Tax Parcels
- Alpharetta City Limits

Future Land Use 2040

- Corporate Office
- High Density Residential
- Professional Business Office
- Public, Institutional, Education

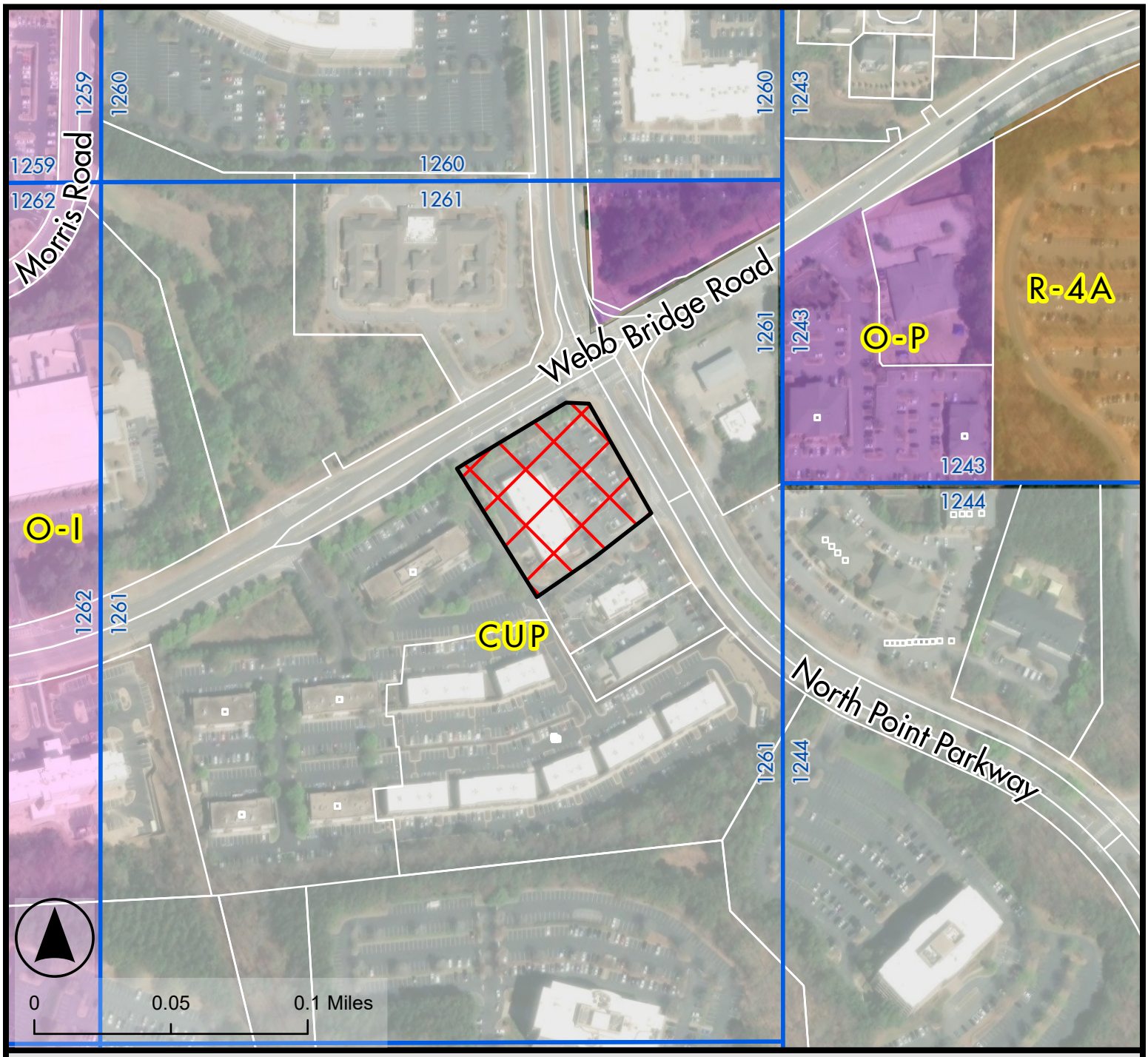


THE CITY OF ALPHARETTA GEORGIA

Credit: Microsoft, Vantor, City of Alpharetta.

Location Map Provided by: Community Development - GIS

MP-26-07, CU-26-06



Zoning Map

The Honey Hall Events Facility Preston Ridge MP

MP-26-07, CU-26-06

D/LL: 2/2/1261

PC: 6/4/2026

CC: 6/22/2026

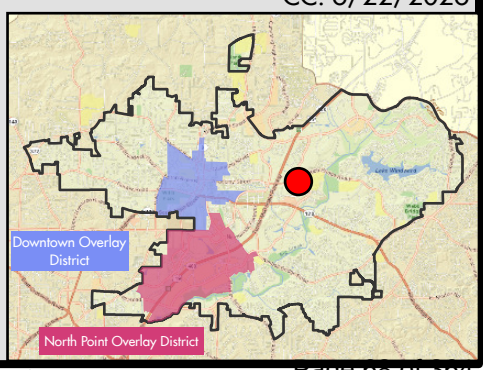
Legend

- MP-26-07, CU-26-06
- Land Lots
- Tax Parcels
- Alpharetta City Limits

Zoning District

- CUP Community Unit Plan
- O-I Office Institutional
- O-P Office Professional
- R-4A Single Family Detached Residential (Low Density)

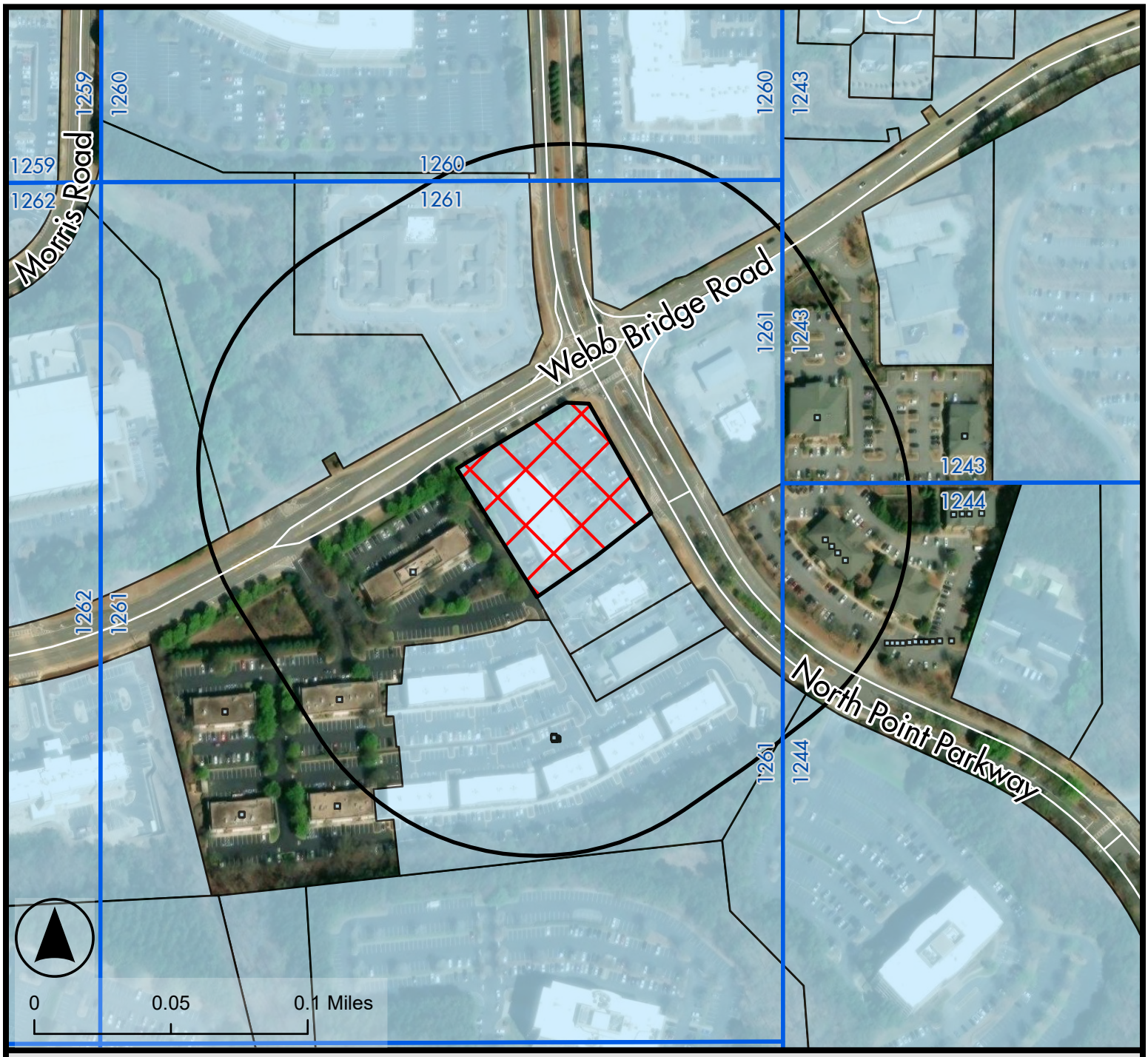
THE CITY OF ALPHARETTA GEORGIA



Credit: Microsoft, Vantor, City of Alpharetta.

Location Map Provided by: Community Development - GIS

MP-26-07, CU-26-06



Location Map

The Honey Hall Events Facility Preston Ridge MP

MP-26-07, CU-26-06

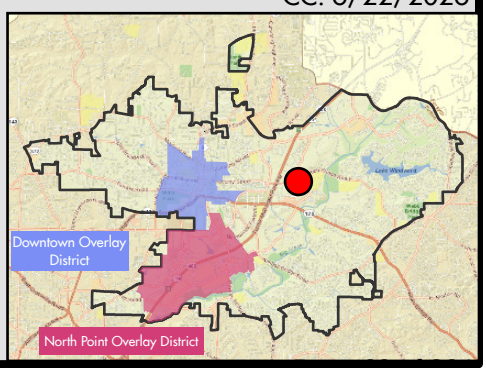
D/LL: 2/2/1261

PC: 6/4/2026

CC: 6/22/2026

Legend

- MP-26-07, CU-26-06
- Land Lots
- Tax Parcels
- 500 ft Buffer
- Alpharetta City Limits

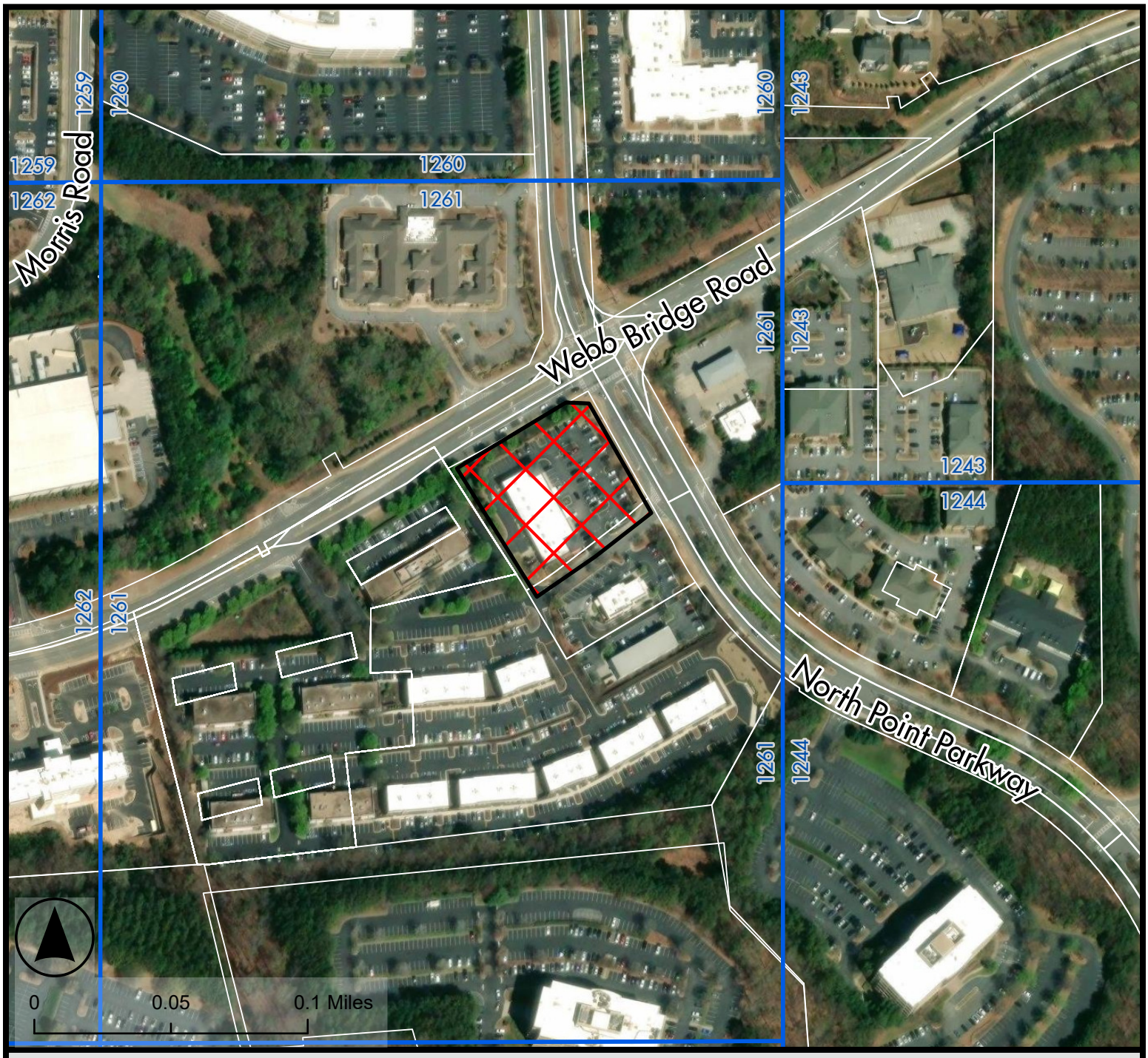


THE CITY OF ALPHARETTA GEORGIA

Credit: Microsoft, Vantor, City of Alpharetta.

Location Map Provided by: Community Development - GIS

MP-26-07, CU-26-06



Aerial Map

The Honey Hall Events Facility Preston Ridge MP

MP-26-07, CU-26-06

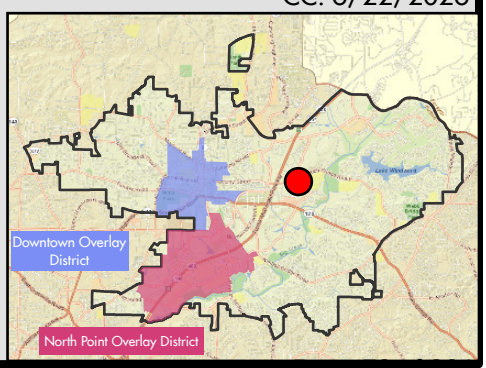
D/LL: 2/2/1261

PC: 6/4/2026

CC: 6/22/2026

Legend

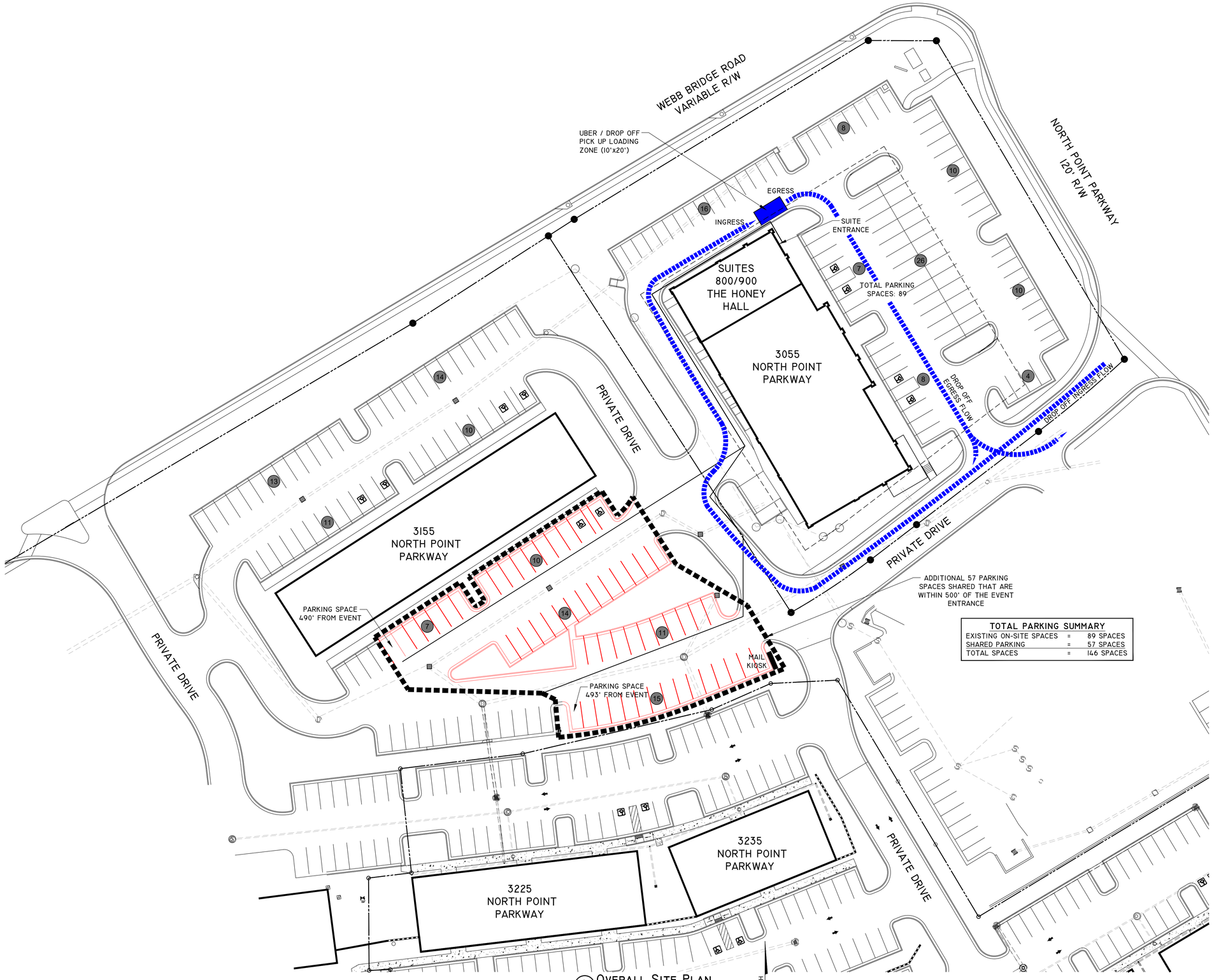
- MP-26-07, CU-26-06
- Land Lots
- Alpharetta City Limits



THE CITY OF ALPHARETTA GEORGIA

Credit: Microsoft, Vantor, City of Alpharetta.

Location Map Provided by: Community Development - GIS



TOTAL PARKING SUMMARY		
EXISTING ON-SITE SPACES	=	89 SPACES
SHARED PARKING	=	57 SPACES
TOTAL SPACES	=	146 SPACES

1 / A0.1 OVERALL SITE PLAN
1" = 30'-0"

A. WOODWARD
ARCHITECTURE, INC.
2055 HENDON ROAD
WOODSTOCK, GA 30188
O. 770.517.8686
F. 770.517.0983

TITLE

INTERIOR ALTERATIONS FOR
A TENANT RETROFIT
3055 NORTH POINT PKWY
SUITE 800/900
ALPHARETTA, GA 30005

OWNER:

VIRTUE INVESTMENT GROUP, LLC
PROJECTS@VIRTUEINVESTGROUP.COM
770.609.9999

DEVELOPER:

SHARP CONSTRUCTION, LLC
PERMITS@SHARP.CONSTRUCTION
678.578.4567

STATE OF GEORGIA
ANDREW D. WOODWARD
CERTIFICATE NO. 027668
REGISTERED ARCHITECT

REVISIONS

DESCRIPTION	DATE

SCALE:	1" = 30'-0"
DRAWN:	ADW
CHECK:	ADW
DATE:	05-08-26
PROJECT NO.	2622

SHEET NO.

A0.1

Upon recording return to:

The Kim Firm, LLC
5755 North Point Pkwy, STE 50
Alpharetta, GA 30022

TEMPORARY NON-EXCLUSIVE ACCESS AND PARKING AGREEMENT

THIS TEMPORARY NON-EXCLUSIVE ACCESS AND PARKING AGREEMENT (hereinafter referred to as this "Agreement"), is made and entered into on the ____ day of _____, 2026, by and between **Preston Ridge Commons Condominium Owners Association, Inc.,** a Georgia nonprofit corporation and **Virtue Condominium Association, Inc.,** a Georgia nonprofit corporation (hereinafter collectively referred to as "Grantor") and The **Honey Hall, LLC,** a limited liability company operating as Honey Hall (hereinafter referred to as "Grantee") (Grantor and Grantee are hereinafter sometimes referred to collectively as the "Parties").

W I T N E S S E T H

WHEREAS, Grantor is the owner of that certain real property designated as common area lying and being in Land Lots 1261 of the 2nd District, 2nd Section, and Land Lot 1244 of the 2nd District, 1st Section, City of Alpharetta, Fulton County, Georgia being designated as Limited Common Area, (hereinafter the "Common Area Parking"), as per plat recorded at Plat Book C17 Page 376, and Plat Book 452, Page 80, Fulton County, Georgia records, which plats are incorporated herein and made a part hereof by reference; and

WHEREAS, Grantee intends to operate an event space in the real property known as 3055 North Point Parkway Alpharetta, Georgia (hereinafter the "Event Space"); and

WHEREAS, the Parties desire to establish a temporary non-exclusive easement over a portion of the Common Area Parking for the benefit of Grantee for access in the event of the need for overflow parking; and

NOW, THEREFORE, for and in consideration of the foregoing premises, the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, Grantor and Grantee hereby agree as follows:

1. Grant, Conveyance, Creation and Declaration of Parking Easement

Grantor as the Owner or Owners of the Common Area Parking, hereby grants, conveys, declares, creates, imposes and establishes for the benefit of Grantee and their invitees, a non-exclusive easement for parking automobiles but not any truck or vehicle with more than two (2) axles on, over and across the Common Area Parking. Said easement is in the event, and only in the event that the parking at 3055 North Point Parkway Alpharetta, Georgia is at capacity. Said right is limited to The Honey Hall, LLC, and shall not inure to its successors-in-interest, agents and assigns.

The parking lot and other land within the Common Area Parking shall be maintained, repaired and replaced by the Grantors as owners of the Common Area Parking at its sole cost and expense. The need for such maintenance, repair and replacement of the parking lot shall be determined by the Grantor in its sole discretion. In the event that the need for maintenance, repair, or replacement is caused through the willful or negligent act of Grantee, their successors or assigns, or their invitees, then such maintenance, repair or replacement and all costs thereof shall be made at the sole expense of Grantee whose willful or negligent act caused the need for such maintenance repair or replacement.

2. Easement Term. This Agreement shall be binding upon and shall inure to the benefit of the Grantor and the Grantee hereto and to Grantor's respective legal representatives, successors, heirs, grantees, assigns and successors in title. All of the easements, rights and privileges set forth herein shall be appurtenant to and run with the title to the Common Area Parking, as described herein and are intended to be easements and not covenants restricting land to certain uses. Any conveyance of all or any portion of Common Area Parking, shall also convey the rights, privileges, duties and obligations contained in this Agreement regardless of whether or not specific mention is made of this Agreement and regardless of whether or not a specific conveyance is made of, or subject to, the rights, privileges, duties and obligations herein. Said rights shall terminate upon Grantee ceasing to use the property as an Event Space. The right shall not automatically transfer to any successor in interest to Grantee.

3. Amendment. This Agreement may be amended upon the written approval of the Grantor and the Grantee hereto and their respective legal representatives, successors, heirs, grantees, assigns and successors in title.

4. Governing Law. This Agreement shall be governed in accordance with the laws of the State of Georgia.

5. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, and all of which shall constitute one and the same agreement.

6. Headings. The paragraph headings in this Agreement are for convenience only, shall in no way define or limit the scope or content of this Agreement, and shall not be considered in any construction or interpretation of this Agreement or any part hereof.

7. Compliance with Governmental Authority. Grantor and Grantee, and their respective legal representatives, successors, heirs, grantees, assigns and successors in title agree

to comply with all laws, ordinances, statutes, rules and regulations of any governmental authority relating to the use, condition, or maintenance of the property described herein, and in the event that any expense is required to affect such compliance, such expense shall be considered a general maintenance expense for which the cost shall be the burden of the responsible party or its respective legal representatives, successors, heirs, grantees, assigns and successors in title.

8. Severability. Whenever possible, each provision of this Agreement shall be interpreted in such manner as to be effective and valid, but if the application of any provision of this Agreement to any person or to any property shall be prohibited or held invalid, such prohibition or invalidity shall not affect any other provision or the application of any provision which can be given effect without the invalid provision or application, and, to this end, the provisions of this Agreement are declared to be severable.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned Grantor, as owner of the Tract Two, has executed this Agreement under seal as of the date first above written.

Preston Ridge Commons Condominium Owners Association, Inc.

By: _____ (SEAL)
Name: _____
Its: _____

Virtue Condominium Association, Inc.

By: _____ (SEAL)
Name: _____
Its: _____

Signed, sealed, and delivered
in the presence of:

_____
Witness

_____
NOTARY PUBLIC

[AFFIX NOTARY SEAL]

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned has executed this Agreement under seal as of the date first above written.

GRANTEE: THE HONEY HALL, LLC

By: _____
Name: _____
Its: _____

Signed, sealed, and delivered
in the presence of:

_____
Witness

_____
NOTARY PUBLIC

[AFFIX NOTARY SEAL]

[END AGREEMENT SIGNATURES]

Arborist Site Report | 3055 North Point Parkway

Title:
As built

Site Location:
3055 North Point Parkway, Alpharetta

Contact:
Sharp Construction LLC
5755 North Point Pkwy, Alpharetta 30022

Scheduled for: April 29, 2026

ONEBARK LLC
5456 PEACHTREE BLVD #288
ATLANTA GA 30341
p: 678-344-6948
www.onebark.com

Site Visit Report: As built | 4/29/2026 @ 3055 North Point Parkway

ASSIGNMENT for site visit

Customer requested an accounting of any deficiencies in planted landscape material (trees and shrubs) when compared to the original approved landscape plan of 2008.

FINDING for tree deficiences

The following trees are missing on site (qty, species, location):

(3) river birch (Betula nigra) south side of building
(4) shumard oak (Quercus shumardii) in parking lot islands
(5) redbud (Cercis canadensis) along NPP frontage
(1) red maple (acer rubrum) along NPP frontage
(1) zelkova (Zelkova serrata) behind building
(1) shumard oak (Quercus shumardii) on south side of building - this tree cannot be replaced in this particular location, since it conflicts with the proposed patio; confirm with city of Alpharetta on a new location

RECOMMENDATION for new trees

The new trees should conform with all specifications found in the original Landscape Plan (size 4” caliper, Florida fancy quality, etc)

Certification

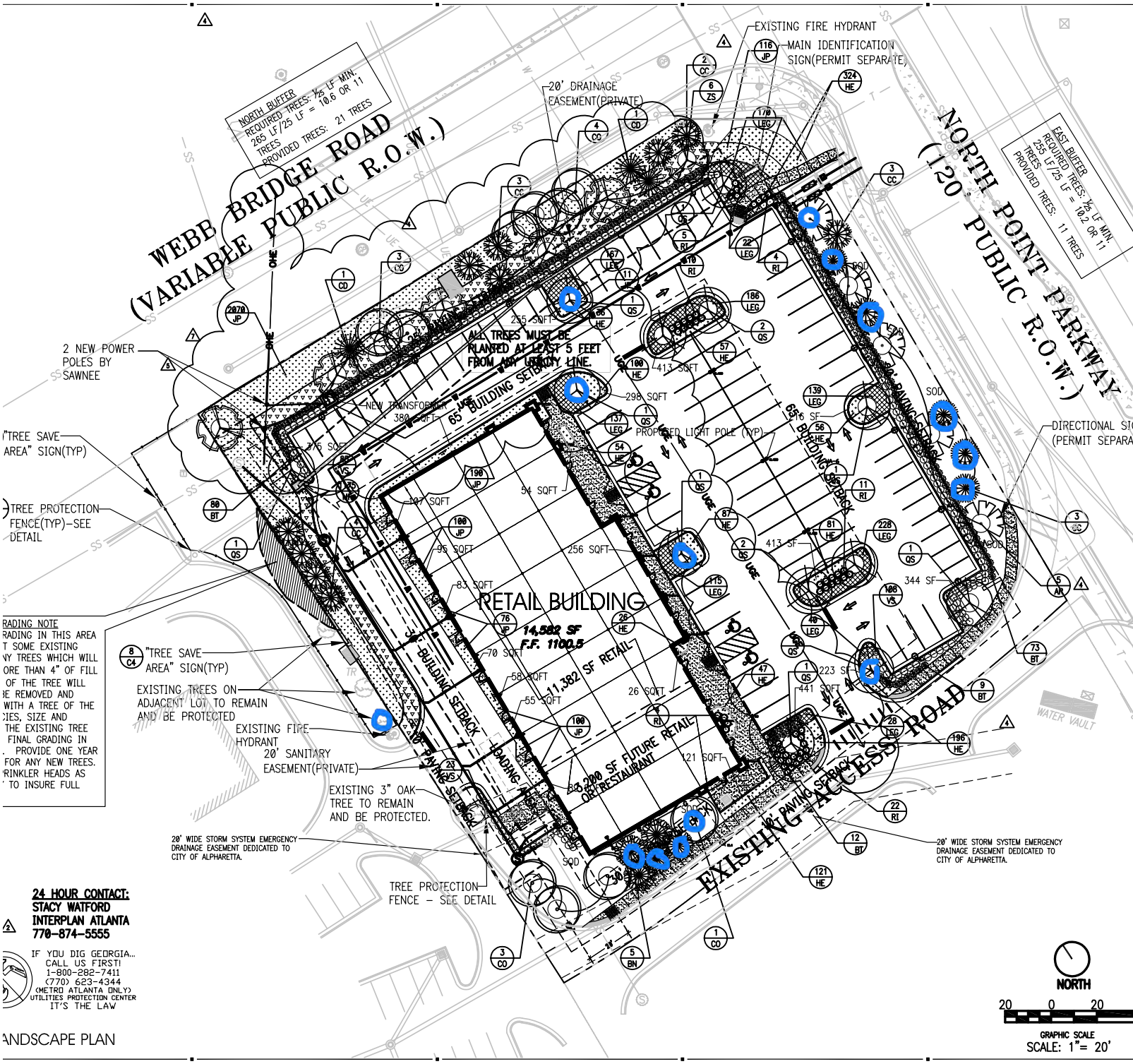
I certify that all of the statements made in this report are true, complete and correct to the best of my knowledge and belief, and are made in good faith.



Jesse Milton
BCMA SO-1170B
ISA Tree Risk Assessment Qualified (TRAQ)
ASCA Tree and Plant Appraisal Qualified (TPAQ)

MEMBER

MEMBER



24 HOUR CONTACT:
STACY WATFORD
INTERPLAN ATLANTA
770-874-5555

IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-282-7411
(770) 623-4344
(METRO ATLANTA ONLY)
UTILITIES PROTECTION CENTER
IT'S THE LAW

NORTH

20 0 20

GRAPHIC SCALE
SCALE: 1"= 20'

LANDSCAPE PLAN

THE HONEY HALL

COMMUNITY INFORMATION

& HOW TO PARTICIPATE



MEETINGS

(PUBLIC DATES & DETAILS)

MP-26-07 and CU-26-06
Special Event Facility

3055 North Point Pkwy,
Suites 800 & 900
Alpharetta, GA 30005

City Hall: 2 Park Plaza,
Alpharetta, GA 30009

YOUR VOICE MATTERS

3 EASY WAYS TO PARTICIPATE

- Signed Letter of Support
- Short Personal Statement
- Ask a Question

SCAN FOR MORE INFO

VISIT THE PAGE FOR:

- Full Details + Downloads
- Resident Letter Templates
- Business Letter Templates
- Market Demand (neutral) Letter Templates
- Statement Submission Form

WWW.THEHONEYHALL.COM/ALPHARETTA

Community Zoning Information Meeting (CZIM) May 13, 2026

Please sign-in and leave your comments and/or concerns.

MP-26-07/CU-26-06 / The Honey Hall Event Center/Preston Ridge MP

NAME	ADDRESS	COMMENTS
Jennifer Overton American Pride Bank	6305 N. Point Pkwy Alph 30022	General Interest in timeline + plan
Belinda Kasmierczyk	alpharetta	Great idea - needed space -

Community Zoning Information Meeting (CZIM) May 13, 2026

Please sign-in and leave your comments and/or concerns.

MP-26-07/CU-26-06 / The Honey Hall Event Center/Preston Ridge MP

NAME	ADDRESS	COMMENTS
Michael Norris	50 Canton street Unit 401	

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: MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900

Contact Name: Jullina Wilkins Telephone: [redacted]

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.

I created a community flier as well as a landing page on my website that provided several options to participate and provide feedback. I received a number of statements submitted via the website landing page, as well as signed letters on business letterhead.

In some cases, I did not receive written correspondence, but I documented comments made during live introductions.

Of the 500ft mailings, I did not receive any responses. Two letters, however, were "Return[ed] to Sender." Please see the 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.*

[x]	Letter	[x]	Personal Visits
[ ]	Telephone	[ ]	Group Meeting
[ ]	Email	[x]	Other *(Please Specify)* www.thehoneyhall.com/alpharetta

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.

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: Jullina Wilkins Digitally signed by Jullina Wilkins Date: 2026.05.14 20:44:05 -04'00' Date: 5/14/2026

Print Form

THE HONEY HALL LLC
P.O. BOX 2152
ALPHARETTA, GA 30023

ATLANTA GA RPDC 302
24 APR 2026 AM 7 L

3300 WEBB BRIDGE ROAD LLC
PO BOX 185
GAMBRILLS, MD 21054

NIXIE 171 FE 1 0005/08/26
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 30023215252 *1817-05228-24-22

ANK

THE HONEY HALL LLC
P.O. BOX 2152
ALPHARETTA, GA 30023

ATLANTA GA RPDC 302
24 APR 2026 AM 5 L

RDH INVESTMENT LLC
5805 STATE BRIDGE RD, STE G 155
DULUTH, GA 30097

NIXIE 325 FE 1 0005/01/26
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 30023215252 *2801-04771-24-22

UTF

THE HONEY HALL

VERBAL FEEDBACK

Here is a consolidated list of verbal feedback given directly to me:

Keisha B. Ellis, MD, MBA - "This is actually perfect for our client appreciation events and employee trainings. It would be convenient to have a space like this so nearby." (Walk-In Introduction)

Zehra Erdeve, MD - "We work with a lot of children on the spectrum who could benefit from having a space to connect with other similar families." (Walk-In Introduction)

Tyler T. Whitney, PsyD - "That's a good spot. I'm happy to support this." (Walk-In Introduction)

Jennifer Preston, American Pride Bank - *"This looks beautiful. I love the brand/logo. My grandson is on the spectrum. I would love to see a space that can tailor events towards kids like him." (CZIM)*

Sarika - *"I love this idea. I've seen this space since it was nothing and this is great. I will look out for this. This is great." (CZIM)*

Belinda Kasminski - *"This is a great idea. We need more event spaces. This is gorgeous. I would say yes to this if I were on city council." (CZIM)*

Fabio, Cactus Cantina - *"This is great! Reach out to me if you need catering after you open." (Walk-In Introduction)*

Jullina Wilkins

City of Alpharetta — Planning Commission & City Council

RE: The Honey Hall at 3055 North Point Pkwy (MP-26-07 / CU-26-06)

I represent Majestic T&T Nails Spa at 6195 Windward Pkwy, Alpharetta, GA 30005, and I support approval of MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900. Additional venue options help meet existing demand and support local businesses and services in the area. I can foresee this being a positive addition to the city and I look forward to the clients it will potentially bring to my business.

Thank you,

Printed Name: Trinh Tran, Owner/Operator

Address: Majestic T&T Nails Spa, at 6195 Windward Pkwy, Alpharetta, GA 30005

Email: Trinhmtran83@gmail.com

Signature: _____ Date: May 14, 2026

BARBER
PREMIER CUTS
SHOP

CARLOS BERMUDEZ
LITOCA11@HOTMAIL.COM
6195 WINDWARD PKWY.
ALPHARETTA, GA 30005
PREMIERCUTSALPHARETTA.COM



City of Alpharetta, Planning Commission & City Council

RE: The Honey Hall Events Venue (MP-26-07 / CU-26-06)

I own Premier Cuts Barber Shop at 6195 Windward Pkwy, Alpharetta, GA 30005. As a local business owner and operator, I support approval of MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900. I think it's something we really need in this area, and it can generate revenue for businesses like mine.

Thank you,

Printed Name: Carlos Bermudez, Owner

Address: Premier Cuts Barber Shop, 6195 Windward Pkwy, Alpharetta, GA 30005

Email: Litoca11@hotmail.com

Signature: Carlos A Bermudez Date: May 14, 2026

Submit a Statement

Submission Time
May 14, 2026, 09:56 AM

Submit a Statement

Please fill out the following form.

First name	Ayo
Last name	Fadeyi
Company name & title (if applicable)	BTS
Email	[redacted]
Which best describes your relationship with the City of Alpharetta? Check all that apply.	I operate or manage a business in Alpharetta, but do not own it.
Do you think an upscale special event center (specializing in hosting up to 145 guests for corporate trainings, wedding receptions, baby showers, etc.) will benefit the people of Alpharetta?	Yes, I think it would be a positive addition for hosting small celebrations.
Submit your statement	I support approval of MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900. To Whom It May Concern, I am writing in support of Honey Hall and its request for approval to open an event center at 3055 North Point Parkway, Suite 809100, Alpharetta, Georgia 30005. I operate a business in Preston Ridge Park, where we work with children and families. There are also many other offices and businesses in this area, and we are often looking for appropriate nearby spaces to hold special events, meetings, trainings, celebrations, and community gatherings. Honey Hall would be a welcome addition to this community. An event center in this location would bring value, convenience, and a much-needed service to nearby businesses, families, and community members. We appreciate their business and respectfully hope that you will grant them approval to open and operate the event hall. Sincerely, 3155 North Point Parkway Alpharetta, GA 30005
Initials	AF

I hereby affirm that the information provided is true, accurate, and given voluntarily, without coercion or duress.	✓

Submit a Statement

Submission Time
May 14, 2026, 10:27 AM

Submit a Statement

Please fill out the following form.

First name	Deepika
Last name	D
Email	[redacted]
Which best describes your relationship with the City of Alpharetta? Check all that apply.	I work as a full-time or part-time employee in Alpharetta.
Do you think an upscale special event center (specializing in hosting up to 145 guests for corporate trainings, wedding receptions, baby showers, etc.) will benefit the people of Alpharetta?	Yes, I think it would be a positive addition for hosting small celebrations.
Submit your statement	I support approval of MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900.
Initials	Deepika D
I hereby affirm that the information provided is true, accurate, and given voluntarily, without coercion or duress.	✓

Submit a Statement

Submission Time
May 14, 2026, 10:18 AM

Submit a Statement

Please fill out the following form.

First name	Dinta
Last name	Bhimani
Company name & title (if applicable)	VIG
Email	[redacted]
Which best describes your relationship with the City of Alpharetta? Check all that apply.	I work as a full-time or part-time employee in Alpharetta., I live in Alpharetta as a Home Owner.
Do you think an upscale special event center (specializing in hosting up to 145 guests for corporate trainings, wedding receptions, baby showers, etc.) will benefit the people of Alpharetta?	Yes, I think it would be a positive addition for hosting small celebrations.
Submit your statement	I support approval of MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900.
Initials	DNB
I hereby affirm that the information provided is true, accurate, and given voluntarily, without coercion or duress.	✓

Submit a Statement

Submission Time
May 14, 2026, 10:16 AM

Submit a Statement

Please fill out the following form.

First name	Divya
Last name	Alluri
Email	[redacted]
Which best describes your relationship with the City of Alpharetta? Check all that apply.	I work as a full-time or part-time employee in Alpharetta.
Do you think an upscale special event center (specializing in hosting up to 145 guests for corporate trainings, wedding receptions, baby showers, etc.) will benefit the people of Alpharetta?	Yes, I think it would be a positive addition for hosting small celebrations.
Submit your statement	I support approval of MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900.
Initials	Alluri Divya
I hereby affirm that the information provided is true, accurate, and given voluntarily, without coercion or duress.	✓

Submit a Statement

Submission Time
May 14, 2026, 10:23 AM

Submit a Statement

Please fill out the following form.

First name	Khushbu
Last name	Dave
Company name & title (if applicable)	Virtue Investment Group LLC
Email	[redacted]
Which best describes your relationship with the City of Alpharetta? Check all that apply.	I work as a full-time or part-time employee in Alpharetta.
Do you think an upscale special event center (specializing in hosting up to 145 guests for corporate trainings, wedding receptions, baby showers, etc.) will benefit the people of Alpharetta?	Yes, I think it would be a positive addition for hosting small celebrations.
Submit your statement	I support approval of MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900.
Initials	KD
I hereby affirm that the information provided is true, accurate, and given voluntarily, without coercion or duress.	✓

Submit a Statement

Submission Time
May 14, 2026, 10:20 AM

Submit a Statement

Please fill out the following form.

First name	Lakshmi
Last name	M
Company name & title (if applicable)	Manager
Email	[redacted]
Which best describes your relationship with the City of Alpharetta? Check all that apply.	I live in Alpharetta as a Home Owner.
Do you think an upscale special event center (specializing in hosting up to 145 guests for corporate trainings, wedding receptions, baby showers, etc.) will benefit the people of Alpharetta?	Yes, I think it would be a positive addition for hosting small celebrations.
Submit your statement	I support approval of MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900.
Initials	ML
I hereby affirm that the information provided is true, accurate, and given voluntarily, without coercion or duress.	✓

Submit a Statement

Submission Time
May 14, 2026, 08:17 AM

Submit a Statement

Please fill out the following form.

First name	Lotetta
Last name	Green
Email	[redacted]
Which best describes your relationship with the City of Alpharetta? Check all that apply.	I work as a full-time or part-time employee in Alpharetta.
Do you think an upscale special event center (specializing in hosting up to 145 guests for corporate trainings, wedding receptions, baby showers, etc.) will benefit the people of Alpharetta?	Yes, I think it would be a positive addition for hosting small celebrations.
Submit your statement	I support approval of MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900.
Initials	LG
I hereby affirm that the information provided is true, accurate, and given voluntarily, without coercion or duress.	✓

Submit a Statement

Submission Time
May 14, 2026, 10:30 AM

Submit a Statement

Please fill out the following form.

First name	Nidhi
Last name	Upadhyay
Company name & title (if applicable)	Virtue Investment Group LLC
Email	[redacted]
Which best describes your relationship with the City of Alpharetta? Check all that apply.	I work as a full-time or part-time employee in Alpharetta.
Do you think an upscale special event center (specializing in hosting up to 145 guests for corporate trainings, wedding receptions, baby showers, etc.) will benefit the people of Alpharetta?	Yes, I think it would be a positive addition for hosting small celebrations.
Submit your statement	I support approval of MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900.
Initials	N.U
I hereby affirm that the information provided is true, accurate, and given voluntarily, without coercion or duress.	✓





Submit a Statement

Submission Time
May 14, 2026, 09:54 AM

Submit a Statement

Please fill out the following form.

First name	Renuka
Last name	Rajaram
Email	[redacted]
Which best describes your relationship with the City of Alpharetta? Check all that apply.	I work as a full-time or part-time employee in Alpharetta.
Do you think an upscale special event center (specializing in hosting up to 145 guests for corporate trainings, wedding receptions, baby showers, etc.) will benefit the people of Alpharetta?	Yes, I think it would be a positive addition for hosting small celebrations.
Submit your statement	I support approval of MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900.
Initials	RR
I hereby affirm that the information provided is true, accurate, and given voluntarily, without coercion or duress.	✓

Submit a Statement

Submission Time
May 14, 2026, 10:56 AM

Submit a Statement

Please fill out the following form.

First name	sai
Last name	s
Company name & title (if applicable)	Virtue
Email	[redacted]
Which best describes your relationship with the City of Alpharetta? Check all that apply.	I work as a full-time or part-time employee in Alpharetta.
Do you think an upscale special event center (specializing in hosting up to 145 guests for corporate trainings, wedding receptions, baby showers, etc.) will benefit the people of Alpharetta?	Yes, I think it would be a positive addition for hosting small celebrations.
Submit your statement	I support approval of MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900.
Initials	s
I hereby affirm that the information provided is true, accurate, and given voluntarily, without coercion or duress.	✓

Submit a Statement

Submission Time
May 14, 2026, 10:33 AM

Submit a Statement

Please fill out the following form.

First name	Sowmya
Last name	Vasa
Email	[redacted]
Which best describes your relationship with the City of Alpharetta? Check all that apply.	I work as a full-time or part-time employee in Alpharetta.
Do you think an upscale special event center (specializing in hosting up to 145 guests for corporate trainings, wedding receptions, baby showers, etc.) will benefit the people of Alpharetta?	Yes, I think it would be a positive addition for hosting small celebrations.
Submit your statement	I support approval of MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900.
Initials	sowmya
I hereby affirm that the information provided is true, accurate, and given voluntarily, without coercion or duress.	✓

Submit a Statement

Submission Time
May 14, 2026, 10:22 AM

Submit a Statement

Please fill out the following form.

First name	Sumana
Last name	Gavara
Email	[redacted]
Which best describes your relationship with the City of Alpharetta? Check all that apply.	I work as a full-time or part-time employee in Alpharetta.
Do you think an upscale special event center (specializing in hosting up to 145 guests for corporate trainings, wedding receptions, baby showers, etc.) will benefit the people of Alpharetta?	Yes, I think it would be a positive addition for hosting small celebrations.
Submit your statement	I support approval of MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900.
Initials	sg
I hereby affirm that the information provided is true, accurate, and given voluntarily, without coercion or duress.	✓

Submit a Statement

Submission Time
May 14, 2026, 10:52 AM

Submit a Statement

Please fill out the following form.

First name	Surendra
Last name	D
Company name & title (if applicable)	VIG
Email	[redacted]
Which best describes your relationship with the City of Alpharetta? Check all that apply.	I operate or manage a business in Alpharetta, but do not own it.
Do you think an upscale special event center (specializing in hosting up to 145 guests for corporate trainings, wedding receptions, baby showers, etc.) will benefit the people of Alpharetta?	Yes, I think it would be a positive addition for hosting small celebrations.
Submit your statement	I support approval of MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900.
Initials	d
I hereby affirm that the information provided is true, accurate, and given voluntarily, without coercion or duress.	✓

Submit a Statement

Submission Time
May 14, 2026, 10:28 AM

Submit a Statement

Please fill out the following form.

First name	Vineela
Last name	Boppana
Company name & title (if applicable)	Virtue Investment Group
Email	vineela@virtueinvestgroup.com
Which best describes your relationship with the City of Alpharetta? Check all that apply.	I live in Alpharetta as a Home Owner., I work as a full-time or part-time employee in Alpharetta.
Do you think an upscale special event center (specializing in hosting up to 145 guests for corporate trainings, wedding receptions, baby showers, etc.) will benefit the people of Alpharetta?	Yes, I think it would be a positive addition for hosting small celebrations.
Submit your statement	I support approval of MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900.
Initials	BVL
I hereby affirm that the information provided is true, accurate, and given voluntarily, without coercion or duress.	✓

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: _____
PH #: _____
☐ Property Taxes & Code Violations Verified
☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT • 2 PARK PLAZA • ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Jullina Wilkins Telephone: 678-212-1744

Address: 1358 Dalesford Drive Suite:

City Alpharetta State: GA Zip: 30004 Fax:

Mobile Tel: 678-227-0575 Email: info@thehoneyhall.com

Subject Property Information:

Address: 3055 Northpoint Pkwy, Suites 800, 900, Alpharetta, GA 30005 Current Zoning: CUP

District: 2 ND Section: 2 ND Land Lot: 1261 Parcel ID: 22 546012611154

Proposed Zoning: Current Use: Vacant

This Application For *(Check All That Apply)*:

- ☒ Conditional Use
- ☐ Rezoning
- ☐ Variance
- ☐ Exception
- ☒ Master Plan Amendment
- ☐ Master Plan Review
- ☐ Public Hearing
- ☐ Other *(Specify)*: _____
- ☐ Comprehensive Plan Amendment

APPLICANT REQUEST AND INTENT

What is the proposed use(s) of the property?

Professionally managed corporate and upscale Special Event Facility including:
- Executive / Employee Experience Events
- Corporate Trainings and Team Offsites
- Professional Workshops and Seminars
- Client Meetings and Presentations
- Professional Networking Receptions
- Small Brand Activations and Launch Events
- Boutique Weddings and Wedding Receptions
- Private Milestone Celebrations (Birthdays, Anniversaries)

Applicant's Request (Please itemize the proposal):

Amendment to Preston Ridge Master Plan Pod I and Conditional Use for use of a Special Event Facility, located at 3055 North Point Parkway, Suite 800,900.

Applicant's Intent *(Please describe what the proposal would facilitate).*

To establish a polished, professionally managed events destination that serves Alpharetta's executive and resident community while supporting nearby businesses and generating local revenue through vendors, dining, retail, and related services. The venue will operate by reservation only with defined hours, occupancy limits, indoor operations, and on-site oversight to minimize impacts.

The venue is locally owned and operated by an Alpharetta-area parent and homeowner, residing within five miles of the proposed site. With 20+ years of experience in corporate marketing, communications, employee experience events, vendor oversight and creative direction, the owner's goal is to provide a well-managed, sophisticated events destination that contributes positively to Alpharetta's economy, community life, and reputation. As a long-term resident raising a family in Alpharetta, the owner is deeply invested in preserving the city's warmth, safety, and quality of life while thoughtfully adding a high-standard venue option for the community.

THE HONEY HALL

(678) 212-1744
info@thehoneyhall.com
3055 North Point Pkwy, #800
www.thehoneyhall.com

Date: March 30, 2026

To
Michael Woodman, AICP
Planning + Development Services Manager
City of Alpharetta, 2 Park Plaza, Alpharetta, GA 30009
(678) 297-6072

The Honey Hall is a reservation-only, boutique Executive Events Center designed to serve Alpharetta's business community and residents with professionally planned gatherings in a controlled, indoor setting. The space will primarily facilitate weekday corporate use—employee experience events, trainings, workshops, client meetings, networking receptions, and small brand activations—supporting local commerce by attracting companies, vendors, and visitors who dine, shop, and book services nearby. This use will generate sales tax and business revenue for the surrounding area while adding a polished, high-quality venue option consistent with Alpharetta's upscale market and brand.

In addition to corporate events, The Honey Hall will host private celebrations such as weddings and receptions, milestone birthdays, graduations, and family gatherings. These events will be scheduled in advance, managed under clear operating policies, and designed to be respectful of neighboring businesses through defined hours, indoor operations, occupancy limits, and proactive on-site oversight. Demand indicators support the need for high-quality venue space in this market. Third-party marketplace data shared by The Knot and WeddingWire reports approximately 224,775 searches per monthfor wedding and reception venues associated with Alpharetta, and recent lead activity indicating couples are planning well in advance, with 57.84% seeking 2026 availability, 39.23% seeking 2027, and 2.94% already seeking 2028. While The Honey Hall will primarily position as an Executive Events Center for weekday corporate use, these data points reinforce broader demand for professionally managed event space in the area and support the long-term viability of the proposed use.

The Honey Hall also intends to offer periodic community-facing events that strengthen local connection and inclusivity, such as resource/networking gatherings for families raising children with special needs and sensory-friendly social events where families can participate comfortably and without disruption.

THE HONEY HALL

(678) 212-1744
info@thehoneyhall.com
3055 North Point Pkwy, #800
www.thehoneyhall.com

At 3,120 square feet, the venue will host a maximum of 145 guests depending on event type, layout, and decor styling, and in observance of max capacity codes. Hours of operation are 8 AM - 11 PM 7 days a week. The Honey Hall is not a daily high-traffic retail use; it is a reservation-only facility with scheduled start and end times and controlled guest counts. Traffic impacts will be intermittent rather than continuous, and many events will occur on weekdays (corporate trainings, meetings, and mixers) that typically align with existing traffic patterns. Guest arrivals and departures will be managed through clear timing windows, advance parking guidance, and coordinated vendor deliveries to reduce congestion.

While parking is often a concern for event uses, the property owner, Virtue Investment Group, also owns several adjacent buildings and lots immediately surrounding 3055 North Point Pkwy. Overflow parking at 3155 North Point Pkwy is pre-authorized as owner-controlled property that is largely vacant during peak event hours due to the operating schedules of neighboring businesses. The Honey Hall will provide guests with clear parking instructions and on-site directional guidance as needed. As a result, the venue can accommodate event parking demand without displacing surrounding businesses or creating off-site parking impacts.

The venue is locally owned and operated by an Alpharetta-area resident, located within five miles of the proposed site. The owner/operator is the venue's sole employee. With 20+ years of experience in corporate marketing, communications, employee experience events, vendor oversight and creative direction, as well as a Bachelor of Science degree in Business Management, the owner's goal is to provide a well-managed, sophisticated events destination that contributes positively to Alpharetta's economy, community life, and reputation.

Jullina Wilkins
Owner/ Operator

CLIENT RESPONSIBILITIES (VENUE ONLY SERVICE LEVEL)

Client is responsible for:

- Guest behavior and supervision
- Compliance with all rules in this Agreement

REQUEST-TO-BOOK AND CONFIRMATION

Client acknowledges this is a request-to-book venue. Venue may decline events that conflict with building rules, safety requirements, or use restrictions. Once retainer is paid and this Agreement is signed, the date is reserved subject to compliance with this Agreement.

ALCOHOL POLICY (BYOB / HOST-PROVIDED ONLY)

Alcohol may be brought in by Client and provided to guests at no charge.

- No alcohol sales are permitted on-site (no cash bar, drink tickets sold, donations "for drinks," or any exchange of money for alcohol).
- Client is responsible for responsible service, including ID checks and not serving intoxicated guests.
- If Client hires a bartender or alcohol service vendor, Venue may require proof of insurance.

SOUND, MUSIC, AND DJ POLICY

- House sound is for background music and announcements only.
- No DJ Integration: DJs/live entertainment must use their own sound system unless a Venue-approved A/V add-on is purchased in writing.
- Client agrees to comply with volume limits and any building/plaza rules. Venue may require volume reduction at any time.

CLEANING

Base package includes Client Cleanup

- Bag and seal/tie all trash and place tied bags into the waste dumpster behind the building
- Any noncompliance with venue cleaning or trash handling standards will result in forfeiture of security deposit.

SETUP, DELIVERIES, AND VENDOR ACCESS

- Vendor arrivals/deliveries must occur only during approved access windows.
- Client is responsible for vendor coordination and timely load-in/load-out.
- Venue may deny access to vendors who do not comply with rules, timing, or safety requirements.

PARKING

Client agrees to share guest arrival staggering guidance in event communications for events expect 75+ guests. Upon contract signing, venue will provide:

- Exact event parking verbiage
- Clear signage directions (digital and physical)
- Vendor load-in windows to avoid congested peak times

CAPACITY

Venue max capacity is 145 guests, including host on onsite vendor management (if applicable).
Client agrees to clearly confirm RSVP totals 30 days prior to scheduled event.

DÉCOR RESTRICTIONS & SAFETY

Unless approved in writing:

- No open flames (candles, sterno, incense). Flameless candles only.
- No confetti, glitter, smoke devices, sparklers, fog machines, or pyrotechnics.
- No nails, screws, staples, or permanent adhesives on walls/ceilings/floors.
- No blocking exits, sprinklers, HVAC, or electrical panels

Client is responsible for all damage caused by décor, guests, or vendors.

OVERTIME / EXTENDED USE

All guests must exit by agreed upon event end time.

- Overtime is billed at $150 per 30 minutes, charged automatically through our secure online payment portal if available or invoiced immediately.
- Venue may end the event for repeated overtime, safety concerns, or rule violations.

SECURITY

If required by Venue/building rules or event circumstances, Client agrees to purchase security.
Security fee (if required): $250 unless otherwise quoted.

DAMAGE, LOSS, AND REPLACEMENT FEES

Client is responsible for all damage, loss, theft, or excessive wear caused by Client, guests, or vendors.

Replacement fees apply to missing/damaged items including, but not limited to:

- Flameless candles and décor items
- Linens, chair covers, tabletop items
- A/V accessories (mics, cables, adapters)
- Furniture, carts, signage, fixtures

Venue will provide documentation and an itemized invoice. Payment is due within 7 days.

CANCELLATION POLICY

Retainer is non-refundable, except as noted in Section 18 (48-hour booking window).

If Client cancels in writing, the following refund rules apply to amounts paid in addition to the retainer:

- 90+ days before Event Date: Client may cancel and receive a refund of any amounts paid excluding the 50% non-refundable retainer.
- 60–89 days before Event Date: 50% of all amounts paid beyond the retainer are refundable.
- 30–59 days before Event Date: 25% of all amounts paid beyond the retainer are refundable.
- Less than 30 days before Event Date: No refunds.

Refunds (if applicable) are issued within 14 days after cancellation confirmation.

RESCHEDULING POLICY

Client may request to reschedule by written notice.

- 60+ days before Event Date: One reschedule permitted with no reschedule fee, subject to availability. Retainer transfers to the new date.
- 30–59 days before Event Date: Reschedule fee $250, subject to availability. Retainer transfers to the new date.
- Less than 30 days before Event Date: Rescheduling is not guaranteed. If Venue agrees, reschedule fee $500 applies and pricing may be adjusted.

Rescheduled events must occur within 6 months of the original Event Date unless otherwise agreed.

48-HOUR CANCELLATION EXCEPTION

If Client signs and pays the retainer and then cancels in writing within 48 hours of booking, and the Event Date is more than 30 days away, Venue will refund the retainer minus a $150 administrative fee.

After 48 hours, the retainer is fully non-refundable.

FORCE MAJEURE

Neither Party is liable for failure to perform due to circumstances beyond reasonable control (natural disasters, government orders/state of emergency, utility failures). Venue will make reasonable efforts to reschedule. If rescheduling is not possible, Venue may issue a credit of amounts paid beyond the retainer, valid for 6 months, at Venue's discretion.

PHOTO/VIDEO RELEASE AND MARKETING USE

Client grants Venue permission to photograph and video:

- the venue space
- décor, table settings, and event design elements
- general guest atmosphere and action shots

Venue will avoid intentionally capturing personal identifying details on signage/menus where feasible.
Marketing Use: Venue may use these images in marketing materials including website, social media, brochures, and galleries.

Opt-Out: If Client does not agree to marketing use, Client must notify Venue in writing within 48 hours of signing this Agreement. If Client does not opt out in writing within that time, Client's consent is confirmed.

LIABILITY, ASSUMPTION OF RISK, AND INDEMNIFICATION

Client assumes responsibility for the conduct and safety of guests and vendors.
To the fullest extent permitted by law, Client agrees to indemnify and hold harmless Venue, its owners, employees, contractors, and affiliates from claims, damages, losses, and expenses arising out of the event, Client's guests/vendors, or breach of this Agreement.

LIMITATION OF LIABILITY

Venue is not liable for lost, stolen, or damaged personal property. Venue's total liability is limited to amounts paid by Client under this Agreement.

RIGHT TO END EVENT

Venue may pause or end the event for safety concerns or material violations, including illegal activity, alcohol sales, open flame, occupancy violations, harassment of staff, or refusal to comply with time limits. No refunds are due in such cases.

GOVERNING LAW

This Agreement is governed by Georgia law. Venue County: FULTON COUNTY

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Rajan Kalidindi Telephone: 770-609-9999

Address: 5755 North Point Parkway Suite: 262

City Alpharetta State: GA Zip: 30022 -

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- ☐ Annexation
- ☐ Rezoning
- ☐ Variance/Exception
- ☐ Comprehensive Land Use Plan Amendment
- ☐ Special Use
- ☒ Conditional Use
- ☒ Master Plan
- ☐ Other

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Renuka Rajaram Telephone: 770-847-6666

Address: 5755 North Point Parkway Suite: 262

City Alpharetta State: GA Zip: 30022 -

So Sworn and Attested:

Owner Signature: [signature] Date: 03/30/2026

Notary:

Notary Signature: Vineela-B Date: 03/30/2026

VINEELA BOPPANA NOTARY PUBLIC FORSYTH COUNTY GEORGIA MY COMMISSION EXPIRES SEPTEMBER

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: Jullina Wilkins

Subject Public Hearing Case: Amendment to Preston Ridge Master Plan Pod I and Conditional Use

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of $250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A Position: N/A

Description of Contribution: N/A Value: 0

Description of Contribution: N/A Value: 0

Description of Contribution: N/A Value: 0

Description of Contribution: N/A Value: 0

Description of Contribution: N/A Value: 0

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: Date: 03/27/2026

REZONING & MASTER PLAN AMENDMENT REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The Honey Hall will operate as a reservation-only, indoor Executive Events Center with pre-scheduled events, defined hours, and on-site oversight. The use is designed to be compatible with a mixed commercial environment by controlling noise, maintaining professional guest behavior standards, and managing arrivals/departures through clear timing, parking guidance, and vendor load-in procedures....

How will this proposal affect the use and value of the surrounding properties?

Positively support surrounding properties by increasing weekday and evening foot traffic in a controlled manner that benefits nearby retail, dining, and service businesses...

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

While the space can be occupied under certain permitted uses, the proposed use enables a higher and more stable economic contribution by activating the property during weekdays, evenings, and off-peak retail hours. As a reservation-only events center, it functions as a destination use that supports surrounding businesses and increases spending within the immediate area. The conditional use request allows the property to be utilized in a way that better matches market demand at this location...

What would be the increase to population and traffic if the proposal were approved?

The Honey Hall is not a daily high-traffic retail use; it is a reservation-only facility with scheduled start and end times and controlled guest counts. Traffic impacts will be intermittent rather than continuous, and many events will occur on weekdays (corporate trainings, meetings, and mixers) that typically align with existing...Please see attached.

What would be the impact to schools and utilities if the proposal were approved?

The Honey Hall is not a residential use and will not generate school enrollment. Utility impacts are expected to be comparable to other commercial tenant uses of similar size and intensity. Events are intermittent and...Please see attached.

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

The proposal supports Alpharetta's goals for high-quality commercial activity, strong economic development, and an elevated community experience. As a professionally managed events center, The Honey Hall complements a business-forward environment by providing a destination venue for corporate and community gatherings while supporting nearby commerce...Please see attached.

Are there existing or changing conditions which affect the development of the property and support the proposed request?

Yes. Alpharetta continues to attract businesses, executives, and families seeking high-quality experiences, and there is strong demand for polished, well-managed gathering spaces for corporate events and private celebrations. Third-party marketplace data from The Knot and WeddingWire also indicates substantial regional demand for venue space, reporting approximately 224,775 searches per month for...Please see attached.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

1) How will this proposal be compatible with surrounding properties?

The Honey Hall will operate as a reservation-only, indoor Executive Events Center with pre-scheduled events, defined hours, and on-site oversight. The use is designed to be compatible with a mixed commercial environment by controlling noise, maintaining professional guest behavior standards, and managing arrivals/departures through clear timing, parking guidance, and vendor load-in procedures. Events will be curated and approved in advance to ensure they align with the character of the surrounding properties and the expectations of the City of Alpharetta.

2) How will this proposal affect the use and value of the surrounding properties?

The Honey Hall is expected to positively support surrounding properties by increasing weekday and evening foot traffic in a controlled manner that benefits nearby retail, dining, and service businesses. It will also create demand for local vendors—caterers, florists, photographers, entertainment professionals, and small businesses—helping circulate revenue within Alpharetta. The space will be professionally managed and designed to a high aesthetic standard, contributing to the overall quality and prestige of the area and supporting property value through improved tenant mix and increased commercial activity.

3) Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

While the space can be occupied under certain permitted uses, the proposed use enables a higher and more stable economic contribution by activating the property during weekdays, evenings, and off-peak retail hours. As a reservation-only events center, it functions as a destination use that supports surrounding businesses and increases spending within the immediate area. The conditional use request allows the property to be utilized in a way that better matches market demand at this location and strengthens long-term occupancy and economic performance.

4) What would be the increase to population and traffic if the proposal were approved?

The Honey Hall is not a daily high-traffic retail use; it is a reservation-only facility with scheduled start and end times and controlled guest counts. Traffic impacts will be intermittent rather than continuous, and many events will occur on weekdays (corporate trainings, meetings, and mixers) that typically align with existing traffic patterns. Guest arrivals and departures will be managed through clear timing windows, advance parking guidance, and coordinated vendor deliveries to reduce congestion.

While parking is often a concern for event uses, the property owner, Virtue Investment Group, also owns several adjacent buildings and lots immediately surrounding 3055 North Point Pkwy. Overflow parking at 3155 North Point Pkwy is pre-authorized on owner-controlled property that is largely vacant during peak event hours due to the operating schedules of neighboring businesses. The Honey Hall will provide guests with clear parking instructions and on-site directional guidance as needed. As a result, the venue can accommodate event parking demand without displacing surrounding businesses or creating off-site parking impacts.

5) What would be the impact to schools and utilities if the proposal were approved?

The Honey Hall is not a residential use and will not generate school enrollment. Utility impacts are expected to be comparable to other commercial tenant uses of similar size and intensity. Events are intermittent and scheduled, and operations are contained indoors with defined hours and professional oversight. Overall, the use is not expected to create material impact to schools or public utilities.

6) How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

The proposal supports Alpharetta's goals for high-quality commercial activity, strong economic development, and an elevated community experience. As a professionally managed events center, The Honey Hall complements a business-forward environment by providing a destination venue for corporate and community gatherings while supporting nearby commerce. The use aligns with a vision of maintaining Alpharetta as a premier place to work, gather, and invest, and it contributes to the city's reputation for thoughtful growth and high standards.

7) Are there existing or changing conditions which affect the development of the property and support the proposed request?

Yes. Alpharetta continues to attract businesses, executives, and families seeking high-quality experiences, and there is strong demand for polished, well-managed gathering spaces for corporate events and private celebrations. Third-party marketplace data from The Knot and WeddingWire also indicates substantial regional demand for venue space, reporting approximately 224,775 searches per month for wedding and reception venues associated with Alpharetta, and showing that couples are planning well in advance, with recent lead activity seeking 2026 availability (57.84%), 2027 (39.23%), and even 2028 (2.94%). While The Honey Hall will primarily position as an Executive Events Center for weekday corporate use, this data supports the broader need for professionally managed event space in the area. The proposed site's location, accessibility, and surrounding amenities make it well suited for a reservation-only events use that can support nearby restaurants and services while operating under controlled policies that prioritize compatibility, safety, and quality.

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: Amendment to Preston Ridge Master Plan Pod I and Conditional Use

Contact Name: Jullina Wilkins Telephone: 678-227-0575

The following people will be notified of this application and provided information describing the subject proposal. All properties within 500' or adjoining properties and the HOA MUST be notified. Notification requirements to be established by the City. Attach mailing list, as needed.

PARKVIEW OFFICE LLC	A&K GEORGIA HOLDINGS LLC
PERGAMENT LODI LLC	PRICECO PROPERTIES LLC
KOKIL ENTERPRISE LLC	NITYA PROPERTIES LLC
SHOPS @ NORTH POINT ONE LLC	P&P GLOBAL INVESTMENTS LLC
ROBINSON & ASSOCIATES	YARD REALTY LLC
TRE PROPERTIES INC	ANTHEM PROPERTIES LLC
CHILDRENS HEALTHCARE OF ATLANTA INC	SEVEN LITTLE PROPERTIES LLC

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- [X] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)*

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

Phone - 678-212-1744
Email - info@thehoneyhall.com

PARKVIEW OFFICE LLC
343 DAHLONEGA ST STE A
CUMMING GA 30040

TRE PROPERTIES INC
1600 TULLIE CIR
ATLANTA GA 30329

A&K GEORGIA HOLDINGS LLC
3900 MAGNOLIA LEAF LN
SUWANEE GA 30024

PERGAMENT LODI LLC
95 FROEHLICH FARM BLVD
WOODBURY NY 11797

CHILDRENS HEALTHCARE OF ATLANTA INC
1575 NORTHEAST EXPY
ATLANTA GA 30329

PRICECO PROPERTIES LLC
3180 N POINT PKWY STE 207
ALPHARETTA GA 30005-4381

KOKIL ENTERPRISE LLC
3445 WEBB BRIDGE RD
ALPHARETTA GA 30005

TRE PROPERTIES INC
1600 TULLIE CIR
ATLANTA GA 30329

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

SHOPS @ NORTH POINT ONE LLC
2022 US HWY 1
VERO BEACH FL 32960

TRE PROPERTIES INC
1600 TULLIE CIR
ATLANTA GA 30329

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

PERGAMENT LODI LLC
95 FROEHLICH FARM BLVD
WOODBURY NY 11797

TRE PROPERTIES INC
1600 TULLIE CIR
ATLANTA GA 30329

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

ROBINSON & ASSOCIATES
2845 CONGRESS RD
PEBBLE BEACH CA 93953

P&P GLOBAL INVESTMENTS LLC
2405 TERRY CT
CUMMING GA 30041

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

YARD REALTY LLC
3155 NORHPOINT PKWY # 210 D
ALPHARETTA GA 30005

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

ANTHEM PROPERTIES LLC
3155 N POINT PKWY BLDG/STE D120
ALPHARETTA GA 30005

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

CHILDRENS HEALTHCARE OF ATLANTA INC
1575 NORTHEAST EXPY
ATLANTA GA 30329

SEVEN LITTLE PROPERTIES LLC
1449 SQUIRE LANE
CUMMING GA 30041

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

CHILDRENS HEALTHCARE OF ATLANTA INC
1575 NORTHEAST EXPY
ATLANTA GA 30329

BRAUCHER REAL ESTATE HOLDINGS LLC
11190 DONNINGTON DR
DULUTH GA 30097

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
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ALPHARETTA GA 30022

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5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

DEVELOPMENT AUTHORITY OF FULTON CO
UNTY
300 N LASALLE ST STE 1875
CHICAGO IL 60654

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

3300 WEBB BRIDGE ROAD LLC
PO BOX 185
GAMBRILLS MD 21054

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

SIGNITIVE LLC
57755 N POINT PKWY STE 262
ALPHARETTA GA 30005

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

WESTDALE PRESTON RIDGE II LP
P.O. BOX 250509
ATLANTA GA 30305

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

SI ATLL2 LLC
1807 KELLER PKWY STE 100
KELLER TX 76248

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

CHILDRENS HEALTHCARE OF ATLANTA INC
1575 NORTHEAST EXPY
ATLANTA GA 30329

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

TRE PROPERTIES INC
1600 TULLIE CIR
ATLANTA GA 30329

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

TRE PROPERTIES INC
1600 TULLIE CIR
ATLANTA GA 30329

CHILDRENS HEALTHCARE OF ATLANTA INC 1575 NORTHEAST EXPY ATLANTA GA 30329	NITYA PROPERTIES LLC 5755 N POINT PKWY STE 262 ALPHARETTA GA 30022	NITYA PROPERTIES LLC 5755 N POINT PKWY STE 262 ALPHARETTA GA 30022
TRE PROPERTIES INC 1600 TULLIE CIR ATLANTA GA 30329	NITYA PROPERTIES LLC 5755 N POINT PKWY STE 262 ALPHARETTA GA 30022	NITYA PROPERTIES LLC 5755 N POINT PKWY STE 262 ALPHARETTA GA 30022
CHILDRENS HEALTHCARE OF ATLANTA INC 1575 NORTHEAST EXPY ATLANTA GA 30329	NITYA PROPERTIES LLC 5755 N POINT PKWY STE 262 ALPHARETTA GA 30022	NITYA PROPERTIES LLC 5755 N POINT PKWY STE 262 ALPHARETTA GA 30022
CHILDRENS HEALTHCARE OF ATLANTA INC 1575 NORTHEAST EXPY ATLANTA GA 30329	NITYA PROPERTIES LLC 5755 N POINT PKWY STE 262 ALPHARETTA GA 30022	NITYA PROPERTIES LLC 5755 N POINT PKWY STE 262 ALPHARETTA GA 30022
SURYA PROP LLC 5011 DELVERTON CT ATLANTA GA 30338-5349	NITYA PROPERTIES LLC 5755 N POINT PKWY STE 262 ALPHARETTA GA 30022	NITYA PROPERTIES LLC 5755 N POINT PKWY STE 262 ALPHARETTA GA 30022
RDH INVESTMENT LLC 5805 STATE BRIDGE RD STE G 155 DULUTH GA 30097	NITYA PROPERTIES LLC 5755 N POINT PKWY STE 262 ALPHARETTA GA 30022	NITYA PROPERTIES LLC 5755 N POINT PKWY STE 262 ALPHARETTA GA 30022
RDH INVESTMENT LLC 3040 WELLINGTON RD ALPHARETTA GA 30022-6275	NITYA PROPERTIES LLC 5755 N POINT PKWY STE 262 ALPHARETTA GA 30022	NITYA PROPERTIES LLC 5755 N POINT PKWY STE 262 ALPHARETTA GA 30022
RDH INVESTMENT LLC 5805 STATE BRIDGE RD STE G 155 DULUTH GA 30097	NITYA PROPERTIES LLC 5755 N POINT PKWY STE 262 ALPHARETTA GA 30022	NITYA PROPERTIES LLC 5755 N POINT PKWY STE 262 ALPHARETTA GA 30022
VALUE REALIZATION LLC 9709 BUICE RD ALPHARETTA GA 30022	NITYA PROPERTIES LLC 5755 N POINT PKWY STE 262 ALPHARETTA GA 30022	NITYA PROPERTIES LLC 5755 N POINT PKWY STE 262 ALPHARETTA GA 30022
ADVANCE FAMILY DENTAL CARE INC 15831 MANOR CLUB DR ALPHARETTA GA 30004	NITYA PROPERTIES LLC 5755 N POINT PKWY STE 262 ALPHARETTA GA 30022	NITYA PROPERTIES LLC 5755 N POINT PKWY STE 262 ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

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NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

Honey Hall Event Space - Conditional-Use Narrative

3055 North Point Parkway, Suite 800, Alpharetta, GA 30005

Prepared in accordance with UDC 4.2.3(B)

Introduction

Honey Hall Event Space is a boutique indoor venue hosting small to mid-sized private gatherings such as birthday celebrations, corporate meetings, baby showers, workshops, networking events, and community functions. The venue operates entirely indoors with controlled occupancy, reservation-based scheduling, and a focus on a high-quality guest experience. The surrounding area is a fully developed commercial corridor with restaurants, retail, medical offices, and service businesses, making it an appropriate and compatible location for an event space.

1. Access, Traffic Flow, and Safety

Honey Hall benefits from excellent access along North Point Parkway, a major commercial arterial designed to support high traffic volumes. The site includes multiple driveways, wide internal circulation aisles, and ample shared parking. Events are reservation-based, allowing the business to manage arrival and departure patterns and avoid peak-hour congestion. Emergency vehicle access is fully supported by existing fire lanes and unobstructed building access. This satisfies UDC 4.2.3(B)(1).

2. Refuse, Loading, Parking, Buffers, and Screening

The commercial center includes established refuse and service areas screened from public view. Honey Hall generates minimal waste beyond standard commercial refuse, and all waste is disposed of within existing shared dumpster facilities. Parking demand is predictable and manageable, with most events ranging from 30 to 145 guests. We have additional off-site parking access located at 3155 North Point Parkway, Alpharetta, GA 30005 and 3225 - 3285 North Point Parkway, Alpharetta, GA- 30005. No exterior modifications or new loading facilities are required. This meets UDC 4.2.3(B)(2).

3. Protection of Adjacent Properties and the Environment

Honey Hall operates entirely indoors with no outdoor music, lighting, or activity. Sound-dampening interior finishes and controlled audio levels ensure events do not create noise impacts on neighboring tenants. The venue does not generate odors, emissions, or environmental impacts. This satisfies UDC 4.2.3(B)(3).

Honey Hall Event Space - Conditional-Use Narrative

4. Public Expenditures and Service Demands

Honey Hall does not require new public infrastructure, roadway improvements, or additional municipal services. Utilities, parking, and site improvements are already in place and adequate. The business is privately operated and does not impose additional costs on the City. This meets UDC 4.2.3(B)(4).

5. Orderly Development of Surrounding Property

The surrounding area is fully developed with commercial and service-oriented uses. Honey Hall complements this environment by providing a flexible, community-oriented venue that supports local businesses, families, and organizations. The use does not interfere with future redevelopment opportunities. This satisfies UDC 4.2.3(B)(5).

6. Consistency with the Citys Development Pattern

The North Point corridor is evolving into a vibrant, mixed-use district with a focus on community activity, entertainment, and experiential uses. Honey Hall aligns with this vision by offering a modern, well-managed event venue that enhances the areas appeal and supports daytime and evening activity. This satisfies UDC 4.2.3(B)(6).

7. Separation from Similar or Conflicting Uses

The site is located within a commercial district and is appropriately separated from residential neighborhoods, schools, parks, and other sensitive uses. Events are held indoors, during reasonable hours, and with controlled noise levels. This meets UDC 4.2.3(B)(7).

Conclusion

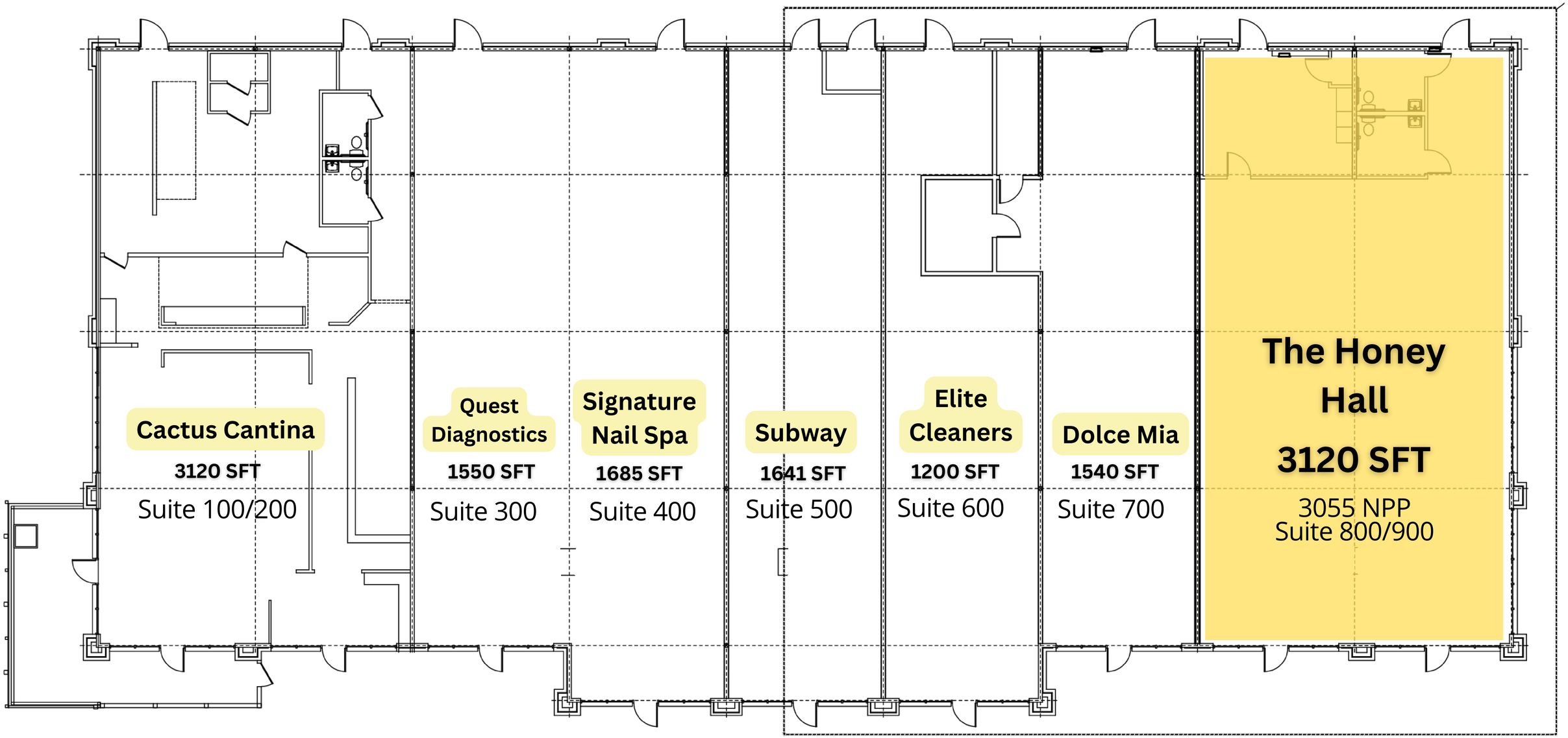
Honey Hall Event Space fully satisfies all seven criteria of UDC 4.2.3(B). The venue is compatible with the surrounding commercial environment, imposes no additional burden on public services, and supports Alpharetta's long-term development goals for the North Point area. Its controlled operations, indoor setting, and reservation-based scheduling ensure that it remains a responsible and community-enhancing use.

Exhibit "A"
Legal Description

All that tract or parcel of land lying and being in Land Lot 1261 of the 2nd Land District, 2nd Section and Land Lot 1244 of the 2nd Land District, 1st Section, City of Alpharetta, Fulton County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino and Associates, Inc. (Job No.19-048; Drawing/File No. 19-048), bearing the seal of Glenn A. Valentino, Georgia Registered Land Surveyor No.2528, recorded in Plat Book 422, Page, 41 Fulton County, Georgia records, which plat is by reference incorporated herein and made a part hereof, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

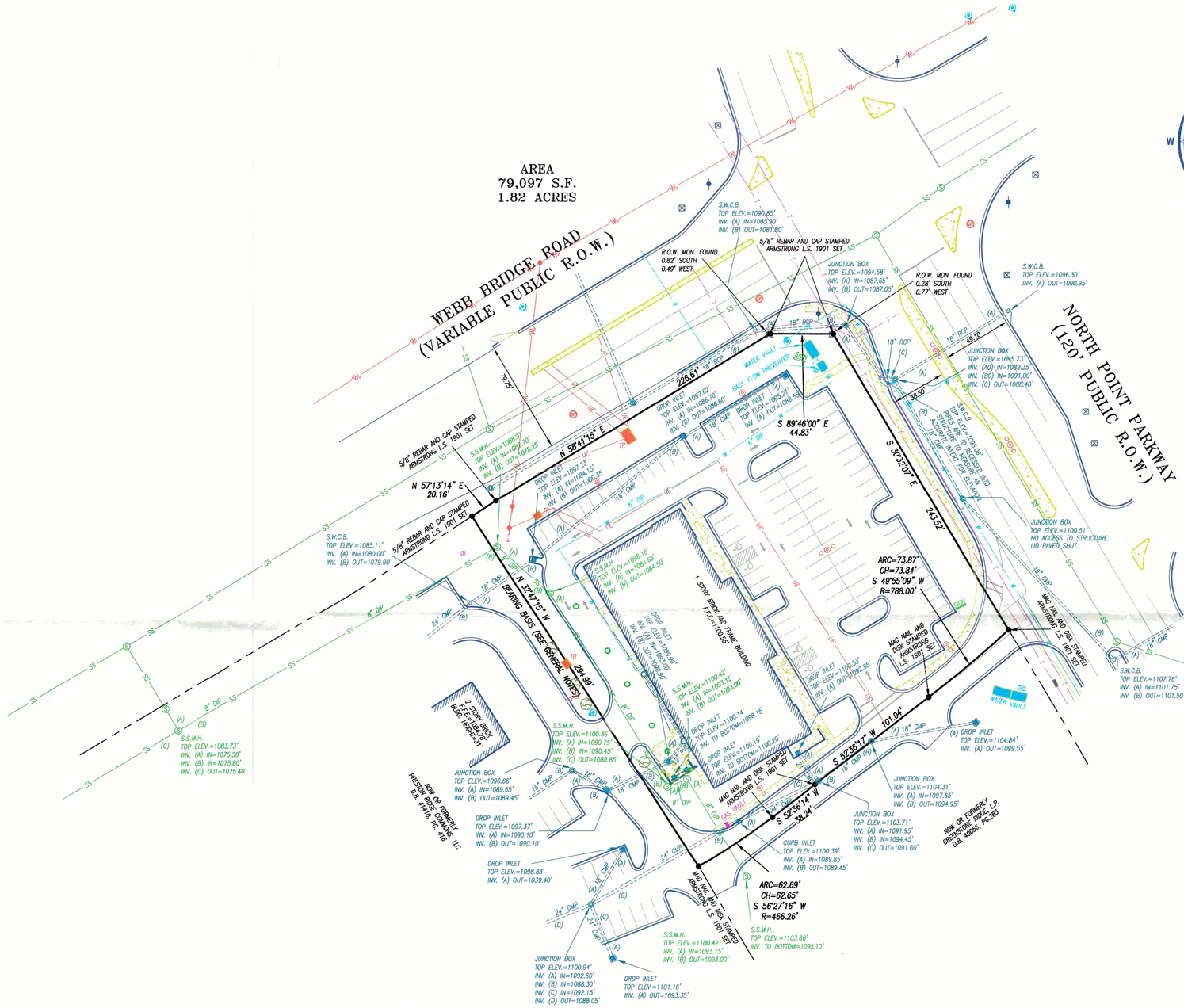
To find the point of beginning, commence at a broken concrete r/w monument found at the Southeasterly end of the mitered intersection of the Southeasterly right-of-way line of Webb Bridge Road (variable width public r/w) and the Southwesterly right-of-way line of North Point Parkway (120-foot width public r/w); thence proceeding Southeasterly along said Southwesterly right-of-way line of North Point Parkway South 29 degrees 36 minutes 33 seconds East for a distance of 243.61 feet to a PK (masonry) nail found; thence South 29 degrees 25 minutes 36 seconds East for a distance of 109.95 feet to a computed point; thence along a curve to the left having a radius of 721.12 feet for an arc distance of 49.15 feet (said arc being subtended by a chord of South 31 degrees 22 minutes 44 seconds East for a distance of 49.14 feet) to a bent ½" rebar with cap found; thence along a curve to the left having a radius of 721.12 feet for an arc distance of 104.19 feet (said arc being subtended by a chord of South 37 degrees 28 minutes 15 seconds East for a distance of 104.10 feet to a ½" rebar found, said ½" rebar found being the point of beginning; thence continuing along said Southwesterly right-of-way line of North Point Parkway along a curve to the left having a radius of 721.2 feet for an arc distance of 202.68 feet (said arc being subtended by a chord of South 49 degrees 39 minutes 43 seconds East for a distance of 202.01 feet to a ½" rebar with cap found;
thence departing said right-of-way line of North Point Parkway South 29 degrees 42 minutes 04 seconds West for a distance of 329.93 feet to a ½" rebar found: thence South 84 degrees 31 minutes 11 seconds West for a distance of 656.27 feet to a ½" iron pin set; thence North 05 degrees 28 minutes 56 seconds West for a distance of 157.44 feet to a ½" iron pin set; thence North 84 degrees 21 minutes 05 seconds East for a distance of 133.41 feet to a ½" iron pin set; thence North 00 degrees 57 minutes 18 seconds West for a distance of 143.19 feet to a ½" iron pin set; thence South 89 degrees 02 minutes 42 seconds West for a distance of 79.07 feet to a ½" iron pin set; thence North 01 degrees 30 minutes 28 seconds East for a distance of 124.40 feet to a PK (masonry) nail set; thence North 78 degrees 17 minutes 34 seconds East for a distance of 288.06 feet to a ½" rebar
with cap found: thence South 29 degrees 19 minutes 46 seconds East for a distance of 126.04 feet to a ½" rebar with cap found; thence South 29 degrees 18 minutes 11 seconds East for a distance of 55.29 feet to a ½" rebar found; thence North 60 degrees 21 minutes 17 seconds East for a distance of 290.35 feet to a ½" rebar found on the aforesaid Southwesterly right-of-way line of North Point Parkway, said ½" rebar found being the point of beginning.

Said tract or parcel of land contains 6.344 acres, more or less, or 276,343 square feet and is intended to be a portion of that tract or parcel of land as previously conveyed by Deed Book 41418, Page 416, Fulton County, Georgia records and as further described as Phase II of Preston

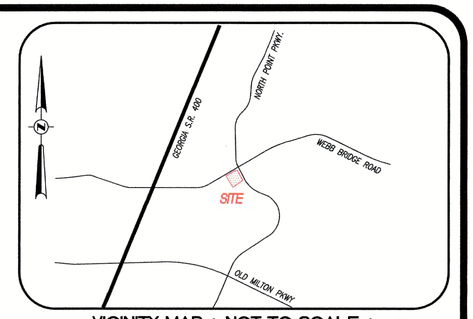


3055 North Point Parkway

Parking Provided - 89



REFERENCE NORTH



VICINITY MAP * NOT TO SCALE *

GENERAL NOTES

THIS PROPERTY IS NOT SHOWN TO BE LOCATED WITHIN THE LIMITS OF A DESIGNATED 100 YEAR FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 13121C0059 E DATED JUNE 22, 1998. THIS STATEMENT IS BASED ON GRAPHICALLY LOCATING THIS PROPERTY ON SAID MAP. NO ADDITIONAL FIELD WORK HAS BEEN PERFORMED TO MAKE OR VERIFY THIS DETERMINATION.

THE TERM "CORRECT" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

REFERENCE NORTH TAKEN FROM FINAL PLAT FOR PRESTON RIDGE COMMONS PHASE I, AN OFFICE CONDIMIUM, PREPARED BY POST, BUCKLEY, SCHUH & JERNIGAN, INC., DATED OCTOBER 06, 2006.

VERTICAL DATUM BASED UPON NAD 83, NAVD 88(GEOID 2003) AND WAS OBTAINED USING GPS OBSERVATIONS REFERENCED TO CORS STATIONS: MCN1 MACON GA., COGA COLUMBIA COUNTY GA. AND ZTL4 ATLANTA WAAS ARP ATLANTA GA. CALCULATIONS PERFORMED BY THE NATIONAL GEODETIC SURVEY ONLINE POSITIONING USER SERVICE A DIVISION OF NOAA.

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 205,808 FEET, AND AN ANGULAR ERROR OF 00 SECONDS PER SETUP, AND WAS NOT ADJUSTED. A TRIMBLE S6 ROBOTIC TOTAL STATION WAS USED TO MEASURE ANGLES AND DISTANCES.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 789,964 FEET.

THIS PROPERTY IS ZONED CUP (COMMUNITY UNIT PLAN) PER THE CITY OF ALPHARETTA PLANNING AND ZONING DEPARTMENT.

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION AND SAID PLAT IS ACCURATE TO THE BEST OF MY KNOWLEDGE. THIS PLAT HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM REQUIREMENTS OF LAW. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR.



SURVEY NOT VALID WITHOUT SURVEYOR'S ORIGINAL BLACK INK SIGNATURE OVER RED SEAL

UNDERGROUND UTILITY NOTE

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OF THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. PER GEORGIA LAW, THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

UTILITIES PROTECTION CENTER OF GEORGIA

CALL TOLL FREE THROUGHOUT GEORGIA
1-800-282-7411
IN METRO ATLANTA 632-4344
OUT-OF-STATE: CALL COLLECT (404) 325-5000
THREE WORKING DAYS BEFORE YOU DIG.
IT'S THE LAW.

BEFORE ANY EXCAVATION WORK BEGINS OR ANY WORK BEGINS WITHIN TEN (10') FT. OF OVERHEAD POWER LINES OF 750 VOLTS OR MORE, NOTIFICATION MUST BE MADE TO THE UTILITIES PROTECTION CENTER, INC.. IT'S THE LAW.

LEGEND

STANDARD ABBREVIATIONS

CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
INV.	INVERT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
C.T.P.	CRIMPED TOP PIPE
O.T.P.	OPEN TOP PIPE
⊠	R.O.W. MONUMENT
G	UNDERGROUND GAS
UE	UNDERGROUND ELECTRIC
W	OVERHEAD POWER
SS	SANITARY SEWER
T	TELEPHONE
UT	UNDERGROUND TELEPHONE
W	WATER
	CHAIN LINK FENCE
	BARB WIRE FENCE
	PRIVACY FENCE

STANDARD SYMBOLS

	WATER VALVE
	WATER METER
	FIRE HYDRANT
	PRESSURE INTAKE VALVE
	AUTO SPRINKLER
S	SANITARY SEWER
	CLEAN OUT
	TELEPHONE POLE
SB	SOUTHERN BELL MANHOLE
	FIBER OPTIC MARKER
	TELEPHONE BOX
	TRAFFIC SIGNAL POLE
	POWER POLE
	ELECTRIC METER
TR	TRANSFORMER
	GA. POWER MANHOLE
	POWER & LIGHT POLE
	LIGHT POLE (1)
	LIGHT POLE (3)
	DOUBLE WING CATCH BASIN
	SINGLE WING CATCH BASIN
	DROP INLET
	JUNCTION BOX
	YARD INLET
	CURB INLET
	GAS VALVE
	GAS METER
	UNDERGROUND TANK MANHOLE
	GAS VENT
	MONITORING WELL
	GAS FILLER CAP
	CONCRETE BOLLARD
	SIGN
	VACUUM/AIR DISPENSER
	GROUND LAMP
	LIGHT POLE (2)
	LIGHT POLE (4)
	CABLE T.V. BOX

PLEASE NOTE

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ROBERT T. ARMSTRONG, L.S.
GA. REGISTRATION NO. 1901
POST OFFICE BOX 775
DOUGLASVILLE, GA. 30133

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

REVISIONS

No.	Date	Description	Initials

AS-BUILT SURVEY FOR:

SHOPS AT NORTH POINT PARKWAY, LLC

CITY OF ALPHARETTA
LAND LO 1261 ~ 2ND. LAND DISTRICT ~ 2ND. SECTION
FULTON COUNTY, GEORGIA

SCALE 1"= 40'
SURVEY DATE: 09/10/2008
PLAT DATE: 09/17/2008
FIELD: HBM DRAWN: JHB CHECKED: RTA
DRAWING NAME: 08-129
JOB NUMBER: 08-129

ARMSTRONG LAND SURVEYING, INC.
POST OFFICE BOX 775
DOUGLASVILLE, GEORGIA 30133
PHONE: (770)577-0077 / FAX: (770)577-0066

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HYDRANT FLOW TEST

Webb Bridge Rd near North Point Pkwy — Flow Test Location — 12" Main Size

95 PSI Static	90 PSI Residual	85 PSI Pitot	1547 GPM Available @ 20 PSI Res.	Time: 6:18:07	Date: 1:30 PM
Static	Residual	Pitot	Available @ 20 PSI Res.	Time:	Date:

COMPUTATION

Technician: R.P. & C.D.

WEBB BRIDGE ROAD
(VARIABLE PUBLIC R.O.W.)

NORTH POINT PARKWAY
(120' PUBLIC R.O.W.)

PROVIDE 6'X12' METER VAULT

WET TAP EXISTING WATER MAIN. SEE DETAIL#122,123,125,127,128,134/C6 & 807,808,819,822,823/C8

PROVIDE 6"X12' BFP VAULT

EXISTING FIRE HYDRANT

EXISTING 12" WATER MAIN

6" WATER METER AND BFPD

802 C8 1" IRRIGATION METER AND BFPD

502 C7 THRUST BLOCKING

25' PAVING SETBACK

65' BUILDING SETBACK

20' PAVING SETBACK

ELECTRIC METERS

CONSTRUCT SSMH
TOP ELEV. 1098.40
INV.(IN) 1084.90
INV.(OUT) 1084.70
SEE DETAIL #602/C7 AND PROFILE SHEET C-5.1

1 L2 TREE PROTECTION FENCE - SEE DETAIL

PROPOSED 20' PRIVATE SANITARY SEWER EASEMENT DEDICATED TO FULTON COUNTY

CONTRACTOR TO PROVIDE(2)4" CONDUITS-SEE NOTES

HOUSE GAS METERS

707 C7 708 C7 C.O. INV. 1096.5 (TYPICAL)

C.O. INV. 1096.5

RETAIL BUILDING

14,582 SF
F.F. 1100.5

11,382 SF RETAIL

3,200 SF FUTURE RETAIL OR RESTAURANT

C.O. (TYP.) INV. VARIES LOCATE AT EDGE OF EASEMENT

8 C4 "TREE SAVE AREA" SIGN

EXISTING FIRE HYDRANT

LOADING

30' BUILDING SETBACK

EXISTING 10' PAVING SETBACK

DUMPSTER DRAINS(W) TOP ELEVATION 1100.30

(2) 8 CY DUMPSTERS 6'X6'X6'

STUBOUT 6" PVC SANITARY SEWER FOR POSSIBLE FUTURE RESTAURANT(SEPARATE PERMIT REQUIRED) GREASE LINE

3/4" WATER SERVICE TO DUMPSTER HOSE BIBB PROVIDE RPZ BFP

DRY SEWER LINE TO BE CONNECTED TO FULTON COUNTY SYSTEM AT THE TIME OF OUR DEVELOPMENT

DROP C.O.
INV. 1096.00
INV. 1089.00

6" DIP @ MIN 2%

15 LF 6" DIP @MIN 13.3%

CONSTRUCT SSMH
TF 1099.30
INV.(IN) 1090.90
INV.(OUT) 1089.00
SEE DETAIL #602/C7 AND PROFILE SHEET C-5.1

SANITARY POINT OF CONNECTION - CONNECT NEW 8" DIP @ INV. EL. 1092.90
INV (IN) TBD IN FIELD - PROVIDE FLOWLINE AS NEEDED

PROPOSED 20' SANITARY SEWER EASEMENT TO BE DEDICATED TO FULTON COUNTY AT TIME OF CONSTRUCTION

EXISTING ACCESS ROAD

WATER VAULT

JUNCTION BOX
TOP ELEV.=1096.66'
INV. (A) IN=1089.65'
INV. (B) OUT=1089.45'

JUNCTION BOX
TOP ELEV.=1096.30'
INV. (A) OUT=1090.95'

JUNCTION BOX
TOP ELEV.=1095.73'
INV. (B) IN=1089.35'
INV. (C) IN=1091.00'
INV. (A) OUT=1088.40'

JUNCTION BOX
TOP ELEV.=1100.51'
NO ACCESS TO STRUCTURE
LID PAVED SHUT.

JUNCTION BOX
TOP ELEV.=1104.84'
INV. (A) OUT=1099.55'

JUNCTION BOX
TOP ELEV.=1104.31'
INV. (A) IN=1097.65'
INV. (B) OUT=1094.95'

JUNCTION BOX
TOP ELEV.=1103.71'
INV. (A) IN=1091.95'
INV. (B) IN=1094.45'
INV. (C) OUT=1091.60'

CURB INLET
TOP ELEV.=1100.39'
INV. (A) IN=1089.85'
INV. (B) OUT=1089.45'

DROP INLET
TOP ELEV.=1097.37'
INV. (A) IN=1090.10'
INV. (B) OUT=1090.10'

DROP INLET
TOP ELEV.=1098.83'
INV. (A) OUT=1039.40'

S.S.M.H.
TOP ELEV.=1088.91'
INV. (A) OUT=1078.25'

S.W.C.B.
TOP ELEV.=1085.11'
INV. (A) IN=1080.00'
INV. (B) OUT=1079.90'

S.W.C.B.
TOP ELEV.=1096.00'
PIPES ARE TO RECESSED TO ACCOMODATE TO MEASURE AT ACCURATE INVERT FOR ELEVATION.

S.S.M.H.
TOP ELEV.=1092.30'
TO BE FIELD VERIFIED
FLOWLINE NOT TO BE PUT INTO SERVICE UNTIL FUTURE MH AND THE ONLY FLOWS ACROSS THE ANOTHER SANITARY SEWER MANHOLE

NOTE:
TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN APPROVED.

NOTE: ALL UTILITY LOCATES AND RELOCATIONS WILL BE THE RESPONSIBILITY OF THE DEVELOPER.

NORTH
20 0 20 40
GRAPHIC SCALE
SCALE: 1"= 20'

24 HOUR CONTACT:
STACY WATFORD
INTERPLAN ATLANTA
770-874-5555

IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-282-7411
(770) 623-4344
(METRO ATLANTA ONLY)
UTILITIES PROTECTION CENTER
IT'S THE LAW

SITE UTILITY PLAN

LEGEND

- SANITARY SEWER & MANHOLE
- C.O. CLEANOUT
- WATER SERVICE
- FIRE HYDRANT
- WATER METER
- BFP BACKFLOW PREVENTION DEVICE
- GATE VALVE
- STORM SEWER & INLET
- UGT UNDERGROUND TELEPHONE
- UGE UNDERGROUND ELECTRIC
- G UNDERGROUND GAS LINE
- T TRANSFORMER

FULTON COUNTY FIRE LINE METER NOTES:
SEC. 82-37. UNDERWRITER APPROVED FACTORY MUTUAL FIRE LINE METER REQUIRED ON ALL FIRE SERVICE SYSTEMS HAVING FIRE HYDRANT OR HYDRANTS INSTALLED INSIDE PRIVATE PROPERTY.
(A) PURPOSE OF SECTION. THE PURPOSE OF THIS SECTION IS TO REQUIRE THE INSTALLATION OF A FACTORY MUTUAL FIRE LINE WATER METER ON ALL FIRE SERVICE SYSTEMS HAVING FIRE HYDRANTS OR HYDRANTS ATTACHED TO THEM ON PRIVATE PROPERTY.
(B) EFFECTIVE DATE. AS OF THE ADOPTION OF THIS SECTION, ALL PERSONS MAKING APPLICATION FOR NEW FIRE SERVICE CONNECTIONS WITH PRIVATE FIRE HYDRANT OR HYDRANTS WILL BE REQUIRED TO HAVE A FACTORY MUTUAL FIRE LINE METER AS A PART OF THE FIRE SERVICE SYSTEM.
(C) WORK TO BE PERFORMED BY THE DEPARTMENT OF PUBLIC WORKS FORCES. INSTALLATION OF METERS AS REQUIRED BY THIS SECTION WILL BE HANDLED BY THE DEPARTMENT OF PUBLIC WORKS CREWS AT THE EXPENSE OF THE BUILDING OWNER OR LESSEE.

TELEPHONE
THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SERVICE FROM THE PROPERTY'S RIGHT-OF-WAY TO THE PROPOSED BUILDING. THIS INCLUDES THE PROVISION OF THE CONDUITS, A BACKBOARD ("SERVICE BOARD"), A #6 GROUND WIRE, AND A METAL "NEMA" CABINET FOR ACCESS TO THE CABLE. THE NEMA CABINET MUST BE THREE FEET BY FOUR FEET BY EIGHT INCHES (3'X4'X8") DEEP IN SIZE. THE CONTRACTOR THEN TAKES A ONE-INCH (1-INCH) CONDUIT FROM THE CABINET TO SERVE EACH PROPOSED RETAIL TENANT.

WASTE GENERATION CALCULATION
DUMPSTER 1 (TRASH):
14,582 S.F. X 2.5LB/100SF = 364.55LBS
364.55LB X 75% = 273.40/150LB/CY = 1.82CY/DAY
USE 8CY DUMPSTER
8CY/1.82 CY/DAY=4.4 DAYS
PICK-UP FREQUENCY=7 TIMES PER MONTH MINIMUM

DUMPSTER 2 (RECYCLABLES)
14.582 S.F./100 X 2.5LBS = 364.55LBS
364.55 X 25% = 91LBS
91LBS/150LBS/CY = .61 CY/DAY
USE 8 CY DUMPSTER
8CY/.61CY/DAY = 13.1
PICK-UP FREQUENCY = 1 PER WEEK

NOTE: **NO WELLS OR SEPTIC SERVICE SYSTEMS ARE PROPOSED OR EXIST ON SITE**

NOTE: **WATER SERVICE IS PROVIDED BY FULTON COUNTY.**

NOTE: **SEE SHEET C10 FOR WATER AND WASTEWATER NOTES.**
SEE SHEET C10 FOR WATER METER SIZING CHART.

UTILITY CONTACTS

WATER/ SEWER	FULTON COUNTY DEPARTMENT OF ENVIRONMENT AND COMMUNITY DEVELOPMENT/DEVELOPMENT SERVICES DIVISION 141 PRYOR STREET SW, SUITE 2065 ATLANTA, GEORGIA 30303 MR. CHRIS WEBB, CIVIL ENGINEER II (404) 730-7900
STORM	CITY OF ALPHARETTA DEPARTMENT OF ENGINEERING/PUBLIC WORKS 1700 HEMBREE ROAD ALPHARETTA, GEORGIA 30004 MS. JILL BAZINET, P.E., CIVIL ENGINEER (678) 297-6200
GAS	ATLANTA GAS LIGHT CO./CONSTRUCTION OPERATIONS 10 PEACHTREE PLACE ATLANTA, GEORGIA 30309 MR. STEVE MOSS, PROCESSOR (770) 984-6165
ELECTRIC	GEORGIA POWER COMPANY/BUSINESS & COMMERCIAL DIVISION 11675 WILLS ROAD, BUILDING 1 ALPHARETTA, GEORGIA 30004 MR. CRAIG PRICE, AREA ENGINEER (770) 740-7734
TELEPHONE	BELL SOUTH ENGINEERING 400 CHASTAIN CENTER BLVD. KENNESAW, GEORGIA 30144 MR. JOHN BELL, BUILDING ENGINEER (678) 354-8515

INTERPLAN
ATLANTA LLC
ARCHITECTURE
LANDSCAPE ARCHITECTURE
PROJECT MANAGEMENT
1395 S MARIETTA PKWY
BLDG 400, STE 200
MARIETTA, GA 30067
PH 770-874-5555
FX 770-874-5554

SEAL:

KENNETH McCOIG, P.E.
GA. REG. #16435

CONSULTANT:

REVISIONS:

NO.	DATE	REMARKS
1	7/05/07	CITY COMMENTS
2	9/10/07	CITY COMMENTS
3	9/25/07	HEALTH DEPARTMENT
4	11/2/07	CITY/COUNTY COMMENTS

SHOPS @ NORTH POINT PARKWAY

3055 North Point Pkwy
ALPHARETTA, GA

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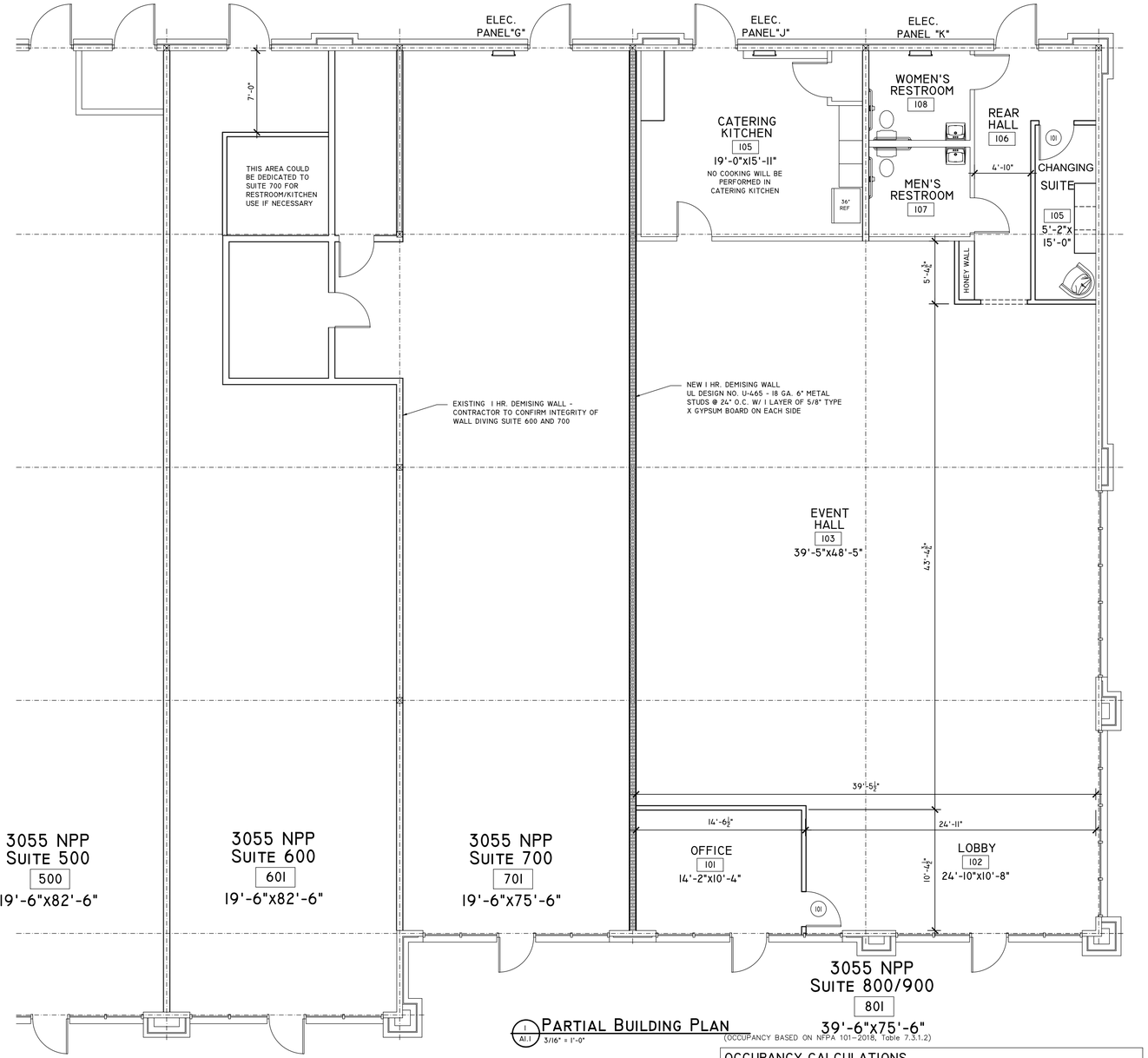
PROJECT NO: G2007.0016
DATE: 6/11/2007

C2 SITE UTILITY PLAN

CHECKED:

MODIFIED: 02/06/08 11:22:38 J:\O\GANAWAY\2007.0016\07001C2-0.DWG 5/8"=1'-0" NTPOPE
PLOTTED: 07/26/07 17:11:56 J:\A-J\GANAWAY\2007.0016\07001C2.DWG 5/8"=1'-0" HARDCOPY

O:\CAD\G\Ganaway\2007.0016\07001C2-0.dwg, Model, 7/24/2009 8:21:13 AM, DONDIB, CutePDF Writer, 11 x 17, 1:527.769

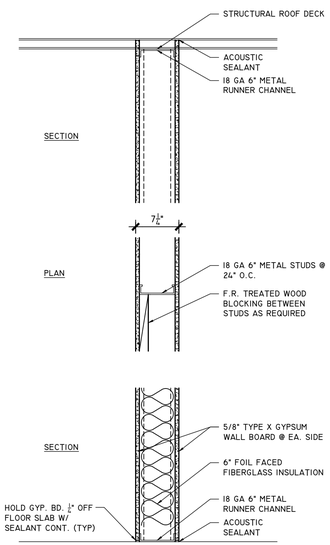


1 / A1.1 PARTIAL BUILDING PLAN
3/16" = 1'-0"

(OCCUPANCY BASED ON NFPA 101–2018, Table 7.3.1.2)

OCCUPANCY CALCULATIONS

ROOM		OCCUPANCY CLASSIFICATION	RATIO	SQUARE FOOTAGE	OCCUPANCY
STE 800	GENERAL OFFICE AREA	BUSINESS	1/150	156	2
STE 800	LOBBY	ASSEMBLY - CONCENTRATED	1/15	266	18
STE 800	EVENT HALL	ASSEMBLY - UNCONCENTRATED	1/15	1,846	123
STE 800	CATERING KITCHEN	KITCHEN	1/100	250	3
STE 800	REAR HALL /RESTROOMS	ANCILLARY	N.A.	383	0
TOTAL OCCUPANT LOAD					146 PEOPLE



2 / A1.1 PARTIAL BUILDING PLAN
1" = 1'-0"

FLOOR PLAN PARTITION LEGEND

EXTERIOR: EXISTING 1/2" GWB ON INTERIOR SIDE OF 2"x6" FRAMING WITH BRICK VENEER EXTERIOR FINISH

INTERIOR: - EXISTING 5/8" GYP. BD. ON EACH SIDE OF METAL STUDS. CONTRACTOR TO VERIFY INTEGRITY OF ALL EXISTING RATED WALLS.

INTERIOR: - NEW 1 HR. RATED TENANT SEPARATION PARTITION WITH 5/8" TYPE X GYP. BD. EACH SIDE OF 18 GA. 6" METAL STUDS @ 24" O.C. - (DESIGN UL-U465 REFER TO WALL SECTION THIS SHEET AND UL DETAIL ON COVER SHEET.

INTERIOR: NEW 1/2" (MIN.) GWB ON BOTH SIDES OF 3-5/8" METAL STUD FRAMING @ 16" O.C. AND SOUND ATTENUATION BATTS UNLESS NOTED OTHERWISE. INTERIOR FINISHES BY OTHERS.

NOTE: CONTRACTOR TO VERIFY THAT A FIRE EXTINGUISHER IS LOCATED IN EACH TENANT SUITE - CABINET MOUNTED (RECESSED) OR BRACKET MOUNTED - MULTI PURPOSE DRY CHEMICAL 2A10BC TYPE - MAXIMUM TRAVEL DISTANCE 75'.

A. WOODWARD ARCHITECTURE, INC.
2055 HENDON ROAD
WOODSTOCK, GA 30188
O. 770.517.8686
F. 770.517.0983

TITLE

A TENANT SEPARATION FOR SUITES 700 AND 800
3055 NORTH POINT PKWY
ALPHARETTA, GA 30005

OWNER:

VIRTUE SYNERGY CENTER, LLC
PROJECTS@VIRTUEINVESTGROUP.COM
770.609.9999

DEVELOPER:

SHARP CONSTRUCTION, LLC
PERMITS@SHARP.CONSTRUCTION
678.578.4567

GEN. CONTRACTOR:

YAAR CONSTRUCTION, INC.
SABET@YAARCONSTRUCTION.COM
770.527.6938

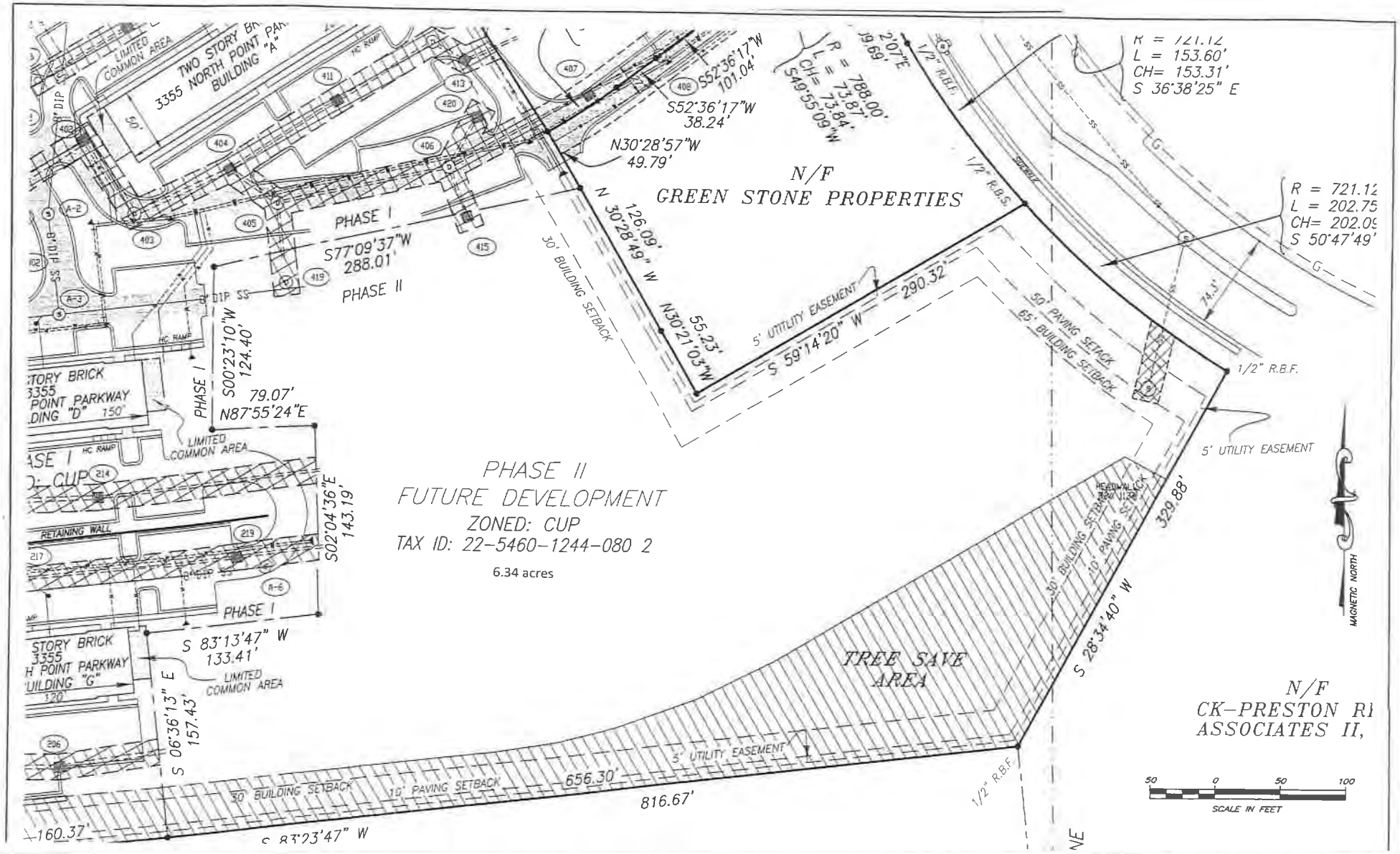
PRELIMINARY
NOT FOR CONSTRUCTION

03-18-26
REVISIONS

DESCRIPTION	DATE

SCALE:	3/16" = 1'-0"
DRAWN:	ADW
CHECK:	ADW
DATE:	03-27-26
PROJECT NO.	2619

SHEET NO.
A1.1



PBSJ Post, Buckley, Schuh & Jernigan, Inc. 5665 New Northside Drive Suite 400 Atlanta, GA 30328 Tel: (770) 933-0280 Fax: (770) 933-8558	CLIENT: PRESTON RIDGE COMMONS, LLC 300 GALLERIA PARKWAY, NW., SUITE 600 ATLANTA, GA 30339 (770) 859-1223 24 HOUR CONTACT: MITCHELL TAYLOR	FINAL PLAT FOR: PRESTON RIDGE COMMONS ~ PHASE I, AN OFFICE CONDOMINIUM	LOCATED IN: LAND LOT 1261 ~ 2ND DISTRICT, 2ND SECTION LAND LOT 1244 ~ 2ND DISTRICT, 1ST SECTION CITY OF ALPHARETTA FULTON COUNTY, GEORGIA	ORIGINAL: OCT 2, 2006 REVISIONS: 1 2 3 4 5 6 7 8 9 10 11 12	JOB NO. 062309 DRAWING 062309-FINAL-PLAT DRAWN BY JMW CHECKED JDG SHEET 7/12



GEORGIA811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

ENGINEER:
FORESITE group
Foresite Group, LLC
3740 Davinci Ct.
Suite 100
Peachtree Corners, GA 30092
w | www.fg-inc.net
o | 770.368.1399
f | 770.368.1944

DEVELOPER:
DOMAIN REALTY, INC.
5755 NORTH POINT PKWY. SUITE 80
ALPHARETTA, GA 30022
(404) 406-4026
THOMAS POSEY

GENERAL CONTRACTOR
REZA SABET
5755 NORTH POINT PARKWAY SUITE 27
ALPHARETTA, GA 30022
770-664-8400 EXT. 11

PROJECT:
PRESTON RIDGE COMMONS II

3155 NORTH POINT PARKWAY
ALPHARETTA, GA 30005
L.L. 1261 & 1244, 2ND DIST., 2ND SECT., & 2ND DIST., 1ST SECT.
PARCEL #:22546012610719, ZONING: CUP

SEAL:
GEORGIA REGISTERED #18502 PROFESSIONAL ENGINEER JAMES PATRICK STARLING
2/17/21

REVISIONS	DATE
CITY/COUNTY COMMENTS	02-24-2020
FULTON COUNTY COMMENTS	04-21-2020
SITE LIGHTING	07-20-2020
FIRE MARSHALL	08-10-2020
CITY COMMENTS	10-23-2020
CITY ARBORIST COMMENTS	11-30-2020
FULTON COUNTY WATER	12-18-2020

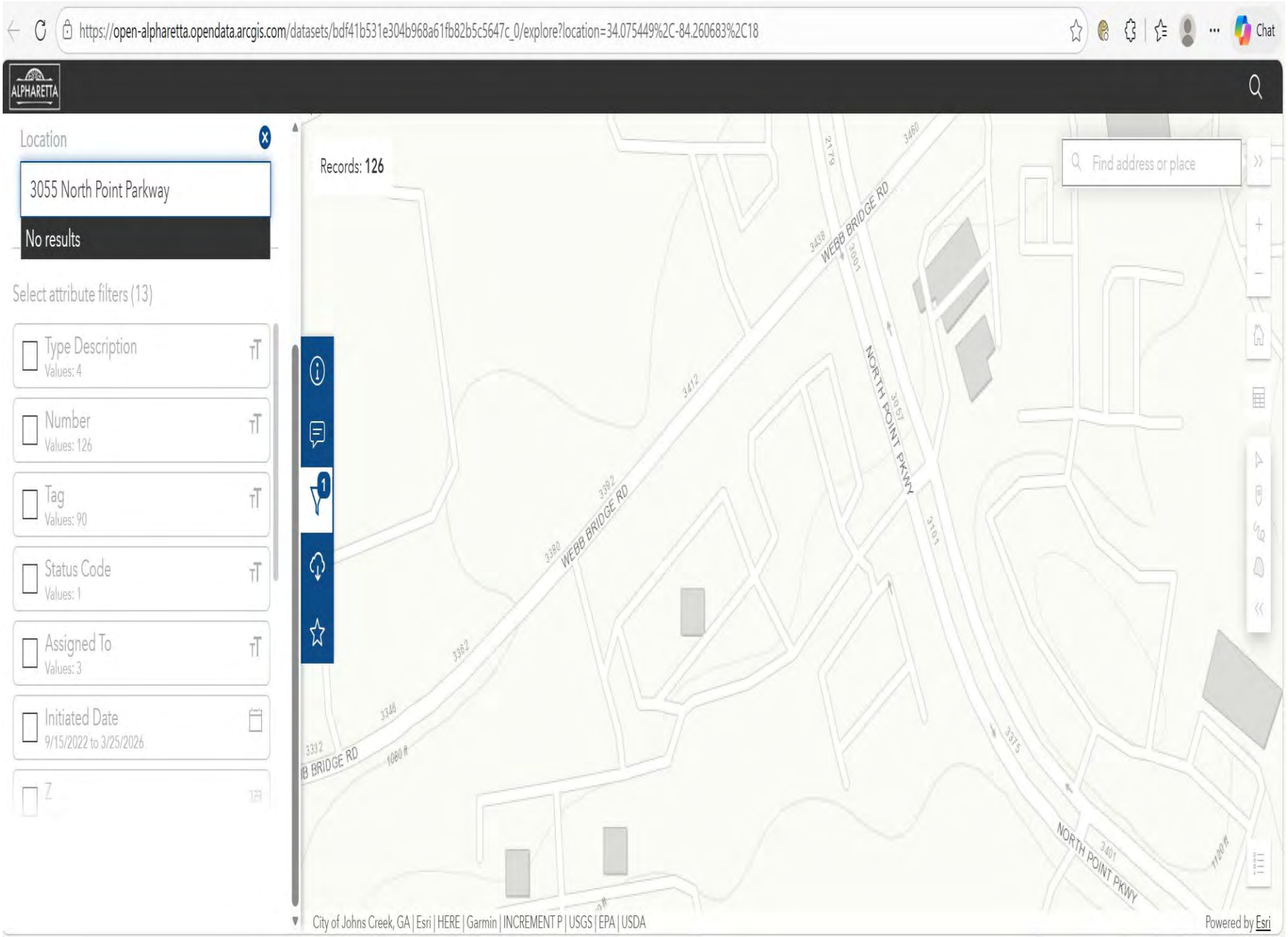
PROJECT MANAGER:	JPS
DRAWING BY:	JCW
JURISDICTION:	ALPHARETTA, GA
DATE:	2019-11-20
SCALE:	1" = 60'
TITLE:	

OVERALL SITE PLAN

SHEET NUMBER: G-3

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 1330.003


https://open-alpharetta.opendata.arcgis.com/datasets/bdf41b531e304b968a61fb82b5c5647c_0/explore?location=34.075449%2C-84.260683%2C18
Chat
ALPHARETTA
Location
3055 North Point Parkway
No results
Select attribute filters (13)
Type Description
Values: 4
Number
Values: 126
Tag
Values: 90
Status Code
Values: 1
Assigned To
Values: 3
Initiated Date
9/15/2022 to 3/25/2026
Records: 126
Find address or place
WEBB BRIDGE RD
NORTH POINT PKWY
City of Johns Creek, GA | Esri | HERE | Garmin | INCREMENT P | USGS | EPA | USDA
Powered by Esri

Real Estate

View Bill

As of	3/25/2026
Bill Year	2025
Bill	2522120
Owner	SHOPS @ NORTH POINT ONE LLC
Parcel ID	22 -5460-1261-115-4

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2025	$6,095.00	$6,095.00	$0.00	$0.00	$0.00
TOTAL		$6,095.00	$6,095.00	$0.00	$0.00	$0.00

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CITY COUNCIL STAFF REPORT

Department: Community Development
Submitted By: Kathi Cook
Prepared By: Michael Woodman
Meeting Date: June 22, 2026

AGENDA ITEM: Z-26-04/V-26-06 1425 MAYFIELD ROAD

The applicant, Mayfield Development Services, LLC, is requesting a rezoning and variances to allow for the construction of a five (5) lot 'For-Sale' single-family detached gated subdivision on approximately 4.56 acres. A rezoning is requested from AG (Agriculture) to R-22 (Dwelling, 'For-Sale' Residential) and a variance is requested to reduce the local street right-of-way width from 50' to 44' and allow sidewalk on one side of the street. The subject property is located at 1425 Mayfield Road on the south side of Mayfield Road between Crabapple Trace and Alpharetta Estates subdivisions.

This request was considered at the May 7, 2026 Planning Commission meeting. There were two (2) public comments in opposition with concerns over stormwater runoff, tree removal, impact on wildlife, and too many changes to the site layout. After discussion and at the request of the applicant, Planning Commission deferred the applicant's request to the June 4, 2026 Planning Commission meeting. Planning Commission asked the applicant to re-look at the recommended minimum lot size, provide a compliant tree save plan, and meet with an adjacent neighbor to try to address their concerns.

This item was considered at the June 4, 2026 Planning Commission meeting. There was one (1) public comment in opposition with concerns over impacts to the tree canopy, stormwater runoff, 4-lot plan is better, and hold the developer accountable to the conditions. After discussion, the Commission recommended approval subject to the staff recommended conditions and accepting additional conditions to address the neighbor's concerns. Vote 6-0.

STAFF RECOMMENDATION:

Approve Z-26-04/V-26-06 1425 Mayfield Road, subject to the following conditions:

1. The site, consisting of approximately 4.56 acres, shall be rezoned to R-22 and developed substantially similar to site plan prepared by Kimley Horn, dated 5/22/26, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. Minimum lot size shall be 30,000 square feet.
3. Home style and materials shall be substantially similar to the submitted photographs in the Amended Application, with final approval by Staff. The primary exterior material (more than 50% of the exterior wall surface area) on all homes shall be brick, stone or stucco. Homes shall have 3-sided architecture, materials and details, as approved by Staff.
4. Subdivision shall be gated as depicted on the site plan prepared by Kimley Horn, dated 5/22/26, except for modifications required to comply with the conditions below. Gated subdivision shall include vehicle stacking for a minimum 4 passenger vehicles, or 80', as well as a U-turn area with sufficient turning radii for a delivery truck to make an uninterrupted U-turn, with final approval by Staff. Gated entrance (gate, wall, columns, landscaping) shall be decorative similar to surrounding subdivisions, with final approval by Staff. Gate access shall be provided by siren, keypad, Knox key and meet 2012 IFC 503.6.
5. Developer shall improve Mayfield Road frontage with a 6' planter planted with street trees, minimum 6' sidewalk and decorative pedestrian lighting, as approved by Staff.
6. Local street shall have a minimum 44' right-of-way width, including a minimum 6' planter and minimum 5' sidewalk on one side of the street. All lots shall include a sidewalk along their street frontage. Local street shall be private and maintained by the HOA.

7. Minimum 10' decorative landscape strip (located outside of utility easements) shall be provided along Mayfield Road, consisting of trees, shrubs and ground cover, as approved by Staff. Landscape strip shall include a berm or decorative brick or stone wall (similar to Gransley or Harrington Falls), and landscaping shall include a mix of evergreen and deciduous material.
8. As depicted on the site plan prepared by Kimley Horn, dated 5/22/26, a minimum 10' landscape strip planted to buffer standards shall be provided along the south and east property lines and shall be planted to provide a visual screen to surrounding properties, as approved by Staff. Minimum 15' landscape strip planted to buffer standards shall be provided along the west property line and shall be planted to provide a visual screen to surrounding properties, as approved by Staff. Existing trees shall be saved in the buffers where not in conflict with site balancing and utility installation.
9. Minimum 10' landscape strip along the east side of the new local street shall be planted with medium or large canopy trees, shrubs, ornamental grasses, and/or groundcover with a medium-to-large canopy tree planted in each front yard, as approved by Staff.
10. Entrance median shall be planted with large canopy trees, shrubs, ornamental grasses, groundcover, etc. (no sod), as approved by Staff.
11. Unfinished wood fences and decks shall not be visible from Mayfield Road.
12. Lot 1 home and driveway shall be situated on the lot with the least impact to tree #290, 291, 292, and 293. If this cannot be accomplished, all reasonable efforts, including the construction of low walls, shall be made to preserve at least 2 of the 4 Oaks on Lot 1. Root bridging shall be allowed in the construction of the home and or driveway to minimize the impacts to the critical root zones of these trees, as approved by Staff. Developer shall make reasonable efforts, including the construction of low walls, to save Tree #302 in the median of the cul-de-sac, as approved by Staff. Reasonable efforts shall be made to save good quality trees on each lot, as approved by Staff.
13. Developer shall identify and save additional tree groupings and/or trees of quality, as approved by Staff.
14. Developer shall remove exotic and invasive trees and shrubs within tree save areas and replant where sparse, as approved by Staff.
15. If an at-grade release is required, the point of release shall be sufficiently setback from the property line to mimic sheet flow before leaving the property, as approved by Staff.
16. Utility structures, headwalls, etc. shall be finished with decorative brick or stone, if visible from off-site, as approved by Staff.
17. No more than 1 residential unit shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
18. Subject to any necessary approvals, the Applicant shall:
    a. Construct a 6-foot, opaque privacy fence along the western boundary of the Subject Property where it abuts 1355 Bethany Court (PID 22 448011030686) and 1365 Bethany Court (PID 22 448011030694) (the "Screening Fence"). Installation of said fence shall commence once tree removal is completed on the Subject Property and be finished prior to the start of vertical construction.
    b. Remove tree 298, as shown on the Tree Survey, dated May 22, 2026 and submitted with the application, as approved by the City Arborist.
    c. Require in the Homeowners' Association documents that the proposed underground detention be inspected and maintained on an annual basis, and that said maintenance include mosquito control.
    d. Require that the trees planted in the "minimum 15' landscape strip planted to buffer standards…along the western property line" referenced in Zoning Condition No. 9 shall where possible be planted on the western property line adjacent to 1355 Bethany Court (PID 22 448011030686) as a staggered double row (the "Partial Western Buffer"), said trees to be planted in the Partial Western Buffer shall be installed as soon as is commercially reasonable, taking into account seasonal conditions, weather events and drought restrictions, and trees planted in the Partial Western Buffer that die within 12 months of planting shall be replaced.
    e. Liability, if any, for stormwater runoff from the detention pond or for damage to border trees shall be governed by applicable law and is not modified by these conditions.

ITEM DESCRIPTION:

The submitted request, if approved, will allow for the construction of a five (5) lot 'For-Sale' single-family detached gated subdivision on 4.56 acres. The proposed density is 1.09 dwelling units per acre. A rezoning is requested from AG (Agriculture) to R-22 (Dwelling, 'For-Sale' Residential) and a variance is requested to reduce the local street right-of-way width from 50' to 44' and allow sidewalk on one side of the street. The subject property is located at 1425 Mayfield Road on the south side of Mayfield Road between Crabapple Trace and Alpharetta Estates subdivisions.

The property is developed with a one (1) story, 1,682 square foot single-family detached home. Surrounding properties are zoned AG to the north and west, and R-15 (Dwelling, 'For-Sale', Residential) to the east, south, and west. Unplatted residential lots are located to the north, east, and west, Crabapple Trace subdivision is located to the west, and Alpharetta Estates subdivision is located to the south. The comprehensive land use plan designation of the property is 'Very Low Density Residential', which supports the applicant's proposed rezoning. As shown in the table below, adjacent residential lots have an average lot size of 1.43 acres, with platted subdivision lots having an average lot size of 0.96 acres and the smallest lot size being 0.6921 acres.

Adjacent Residential Lots

Property Address	Lot Size	Zoning	Subdivision (Y/N)
1395 Mayfield Road	2.1394 acres	AG	N
1365 Bethany Court	1.0325 acres	R-15	Y
1355 Bethany Court	1.0378 acres	R-15	Y
1325 Sherry Drive	1.064 acres	R-15	Y
0 Sherry Drive	0.6921 acres	R-15	Y
1315 Sherry Drive	2 acres	R-15	N
1455 Mayfield Road	1.96 acres	R-15	N
1445 Mayfield Road	1.5 acres	R-15	N

A variance is requested to reduce the local street right-of-way width from 50' to 44' and to allow sidewalk on one side of the street. The proposed 44' right-of-way width matches the width of the local street in the Gransley and Mayfield Estates subdivisions. Homes are only depicted on the east side of the local street. Elimination of the sidewalk on the west side of the street allows the applicant to provide a landscape buffer adjacent to Crabapple Trace subdivision, of which a buffer is not required by Code but would help screen the proposed development.

SITE PLAN

The submitted site plan depicts a 4.56-acre property subdivided into five (5) single-family detached lots in a gated subdivision. Access to the property is proposed from Mayfield Road. All lots are oriented to a private local street, which has a paved width of 28' with a five-foot (5') sidewalk and six-foot (6') planter along the east side of the street. The street terminates in a cul-de-sac with center median located between Lots 4 and 5. Lots range in size from 24,602 square feet to 25,194 square feet with an average lot size of 24,735 square feet. Although the applicant is requesting a minimum lot size of 22,000 square feet, staff recommend minimum 30,000 square feet lots which is similar to surrounding lots. Approval subject to minimum 30,000 square foot will cause a reduction in lots.

A 65' setback and ten-foot (10') landscape strip are depicted along Mayfield Road and a 35' front setback and ten-foot (10') landscape strip are depicted along the local street. The

landscape strip on the west side of the local street is depicted to be planted to buffer standards to screen the street from adjacent properties. Although buffers are not required between residentially zoned properties, a ten-foot (10') landscape strip planted to buffer standards is proposed along the east and south property lines and a fifteen-foot (15') landscape strip planted to buffer standards is proposed along the west property line.

Each home will have a minimum of two (2) side-by-side parking spaces in a garage, as well as a code-compliant driveway with two (2) additional spaces. Also, the 28' paved width of the private local street will allow for guest parking on one (1) side of the street.

There are a significant number of trees on the property, consisting primarily of hardwoods. Based on the submitted information, there are nineteen (19) specimen trees on the property. The tree survey depicts two (2) specimen trees to be saved, including a 19" Japanese Maple and 28" White Oak, as well as a grouping of smaller Oak trees being saved in the middle of the property. A note on the site plan states that, "The linear geometry of the site and narrow road frontage limits opportunities to save existing trees on the site. A reasonable effort will be made to save existing trees on the perimeter of the site as shown and within the traffic circle." The City Arborist identified and recommended specific specimen tree saves, as well as requiring additional tree groupings and trees of quality to be identified and saved, with final approval by Staff. An underground stormwater management facility is depicted at the south end of the subdivision and is proposed to serve as an 11,000 square foot pocket park. A mail kiosk is provided adjacent to the pocket park in the cul-de-sac.

HOME DESIGN

The applicant submitted photographic examples depicting the typical architectural style and materials of the six (6) homes. The primary exterior materials depicted in the photographs are brick, stone, and stucco with home styles representative of traditional English and European architectural influence.

TRAFFIC

The proposed subdivision, consisting of five (5) single-family detached homes, would generate approximately four (4) AM Peak Hour and five (5) PM Peak Hour net new trips.

Prop. Single Fmaily Detached (ITE 210) Net Trips (6 Homes less 1 Existing Home)			
	Units	Rate	Total
Weekday	5	9.09	45.45
AM Peak	5	0.7	3.50
PM Peak	5	0.93	4.65

SCHOOLS

Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County Schools standard calculation to identify the number of children that a residential development will generate. The following chart outlines these figures:

FULTON COUNTY SCHOOLS – 9 Single-Family Detached Homes*

School	Single Family Average #

Alpharetta Elementary School	1 to 4 students
Northwestern Middle School	0 to 2 students
Milton High School	1 to 3 students
TOTAL	2 to 9 students

*Number of homes reduced after the Development Impact Statement received from Fulton County Schools.

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 2 – 9 school age children. Numbers provided by Fulton County Schools show that Northwestern Middle School and Milton High School are currently over capacity.

STANDARDS FOR ZONING CHANGES

The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

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

Response: The zoning proposal would be suitable as it relates to the use and development of adjacent or nearby properties, if the minimum lot size is 30,000 square feet. The R-22 zoning district matches the future land use designation of the property, and the development regulations are compatible with the narrow shape of the property. The average platted lot size of the adjacent properties is 0.96 acres, and the smallest adjacent lot size is approximately 30,000 square feet.

b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Response: The zoning proposal would not adversely affect the existing use or usability of adjacent or nearby properties, if the minimum lot size is 30,000 square feet. The R-22 zoning district matches the future land use designation of the property, and the development regulations are compatible with the narrow shape of the property. The average platted lot size of the adjacent properties is 0.96 acres, and the smallest adjacent lot size is approximately 30,000 square feet.

c. Whether the zoning proposal will adversely affect the natural environment.

Response: The applicant's proposal would not have significant impacts on the natural environment, if tree saves are provided on the property. The City Arborist recommends specific tree saves on Lot 1 and in the cul-de-sac, as well as reasonable efforts by the developer to save additional trees of quality and tree groupings throughout the property.

d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

Response: As currently zoned, the applicant's property is legal, non-conforming with respect to the minimum lot size in the AG zoning district. The requested rezoning to R-22 is supported by

the future land use designation of the property. The average platted lot size of the adjacent properties is 0.96 acres, and the smallest adjacent lot size is approximately 30,000 square feet.

e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The applicant's proposal would not cause an excessive demand on public facilities and services. The proposal would have minimal impacts on schools and a future public park will be developed on a nearby property within walking distance from the subject property.

f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

Response: Not applicable.

g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

Response: The zoning proposal reflects a reasonable balance, if the minimum lot size is 30,000 square feet. The R-22 zoning district is supported by the future land use designation of the property, and the development regulations are compatible with the narrow shape of the property. The average platted lot size of the adjacent properties is 0.96 acres, and the smallest adjacent lot size is approximately 30,000 square feet.

h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

Response: As currently zoned, the applicant's property is legal, non-conforming with respect to the minimum lot size in the AG zoning district. The requested rezoning to R-22 is supported by the future land use designation of the property. The average platted lot size of the adjacent properties is 0.96 acres, and the smallest adjacent lot size is approximately 30,000 square feet.

i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

Response: The comprehensive land use plan designation of the property is 'Very Low Density Residential', which supports the proposed rezoning.

VARIANCE REVIEW CRITERIA

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted upon a finding that":

(1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; or

Response: The property has exceptional conditions pertaining to its long, narrow shape. The requested variance to reduce the local street width would allow the applicant to provide a landscape buffer adjacent to Crabapple Trace subdivision, which is not required by Code.

(2) The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

Response: The applicant could meet the local street width and provide sidewalks along both sides of the local street. However, the narrow shape of the property would limit the provision of perimeter landscape screening. The proposed 44' right-of-way width matches the width of the local street approved in the Gransley and Mayfield Estates subdivisions.

(3) There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned; or

Response: The property has peculiar conditions related to its long, narrow shape. The requested variance to reduce the local street width would allow the applicant to provide a landscape buffer adjacent to Crabapple Trace subdivision, which is not required by Code.

CONCURRENCES

Staff has reviewed the applicant's proposal against the established review criteria for a rezoning and variance. The proposal would be suitable as it relates to the use and development of adjacent or nearby properties. The R-22 zoning district matches the future land use designation of the property, and the development regulations are compatible with the narrow shape of the property. The average platted lot size of the adjacent properties is 0.96 acres, and the smallest adjacent lot size is approximately 30,000 square feet. If approved, minimum lot size should be 30,000 square feet in order to be compatible with the surrounding development pattern.

The property has exceptional and peculiar conditions related to its long, narrow shape. The requested variance to reduce the local street width would allow the applicant to provide a landscape buffer adjacent to Crabapple Trace subdivision, which is not required by Code. In addition, the proposed reduced right-of-way width matches the width of the local street approved in the Gransley and Mayfield Estates subdivisions.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that public comments were received with concerns including increased traffic, tree removal, density, and stormwater runoff. The applicant also provided several letters of support.

On May 27, 2026, the Developer met with two (2) neighbors who spoke in opposition at the May 7, 2026 Planning Commission meeting. Topics of discussion included stormwater pond design, stormwater discharge, specific tree removal request, request of a detail of the 15' landscape strip planted to buffer standards, request for six-foot (6') privacy fence along the west boundary of the property, and request for additional trees between the neighbor's properties and the proposed cul-de-sac. The applicant agreed to draft conditions to address the neighbor's concerns and present them at the next Planning Commission meeting.

Staff received correspondence from nearby property owners in opposition to the applicant's request with concerns over disruptions during construction, increased traffic, financial burden from increased property taxes, tree removal, loss of greenspace, timing of CZIM, density, loss of

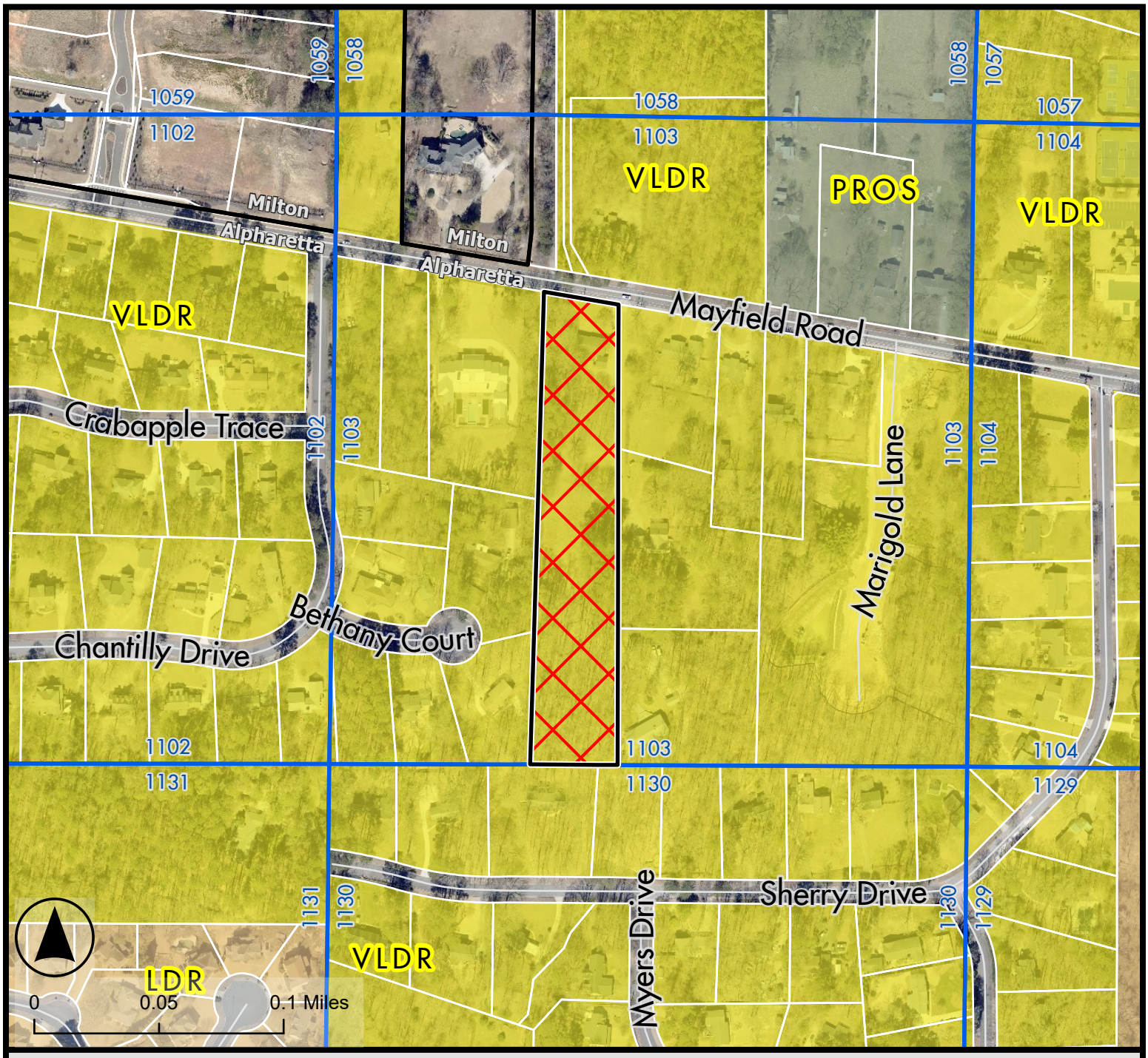
privacy and buffering, stormwater runoff, sewer and utility impacts, applicant is not the builder, and impacts to wildlife.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on April 8, 2026. There were several public comments with concerns over variances, change in zoning, too many homes, stormwater runoff, tree removal, and reduced setback on Mayfield Road.

ATTACHMENTS:
• Map Series • Updated Site Plan & Tree Plan • CZIM • Citizen Part B • Public Comment • Amended Application • Application

Z-26-04, V-26-06



Future Land Use Map

1425 Mayfield Rd Rezoning

Z-26-04, V-26-06

D/LL: 2/2/1103

PC: 5/7/2026

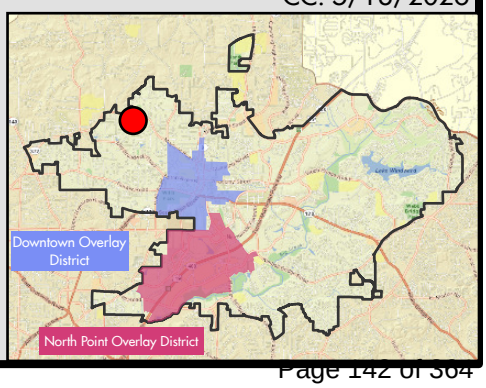
CC: 5/18/2026

Legend

- Z-26-04, V-26-06
- Land Lots
- Tax Parcels

Future Land Use 2040

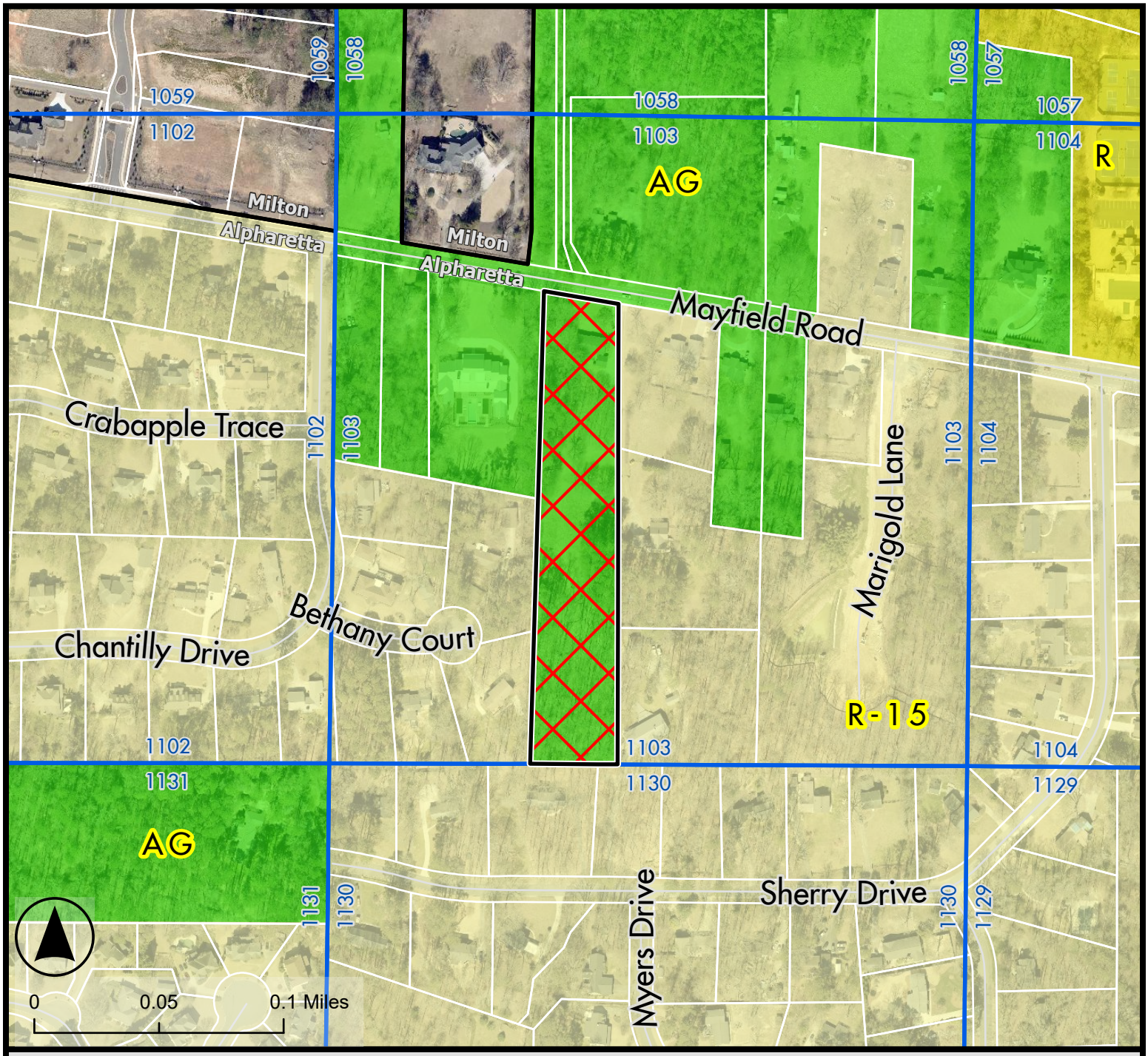
- Low Density Residential
- Parks, Recreation, Open Space
- Very Low Density Residential



THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta. Location Map Provided by: Community Development - GIS

Z-26-04, V-26-06



Legend

- Z-26-04, V-26-06
- Land Lots
- Tax Parcels

Zoning District

- AG Agriculture
- R Single Family Detached Residential
- R-15 Single Family Detached Residential

Zoning Map

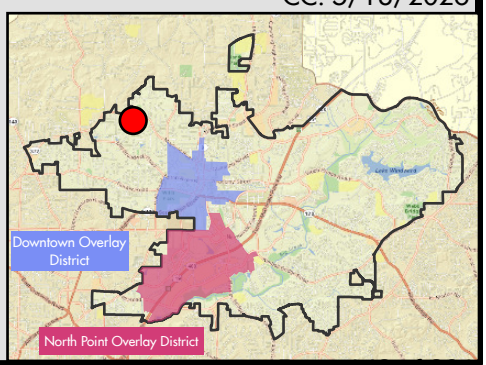
1425 Mayfield Rd Rezoning

Z-26-04, V-26-06

D/LL: 2/2/1103

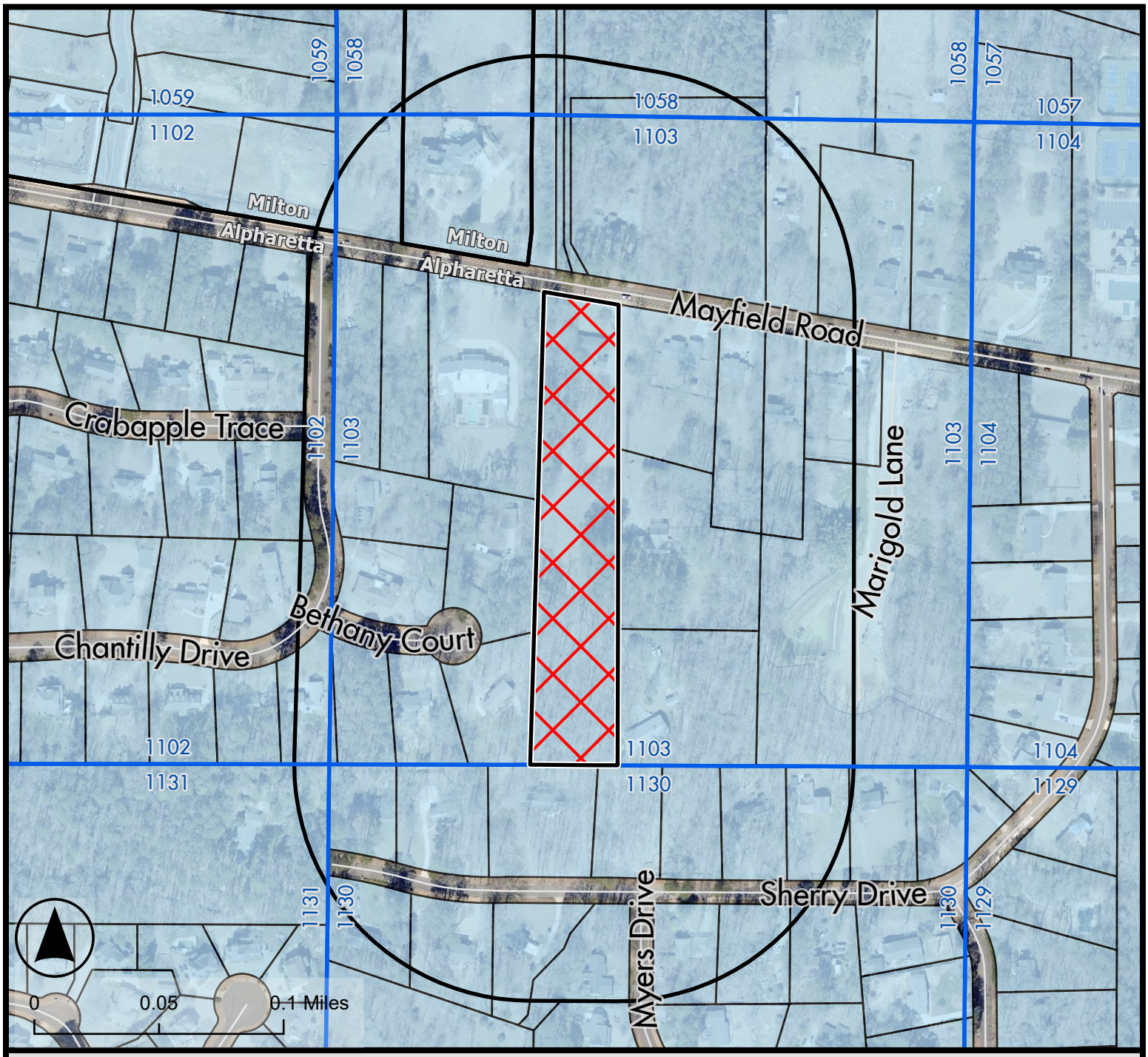
PC: 5/7/2026

CC: 5/18/2026



THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta. Location Map Provided by: Community Development - GIS



Legend

- Z-26-04, V-26-06
- Land Lots
- Tax Parcels
- 500 ft Buffer

Location Map

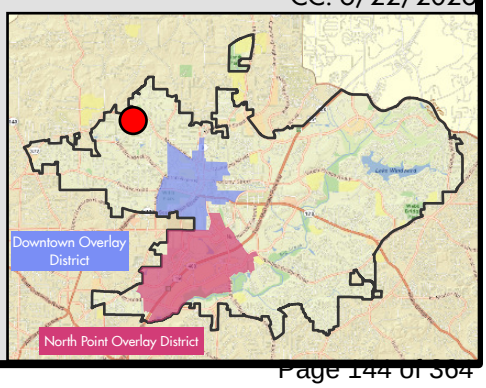
1425 Mayfield Rd Rezoning

Z-26-04, V-26-06

D/LL: 2/2/1103

PC: 6/4/2026

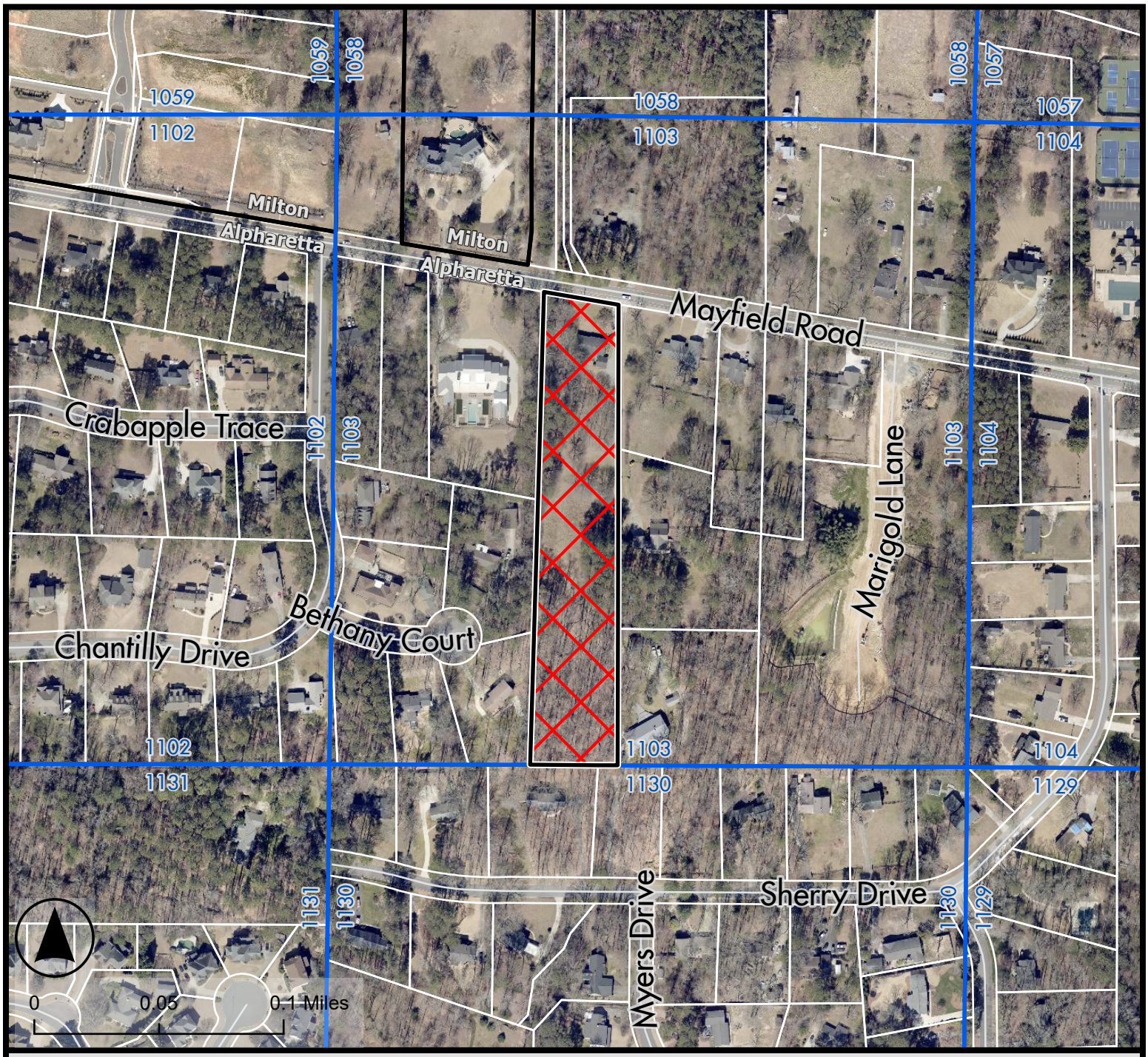
CC: 6/22/2026



THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta. Location Map Provided by: Community Development - GIS

Z-26-04, V-26-06



Legend

- Z-26-04, V-26-06
- Land Lots
- Tax Parcels

Aerial Map

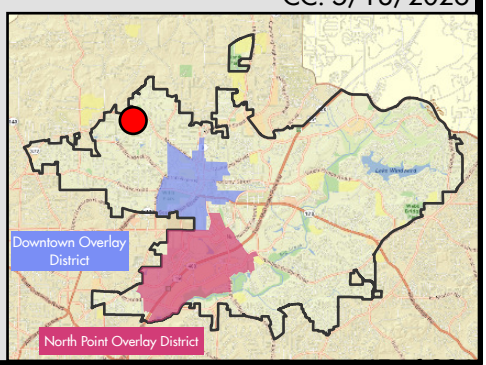
1425 Mayfield Rd Rezoning

Z-26-04, V-26-06

D/LL: 2/2/1103

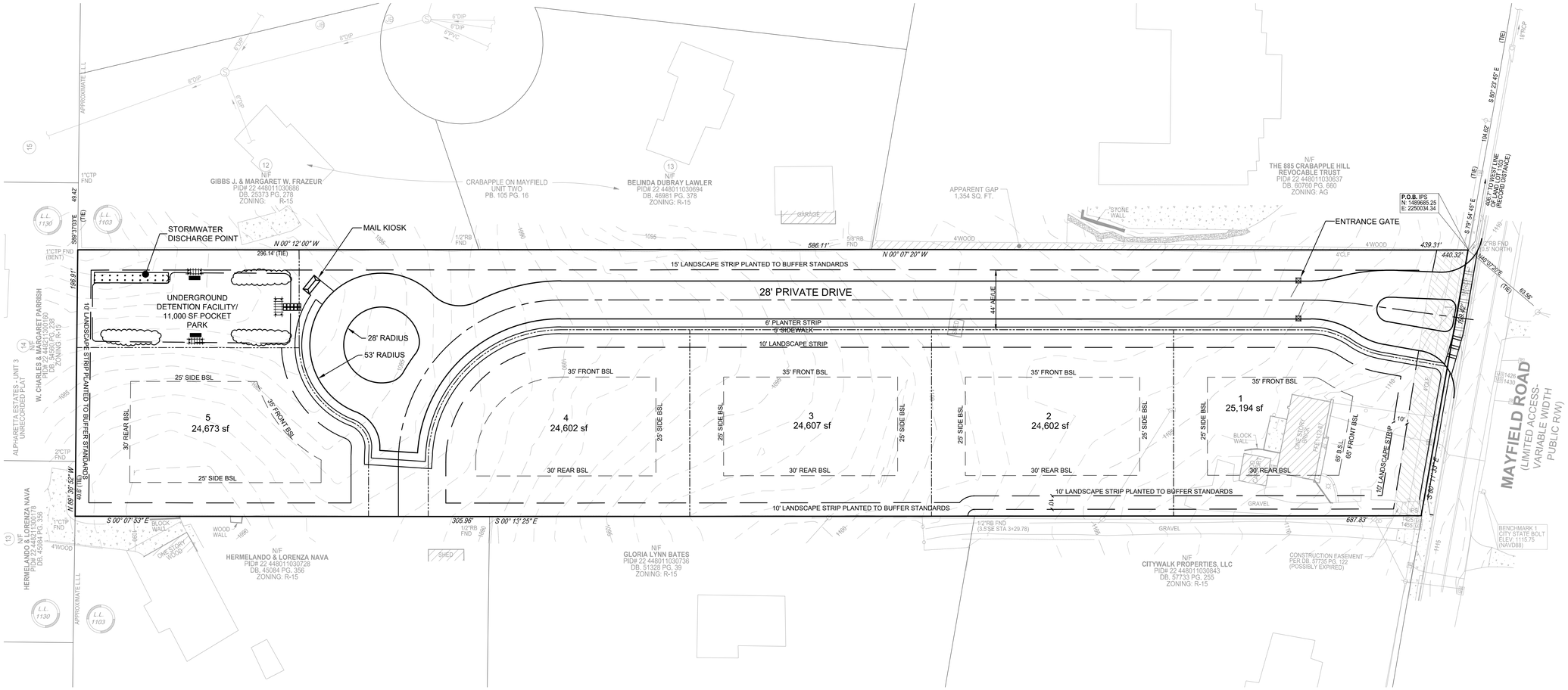
PC: 5/7/2026

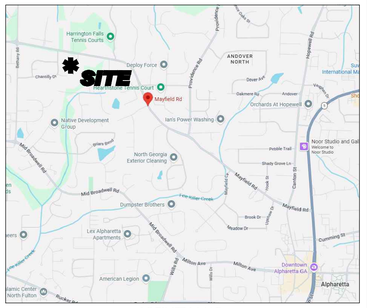
CC: 5/18/2026



THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta. Location Map Provided by: Community Development - GIS





VICINITY MAP
not to scale

SITE DATA:

TOTAL SITE AREA — 4.5679 ACRES

ZONING
EXISTING ZONING — AG
PROPOSED ZONING — R-22
ZONING JURISDICTION — CITY OF ALPHARETTA

DEVELOPMENT TYPE
TOTAL LOTS — 5
TOTAL DENSITY — 1.09 U/A

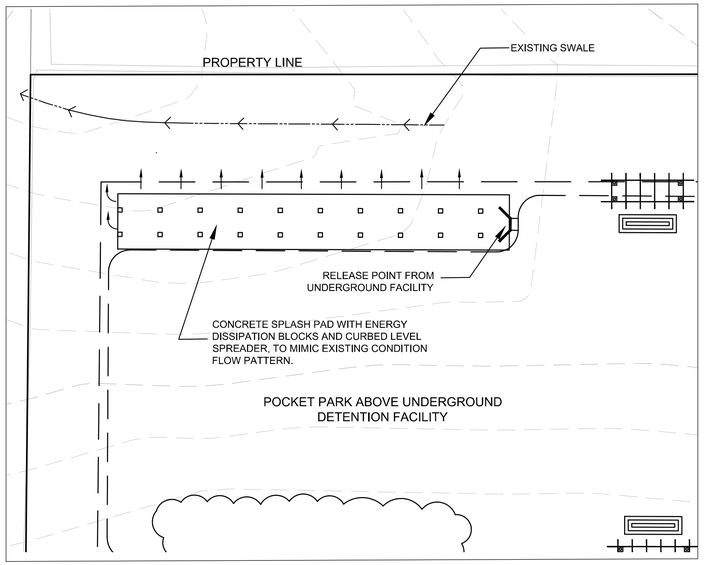
DEVELOPMENT STANDARDS
MAXIMUM BUILDING HEIGHT — 35' HT
MINIMUM LOT SIZE — 22,000 SF
MINIMUM LOT WIDTH — 100 FEET
FRONT YARD — 35 FEET FROM LOCAL ROW; 65 FEET FROM MAJOR ROW
REAR YARD — 30 FEET
SIDE YARD — 25 FEET

NOTES

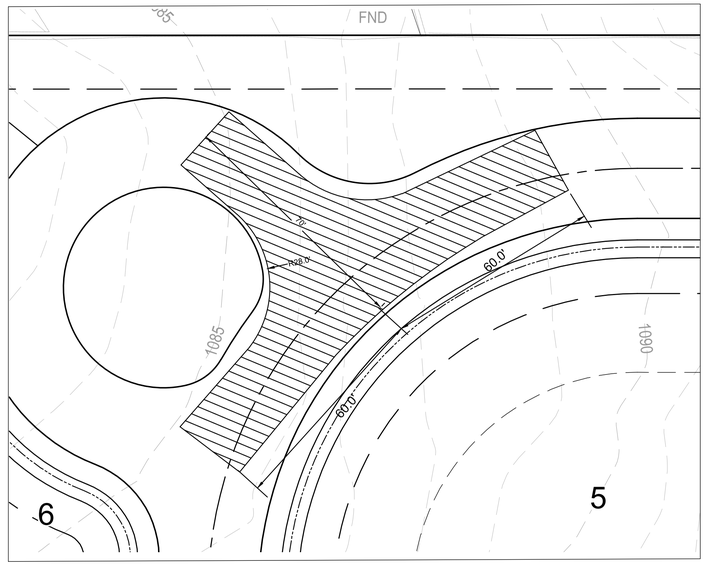
1. SPEED LIMIT OF ADJACENT ROAD IS 35 MPH.
2. ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY - WETLANDS ARE NOT LOCATED ON THIS SITE.
3. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR FULTON COUNTY MAP # 13121C0052G & 13121C0054F, EFFECTIVE DATE 06-19-2020 & 09-18-2013. THE PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOOD ZONE (AREAS OF 100 YEAR FLOOD).
4. WATERS OF THE STATE ARE NOT WITHIN 200' OF THIS PROPERTY.
5. THE CHATTAHOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.
6. CITY OF ALPHARETTA FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
7. WATER SERVICE SHALL BE PROVIDED BY FULTON COUNTY. EXISTING WATER SERVICE ACROSS MAYFIELD ROAD WILL BE TAPPED.
8. SANITARY SEWER SERVICE WILL BE PROVIDED BY FULTON COUNTY.
9. THE LINEAR GEOMETRY OF THE SITE AND NARROW ROAD FRONTAGE LIMITS OPPORTUNITIES TO SAVE EXISTING TREES ON THE SITE. A REASONABLE EFFORT WILL BE MADE TO SAVE EXISTING TREES ON THE PERIMETER OF THE SITE AS SHOWN ON THE TREE SURVEY AND WITHIN THE TRAFFIC CIRCLE.

SURVEY NOTES

1. This plan references the survey by TerraMark Land Surveying, Inc. dated 12/23/2025 for Mayfield Development Services for all survey and topographical information
2. Unless otherwise specified, all distances shown are horizontal ground distances.
3. The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 12A.
4. The exterior footprint of all buildings is measured at ground level.
5. By graphic plotting only this property Does Not lie within a 100 year flood hazard zone and is depicted as Zone X as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia.
6. No common observable evidence of cemeteries, burial grounds or isolated gravesites were found during the course of the survey.
7. No observable evidence that the site was used as a solid waste dump, sump or sanitary landfill.
8. The Property has direct vehicular and pedestrian access to Perimeter Center East, a dedicated public right of way, as shown on the survey.
9. No wetland delineation markers were observed at the time of the survey.
10. No observable evidence of earth moving work, building construction or building additions at the time of the survey.
11. No observable evidence or proposed changes in right of way made available to the surveyor.
12. No observable evidence of recent street or sidewalk construction or repairs.
13. There may be underground utilities not shown on this survey.



STORM WATER RELEASE DETAIL
SCALE 1" = 10'



FIRE ACCESS LANE DETAIL
SCALE 1" = 20'

NORTH

GRAPHIC SCALE IN FEET
0 30 40 80

MAYFIELD DEVELOPMENT SERVICES
Stephen Bates

Kimley»Horn

ZONING PLAN

MAYFIELD ROAD TRACT

GEORGIA REGISTERED EDWARD J. ANDERSON LANDSCAPE ARCHITECT 1394

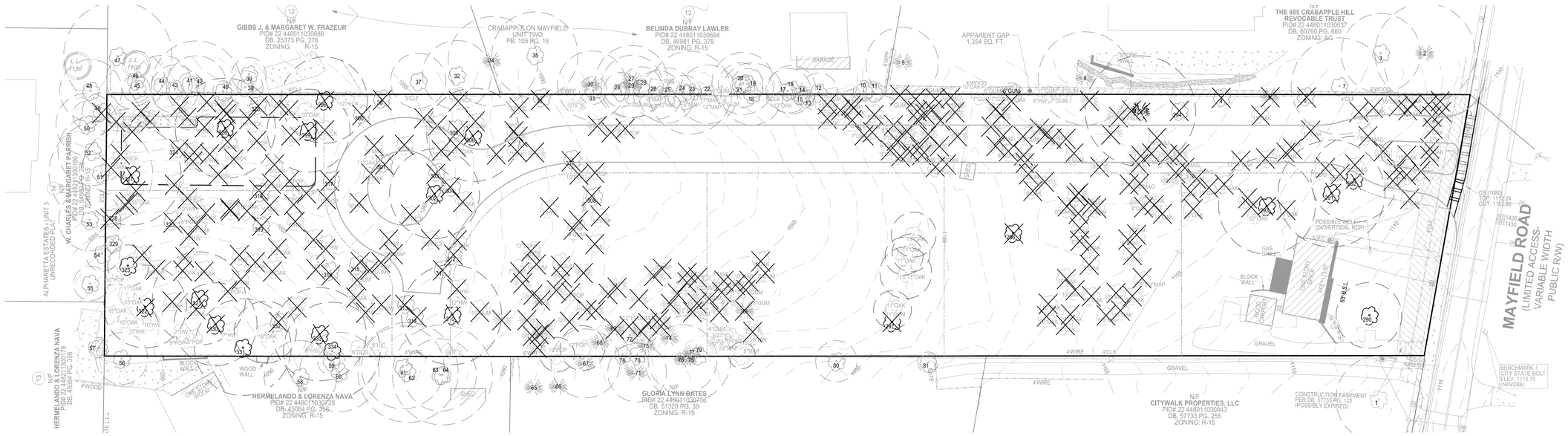
1425 MAYFIELD ROAD
LAND LOT 1103, DIST 2, SEC 2
CITY OF ALPHARETTA, GEORGIA

05/22/2026
SCALE 1" = 40'
JOB # 011536057

1 of 2

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. COPYRIGHT KIMLEY-HORN AND ASSOCIATES, INC., 2026

K:\ATL_Proj_ALF_0001_Permit Facilities_011536057\03_Engineering\Civil\Exhibits\011536057_Exhibits.dwg, ZONING PLAN, May 22, 2026 8:56am, Ed Anderson



1425 Mayfield Rd Tree Assessment of Specimen Trees, Landscape Trees, & Boundary Trees

Tag Number	DBH	Species	Common Name	Condition	Notes	Demo	Specimen Tree	Landscape Tree	Boundary Tree
2	29	Pinus taeda	Loblolly pine	Good			no	no	yes
3	23	Quercus nigra	Water oak	Good			no	yes	yes
5	20	Pinus strobus	Eastern white pine	Good		X	no	no	no
6	12	Quercus nigra	Water oak	Fair	Suppressed canopy form	X	no	no	no
8	27	Pinus taeda	Loblolly pine	Good		X	no	no	yes
9	20	Pinus virginiana	Virginia pine	Fair	Codominant leaders		no	no	yes
10	6	Liquidambar styraciflua	Sweetgum	Good			no	no	yes
11	6	Liquidambar styraciflua	Sweetgum	Good			no	no	yes
12	12	Liquidambar styraciflua	Sweetgum	Good		X	no	no	yes
13	6	Liquidambar styraciflua	Sweetgum	Good			no	no	no
14	9	Quercus nigra	Water oak	Good			no	no	yes
15	6	Acer rubrum	Red maple	Fair	Suppressed canopy form		no	no	yes
16	14	Acer rubrum	Red maple	Good			no	no	yes
17	7	Acer rubrum	Red maple	Good			no	no	yes
18	15	Acer rubrum	Red maple	Fair	Suppressed canopy form		no	no	yes
19	9	Liquidambar styraciflua	Sweetgum	Good			no	no	yes
20	18	Liquidambar styraciflua	Sweetgum	Good			no	no	yes
21	13	Liquidambar styraciflua	Sweetgum	Good			no	no	yes
22	17	Liquidambar styraciflua	Sweetgum	Good			no	no	yes
23	24	Liquidambar styraciflua	Sweetgum	Good			no	no	yes
24	10	Liquidambar styraciflua	Sweetgum	Fair	Suppressed canopy form		no	no	yes
25	16	Liquidambar styraciflua	Sweetgum	Good			no	no	yes
26	14	Liquidambar styraciflua	Sweetgum	Good			no	no	yes
27	21	Pinus taeda	Loblolly pine	Good			no	no	yes
28	11	Liquidambar styraciflua	Sweetgum	Good			no	no	yes
29	22	Pinus taeda	Loblolly pine	Good			no	no	yes
30	24	Pinus taeda	Loblolly pine	Fair	Fusiform rust canker on trunk		no	no	yes
31	8	Liquidambar styraciflua	Sweetgum	Fair	Suppressed canopy form		no	no	yes
32	20	Liriodendron tulipifera	Tulip poplar	Good			no	no	yes
33	6	Liriodendron tulipifera	Tulip poplar	Good		X	no	no	no
34	26	Pinus taeda	Loblolly pine	Good			no	no	yes
35	25	Liriodendron tulipifera	Tulip poplar	Good			no		yes
36	8	Liriodendron tulipifera	Tulip poplar	Fair	Suppressed canopy form	X	no	no	no
37	16	Carya glabra	Pignut hickory	Good			no	no	yes
38	12	Quercus falcata	Southern red oak	Fair	Suppressed canopy form		no	no	yes
39	10	Liquidambar styraciflua	Sweetgum	Good			no	no	yes
40	6	Liquidambar styraciflua	Sweetgum	Good			no	no	yes
41	7	Quercus stellata	Post oak	Fair	Codominant canopy form		no	no	yes
43	14	Quercus stellata	Post oak	Fair	Codominant canopy form		no	no	yes
44	24	Liriodendron tulipifera	Tulip poplar	Good			no	no	yes
45	9	Acer rubrum	Red maple	Fair	Suppressed canopy form		no	no	yes
46	17	Liriodendron tulipifera	Tulip poplar	Fair	Codominant canopy form		no	no	yes
48	24	Liriodendron tulipifera	Tulip poplar	Good			no	no	yes
49	11	Liriodendron tulipifera	Tulip poplar	Good		X	no	no	yes
50	18	Liriodendron tulipifera	Tulip poplar	Good			no	no	yes
53	21	Liriodendron tulipifera	Tulip poplar	Good		X	no	no	yes
54	12	Quercus alba	White oak	Good			no	no	yes
55	13	Quercus rubra	Northern red oak	Good			no	no	yes
57	6	Carya glabra	Pignut hickory	Good			no	no	yes
58	21	Quercus alba	White oak	Fair	Codominant canopy form		no	no	yes
59	8	Fagus grandifolia	American beech	Good			no	no	yes
60	23	Quercus alba	White oak	Fair	Codominant canopy form		no	no	yes
62	29	Liriodendron tulipifera	Tulip poplar	Good			no	no	yes
63	21	Liriodendron tulipifera	Tulip poplar	Good			no	no	yes
65	18	Pinus taeda	Loblolly pine	Dead		X	no	no	yes
66	19	Pinus taeda	Loblolly pine	Dead		X	no	no	yes
67	20	Pinus taeda	Loblolly pine	Good			no	no	yes
68	23	Pinus taeda	Loblolly pine	Good			no	no	no
69	16	Pinus taeda	Loblolly pine	Good		X	no	no	no
70	12	Liquidambar styraciflua	Sweetgum	Good			no	no	no
71	17	Pinus taeda	Loblolly pine	Good			no	no	yes
72	11	Liquidambar styraciflua	Sweetgum	Good			no	no	no
73	13	Pinus taeda	Loblolly pine	Good			no	no	no
74	7	Liquidambar styraciflua	Sweetgum	Good			no	no	no
75	25	Pinus taeda	Loblolly pine	Fair	Fusiform rust canker		no	no	yes
76	20	Pinus taeda	Loblolly pine	Good			no	no	yes
77	6	Pinus taeda	Loblolly pine	Good			no	no	no
78	12	Liquidambar styraciflua	Sweetgum	Fair	Trunk wound		no	no	no
79	10	Liquidambar styraciflua	Sweetgum	Good			no	no	no
81	6	Lagerstroemia sp.	Crepe myrtle	Good	Multi stem – 2/2/2		no	yes	yes
294	25	Liriodendron tulipifera	Tulip poplar	Good	Vines on trunk	X	no	no	no
300	22	Liriodendron tulipifera	Tulip poplar	Good	Natural bend in trunk	X	no	no	no
301	25	Liquidambar styraciflua	Sweetgum	Good		X	no	no	no
303	21	Liquidambar styraciflua	Sweetgum	Fair	Light dieback in canopy	X	no	no	no
304	21	Liquidambar styraciflua	Sweetgum	Fair	Codominant canopy form	X	no	no	no
305	25	Liriodendron tulipifera	Tulip poplar	Good		X	no	no	no
307	24	Liquidambar styraciflua	Sweetgum	Good		X	no	no	no
308	26	Liriodendron tulipifera	Tulip poplar	Fair	Light dieback in canopy	X	no	no	no
309	28	Pinus taeda	Loblolly pine	Good		X	no	no	no
311	22	Liriodendron tulipifera	Tulip poplar	Fair	Codominant canopy form	X	no	no	no
312	22	Liriodendron tulipifera	Tulip poplar	Fair	Codominant canopy form	X	no	no	no
313	21	Liquidambar styraciflua	Sweetgum	Good		X	no	no	no
314	23	Quercus alba	White oak	Good		X	no	no	no
315	21	Liriodendron tulipifera	Tulip poplar	Fair	Codominant canopy form	X	no	no	no
316	21	Quercus rubra	Northern red oak	Good		X	no	no	no
317	26	Liquidambar styraciflua	Sweetgum	Good	Codominant leaders	X	no	no	no
318	20	Liriodendron tulipifera	Tulip poplar	Good		X	no	no	no
319	23	Quercus alba	White oak	Good		X	no	no	no
320	21	Quercus alba	White oak	Good		X	no	no	no
324	20	Liriodendron tulipifera	Tulip poplar	Poor	Trunk wound with decay on upper trunk	X	no	no	no
325	24	Liquidambar styraciflua	Sweetgum	Fair	Codominant canopy form	X	no	no	no
328	19	Quercus alba	White oak	Good		X	no	no	no
329	21	Quercus alba	White oak	Good			no	no	no
332	21	Liriodendron tulipifera	Tulip poplar	Fair	Natural bend in upper trunk; codominant canopy form	X	no	no	no
1	25	Carya illinoinensis	Pecan	Good	Pruned for overhead utilities; no tag	X	yes	yes	yes
4	25	Quercus nigra	Water oak	Fair	Codominant leaders	X	yes	no	no
7	28	Quercus nigra	Water oak	Good			yes	no	yes
42	26	Quercus stellata		Fair	Codominant canopy form	X	yes	no	yes
47	33	Quercus alba	White oak	Fair	Codominant leaders with included bark at 10 feet	X	yes	no	yes
51	30	Quercus alba	White oak	Good			yes	no	yes
52	26	Quercus alba	White oak	Good			yes	no	yes
56	24	Quercus alba	White oak	Good		X	yes	no	yes
61	24	Quercus rubra	Northern red oak	Fair	Codominant canopy form	X	yes	no	yes
64	29	Quercus alba	White oak	Good		X	yes	no	Yes
80	12	Lagerstroemia sp.	Crepe myrtle	Good	Multi stem – 4/4/4		yes	yes	yes
290	19	Acer palmatum	Japanese maple	Good	Mechanical damage to roots		yes	yes	no
291	31	Quercus nigra	Water oak	Good		X	yes	no	no
292	25	Quercus nigra	Water oak	Fair	Codominant canopy form	X	yes	no	no
293	28	Quercus nigra	Water oak	Good		X	yes	no	no
295	32	Pinus taeda	Loblolly pine	Good		X	yes	no	no
296	40	Carya illinoinensis	Pecan	Poor	Cavity in trunk; heavily pruned	X	no	yes	no
297	27	Quercus nigra	Water oak	Poor	Low split into three codominant trunks with included bark; diameter not representative of canopy size	X	no	no	no
298	25	Quercus alba	White oak	Good		X	yes	no	no
299	24	Quercus alba	White oak	Good	Codominant leaders	X	yes	no	no
302	26	Quercus alba	White oak	Good		X	yes	no	no
306	27	Quercus alba	White oak	Fair	Natural bend in trunk; slight lean in lower trunk	X	yes	no	no
310	29	Quercus falcata	Southern red oak	Good		X	yes	no	no
321	27	Quercus rubra	Northern red oak	Good		X	yes	no	no
322	24	Quercus rubra	Northern red oak	Fair	Codominant canopy form	X	yes	no	no
323	12	Oxydendrum arboreum	Sourwood	Fair	Multi stem – 7/5; suppressed canopy form		yes	no	no
326	29	Quercus alba	White oak	Good		X	yes	no	no
327	29	Quercus rubra	Northern red oak	Fair	Low split into two codominant trunks with included bark	X	yes	no	no
330	24	Quercus stellata		Good		X	yes	no	no
331	28	Quercus alba	White oak	Good			yes	no	no
333	27	Quercus alba	White oak	Fair	Split into codominant leaders with included bark at 10 feet	X	yes	no	no
334	28	Quercus alba	White oak	Good			yes	no	no

TOTAL SITE AREA _____ 4.5679 ACRES

GRAPHIC SCALE IN FEET
0 30 40 80

SURVEY NOTES

1. This plan references the survey by TerraMark Land Surveying, Inc. dated 12/23/2025 for Mayfield Development Services for all survey and topographical information
2. Unless otherwise specified, all distances shown are horizontal ground distances.
3. The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 12A.
4. The exterior footprint of all buildings is measured at ground level.
5. By graphic plotting only this property Does Not lie within a 100 year flood hazard zone and is depicted as Zone X as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia.
6. No common observable evidence of cemeteries, burial grounds or isolated gravesites were found during the course of the survey.
7. No observable evidence that the site was used as a solid waste dump, sump or sanitary landfill.
8. The Property has direct vehicular and pedestrian access to Perimeter Center East, a dedicated public right of way, as shown on the survey.
9. No wetland delineation markers were observed at the time of the survey.
10. No observable evidence of earth moving work, building construction or building additions at the time of the survey.
11. No observable evidence or proposed changes in right of way made available to the surveyor.
12. No observable evidence of recent street or sidewalk construction or repairs.
13. There may be underground utilities not shown on this survey.
14. All tree data taken from tree survey done by Brookwood Tree Consulting, Inc. dated December 9, 2025.
15. A combination of saved trees and proposed trees will be used to meet the city's tree density and specimen recompense requirements.

TREE SURVEY

MAYFIELD ROAD TRACT

1425 MAYFIELD ROAD
LAND LOT 1103, DIST 2, SEC 2
CITY OF ALPHARETTA, GEORGIA

05/22/2026
SCALE 1" = 40'
JOB # 011536057

GEORGIA REGISTERED 1555 LANDSCAPE ARCHITECT EDWARD J. ANDERSON

2 of 2

MAYFIELD DEVELOPMENT SERVICES
Stephen Bates

Kimley»Horn

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K:\ALP_PRJ_ALP_SITE_Private\Exercise_011536057\Mayfield Road\CAD\Survey\011536057_Cover.dwg, 1425 MAYFIELD, 5/22/2026 8:58:04 AM, Edward Anderson

Community Zoning Information Meeting (CZIM) April 8, 2026

Please sign-in and leave your comments and/or concerns.

Z-26-04/V-26-06 / 1425 Mayfield Road Rezoning

NAME	ADDRESS	COMMENTS
Stacey Heit	1465 Mayfield Rd Alpharetta 30009	opposed ~~to~~ all variances and any change to property zoning
Larry Heit	1445 Mayfield 30009	
Rhonda Hofer	1230 SHERRY DR	Pleased to see # of homes reduced, removal of "T" turn around. Still concerned about Mayfield rd set back. ~~variance~~ variance.
Gibbs Frazeur	1355 Bethany Ct.	Please send Current Site Plan [redacted]

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Z-26-04/V-26-06 / 1425 Mayfield Road Rezoning

NAME	ADDRESS	COMMENTS
Elisabet and David Oviedo	1320 Sherry Dr Alpharetta GA	OPPOSED! to all variances Ichanges to property zoning. NO CHANGES.
Brent Beecham	1104 Breckenridge Ln Alpharetta	Support wholeheartedly. Great use of property with density not a townhome.

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April 8, 2026

Please sign-in and leave your comments and/or concerns.

Z-26-04/V-26-06 / 1425 Mayfield Road Rezoning

NAME	ADDRESS	COMMENTS
BILL LAWLER	1365 BETHANY CT ALPHARETTA, GA 30004	OPPOSED TO ALL VARIANCES CHANGES TO PROPERTY @ 1425 MAYFIELD RD, ALPHARETTA
Linda Karam	1400 Mayfield Road Milton 1380 Mayfield Road Alpharetta 30009	opposed to all variances and changes to property zoning
Sonja Holcombe	1426 Mayfield Rd. 30009	OPPOSED!! To any change in zoning and putting multiple houses on small lot.
MARY S Holcombe	1440 Mayfield Rd. 30009	Opposed! — To any zoning and AVOID putting too many houses on small lots.
Shanon and Nathan Burgess	1330 Sherry Drive Alpharetta, GA 30009	Opposed to Variances and Changes to property zoning. No Changes to Watershed and run off.
Rick Stezer	151 Woodfield Ln Alpharetta GA 30009	opposed to Mayfield Variance of 58'

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City's Community Development Department a minimum of twenty (20) business days prior to the first scheduled Public Hearing.

Public Hearing or Project Name: Z-26-04 V-26-06 1425 Mayfield Road

Contact Name: Alex Brock Telephone: 404-815-3603

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.

Applicant held the CZIM on April 8,2026. Approximately fourteen community members attended the meeting. The attendees raised general concerns with increased traffic, the removal of trees, density, and stormwater runoff. The Applicant's representatives walked the attendees through the development and offered responses to their concerns. Several attendees were appreciative of the Applicant's revised design that reduced the number of units from nine to six, providing underground stormwater detention and replacing the T-shaped turnaround with a cul-de-sac.

The Applicant held an onsite meeting with adjacent neighbors on May 27, 2026. The neighbors and the Applicant's representatives discussed the stormwater pond design; stormwater discharge; the neighbors requested that one of the existing trees on the Subject Property be removed; the neighbors requested a detail of the 15-foot landscape strip planted to buffer standards; there was discussion of adding a 6-foot privacy fence along the boundary with the neighbors; and the neighbors asked if additional trees could be added between their property and the proposed cul-de-sac. The Applicant stated that it would draft conditions to address the neighbors concerns and discuss with them. The final conditions will be presented to the Alpharetta Planning Commission for consideration.

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.*

[x]	Letter	[x]	Personal Visits
[ ]	Telephone	[x]	Group Meeting
[x]	Email	[ ]	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.

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: _____ Date: 5/27/2026

Print Form

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Applicant sent public notices as provided in Citizen Participation Form - Form A to the landowners in a 500-foot radius of the project. The City of Alpharetta received two emails from the public concerning the project.

Applicant held the CZIM on April 8, 2026. Approximately fourteen community members attended the meeting. The attendees raised general concerns with increased traffic, the removal of trees, density, and stormwater runoff. The Applicant's representatives walked the attendees through the development and offered responses to their concerns. Several attendees were appreciative of the Applicant's revised design that reduced the number of units from nine to six, providing underground stormwater detention and replacing the T-shaped turnaround with a cul-de-sac.

Applicant offered to have additional meetings with the community, if desired, following the CZIM.

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.*

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [x] Other *(Please Specify)* CZIM

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Signature of Authorized Agent: J. Alex Brock Date: 4/9/2026

Print Form

Community Zoning Information Meeting (CZIM) April 8, 2026

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1105 W. Peachtree St. NE, Suite 1000
Atlanta, Georgia 30309-3608
Tel: 404 815-3500
www.sgrlaw.com

J. Alexander Brock
Direct Tel: 404-815-3603
Direct Fax: 404-685-3509
jabrock@sgrlaw.com

March 30, 2026

RE: Mayfield Development Services, LLC – Proposed Development

Dear Neighbor:

Please allow this letter to serve as public notice rezone from AG (Agricultural) to R-22 (Dwelling, "For-Sale", Detached Residential); to secure two (2) variances from Sections 2.2.5.D and 3.5.2.A of the City of Alpharetta Unified Development Code; and to allow a gated community for the property located at: 1425 Mayfield Road, Alpharetta Road, Alpharetta, GA 30009 and is legally described as located in Land Lot 1103, 2nd District, 2nd Section, Fulton County, Georgia.

There will be discussion of this item at a Community Zoning Information Meeting on Wednesday, April 8, 2026 at 6:00pm, located in the Multi-Purpose Room at Alpharetta City Hall and online via Zoom. This item will also be considered by the Planning Commission on Thursday, May 7, 2026 at 6:30 PM and by City Council on Monday, May 18, 2026 at 6:30 PM. The meeting(s) will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at 404-815-3603 or jabrock@sgrlaw.com.

Sincerely,

J. Alexander Brock
Attorney
Smith, Gambrell & Russell, LLP

UNITED STATES POSTAL SERVICE

Firm Mailing Book For Accountable Mail

Name and Address of Sender

Dennis J. Webb, Jr.
1105 W. Peachtree St NE
Suite 1000
Atlanta, GA 30309

Check type of mail or service

- ☐ Adult Signature Required
- ☐ Adult Signature Restricted Delivery
- ☑ Certified Mail
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery (COD)
- ☐ Insured Mail
- ☐ Priority Mail
- ☐ Priority Mail Express
- ☐ Registered Mail
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation
- ☐ Signature Confirmation Restricted Delivery

Affix Stamp Here
(for additional copies of this receipt).
Postmark with Date of Receipt.

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	GOETHE JANET 48 E 48TH ST SAVANNAH GA 31405													
2.	FFI ALPHARETTA IL OWNER LLC 200 W MADISON STE 2650 CHICAGO IL 60606													
3.	PSC HOLDINGS ALPHARETTA LLC 11745 BENTHAM CT ALPHARETTA GA 30005													
4.	JD LD ATLANTA LLC P.O. BOX 7555 REDLANDS CA 92375-0555													
5.	SWNC ASPEN STATION LLC 1616 2ND AVE S STE 100 BIRMINGHAM AL 35233													
6.	HWY 120 SENIOR HOLDINGS LLC 171 STONEBRIDGE BLVD EDMOND OK 73013													
7.	LOYALTY OLD MILTON PROPERTY LLC 3324 PEACHTREE RD # 3005 ATLANTA GA 30326													
8.	BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA 270 WASHINGTON ST SW ATLANTA GA 30334													

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4.		PLUSKOTA MICHELLE LOUISE & PLUSKOT A JOHN 470 GARRICK PT ALPHARETTA GA 30022														
5.		BOF II GA BROOKSIDE LLC FIVE CONCOURSE DR SUITE 3100 ATLANTA GA 30328														
6.		BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA 270 WASHINGTON ST SW ATLANTA GA 30334														
7.		CH RETAIL FUND II ATLANTA OLD MILT ON FESTIVAL LLC 3819 MAPLE AVE DALLAS TX 75219														
8.		FOAMWORKS ALPHARETTA LLC P O BOX 368 ROSWELL GA 30077														

MAR 27 2026

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PS Form **3877**, January 2017 *(Page 1 of 8)*
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- ☐ Signature Confirmation
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	USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.		3750 BROOKSIDE LLC 6400 POWERS FERRY RD SUITE 150 ATLANTA GA 30339													
2.		BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA 270 WASHINGTON ST SW ATLANTA GA 30334													
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MIDTOWN FINANCE UNIT
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PS Form **3877**, January 2017 *(Page 3 of 8)*
PSN 7530-02-000-9098

From: [redacted]
To: Taylor, Elicia; mwoodman@alphatetta.ga.us
Subject: Opposition to Proposed Development at 1425 Mayfield Road
Date: Monday, April 6, 2026 4:10:40 PM

Good afternoon,

I would like my concerns regarding the development of the property at 1425 Mayfield Road, Alpharetta be included in the record at the public hearing scheduled for April 8, 2026 and was told one of you could help me with this. I'm including my letter do that it can be put into record:

Subject: Opposition to Proposed Development at 1425 Mayfield Road

“I am writing to formally express my opposition to the proposed residential development at 1425 Mayfield Road, located directly across from my property at 1426 Mayfield Road.

My concerns are significant and impact both my household and the surrounding community. First, the construction process itself will create substantial disruption. Increased construction traffic, large trucks, and potential road blockages will pose safety risks and interfere with daily access along Mayfield Road.

The long-term impact on our community is also troubling. Increased traffic from additional residences will strain an already busy roadway and alter the character of our neighborhood. Furthermore, the proposed zoning change from agricultural to residential may lead to increased property taxes for nearby homeowners, creating an added financial burden.

Environmental concerns are another important factor. The removal of mature trees for this development will negatively affect the local ecosystem and contribute to the ongoing loss of green space in Alpharetta. Preserving our tree canopy is essential to maintaining the natural beauty and environmental health of our area.

Finally, I would like to note that the timing of the public hearing is problematic. Holding it during Fulton County school schedules creates a

hardship for residents who are parents or school staff, limiting their ability to participate in an important community decision.

For these reasons, I respectfully request that the City carefully reconsider or deny approval of this development as currently proposed. I also urge greater transparency and community engagement moving forward.

Thank you for your time and consideration.

Sincerely,

Sonja Holcombe

1426 Mayfield Road

Alpharetta, GA 30009”

From: Brock, Alex
To: [redacted]r; Taylor, Elicia
Subject: RE: Current Site Plan for 1425 Mayfield Rd Rezoning
Date: Thursday, April 9, 2026 12:18:42 PM
Attachments: image001.png

Mr. Frazeur,

Thank you for reaching out. When we spoke last night, you asked for a copy of the PDF site plan and I said I would email. However, it is my understanding that Elle Taylor may have sent this to you already.

Regardless, I would also like to extend the opportunity to continue to discuss the project and see how we can work together to address your concerns. My contact information is in my signature below. Please let me know if and when you would be available to meet.

Thank you,
Alex

Alexander Brock
Partner

p | 404-815-3603
f | 404-815-3509
e | jabrock@sgrlaw.com
1105 W. Peachtree St. NE | Suite 1000 | Atlanta, GA 30309
www.sgrlaw.com | My Bio | vCard

Smith Gambrell Russell

From: Gibbs Frazeur [redacted]
Sent: Thursday, April 9, 2026 12:12 PM
To: Taylor, Elicia <etaylor@alpharetta.ga.us>; Brock, Alex <jabrock@sgrlaw.com>
Subject: Re: Current Site Plan for 1425 Mayfield Rd Rezoning

You don't often get email from gibbsfrazeur@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I would ask why the applicant would desire to have my email information. Looking forward to your response. :)

Sincerely and respectfully,
Mr. Gibbs Frazeur

On Apr 9, 2026, at 11:24 AM, Taylor, Elicia <etaylor@alpharetta.ga.us> wrote:

Mr. Frazeur,

The Applicant asked me for your email address. Could you please email Alex Brock at jabrock@sgrlaw.com. I don't want to give out your email information without your permission.

Thank you,

Elle

From: Taylor, Elicia
Sent: Thursday, April 9, 2026 10:16 AM
To: [redacted]
Cc: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Current Site Plan for 1425 Mayfield Rd Rezoning

Good Morning,

Here is the information you requested.

Thank you,

Elle

Elicia Taylor
Planning & Zoning Coordinator
City of Alpharetta, Georgia
2 Park Plaza
Alpharetta, GA 30009
P: 678.297.6074
E: etaylor@alpharetta.ga.us


ALPHARETTA
GEORGIA, USA

From: [redacted]

[redacted]

[redacted]

From: Cook, Kathi <Kcook@alpharetta.ga.us>
Sent: Wednesday, April 8, 2026 8:07 AM
To: Taylor, Elicia <etaylor@alpharetta.ga.us>; Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Fwd: Opposition to Proposed Rezoning at 1425 Mayfield Road

Sent from my iPhone

Begin forwarded message:

> **From:** Karrey Waters [redacted]
> **Date:** April 7, 2026 at 5:16:48 PM EDT
> **To:** "Cook, Kathi" <Kcook@alpharetta.ga.us>
> **Subject: Re: Opposition to Proposed Rezoning at 1425 Mayfield Road**
>
> Thank you, Kathi!
>
> We were recommended to reach out to you specifically. I appreciate your time.
>
> We aren't able to attend tomorrow's meeting, unfortunately. We also don't want there to be any confusion about the same last name. We are related to the original Bates Family with a long standing history in Alpharetta and Mayfield Road but not the potential purchaser of the property.
>
> Billy & Karrey Bates
>
> > On Apr 7, 2026, at 4:38 PM, Cook, Kathi <Kcook@alpharetta.ga.us> wrote:

Thanks for reaching out. I am a staff member not an elected official, but I will be working on the report and recommendation, and I will review the information you provided for consideration. The applicant submitted an application requesting to rezone the parcel as well as variances. The item is scheduled for a Citizen Zoning Information meeting tomorrow at City Hall that starts at 6 pm. The meeting is open to anyone to drop in from 6-7 to review the plan and ask questions of the applicant.

The item will be heard by the Planning Commission on May 7 and City Council on May 18. You can find the application on our website at:

Public Hearings | Alpharetta, GA - Official Website

Let me know if you have any questions.

Kathi Cook
Director of Community Development
City of Alpharetta, Georgia
2 Park Plaza
Alpharetta, GA 30009
P: 678.297.6073
E: kcook@alpharetta.ga.us

ALPHARETTA
GEORGIA, USA

From: Karrey Waters [redacted]
Sent: Tuesday, April 7, 2026 4:11 PM
To: Cook, Kathi <kcook@alpharetta.ga.us>
Subject: Opposition to Proposed Rezoning at 1425 Mayfield Road

Dear Council Member Cook,

We are writing to express our strong concern regarding the proposed development of the narrow parcel adjacent to our home on Mayfield Road – 1425 Mayfield. Unfortunately, running our small business doesn't allow us the time to be present for the upcoming meeting but we wanted to share our thoughts, and we appreciate you taking the time to review them.

As we understand it, the current concept involves placing nine homes along the full length of this property, with each home backing up to our lot and neighboring properties. Based on what has been shared, some of these homes could be situated roughly ten feet from our yard. This level of density on such a narrow tract would dramatically alter the character of the area and significantly impact the privacy, spacing, and livability that current residents have long valued. Our property specifically would have each of the homes backing into our lot. While we always anticipated something would be built here, we didn't think we would be staring at the back of nine homes, while sitting on our back patio.

Our concerns extend well beyond our own property line. We are deeply troubled by the broader implications this type of development would have on the surrounding area, including loss of privacy and buffering for the adjacent homeowners, removal of mature trees, stormwater runoff and drainage concerns, sewer line and utility impacts, and the strain this type of density could place on surrounding lots and infrastructure.

What is especially concerning is that the last time we spoke with the current property owner, who we have known for years, she did not appear to be aware of what was being proposed for the property. That raises serious questions for us as to whether the potential buyer has the owner's full knowledge and authorization to pursue rezoning or redevelopment discussions.

We have also been made aware that the prospective purchaser is attempting to "flip" the property to a builder rather than develop it personally. If that is the case, it is difficult to see how any meaningful consideration is being given to the surrounding homeowners or to the long-term compatibility of this project with the existing neighbors.

We care deeply about preserving the character, environmental integrity and livability of Mayfield Road. The mature trees, spacing between homes, and natural buffer are part of what makes this area

so special, and once those elements are lost, they cannot be replaced. While we understand that development is surely inevitable, we don't believe a concept of this nature is what the area needs.

We would greatly appreciate your guidance and input on the following:
Would this type of development require any variances to move forward?
If so, what specific setbacks, lot width, tree, stormwater, sewer, or infrastructure exceptions might be requested?
At what stage would neighboring property owners be formally notified and given further opportunities to voice concerns?

We respectfully ask that this proposal be reviewed with great caution and with full consideration given to the residents who would be directly impacted. We would also ask for your support in opposing any rezoning or variance requests that would allow this parcel to be overdeveloped in a way that is inconsistent and incompatible with the surrounding area.

Thank you for your time and consideration.

Sincerely,
William and Karrey Bates
1455 Mayfield Road
Alpharetta, GA 30009
[redacted]

<Outlook-nhcxl31t.png>

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Jessica Slade owner of the property at 1215 Mayfield Rd am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at [redacted] or email [redacted]

Additional Comments:

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Jeni Hall, owner of the property at 1216 Wellington Place, Alpn 30004 am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at [redacted] or email [redacted]

Additional Comments:

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I PHILLIP ELMORE, owner of the property at 1205 WELLINGTON PLACE am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at [redacted] or email _____.

Additional Comments:

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Russell foster owner of the property at 1235 wellington place Alpharetta GA 30004 am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at [redacted] or email [redacted]

Additional Comments:

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I FLORIDEO PASSARELLI, owner of the property at 12820 KEYSTONE CT, ALPHARETTA, GA 30009 am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at [redacted] or email [redacted].

Additional Comments:

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I FLORIDEO PASSARELLI, owner of the property at 12820 KEYSTONE CT, ALPHARETTA, GA 30009 am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at [redacted] or email [redacted].

Additional Comments:

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Deanna Elise Lelli, owner of the property at 12900 KEYSTONE CT ALPHARETTA, GA 30009 am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at [redacted] or email [redacted]

Additional Comments:

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Jerry Dubberly, owner of the property at 12930 Keystone Court Alpharetta GA 30009 am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at [redacted] or email [redacted]

Additional Comments:

Highly supportive. Properties will improve home value.

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Bernard Davis, owner of the property at 12870 Keystone Court am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at [redacted] or email [redacted]

Additional Comments:

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Christine Bunton, owner of the property at 12920 Keystone Ct Alpharetta, GA 30009 am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at _____ or email [redacted]

Additional Comments:

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Greg Wunder, owner of the property at 12923 Keystone Ct Alpharetta GA 30005 am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at [redacted] or email [redacted]

Additional Comments:

Docusign Envelope ID: 656C4ACD-0576-49F5-B925-2C6E8EF93C6F

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Brittainy Barber, owner of the property at 3818 Heritage Walk, Alpharetta, GA am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at [redacted] or email [redacted].

Additional Comments:

Signed by:

Brittany Barber

3CE29970857A476...

Docusign Envelope ID: C39607C3-39FE-491A-9AF9-E98102F043DD

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Sophia DeCouto, owner of the property at 884 Mayfield Rd am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at [redacted] or email [redacted].

Additional Comments:

Signed by:

Sophia DeCouto

3CE29970857A476...

Docusign Envelope ID: 81DDF237-464D-48DA-BAC7-436321B5ED3B

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Jamie wunder, owner of the property at 1395 mayfield rd am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at [redacted] or email [redacted].

Additional Comments:

Signed by:

Jamie Wunder

0D685AD6DBBF4F0...

May 7, 2026

Dear Mayor Gilvin and Members of the City Council,

My name is Peggy Frazeur, and I live at 1355 Bethany Court which is at the end of the proposed development. While my husband and I submitted a joint letter on Monday, I am writing to share a personal perspective. We have lived here almost 30 years and the delight never fades coming out onto our deck morning and evening through each season to see and hear the native wildlife in the "mini forest." This and the privacy of our lot were top reasons for buying and remaining in our home.

Seeing and hearing red tailed hawks, downy and red headed woodpeckers, bluebirds and the huge variety of birds from our deck provides both visual and mental tranquility. Deer have made their homes in the mini forest as long as we have lived here. One year a fawn regularly came up and lay down by our fence and seemed to communicate with our Golden Retriever.

The proposed development property itself does not have hardships as it is now but putting six homes on it creates a "hardship." Mayfield Estates originally requested to build seven homes but due to the negative feedback from Harrington Falls and Gransley residents was limited to five homes.

Please consider the *voices of families who live adjacent to the project* (some more than 30 years) over signatures from those who are not being directly impacted. One signature in support was listed from an address 6.7 miles away to a realtor while others live 1-3 miles away and eight were from a subdivision down the road. Two signatures are from a couple who recently sold their nearby property which they rented (and did not keep up) for as long as I've lived here.

How many of those who signed a "support" form are being directly impacted? What do they have to LOSE? If more opposing signatures are needed, that shouldn't be a problem to obtain - AND from neighbors who would be affected by the new construction. I would hope that the *families living adjacent to the property would have a greater say* than those not directly impacted.

In conclusion, if our property had been your home for 30 years with the privacy and wildlife in the peaceful little forest, **what reasonable compromise would you recommend**? Would most people be ok with the clear cutting of the mini forest and losing their quiet enjoyment in a busy area and the privacy of 30 years? Please consider the Alpharetta residents (especially the long term ones) who will be directly - and negatively - impacted by the project as proposed, and let's work toward a realistic compromise for all.

Thank you sincerely for your time and consideration regarding this input.

Kind regards,

Peggy Frazeur

May 7, 2026

Good evening,

My name is Gibbs Frazeur, and I live at 1355 Bethany Court where my wife and family have lived since 1998. Our property borders the proposed development site. While we support thoughtful development of our community, we strongly urge that the City of Alpharetta deny multi housing development on the property. This long narrow property is a rich biodiverse home to multiple species of wildlife and specimen trees which has offered a private and tranquil setting for all adjacent families.

Top three reasons for opposition:

1. Pre-existing water runoff issues (Show video)
The property experiences regular flooding during heavy rains. This results in large scale ponding and a sudden formation of an intense run-off **creek** that carves its way both through our and our neighbor's backyards.This necessitates our neighbor having to remove leaf litter, debris and realign landscape timbers after each flooding event. It can take up to weeks for the "creek" to dry up and the ponding to disappear. Clearcutting the property by removing the existing trees would exacerbate this problem and create increased water run-off, mud, and silt deposition.

2. Dimensional unsuitability
This is a long narrow piece of undeveloped property whose dimensions lack the space for development within pre-existing codes. The proposal is only possible if the city grants variances, including shrinking front setbacks and narrowing street widths. The developer is asking for both rezoning and variances, but aren't variances intended for actual hardships on the land - not self-created ones?

3. Increased density of homes
Increasing further density along the Mayfield housing corridor will not enhance nor maintain the neighborhood character of this area.

In the event that the development does occur, we ask the Council to include the following additions:

1. **Increased setback from proposed 10 feet to a minimum 20 feet undisturbed buffer from all surrounding properties**. [slideshow presentation] The edge of our home is only 25 feet from the property line. We enjoy the privacy of our property, and the development will eliminate this privacy.

2. **Prior to construction, the installation of an earthen sound berm along the full length of the perimeter of the development**

3. **Prior to construction, the installation of a high quality fence offering complete visual privacy (a non see-through design) minimum 6 feet high running the full length of the perimeter of the development and constructed on top of the sound berm**

4. **Alleviation of the pre-existing rainfall runoff problem** that occurs during heavy rains multiple times a year (as seen in the video)

5. **Fewer houses** in the development

Thank you again for your time and thoughtful consideration.

Gibbs Frazeur
1355 Bethany Court

05-05-2026

Opposition to Code & Variance Changes sought for 1425 Mayfield Road.

Attention please Alphretta Zoning Comission, Alpharetta City Council members, neighbors, and all concerned citizens. The Lawler family have been residents of Alpharetta since the year 1996 at 1365 Bethany Court. Alpharetta, Georgia 30004. We are in direct opposition to all code & variance changes being sought for the adjacent property with the address of 1425 Mayfield Road.

We have so many concerns regarding the proposed project and the property they intend to strip bare while building on every single inch of land that we thought it was necessary to write them down in hopes they will become part of the official record to help our voices be heard beyond the extremely short time allowed for speaking at the upcoming May 7th 2026 & May 18th 2026 meetings.

This proposed project is such a environmental and ecological disaster waiting to happen it is difficult to even know where to begin. We should point out the obvious and simple points of fact first.

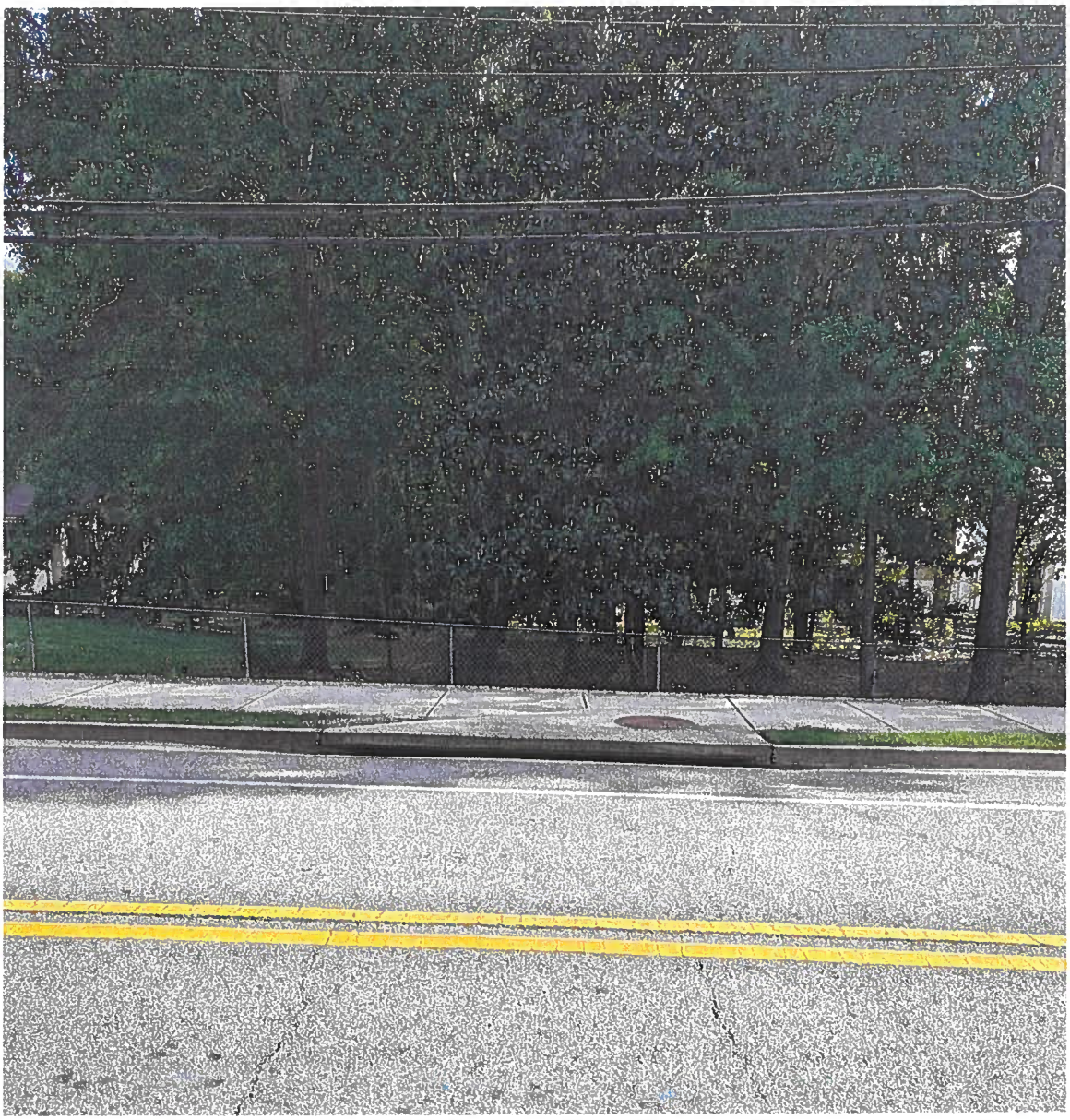
The variance seeking the reduced setback from Mayfield Road is just an attempt to squeeze five pounds of stuff in to a two pound bag. It will greatly alter the aesthetic of Mayfield Road and poses a potential significant safety risk to citizens, for being able to see oncoming traffic in both directions as motorists try to merge onto the busy roadway or motor vehicle versus pedestrian collisions turning into the proposed narrowed street. This variance should be denied!

Now they are describing it as a gated community meaning traffic flow in either direction will not be fluid and the potential for backing up, impeding traffic, and the real possibility of auto collsions. If anything, they should have had to INCREASE the set back and be required to install turn lanes in & out for this type of project.

Speaking about Mayfield Road and the new street they have proposed to run down the entire western edge of the property into a very small culdesac at the southern end of the parcel. Mayfield Road does not have room enough for a turning lane to be constructed to allow safe travel in or out of a narrowed street at this location. A narrowed street will not be large enough to accommodate on the street parking, sanitation, school buses, or possibly the proper room required for emergency service vehicles. The variance for creating a narrow street at this location should be denied!

The plan to cut this new road in on the western edge of the 1425 Mayfield property will require the destruction of the beautiful recently finished sidewalk for pedestrians which is located on only one side of this portion of Mayfield Road. The proposed work will be too close to an existing street drain and will have to cut directly through the old growth and specimen trees in that north western corner of the 1425 Mayfield property destroying them completely.

(see photo attached)



(photograph of 1425 Mayfield Road north west corner and intended street site)

They basically intend to pave over the ancient game trail that leads from one side of Mayfield Road to the other and down the length of the 1425 Mayfield property before leading to a water source. The existing driveway for the property is located on the eastern edge of the property and would also require sidewalk repair to see the proposed project to completion. Why were plans not made to use the existing driveway to the property? The trees are a valuable resource.

Above and beyond the stated facts regarding a new street being created in this location are our own personal feelings on the matter of having a narrow, or wide, or any street only a few feet from our property line. Running the entire length of our property without any intial plan by the principal to protect us, while they put our entire lives on display; stripping us bare of any bit of security or privacy, robbing us of our dignity and subjecting us daily to construction, additional traffic, noise, increased air temperature, automotive emissions, light pollution from homes and vehicles traveling to & from, and the safety concern one of those vehicles could hop the curb and travel the very short distance into our yard potentially causing damage to property or person. They have no plan for any privacy fence, estate wall, berm, guard rail or any other kind of safety device. We did not buy our house on a quiet cul de sac to live our remaining years in a construction zone!

This is just the completely wrong project for this parcel of land and we do not want a street of any width running through our yard. They are "now" describing this project as a gated community and the street as a driveway. We do not want to have to stare at six tiny homes on micro parcels with questionable landscaping instead of the beautiful lush meadow and old growth forest there now. This project is absolutely not in keeping with the surrounding homes and land use for our neighborhood & community. We do not want it!

The property is perfect for a new multi-million dollar home, a hobby farm or homestead. It could be a wonderful orchard, tree farm, craft vineyard, apiary, or even an education and nature center with it's close proximity to several schools.

Given the possibilities of what "could have been" built there if someone wished to properly develop the property, we even find the proposed project completely unacceptable both personally as well as to our community. Where is the benefit to anyone in our neighborhood, our community, or our fine city with the exception of the principal party seeking these changes in variances while they continue to treat our neighborhood like a Monopoly Go video game and the citizens of Alpharetta like NPC non-playing characters whose lives do not matter.

This 4.5 acre property needs to remain in the R4 and Agriculture classification and should not be stripped bare to create tiny resale lots for homes Alpharetta doesn't need. At the time of this writing there are currently 425 homes listed online for sale within the Alpharetta city limits and this does not include the homes yet to be built at the Heatherton Estates, the brand new narrow street subdivision Marigold Lane only a couple hundred feet away on the same side of the street. Or any of the other surrounding subdivisions not yet completed. Alpharetta does not need six more tiny homes and our neighborhood does not want them!

When we moved to Alpharetta thirty years ago we chose this area because of the rural setting and quiet atmosphere. Year after year since we have watched as every horse & dairy farm along Bethany, Mayfield, Providence, and Freemanville roads was sold off and turned into subdivisions driving the wildlife into smaller and smaller land tracts like the property of 1425 Mayfield Road that I would only describe as one of Alpharetta's last pristine wildlife habitats.

While farms disappearing and subdivisions popping up is considered progress by most we still need to leave room for everything that lives in Alpharetta, not just more people. You have allowed the destruction of acres of deep pine forest across the street to create the Heatherton. I have personally witnessed the effect of these changes to migratory bird patterns. They now rely on the remaining trees on their path many of which are located on the property of 1425 Mayfield to rest in during their long flights twice a year. I watched as they trucked out enormous chunks of old growth specimen hardwood trees larger than the trailers themselves off the property at 1485 Mayfield Road as they stripped the land for a similar project and all that wildlife was also forced out and onto the surrounding properties including 1425 Mayfield.

The previous owner was very kind to us allowing us to maintain game cameras as well as a wildlife feeding & aid station on the property for several years. We tended to injured bucks hit by cars on Mayfield and helped them recover and reacclimate to the herd. We have been blessed to witness the births of many generations of white tail deer fawn and to document the health of the herd with weekly photo & data collection. We watch the intricate behavior of the herd as they use the meadow behind the existing house both as a nursery, food source, and school with the thick woods to shelter them year round and serve as a food source with it's acorns, beech nuts, and persimmons. The property is home to many white tail deer, cotton tail rabbit, raccoon, red fox, coyotes, opossum, grey squirrel, large field rats, and many small mammals as well as the nesting and hunting grounds for the red shoulder hawks, barred, and great horn owls. Hundreds of song bird and wood pecker species can be heard singing and vocalizing on the 1425 Mayfield property even the elusive pileated woodpecker that avoids human contact lives on the property. All of these wonderful creatures deserve their home and we absolutely need to be their voice in this matter!!!

We have personally paid Acorn Tree Service & Aborists to maintain several of the trees rooted on the property of 1425 Mayfield that were beetle kill and broken in a storm before falling onto other hardwood trees and structures located on our property of 1365 Bethany Court within the last 2 years. The trees on both properties serve as nesting area for so many animals including but not limited to the ruby throated humming birds, song birds, raptors, both black & yellow swallow tail butterflies, blue emperor dragonflies, giant green darner dragonflies large enough to be mistaken for drones, post lizards, green anoles, and black rat snakes longer than you are tall. All of whom depend on this habitat. While all those live above ground even more reside under the canopy, on the ground, and even under it! Many species of pollinators emerge from the property to serve our city each year and this remains one of the few places that gives us the summer treasure of lightning bugs. The southern end of the property serves as a breeding ground for box turtles as well as a place for them to winter over. We cannot imagine a parent wanting their child to grow up in a world where they never get to experience the simple and beautiful joys of nature away from their Ipads and electronic devices.



(current photograph of trees we paid to maintain on the property of 1425 Mayfield.)



Simply put as a former boy scout where I earned merit badges for conservation the thought of the destruction of this land, trees, and habitat for the creation of small residential lots with homes leading to the pollution of water sources down stream into Foe Killer Creek and further is terrifying!



(current photograph taken May 2026, <u>not</u> one taken 2 years ago or more during winter.)

We feel you cannot issue a five figure fine one next door neighbor for cutting down a single tree without a permit that was a safety concern and structurally unsound to improve their property while you then turn around and let another new neighbor & resident to Alpharetta clear cut hundreds of trees for profit with little intention of replanting. Will they try to avoid the enormous task of replanting dozens trees for each specimen cut down by using the grey area of tiny lots needing less trees per acre than larger lots or an area the size of 4.5 acres. We cannot let them cut down and log off for profit all the old growth hardwood & pine specimen trees on the property to only replace them with a small handfull of "landscaping" type trees as shown on their submitted plans. The existing trees are too important to everyone & everything that lives in and around our neighborhood. We must keep this land zoned agricultural. The tree removal will increase the summer air temperature of our neighborhood another 7 to 11 degrees fahrenheit or more while destorying all wildlife habitat and the air quality for the surrounding residents. We sit at one of the highest points in Alpharetta and those trees are our front line air filter, not just for our neighborhood but the entire city!

This is something no citizen of Alpharetta or resident of Georgia can afford.

Since the subject of being able to afford things is now on the top of the pile let's talk about all the other things neighbors cannot afford. Such as pest control services for all the creepy crawly things that would be pushed onto and into their properties. The rats, the lyme disease carrying deer ticks, the awful Joro Spiders, and who know what else?!? The cost of tree services and aborists for extremely tall trees on surrounding properties that will lose their wind buffer and surely break when they come down causing property damage and possible personal injury to residents. The increase in energy costs to existing home owners and new residents trying to cool six western facing homes. The further burden on the infrastructure, water, and power services. We have already seen drops in water pressure and experience electrical brown outs especially during the summer months. They are not even close to being done building all the houses on land that has already been cleared and approved for in those other surrounding subdivisions never mind this new proposed one. What happens when all those are built and full of power consuming devices. This is just too much, too many, too close together, and too big of an impact on the environment, ecosystem, families, and neighbors both animals & people that have lived peacefully together for decades in a city they love.

The ground water and run offs will be huge issue with the property. We understand the proposed project has a small retention system planned but it is our belief this will be severely inadequate. In thirty years we have experienced routine basement flooding, witnessed torrents of ground water run off through our neighbor's yards and fail to drain through the heavy clay that lay only inches under a thin layer of top soil and organic material. Removing the trees and over burden on the property of 1425 Mayfield may also very unwell the cap on the underground natural water spring that keeps the meadow lush even in times of drought feeding the trees through the southern back half of the parcel before emerging above ground and eventually feeding into Foe Killer Creek. All the rain will have no place to go with most of the property being turned into street, driveways, and roofs it will travel down through neighboring properties because the tiny lawns over clay will not absorb even a fraction of it. The water table is very high and the uncorking of the spring is a very real concern on top of the existing ground water diversion. 98% of the state of Georgia is currently under extreme drought conditions so it is possible for the data to suggest building would go ok at this point in time, but thirty years of living on the land, digging in the soil, and working the earth tells me it is not. We met the developer at the April 8th meeting and he seemed like a nice guy just trying to do his job, but I have T shirts older than him. Point being he may not have had as much time as I to see good plans go poorly or turn into disasters. The city of Alpharetta has just spent literally millions of dollars on trying to make things drain efficiently only a few hundred feet down the road having to perform their tasks multiple times at the round about of Mayfield and Bethany Roads.

Some neighbors have expressed concern this proposed project of a new street with a gated subdivision is already a done deal, and that we may need to be prepared to make concessions.

We are prepared to make no concessions. none. zero. zip. zilch.

The same intial consideration the principal gave us. Unfortunately we now live in a time when what is legal and what is right are not always the same thing. This project is not right, not for the neighborhood, not for the community, and not for the city of Alpharetta. They need to pick a better project or sell the land to someone who will treat it with the care it deserves!

We personally want to thank you for your time while you have read the above facts, thoughts, and opinions regarding the proposed project subdivision on the 1425 Mayfield property. We hope after careful consideration you are able to agree this project will do irrefutable damage to the ecosystem, environment, community, and to those who live here. Make your vote "NO" to all the variance changes being sought for the project. Alpharetta, friends and neighbors, you have our deepest gratitude for considering our concerns during our pursuit of life, liberty, and happiness!

Yours truly, William & Belinda D Lawler - 1365 Bethany Ct. Alpharetta, Georgia 30004



(copy of prophetic 35mm photograph taken in 1989 by three great friends)

Larry and Stacey Heit

1465 and 1445 Mayfield Rd
9
[redacted]

05/07/2026

Mayor and Members of the Alpharetta City Council
2 Park Plaza
Alpharetta, Georgia 30009

Re: Opposition to Rezoning Application for 1425 Mayfield Road
Tax Parcel 22 448011030405
Application to Rezone from AG to R-22

Dear Mayor and Council Members:

I am writing to respectfully oppose the application submitted by Mayfield Development Services, LLC to rezone approximately 4.5674 acres located at 1425 Mayfield Road from AG (Agricultural) to R-22 residential for the construction of six single-family homes.

While the applicant characterizes this proposal as compatible with surrounding development, I believe approval of this rezoning would contribute to continued suburban encroachment, increased traffic impact,and the permanent loss of valuable agricultural and green space along the Mayfield Road corridor.

One of the most significant concerns is traffic and roadway safety. Although the applicant attempts to minimize the impact by citing relatively small percentage increases in projected traffic volumes, residents experience traffic conditions in real time—not as percentages in engineering calculations. Mayfield Road already experiences congestion, speeding, turning conflicts, and school-related traffic issues. Continued incremental re-zonings along this corridor create cumulative impacts that are not adequately addressed by the application.

Additionally, the need for roadway and design variances demonstrates that this property is constrained and not naturally suited for subdivision-style development under existing City standards. The request to reduce roadway dimensions and modify standard requirements suggests that the site is being forced into a development pattern for which it was not originally intended.

I am also deeply concerned about the continued loss of agricultural land and green space within Alpharetta. Remaining AG-zoned parcels serve as important environmental buffers, preserve community character, reduce overdevelopment pressures, and provide aesthetic and ecological value to surrounding neighborhoods. Once this land is rezoned and developed, the loss is permanent and irreversible.

The applicant argues that nearby re-zonings justify this request. However, prior re-zonings should not automatically establish precedent for continued conversion of all remaining

agricultural land. At some point, the City must draw reasonable boundaries to preserve the balance between growth and open space protection.
Further, the property already contains a viable residential use under its existing zoning designation. The desire for increased development intensity and profitability does not, in itself, justify rezoning agricultural land or weakening existing development standards.

I respectfully urge the City Council to deny this rezoning and variance request in order to preserve the existing agricultural zoning, protect community character, reduce cumulative traffic impacts, and maintain remaining green space along the Mayfield Road corridor.

Thank you for your consideration and service to the community.

Respectfully submitted,

Larry and Stacey Heit

From:	Cook, Kathi
To:	Taylor, Elicia
Cc:	Woodman, Michael
Subject:	Fwd: Opposition to Case Z-26-04 / V-26-06 (1425 Mayfield Road)
Date:	Monday, May 4, 2026 10:17:04 PM

Send to PC
Sent from my iPhone

Begin forwarded message:

From: Gibbs Frazeur [redacted]
Date: May 4, 2026 at 10:11:18 PM EDT
To: "Gilvin, Jim" <jgilvin@alpharetta.ga.us>, City Council and Mayor <CityCouncilandMayor@alpharetta.ga.us>, "Shapiro, Lauren" <LShapiro@alpharetta.ga.us>, "Cook, Kathi" <Kcook@alpharetta.ga.us>, "Woodman, Michael" <mwoodman@alpharetta.ga.us>
Subject: Opposition to Case Z-26-04 / V-26-06 (1425 Mayfield Road)

Monday, May 4, 2026

Dear Honorable Mayor and Council Members,

We are writing to you regarding the proposed 1425 Mayfield Road development and would have sent this sooner but had been waiting for the Agenda Packet to drop which we just saw yesterday. We have lived at the adjacent property for almost 30 years.

While we support thoughtful development of our community according to *2045 Comprehensive Plan,* we strongly urge that the City of Alpharetta deny multi housing development on the property.

This long narrow property is a rich biodiverse home to multiple species of wildlife and 23 specimen trees and is not suitable for multi housing development. Here are three reasons:

1. Pre-existing water runoff issues
The property experiences regular flooding during heavy rains. This results in large scale ponding and a sudden formation of an intense run-off **creek** that carves its way both through our and our neighbor's backyards. (A video will be available at Thursday's meeting). This necessitates our neighbor having to remove leaf litter, debris and realign landscape timbers after each flooding event. It can take up to weeks for the "creek" to dry up and the ponding to disappear. Clearcutting the property by removing the existing trees would exacerbate this problem

and create increased water run-off, mud, and silt deposition.

2. Dimensional unsuitability
This is a long narrow piece of undeveloped property whose dimensions lack the space for proper development within pre-existing codes. Their proposal is only possible if the city grants multiple waivers, including shrinking front setbacks and narrowing street widths. They are asking for both rezoning and variances, but variances are intended to be granted if there is a “hardship” on the land - not for self created hardships.

3. Increased density of homes
Increasing further density along the Mayfield housing corridor will not enhance the neighborhood character of this area.

In the event that the development does occur, we ask the Council to include the following additions:

1. Increased setback from proposed 10 feet to a minimum 20 feet undisturbed buffer from all surrounding properties. The edge of our home is only 25 feet from the property line. We enjoy the privacy of our property, and the development will eliminate this privacy.

2. Prior to construction, the installation of a sound berm along the full length of the perimeter of the development (as in *Mayfield Estates)*

3. Prior to construction, the installation of a high quality privacy fence running the full length of the perimeter of the development as with *Mayfield Estates* where it was placed on top of the berm.

4. Alleviation of the pre-existing rainfall runoff problem that occurs during heavy rains multiple times a year (as stated above)

5. Fewer houses in the development to be in compliance with the *Mayfield Estates* precedent

* For the record we are concerned with the timing and transparency of this project. At least one neighbor bordering the property was offered financial compensation for sanitary sewer and construction easement access and was scheduled to sign the documents one day BEFORE the very first meeting last month. We're curious why a homeowner would be compensated **prior** to complete approval for the proposed project.

Also, that neighbor sounded shocked when they learned that multiple homes were being proposed as if they were unaware it was going to be multi-housing. Additionally we received the letter from the attorney regarding the initial meeting only five days prior to the meeting. This has

left us pondering the transparency and timing of these actions.

In conclusion, should the development proceed, we are asking the Council to hold this applicant at minimum to the same standard that has already been established with *Mayfield Estates* while considering the property's unique issues that aren't self created hardships.

Thank you again for your time and thoughtful consideration.

Respectfully,

Gibbs and Peggy Frazeur
1355 Bethany Court

From: [redacted]
To: Taylor, Elicia; mwoodman@alphatetta.ga.us
Subject: Opposition to Proposed Development at 1425 Mayfield Road
Date: Monday, April 6, 2026 4:10:40 PM

Good afternoon,

I would like my concerns regarding the development of the property at 1425 Mayfield Road, Alpharetta be included in the record at the public hearing scheduled for April 8, 2026 and was told one of you could help me with this. I'm including my letter do that it can be put into record:

Subject: Opposition to Proposed Development at 1425 Mayfield Road

"I am writing to formally express my opposition to the proposed residential development at 1425 Mayfield Road, located directly across from my property at 1426 Mayfield Road.

My concerns are significant and impact both my household and the surrounding community. First, the construction process itself will create substantial disruption. Increased construction traffic, large trucks, and potential road blockages will pose safety risks and interfere with daily access along Mayfield Road.

The long-term impact on our community is also troubling. Increased traffic from additional residences will strain an already busy roadway and alter the character of our neighborhood. Furthermore, the proposed zoning change from agricultural to residential may lead to increased property taxes for nearby homeowners, creating an added financial burden.

Environmental concerns are another important factor. The removal of mature trees for this development will negatively affect the local ecosystem and contribute to the ongoing loss of green space in Alpharetta. Preserving our tree canopy is essential to maintaining the natural beauty and environmental health of our area.

Finally, I would like to note that the timing of the public hearing is problematic. Holding it during Fulton County school schedules creates a

hardship for residents who are parents or school staff, limiting their ability to participate in an important community decision.

For these reasons, I respectfully request that the City carefully reconsider or deny approval of this development as currently proposed. I also urge greater transparency and community engagement moving forward.

Thank you for your time and consideration.

Sincerely,

Sonja Holcombe

1426 Mayfield Road

Alpharetta, GA 30009”

From: Brock, Alex
To: [redacted]r; Taylor, Elicia
Subject: RE: Current Site Plan for 1425 Mayfield Rd Rezoning
Date: Thursday, April 9, 2026 12:18:42 PM
Attachments: image001.png

Mr. Frazeur,

Thank you for reaching out. When we spoke last night, you asked for a copy of the PDF site plan and I said I would email. However, it is my understanding that Elle Taylor may have sent this to you already.

Regardless, I would also like to extend the opportunity to continue to discuss the project and see how we can work together to address your concerns. My contact information is in my signature below. Please let me know if and when you would be available to meet.

Thank you,
Alex

Alexander Brock
Partner

p | 404-815-3603
f | 404-815-3509
e | jabrock@sgrlaw.com
1105 W. Peachtree St. NE | Suite 1000 | Atlanta, GA 30309
www.sgrlaw.com | My Bio | vCard

Smith Gambrell Russell

From: Gibbs Frazeur [redacted]
Sent: Thursday, April 9, 2026 12:12 PM
To: Taylor, Elicia <etaylor@alpharetta.ga.us>; Brock, Alex <jabrock@sgrlaw.com>
Subject: Re: Current Site Plan for 1425 Mayfield Rd Rezoning

You don't often get email from gibbsfrazeur@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I would ask why the applicant would desire to have my email information. Looking forward to your response. :)

Sincerely and respectfully,
Mr. Gibbs Frazeur

On Apr 9, 2026, at 11:24 AM, Taylor, Elicia <etaylor@alpharetta.ga.us> wrote:

Mr. Frazeur,

The Applicant asked me for your email address. Could you please email Alex Brock at jabrock@sgrlaw.com. I don't want to give out your email information without your permission.

Thank you,

Elle

From: Taylor, Elicia
Sent: Thursday, April 9, 2026 10:16 AM
To: [redacted]
Cc: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Current Site Plan for 1425 Mayfield Rd Rezoning

Good Morning,

Here is the information you requested.

Thank you,

Elle

Elicia Taylor
Planning & Zoning Coordinator
City of Alpharetta, Georgia
2 Park Plaza
Alpharetta, GA 30009
P: 678.297.6074
E: etaylor@alpharetta.ga.us

From: [redacted]

[redacted]

[redacted]

From: Cook, Kathi <Kcook@alpharetta.ga.us>
Sent: Wednesday, April 8, 2026 8:07 AM
To: Taylor, Elicia <etaylor@alpharetta.ga.us>; Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Fwd: Opposition to Proposed Rezoning at 1425 Mayfield Road

Sent from my iPhone

Begin forwarded message:

> **From:** Karrey Waters [redacted]
> **Date:** April 7, 2026 at 5:16:48 PM EDT
> **To:** "Cook, Kathi" <Kcook@alpharetta.ga.us>
> **Subject: Re: Opposition to Proposed Rezoning at 1425 Mayfield Road**
>
> Thank you, Kathi!
>
> We were recommended to reach out to you specifically. I appreciate your time.
>
> We aren't able to attend tomorrow's meeting, unfortunately. We also don't want there to be any confusion about the same last name. We are related to the original Bates Family with a long standing history in Alpharetta and Mayfield Road but not the potential purchaser of the property.
>
> Billy & Karrey Bates
>
> > On Apr 7, 2026, at 4:38 PM, Cook, Kathi <Kcook@alpharetta.ga.us> wrote:

Thanks for reaching out. I am a staff member not an elected official, but I will be working on the report and recommendation, and I will review the information you provided for consideration. The applicant submitted an application requesting to rezone the parcel as well as variances. The item is scheduled for a Citizen Zoning Information meeting tomorrow at City Hall that starts at 6 pm. The meeting is open to anyone to drop in from 6-7 to review the plan and ask questions of the applicant.

The item will be heard by the Planning Commission on May 7 and City Council on May 18. You can find the application on our website at:

Public Hearings | Alpharetta, GA - Official Website

Let me know if you have any questions.

Kathi Cook
Director of Community Development
City of Alpharetta, Georgia
2 Park Plaza
Alpharetta, GA 30009
P: 678.297.6073
E: kcook@alpharetta.ga.us

ALPHARETTA
GEORGIA, USA

From: Karrey Waters [redacted]
Sent: Tuesday, April 7, 2026 4:11 PM
To: Cook, Kathi <kcook@alpharetta.ga.us>
Subject: Opposition to Proposed Rezoning at 1425 Mayfield Road

Dear Council Member Cook,

We are writing to express our strong concern regarding the proposed development of the narrow parcel adjacent to our home on Mayfield Road – 1425 Mayfield. Unfortunately, running our small business doesn't allow us the time to be present for the upcoming meeting but we wanted to share our thoughts, and we appreciate you taking the time to review them.

As we understand it, the current concept involves placing nine homes along the full length of this property, with each home backing up to our lot and neighboring properties. Based on what has been shared, some of these homes could be situated roughly ten feet from our yard. This level of density on such a narrow tract would dramatically alter the character of the area and significantly impact the privacy, spacing, and livability that current residents have long valued. Our property specifically would have each of the homes backing into our lot. While we always anticipated something would be built here, we didn't think we would be staring at the back of nine homes, while sitting on our back patio.

Our concerns extend well beyond our own property line. We are deeply troubled by the broader implications this type of development would have on the surrounding area, including loss of privacy and buffering for the adjacent homeowners, removal of mature trees, stormwater runoff and drainage concerns, sewer line and utility impacts, and the strain this type of density could place on surrounding lots and infrastructure.

What is especially concerning is that the last time we spoke with the current property owner, who we have known for years, she did not appear to be aware of what was being proposed for the property. That raises serious questions for us as to whether the potential buyer has the owner's full knowledge and authorization to pursue rezoning or redevelopment discussions.

We have also been made aware that the prospective purchaser is attempting to "flip" the property to a builder rather than develop it personally. If that is the case, it is difficult to see how any meaningful consideration is being given to the surrounding homeowners or to the long-term compatibility of this project with the existing neighbors.

We care deeply about preserving the character, environmental integrity and livability of Mayfield Road. The mature trees, spacing between homes, and natural buffer are part of what makes this area

so special, and once those elements are lost, they cannot be replaced. While we understand that development is surely inevitable, we don't believe a concept of this nature is what the area needs.

We would greatly appreciate your guidance and input on the following:
Would this type of development require any variances to move forward?
If so, what specific setbacks, lot width, tree, stormwater, sewer, or infrastructure exceptions might be requested?
At what stage would neighboring property owners be formally notified and given further opportunities to voice concerns?

We respectfully ask that this proposal be reviewed with great caution and with full consideration given to the residents who would be directly impacted. We would also ask for your support in opposing any rezoning or variance requests that would allow this parcel to be overdeveloped in a way that is inconsistent and incompatible with the surrounding area.

Thank you for your time and consideration.

Sincerely,
William and Karrey Bates
1455 Mayfield Road
Alpharetta, GA 30009
[redacted]

<Outlook-nhcxl31t.png>

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Biren Chandaria, owner of the property at 12805 Keystone Court, Alpharetta GA 30009 am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at [redacted] or email [redacted].

Additional Comments:

DocuSigned by:

F3DA531A08DE4A2...

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Rhonda Hofer, owner of the property at 1230 sherry drive, Alpharetta am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at [redacted] or email [redacted].

Additional Comments:

Signed by:

DC584B6E103F44D...

Docusign Envelope ID: F137B9AB-09F2-4ACB-8C93-2FC4244EA9F9

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Kristin McKay, owner of the property at 148 brindle lane Alpharetta ga 30009 am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at [redacted] or email [redacted].

Additional Comments:

Signed by:

5F95DC180414436...

Docusign Envelope ID: 68D837D1-5391-4254-B0EA-E8510EFFD5FB

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Greg Power, owner of the property at 13175 Owens Way Milton am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at [redacted] or email [redacted].

Additional Comments:

Signed by:

3CE29970857A476...

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Jason Shepard, owner of the property at 825 Old Rucker Road, Alpharetta GA 30004 am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at [redacted] or email [redacted].

Additional Comments:

DocuSigned by:

Jason Shepard

287EC6A3DA2F4C1...

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Juan Rosado, owner of the property at 175 heatherton lane Milton ga am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at [redacted] or email [redacted].

Additional Comments:

Signed by:

1E874B5988E8476...

Docusign Envelope ID: 30D6AB9D-DCCC-4E34-9E00-25FEC8EB774C

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Keith Anderson, owner of the property at 3826 Heritage Walk, Milton Georgia 30009 am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at [redacted] or email [redacted].

Additional Comments:

Signed by:

3CE29970857A476...

ocusign Envelope ID: FBBF1E80-2509-497A-ADD6-0FB65DAD85D8

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Michelle H. Chan & Ming Ho, owner of the property at 1375 Mayfield Rd am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at [redacted] or email [redacted].

Additional Comments:

Signed by:

D693568F8A4240F...

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I BASKER MATHRUBOOTHAM, owner of the property at 1645 CORNERSTONE CWAY, am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at _____ or email _____.

Additional Comments:

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Jessica Slade, owner of the property at 1215 Mayfield Rd, am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at [redacted] or email [redacted]

Additional Comments:

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Jeni Hall, owner of the property at 1216 Wellington Place, Alpn 30004 am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, [redacted]. If you have any questions, please feel free to reach me on my cell phone at [redacted] or email [redacted]

Additional Comments:

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I PHILLIP ELMORE, owner of the property at 1205 WELLINGTON PLACE am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at [redacted] or email _____.

Additional Comments:

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Russell foster owner of the property at 1235 wellington Place Alpharetta GA 30004 am signing this document in support of the rezoning requested at 1425 Mayfield Road, Al[redacted] GA. If you have [redacted]

Additional Comments:

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I FLORIDEO PASSARELLI, owner of the property at 12820 KEYSTONE CT, ALPHARETTA, GA 30009 am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at [redacted] or email [redacted].

Additional Comments:

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I FLORIDEO PASSARELLI, owner of the property at 12820 KEYSTONE CT., ALPHARETTA, GA 30009 am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at [redacted] or email [redacted].

Additional Comments:

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Deanna Elise Lelli, owner of the property at 12900 KEYSTONE CT ALPHARETTA, GA 30009 am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at [redacted] or email [redacted]

Additional Comments:

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Jerry Dubberly, owner of the property at 12930 Keystone Court Alpharetta GA 30009 am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at [redacted] or email [redacted]

Additional Comments:

Highly Supportive. Properties will improve home value.

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Bernard Davis, owner of the property at 12870 Keystone Court am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me my cell phone at [redacted] or email [redacted]

Additional Comments:

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Christine Burton, owner of the property at 12920 Keystone Ct Alpharetta, GA 30009 am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at _____ or email [redacted]

Additional Comments:

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Greg Wunder, owner of the property at 12920 Keystone Ct Alpharetta GA 30009 am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at [redacted] or email [redacted]

Additional Comments:

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Brittainy Barber, owner of the property at 3818 Heritage Walk, Alpharetta, GA am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at [redacted] or email [redacted].

Additional Comments:

Signed by:

Brittany Barber

3CE29970857A476...

Docusign Envelope ID: C39607C3-39FE-491A-9AF9-E98102F043DD

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Sophia DeCouto, owner of the property at 884 Mayfield Rd am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at [redacted] or email [redacted].

Additional Comments:

Signed by:

Sophia DeCouto

3CE29970857A476...

Docusign Envelope ID: 81DDF237-464D-48DA-BAC7-436321B5ED3B

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Jamie wunder, owner of the property at

1395 mayfield rd am

signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at 6[redacted]

or email J[redacted].

Additional Comments:

Signed by:

Jamie Wunder

0D685AD6DBBF4F0...



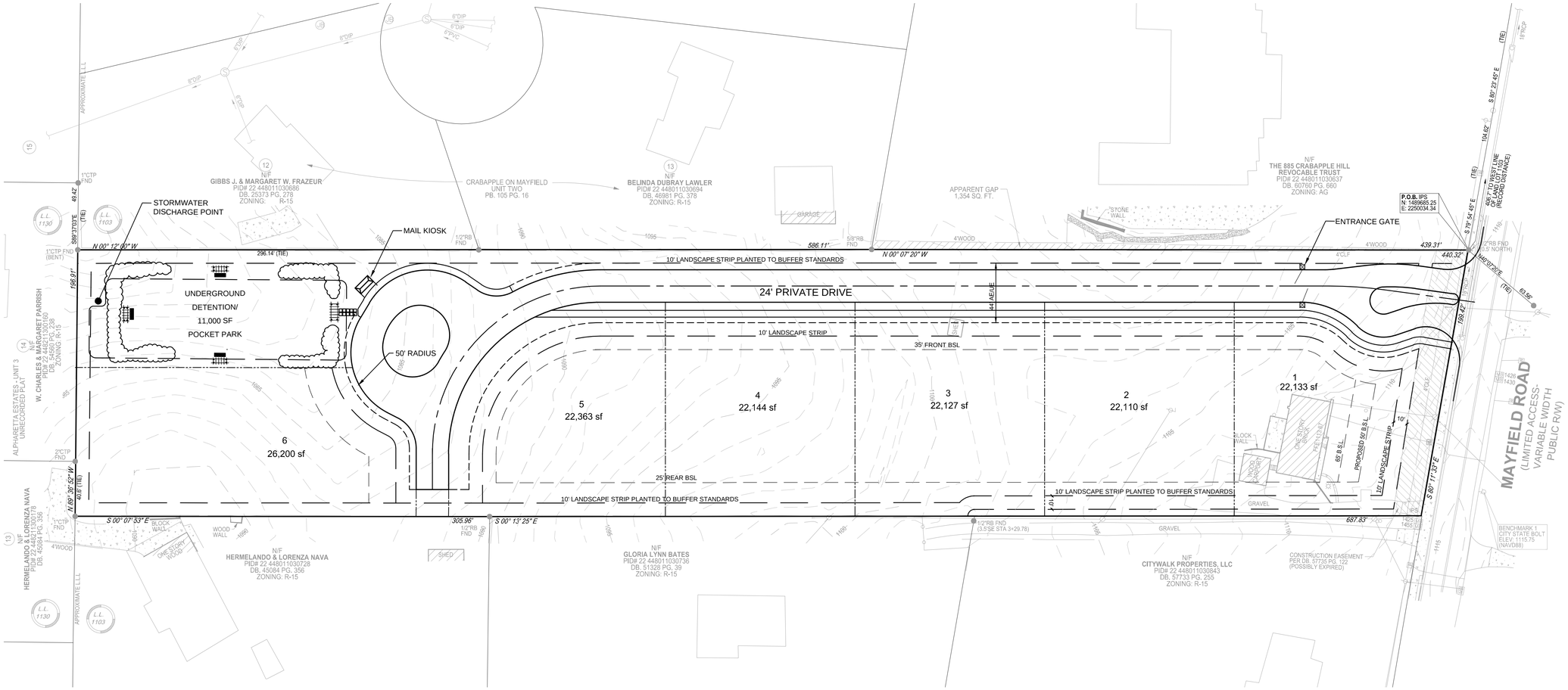
K:\ALP_PRJ_ALP_SPA_Project Files\Basis_011500\011500027_MayfieldLand Planning\CAD\Drawings\011500027_CP-11-BENDER.dwg CONCEPT PLAN Apr 08, 2026 - 1:42pm by TedAnderson

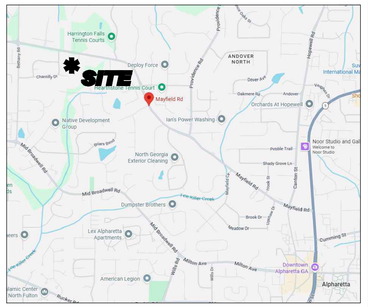
MAYFIELD RD TRACT | CONCEPT PLAN

ALPHARETTA, GA

NOTE: THIS CONCEPT PLAN IS BASED ON BOUNDARY AND TOPOGRAPHIC INFORMATION SUPPLIED BY THE CLIENT OR TAKEN FROM COUNTY GIS FOR THE PURPOSE OF ESTIMATING THE MAXIMUM DENSITY OF A RESIDENTIAL PRODUCT TYPE ON A SITE OF A GIVEN CONFIGURATION. IF SPECIFIC ENTITLEMENT REQUIREMENTS SUCH AS SETBACKS, MINIMUM LOT SIZES, STREET STANDARDS, DETENTION REQUIREMENTS, UNDERGROUND UTILITIES, STREAM BUFFERS, AND AND/OR EASEMENTS, ETC. DIFFER FROM THE CRITERIA SHOWN ON THE PLAN, THEN THE ACTUAL DENSITY SHOWN MAY VARY SIGNIFICANTLY.

THE CONCEPTS AND DESIGNS PRESENTED HEREIN ARE THE EXCLUSIVE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY ARE PREPARED. ANY REUSE OF THESE CONCEPTS AND DESIGNS WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO KIMLEY-HORN AND ASSOCIATES, INC.





VICINITY MAP
not to scale

SITE DATA:

TOTAL SITE AREA	4.5679 ACRES

ZONING

EXISTING ZONING	AG
PROPOSED ZONING	R-22
ZONING JURISDICTION	CITY OF ALPHARETTA

DEVELOPMENT TYPE

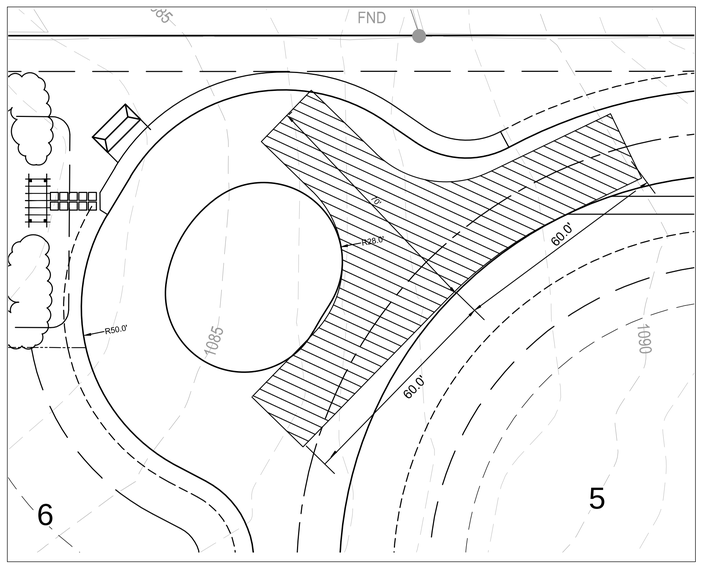
TOTAL LOTS	6
TOTAL DENSITY	1.3 U/A

DEVELOPMENT STANDARDS

MAXIMUM BUILDING HEIGHT	35' HT
MINIMUM LOT SIZE	22,000 SF
MINIMUM LOT WIDTH	100 FEET
FRONT YARD	35 FEET FROM LOCAL ROW 65 FEET FROM MAJOR ROW
REAR YARD	25 FEET
SIDE YARD	10 FEET

NOTES

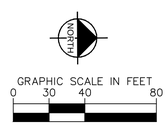
1. SPEED LIMIT OF ADJACENT ROAD IS 35 MPH.
2. ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY - WETLANDS ARE NOT LOCATED ON THIS SITE.
3. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR FULTON COUNTY MAP # 13121C0052G & 13121C0054F, EFFECTIVE DATE 06-19-2020 & 09-18-2013. THE PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOOD ZONE (AREAS OF 100 YEAR FLOOD).
4. WATERS OF THE STATE ARE NOT WITHIN 200' OF THIS PROPERTY.
5. THE CHATTAHOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.
6. CITY OF ALPHARETTA FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
7. WATER SERVICE SHALL BE PROVIDED BY FULTON COUNTY. EXISTING WATER SERVICE ACROSS MAYFIELD ROAD WILL BE TAPPED.
8. SANITARY SEWER SERVICE WILL BE PROVIDED BY FULTON COUNTY.



FIRE ACCESS LANE DETAIL
SCALE 1" = 20'

SURVEY NOTES

1. This plan references the survey by TerraMark Land Surveying, Inc. dated 12/23/2025 for Mayfield Development Services for all survey and topographical information
2. Unless otherwise specified, all distances shown are horizontal ground distances.
3. The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 12A.
4. The exterior footprint of all buildings is measured at ground level.
5. By graphic plotting only this property Does Not lie within a 100 year flood hazard zone and is depicted as Zone X as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia.
6. No common observable evidence of cemeteries, burial grounds or isolated gravesites were found during the course of the survey.
7. No observable evidence that the site was used as a solid waste dump, sump or sanitary landfill.
8. The Property has direct vehicular and pedestrian access to Perimeter Center East, a dedicated public right of way, as shown on the survey.
9. No wetland delineation markers were observed at the time of the survey.
10. No observable evidence of earth moving work, building construction or building additions at the time of the survey.
11. No observable evidence or proposed changes in right of way made available to the surveyor.
12. No observable evidence of recent street or sidewalk construction or repairs.
13. There may be underground utilities not shown on this survey.



MAYFIELD DEVELOPMENT SERVICES
Stephen Bates

Kimley»Horn

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. COPYRIGHT KIMLEY-HORN AND ASSOCIATES, INC., 2026

ZONING PLAN

MAYFIELD ROAD TRACT

1425 MAYFIELD ROAD
LAND LOT 1103, DIST 2, SEC 2
CITY OF ALPHARETTA, GEORGIA

GEORGIA REGISTERED LANDSCAPE ARCHITECT EDWARD J. ANDERSON 1395

03/18/2026
SCALE 1" = 40'
JOB # 011536057

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: _____
PH #: _____
☐ Property Taxes & Code Violations Verified
☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT • 2 PARK PLAZA • ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Mayfield Development Services, LLC c/o J. Alexander Brock - Smith, Gambrell & Russell, LLP Telephone: 404-815-3603

Address: 1105 W. Peachtree St NE Suite: 1000

City Atlanta State: GA Zip: 30309 Fax: 404-815-3509

Mobile Tel: _____ Email: jabrock@sgrlaw.com

Subject Property Information:

Address: 1425 Mayfield Rd, Alpharetta, GA 30009 Current Zoning: AG

District: 2 Section: 2 Land Lot: 1103 Parcel ID: 22 448011030405

Proposed Zoning: R-22 Current Use: Single Family Residential

This Application For *(Check All That Apply)*:

- ☐ Conditional Use
- ☐ Master Plan Amendment
- ☐ Comprehensive Plan Amendment
- ☒ Rezoning
- ☐ Master Plan Review
- ☒ Variance
- ☐ Public Hearing
- ☐ Exception
- ☐ Other *(Specify)*: _____

REZONING & MASTER PLAN AMENDMENT REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

See Attached Letter of Intent

How will this proposal affect the use and value of the surrounding properties?

See Attached Letter of Intent

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

See Attached Letter of Intent

What would be the increase to population and traffic if the proposal were approved?

See Attached Letter of Intent

What would be the impact to schools and utilities if the proposal were approved?

See Attached Letter of Intent

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

See Attached Letter of Intent

Are there existing or changing conditions which affect the development of the property and support the proposed request?

See Attached Letter of Intent

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

VARIANCE & EXCEPTION REVIEW CRITERIA

Please respond to the following ONLY if you are applying for a variance or exception. Respond to 1-3 for a variance and 1-4 for an exception.

1. Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

See Attached Letter of Intent

2. Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

See Attached Letter of Intent

3. Are there conditions that are peculiar to the subject property? Please describe them in detail.

See Attached Letter of Intent

4. Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

N/A

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

Applicant Request And Intent

What is the proposed use(s) of the property?

See attached Statement of Intent

Applicant's Request (Please itemize the proposal):

See attached Statement of Intent

Applicant's Intent *(Please describe what the proposal would facilitate)*:

See attached Statement of Intent

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Emily H Garmon Telephone:

Address: 1425 Mayfield Rd Suite:

City Alpharetta State: GA Zip: 30009 - 3121

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- ☐ Annexation
- ☐ Special Use
- ■ Rezoning
- ☐ Conditional Use
- ☑ Variance/Exception
- ☐ Master Plan
- ☑ Comprehensive Land Use Plan Amendment
- ☐ Other

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Mayfield Development Services, LLC c/o J. Alexander Brock - Smith, Gambrell & Russell, LLP Telephone: 404-815-3603

Address: 1105 W. Peachtree St. NE Suite: 1000

City Atlanta State: GA Zip: 30309 - 3592

So Sworn and Attested:

Owner Signature: Emily H. Garmon Date: 2.24.2026

Notary:

Notary Signature: Date: 02/24/2026

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: Emily H Garmon

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of $250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A Position: _____

Description of Contribution: N/A Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: Emily H. Garmon Date: 2.24.2026

DISCLOSURE FORM

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Name of Applicant or Opponent: Mayfield Development Services LLC

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of $250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

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Name of Official: N/A Position: _____

Description of Contribution: N/A Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: [signature] Date: 2-24-26

DISCLOSURE FORM

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Name of Applicant or Opponent: J. Alexander Brock - Smith, Gambrell & Russell, LLP

Subject Public Hearing Case: _____

Campaign Contribution Information:

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Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature:  Date: 02/19/2026

DISCLOSURE FORM

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Name of Applicant or Opponent: Dennis J. Webb, Jr. - Smith, Gambrell & Russell, LLP

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of $250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature:  Date: 02/19/2026

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Name of Applicant or Opponent: Kirk R. Fjelstul - Smith, Gambrell & Russell, LLP

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of $250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

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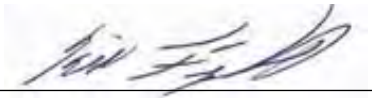
Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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Signature:  Date: 02/19/2026

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Name of Applicant or Opponent: Kathryn M. Zickert - Smith, Gambrell & Russell, LLP

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of $250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: Kathryn M Zickert Date: 02/19/2026

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

BOUNDARY & TOPOGRAPHIC SURVEY
FOR
MAYFIELD DEVELOPMENT SERVICES, LLC
(MAYFIELD ROAD ASSEMBLAGE)
LOCATED IN
LAND LOT 1103, 2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SPECIAL NOTES

1. CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
2. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
3. PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
4. NO CEMETERIES OR BURIAL GROUNDS HAVE BEEN OBSERVED BY TERRAMARK.
5. NO WETLAND DELINEATION MARKINGS HAVE BEEN OBSERVED BY TERRAMARK.
6. NO RECENT EARTH MOVING OR BUILDING CONSTRUCTION HAS BEEN OBSERVED BY TERRAMARK.
7. NO CHANGE IN STREET RIGHTS OF WAY HAVE BEEN MADE AVAILABLE TO TERRAMARK.

SURVEY NOTES

EQUIPMENT USED:
A TRIMBLE "S" SERIES TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.

A TRIMBLE R-12 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY.

CLOSURE STATEMENT:
THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 944,595 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAD A CLOSURE OF ONE FOOT IN 138,014 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE) NAD83.

ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES. MEASURING UNITS OF THIS SURVEY ARE IN U.S. SURVEY FEET.

CONTOURS ARE SHOWN AT ONE FOOT INTERVALS, ELEVATIONS ARE BASED ON RTK GLOBAL POSITIONING SYSTEMS OBSERVATION AND ARE RELATIVE TO NAVD 88 DATUM.

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON DECEMBER 12, 2025.

DUE TO VARIANCES IN GPS EQUIPMENT, TECHNIQUES, FEDERAL ADJUSTMENTS TO STATE PLANE MODELS AND DAILY CONDITIONS IMPACTING GPS RECEPTIVITY, GPS SOLUTIONS MAY VARY FROM THOSE PROVIDED ON THIS SURVEY BOTH HORIZONTALLY AND VERTICALLY. ANY AND ALL CONTRACTORS, CONSULTANTS, INDIVIDUALS OR ENTITIES RELYING ON STATE PLANE COORDINATES TO RELATE TO DATA PROVIDED ON THIS SURVEY MUST LOCALIZE TO THE SURVEY CONTROL, BENCHMARKS OR PROPERTY MONUMENTATION, ESTABLISHED BY THIS SURVEY IN ORDER TO ENSURE ACCURACY OF DATA. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR ISSUES ENCOUNTERED DUE TO FAILURE TO LOCALIZE DIRECTLY TO THIS SURVEY DATUM.

INFORMATION REGARDING SIZE, LOCATION, AND SPECIES OF EXISTING TREES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE SIZE AND SPECIES OF THE SAID TREES WITHOUT VERIFICATION FROM THE DESIGNATED ARBORIST BY THE LOCAL REGULATORY AUTHORITY. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON EXCEPT BY APPROVAL OF SAID AUTHORITY.

THIS SURVEY MAY NOT REPRESENT OFFSITE PAINT STRIPING TO THE ACCURACY REQUIRED FOR LANE DESIGN. TERRAMARK LOCATES THE EDGE OF PAVING AND CRITICAL POINTS TO REFLECT ACCURATE TOPOGRAPHIC DATA ONLY. ACCURACY OF PAINT LOCATIONS SHOULD BE VERIFIED WITH SURVEYOR PRIOR TO USING THIS SURVEY FOR DESIGN.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY TO THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

INFORMATION REGARDING STORM SEWER AND SANITARY SEWER AS SHOWN HEREON, IS BASED ON OBSERVATIONS TAKEN BY TERRAMARK EMPLOYEES AT THE GROUND ELEVATION OF THE EXISTING STRUCTURE. TERRAMARK EMPLOYEES ARE NOT AUTHORIZED TO ENTER A CONFINED SPACE SUCH AS A STRUCTURE. THEREFORE, THERE IS NO CERTAINTY OF THE PIPE SIZES AND PIPE MATERIAL THAT ARE SHOWN ON THIS SURVEY. EXCAVATION BY A CERTIFIED CONTRACTOR IS THE ONLY WAY TO VERIFY PIPE SIZE AND MATERIAL. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE PIPE INFORMATION SHOWN HEREON.

TERRAMARK LAND SURVEYING, INC. WAS UNABLE TO DETERMINE THE EXTENT OF PIPES MARKED AS APPROXIMATE DIRECTION ONLY. AFORESAID PIPE IS DRAWN ON THE SURVEY TO REFLECT THE OBSERVED DIRECTION BASED UPON A VISUAL INSPECTION OF THE STRUCTURE ONLY AND IS SHOWN FOR INFORMATIONAL PURPOSES.

STATE WATERS AND BUFFERS AS SHOWN OR NOT SHOWN HEREON ARE SUBJECT TO REVIEW BY LOCAL JURISDICTION OFFICIALS. IT IS THE RESPONSIBILITY OF THE LOCAL AUTHORITY TO DETERMINE SPECIFIC WATER CLASSIFICATION, THEREFORE TERRAMARK LAND SURVEYING ACCEPTS NO RESPONSIBILITY IN THE IDENTIFICATION OF SAID WATERS OR BUFFERS IDENTIFIED OR NOT IDENTIFIED HEREON.

PROPERTY IS SUBJECT TO RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATER OF CREEKS AND BRANCHES CROSSING OR ADJOINING SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON, THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

REFERENCE MATERIAL

1. FINAL SUBDIVISION PLAT OF UNIT THREE, ALPHARETTA ESTATES, INC. DATED SEPTEMBER 29, 1972
2. FINAL PLAT OF CRABAPPLE ON MAYFIELD, UNIT TWO DATED JUNE 11, 1975 AND RECORDED IN PB. 105 PG, 16 AMONG THE LAND RECORDS OF FULTON COUNTY, GEORGIA.
3. FINAL PLAT OF CRABAPPLE TRACE, UNIT ONE DATED MARCH 10, 1973
4. SURVEY FOR JAMES WUNDER PREPARED BY MCCLUNG SURVEYING & DATED OCTOBER 16, 2019
5. DEEDS AND PLATS SHOWN HEREON

SITE MAP

PICTURE LOCATION AND DIRECTION



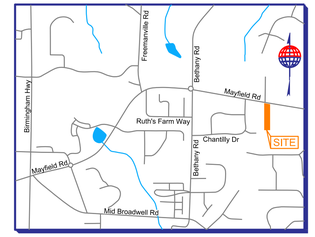
AERIAL IMAGE PROVIDED BY GOOGLE EARTH
IMAGERY DATED NOVEMBER 17, 2025


PHOTO #1


PHOTO #2


PHOTO #3


PHOTO #4



LOCATION MAP

NOT TO SCALE
LAT - 34°05'41.01"N
LONG - 84°19'11.83"W

UTILITY NOTES

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

RHD SERVICES
PO BOX 813399
SMYRNA, GA 30081
PHONE: 404-874-8585
RHDSERVICES.COM

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER, AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY RHD SERVICES, UTILIZING RADIO FREQUENCY TECHNIQUE AND IN ACCORDANCE TO LEVEL "B" UTILITY LOCATION CRITERIA. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON- METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN- SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT ARE NOT SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

UTILITY PROVIDERS

GAS
ATLANTA GAS LIGHT
470-248-6482

POWER
GEORGIA POWER
404-506-6539

WATER
FULTON COUNTY
404-612-4248

COMMUNICATION
AT&T
706-763-9207

COMCAST
678-709-7112

CROWN CASTLE
800-654-3110

TITLE NOTES

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF FULTON COUNTY, GEORGIA (PANEL NUMBERS 13121C0052G & 13121C0054F), DATED 6/19/2020 & 9/18/2013; NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN ON THIS SURVEY.

SUBJECT PROPERTY HAS ACCESS TO THE PUBLIC RIGHT OF WAY OF MAYFIELD ROAD.

SITE INFORMATION

CURRENT OWNER: EMILY H. GARMON
DB. 4578 PG. 67 & DB. 7515 PG. 196

TAX PARCEL ID # 22 448011030405

ADDRESS: 1425 MAYFIELD ROAD

ZONING: AG (AGRICULTURE)
JURISDICTION: CITY OF ALPHARETTA

SETBACKS:
FRONT - 65 FEET
SIDE - 25 FEET
REAR - 50 FEET

SURVEYOR'S CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED No. 2928 LAND SURVEYOR PAUL B. CANNON

PAUL B. CANNON, RLS
REGISTERED NUMBER: 2928

TerraMark Land Surveying, Inc.
1396 Bells Ferry Road
Marietta, Georgia 30066
Phone No. (770) 421-1927
www.TerraMark.com
C. O. A.# LSF000610
TerraMark Geospatial

No	Revision	Date
#1		
#2		
#3		
#4		
#5		
#6		
#7		
#8		

Project No.	2025-290
Survey Crew:	NG
Drawn By:	AT
Approved By:	PBC
Date:	12/23/2025
Scale:	1"=40'

S: SURVEY\ 2025\ 2025-290\ DGN\ 2025-290.DGN

BOUNDARY & TOPOGRAPHIC SURVEY
FOR
MAYFIELD DEVELOPMENT SERVICES, LLC
(MAYFIELD ROAD ASSEMBLAGE)
LOCATED IN
LAND LOT 1103, 2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SHEET NO.
1/2
DRAWING# TM 25-290

JOB NUMBER 2025-290 PLOT SIZE 24 X 36

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



BENCHMARK 1



BENCHMARK 2

SITE AREA

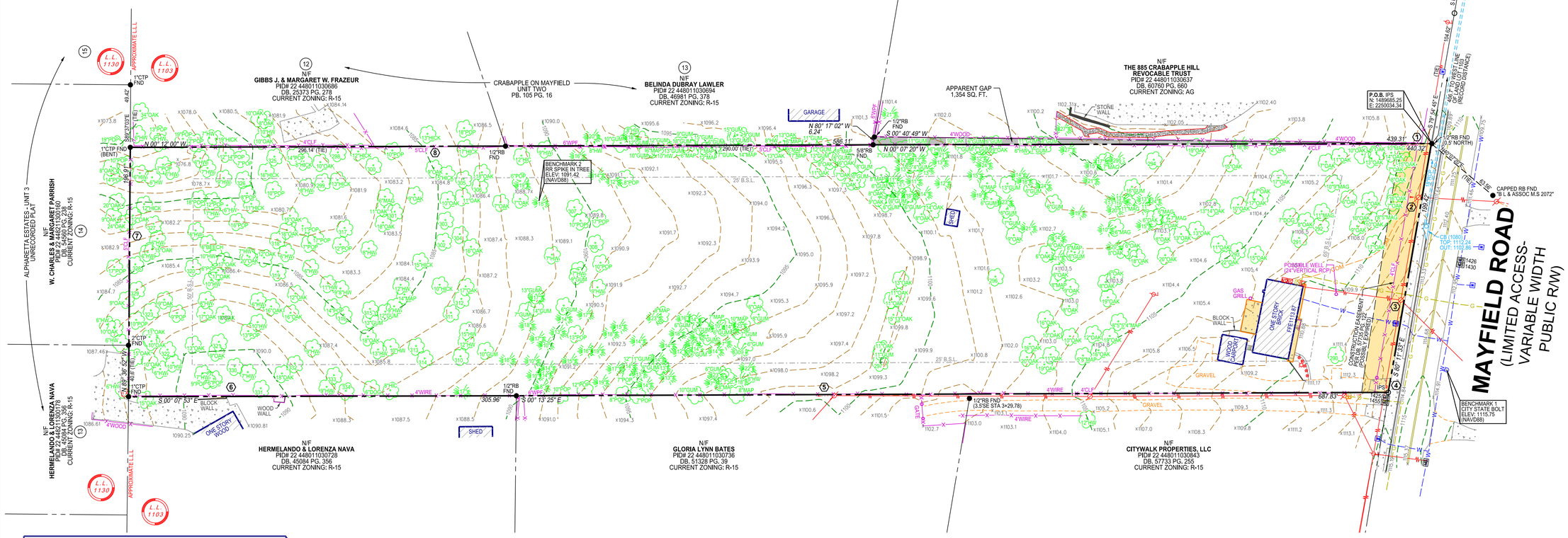
198,979 SQ.FT.
OR
4.5679 AC.

AREAS OF INTEREST TABLE

(#) AREA OF INTEREST

1. ELECTRIC LINE CROSSES PROPERTY LINE
2. ELECTRIC LINE, GUY WIRES, & POWER POLE CROSS PROPERTY LINE
3. ELECTRIC LINE, GUY WIRES, & POWER POLE CROSS PROPERTY LINE
4. ELECTRIC LINE CROSSES PROPERTY LINE
5. FENCE MEANDERS ALONG PROPERTY LINE
6. WALL CROSSES PROPERTY LINE
7. FENCE MEANDERS ALONG PROPERTY LINE
8. FENCE MEANDERS ALONG PROPERTY LINE

GRID (GA. WEST ZONE-NAD83)



ABBREVIATIONS

A	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC,	ACRE	N/F	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTP	OPEN TOP PIPE
BSL	BUILDING SETBACK LINE	PB,	PLAT BOOK
BW	BARBWIRE	PG,	PAGE
CH	CHORD LENGTH	POB	POINT OF BEGINNING
CLF	CHAIN LINK FENCE	POC	POINT OF COMMENCEMENT
CMF	CONCRETE MONUMENT FOUND	R	RADIUS LENGTH
CMP	CORRUGATED METAL PIPE	R/W	RIGHT OF WAY
CONC.	CONCRETE	R/W MON	RIGHT OF WAY MONUMENT
CTP	CRIMP TOP PIPE	RB	REBAR
DB.	DEED BOOK	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	SDE	STORM DRAINAGE EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	SQ, FT,	SQUARE FEET
FND	FOUND	SSE	SANITARY SEWER EASEMENT
HDPE	HIGH DENSITY POLYETHYLENE PIPE	WPF	WOOD PRIVACY FENCE
IPF	IRON PIN FOUND		

TREE LEGEND (ABBREVIATIONS)

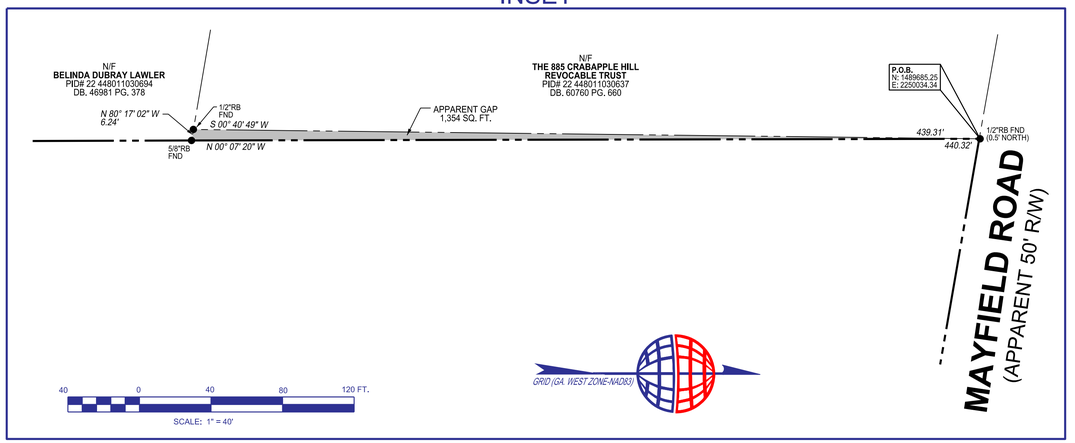
DECIDUOUS (TREE)	BIR	BIRCH	HLY	HOLLY
	BCH	BEECH	HW	HARDWOOD
	CM	CRAPE MYRTLE	MAG	MAGNOLIA
TAGGED TREE	CHY	CHERRY	MAP	MAPLE
	CYP	CYPRESS	OAK	OAK
	FIR	FIR	ORN	ORNAMENTAL
	GINGKO	GINGKO	PEAR	PEAR
CONIFEROUS (TREE)	GUM	SWEET GUM	POP	POPLAR
	HIC	HICKORY	SYC	SYCAMORE

40 0 40 80 120 FT.
SCALE: 1" = 40'

LEGEND

- CURB AND GUTTER (C&G)
- FENCE
- HANDRAIL
- STORM DRAIN LINE
- SANITARY SEWER
- WATER LINE
- GAS LINE
- UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- UNDERGROUND COMMUNICATION
- TOPOGRAPHIC CONTOUR
- PROPERTY LINE
- CATCH BASIN (DWCB)
- CATCH BASIN (SWCB)
- DROP INLET (DI)
- JUNCTION BOX (JB)
- HEAD WALL (HW)
- CURB INLET (CI)
- FLARED END SECTION (FES)
- OUTLET CONTROL STRUCTURE
- YARD DRAIN INLET
- SS MANHOLE (MH)
- CLEAN OUT (CO)
- IRRIGATION CONTROL VALVE (ICV)
- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- WATER METER (WM)
- FIRE DEPT. CONNECTION (FDC)
- WATER VALVE MARKER
- TRANSFORMER BOX (TX)
- AIR CONDITIONER (AC)
- ELECTRIC METER (EM)
- ELECTRIC UTILITY
- GREASE TRAP (GT)
- LIGHT POLE (LP)
- POWER POLE WITH LIGHT
- POWER POLE (PP)
- UTILITY MANHOLE (UM)
- SPOTLIGHT
- GAS METER (GM)
- GAS VALVE (GV)
- TELEPHONE PEDESTAL
- COMMUNICATION BOX
- TRAFFIC SIGNAL
- BOLLARD (BO)
- MAIL BOX
- SIGN
- CROSSWALK SIGNAL
- x 000.00 SPOT ELEVATION
- CONCRETE AREA
- OVERHANG AREA
- RIP-RAP AREA
- BRICK AREA
- TREELINE

INSET



JOB NUMBER 2025-290 PLOT SIZE 24 X 36

GEORGIA REGISTERED No. 2928 LAND SURVEYOR PAUL B. CANNON

Phone No. (770) 421-1927
www.TerraMark.com
C. O. A.# LSF000610

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TerraMark Geospatial

No	Revision	Date
#1		
#2		
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Project No.	2025-290
Survey Crew:	NS
Drawn By:	AT
Approved By:	PBC
Date:	12/23/2025
Scale:	1"=40'

S. SURVEY 2025-290 2025-290 DGN

BOUNDARY & TOPOGRAPHIC SURVEY
FOR
MAYFIELD DEVELOPMENT SERVICES, LLC
(MAYFIELD ROAD ASSEMBLAGE)
LOCATED IN
LAND LOT 1103, 2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SHEET NO.
2/2
DRAWING# TM 25-290

Property Description
1425 Mayfield Road

Being all that tract or parcel of land lying and being in Land Lot 1103 of the 2nd District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a point located on the southerly right-of-way line of Mayfield Road (being a variable width public right-of-way) which point is located 406.7 feet (record distance) along the aforesaid right-of-way line of Mayfield Road east of the intersection of the southerly right-of-way line of Mayfield Road and the apparent west line of Land Lot 1103, 2nd District, 2nd Section, Fulton County, Georgia.

Thence, from said **POINT OF BEGINNING** as thus established and running with the aforesaid right-of-way line of Mayfield Road

1. South 80° 11' 33" East, 199.42 feet to an iron pin set; thence, leaving the aforesaid right-of-way line of Mayfield Road
2. South 00° 13' 25" East, 687.83 feet to a 1/2 inch rebar found; thence,
3. South 00° 07' 53" East, 305.96 feet to a 1 inch crimp top pipe found on the apparent Land Lot Line common to Land Lots 1103 and 1130, 2nd District, 2nd Section, Fulton County, Georgia; thence, running with the said Land Lot Line common to Land Lots 1103 and 1130
4. North 89° 36' 52" West, 196.91 feet to a 1 inch crimp top pipe found (disturbed); thence, leaving the aforesaid Land Lot Line common to Land Lots 1103 and 1130
5. North 00° 12' 00" West, 586.11 feet to a 5/8 inch rebar found; thence,
6. North 00° 07' 20" West, 440.32 feet to the POINT OF BEGINNING to the **POINT OF BEGINNING**, containing 198,979 square feet or 4.5679 acres of land, more or less.

The above described property is subject to all rights-of-way and easements, recorded and unrecorded.

1105 W. Peachtree St. N.E.
Suite 1000
Atlanta, Georgia 30309-9813
Tel: 404-815-3500
www.sgrlaw.com

J. Alexander Brock
Direct Tel: 404-815-3603
jabrock@sgrlaw.com

April 6, 2026

Ms. Kathi Cook, Director
Community Development
City of Alpharetta, Georgia
2 Park Plaza
Alpharetta, Georgia 30009

Re: Application of Mayfield Development Services, LLC for ±4.5674 acres of land located at 1425 Mayfield Road (Tax Parcel 22 448011030405) to rezone from AG (Agricultural) to R-22 (Dwelling, "For-Sale", Detached Residential); and to secure two (2) variances from Sections 2.2.5.D and 3.5.2.A of the City of Alpharetta Unified Development Code.

Dear Ms. Cook:

Please accept this correspondence as the Letter of Intent of my client, Mayfield Development Services, LLC ("Mayfield" and/or "Applicant"), in support of the above-referenced applications.

Mayfield proposes to develop a high-quality residential subdivision consisting of six (6) for-sale, single-family detached homes ("Proposed Development") on a ±4.5674-acre tract of land located at 1425 Mayfield Road (Tax Parcel 22 448011030405) (the "Subject Property"). Each home will be located on an individual 22,000-square foot, or larger, fee-simple lot with a resulting overall density of ±1.31 units per acre. The site plan titled Mayfield Road Tract Zoning Plan by Kimley-Horn Associates, dated March 18, 2026, ("Site Plan") more particularly details the layout of the proposed subdivision. The project is designed to maintain a coherent suburban neighborhood character consistent with the surrounding area's established single-family development.

The Subject Property is currently zoned AG (Agricultural) in accordance with the City of Alpharetta Zoning Map and presently designated "Very Low Density Residential (VLDR)" on the City's Horizon 2040 Comprehensive Plan ("Comp Plan") Future Land Use Map. The majority of the surrounding zoning districts, however, are R-15 (Dwelling, "For-Sale", Detached Residential), including the lots immediately adjacent to the Subject Property. The proposed

detached homes at the stated density are consistent with low-density suburban development patterns in the area. In addition, the proposed R-22 zoning is consistent with other rezonings recently approved by the City of Alpharetta. As an example, the property located at 1580 Mayfield Road was rezoned in 2023 (Rezoning Z-23-01) from AG to R-22 to allow for the development of five (5) single family homes, known as Mayfield Estates. The 1580 Mayfield Road request is similar to the Applicant's current request, and the Mayfield Estates development is similar in scale and at a density of 0.88 units per acre. In order for the Subject Property to be developed in a manner that is commensurate with the existing and recent development in the area, it too will require rezoning to an appropriate R-22 district.

The proposed R-22 district is also aligned with the VLDR land use in the Comp Plan. The Comp Plan notes that the R-22 district is appropriate for the VLDR land use.[1] Moreover, the Comp Plan notes the VLDR land use is appropriate for for-sale dwellings on minimum 22,000 square foot lots with a maximum density of less than 2 units per acre.[2] The Applicant's proposal for for-sale single family dwellings at a density of ±1.31 units per acre is commensurate with the Comp Plan's vision for development within the VLDR land use.

Mayfield's Proposed Development will consist of six (6) upscale single-family residences located on a single street with a 10-foot landscape strip on either side. To preserve greenspace, the development will incorporate underground stormwater detention. The development will also incorporate a 10-foot planted landscape buffer along its western, eastern and southern property lines, which abut adjacent AG and R-15 zoned properties. Although the surrounding properties are primarily zoned R-15, a more intense zoning than that proposed, the Applicant intends to mitigate potential impacts, if any, from the development. The intent is to provide a development that will infuse upscale housing to meet the area's demands at a scale commensurate with other development in the area, including the Mayfield Estates development located just east of the Subject Property.

These improvements require the following approvals:

1. Rezoning of the Property from AG (Agricultural) to R-22 (Detached Single-Family Residential).

2. Two concurrent variances from the City of Alpharetta Unified Development Code requirements occasioned by factors peculiar to the Subject Property:

    a. Alpharetta UDC § 2.2.5.D – Reduce the side corner setback along Mayfield Road from 65 feet to 50 feet

[1] *See the City of Alpharetta Horizon 2040 Horizon 2040 Comprehensive Plan, pg. 58.*
[2] *Id.*

b. Alpharetta UDC § 3.5.2.A – A variance to the City Design Standards to reduce the street section from 50-feet to a 24-foot-wide drive and 44-foot-wide utility easement.

A. Existing Conditions and Surrounding Area

The Subject Property is a ±4.57-acre tract along Mayfield Road and is situated between R-15 and AG zoned parcels to the west and south and individual R-15 lots to the east. The site currently contains a single-family residence and associated improvements, with remaining areas consisting of open field and/or wooded land. Surrounding properties are predominantly single-family residential in character, including a mix of medium-lot homes and established subdivisions. The proposed R-22 rezoning and six-lot subdivision are compatible with this surrounding residential context and will provide an appropriate addition to the existing lot patterns along the Mayfield Road corridor.

B. Project Description and Design

As noted in the paragraphs above, the Proposed Development consists of six (6) detached single-family homes. The subdivision is designed to maintain a coherent development through thoughtful lot orientation, landscaping, and internal circulation. As reflected on the Site Plan, anticipated setbacks are front: 35 feet; rear: 25 feet; and side: 10 feet. The requested corner side setback variance (from 65 feet to 50 feet) applies to the entrance/corner lot where the home's side faces Mayfield Road. This relief is necessary due to the proposed lot's double frontage and the need to position homes in an orderly, cohesive pattern. Access to the community will be provided by a single private drive from Mayfield Road. The internal drive is proposed at 24 feet in width, which is sufficient for two-way traffic and emergency access, while minimizing impervious surface and stormwater impacts. The entrance will be landscaped and gated as depicted on the Site Plan. The development will also have a communal green area to be landscaped and maintained as open space for the residents.

Stormwater will be managed on-site in a proposed underground detention facility that will ensure that post-development runoff does not exceed pre-development conditions. In addition, the underground design will leave an area for a communal green space above.

C. Trip Generation

The Proposed Development will not overly burden existing streets or transportation facilities. The Applicant has submitted a Trip Generation Memorandum along with this application detailing the anticipated number of trips. The Trip Generation Memorandum states that the six homes are expected to generate a net[3] of ±3.75 trips during the AM weekday peak hour, ±5.0 trips during the PM weekday peak hour, and ±47.60 total trips on a weekday. The

[3] The trips generated by the existing single-family home are already accommodated on the adjacent roadways and were deducted from the proposed trips for a net total.

Proposed Development will be accessed from Mayfield Road, which is classified as a Major Collector per the Georgia Department of Transportation (GDOT) State Functional Classification Map. This type of roadway is intended to carry a higher volume of traffic, and the Applicant is unaware of any capacity issues with that roadway. As an example, there are approximately 7,140 trips on Mayfield Road.[4] Thus, the Proposed Development's anticipated daily trips will only constitute ±0.67% of the overall trips on Mayfield Road. Accordingly, Mayfield Road is anticipated to easily accommodate the minor amount of traffic generated by the proposed project.

D. Schools

The school-age children living in the residences will attend Alpharetta Elementary School; Northwestern Middle School; and Milton High School. Alpharetta Elementary is listed as under capacity. Northwestern Middle School and Milton High School are currently over capacity, but enrollment is expected to decline at a rate such that both schools will be under capacity by 2029 shortly after the anticipated development of the property.[5] Regardless, the small number of homes will not generate a large amount of students, thus the Proposed Development is not anticipated to negatively impact local schools.

E. Standards for Zoning Map Amendment (Rezoning)

Unified Development Code Section 4.2.3 Standards for Zoning Changes approval provides the following criteria for consideration when evaluating a request for a change in zoning district:

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

Response: The requested R-22 zoning permits a use that is suitable in view of the adjacent and nearby land uses, which are predominantly single-family residential. The current AG zoning is not reflective of the area's suburban residential context and limits the property's reasonable use. The proposed rezoning will allow a use that is consistent with the surrounding development that exists today.

b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Response: The Proposed Development is compatible with adjacent and nearby properties and appropriate buffering, setbacks, and a consolidated access point will further promote compatibility.

[4] Trip information gathered from the Georgia Department of Transportation's Traffic Station 121-0922 located on Mayfield Road east of Harrington Drive.
[5] *See Fulton County Schools Historical and Projected Enrollment 2021-2029.*

c. Whether the zoning proposal will adversely affect the natural environment.

Response: The current AG zoning is not reflective of the area's suburban residential context and limits the property's reasonable use. Rezoning will allow a compatible and practical residential use.

d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

Response: The AG district is a remnant from a time when the area was largely rural and characterized by larger estate-sized home lots and/or farm steads. The Subject Property's current AG zoning limits its development to certain agricultural uses and residential on lots of at least 5-acres and is out of sync with development in the area today. In fact, the ±4.5674-acre Subject Property is currently nonconforming in regard to the AG district's minimum lot size. The existing home on the Subject Property was constructed in 1950[6] and in the past 76 years the area has experienced tremendous residential growth. Indeed, the area's growth has been largely in the form of residential subdivisions, which are zoned R-15 and R-22. The Proposed Development is a continuation of this trend, and the R-22 zoning will allow a development that is commensurate with what exists in the area today while remaining consistent with the relevant Comp Plan designation.

e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The Applicant does not anticipate the proposed homes creating an excessive burden on roadways or schools, as outlined in Paragraphs C and D of this Letter of Intent above, or on other public services. As far as utilities are concerned, the Subject Property will have access to water and sewer.

f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

Response: The Subject Property's current AG district is out of step with development trends in the area and prevents its practical redevelopment. Both the Comp Plan and the evolving suburban context support the requested rezoning and associated relief.

g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

[6] The age of the home was obtained from the Fulton County Board of Assessors Property Tax information.

Response: Yes. The request to rezone the property to allow the single-family home development reflects a reasonable balance, particularly the included design features and landscaped buffers that help the development blend with the surrounding uses.

h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

Response: See response to (d) above.

i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

Response: The requested rezoning is consistent with the Horizon 2040 Comprehensive Plan and the VLDR land use.

F. Variance Review Criteria

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states "…a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

(1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; or

Response: The Subject Property's long and narrow shape requires a compact and orderly lot configuration to maintain a coherent neighborhood layout. The UDC's required 65-foot side corner setback along Mayfield Road would render Lot 1 unbuildable with no gain to the public. The requested 50-foot setback remains substantial and is consistent with typical front-yard setbacks in similar suburban contexts, as well as the front-yard setbacks within the remainder of the Proposed Development. In addition, the development's 24-foot-wide private drive/access easement and 44-foot-wide utility easement provide safe two-way travel and emergency access while reducing impervious surface and limiting disturbance. The full 55-foot typical street width would prevent any practical redevelopment of the Subject Property. This is similar to other variances that have been granted in the area including: V-23-03 which granted a reduction from 50-feet to 44-feet for the residential development at 1580 Mayfield Road.

(2) The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

Response: The particular features associated with the property, including its long narrow shape, limit its development for any practical purpose. A reduction in the side-corner setback, along with minor adjustments to the roadway design, provides a more reasonable developable land area on the subject site.

(3) There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned; or

Response: As noted in the responses above, the long, narrow shape affects the Subject Property's ability to be reasonably developed.

(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances.

Response: Relief would not cause substantial detriment to the public good. The site constraints, with relief, will allow a development that efficiently uses the land and meets the intent of the Zoning Code and is harmonious with the surrounding development.

G. Proposed Zoning Conditions

The Applicant offers the following proposed conditions:

1) The property shall be developed substantially in accordance with the submitted Site Plan, subject to refinement during final engineering and permitting.

2) The development shall be limited to a maximum of six (6) single-family detached lots.

3) All utilities serving the development shall be placed underground where feasible and required by the City.

4) Landscaping shall be installed along Mayfield Road and around the entrance to enhance neighborhood character and provide appropriate buffering.

H. Preservation of Constitutional Rights

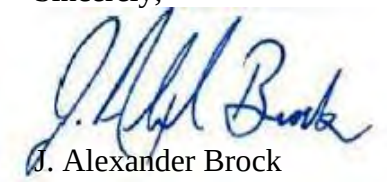
It is the position of the Applicant that the Alpharetta Zoning Ordinance, in limiting the property to the uses allowed in the current zoning district is unconstitutional in that it destroys the marketability of the property and renders the property economically unfeasible, and such zoning therefore constitutes a taking of property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the Constitution of the United States, as well as Article 1, Section 1, Paragraph 1; Article 1, Section 3, Paragraph 1(a); and Article 3, Section 6, Paragraph 2 of the Constitution of the State of Georgia (1983). To zone this property with any intervening conditions less than requested would be unconstitutional, would render the property unusable and would constitute the taking of Applicant's property without just and adequate compensation and without due process of law in violation of the provisions of the United States and Georgia Constitutions cited in this paragraph. The same effect would occur by imposing conditions in restraint of trade, or onerous,

burdensome, unconstitutional, or unnecessary conditions on the property. The denial of this request would bear no reasonable relation to the health, safety, morals or welfare of the public.

CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the City of Alpharetta approve the requested rezoning to R-22 and the two (2) variances as submitted. The Applicant looks forward to working with City Staff, the Planning Commission, and the City Council to develop an excellent project.

Sincerely,



J. Alexander Brock
Attorney

JAB

SGR/81892950.1

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: 1425 Mayfield Road

Contact Name: J. Alexander Brock - Smith, Gambrell & Russell, LLP Telephone: 404-815-3603

The following people will be notified of this application and provided information describing the subject proposal. All properties within 500' or adjoining properties and the HOA MUST be notified. Notification requirements to be established by the City. Attach mailing list, as needed.

See Attached

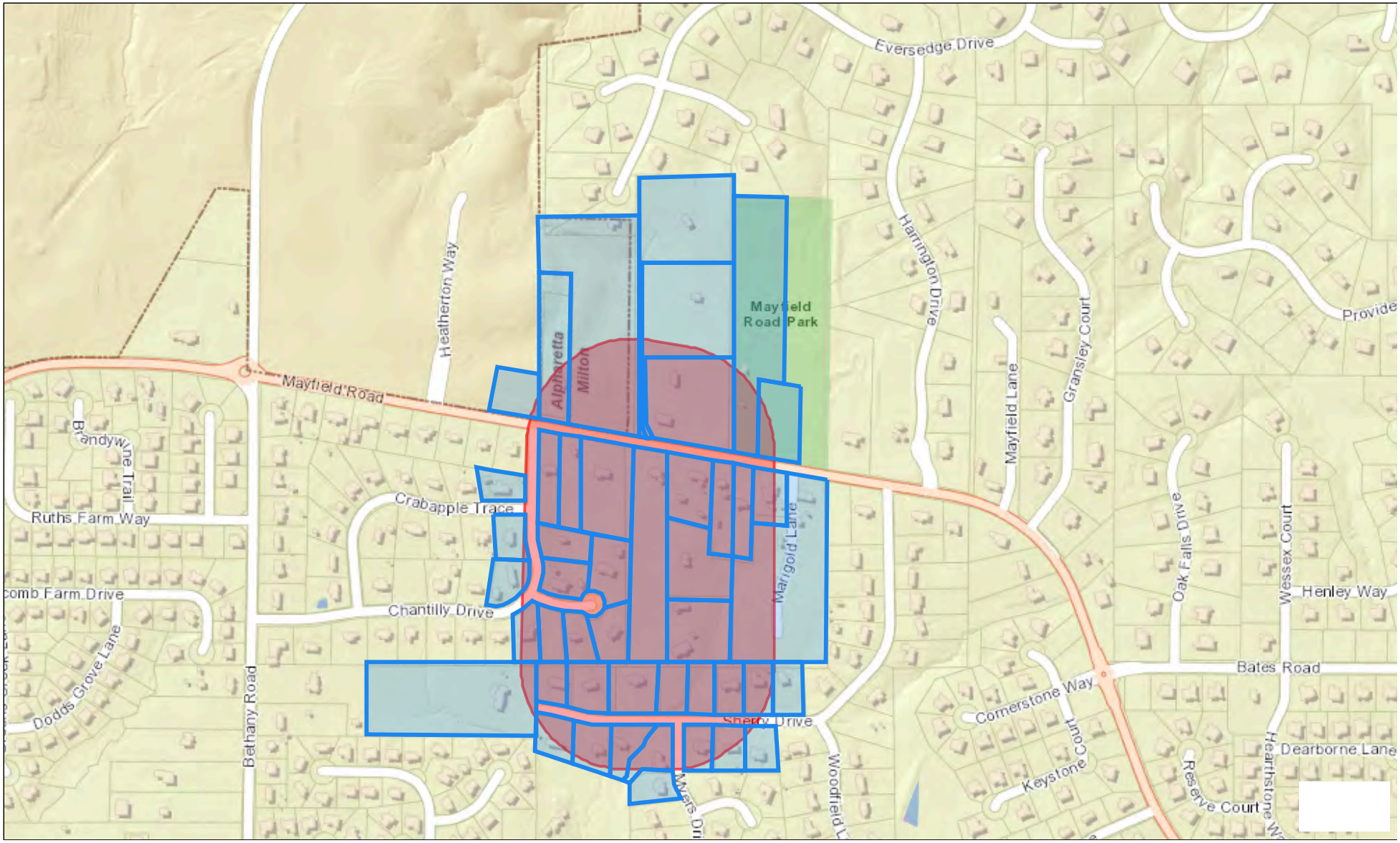
Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [x] Email
- [ ] Other *(Please Specify)*

jabrock@sgrlaw.com

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

See Attached


Eversedge Drive
Heatherton Way
Alpharetta
Milton
Mayfield Road Park
Harrington Drive
Mayfield Lane
Gransley Court
Provide
Mayfield Road
Brandywine Trail
Ruths Farm Way
Crabapple Trace
Marigold Lane
Oak Falls Drive
Wessex Court
Henley Way
comb Farm Drive
Chantilly Drive
Dodds Grove Lane
Bethany Road
Bates Road
Cornerstone Way
Sheryl Drive
Keystone Court
Reserve Court
Dearborne Lane
Woodfield L

1105 W. Peachtree St. NE, Suite 1000
Atlanta, Georgia 30309-3608
Tel: 404 815-3500
www.sgrlaw.com

J. Alexander Brock
Direct Tel: 404-815-3603
Direct Fax: 404-685-3509
jabrock@sgrlaw.com

March 30, 2026

RE: Mayfield Development Services, LLC – Proposed Development

Dear Neighbor:

Please allow this letter to serve as public notice rezone from AG (Agricultural) to R-22 (Dwelling, "For-Sale", Detached Residential); to secure two (2) variances from Sections 2.2.5.D and 3.5.2.A of the City of Alpharetta Unified Development Code; and to allow a gated community for the property located at: 1425 Mayfield Road, Alpharetta Road, Alpharetta, GA 30009 and is legally described as located in Land Lot 1103, 2nd District, 2nd Section, Fulton County, Georgia.

There will be discussion of this item at a Community Zoning Information Meeting on Wednesday, April 8, 2026 at 6:00pm, located in the Multi-Purpose Room at Alpharetta City Hall and online via Zoom. This item will also be considered by the Planning Commission on Thursday, May 7, 2026 at 6:30 PM and by City Council on Monday, May 18, 2026 at 6:30 PM. The meeting(s) will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at 404-815-3603 or jabrock@sgrlaw.com.

Sincerely,

J. Alexander Brock
Attorney
Smith, Gambrell & Russell, LLP

Parcel ID	Name	Address 1	Address 2
22 448211300319	SMITH DIANE H	100 MYERS DR	ALPHARETTA GA 30009
22 432111020268	REALE MICHAEL V & CHARLOTTE D	1065 CHANTILLY DR	ALPHARETTA GA 30004-1013
22 448011030660	DANIEL & GALE MC FARLAND LIVING TRUST THE	1070 CHANTILLY DR	ALPHARETTA GA 30004
22 432111020250	DANIEL & GALE MC FARLAND LIVING TRUST THE	1070 CHANTILLY DR	ALPHARETTA GA 30004
22 448011030876	FORGAS ANGEL HASBUN & ARGENAL MARIANELA RIVERA	1080 CHANTILLY DR	ALPHARETTA GA 30004
22 448011031205	SHANE & KAYLENE MANGRUM FAMILY REVOCABLE TRUST THE	1090 CHANTILLY DR	ALPHARETTA GA 30004
22 432111020367	SIBERT WILLIAM E	1090 CRABAPPLE TRACE	ALPHARETTA GA 30004
22 432111020359	ALCALA RONALD E	1095 CHANTILLY DR	ALPHARETTA GA 30004
22 448211300301	BANNER JASON LOUIS	110 MEYRS DR	ALPHARETTA GA 30009
22 448211300129	CORYELL BRADLEY M & CORYELL ASHLEY R	1275 SHERRY DR	ALPHARETTA GA 30009
22 448211300202	CHATHAM NANCY & EARL A	1285 SHERRY DR	ALPHARETTA GA 30004
22 448211300210	ESTES JOSEPH E JR & NELL T	1290 SHERRY DR	ALPHARETTA GA 30004-1140
22 448211300194	DORRIS JOHN M JR & DIANE E	1295 SHERRY DR	ALPHARETTA GA 30009
22 448211300277	1310 SHERRY DR LLC	1310 SHERRY DR	ALPHARETTA GA 30009
22 448211300178	NAVA HERMELANDO & LORENZA	1315 SHERRY DR	ALPHARETTA GA 30004
22 448011030728	NAVA HERMELANDO & LORENZA	1315 SHERRY DR	ALPHARETTA GA 30004
22 448211300186	NAVA HERMELANDO & LORENZA	1315 SHERRY DR	ALPHARETTA GA 30004
22 448211300160	PARRISH W CHARLES & MARGARET	1325 SHERRY DR	ALPHARETTA GA 30009
22 448211300335	BURGESS NATHAN STILL	1330 SHERRY DR	ALPHARETTA GA 30004
22 448211300152	VRIES ALE DE & KNOWLES SARAH CANEDY	1335 SHERRY DR	ALPHARETTA GA 30009
22 448211300145	PINKERTON LEBRON A	1345 SHERRY DR	ALPHARETTA GA 30009
22 448211300343	SKLAR LIVIA E & EMERSON ROBERT K	1350 SHERRY DR	ALPHARETTA GA 30009
22 448011030686	FRAZEUR GIBBS J & MARGARET W	1355 BETHANY CT	ALPHARETTA GA 30004
22 432011310330	ROGERS DIANNE J	1355 SHERRY DR	ALPHARETTA GA 30009
22 448011030678	STOREY KENNETH MAURICE & MONICA	1360 BETHANY CT	ALPHARETTA GA 30004
22 448011030454	PENTAKOTA SREENU & RAJARAMAN JAYANTHI	1360 CHELSEY LANE	ALPHARETTA GA 30004
22 448011030694	LAWLER BELINDA DUBRAY	1365 BETHANY CT	ALPHARETTA GA 30004
22 448011030637	885 CRABAPPLE HILL REVOCABLE TRUST THE	1395 MAYFIELD RD	ALPHARETTA GA 30009
22 447010310164	KARAM RATIB A JR & KARAM LINDA H	1400 MAYFIELD RD	ALPHARETTA GA 30009
22 447010580238	KARAM RATIB A JR & LINDA H	1400 MAYFIELD RD	ALPHARETTA GA 30004
22 448011030405	GARMON EMILY H	1425 MAYFIELD RD	ALPHARETTA GA 30009-3121
22 447010580246	HOLCOMBE SONJA S	1426 MAYFIELD RD	ALPHARETTA GA 30004-1122
22 447010580253	HOLCOMBE MILES F & JACQUELYN A	1430 MAYFIELD RD	ALPHARETTA GA 30004-1122
22 448011030025	HOLCOMBE MARY S	1440 MAYFIELD RD	ALPHARETTA GA 30004-1122
22 448011030736	BATES GLORIA LYNN	1455 MAYFIELD RD	ALPHARETTA GA 30009
22 448011030645	HAMBRICK RACHAL & SLAUGHTER SHIRLEY	1473 MAYFIELD RD	ALPHARETTA GA 30009
22 448011030751	BENTON N SHIRLEY	1475 MAYFIELD RD	ALPHARETTA GA 30009
22 448011030769	CALLE OCHO KEY COLONY LLC	1485 MAYFIELD RD	ALPHARETTA GA 30009
22 448011030421	CITYWALK PROPERTIES LLC	1655 EVERSEDGE DR	ALPHARETTA GA 30009
22 448011030843	CITYWALK PROPERTIES LLC	1655 EVERSEDGE DR	ALPHARETTA GA 30009
22 448011030306	CITY OF MILTON GEORGIA THE	2006 HERITAGE WALK	ALPHARETTA GA 30004
22 448011030827	CITY OF ALPHARETTA GEORGIA & THE CITY OF MILTON GEORGIA	2006 HERITAGE WALK	ALPHARETTA GA 30004
22 448011030447	HO MING JU & HSIU YING	2535 CLAIRVIEW ST	ALPHARETTA GA 30009
22 432111020458	MILTON LAND INVEST INC	4080 MCGINNIS FERRY RD BLDG/STE 700 704	ALPHARETTA GA 30005
22 448211300327	VICTOR WARREN PROPERTIES INC	754 LULLWATER RD NE	ATLANTA GA 30307
22 448211300269	WAKE CAPITAL LLC	825 FAIRWAYS CT STE 300	STOCKBRIDGE GA 30281

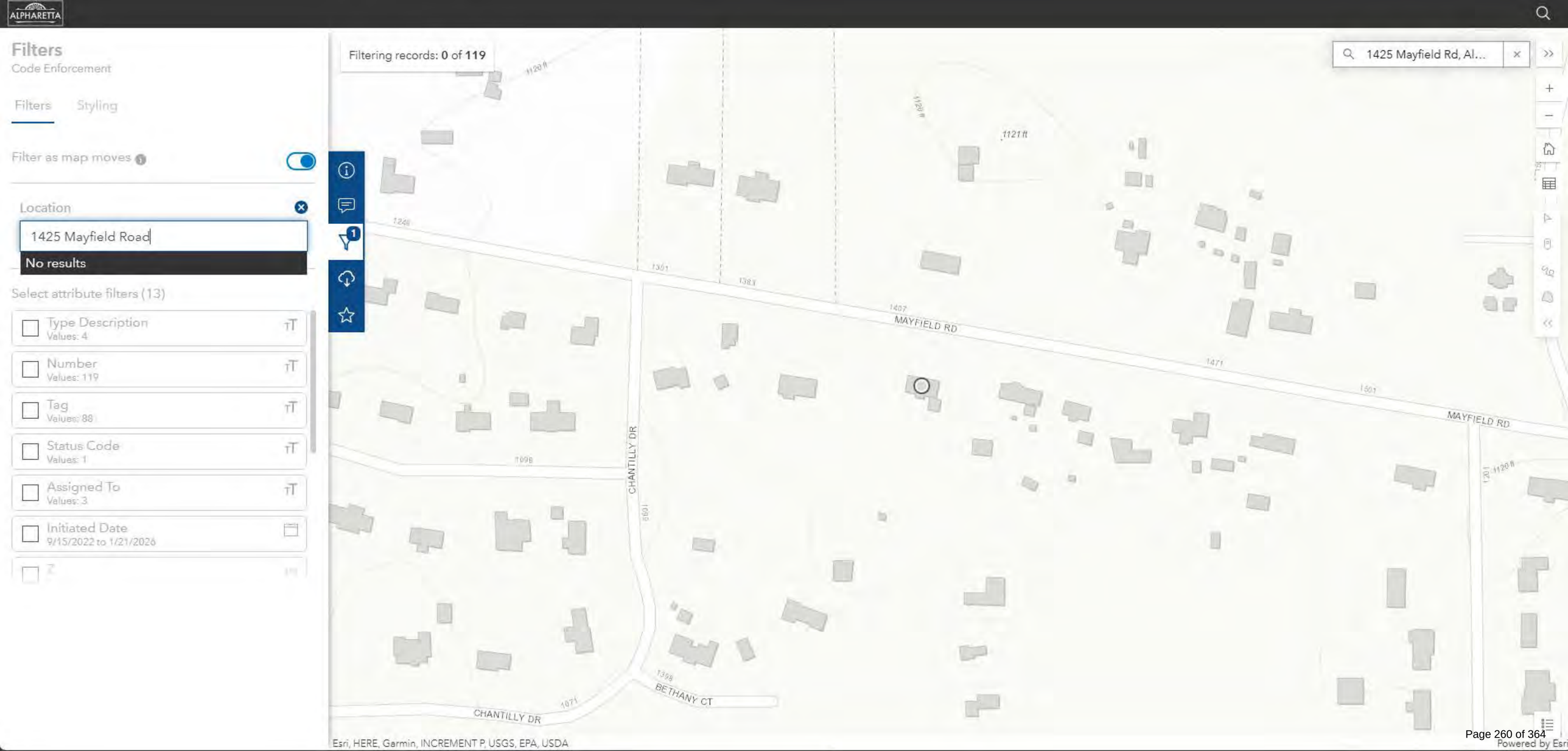
Real Estate

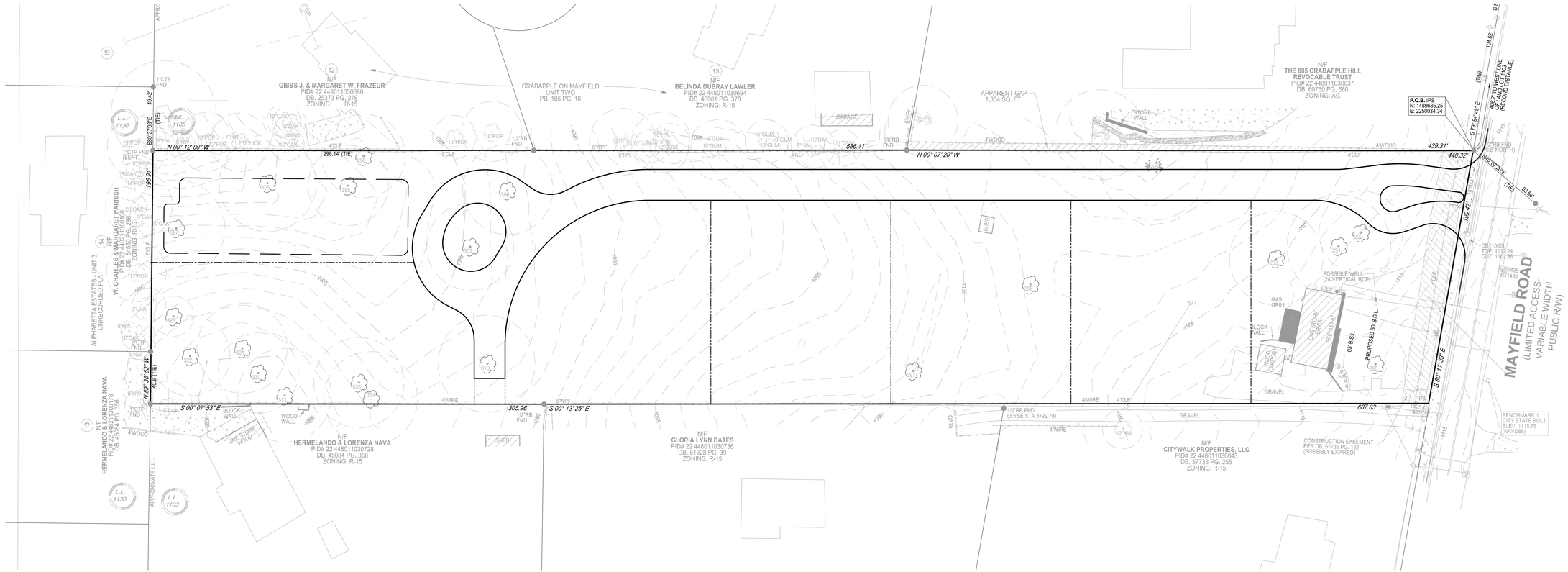
View Bill

As of	2/25/2026
Bill Year	2025
Bill	2515932
Owner	GARMON EMILY H
Parcel ID	22 -4480-1103-040-5

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2025	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL		$0.00	$0.00	$0.00	$0.00	$0.00

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ALPHARETTA
Filters
Code Enforcement
Filters
Styling
Filter as map moves
Location
1425 Mayfield Road
No results
Select attribute filters (13)
Type Description
Values: 4
Number
Values: 119
Tag
Values: 88
Status Code
Values: 1
Assigned To
Values: 3
Initiated Date
9/15/2022 to 1/21/2026
Filtering records: 0 of 119
1425 Mayfield Rd, Al...
MAYFIELD RD
CHANTILLY DR
BETHANY CT
CHANTILLY DR
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA
Powered by Esri



SURVEY NOTES

1. This plan references the survey by TerraMark Land Surveying, Inc. dated 12/23/2025 for Mayfield Development Services for all survey and topographical information
2. Unless otherwise specified, all distances shown are horizontal ground distances.
3. The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 12A.
4. The exterior footprint of all buildings is measured at ground level.
5. By graphic plotting only this property Does Not lie within a 100 year flood hazard zone and is depicted as Zone X as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia.
6. No common observable evidence of cemeteries, burial grounds or isolated gravesites were found during the course of the survey.
7. No observable evidence that the site was used as a solid waste dump, sump or sanitary landfill.
8. The Property has direct vehicular and pedestrian access to Perimeter Center East, a dedicated public right of way, as shown on the survey.
9. No wetland delineation markers were observed at the time of the survey.
10. No observable evidence of earth moving work, building construction or building additions at the time of the survey.
11. No observable evidence or proposed changes in right of way made available to the surveyor.
12. No observable evidence of recent street or sidewalk construction or repairs.
13. There may be underground utilities not shown on this survey.
14. All tree data taken from tree survey done by Brookwood Tree Consulting, Inc. dated December 9, 2025.

1425 Mayfield Rd Tree Assessment

Tag Number	DBH	Species	Common Name	Condition	Notes	Specimen Tree
290	19	Acer palmatum	Japanese maple	Good	Mechanical damage to roots	yes
291	31	Quercus nigra	Water oak	Good		yes
292	25	Quercus nigra	Water oak	Fair	Codominant canopy form	yes
293	28	Quercus nigra	Water oak	Good		yes
295	32	Pinus taeda	Loblolly pine	Good		yes
296	40	Carya illinoinensis	Pecan	Poor	Cavity in trunk; heavily pruned	no
297	27	Quercus nigra	Water oak	Poor	Low split into three codominant trunks with included bark; diameter not representative of canopy size	no
298	25	Quercus alba	White oak	Good		yes
299	24	Quercus alba	White oak	Good	Codominant leaders	yes
302	26	Quercus alba	White oak	Good		yes
306	27	Quercus alba	White oak	Fair	Natural bend in trunk; slight lean in lower trunk	yes
310	29	Quercus falcata	Southern red oak	Good		yes
321	27	Quercus rubra	Northern red oak	Good		yes
322	24	Quercus rubra	Northern red oak	Fair	Codominant canopy form	yes
323	12	Oxydendrum arboreum	Sourwood	Fair	Multi stem – 7/5; suppressed canopy form	yes
326	29	Quercus alba	White oak	Good		yes
327	29	Quercus rubra	Northern red oak	Fair	Low split into two codominant trunks with included bark	yes
330	24	Quercus stellata		Good		yes
331	28	Quercus alba	White oak	Good		yes
333	27	Quercus alba	White oak	Fair	Split into codominant leaders with included bark at 10 feet	yes
334	28	Quercus alba	White oak	Good		yes

SITE DATA:

TOTAL SITE AREA — 4.5679 ACRES

NORTH

GRAPHIC SCALE IN FEET
0 30 40 80

TREE SURVEY

MAYFIELD ROAD TRACT

1425 MAYFIELD ROAD
LAND LOT 1103, DIST 2, SEC 2
CITY OF ALPHARETTA, GEORGIA

GEORGIA REGISTERED LANDSCAPE ARCHITECT EDWARD J. ANDERSON

03/18/2026
SCALE 1" = 40'
JOB # 011536057

2 of 2

MAYFIELD DEVELOPMENT SERVICES
Stephen Bates

Kimley»Horn

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. COPYRIGHT KIMLEY-HORN AND ASSOCIATES, INC. 2026

K:\ALP_PDA_ALP-2026_Project Files\Boundary\011536057-Mayfield Road\Survey\Civil3D\Sheets\011536057-SP1.dwg, TREE SURVEY, Jul 08, 2026 - 4:00pm, By: Jenn Mellor

brookwood
tree consulting, inc

706.202.6516
www.brookwoodtree.com

PO BOX 570186
ATLANTA, GA 30357

December 9, 2025

1425 Mayfield -
Poor Condition Specimen Tree Photos



Tree 296 - Cavity in trunk; heavily pruned



Tree 296 - Cavity in trunk; heavily pruned



Tree 297 - Low split into three codominant trunks with included bark; diameter not representative of canopy size



Tree 297 - Low split into three codominant trunks with included bark; diameter not representative of canopy size



Tree 324 - Trunk wound with decay on upper trunk

TRIP GENERATION

MEMORANDUM

TO: City of Alpharetta

CC: Mayfield Development Services, LLC

FROM: J. Alexander Brock (GA P.E. 031209)

DATE: April 6, 2026

RE: Trip Generation - 1425 Mayfield Road

The Applicant, Mayfield Development Services, LLC, is proposing the development of six (6) for-sale, single-family detached homes on a ±4.5674-acre tract of land located at 1425 Mayfield Road (Tax Parcel 22 448011030405) in the City of Alpharetta. The Subject Property is located on the south side of the Mayfield Road right-of-way approximately 450-feet west of its intersection with Chantilly Drive.

The Applicant used the Institute of Traffic Engineers (ITE) Trip Generation Manual (Twelfth Edition), to calculate vehicular trips for the Proposed Development. The six (6) single family homes (ITE category 210) are expected to generate the following net total of trips[1]:

Prop. Single Fmaily Detached (ITE 210) Net Trips (6 Homes less 1 Existing Home)			
	Units	Rate	Total
Weekday	5	9.09	45.45
AM Peak	5	0.7	3.50
PM Peak	5	0.93	4.65

The Proposed Development will be accessed from Mayfield Road, which is classified as a Major Collector per the Georgia Department of Transportation (GDOT) State Functional Classification Map. This type of roadway is intended to carry a higher volume of traffic, and the Applicant is unaware of any capacity issues with that roadway. As an example, there are approximately 7,140 trips on Mayfield Road[2] and the Proposed Development's anticipated daily trips will only constitute ±0.67% of the overall trips on Mayfield Road. Accordingly, Mayfield Road is anticipated to easily accommodate the minor amount of traffic generated by the proposed project.

[1] The trips generated by the existing single-family home are already accommodated on the adjacent roadways and were deducted from the proposed trips for a net total.

[2] Trip information gathered from the Georgia Department of Transportation's Traffic Station 121-0922 located on Mayfield Road east of Harrington Drive.

























CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Property Taxes & Code Violations Verified

Case #: CUP-26-04 Z-26-04

PH #: Z-26-03 V-26-03 PHA260002

☐

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT • 2 PARK PLAZA • ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Mayfield Development Services, LLC c/o J. Alexander Brock - Smith, Gambrell & Russell, LLP

Telephone: 404-815-3603

Address: 1105 W. Peachtree St NE

Suite: 1000

City Atlanta

State: GA

Zip: 30309

Fax: 404-815-3509

Mobile Tel:

Email: jabrock@sgrlaw.com

Subject Property Information:

Address: 1425 Mayfield Rd, Alpharetta, GA 30009

Current Zoning: AG

District: 2

Section: 2

Land Lot: 1103

Parcel ID: 22 448011030405

Proposed Zoning: R-15

Current Use: Single Family Residential

This Application For *(Check All That Apply)*:

- ☐ Conditional Use
- ☐ Master Plan Amendment
- ☑ Comprehensive Plan Amendment
- ☑ Rezoning
- ☐ Master Plan Review
- ☑ Variance
- ☐ Public Hearing
- ☐ Exception
- ☐ Other *(Specify)*: _____

REZONING & MASTER PLAN AMENDMENT REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

See Attached Letter of Intent

How will this proposal affect the use and value of the surrounding properties?

See Attached Letter of Intent

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

See Attached Letter of Intent

What would be the increase to population and traffic if the proposal were approved?

See Attached Letter of Intent

What would be the impact to schools and utilities if the proposal were approved?

See Attached Letter of Intent

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

See Attached Letter of Intent

Are there existing or changing conditions which affect the development of the property and support the proposed request?

See Attached Letter of Intent

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

VARIANCE & EXCEPTION REVIEW CRITERIA

Please respond to the following ONLY if you are applying for a variance or exception. Respond to 1-3 for a variance and 1-4 for an exception.

1. Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

See Attached Letter of Intent

2. Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

See Attached Letter of Intent

3. Are there conditions that are peculiar to the subject property? Please describe them in detail.

See Attached Letter of Intent

4. Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

N/A

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

Applicant Request And Intent

What is the proposed use(s) of the property?

See attached Statement of Intent

Applicant's Request (Please itemize the proposal):

See attached Statement of Intent

Applicant's Intent *(Please describe what the proposal would facilitate)*:

See attached Statement of Intent

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Emily H Garmon Telephone:

Address: 1425 Mayfield Rd Suite:

City Alpharetta State: GA Zip: 30009 - 3121

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- ☐ Annexation
- ☐ Special Use
- ■ Rezoning
- ☐ Conditional Use
- ☑ Variance/Exception
- ☐ Master Plan
- ☑ Comprehensive Land Use Plan Amendment
- ☐ Other

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Mayfield Development Services, LLC c/o J. Alexander Brock - Smith, Gambrell & Russell, LLP Telephone: 404-815-3603

Address: 1105 W. Peachtree St. NE Suite: 1000

City Atlanta State: GA Zip: 30309 - 3592

So Sworn and Attested:

Owner Signature: Emily H. Garmon Date: 2.24.2026

Notary:

Notary Signature: Date: 02/24/2026

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: Emily H Garmon

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of $250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A Position: _____

Description of Contribution: N/A Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: Emily H. Garmon Date: 2.24.2026

DISCLOSURE FORM

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Name of Applicant or Opponent: Mayfield Development Services LLC

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of $250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

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Description of Contribution: N/A Value: _____

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Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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Signature: [signature] Date: 2-24-26

DISCLOSURE FORM

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Name of Applicant or Opponent: J. Alexander Brock - Smith, Gambrell & Russell, LLP

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of $250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

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Signature:  Date: 02/19/2026

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

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Name of Applicant or Opponent: Dennis J. Webb, Jr. - Smith, Gambrell & Russell, LLP

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of $250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

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Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature:  Date: 02/19/2026

DISCLOSURE FORM

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Name of Applicant or Opponent: Kirk R. Fjelstul - Smith, Gambrell & Russell, LLP

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of $250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

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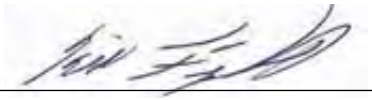
Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature:  Date: 02/19/2026

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: Kathryn M. Zickert - Smith, Gambrell & Russell, LLP

Subject Public Hearing Case: _____

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of $250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

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Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: Kathryn M Zickert Date: 02/19/2026

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: 1425 Mayfield Road

Contact Name: J. Alexander Brock - Smith, Gambrell & Russell, LLP Telephone: 404-815-3603

The following people will be notified of this application and provided information describing the subject proposal. All properties within 500' or adjoining properties and the HOA MUST be notified. Notification requirements to be established by the City. Attach mailing list, as needed.

See Attached

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [x] Email
- [ ] Other *(Please Specify)*

jabrock@sgrlaw.com

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

See Attached

SMITH DIANE H
100 MYERS DR
ALPHARETTA GA 30009

REALE MICHAEL V & CHARLOTTE D
1065 CHANTILLY DR
ALPHARETTA GA 30004-1013

DANIEL & GALE MC FARLAND
LIVING TRUST THE
1070 CHANTILLY DR
ALPHARETTA GA 30004

FORGAS ANGEL HASBUN &
ARGENAL MARIANELA RIVERA
1080 CHANTILLY DR
ALPHARETTA GA 30004

SHANE & KAYLENE MANGRUM
FAMILY REVOCABLE TRUST THE
1090 CHANTILLY DR
ALPHARETTA GA 30004

SIBERT WILLIAM E
1090 CRABAPPLE TRACE
ALPHARETTA GA 30004

ALCALA RONALD E
1095 CHANTILLY DR
ALPHARETTA GA 30004

BANNER JASON LOUIS
110 MEYRS DR
ALPHARETTA GA 30009

CORYELL BRADLEY M &
CORYELL ASHLEY R
1275 SHERRY DR
ALPHARETTA GA 30009

CHATHAM NANCY & EARL A
1285 SHERRY DR
ALPHARETTA GA 30004

ESTES JOSEPH E JR & NELL T
1290 SHERRY DR
ALPHARETTA GA 30004-1140

DORRIS JOHN M JR & DIANE E
1295 SHERRY DR
ALPHARETTA GA 30009

1310 SHERRY DR LLC
1310 SHERRY DR
ALPHARETTA GA 30009

NAVA HERMELANDO & LORENZA
1315 SHERRY DR
ALPHARETTA GA 30004

PARRISH W CHARLES & MARGARET
1325 SHERRY DR
ALPHARETTA GA 30009

BURGESS NATHAN STILL
1330 SHERRY DR
ALPHARETTA GA 30004

VRIES ALE DE & KNOWLES SARAH CANEDY
1335 SHERRY DR
ALPHARETTA GA 30009

PINKERTON LEBRON A
1345 SHERRY DR
ALPHARETTA GA 30009

SKLAR LIVIA E & EMERSON ROBERT K
1350 SHERRY DR
ALPHARETTA GA 30009

FRAZEUR GIBBS J & MARGARET W
1355 BETHANY CT
ALPHARETTA GA 30004

ROGERS DIANNE J
1355 SHERRY DR
ALPHARETTA GA 30009

STOREY KENNETH MAURICE & MONICA
1360 BETHANY CT
ALPHARETTA GA 30004

PENTAKOTA SREENU &
RAJARAMAN JAYANTHI
1360 CHELSEY LANE
ALPHARETTA GA 30004

LAWLER BELINDA DUBRAY
1365 BETHANY CT
ALPHARETTA GA 30004

885 CRABAPPLE HILL REVOCABLE TRUST THE
1395 MAYFIELD RD
ALPHARETTA GA 30009

KARAM RATIB A JR & KARAM LINDA H
1400 MAYFIELD RD
ALPHARETTA GA 30009

GARMON EMILY H
1425 MAYFIELD RD
ALPHARETTA GA 30009-3121

HOLCOMBE SONJA S
1426 MAYFIELD RD
ALPHARETTA GA 30004-1122

HOLCOMBE MILES F & JACQUELYN A
1430 MAYFIELD RD
ALPHARETTA GA 30004-1122

HOLCOMBE MARY S
1440 MAYFIELD RD
ALPHARETTA GA 30004-1122

BATES GLORIA LYNN
1455 MAYFIELD RD
ALPHARETTA GA 30009

HAMBRICK RACHAL & SLAUGHTER SHIRLEY
1473 MAYFIELD RD
ALPHARETTA GA 30009

BENTON N SHIRLEY
1475 MAYFIELD RD
ALPHARETTA GA 30009

CALLE OCHO KEY COLONY LLC
1485 MAYFIELD RD
ALPHARETTA GA 30009

CITYWALK PROPERTIES LLC
1655 EVERSEDGE DR
ALPHARETTA GA 30009

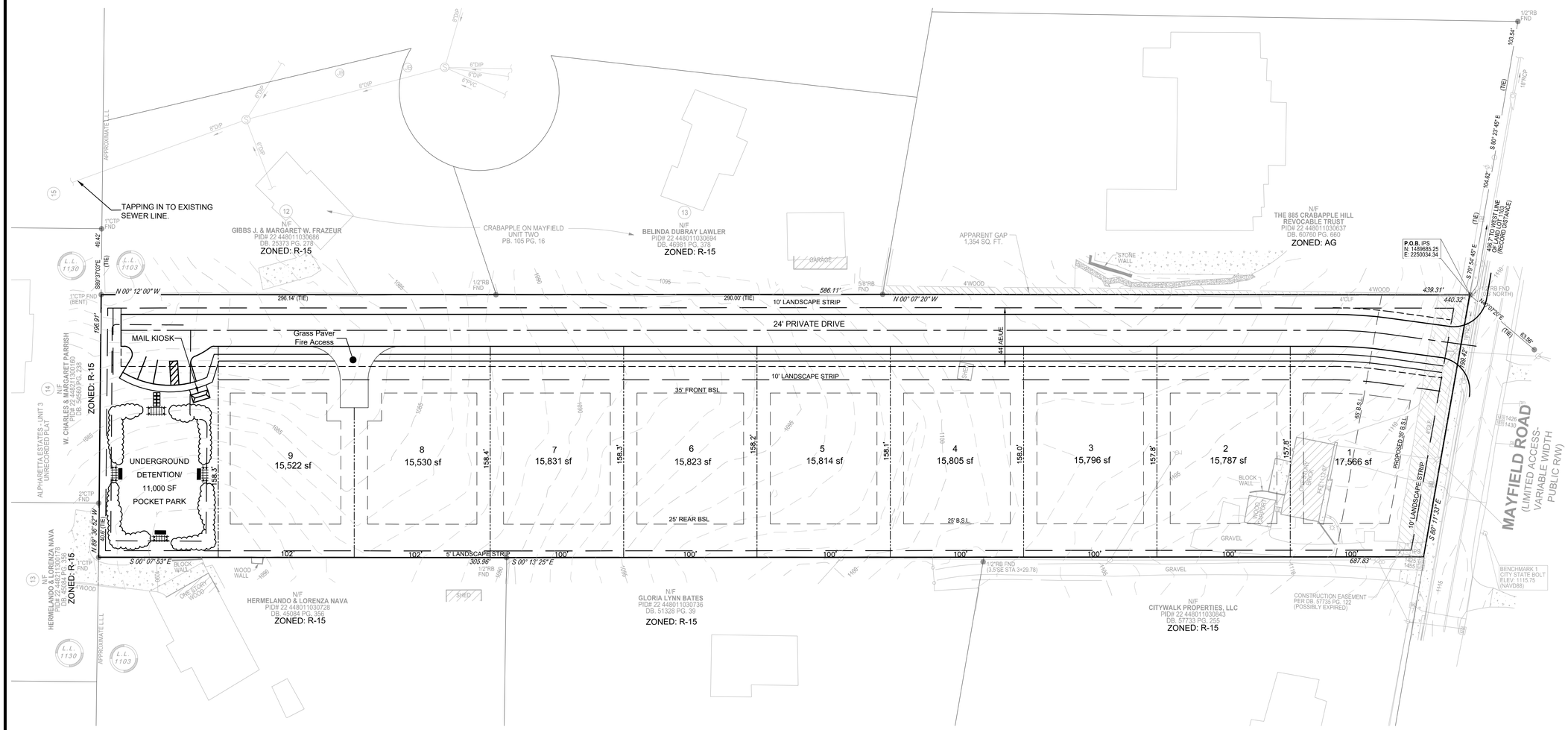
CITY OF ALPHARETTA GEORGIA
& THE CITY OF MILTON GEORGIA
2006 HERITAGE WALK
ALPHARETTA GA 30004

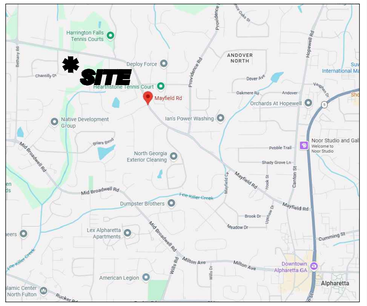
HO MING JU & HSIU YING
2535 CLAIRVIEW ST
ALPHARETTA GA 30009

MILTON LAND INVEST INC
4080 MCGINNIS FERRY RD BLDG/STE 700 704
ALPHARETTA GA 30005

VICTOR WARREN PROPERTIES INC
754 LULLWATER RD NE
ATLANTA GA 30307

WAKE CAPITAL LLC
825 FAIRWAYS CT STE 300
STOCKBRIDGE GA 30281





VICINITY MAP
not to scale

SITE DATA:

TOTAL SITE AREA	4.5679 ACRES

ZONING

EXISTING ZONING	AG
PROPOSED ZONING	R-15
ZONING JURISDICTION	CITY OF ALPHARETTA

DEVELOPMENT TYPE

TOTAL LOTS	9
TOTAL DENSITY	1.97 U/A

DEVELOPMENT STANDARDS

MAXIMUM BUILDING HEIGHT	35' HT
MINIMUM LOT SIZE	15,000 SF
MINIMUM LOT WIDTH	100 FEET
FRONT YARD	35 FEET FROM LOCAL ROW 65 FEET FROM MAJOR ROW
REAR YARD	25 FEET
SIDE YARD	10 FEET

NOTES

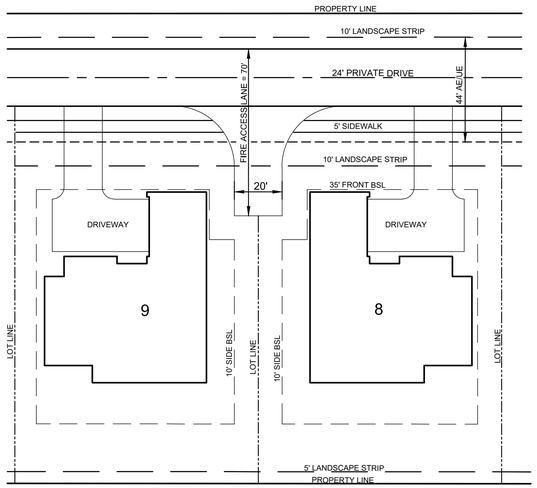
1. SPEED LIMIT OF ADJACENT ROAD IS 35 MPH.
2. ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY - WETLANDS ARE NOT LOCATED ON THIS SITE.
3. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR FULTON COUNTY MAP # 13121C0052G & 13121C0054F, EFFECTIVE DATE 06-19-2020 & 09-18-2013. THE PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD).
4. WATERS OF THE STATE ARE NOT WITHIN 200' OF THIS PROPERTY.
5. THE CHATTAHOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.
6. FULTON COUNTY FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
7. WATER SERVICE SHALL BE PROVIDED BY FULTON COUNTY. EXISTING WATER SERVICE ACROSS MAYFIELD ROAD WILL BE TAPPED.
8. SANITARY SEWER SERVICE WILL BE PROVIDED BY FULTON COUNTY. EXISTING SEWER WILL BE TAPPED ON SITE.

VARIANCES

TBD

SURVEY NOTES

1. This plan references the survey by TerraMark Land Surveying, Inc. dated 12/23/2025 for Mayfield Development Services for all survey and topographical information
2. Unless otherwise specified, all distances shown are horizontal ground distances.
3. The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 12A.
4. The exterior footprint of all buildings is measured at ground level.
5. By graphic plotting only this property Does Not lie within a 100 year flood hazard zone and is depicted as Zone X as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia.
6. No common observable evidence of cemeteries, burial grounds or isolated gravesites were found during the course of the survey.
7. No observable evidence that the site was used as a solid waste dump, sump or sanitary landfill.
8. The Property has direct vehicular and pedestrian access to Perimeter Center East, a dedicated public right of way, as shown on the survey.
9. No wetland delineation markers were observed at the time of the survey.
10. No observable evidence of earth moving work, building construction or building additions at the time of the survey.
11. No observable evidence or proposed changes in right of way made available to the surveyor.
12. No observable evidence of recent street or sidewalk construction or repairs.
13. There may be underground utilities not shown on this survey.



FIRE ACCESS LANE DETAIL
SCALE 1" = 30'

GRAPHIC SCALE IN FEET
0 30 40 80

ZONING PLAN

MAYFIELD ROAD TRACT

1425 MAYFIELD ROAD
LAND LOT 1103, DIST 2, SEC 2
CITY OF ALPHARETTA, GEORGIA

GEORGIA REGISTERED EDWARD J. ANDERSON LANDSCAPE ARCHITECT No. 1355

02/27/2026
SCALE 1" = 40'
JOB # 011536057

1 of 2

MAYFIELD DEVELOPMENT SERVICES
Stephen Bates

Kimley»Horn

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. COPYRIGHT KIMLEY-HORN AND ASSOCIATES, INC., 2026

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

BOUNDARY & TOPOGRAPHIC SURVEY
FOR
MAYFIELD DEVELOPMENT SERVICES, LLC
(MAYFIELD ROAD ASSEMBLAGE)
LOCATED IN
LAND LOT 1103, 2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SPECIAL NOTES

1. CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
2. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
3. PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
4. NO CEMETERIES OR BURIAL GROUNDS HAVE BEEN OBSERVED BY TERRAMARK.
5. NO WETLAND DELINEATION MARKINGS HAVE BEEN OBSERVED BY TERRAMARK.
6. NO RECENT EARTH MOVING OR BUILDING CONSTRUCTION HAS BEEN OBSERVED BY TERRAMARK.
7. NO CHANGE IN STREET RIGHTS OF WAY HAVE BEEN MADE AVAILABLE TO TERRAMARK.

SURVEY NOTES

EQUIPMENT USED:
A TRIMBLE "S" SERIES TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.

A TRIMBLE R-12 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY.

CLOSURE STATEMENT:
THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 944,595 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAD A CLOSURE OF ONE FOOT IN 138,014 FEET AND AN ANGULAR ERROR OF 01" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE) NAD83.

ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES. MEASURING UNITS OF THIS SURVEY ARE IN U.S. SURVEY FEET.

CONTOURS ARE SHOWN AT ONE FOOT INTERVALS, ELEVATIONS ARE BASED ON RTK GLOBAL POSITIONING SYSTEMS OBSERVATION AND ARE RELATIVE TO NAVD 88 DATUM.

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON DECEMBER 12, 2025.

DUE TO VARIANCES IN GPS EQUIPMENT, TECHNIQUES, FEDERAL ADJUSTMENTS TO STATE PLANE MODELS AND DAILY CONDITIONS IMPACTING GPS RECEPTIVITY, GPS SOLUTIONS MAY VARY FROM THOSE PROVIDED ON THIS SURVEY BOTH HORIZONTALLY AND VERTICALLY. ANY AND ALL CONTRACTORS, CONSULTANTS, INDIVIDUALS OR ENTITIES RELYING ON STATE PLANE COORDINATES TO RELATE TO DATA PROVIDED ON THIS SURVEY MUST LOCALIZE TO THE SURVEY CONTROL, BENCHMARKS OR PROPERTY MONUMENTATION, ESTABLISHED BY THIS SURVEY IN ORDER TO ENSURE ACCURACY OF DATA. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR ISSUES ENCOUNTERED DUE TO FAILURE TO LOCALIZE DIRECTLY TO THIS SURVEY DATUM.

INFORMATION REGARDING SIZE, LOCATION, AND SPECIES OF EXISTING TREES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE SIZE AND SPECIES OF THE SAID TREES WITHOUT VERIFICATION FROM THE DESIGNATED ARBORIST BY THE LOCAL REGULATORY AUTHORITY. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON EXCEPT BY APPROVAL OF SAID AUTHORITY.

THIS SURVEY MAY NOT REPRESENT OFFSITE PAINT STRIPING TO THE ACCURACY REQUIRED FOR LANE DESIGN. TERRAMARK LOCATES THE EDGE OF PAVING AND CRITICAL POINTS TO REFLECT ACCURATE TOPOGRAPHIC DATA ONLY. ACCURACY OF PAINT LOCATIONS SHOULD BE VERIFIED WITH SURVEYOR PRIOR TO USING THIS SURVEY FOR DESIGN.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY TO THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

INFORMATION REGARDING STORM SEWER AND SANITARY SEWER AS SHOWN HEREON, IS BASED ON OBSERVATIONS TAKEN BY TERRAMARK EMPLOYEES AT THE GROUND ELEVATION OF THE EXISTING STRUCTURE. TERRAMARK EMPLOYEES ARE NOT AUTHORIZED TO ENTER A CONFINED SPACE SUCH AS A STRUCTURE. THEREFORE, THERE IS NO CERTAINTY OF THE PIPE SIZES AND PIPE MATERIAL THAT ARE SHOWN ON THIS SURVEY. EXCAVATION BY A CERTIFIED CONTRACTOR IS THE ONLY WAY TO VERIFY PIPE SIZE AND MATERIAL. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE PIPE INFORMATION SHOWN HEREON.

TERRAMARK LAND SURVEYING, INC. WAS UNABLE TO DETERMINE THE EXTENT OF PIPES MARKED AS APPROXIMATE DIRECTION ONLY. AFORESAID PIPE IS DRAWN ON THE SURVEY TO REFLECT THE OBSERVED DIRECTION BASED UPON A VISUAL INSPECTION OF THE STRUCTURE ONLY AND IS SHOWN FOR INFORMATIONAL PURPOSES.

STATE WATERS AND BUFFERS AS SHOWN OR NOT SHOWN HEREON ARE SUBJECT TO REVIEW BY LOCAL JURISDICTION OFFICIALS. IT IS THE RESPONSIBILITY OF THE LOCAL AUTHORITY TO DETERMINE SPECIFIC WATER CLASSIFICATION, THEREFORE TERRAMARK LAND SURVEYING ACCEPTS NO RESPONSIBILITY IN THE IDENTIFICATION OF SAID WATERS OR BUFFERS IDENTIFIED OR NOT IDENTIFIED HEREON.

PROPERTY IS SUBJECT TO RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATER OF CREEKS AND BRANCHES CROSSING OR ADJOINING SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON, THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

REFERENCE MATERIAL

1. FINAL SUBDIVISION PLAT OF UNIT THREE, ALPHARETTA ESTATES, INC. DATED SEPTEMBER 29, 1972
2. FINAL PLAT OF CRABAPPLE ON MAYFIELD, UNIT TWO DATED JUNE 11, 1975 AND RECORDED IN PB. 105 PG. 16 AMONG THE LAND RECORDS OF FULTON COUNTY, GEORGIA.
3. FINAL PLAT OF CRABAPPLE TRACE, UNIT ONE DATED MARCH 10, 1973
4. SURVEY FOR JAMES WUNDER PREPARED BY MCCLUNG SURVEYING & DATED OCTOBER 16, 2019
5. DEEDS AND PLATS SHOWN HEREON

SITE MAP

PICTURE LOCATION AND DIRECTION



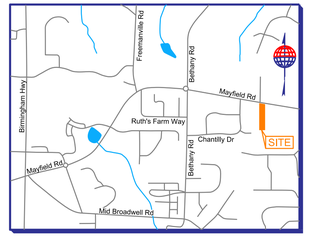
AERIAL IMAGE PROVIDED BY GOOGLE EARTH
IMAGERY DATED NOVEMBER 17, 2025


PHOTO #1


PHOTO #2


PHOTO #3


PHOTO #4



LOCATION MAP

NOT TO SCALE
LAT - 34°05'41.01"N
LONG - 84°19'11.83"W

UTILITY NOTES

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

RHD SERVICES
PO BOX 813399
SMYRNA, GA 30081
PHONE: 404-874-8585
RHDSERVICES.COM

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER, AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY RHD SERVICES, UTILIZING RADIO FREQUENCY TECHNIQUE AND IN ACCORDANCE TO LEVEL "B" UTILITY LOCATION CRITERIA. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON- METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN- SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT ARE NOT SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

UTILITY PROVIDERS

GAS
ATLANTA GAS LIGHT
470-248-6482

POWER
GEORGIA POWER
404-506-6539

WATER
FULTON COUNTY
404-612-4248

COMMUNICATION
AT&T
706-763-9207

COMCAST
678-709-7112

CROWN CASTLE
800-654-3110

TITLE NOTES

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF FULTON COUNTY, GEORGIA (PANEL NUMBERS 13121C0052G & 13121C0054F), DATED 6/19/2020 & 9/18/2013; NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN ON THIS SURVEY.

SUBJECT PROPERTY HAS ACCESS TO THE PUBLIC RIGHT OF WAY OF MAYFIELD ROAD.

SITE INFORMATION

CURRENT OWNER: EMILY H. GARMON
DB. 4578 PG. 67 & DB. 7515 PG. 196

TAX PARCEL ID # 22 448011030405

ADDRESS: 1425 MAYFIELD ROAD

ZONING: AG (AGRICULTURE)
JURISDICTION: CITY OF ALPHARETTA

SETBACKS:
FRONT - 65 FEET
SIDE - 25 FEET
REAR - 50 FEET

SURVEYOR'S CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED No. 2928 LAND SURVEYOR PAUL B. CANNON

PAUL B. CANNON, RLS
REGISTERED NUMBER: 2928

TerraMark Land Surveying, Inc.
1396 Bells Ferry Road
Marietta, Georgia 30066
Phone No. (770) 421-1927
www.TerraMark.com
C. O. A.# LSF000610
TerraMark Geospatial

No	Revision	Date
#1		
#2		
#3		
#4		
#5		
#6		
#7		
#8		

Project No.	2025-290
Survey Crew:	NG
Drawn By:	AT
Approved By:	PBC
Date:	12/23/2025
Scale:	1"=40'
	S. SURVEY1 2025-290 DGN 12/24/25 DGN
	PATH:

BOUNDARY & TOPOGRAPHIC SURVEY
FOR
MAYFIELD DEVELOPMENT SERVICES, LLC
(MAYFIELD ROAD ASSEMBLAGE)
LOCATED IN
LAND LOT 1103, 2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SHEET NO.
1/2
DRAWING# TM 25-290

JOB NUMBER 2025-290 PLOT SIZE 24 X 36

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



BENCHMARK 1



BENCHMARK 2

SITE AREA

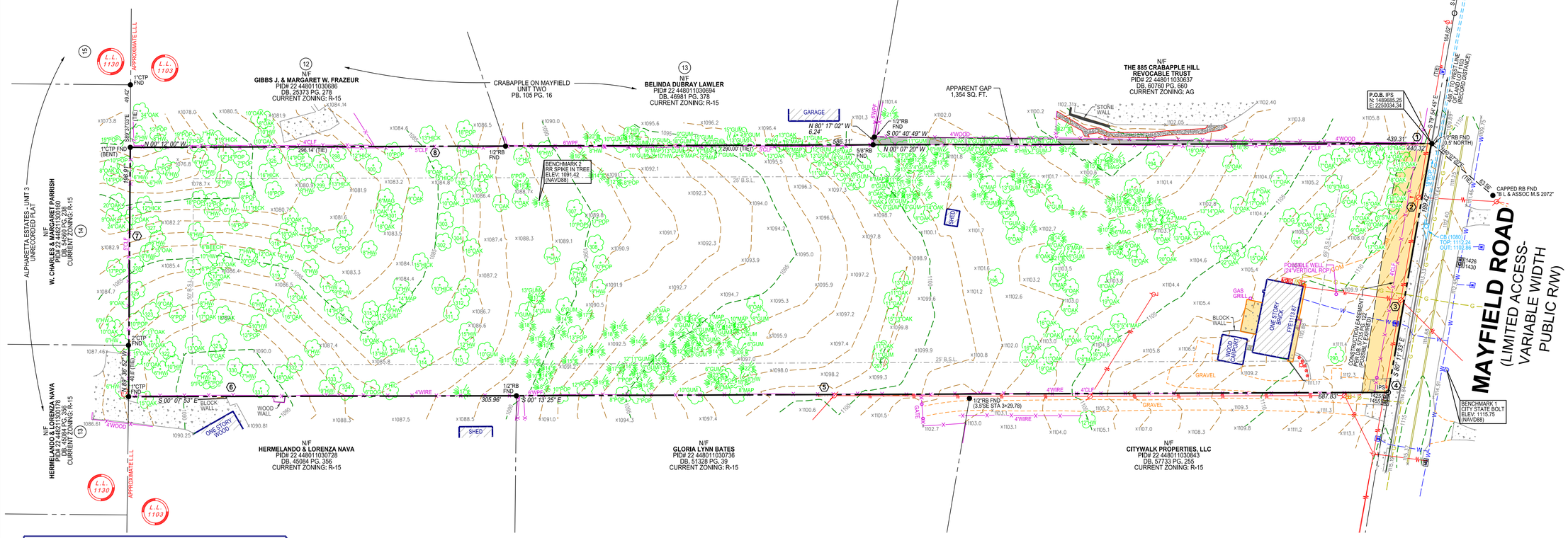
198,979 SQ.FT.
OR
4.5679 AC.

AREAS OF INTEREST TABLE

(#) AREA OF INTEREST

1. ELECTRIC LINE CROSSES PROPERTY LINE
2. ELECTRIC LINE, GUY WIRES, & POWER POLE CROSS PROPERTY LINE
3. ELECTRIC LINE, GUY WIRES, & POWER POLE CROSS PROPERTY LINE
4. ELECTRIC LINE CROSSES PROPERTY LINE
5. FENCE MEANDERS ALONG PROPERTY LINE
6. WALL CROSSES PROPERTY LINE
7. FENCE MEANDERS ALONG PROPERTY LINE
8. FENCE MEANDERS ALONG PROPERTY LINE

GRID (GA. WEST ZONE-NAD83)



ABBREVIATIONS

A	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC,	ACRE	N/F	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTP	OPEN TOP PIPE
BSL	BUILDING SETBACK LINE	PB,	PLAT BOOK
BW	BARBWIRE	PG,	PAGE
CH	CHORD LENGTH	POB	POINT OF BEGINNING
CLF	CHAIN LINK FENCE	POC	POINT OF COMMENCEMENT
CMF	CONCRETE MONUMENT FOUND	R	RADIUS LENGTH
CMP	CORRUGATED METAL PIPE	R/W	RIGHT OF WAY
CONC.	CONCRETE	R/W MON	RIGHT OF WAY MONUMENT
CTP	CRIMP TOP PIPE	RB	REBAR
DB.	DEED BOOK	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	SDE	STORM DRAINAGE EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	SQ, FT,	SQUARE FEET
FND	FOUND	SSE	SANITARY SEWER EASEMENT
HDPE	HIGH DENSITY POLYETHYLENE PIPE	WPF	WOOD PRIVACY FENCE
IPF	IRON PIN FOUND		

TREE LEGEND (ABBREVIATIONS)

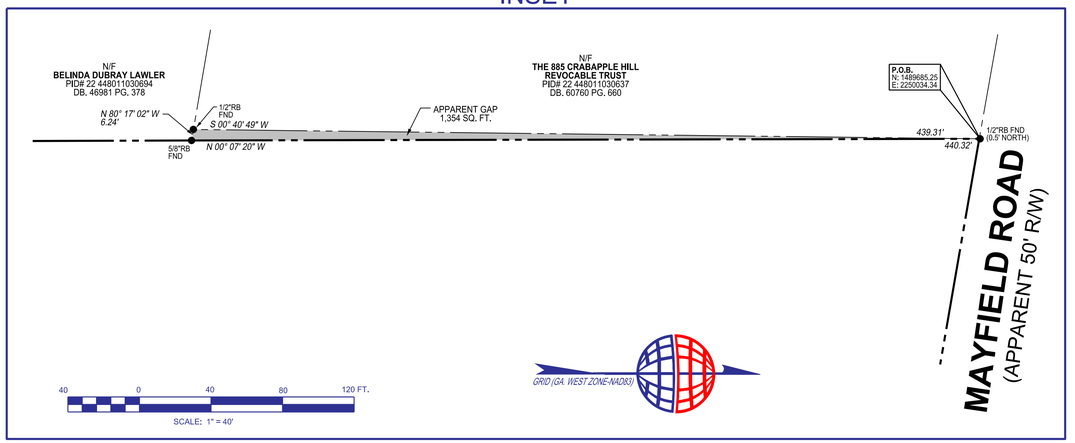
DECIDUOUS (TREE)	BIR	BIRCH	HLY	HOLLY
	BCH	BEECH	HW	HARDWOOD
TAGGED TREE	CM	CRAPE MYRTLE	MAG	MAGNOLIA
	CHY	CHERRY	MAP	MAPLE
	CYP	CYPRESS	OAK	OAK
	FIR	FIR	ORN	ORNAMENTAL
CONIFEROUS (TREE)	GINGKO	GINGKO	PEAR	PEAR
	GUM	SWEET GUM	POP	POPLAR
	HIC	HICKORY	SYC	SYCAMORE

40 0 40 80 120 FT.
SCALE: 1" = 40'

LEGEND

CURB AND GUTTER (C&G)	CATCH BASIN (DWCB)	IRRIGATION CONTROL VALVE (ICV)	LIGHT POLE (LP)	CROSSWALK SIGNAL
FENCE	CATCH BASIN (SWCB)	FIRE HYDRANT (FH)	POWER POLE WITH LIGHT	x 000.00 SPOT ELEVATION
HANDRAIL	DROP INLET (DI)	WATER VALVE (WV)	POWER POLE (PP)	CONCRETE AREA
STORM DRAIN LINE	JUNCTION BOX (JB)	WATER METER (WM)	UTILITY MANHOLE (UM)	OVERHANG AREA
SANITARY SEWER	HEAD WALL (HW)	FIRE DEPT. CONNECTION (FDC)	SPOTLIGHT	RIP-RAP AREA
WATER LINE	CURB INLET (CI)	WATER VALVE MARKER	GAS METER (GM)	BRICK AREA
GAS LINE	FLARED END SECTION (FES)	TRANSFORMER BOX (TX)	GAS VALVE (GV)	TREELINE
UNDERGROUND POWER LINE	OUTLET CONTROL STRUCTURE	AIR CONDITIONER (AC)	TELEPHONE PEDESTAL	
OVERHEAD POWER LINE	YARD DRAIN INLET	ELECTRIC METER (EM)	COMMUNICATION BOX	
UNDERGROUND COMMUNICATION	SS MANHOLE (MH)	ELECTRIC UTILITY	TRAFFIC SIGNAL	
TOPOGRAPHIC CONTOUR	CLEAN OUT (CO)	GREASE TRAP (GT)	BOLLARD (BO)	
PROPERTY LINE			MAIL BOX	
			SIGN	

INSET



JOB NUMBER 2025-290 PLOT SIZE 24 X 36

GEORGIA REGISTERED Ver. 2928 LAND SURVEYOR PAUL B. CANNON

Phone No. (770) 421-1927
www.TerraMark.com
C. O. A.# LSF000610

TerraMark Land Surveying, Inc.
1396 Bells Ferry Road
Marietta, Georgia 30066

TerraMark Geospatial

No	Revision	Date
#1		
#2		
#3		
#4		
#5		
#6		
#7		
#8		

Project No.	2025-290
Survey Crew:	NG
Drawn By:	AT
Approved By:	PBC
Date:	12/23/2025
Scale:	1"=40'

S. SURVEY 2025-290 (DWG DGN)

BOUNDARY & TOPOGRAPHIC SURVEY
FOR
MAYFIELD DEVELOPMENT SERVICES, LLC
(MAYFIELD ROAD ASSEMBLAGE)
LOCATED IN
LAND LOT 1103, 2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SHEET NO.
2/2
DRAWING# TM 25-290

Property Description
1425 Mayfield Road

Being all that tract or parcel of land lying and being in Land Lot 1103 of the 2nd District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a point located on the southerly right-of-way line of Mayfield Road (being a variable width public right-of-way) which point is located 406.7 feet (record distance) along the aforesaid right-of-way line of Mayfield Road east of the intersection of the southerly right-of-way line of Mayfield Road and the apparent west line of Land Lot 1103, 2nd District, 2nd Section, Fulton County, Georgia.

Thence, from said **POINT OF BEGINNING** as thus established and running with the aforesaid right-of-way line of Mayfield Road

1. South 80° 11' 33" East, 199.42 feet to an iron pin set; thence, leaving the aforesaid right-of-way line of Mayfield Road
2. South 00° 13' 25" East, 687.83 feet to a 1/2 inch rebar found; thence,
3. South 00° 07' 53" East, 305.96 feet to a 1 inch crimp top pipe found on the apparent Land Lot Line common to Land Lots 1103 and 1130, 2nd District, 2nd Section, Fulton County, Georgia; thence, running with the said Land Lot Line common to Land Lots 1103 and 1130
4. North 89° 36' 52" West, 196.91 feet to a 1 inch crimp top pipe found (disturbed); thence, leaving the aforesaid Land Lot Line common to Land Lots 1103 and 1130
5. North 00° 12' 00" West, 586.11 feet to a 5/8 inch rebar found; thence,
6. North 00° 07' 20" West, 440.32 feet to the POINT OF BEGINNING to the **POINT OF BEGINNING**, containing 198,979 square feet or 4.5679 acres of land, more or less.

The above described property is subject to all rights-of-way and easements, recorded and unrecorded.

1105 W. Peachtree St. N.E.
Suite 1000
Atlanta, Georgia 30309-9813
Tel: 404-815-3500
www.sgrlaw.com

J. Alexander Brock
Direct Tel: 404-815-3603
jabrock@sgrlaw.com

March 2, 2026

Ms. Kathi Cook, Director
Community Development
City of Alpharetta, Georgia
2 Park Plaza
Alpharetta, Georgia 30009

Re: Application of Mayfield Development Services, LLC for ±4.5674 acres of land located at 1425 Mayfield Road (Tax Parcel 22 448011030405) to rezone from AG (Agricultural) to R-15 (Dwelling, "For-Sale", Detached Residential); secure a Comprehensive Plan Amendment to change the Future Land Use designation from Very Low Density Residential (VLDR) to Low Density Residential (LDR); and to secure three (3) variances from Sections 2.2.5.D, 3.5.2.A, and 3.5.2.E of the City of Alpharetta Unified Development Code.

Dear Ms. Cook:

Please accept this correspondence as the Letter of Intent of my client, Mayfield Development Services, LLC ("Mayfield" and/or "Applicant"), in support of the above-referenced applications.

Mayfield proposes to develop a high-quality residential subdivision consisting of nine (9) for-sale, single-family detached homes ("Proposed Development") on a ±4.5674-acre tract of land located at 1425 Mayfield Road (Tax Parcel 22 448011030405) (the "Subject Property"). Each home will be located on an individual 15,000-square foot, or larger, fee-simple lot with a resulting overall density of ±1.97 units per acre. The site plan titled Mayfield Road Tract Zoning Plan by Kimley-Horn Associates, dated February 27, 2026, ("Site Plan") more particularly details the layout of the proposed subdivision. The project is designed to maintain a coherent suburban neighborhood character consistent with the surrounding area's established single-family development.

The Subject Property is currently zoned AG (Agricultural) in accordance with the City of Alpharetta Zoning Map and presently designated "Very Low Density Residential (VLDR)" on the City's Horizon 2040 Comprehensive Plan ("Comp Plan") Future Land Use Map. The majority of the surrounding zoning districts, however, are R-15 (Dwelling, "For-Sale",

Detached Residential), including the lots immediately adjacent to the Subject Property. The proposed detached homes at the stated density are consistent with low-density suburban development patterns in the area. For example, several existing subdivisions in the area, including Ruths Farm, Danbury Park, Chelsey, Hearthstone Phase I and II, and Marigold at Mayfield, all have minimum 15,000 square foot lots similar to what is being proposed and all are zoned R-15. In particular, the Marigold at Mayfield subdivision, located at 1485 Mayfield Road and currently under construction, is similar in scale and density to the Proposed Development. In order for the Subject Property to be developed in a manner that is commensurate with the existing surrounding development, it will require rezoning to an appropriate R-15 district.

The proposed R-15 district, as well as the surrounding existing R-15 districts, are out of alignment with the VLDR land use, however. The Comp Plan notes that the R-15 district is appropriate for the LDR land use. The Comp Plan notes the VLDR land use is appropriate for for-sale dwellings on minimum 22,000 square foot lots with a maximum density of less than 2 units per acre. The LDR land use calls for for-sale dwellings on minimum 12,000 square foot lots with a maximum density of less than 3 units per acre. The Applicant's proposal for for-sale single family dwellings at a density of ±1.97 units per acre is at a density commensurate with the current VLDR land use. It is only the smaller lot size and R-15 zoning that necessitates the LDR land use. The lot size is directly related to the long narrow shape of the Subject Property, which makes a larger lot layout impractical. Regardless, the Applicant's proposal will be harmonious with the surrounding properties and commensurate with single family residential development in the area.

Mayfield's Proposed Development will consist of nine (9) upscale single-family residences located on a single street with a 10-foot landscape strip on either side. To preserve greenspace, the development will incorporate underground stormwater detention and include a t-shaped turnaround for fire access.[1] The development will also incorporate a 10-foot planted landscape strip along its western border, and a 5-foot planted landscape strip along the southern and eastern property lines. Although the surrounding properties are primarily zoned R-15, identical to what is being proposed for the Subject Property, the Applicant intends to mitigate potential impacts, if any, from the development. The intent is to provide a development will infuse upscale housing to meet the area's demands at a scale that is commensurate with other R-15 developments in the area, including the Marigold at Mayfield located just east of the Subject Property.

These improvements require the following approvals:

1. Rezoning of the Property from AG (Agricultural) to R-15 (Detached Single-Family Residential).

[1] The t-shaped turn around will require a variance to Alpharetta UDC § 3.5.2.E, which requires dead-end roads to terminate in a cul-de-sac.

2. A Comprehensive Plan Amendment to change the land use from Very Low Density Residential (VLDR) to Low Density Residential (LDR).

3. Concurrent variances from certain sections of the City of Alpharetta Unified Development Code requirements occasioned by factors peculiar to the Subject Property. The development will need the following variances from:

    a. Alpharetta UDC § 2.2.5.D – Reduce the side corner setback along Mayfield Road from 65 feet to 35 feet
    b. Alpharetta UDC § 3.5.2.A – A variance to the City Design Standards to reduce the street section from 50-feet to a 24-foot-wide drive and 44-foot-wide utility easement.
    c. Alpharetta UDC § 3.5.2.E – A variance to allow a T-shaped turn-around in-lieu of a cul-de-sac.

A. Existing Conditions and Surrounding Area

The Subject Property is a ±4.57-acre tract along Mayfield Road and is situated between R-15 zoned single-family subdivisions to the west and south and individual R-15 lots to the east. The site currently contains a one single-family residence and associated improvements, with remaining areas consisting of open field and/or wooded land. Surrounding properties are predominantly single-family residential in character, including a mix of medium-lot homes and established subdivisions. The proposed R-15 rezoning and nine-lot subdivision are compatible with this surrounding residential context and will provide an appropriate addition to the existing lot patterns along the Mayfield Road corridor.

B. Project Description and Design

As noted in the paragraphs above, the Proposed Development consists of nine (9) detached single-family homes. The subdivision is designed to maintain a coherent development through thoughtful lot orientation, landscaping, and internal circulation. As reflected on the Site Plan, anticipated setbacks are front: 35 feet; rear: 25 feet; and side: 10 feet. The requested corner side setback variance (from 65 feet to 35 feet) applies to the entrance/corner lot where the home's side faces Mayfield Road. This relief is necessary due to the property's double frontage and the need to position homes in an orderly, cohesive pattern. Access to the community will be provided by a single private drive from Mayfield Road. The internal drive is proposed at 24 feet in width, which is sufficient for two-way traffic and emergency access, while minimizing impervious surface and stormwater impacts. The entrance will be landscaped and is not intended to be gated as depicted on the Site Plan.

Stormwater will be managed on-site in a proposed underground detention facility that will ensure post-development runoff does not exceed pre-development conditions. In addition, the underground design will leave an area for a communal green space above.

C. Trip Generation

The Proposed Development will not overly burden existing streets or transportation facilities. The Applicant has submitted a Trip Generation Memorandum along with this application detailing the anticipated number of trips. The Trip Generation Memorandum states that the nine homes are expected to generate a net[2] of 6.0 trips during the AM weekday peak hour, 8.0 trips during the PM weekday peak hour, and ±76.16 total trips on a weekday. The Proposed Development will be accessed from Mayfield Road, which is classified as a Major Collector per the Georgia Department of Transportation (GDOT) State Functional Classification Map. This type of roadway is intended to carry a higher volume of traffic, and the Applicant is unaware of any capacity issues with that roadway. As an example, there are approximately 7,140 trips on Mayfield Road.[3] Thus, the Proposed Development's anticipated daily trips will only constitute ±1.07% of the overall trips on Mayfield Road.

Accordingly, Mayfield Road is anticipated to easily accommodate the minor amount of traffic generated by the proposed project.

D. Schools

The school-age children living in the residences will attend Alpharetta Elementary School; Northwestern Middle School; and Milton High School. Alpharetta Elementary is listed as under capacity. Northwestern Middle School and Milton High School are currently over capacity, but enrollment is expected to decline at a rate such that both schools will be under capacity by 2029 shortly after the anticipated development of the property.[4] Regardless, the minor number of homes are not anticipated to generate a large amount of students, thus the Proposed Development is not anticipated to negatively impact local schools.

E. Standards for Zoning Map Amendment (Rezoning)

Unified Development Code Section 4.2.3 Standards for Zoning Changes approval provides the following criteria for consideration when evaluating a request for a change in zoning district:

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

Response: The requested R-15 zoning permits a use that is suitable in view of the adjacent and nearby land uses, which are predominantly single-family residential. The current AG zoning is not reflective of the area's suburban residential context and limits the property's reasonable use.

---

[2] The trips generated by the existing single family home are already accommodated on the adjacent roadways and were deducted from the proposed trips for a net total.

[3] Trip information gathered from the Georgia Department of Transportation's Traffic Station 121-0922 located on Mayfield Road east of Harrington Drive.

[4] *See Fulton County Schools Historical and Projected Enrollment 2021-2029.*

Rezoning will allow a compatible and practical residential use that is harmonious with the surrounding development that existing today.

b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

Response: The Proposed Development will not adversely affect surrounding properties. Appropriate buffering, setbacks, and a consolidated access point will promote compatibility.

c. Whether the zoning proposal will adversely affect the natural environment.

Response: The current AG zoning is not reflective of the area's suburban residential context and limits the property's reasonable use. Rezoning will allow a compatible and practical residential use.

d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

Response: The AG district is a remnant from a time when the area was largely rural and characterized by larger estate-sized home lots and/or farm steads. The Subject Property's current AG zoning limits its development to certain agricultural uses and residential on lots of at least 5-acres and is out of sync with development in the area today. In fact, the ±4.5674-acre Subject Property is currently nonconforming in regards to the AG district's minimum lot size. The existing home on the Subject Property was constructed in 1950[5] and in the past 76 years the area has experienced tremendous residential growth. Indeed, the area's growth has been largely in the form of residential subdivisions, which are zoned R-15. The Proposed Development is a continuation of this trend, and the R-15 zoning will allow a development that is commensurate with what exists in the area today.

e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The Applicant does not anticipate the proposed homes creating an excessive burden on roadways or schools, as outlined in Paragraphs C and D of this Letter of Intent above, or on other public services. As far as utilities are concerned, the Subject Property will have access to water and sewer.

f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

[5] The age of the home was obtained from the Fulton County Board of Assessors Property Tax information.

Response: The Subject Property's current AG district is out of step with development trends in the area and prevents its practical redevelopment. The evolving suburban context supports the requested rezoning and associated relief.

g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

Response: Yes. The request to rezone to property to allow the single family home development reflects a reasonable balance, particularly the included design features and landscaped strips that help the development blend with the surrounding uses.

h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

Response: See response to (d) above.

i. The extent to which the zoning proposal is consistent with the Comprehensive Plan.

Response: The requested rezoning is consistent with the Horizon 2040 Comprehensive Plan when paired with the requested Future Land Use Map amendment from VLDR to LDR.

F. Standards for Comprehensive Land Use Plan Amendment

Unified Development Code Section 4.1.3 Standards for a Comprehensive Land Use Plan amendment approval provides the following criteria for consideration when evaluating a request for a change in land use:

a. The extent to which a change in the economy, land use or development opportunities of the area has occurred.

Response: The requested change from VLDR to LDR reflects changes in development in the area and will better align the Future Land Use designation with the proposed single-family subdivision, as well as the existing subdivisions in the area today. In fact, there is a significant amount of R-15 property in the area, including touching the Subject Property, and like the Subject Property all of the nearby R-15 districts are currently in the VLDR future land use. Hence, the land use is out of sync with the existing zoning. Also, much of the area's redevelopment over the past several decades has been R-15 subdivisions that are within the VLDR future land use. Our requested Comp Plan amendment would bring the land use into alignment with the area's existing zoning and development.

b. The extent to which the proposed designation is in compliance with the goals and policies of the Plan.

Response: The LDR designation supports the intent of the Horizon 2040 Comprehensive Plan for low-density suburban neighborhoods while maintaining compatibility with adjacent residential development.

c. The extent to which the proposed designation would require changes in the provision of public facilities and services.

Response: The Applicant does not anticipate the proposed homes creating an excessive burden on roadways or schools, as outlined in Paragraphs C and D of this Letter of Intent above.

d. The extent to which the proposed designation would impact the public health, safety, and welfare.

Response: No such negative impacts will occur.

e. The extent to which additional land area is needed to be developed for a specific type of use.

Response: There is little to no demand for agricultural or estate home development as allowed in VLDR land use. In order to rezone the Subject Property to a more appropriate R-15, which matches the surrounding zoning, a Comp Plan amendment to LDR is required.

f. The extent to which area demographics or projections are not occurring as projected.

Response: Not applicable.

G. Variance Review Criteria

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states "…a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

(1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; or

Response: The Subject Property's long and narrow shape requires a compact and orderly lot configuration to maintain a coherent neighborhood layout. The UDC's required 65-foot side corner setback along Mayfield Road would render Lot 1 unbuildable with no gain to the public. The requested 35-foot setback remains substantial and is consistent with typical front-yard setbacks in similar suburban contexts, as well as the front-yard setbacks within the remainder of the Proposed Development. In addition, the development's 24-foot-wide private drive/access easement and 44-foot-wide utility easement provides safe two-way travel and emergency access while reducing impervious surface and limiting disturbance. The full 55-foot typical street width would prevent any practical redevelopment of the Subject Property. This is similar to other variances that have been granted in the area including: V-23-03 which granted a reduction

from 50-feet to 44-feet for the residential development at 1580 Mayfield Road. Finally, the strict enforcement of the requirement to terminate the street in a cul-de-sac would eliminate much of the communal greenspace and result in increased impervious area with no benefit to the community. Due to the narrow shape of the property, the Applicant is incorporating a t-shaped turnaround to maximize the preservation of greenspace.

(2) The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

Response: The particular features associated with the property, including its long narrow shape, limits its development for any practical purpose. A reduction in side-corner setback, along with minor adjustments to the roadway design provide a more reasonable developable land area on the subject site.

(3) There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned; or

Response: As noted in the responses above, the long, narrow shape affect the Subject Property's ability to be reasonably developed.

(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances.

Response: Relief would not cause substantial detriment to the public good. The site constraints, with relief, allows for a development that efficiently uses the land and meets the intent of the Zoning Code and is harmonious with the surrounding development.

H. Proposed Zoning Conditions

1) The property shall be developed substantially in accordance with the submitted Site Plan, subject to refinement during final engineering and permitting.

2) The development shall be limited to a maximum of nine (9) single-family detached lots.

3) All utilities serving the development shall be placed underground where feasible and required by the City.

4) Landscaping shall be installed along Mayfield Road and around the entrance to enhance neighborhood character and provide appropriate buffering.

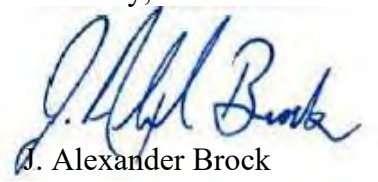
I. Preservation of Rights

It is the position of the Applicant that the Alpharetta Zoning Ordinance, in limiting the property to the uses allowed in the current zoning district is unconstitutional in that it destroys the marketability of the property and renders the property economically unfeasible, and such zoning therefore constitutes a taking of property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the Constitution of the United States, as well as Article 1, Section 1, Paragraph 1; Article 1, Section 3, Paragraph 1(a); and Article 3, Section 6, Paragraph 2 of the Constitution of the State of Georgia (1983). To zone this property with any intervening conditions less than requested would be unconstitutional, would render the property unusable and would constitute the taking of Applicant's property without just and adequate compensation and without due process of law in violation of the provisions of the United States and Georgia Constitutions cited in this paragraph. The same effect would occur by imposing conditions in restraint of trade, or onerous, burdensome, unconstitutional, or unnecessary conditions on the property. The denial of this request would bear no reasonable relation to the health, safety, morals or welfare of the public.

CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the City of Alpharetta approve the requested rezoning to R-15, Comprehensive Plan Amendment to LDR, and the three (3) variances as submitted. The Applicant looks forward to working with City Staff, the Planning Commission, and the City Council to develop an excellent project.

Sincerely,



J. Alexander Brock
Attorney

JAB

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Atlanta, Georgia 30309-3608
Tel: 404 815-3500
www.sgrlaw.com

J. Alexander Brock
Direct Tel: 404-815-3603
Direct Fax: 404-685-3509
jabrock@sgrlaw.com

March 2, 2026

RE: Mayfield Development Services, LLC – Proposed Development

Dear Neighbor:

Please allow this letter to serve as public notice rezone from AG (Agricultural) to R-15 (Dwelling, "For-Sale", Detached Residential); secure a Comprehensive Plan Amendment to change the Future Land Use designation from Very Low Density Residential (VLDR) to Low Density Residential (LDR); and to secure three (3) variances from Sections 2.2.5.D, 3.5.2.A, and 3.5.2.E of the City of Alpharetta Unified Development Code for the property located at: 1425 Mayfield Road, Alpharetta Road, Alpharetta, GA 30009 and is legally described as located in Land Lot 1103, 2nd District, 2nd Section, Fulton County, Georgia.

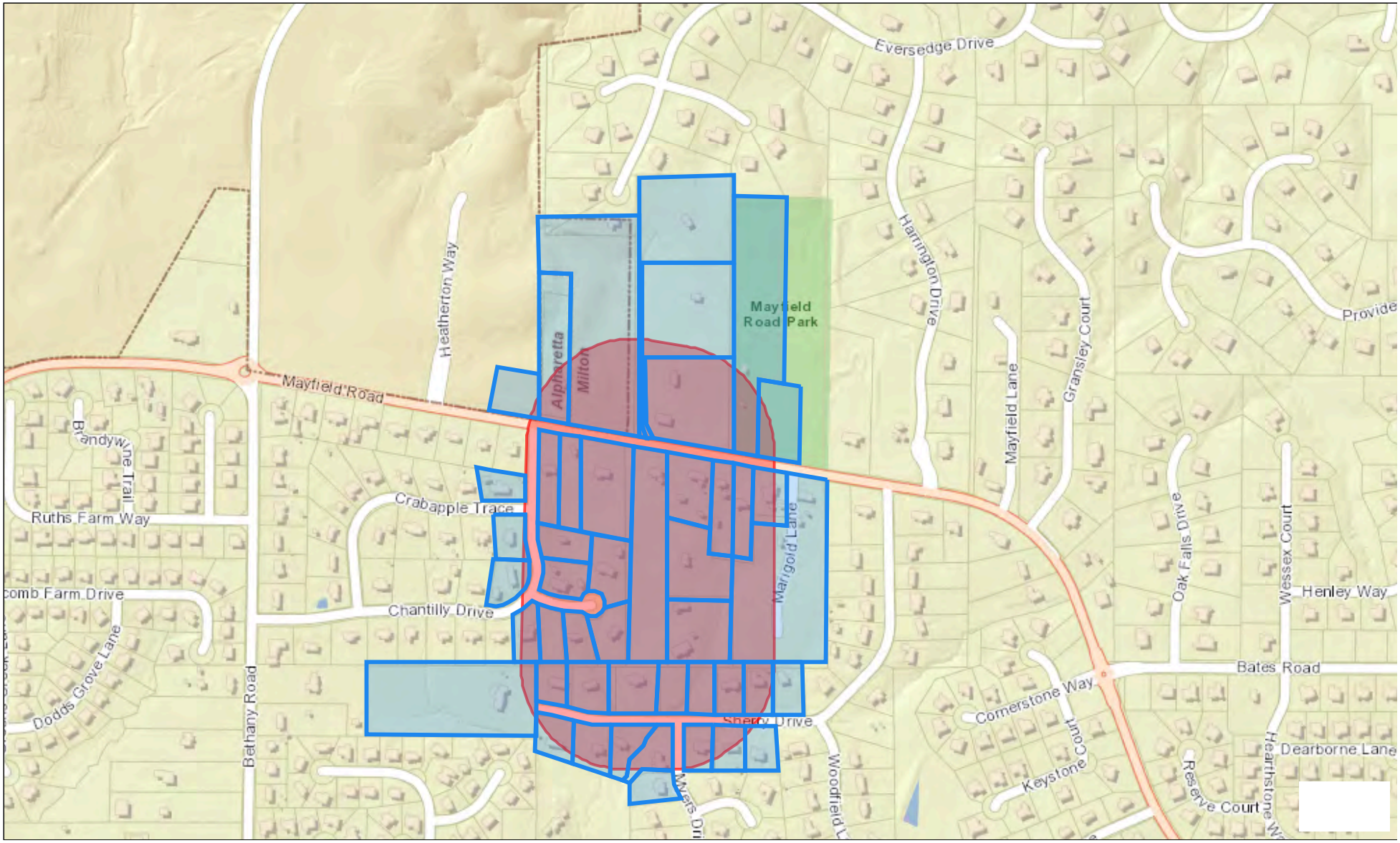
There will be discussion of this item at a Community Zoning Information Meeting on Wednesday, April 8, 2026 at 6:00pm, located in the Multi-Purpose Room at Alpharetta City Hall and online via Zoom. This item will also be considered by the Planning Commission on Thursday, May 7, 2026 at 6:30 PM and by City Council on Monday, May 18, 2026 at 6:30 PM. The meeting(s) will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at 404-815-3603 or jabrock@sgrlaw.com.

Sincerely,

J. Alexander Brock
Attorney
Smith, Gambrell & Russell, LLP

DRAFT


Eversedge Drive
Heatherton Way
Alpharetta
Milton
Mayfield Road Park
Harrington Drive
Mayfield Lane
Gransley Court
Provide
Mayfield Road
Brandywine Trail
Ruths Farm Way
Crabapple Trace
Marigold Lane
Oak Falls Drive
Wessex Court
Henley Way
comb Farm Drive
Chantilly Drive
Dodds Grove Lane
Bethany Road
Bates Road
Cornerstone Way
Sheryl Drive
Keystone Court
Reserve Court
Dearborne Lane
Woodfield L

Parcel ID	Name	Address 1	Address 2
22 448211300319	SMITH DIANE H	100 MYERS DR	ALPHARETTA GA 30009
22 432111020268	REALE MICHAEL V & CHARLOTTE D	1065 CHANTILLY DR	ALPHARETTA GA 30004-1013
22 448011030660	DANIEL & GALE MC FARLAND LIVING TRUST THE	1070 CHANTILLY DR	ALPHARETTA GA 30004
22 432111020250	DANIEL & GALE MC FARLAND LIVING TRUST THE	1070 CHANTILLY DR	ALPHARETTA GA 30004
22 448011030876	FORGAS ANGEL HASBUN & ARGENAL MARIANELA RIVERA	1080 CHANTILLY DR	ALPHARETTA GA 30004
22 448011031205	SHANE & KAYLENE MANGRUM FAMILY REVOCABLE TRUST THE	1090 CHANTILLY DR	ALPHARETTA GA 30004
22 432111020367	SIBERT WILLIAM E	1090 CRABAPPLE TRACE	ALPHARETTA GA 30004
22 432111020359	ALCALA RONALD E	1095 CHANTILLY DR	ALPHARETTA GA 30004
22 448211300301	BANNER JASON LOUIS	110 MEYRS DR	ALPHARETTA GA 30009
22 448211300129	CORYELL BRADLEY M & CORYELL ASHLEY R	1275 SHERRY DR	ALPHARETTA GA 30009
22 448211300202	CHATHAM NANCY & EARL A	1285 SHERRY DR	ALPHARETTA GA 30004
22 448211300210	ESTES JOSEPH E JR & NELL T	1290 SHERRY DR	ALPHARETTA GA 30004-1140
22 448211300194	DORRIS JOHN M JR & DIANE E	1295 SHERRY DR	ALPHARETTA GA 30009
22 448211300277	1310 SHERRY DR LLC	1310 SHERRY DR	ALPHARETTA GA 30009
22 448211300178	NAVA HERMELANDO & LORENZA	1315 SHERRY DR	ALPHARETTA GA 30004
22 448011030728	NAVA HERMELANDO & LORENZA	1315 SHERRY DR	ALPHARETTA GA 30004
22 448211300186	NAVA HERMELANDO & LORENZA	1315 SHERRY DR	ALPHARETTA GA 30004
22 448211300160	PARRISH W CHARLES & MARGARET	1325 SHERRY DR	ALPHARETTA GA 30009
22 448211300335	BURGESS NATHAN STILL	1330 SHERRY DR	ALPHARETTA GA 30004
22 448211300152	VRIES ALE DE & KNOWLES SARAH CANEDY	1335 SHERRY DR	ALPHARETTA GA 30009
22 448211300145	PINKERTON LEBRON A	1345 SHERRY DR	ALPHARETTA GA 30009
22 448211300343	SKLAR LIVIA E & EMERSON ROBERT K	1350 SHERRY DR	ALPHARETTA GA 30009
22 448011030686	FRAZEUR GIBBS J & MARGARET W	1355 BETHANY CT	ALPHARETTA GA 30004
22 432011310330	ROGERS DIANNE J	1355 SHERRY DR	ALPHARETTA GA 30009
22 448011030678	STOREY KENNETH MAURICE & MONICA	1360 BETHANY CT	ALPHARETTA GA 30004
22 448011030454	PENTAKOTA SREENU & RAJARAMAN JAYANTHI	1360 CHELSEY LANE	ALPHARETTA GA 30004
22 448011030694	LAWLER BELINDA DUBRAY	1365 BETHANY CT	ALPHARETTA GA 30004
22 448011030637	885 CRABAPPLE HILL REVOCABLE TRUST THE	1395 MAYFIELD RD	ALPHARETTA GA 30009
22 447010310164	KARAM RATIB A JR & KARAM LINDA H	1400 MAYFIELD RD	ALPHARETTA GA 30009
22 447010580238	KARAM RATIB A JR & LINDA H	1400 MAYFIELD RD	ALPHARETTA GA 30004
22 448011030405	GARMON EMILY H	1425 MAYFIELD RD	ALPHARETTA GA 30009-3121
22 447010580246	HOLCOMBE SONJA S	1426 MAYFIELD RD	ALPHARETTA GA 30004-1122
22 447010580253	HOLCOMBE MILES F & JACQUELYN A	1430 MAYFIELD RD	ALPHARETTA GA 30004-1122
22 448011030025	HOLCOMBE MARY S	1440 MAYFIELD RD	ALPHARETTA GA 30004-1122
22 448011030736	BATES GLORIA LYNN	1455 MAYFIELD RD	ALPHARETTA GA 30009
22 448011030645	HAMBRICK RACHAL & SLAUGHTER SHIRLEY	1473 MAYFIELD RD	ALPHARETTA GA 30009
22 448011030751	BENTON N SHIRLEY	1475 MAYFIELD RD	ALPHARETTA GA 30009
22 448011030769	CALLE OCHO KEY COLONY LLC	1485 MAYFIELD RD	ALPHARETTA GA 30009
22 448011030421	CITYWALK PROPERTIES LLC	1655 EVERSEDGE DR	ALPHARETTA GA 30009
22 448011030843	CITYWALK PROPERTIES LLC	1655 EVERSEDGE DR	ALPHARETTA GA 30009
22 448011030306	CITY OF MILTON GEORGIA THE	2006 HERITAGE WALK	ALPHARETTA GA 30004
22 448011030827	CITY OF ALPHARETTA GEORGIA & THE CITY OF MILTON GEORGIA	2006 HERITAGE WALK	ALPHARETTA GA 30004
22 448011030447	HO MING JU & HSIU YING	2535 CLAIRVIEW ST	ALPHARETTA GA 30009
22 432111020458	MILTON LAND INVEST INC	4080 MCGINNIS FERRY RD BLDG/STE 700 704	ALPHARETTA GA 30005
22 448211300327	VICTOR WARREN PROPERTIES INC	754 LULLWATER RD NE	ATLANTA GA 30307
22 448211300269	WAKE CAPITAL LLC	825 FAIRWAYS CT STE 300	STOCKBRIDGE GA 30281

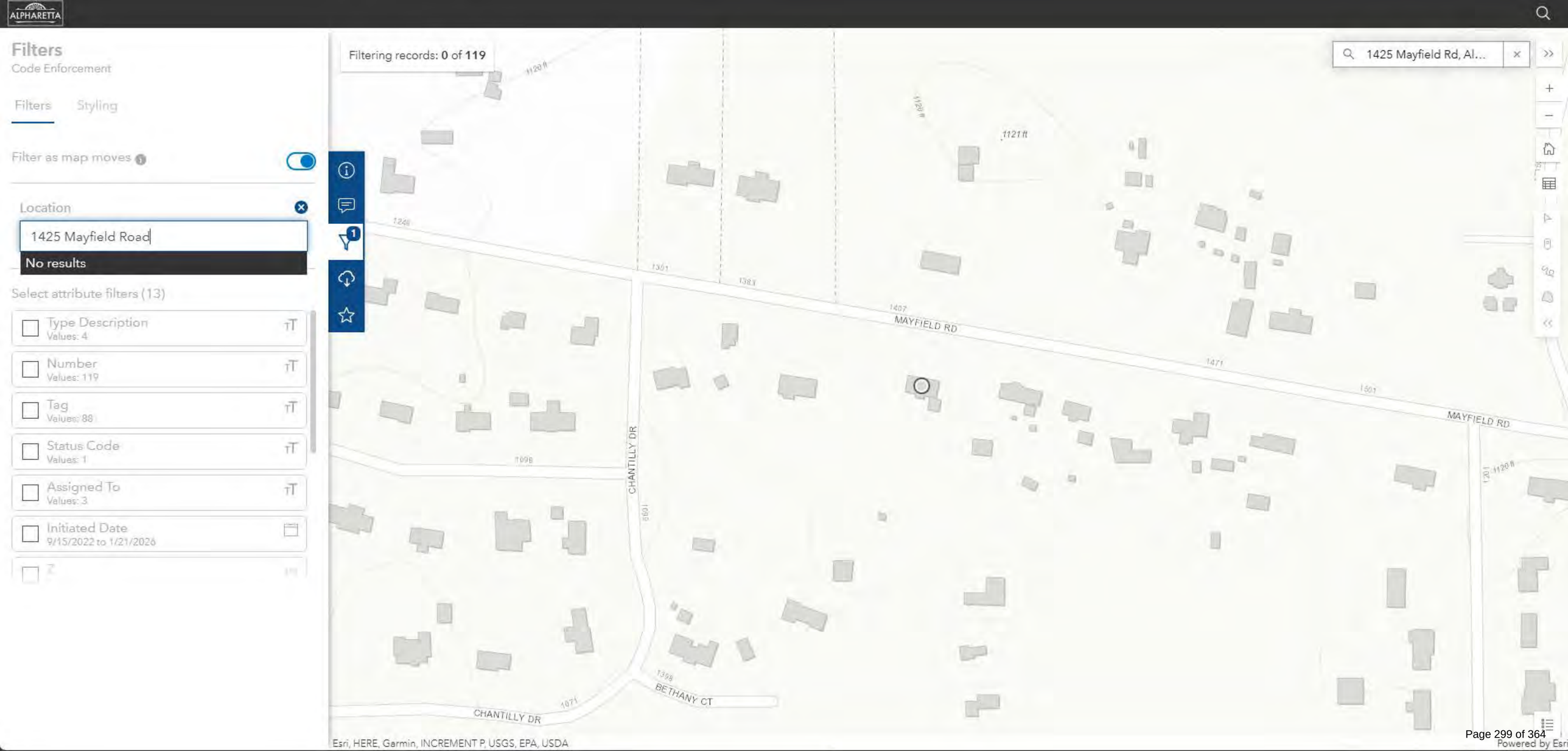
Real Estate

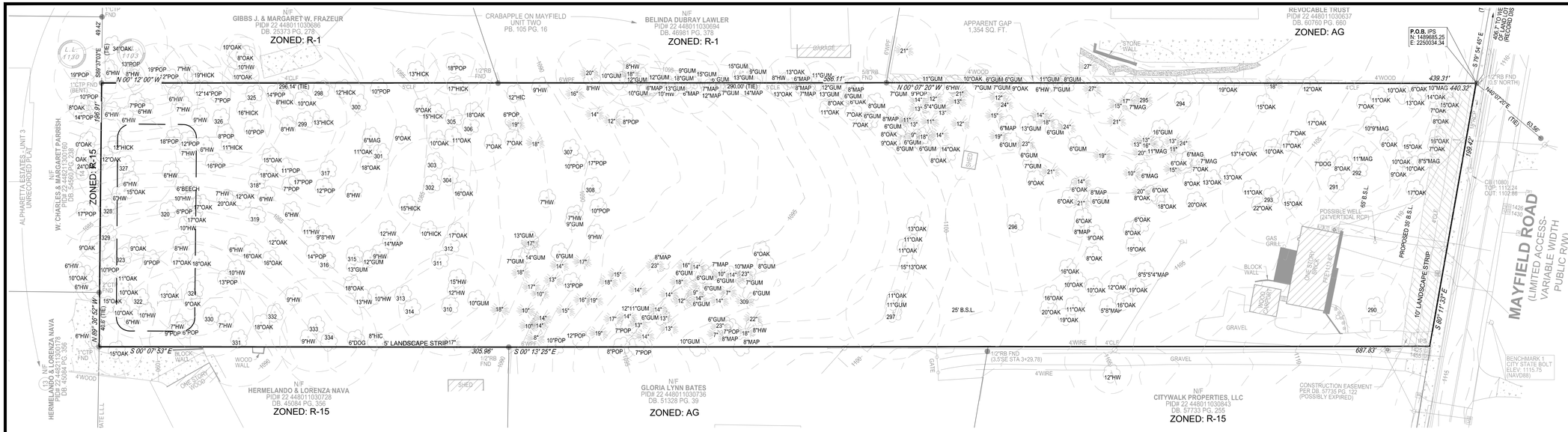
View Bill

As of	2/25/2026
Bill Year	2025
Bill	2515932
Owner	GARMON EMILY H
Parcel ID	22 -4480-1103-040-5

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2025	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL		$0.00	$0.00	$0.00	$0.00	$0.00

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ALPHARETTA
Filters
Code Enforcement
Filters
Styling
Filter as map moves
Location
1425 Mayfield Road
No results
Select attribute filters (13)
Type Description
Values: 4
Number
Values: 119
Tag
Values: 88
Status Code
Values: 1
Assigned To
Values: 3
Initiated Date
9/15/2022 to 1/21/2026
Filtering records: 0 of 119
1425 Mayfield Rd, Al...
MAYFIELD RD
CHANTILLY DR
BETHANY CT
CHANTILLY DR
1121 ft
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA
Powered by Esri



1425 Mayfield Rd Tree Assessment

Tag Number	DBH	Species	Common Name	Condition	Notes	Specimen Tree	Landscape Tree	Boundary Tree
2	29	Pinus taeda	Loblolly pine	Good		no	no	yes
3	23	Quercus nigra	Water oak	Good		no	yes	yes
5	20	Pinus strobus	Eastern white pine	Good		no	no	yes
6	12	Quercus nigra	Water oak	Fair	Suppressed canopy form	no	no	yes
8	27	Pinus taeda	Loblolly pine	Good		no	no	yes
9	20	Pinus virginiana	Virginia pine	Fair	Codominant leaders	no	no	yes
10	6	Liquidambar styraciflua	Sweetgum	Good		no	no	yes
11	6	Liquidambar styraciflua	Sweetgum	Good		no	no	yes
12	12	Liquidambar styraciflua	Sweetgum	Good		no	no	yes
13	6	Liquidambar styraciflua	Sweetgum	Good		no	no	yes
14	9	Quercus nigra	Water oak	Good		no	no	yes
15	6	Acer rubrum	Red maple	Fair	Suppressed canopy form	no	no	yes
16	14	Acer rubrum	Red maple	Good		no	no	yes
17	7	Acer rubrum	Red maple	Good		no	no	yes
18	15	Acer rubrum	Red maple	Fair	Suppressed canopy form	no	no	yes
19	9	Liquidambar styraciflua	Sweetgum	Good		no	no	yes
20	18	Liquidambar styraciflua	Sweetgum	Good		no	no	yes
21	13	Liquidambar styraciflua	Sweetgum	Good		no	no	yes
22	17	Liquidambar styraciflua	Sweetgum	Good		no	no	yes
23	24	Liquidambar styraciflua	Sweetgum	Good		no	no	yes
24	10	Liquidambar styraciflua	Sweetgum	Fair	Suppressed canopy form	no	no	yes
25	16	Liquidambar styraciflua	Sweetgum	Good		no	no	yes
26	14	Liquidambar styraciflua	Sweetgum	Good		no	no	yes
27	21	Pinus taeda	Loblolly pine	Good		no	no	yes
28	11	Liquidambar styraciflua	Sweetgum	Good		no	no	yes
29	22	Pinus taeda	Loblolly pine	Good		no	no	yes
30	24	Pinus taeda	Loblolly pine	Fair	Fusiform rust canker on trunk	no	no	yes
31	8	Liquidambar styraciflua	Sweetgum	Fair	Suppressed canopy form	no	no	yes
32	20	Liriodendron tulipifera	Tulip poplar	Good		no	no	yes
33	6	Liriodendron tulipifera	Tulip poplar	Good		no	no	yes
34	26	Pinus taeda	Loblolly pine	Good		no	no	yes
35	25	Liriodendron tulipifera	Tulip poplar	Good		no		yes
36	8	Liriodendron tulipifera	Tulip poplar	Fair	Suppressed canopy form	no	no	yes
37	16	Carya glabra	Pignut hickory	Good		no	no	yes
38	12	Quercus falcata	Southern red oak	Fair	Suppressed canopy form	no	no	yes
39	10	Liquidambar styraciflua	Sweetgum	Good		no	no	yes
40	6	Liquidambar styraciflua	Sweetgum	Good		no	no	yes
41	7	Quercus stellata	Post oak	Fair	Codominant canopy form	no	no	yes
43	14	Quercus stellata	Post oak	Fair	Codominant canopy form	no	no	yes
44	24	Liriodendron tulipifera	Tulip poplar	Good		no	no	yes
45	9	Acer rubrum	Red maple	Fair	Suppressed canopy form	no	no	yes
46	17	Liriodendron tulipifera	Tulip poplar	Fair	Codominant canopy form	no	no	yes
48	24	Liriodendron tulipifera	Tulip poplar	Good		no	no	yes
49	11	Liriodendron tulipifera	Tulip poplar	Good		no	no	yes
50	18	Liriodendron tulipifera	Tulip poplar	Good		no	no	yes
53	21	Liriodendron tulipifera	Tulip poplar	Good		no	no	yes
54	12	Quercus alba	White oak	Good		no	no	yes
55	13	Quercus rubra	Northern red oak	Good		no	no	yes
57	6	Carya glabra	Pignut hickory	Good		no	no	yes
58	21	Quercus alba	White oak	Fair	Codominant canopy form	no	no	yes
59	8	Fagus grandifolia	American beech	Good		no	no	yes
60	23	Quercus alba	White oak	Fair	Codominant canopy form	no	no	yes
62	29	Liriodendron tulipifera	Tulip poplar	Good		no	no	yes
63	21	Liriodendron tulipifera	Tulip poplar	Good		no	no	yes
65	18	Pinus taeda	Loblolly pine	Dead		no	no	yes
66	19	Pinus taeda	Loblolly pine	Dead		no	no	yes
67	20	Pinus taeda	Loblolly pine	Good		no	no	yes
68	23	Pinus taeda	Loblolly pine	Good		no	no	yes
69	16	Pinus taeda	Loblolly pine	Good		no	no	yes
70	12	Liquidambar styraciflua	Sweetgum	Good		no	no	yes
71	17	Pinus taeda	Loblolly pine	Good		no	no	yes
72	11	Liquidambar styraciflua	Sweetgum	Good		no	no	yes
73	13	Pinus taeda	Loblolly pine	Good		no	no	yes
74	7	Liquidambar styraciflua	Sweetgum	Good		no	no	yes
75	25	Pinus taeda	Loblolly pine	Fair	Fusiform rust canker	no	no	yes
76	20	Pinus taeda	Loblolly pine	Good		no	no	yes
77	6	Pinus taeda	Loblolly pine	Good		no	no	yes
78	12	Liquidambar styraciflua	Sweetgum	Fair	Trunk wound	no	no	yes
79	10	Liquidambar styraciflua	Sweetgum	Good		no	no	yes
81	6	Lagerstroemia sp.	Crepe myrtle	Good	Multi stem – 2/2/2	no	yes	yes
294	25	Liriodendron tulipifera	Tulip poplar	Good	Vines on trunk	no	no	no
300	22	Liriodendron tulipifera	Tulip poplar	Good	Natural bend in trunk	no	no	no
301	25	Liquidambar styraciflua	Sweetgum	Good		no	no	no
303	21	Liquidambar styraciflua	Sweetgum	Fair	Light dieback in canopy	no	no	no
304	21	Liquidambar styraciflua	Sweetgum	Fair	Codominant canopy form	no	no	no
305	25	Liriodendron tulipifera	Tulip poplar	Good		no	no	no
307	24	Liquidambar styraciflua	Sweetgum	Good		no	no	no
308	26	Liriodendron tulipifera	Tulip poplar	Fair	Light dieback in canopy	no	no	no
309	28	Pinus taeda	Loblolly pine	Good		no	no	no
311	22	Liriodendron tulipifera	Tulip poplar	Fair	Codominant canopy form	no	no	no
312	22	Liriodendron tulipifera	Tulip poplar	Fair	Codominant canopy form	no	no	no
313	21	Liquidambar styraciflua	Sweetgum	Good		no	no	no
314	23	Quercus alba	White oak	Good		no	no	no
315	21	Liriodendron tulipifera	Tulip poplar	Fair	Codominant canopy form	no	no	no
316	21	Quercus rubra	Northern red oak	Good		no	no	no
317	26	Liquidambar styraciflua	Sweetgum	Good	Codominant leaders	no	no	no
318	20	Liriodendron tulipifera	Tulip poplar	Good		no	no	no
319	23	Quercus alba	White oak	Good		no	no	no
320	21	Quercus alba	White oak	Good		no	no	no
324	20	Liriodendron tulipifera	Tulip poplar	Poor	Trunk wound with decay on upper trunk	no	no	no
325	24	Liquidambar styraciflua	Sweetgum	Fair	Codominant canopy form	no	no	no
328	19	Quercus alba	White oak	Good		no	no	no
329	21	Quercus alba	White oak	Good		no	no	no
332	21	Liriodendron tulipifera	Tulip poplar	Fair	Natural bend in upper trunk; codominant canopy form	no	no	no
1	25	Carya illinoinensis	Pecan	Good	Pruned for overhead utilities; no tag	yes	yes	yes
4	25	Quercus nigra	Water oak	Fair	Codominant leaders	yes	no	yes
7	28	Quercus nigra	Water oak	Good		yes	no	yes
42	26	Quercus stellata		Fair	Codominant canopy form	yes	no	yes
47	33	Quercus alba	White oak	Fair	Codominant leaders with included bark at 10 feet	yes	no	yes
51	30	Quercus alba	White oak	Good		yes	no	yes
52	26	Quercus alba	White oak	Good		yes	no	yes
56	24	Quercus alba	White oak	Good		yes	no	yes
61	24	Quercus rubra	Northern red oak	Fair	Codominant canopy form	yes	no	yes
64	29	Quercus alba	White oak	Good		yes	no	Yes
80	12	Lagerstroemia sp.	Crepe myrtle	Good	Multi stem – 4/4/4	yes	yes	yes
290	19	Acer palmatum	Japanese maple	Good	Mechanical damage to roots	yes	yes	no
291	31	Quercus nigra	Water oak	Good		yes	no	no
292	25	Quercus nigra	Water oak	Fair	Codominant canopy form	yes	no	no
293	28	Quercus nigra	Water oak	Good		yes	no	no
295	32	Pinus taeda	Loblolly pine	Good		yes	no	no
296	40	Carya illinoinensis	Pecan	Poor	Cavity in trunk; heavily pruned	yes	yes	no
297	27	Quercus nigra	Water oak	Poor	Low split into three codominant trunks with included bark; diameter not representative of canopy size	yes	no	no
298	25	Quercus alba	White oak	Good		yes	no	no
299	24	Quercus alba	White oak	Good	Codominant leaders	yes	no	no
302	26	Quercus alba	White oak	Good		yes	no	no
306	27	Quercus alba	White oak	Fair	Natural bend in trunk; slight lean in lower trunk	yes	no	no
310	29	Quercus falcata	Southern red oak	Good		yes	no	no
321	27	Quercus rubra	Northern red oak	Good		yes	no	no
322	24	Quercus rubra	Northern red oak	Fair	Codominant canopy form	yes	no	no
323	12	Oxydendrum arboreum	Sourwood	Fair	Multi stem – 7/5; suppressed canopy form	yes	no	no
326	29	Quercus alba	White oak	Good		yes	no	no
327	29	Quercus rubra	Northern red oak	Fair	Low split into two codominant trunks with included bark	yes	no	no
330	24	Quercus stellata		Good		yes	no	no
331	28	Quercus alba	White oak	Good		yes	no	no
333	27	Quercus alba	White oak	Fair	Split into codominant leaders with included bark at 10 feet	yes	no	no
334	28	Quercus alba	White oak	Good		yes	no	no

SURVEY NOTES

1. This plan references the survey by TerraMark Land Surveying, Inc. dated 12/23/2025 for Mayfield Development Services for all survey and topographical information
2. Unless otherwise specified, all distances shown are horizontal ground distances.
3. The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 12A.
4. The exterior footprint of all buildings is measured at ground level.
5. By graphic plotting only this property Does Not lie within a 100 year flood hazard zone and is depicted as Zone X as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia.
6. No common observable evidence of cemeteries, burial grounds or isolated gravesites were found during the course of the survey.
7. No observable evidence that the site was used as a solid waste dump, sump or sanitary landfill.
8. The Property has direct vehicular and pedestrian access to Perimeter Center East, a dedicated public right of way, as shown on the survey.
9. No wetland delineation markers were observed at the time of the survey.
10. No observable evidence of earth moving work, building construction or building additions at the time of the survey.
11. No observable evidence or proposed changes in right of way made available to the surveyor.
12. No observable evidence of recent street or sidewalk construction or repairs.
13. There may be underground utilities not shown on this survey.
14. All tree data taken from tree survey done by Brookwood Tree Consulting, Inc. dated December 9, 2025.

SITE DATA:

TOTAL SITE AREA — 4.5679 ACRES

ZONING
- EXISTING ZONING — AG
- PROPOSED ZONING — R-15
- ZONING JURISDICTION — CITY OF ALPHARETTA

DEVELOPMENT TYPE
- TOTAL LOTS — 9
- TOTAL DENSITY — 1.97 U/A

DEVELOPMENT STANDARDS
- MAXIMUM BUILDING HEIGHT — 35' HT
- MINIMUM LOT SIZE — 15,000 SF
- MINIMUM LOT WIDTH — 100 FEET
- FRONT YARD — 35 FEET FROM LOCAL ROW; 65 FEET FROM MAJOR ROW
- REAR YARD — 25 FEET
- SIDE YARD — 10 FEET

NOTES

1. SPEED LIMIT OF ADJACENT ROAD IS 35 MPH.
2. ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY - WETLANDS ARE NOT LOCATED ON THIS SITE.
3. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR FULTON COUNTY MAP # 13121C0052G & 13121C0054F, EFFECTIVE DATE 06-19-2020 & 09-18-2013. THE PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD).
4. WATERS OF THE STATE ARE NOT WITHIN 200' OF THIS PROPERTY.
5. THE CHATTAHOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.
6. FULTON COUNTY FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
7. WATER SERVICE SHALL BE PROVIDED BY FULTON COUNTY. EXISTING WATER SERVICE ACROSS MAYFIELD ROAD WILL BE TAPPED.
8. SANITARY SEWER SERVICE WILL BE PROVIDED BY FULTON COUNTY. EXISTING SEWER WILL BE TAPPED ON SITE.

NORTH

GRAPHIC SCALE IN FEET
0 30 40 80

MAYFIELD DEVELOPMENT SERVICES
Stephen Bates

Kimley»Horn

TREE SURVEY

MAYFIELD ROAD TRACT

1425 MAYFIELD ROAD
LAND LOT 1103, DIST 2, SEC 2
CITY OF ALPHARETTA, GEORGIA

GEORGIA REGISTERED LANDSCAPE ARCHITECT EDWARD J. ANDERSON

02/23/2026
SCALE 1" = 40'
JOB # 011536057

2 of 2

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. COPYRIGHT KIMLEY-HORN AND ASSOCIATES, INC., 2026

MEMORANDUM

TO: City of Alpharetta

CC: Mayfield Development Services, LLC

FROM: J. Alexander Brock (GA P.E. 031209)

DATE: March 2, 2026

RE: Trip Generation - 1425 Mayfield Road

The Applicant, Mayfield Development Services, LLC, is proposing the development of nine (9) for-sale, single-family detached homes on a ±4.5674-acre tract of land located at 1425 Mayfield Road (Tax Parcel 22 448011030405) in the City of Alpharetta. The Subject Property is located on the south side of the Mayfield Road right-of-way approximately 450-feet west of its intersection with Chantilly Drive.

The Applicant used the Institute of Traffic Engineers (ITE) Trip Generation Manual (Ninth Edition), to calculate vehicular trips for the Proposed Development. The nine (9) single family homes (ITE category 210) are expected to generate the following net total of trips[1]:

Prop. Single Fmaily Detached (ITE 210)			
Net Trips (9 Homes less 1 Existing Home)			
	Units	Rate	Total
Weekday	8	9.52	76.16
AM Peak	8	0.75	6.00
PM Peak	8	1	8.00

The Proposed Development will be accessed from Mayfield Road, which is classified as a Major Collector per the Georgia Department of Transportation (GDOT) State Functional Classification Map. This type of roadway is intended to carry a higher volume of traffic, and the Applicant is unaware of any capacity issues with that roadway. As an example, there are approximately 7,140 trips on Mayfield Road[2] and the Proposed Development's anticipated daily trips will only constitute ±1.07% of the overall trips on Mayfield Road.

Accordingly, Mayfield Road is anticipated to easily accommodate the minor amount of traffic generated by the proposed project.

---

[1] The trips generated by the existing single family home are already accommodated on the adjacent roadways and were deducted from the proposed trips for a net total.

[2] Trip information gathered from the Georgia Department of Transportation's Traffic Station 121-0922 located on Mayfield Road east of Harrington Drive.

CITY COUNCIL STAFF REPORT

Department: Community Development
Submitted By: Kathi Cook
Prepared By: Michael Woodman
Meeting Date: June 22, 2026

AGENDA ITEM: V-26-10 TRUCK & TAP STAGE VARIANCE

The applicant, Mitchel Jaffe, is requesting a variance to eliminate the ten-foot (10') rear setback to allow for the construction of a covered music performance stage on the rear property line on a 0.129-acre property in the Downtown. The subject property is located at 30 Milton Avenue between Highway 9 and Roswell Street.

STAFF RECOMMENDATION:

Approve V-26-10 Truck & Tap Stage Variance, subject to the following conditions:

1. A covered performance stage shall be permitted on the subject property with a 0' rear setback, as depicted on the submitted site plan labeled A2.0, dated 4/1/2026.
2. Stage location, dimensions, and materials shall be developed substantially similar to the submitted elevations, as depicted on the plans labeled A3.0, A4.0, and A5.0, with final approval by Staff.
3. Property owner shall plant a row of shrubs and/or vining landscape material, such as Confederate Jasime, along the base of the rear side of the stage facing the City's public parking lot, with final approval by Staff.
4. Food trucks shall not encroach upon the pedestrian access easement on the east side of the property.
5. Truck & Tap shall coordinate music events with the City's Recreation, Parks, & Cultural Services Department to avoid conflicts during City special events, such as Food Truck Alley.

ITEM DESCRIPTION:

The submitted request, if approved, would allow for the construction of a covered music performance stage on the rear property line on a 0.129-acre property in the Downtown. A variance is requested to eliminate the ten-foot (10') rear setback to allow for the stage to be placed on the rear property line. The subject property is located at 30 Milton Avenue between Highway 9 and Roswell Street.

Truck & Tap has been hosting live musical performances since 2020. Currently, the applicant utilizes a small modular performance stage temporarily located at the rear of the property in the food truck service area. Staff consulted Code Enforcement regarding any past noise complaints regarding the applicant's business. According to Code Enforcement, there have been no complaints registered.

The property is zoned C-2 (General Commercial) and is developed as a 20,000 square foot free-standing building. Surrounding properties are zoned C-2, except the property to the north is zoned DT-C (Downtown Core). The Hamilton Hotel is located to the north, Argentis Gluten-Free Bakery and Ceviche are located to the west, the Old Roswell Street City Parking Lot is located to the south, and the Waters Building is located to the east. The comprehensive land use plan designation of the property is 'Central Business District'.

The applicant requests a variance to Unified Development Code (UDC) Subsection 2.2.15(D) to reduce the rear setback from ten-foot (10') to zero-foot (0') to allow for the construction of a covered performance stage on the rear property line. The applicant cites the small size of the property as the hardship contributing to the requested variance. The proposed location of the stage adjacent to the rear property line would avoid encroachments into the rear service area for food trucks.

PERFORMANCE STAGE

The site plan depicts a sixteen-foot (16') wide by twelve-foot (12') deep by ten-foot (10') tall, covered performance stage at the rear of the property with a zero-foot (0') rear setback. The stage faces the rear of the Truck & Tap building, directing noise from musical performances to the rear patio and rear of the building and away from adjacent properties. The rear of the property is paved, and the proposed stage would not add any impervious area to the property. As shown in the rendering below, a screen wall is proposed on the backside of the stage to match the existing rooftop deck screen wall.



VARIANCE REVIEW CRITERIA

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

(1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; or

Response: The property has exceptional conditions related to its size. The property is only 0.129 acres, which leaves limited space for accessory structures, such as a performance stage.

(2) The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or

Response: Application of the ordinance would create an unnecessary hardship. If the stage was located in compliance with the ten-foot (10') rear setback, it would likely be oriented to face the City's parking lot or the properties to the right or left in order to avoid encroaching into the food truck service area. This would result in noise from performances being aimed at off-site properties instead of aimed at the rear of the applicant's building.

(3) There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned; or

Response: The property has peculiar conditions related to its size. The property is only 0.129 acres, which leaves limited space for accessory structures, such as a performance stage. Enforcement of the ten-foot (10') rear setback would likely result in the stage facing off-site properties which could result in unintended noise impacts.

CONCURRENCES

Staff have reviewed the applicant's proposal against the established review criteria for a variance. The property has exceptional and peculiar conditions related to its size. The property is only 0.129 acres, which leaves limited space for accessory structures, such as a performance stage. Enforcement of the ten-foot (10') rear setback would likely result in the stage facing off-site properties which could result in unintended noise impacts.

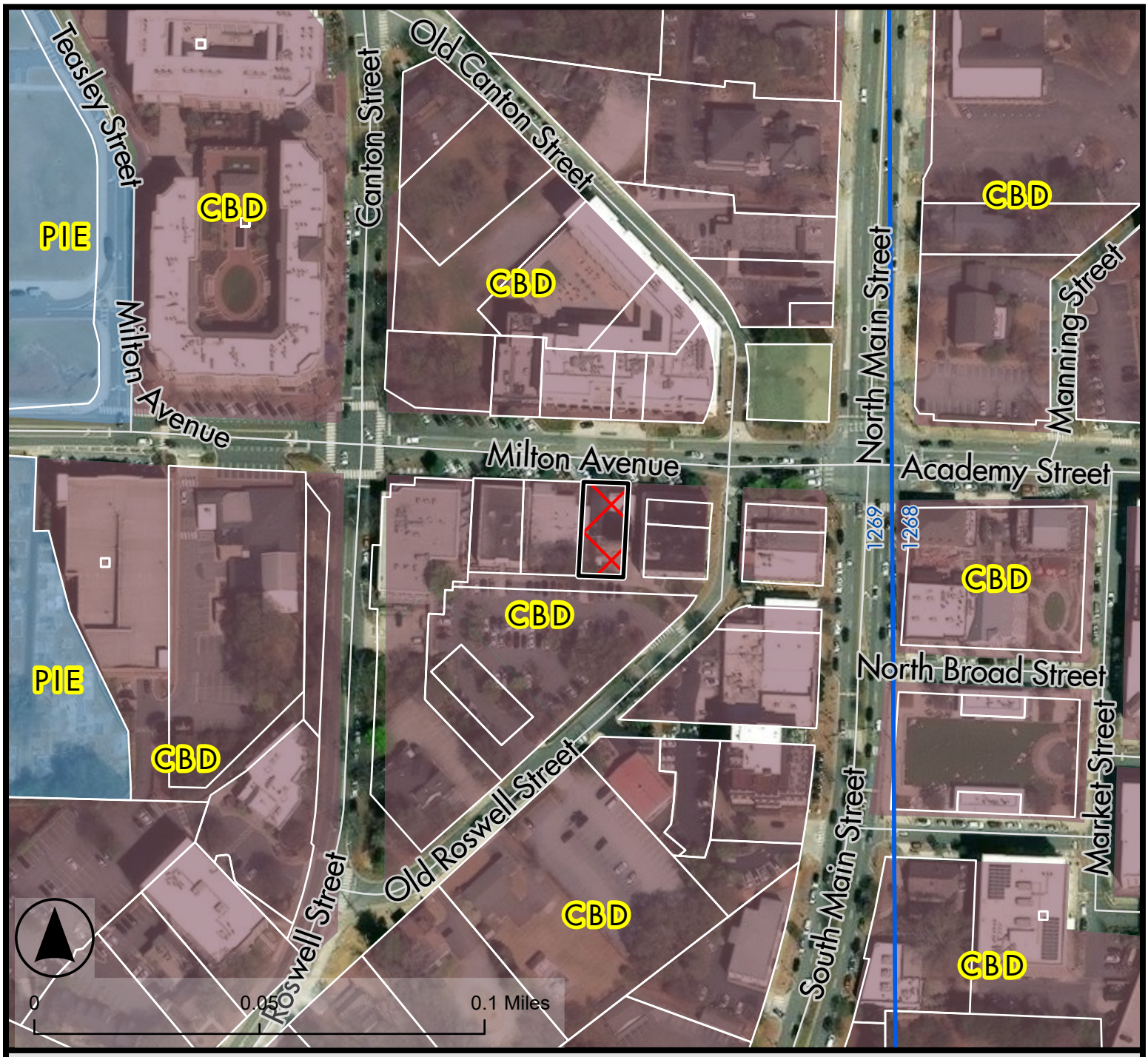
CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on May 13, 2026. There were public comments in support of the applicant's request and one (1) with concerns over traffic, noise, and security.

ATTACHMENTS:
• Map Series • CZIM • Citizen Part B • Application



Legend

- V-26-10
- Land Lots
- Tax Parcels
- Alpharetta City Limits

Future Land Use 2040

- Central Business District
- Parks, Recreation, Open Space
- Public, Institutional, Education

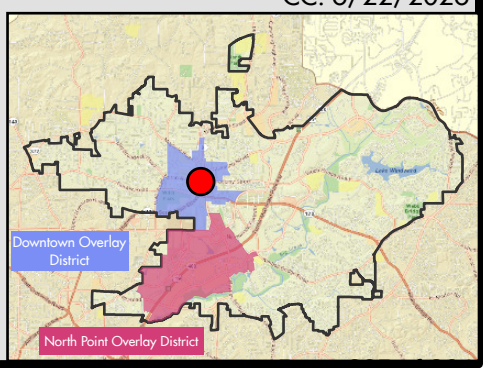
Future Land Use Map

Truck n Tap Stage Variance

V-26-10

D/LL: 2/2/1269

CC: 6/22/2026

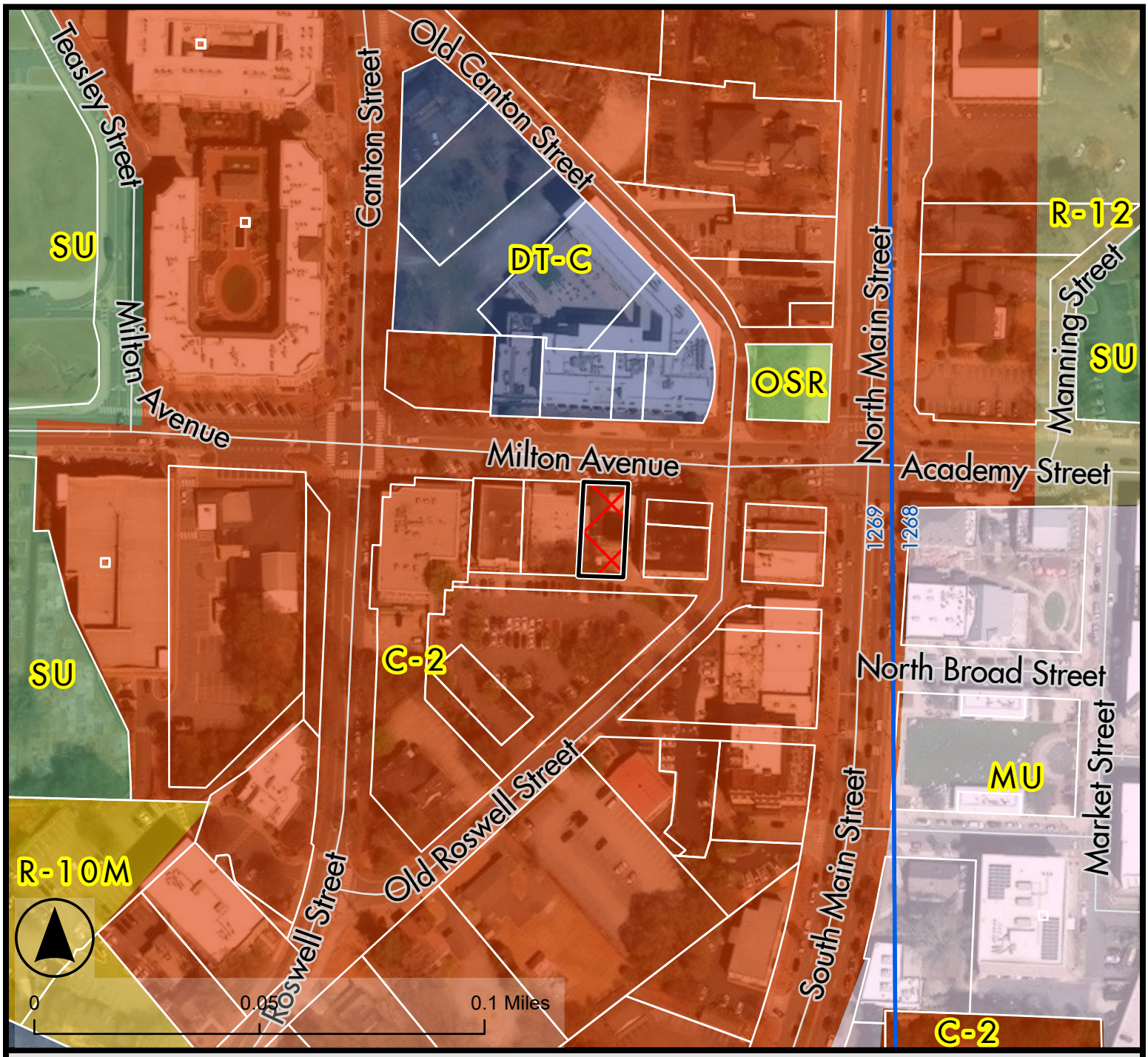


THE CITY OF ALPHARETTA GEORGIA

Credit: Microsoft, Vantor, City of Alpharetta.

Location Map Provided by: Community Development - GIS

V-26-10



Zoning Map

Truck n Tap Stage Variance

V-26-10

D/LL: 2/2/1269

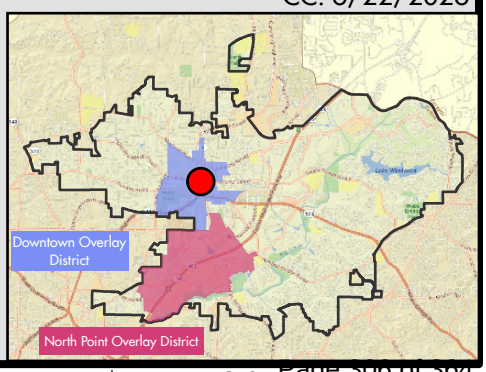
CC: 6/22/2026

Legend

- V-26-10
- Land Lots
- Tax Parcels
- Alpharetta City Limits

Zoning District

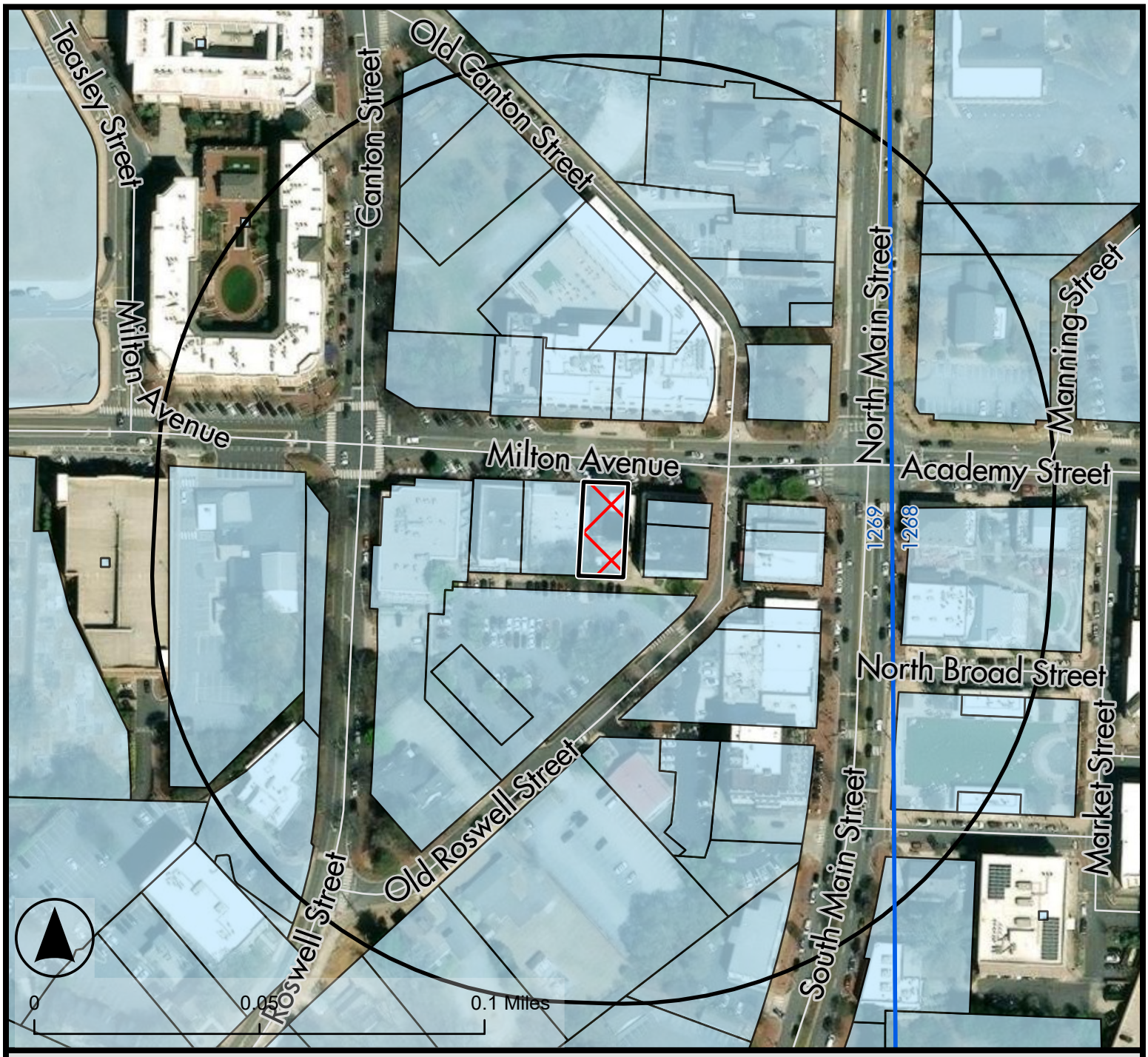
- General Commercial
- DT-C Downtown Core
- MU Mixed Use
- OSR Open Space and Recreational
- R-10M Multi Family Residential (HDR)
- R-12 Single Family Detached Residential
- SU Special Use



THE CITY OF ALPHARETTA GEORGIA

Credit: Microsoft, Vantor, Vantor, City of Alpharetta.

Location Map Provided by: Community Development - GIS



Legend

- V-26-10
- Land Lots
- Tax Parcels
- 500 ft Buffer
- Alpharetta City Limits

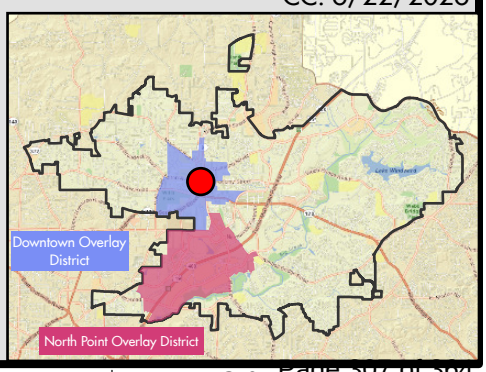
Location Map

Truck n Tap Stage Variance

V-26-10

D/LL: 2/2/1269

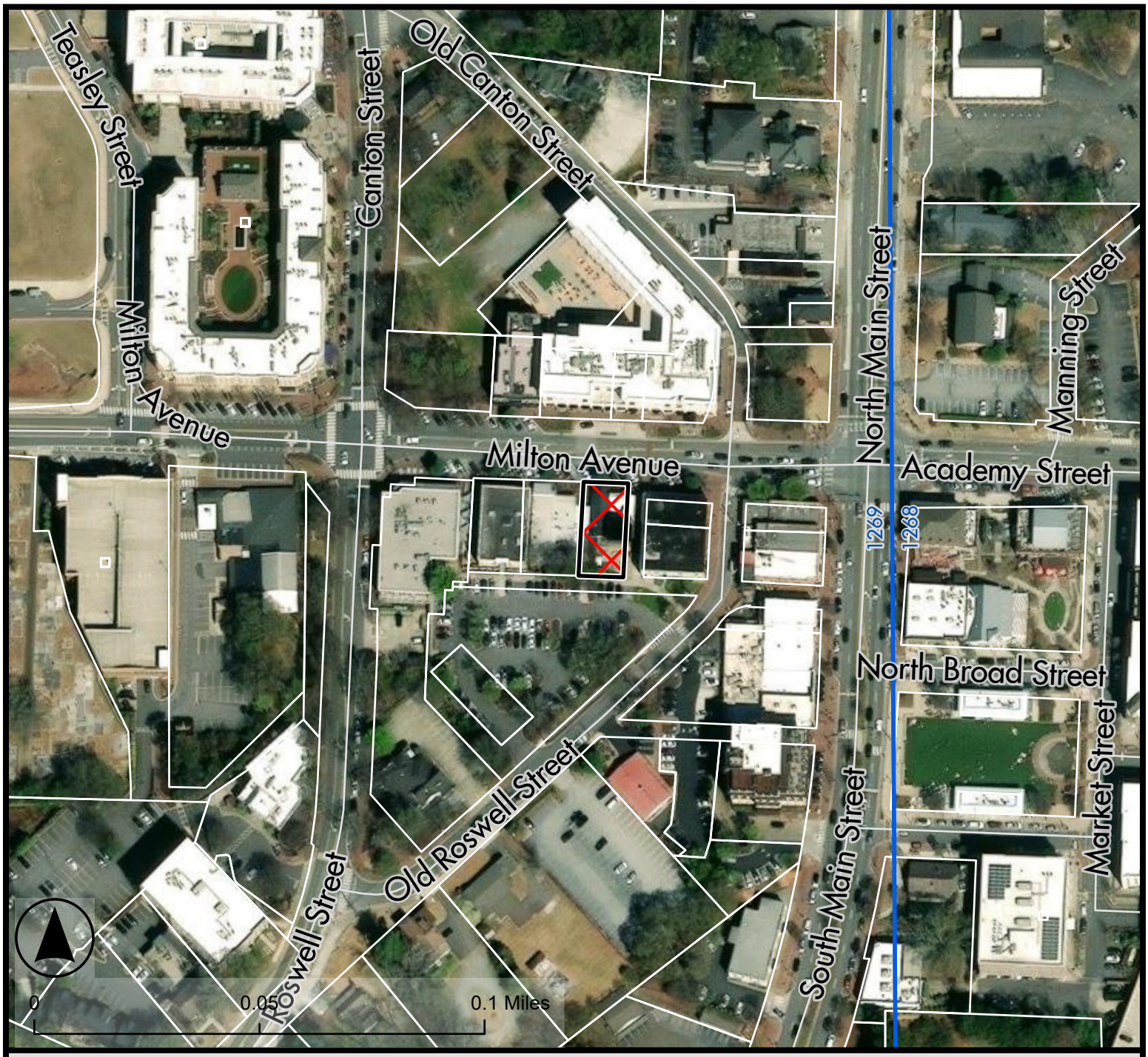
CC: 6/22/2026



THE CITY OF ALPHARETTA GEORGIA

Credit: Microsoft, Vantor, Vantor, City of Alpharetta.

Location Map Provided by: Community Development - GIS



Aerial Map

Truck n Tap Stage Variance

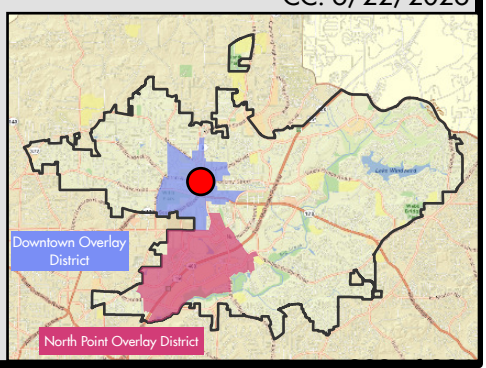
V-26-10

D/LL: 2/2/1269

CC: 6/22/2026

Legend

- V-26-10
- Land Lots
- Tax Parcels
- Alpharetta City Limits



THE CITY OF ALPHARETTA GEORGIA

Credit: Microsoft, Vantor, City of Alpharetta.

Location Map Provided by: Community Development - GIS

Community Zoning Information Meeting (CZIM) May 13, 2026

Please sign-in and leave your comments and/or concerns.

V-26-10 / Truck & Tap Stage Variance

NAME	ADDRESS	COMMENTS
Jennifer Overton	3830 Alden Place Cumming, GA 30028	General Interest Musician -
Belinda Kasmirsky	alpharetta Ga	why not - looks good!
Shark Lewis	184 Canton St Alpharetta 30009	AWESOME! Those girls/guys need a covered stage. Thanks
Matthew Khodayari	41 Milton Ave Alpha. 30009	Concerned about noise, security traffic.

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: Truck & Tap Stage Variance

Contact Name: Zach Yurchuck Telephone: (404) 234-5589

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.

No responses received via mail, phone, or email to letters mailed.

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.*

- [X] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [ ] 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.

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: _____ Date: 5/18/2026

Print Form

4/23/2026

Zach Yurchuck
30 Milton Ave.
Alpharetta, GA 30009

V-26-10 Truck & Tap Stage

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a variance to allow for the construction of a covered music performance stage on 0.129 acres in the Downtown. A variance is requested from Unified Development Code (UDC) Subsection 2.2.15(D) to eliminate the 10' rear setback. The property is located at 30 Milton Avenue and is legally described as being located in Land Lot 1269, 2nd District, 2nd Section, Fulton County, Georgia.

This item will be considered by the City Council on June 22, 2026 at 6:30 p.m. The meeting will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at zach@truckandtap.com / (404) 234-5589

Sincerely,

Zach Yurchuck
Truck & Tap
Co-Founder / VP of Operations

PARSONS ACE HARDWARE INC
10465 STONEFIELD LNDG
DULUTH GA 30097-5951

KELL BUILDING PARTNERS LLC
131 ROSWELL ST STE B201
ALPHARETTA GA 30009

RAM DEVELOPMENT PARTNERS LLC
14195 HOPEWELL RD
ALPHARETTA GA 30004

SOUTH MAIN DEVELOPMENT PARTNERS LLC
1819 PEACHTREE RD SUITE 575
ATLANTA GA 30309

33 SOUTH MAIN LLC
1905 EVERGREEN LN
ALPHARETTA GA 30009

NATURES VERANDA LLC
225 OAKMERE DR
ALPHARETTA GA 30009

TWENTY NORTH MAIN LLC
231 VAUGHN DR
ALPHARETTA GA 30009-2333

LUNSFORD SARA H
245 CHINABERRY DR
ROSWELL GA 30076

RAM DEVELOPMENT PARTNERS LLC
26 MILTON AVE
ALPHARETTA GA 30004

ALPHARETTA TOWN COMMONS II LLC
2660 PEACHTREE RD UNIT 32G
ATLANTA GA 30305

ALPHARETTA TOWN COMMONS LLC
2801 BUFORD HWY NE STE T 70
ATLANTA GA 30329

DELSON STORES INC
3270 COCHISE DR
ATLANTA GA 30339

28 NORTH MAIN STREET LLC
3270 COCHISE DR SE
ATLANTA GA 30339-4319

KAJ ASHER FREEDOM PROPERTIES LLC
3396 CAVERTON LANE
ALPHARETTA GA 30022

HYPERCHATTER LLC
35 OLD CANTON ST
ALPHARETTA GA 30009

PDOF ALPHARETTA LLC
3500 LENOX RD SUITE 625
ATLANTA GA 30326

CARLOS L BAGWELL
REVOCABLE TRUST THE
40 ROSWELL ST
ALPHARETTA GA 30009

MILTON CAPITAL FUND LLC
41 MILTON AVE
ALPHARETTA GA 30009-1570

ANTHONY WILLIAM PARKER FAMILY
PROTECTION TRUST THE
4465 S JONES BLVD
LAS VEGAS NV 89103

JWJ REAL ESTATE LLC
45 ROSWELL ST STE A
ALPHARETTA GA 30009

ARIEL HOLDINGS LLC
48 OLD ROSWELL ST
ALPHARETTA GA 30009-7908

9 S MAIN STREET LLC
5 S MAIN ST
ALPHARETTA GA 30009

ZAGORIA FAMILY TRUST THE
50 CANTON ST # 202
ALPHARETTA GA 30009

RADOV STEPHANIE
50 CANTON ST # 203
ALPHARETTA GA 30009

MUELLER HERBERT M & CATHY J
50 CANTON ST 201
ALPHARETTA GA 30009

SHUSTER MICHAEL H & HELAINE G
50 CANTON ST UNIT 204
ALPHARETTA GA 30009

COHEN FAMILY LIVING TRUST THE
50 CANTON ST UNIT 205
ALPHARETTA GA 30009

VILLOUTREIX EILEEN
50 CANTON ST UNIT 208
ALPHARETTA GA 30005

PAGANO RAY & CYNTHIA
50 CANTON ST UNIT 301
ALPHARETTA GA 30009

NEIBERT JOSEPH KYLE
& KAREN DENISE
50 CANTON ST UNIT 302
ALPHARETTA GA 30009

FENNELL ROBERT P & PATRICIA
50 CANTON ST UNIT 303
ALPHARETTA GA 30009

HASKINS RICHARD
50 CANTON ST UNIT 304
ALPHARETTA GA 30009

CURRY EDDIE W & DEBRA V
50 CANTON ST UNIT 305
ALPHARETTA GA 30009

HAISLIP WALLACE G
& HAISLIP LINDA R
50 CANTON ST UNIT 306
ALPHARETTA GA 30009

IVIE DAVID A & SUSAN H
50 CANTON ST UNIT 307
ALPHARETTA GA 30009

ZLATOPER BARRY
50 CANTON ST UNIT 308
ALPHARETTA GA 30009

NORRIS MICHAEL E & BEVERLY W
50 CANTON ST UNIT 401
ALPHARETTA GA 30009

PRATT HANNAN TRUST THE
50 CANTON ST UNIT 402
ALPHARETTA GA 30009

MARY ANN SLAVIK REVOCABLE
LIVING TRUST THE
50 CANTON ST UNIT 403
ALPHARETTA GA 30009

HAMBY MICHAEL & HAMBY MALINDA
50 CANTON ST UNIT 404
ALPHARETTA GA 30009

MOORCONES JOEPH J & DAWN L
50 CANTON ST UNIT 405
ALPHARETTA GA 30009

SCHUSTER FRANK KENNETH & SUSAN MARIE
50 CANTON ST UNIT 406
ALPHARETTA GA 30009

BUTCHART JAMES D & HANSEN WAYNE E
50 CANTON ST UNIT 407
ALPHARETTA GA 30009

MARITAL TRUST
50 CANTON ST UNIT 408
ALPHARETTA GA 30009

44 MILTON AVENUE PARTNERS LLC
53 S MAIN ST STE 300
ALPHARETTA GA 30009

TRICORNER HOLDINGS LLC
5400 LAUREL SPRINGS SUITE 407
SUWANEE GA 30024

ALPHARETTA FIRST METHODIST
CHURCH INC
69 N MAIN ST
ALPHARETTA GA 30009

ONE SOUTH MAIN LLC
710 COOPER SANDY CV
ALPHARETTA GA 30004

TEASLEY PLACE RETAIL LLC
766 BLACKFOOT TRL
SUWANEE GA 30024

JCH PROPERTIES LLC
80 MILTON AVE
ALPHARETTA GA 30009-1508

TRUCK & TAP ALPHARETTA LLC
8640 MAIN ST
WOODSTOCK GA 30188

D & R MILLER HOLDINGS LLC
980 BIRMINGHAM RD STE 501-391
ALPHARETTA GA 30004

DALE L LOWELL REVOCABLE TRUST THE
P O BOX 611183
SUNNYSIDE FL 32461

ACADEMY & MAIN LLC
PO BOX 1081
ALPHARETTA GA 30009

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

PH #: _____

☐ Property Taxes & Code Violations Verified

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT • 2 PARK PLAZA • ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Mitchel Jaffe Telephone: (404) 307-3896

Address: 3300 Marjan Dr Suite:

City Atlanta State: GA Zip: 30340 Fax:

Mobile Tel: (404) 307-3896 Email: mitchj@prepkitchens.com

Subject Property Information:

Address: 30 Milton Ave Current Zoning: C-2

District: DT Section: CBD Land Lot: 1269 Parcel ID: 22-4823-1269-018-7

Proposed Zoning: No Change Current Use: Restaurant

This Application For *(Check All That Apply)*:

☐ Conditional Use ☐ Master Plan Amendment ☐ Comprehensive Plan Amendment

☐ Rezoning ☐ Master Plan Review

☒ Variance ☒ Public Hearing

☐ Exception ☐ Other *(Specify)*: _____

Applicant Request And Intent

What is the proposed use(s) of the property?

USE TO REMAIN THE SAME AS EXISTING- RESTAURANT/BAR FACILITY, NO CHANGES AT USE, OCCUPANCY, OR TO THE EXISTING BUILDING AT SITE. REQUEST IS FOR REAR YARD SETBACK VARIANCE ONLY.

Applicant's Request (Please itemize the proposal):

EXISTING PROPERTY HAS A 10' (TEN FOOT) REAR YARD SETBACK AT PRESENT.
APPLICANT REQUESTS TO REDUCE THE REAR YARD SETBACK TO 0' (ZERO FEET) AT THE REAR PROPERTY LINE.

Applicant's Intent *(Please describe what the proposal would facilitate)*:

INTENT IS TO ALLOW FOR A MUSIC PERFORMANCE STAGE ALONG THE REAR PROPERTY LINE AND FACING THE REAR PATIO AREAS OF THE EXISTING BUILDING.
STAGE SIZE 16' WIDE X 12' DEEP, PLACED ON PIERS TO AVOID ROOT INTERFERENCE WITH ADJACENT TREES. STAGE PLATFORM APPROXIMATELY 7" ABOVE GRADE.
STAGE ROOF WITH EXPOSED STRUCTURE (TO MATCH EXISTING BUILDING ROOF DECK) WILL BE APPROXIMATELY 10' HIGH ABOVE STAGE PLATFORM. AT THE REAR OF THE STAGE, ALONG THE PROPERTY LINE THERE WILL BE A SLATTED SCREEN WALL (WOOD- WITH CONSTRUCTION TO MATCH SIMILAR SCREEN AT ROOF DECK).
IN ORDER TO PLACE THE STAGE AT THE REAR AND NOT ENCROACH ON EXISTING PATIO SERVICE AREA FOR FOOD TRUCKS (AND OTHER MFSO), THE STAGE WOULD NEED TO BE PLACED TIGHT AGAINST THE REAR PROPERTY LINE.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Zachary Yurchuck Telephone: (404) 234-5589

Address: 3300 Marjan Dr Suite:

City Atlanta State: GA Zip: 30340 -

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

- ☐ Annexation
- ☐ Special Use
- ☐ Rezoning
- ☐ Conditional Use
- ☒ Variance/Exception
- ☐ Master Plan
- ☐ Comprehensive Land Use Plan Amendment
- ☐ Other

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Telephone:

Address: Suite:

City State: Zip: -

So Sworn and Attested:

Owner Signature: Date: 4/22/26

Notary:

Notary Signature: Date: 04/22/2026

PRISEA METRAN COOK NOTARY PUBLIC CHEROKEE COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 14, 2027

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: Truck & Tap Alpharetta

Subject Public Hearing Case: Stage Setback Variance Variance

Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of $250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.

Signature: _____ Date: 3-31-2026

VARIANCE & EXCEPTION REVIEW CRITERIA

Please respond to the following ONLY if you are applying for a variance or exception. Respond to 1-3 for a variance and 1-4 for an exception.

1. Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

SUBJECT PROPERTY IS ONE OF FEW IN THE DEVELOPED BLOCK ALONG MILTON AVE TO HAVE A REAR DRIVE ACCESS AND PARKING PAD (FOR THE FOOD TRUCKS AND OTHER MFSO PROVIDERS). ADDITIONALLY, THE EAST EDGE OF THE SITE HAS A "PEDESTRIAN ACCESS EASEMENT" WITH THE CITY OF ALPHARETTA FOR CITIZENS TO ACCESS MILTON AVENUE FROM THE REAR PARKING STRUCTURE.

2. Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

IN ORDER TO MAINTAIN A KEY ELEMENT TO THE SUBJECT PROPERTIES EXISTING USE AS A FOOD TRUCK/MFSO RESTAURANT, THE ABILITY TO IMPROVE THE REAR PATIO AREA WOULD NOT BE POSSIBLE. ANY WORK AT REAR WITHIN THE LIMITS OF THE EXISTING REAR YARD SETBACK WOULD PREVENT RETAINING THE ACCESS DRIVE/PARKING FOR USE BY FOOD TRUCKS/MFSO VEHICLES.

3. Are there conditions that are peculiar to the subject property? Please describe them in detail.

THE EAST EDGE OF THE SITE HAS A "PEDESTRIAN ACCESS EASEMENT" WITH THE CITY OF ALPHARETTA FOR CITIZENS TO ACCESS MILTON AVENUE FROM THE REAR PARKING STRUCTURE. THE EASEMENT IS ON THE 30 MILTON AVE PROPERTY AND WOULD PREVENT THE ABILITY TO PLACE STAGE ALONG THE EAST EDGE OF PROPERTY WITH OUT BLOCKING VEHICULAR ACCESS TO REAR OF SITE. SIMILARLY ALONG THE WESTERN PROPERTY LINE, WITH OUT REMOVING TREES AND RE-ROUTING PROPERTY DRAINAGE THE PROPOSED STAGE COULD NOT BE PLACED HERE WITH OUT BLOCKING VEHICULAR ACCESS.

4. Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

NO, CURRENTLY ALL OF THE BUILDINGS ADJACENT TO THE PROPERTY ON MILTON AVE (ON BOTH SIDES FOR THE ENTIRE BLOCK) ENCROACH INTO THE 10' REAR YARD SETBACK. ALL OF THE BUILDINGS PHYSICALLY, EXTEND TO THEIR REAR PROPERTY LINE.
THE PLACEMENT AT THE REAR ALONG THE PROPERTY LINE WOULD ONLY REINFORCE THE PREVAILING URBAN EDGE ACROSS THE PROPERTY REAR YARDS.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: Truck & Tap Stage

Contact Name: Mitchel Jaffe Telephone: (404) 307-3896

The following people will be notified of this application and provided information describing the subject proposal. All properties within 500' or adjoining properties and the HOA MUST be notified. Notification requirements to be established by the City. Attach mailing list, as needed.

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [ ] Other *(Please Specify)*

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

Letter will include description of the proposal as well as instructions for contacting applicants via email and telephone.

D & R MILLER HOLDINGS LLC
980 BIRMINGHAM RD STE 501-391
ALPHARETTA GA 30004

44 MILTON AVENUE PARTNERS LLC
53 S MAIN ST STE 300
ALPHARETTA GA 30009

RADOV STEPHANIE
50 CANTON ST # 203
ALPHARETTA GA 30009

SOUTH MAIN DEVELOPMENT PARTNERS LLC
1819 PEACHTREE RD SUITE 575
ATLANTA GA 30309

PARSONS ACE HARDWARE INC
10465 STONEFIELD LNDG
DULUTH GA 30097-5951

SHUSTER MICHAEL H & HELAINE G
50 CANTON ST UNIT 204
ALPHARETTA GA 30009

28 NORTH MAIN STREET LLC
3270 COCHISE DR SE
ATLANTA GA 30339-4319

RAM DEVELOPMENT PARTNERS LLC
26 MILTON AVE
ALPHARETTA GA 30004

COHEN FAMILY LIVING TRUST THE
50 CANTON ST UNIT 205
ALPHARETTA GA 30009

PDOF ALPHARETTA LLC
3500 LENOX RD SUITE 625
ATLANTA GA 30326

9 S MAIN STREET LLC
5 S MAIN ST
ALPHARETTA GA 30009

ANTHONY WILLIAM PARKER FAMILY PROT
ECTION TRUST THE
4465 S JONES BLVD
LAS VEGAS NV 89103

PARSONS ACE HARDWARE INC
10465 STONEFIELD LNDG
DULUTH GA 30097-5951

ONE SOUTH MAIN LLC
710 COOPER SANDY CV
ALPHARETTA GA 30004

DALE L LOWELL REVOCABLE TRUST THE
P O BOX 611183
SUNNYSIDE FL 32461

PARSONS ACE HARDWARE INC
10465 STONEFIELD LNDG
DULUTH GA 30097-5951

DEVELOPMENT AUTHORITY OF ALPHARETTA
2 S MAIN ST
ALPHARETTA GA 30009

HASKINS RICHARD
50 CANTON ST UNIT 304
ALPHARETTA GA 30009

PDOF APLHARETTA LLC
3500 LENOX RD SUITE 625
ATLANTA GA 30326

DEVELOPMENT AUTHORITY OF ALPHARETTA
2 S MAIN ST
ALPHARETTA GA 30009

CURRY EDDIE W & DEBRA V
50 CANTON ST UNIT 305
ALPHARETTA GA 30009

ALPHARETTA TOWN COMMONS II LLC
2660 PEACHTREE RD UNIT 32G
ATLANTA GA 30305

CITY OF ALPHARETTA THE
2 S MAIN ST
ALPHARETTA GA 30004

HAISLIP WALLACE G & HAISLIP LINDA R
50 CANTON ST UNIT 306
ALPHARETTA GA 30009

CITY OF ALPHARETTA
2 PARK PLZ
ALPHARETTA GA 30009

NATURES VERANDA LLC
225 OAKMERE DR
ALPHARETTA GA 30009

IVIE DAVID A & SUSAN H
50 CANTON ST UNIT 307
ALPHARETTA GA 30009

ALPHARETTA TOWN COMMONS II LLC
2660 PEACHTREE RD UNIT 32G
ATLANTA GA 30305

JWJ REAL ESTATE LLC
45 ROSWELL ST STE A
ALPHARETTA GA 30009

HAMBY MICHAEL & HAMBY MALINDA
50 CANTON ST UNIT 404
ALPHARETTA GA 30009

MOORCONES JOEPH J & DAWN L
50 CANTON ST UNIT 405
ALPHARETTA GA 30009

TWENTY NORTH MAIN LLC
231 VAUGHN DR
ALPHARETTA GA 30009-2333

33 SOUTH MAIN LLC
1905 EVERGREEN LN
ALPHARETTA GA 30009

SCHUSTER FRANK KENNETH & SUSAN MAR
IE
50 CANTON ST UNIT 406
ALPHARETTA GA 30009

CITY OF ALPHARETTA
P.O. BOX 33275
DECATUR GA 30033

RAM DEVELOPMENT PARTNERS LLC
14195 HOPEWELL RD
ALPHARETTA GA 30004

BUTCHART JAMES D & HANSEN WAYNE E
50 CANTON ST UNIT 407
ALPHARETTA GA 30009

PDOF ALPHARETTA LLC
3500 LENOX RD SUITE 625
ATLANTA GA 30326

RAM DEVELOPMENT PARTNERS LLC
14195 HOPEWELL RD
ALPHARETTA GA 30004

ALPHARETTA TOWN COMMONS II LLC
2660 PEACHTREE RD UNIT 32G
ATLANTA GA 30305

PDOF ALPHARETTA LLC
3500 LENOX RD SUITE 625
ATLANTA GA 30326

DEVELOPMENT AUTHORITY OF ALPHARETTA
2 S MAIN ST
ALPHARETTA GA 30009

PDOF ALPHARETTA LLC
3500 LENOX RD SUITE 625
ATLANTA GA 30326

TRICORNER HOLDINGS LLC
5400 LAUREL SPRINGS SUITE 407
SUWANEE GA 30024

DEVELOPMENT AUTHORITY OF ALPHARETTA
2 S MAIN ST
ALPHARETTA GA 30009

TRUCK & TAP ALPHARETTA LLC
8640 MAIN ST
WOODSTOCK GA 30188

DELSON STORES INC
3270 COCHISE DR
ATLANTA GA 30339

ACADEMY & MAIN LLC
PO BOX 1081
ALPHARETTA GA 30009

KELL BUILDING PARTNERS LLC
131 ROSWELL ST STE B201
ALPHARETTA GA 30009

HYPERCHATTER LLC
35 OLD CANTON ST
ALPHARETTA GA 30009

LUNSFORD SARA H
245 CHINABERRY DR
ROSWELL GA 30076

ARIEL HOLDINGS LLC
48 OLD ROSWELL ST
ALPHARETTA GA 30009-7908

JCH PROPERTIES LLC
80 MILTON AVE
ALPHARETTA GA 30009-1508

KAJ ASHER FREEDOM PROPERTIES LLC
3396 CAVERTON LANE
ALPHARETTA GA 30022

JCH PROPERTIES LLC
80 MILTON AVE
ALPHARETTA GA 30009-1508

ALPHARETTA TOWN COMMONS LLC
2801 BUFORD HWY NE STE T 70
ATLANTA GA 30329

ALPHARETTA FIRST METHODIST CHURCH
INC
69 N MAIN ST
ALPHARETTA GA 30009

CARLOS L BAGWELL REVOCABLE TRUST T
HE
40 ROSWELL ST
ALPHARETTA GA 30009

PARSONS JAMES J
10465 STONEFIELD LNDG
DULUTH GA 30097-5951

MILTON CAPITAL FUND LLC
41 MILTON AVE
ALPHARETTA GA 30009-1570

ALPHARETTA TOWN COMMONS LLC
2801 BUFORD HWY NE STE T 70
ATLANTA GA 30329

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30201

MUELLER HERBERT M & CATHY J
50 CANTON ST 201
ALPHARETTA GA 30009

ZAGORIA FAMILY TRUST THE
50 CANTON ST # 202
ALPHARETTA GA 30009

VILLOUTREIX EILEEN
50 CANTON ST UNIT 208
ALPHARETTA GA 30005

PAGANO RAY & CYNTHIA
50 CANTON ST UNIT 301
ALPHARETTA GA 30009

NEIBERT JOSEPH KYLE & KAREN DENISE
50 CANTON ST UNIT 302
ALPHARETTA GA 30009

FENNELL ROBERT P & PATRICIA
50 CANTON ST UNIT 303
ALPHARETTA GA 30009

ZLATOPER BARRY
50 CANTON ST UNIT 308
ALPHARETTA GA 30009

NORRIS MICHAEL E & BEVERLY W
50 CANTON ST UNIT 401
ALPHARETTA GA 30009

PRATT HANNAN TRUST THE
50 CANTON ST UNIT 402
ALPHARETTA GA 30009

MARY ANN SLAVIK REVOCABLE LIVING T
RUST THE
50 CANTON ST UNIT 403
ALPHARETTA GA 30009

MARITAL TRUST
50 CANTON ST UNIT 408
ALPHARETTA GA 30009

TEASLEY PLACE RETAIL LLC
766 BLACKFOOT TRL
SUWANEE GA 30024

TEASLEY PLACE RETAIL LLC
766 BLACKFOOT TRL
SUWANEE GA 30024

TEASLEY PLACE RETAIL LLC
766 BLACKFOOT TRL
SUWANEE GA 30024

TEASLEY PLACE RETAIL LLC
766 BLACKFOOT TRL
SUWANEE GA 30024

LEGEND

B/L=	BUILDING LINE
C/L=	CENTERLINE
C&G=	CURB & GUTTER
CMF=	CONCRETE MONUMENT FOUND
CMP=	CORRUGATED METAL PIPE
CTP=	CRIMP TOP PIPE
D. B=	DEED BOOK
DIP=	DUCTILE IRON PIPE
DE =	DRAINAGE EASEMENT
ELEV=	ELEVATION
EP =	EDGE OF PAVEMENT
FFE=	FINISHED FLOOR ELEVATION
GMD=	GEORGIA MILITIA DISTRICT
IE=	INVERT ELEVATION
IPF=	IRON PIN FOUND
IPS=	IRON PIN SET
LL =	LAND LOT
LLL=	LAND LOT LINE
MFFE=	MINIMUM FINISHED FLOOR ELEV.
N/F =	NOW OR FORMERLY
NTS=	NOT TO SCALE
OTP=	OPEN TOP PIPE
P/L=	PROPERTY LINE
P. B. =	PLAT BOOK
P.O.B.=	POINT OF BEGINNING
POL=	POINT ON LINE
RBF=	REBAR PIN FOUND
RCP=	REINFORCED CONCRETE PIPE
R/W=	RIGHT OF WAY
STA=	STATION
SSE=	SANITARY SEWER EASEMENT
TBM=	TEMPORARY BENCHMARK
T.P.O.B.=	TRUE POINT OF BEGINNING
UTP=	UNDERGROUND TELEPHONE PEDESTAL
LP=	LIGHT POLE
PP=	POWER POLE OR UTILITY POLE
MH=	SANITARY SEWER MANHOLE
DWCB=	DOUBLE WING CATCH BASIN
SWCB=	SINGLE WING CATCH BASIN
JB=	JUNCTION BOX
OS=	OUTLET STRUCTURE
WI=	WEIR INLET
HW=	HEADWALL
DI=	DROP INLET
FES=	FLARED END STRUCTURE
FH=	FIRE HYDRANT
WV=	WATER VALVE
WM=	WATER METER
GV=	GAS VALVE
	SWALE
OHP	OVERHEAD POWER LINE
UE	UNDERGROUND POWER
OHT	OVERHEAD TELEPHONE LINE
UT	UNDERGROUND TELEPHONE LINE
G	GAS LINE
CTV	CABLE T.V. LINE
UCTV	UNDERGROUND CABLE T.V. LINE
S	SANITARY SEWER LINE
W	WATER LINE
	FENCE
	FLOOD LINE
	TREE
UTP=	UNDERGROUND TELEPHONE PEDESTAL

NOTES:

1) THE SUBJECT PROPERTY IS AFFECTED BY THE ENCROACHMENT AGREEMENT AND RELEASE RECORDED AT DEED BOOK 6902, PAGE 290, OF THE FULTON COUNTY, GEORGIA RECORDS. SAID AGREEMENT ALLOWS THE ENCROACHMENT OF THE FRONT CORNER OF THE BUILDING SITUATED ON THE SUBJECT PROPERTY ONTO THE ADJOINING PROPERTY, AS DEPICTED HEREON.

2) NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA PER FULTON COUNTY F.I.R.M. PANEL NO. 13121C0058F, DATED 09/18/13. THE SUBJECT PROPERTY IS LOCATED IN A ZONE 'X'.

3) THE UNDERSIGNED LAND SURVEYOR RELIED UPON THE TITLE INFORMATION PROVIDED TO HIM PURSUANT TO FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT 2408.76-0, EFFECTIVE 08/20/16 IN THE PREPARATION OF THIS SURVEY.

N

MAGNETIC NORTH

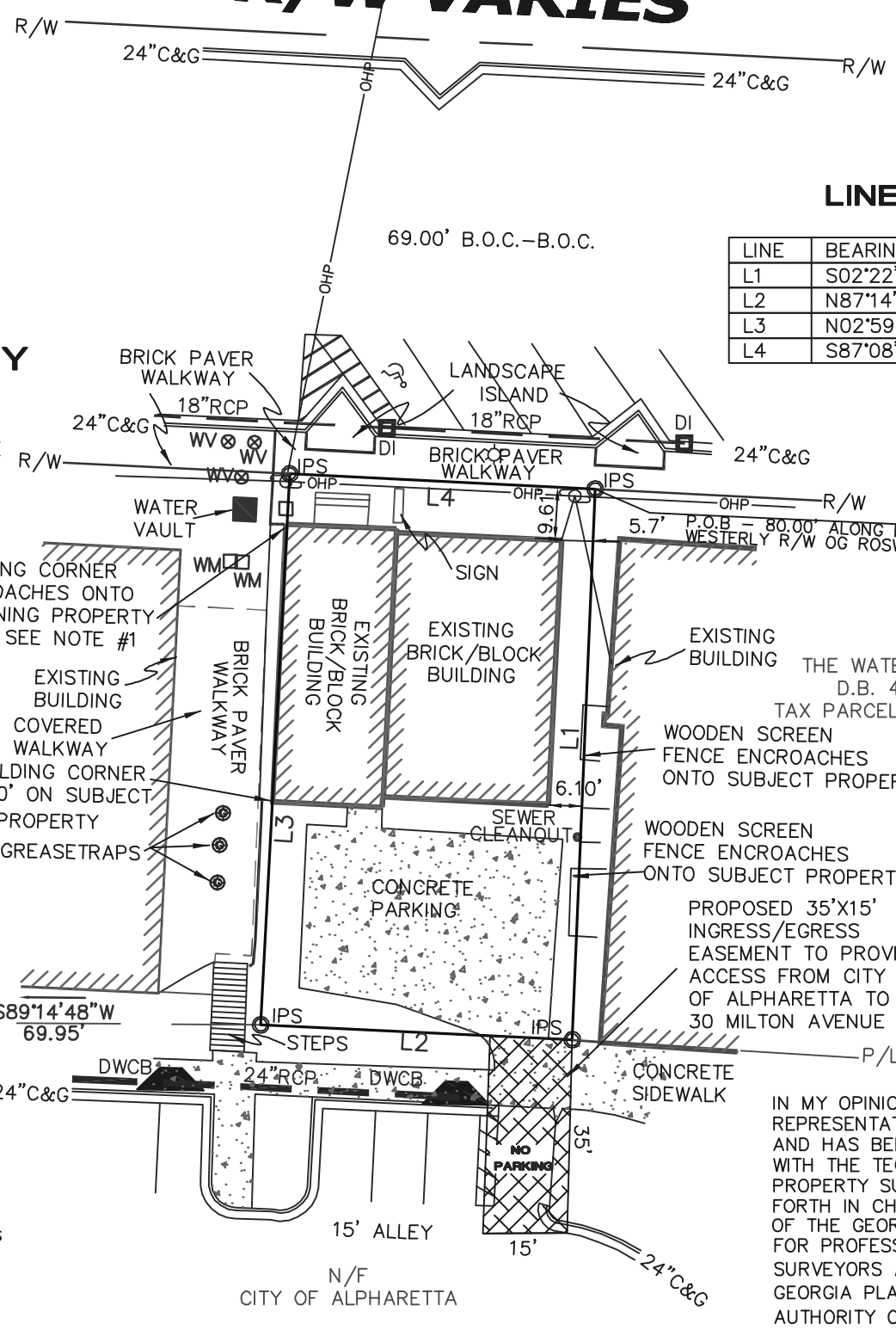
APALACHEE LAND SURVEYING

MILTON AVENUE
R/W VARIES

LINE CHART

LINE	BEARING	DISTANCE
L1	S02°22'55"W	100.12'
L2	N87°14'37"W	56.68'
L3	N02°59'59"E	100.21'
L4	S87°08'45"E	55.60'

SUBJECT PROPERTY
0.129 ACRES
5623 S.F.
STEPHEN P. & DEBORAH G. LEAFE
D.B. 20467, PG. 245
TAX PARCEL 22 482312690187
30 MILTON AVENUE
ALPHARETTA, GA



GEORGIA REGISTERED NO. 2872 PROFESSIONAL EXP. 12-31-16 LAND SURVEYOR CHARLES D. NORTON

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67 AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

A LEICA TS-12 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 54,887 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,547,663 FEET AND CONTAINS 0.129 ACRES.

0' 30' 60' 90'

SCALE 1"=30'

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

BOUNDARY SURVEY FOR:

TRUCK & TAP ALPHARETTA, LLC HAMILTON STATE BANK

APALACHEE LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYING SERVICES
P.O. BOX 2147
LOGANVILLE, GEORGIA 30052
OFFICE 770-466-7720
www.apalacheelandsurveying.com

DATE: 09/21/16	LAND LOT: 1269	DISTRICT: 2ND 2ND SECTION
COUNTY: FULTON	SCALE: 1"=30'	Sheet No.
DRAWN BY: CDN	CHECKED BY: KMT	
JOB NUMBER: 16075	DATE OF FIELD WORK: 09/14/16	

DESIGN REVIEW BOARD SUBMITTAL FOR:

TRUCK & TAP

REAR PATIO STAGE (GROUND LEVEL)

FOOD TRUCKS | CRAFT BEER

30 MILTON AVENUE APLHARETTA, GA 30009

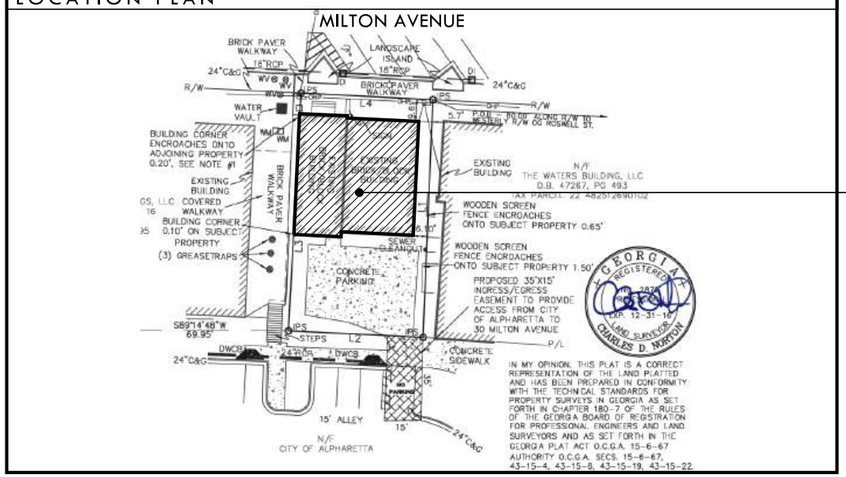
DRAWING INDEX	DRB SUBMITTAL 04-01-2026			
ARCHITECTURAL DRAWINGS				
A0.0 COVER / INDEX SHEET	●			
A1.0 EXISTING SITE, LOCATION & SURVEY DETAIL	●			
A2.0 SITE PLAN / STAGE LOCATION	●			
A3.0 STAGE DETAILS- PLAN, SECTION, ELEVATIONS	●			
A4.0 ELEVATION DETAIL AND RENDERINGS	●			
A5.0 FACADE MATERIALS AND FINISHES	●			

VICINITY PLAN



TRUCK & TAP
30 MILTON AVENUE

LOCATION PLAN



TRUCK & TAP
30 MILTON AVENUE

TRUCK & TAP
ALPHARETTA
FOOD TRUCKS | CRAFT BEER

30 MILTON AVE
ALPHARETTA, GA 30009

No.	REVISIONS/SUBMISSIONS	Date

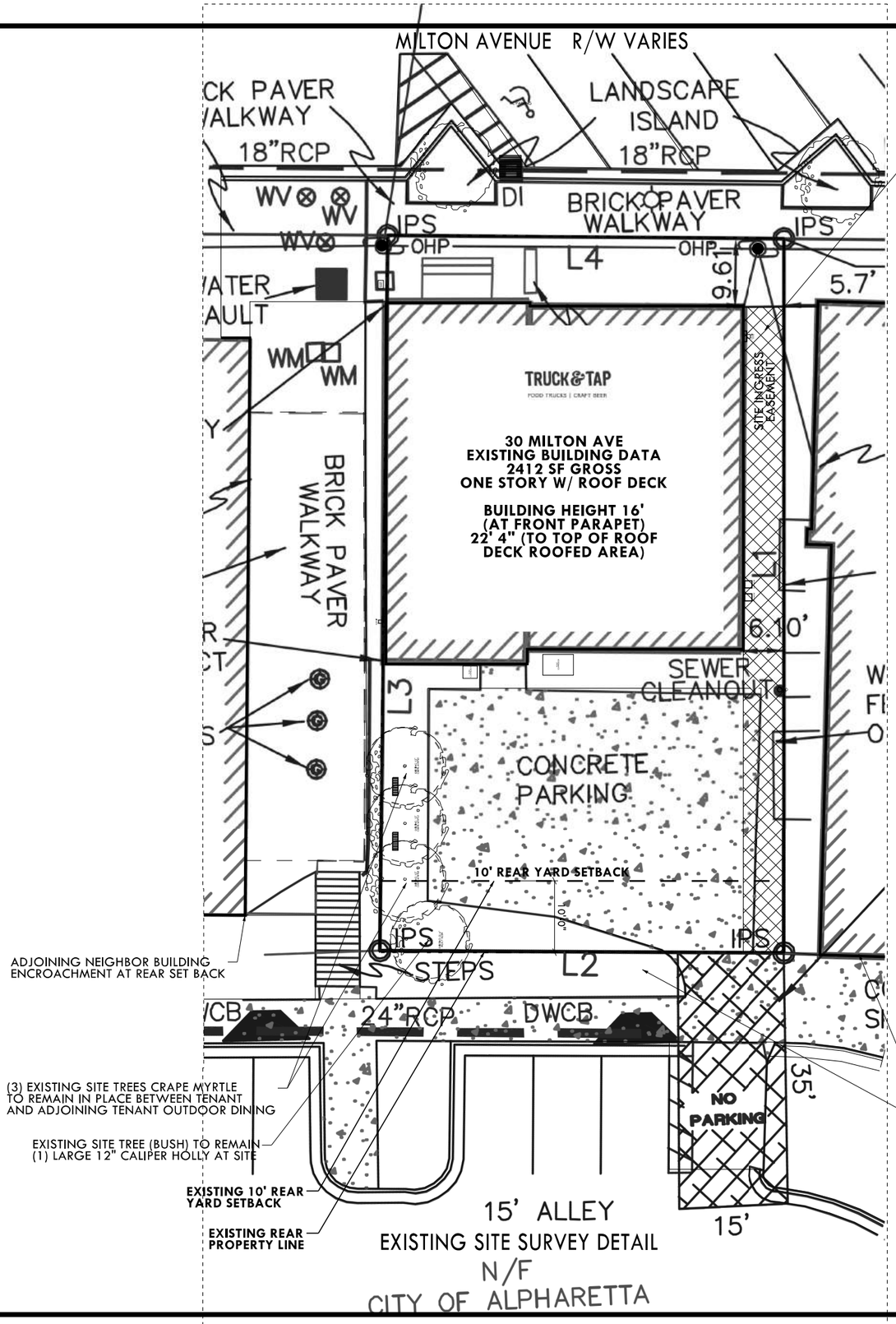
Drawing Title
COVER SHEET
ROOF DECK ALTERATION

Project No. 26001

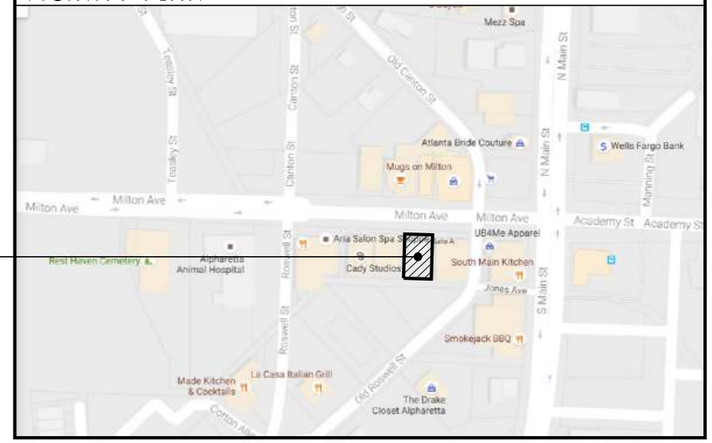
Drawing No. A0.0

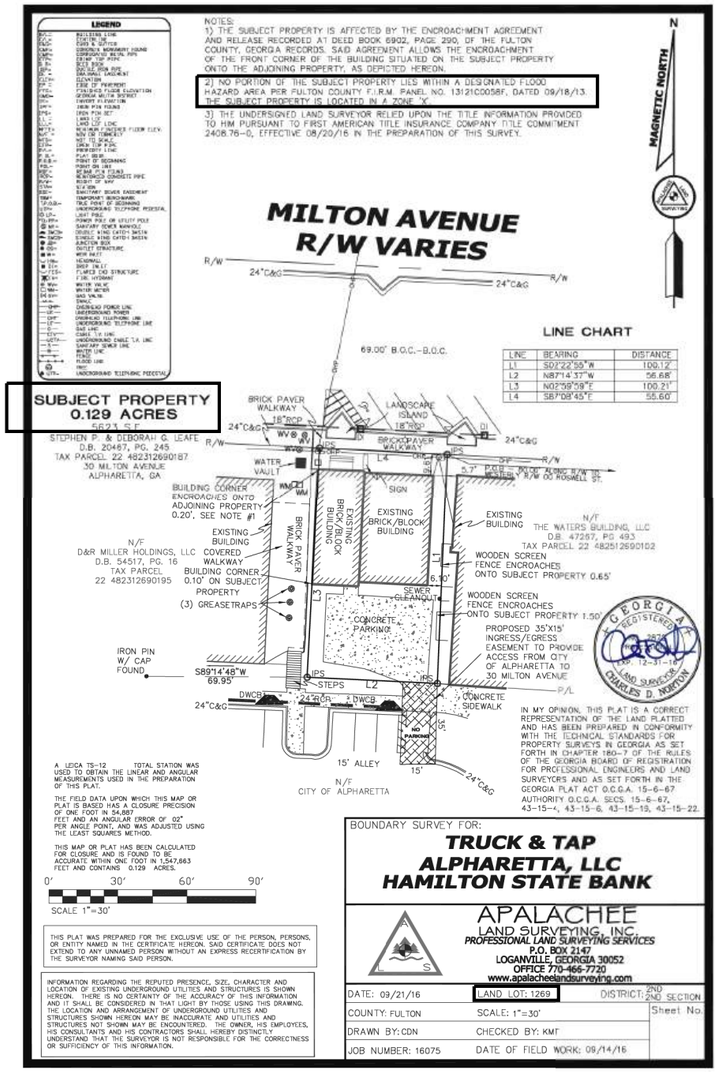
Date 4/1/2026

Scale



VICINITY PLAN





TRUCK&TAP
ALPHARETTA
FOOD TRUCKS | CRAFT BEER

30 MILTON AVE
ALPHARETTA, GA 30009

30 MILTON AVE
SITE DATA:
ACREAGE 0.29 AC
LAND LOT 1269
ZONING - C
(COMMERCIAL)

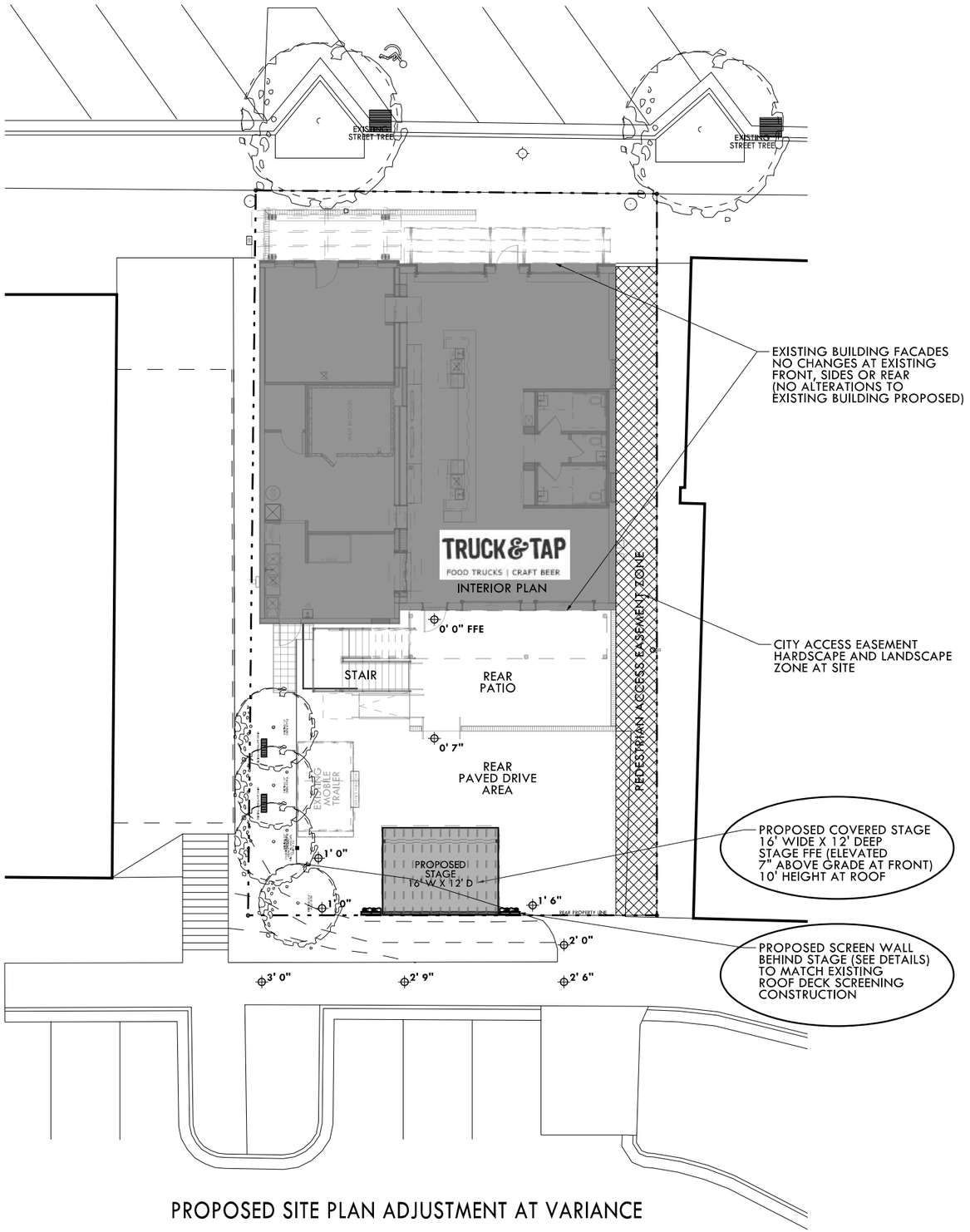
EXISTING
BUILDING DATA:
2412 SF GROSS
ONE STORY
W/ ROOF DECK

BUILDING HEIGHT 16'
(AT FRONT PARAPET)
22' 4"
(TO TOP OF ROOF
DECK ROOFED AREA)

No.	REVISIONS/SUBMISSIONS	Date

Drawing Title
EXISTING SITE
LOCATION, SURVEY
& DETAIL

Project No. 26001
Drawing No. A1.0
Date 4/1/2026
Scale 1/4" = 1'0", UNO



PROPOSED SITE PLAN ADJUSTMENT AT VARIANCE

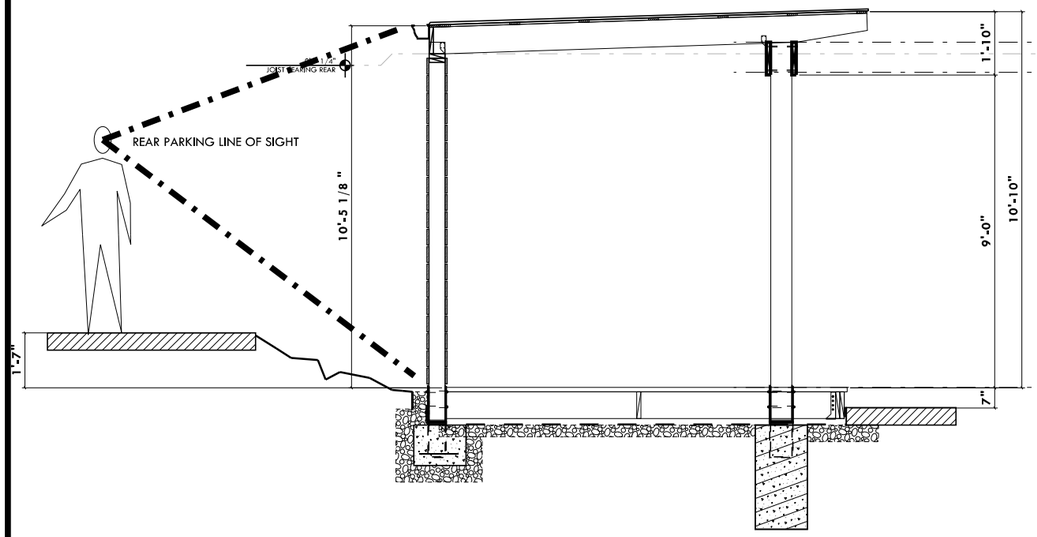
TRUCK&TAP
ALPHARETTA
FOOD TRUCKS | CRAFT BEER

30 MILTON AVE
ALPHARETTA, GA 30009

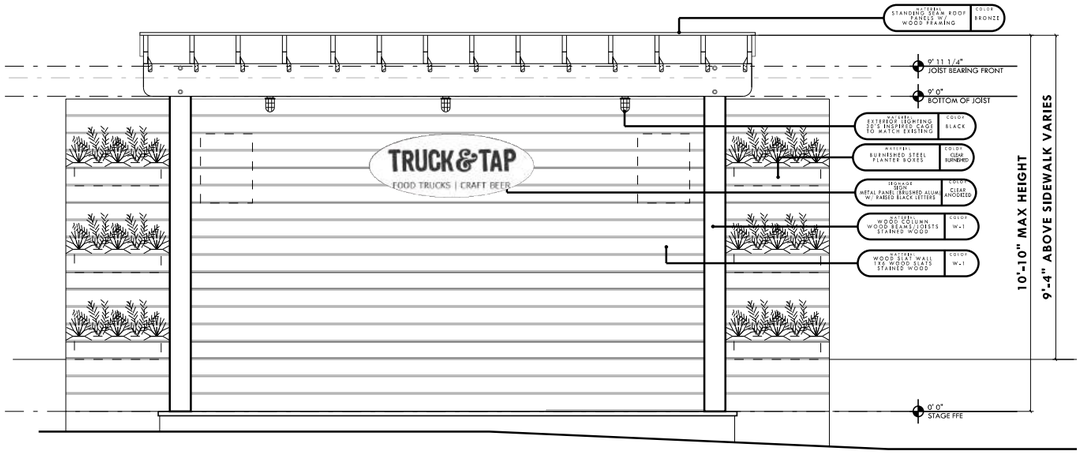
No.	REVISIONS/SUBMISSIONS	Date

Drawing Title
SITE PLAN W/ PROPOSED STAGE AREA

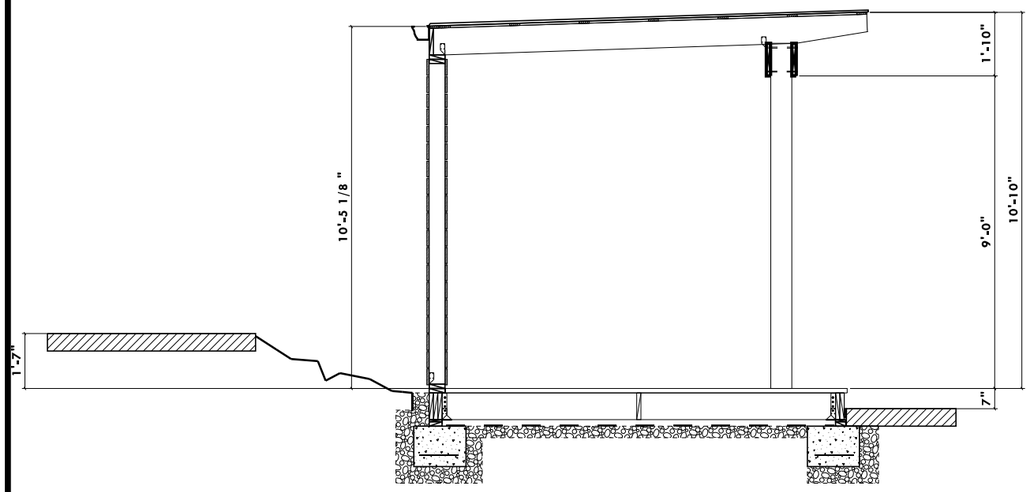
Project No. 26001
Drawing No. A2.0
Date 4/1/2026
Scale 1/4" = 1' 0"



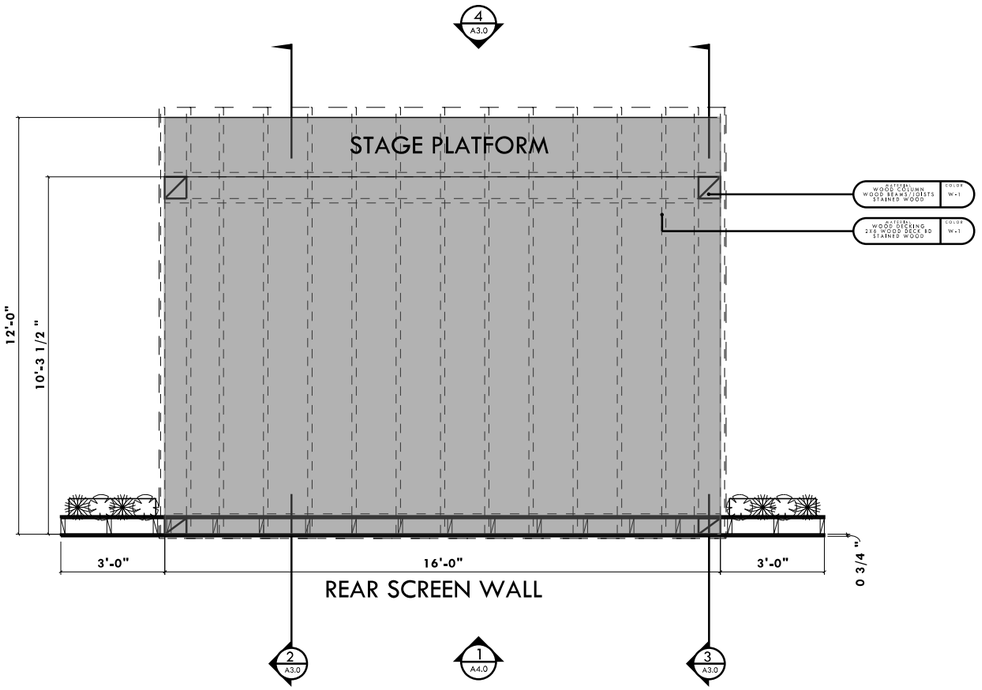
3/A3.0 PROPOSED SECTION AT COLUMNS



4/A3.0 PROPOSED STAGE ELEVATION PATIO FACING



2/A3.0 PROPOSED SECTION AT DECK FRAME



1/A3.0 PROPOSED GROUND LEVEL STAGE PLAN

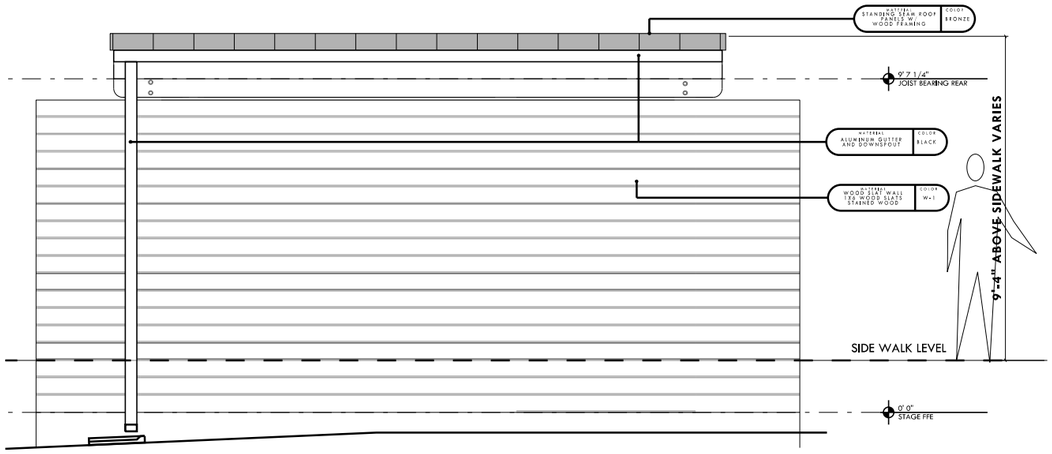
TRUCK&TAP
ALPHARETTA
FOOD TRUCKS | CRAFT BEER

30 MILTON AVE
ALPHARETTA, GA 30009

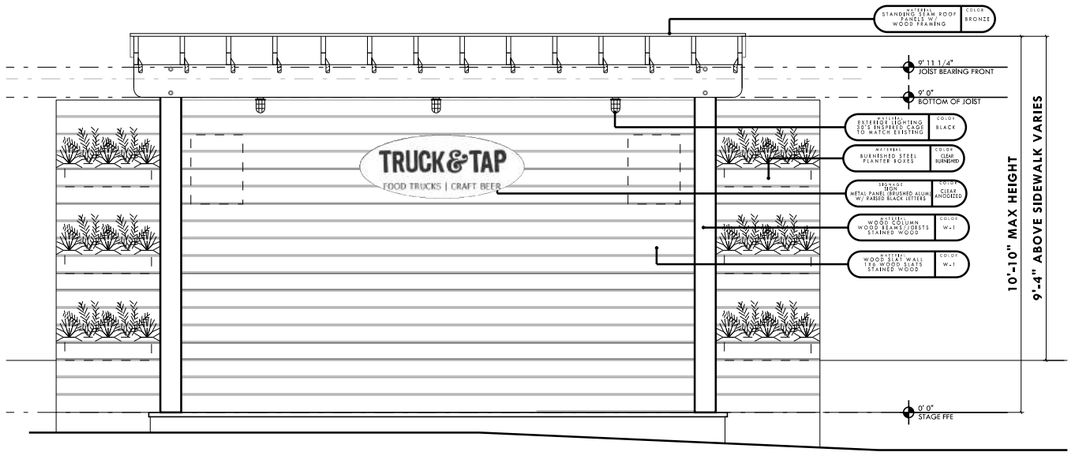
No.	REVISIONS/SUBMISSIONS	Date

Drawing Title
STAGE DETAILS
PLAN, SECTION, ELEVATION

Project No. 26001
Drawing No. A3.0
Date 4/1/2026
Scale 1/2" = 1' 0"



1/A4.0 PROPOSED REAR ELEVATION AT STAGE
(SIDEWALK VIEW FROM PARKING)



PROPOSED STAGE ELEVATION PATIO FACING (SEE 4/A3.0)





2/A4.0 RENDERING VIEWS

TRUCK&TAP
ALPHARETTA
FOOD TRUCKS | CRAFT BEER

30 MILTON AVE
ALPHARETTA, GA 30009

No.	REVISIONS/SUBMISSIONS	Date

Drawing Title
ELEVATION DETAIL AND RENDERINGS

Project No. 26001
Drawing No. A4.0
Date 4/1/2026
Scale 1/2" = 1' 0"



TRUCK & TAP WALL SIGN AT STAGE

COLOR	MATERIAL
CLEAR BURNISHED	BURNISHED ALUMINUM BASE W/ RAISED BLACK LETTER



MATERIAL	COLOR
STAINED WOOD SLATS AND TRIM	W-1



MATERIAL	COLOR
STANDING SEAM ROOF PANELS W/ WOOD BRACKETS	BRONZE



MATERIAL	COLOR
BURNISHED STEEL PLANTER BOXES	CLEAR BURNISHED



MATERIAL	COLOR
EXTERIOR LIGHTING 30'S INSPIRED CAGE TO MATCH EXISTING	BLACK



MATERIAL	COLOR
WOOD COLUMN STAINED WOOD W/ METAL BRACKETS	W-1

TRUCK&TAP
ALPHARETTA
FOOD TRUCKS | CRAFT BEER

30 MILTON AVE
ALPHARETTA, GA 30009

No.	REVISIONS/SUBMISSIONS	Date

Drawing Title
FACADE
MATERIALS AND FINISHES

Project No. 26001
Drawing No. A5.0
1/2" = 1'-0"
Date 4/1/2026
Scale

His Hands Tree Preservation, LLC.
PO Box 441241
Kennesaw, GA 30160

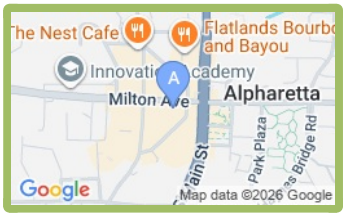
Work Order #1044

From: Robert

Job: Truck and Tap Tree Care Plan
Terms: Net 15
Client: Cliff Crider
mobile: 770-383-0132
ccridermai@gmail.com

Location

30 Milton Ave
Alpharetta, GA 30009



ITEM DESCRIPTION	QUANTITY

City of Alpharetta Tree Ordinance — 1

Per the City of Alpharetta tree ordinance, the tree care plan shall be prepaid prior to the site opening. His Hands Tree Preservation will provide the City of Alpharetta Arborist with proof of prepayment before scheduling the initial TPF inspection with the City Field Inspectors.

If at any time it is determined that the original timeline will not be met or that additional tree-care items may be required, this plan can be modified to meet the City of Alpharetta Arborist's requirements.
The City Arborist and the representative shall be notified upon completion of any tree care item in the plan.

The observations, discussion, and recommendations stated above are based upon my professional experience and education. It is important to note that trees are living organisms, and it is impossible to predict when a tree may die or fail, especially when affected by construction, human intervention, natural causes, or other factors.

Trees:
1 - Holly - Multi Trunk Approx. 10-inch diameter
3 - Crape Myrtles Approx. 8'', 9'', 10''

Timeframe:
Construction May 2026 to June 2026
Post Construction July 2026 to June 2028

Tree Protection Meeting and Monitoring — 1 visit

May 2026
1 site visit
Prior to construction, the required tree-save fencing, as approved by the City of Alpharetta, shall be installed along the LOD and anywhere else noted on the approved stamped set of plans. These areas shall be off limits to all construction activities, equipment, material storage, sanitation facilities, pedestrian traffic, etc., unless approved by the City of Alpharetta. Wire-backed or chain-link tree-protection fencing, per the city details, along the buffers where specimen trees are found.

Borer Prevention Spray — 1

May 2026
1 site visit
A residual insecticide will be applied to the tree trunks identified in the list above throughout the entire construction project. The spray is applied at an 8-week interval to help prevent wood-boring beetles. These treatments are designed to improve the trees' survivability from the secondary effects of construction impacts.

Root Pruning — 1

May 2026
1 site visit
Root Pruning: During excavation and grading activities, when the footers are dug for the stage, any roots in the areas mentioned above will be pruned, not previously pruned during erosion control measures. All roots ½" in diameter or greater encountered along the grading limits shall be clean-cut to promote proper sealing. All pruning cuts shall be made with a clean pruning saw or bypassing loppers.
The Project Arborist shall complete all root pruning operations. Locations of additional root pruning are to be determined during the initial root pruning.

Fertilization and Soil Amendment Regimen 1

May 2026
1 site visit
All trees identified within the scope of work will receive a comprehensive spring fertilization and soil enhancement treatment designed to support root development, improve soil structure, and increase overall tree vigor. A slow-release, pelletized fertilizer (4-4-2 analysis with 9% calcium, or an approved equivalent) will be uniformly applied throughout the root zone of each tree to provide balanced macro- and micronutrient availability over an extended period.
In conjunction with fertilization, a soil amendment program will be implemented, incorporating activated biochar and complementary organic inputs to enhance soil biology, improve nutrient retention, and increase moisture-holding capacity. These materials will be integrated into the upper soil profile within the treatment area to maximize effectiveness and promote long-term soil health.
Each tree's critical root zone will be treated in its entirety to ensure consistent coverage and optimal uptake, aligning with best management practices to improve tree performance, particularly in landscapes affected by compaction or construction-related stress.

Post-Construction Monitoring 1

October 2026
For 24 months after construction, an ISA Certified Arborist shall conduct approximately quarterly inspections and provide a written report (via email) to the Developer, owner, or property manager, as well as the City of Alpharetta, regarding the condition of these trees. Access to the new trees shall be granted by the current or new property owner for these inspections. These inspections shall also include monitoring of irrigation and mulching for the newly planted
trees during this period. An email report of each inspection, detailing any changes in the trees' condition, shall be sent to the Developer and the City of Alpharetta Arborist.

Post-Construction Monitoring 1

March 2027
For 24 months following construction, an ISA Certified Arborist shall perform approximately quarterly inspections and provide a written report (email) to the Developer, owner, or property manager, and the City of Alpharetta on the condition of these trees. Access to the new trees shall be provided by the current or new property owner for these inspections. These inspections shall also include irrigation and mulching monitoring for the newly planted
trees during this time. An email report of the inspection, detailing any changes in the condition of these trees, shall be provided to the Developer and the City of Alpharetta Arborist.

Post-Construction Monitoring 1

August 2027
For 24 months following construction, an ISA Certified Arborist shall perform approximately quarterly inspections and provide a written report (email) to the Developer, owner, or property manager, and the City of Alpharetta on the condition of these trees. Access to the new trees shall be provided by the current or new property owner for these inspections. These inspections shall also include irrigation and mulching monitoring for the newly planted

trees during this time. An email report of the inspection, detailing any changes in the condition of these trees, shall be provided to the Developer and the City of Alpharetta Arborist.

Post-Construction Monitoring — 1

April 2028

For 24 months following construction, an ISA Certified Arborist shall perform approximately quarterly inspections and provide a written report (email) to the Developer, owner, or property manager, and the City of Alpharetta on the condition of these trees. Access to the new trees shall be provided by the current or new property owner for these inspections. These inspections shall also include irrigation and mulching monitoring for the newly planted
trees during this time. An email report of the inspection, detailing any changes in the condition of these trees, shall be provided to the Developer and the City of Alpharetta Arborist.

Post-Construction Monitoring — 1

April 2029

For 24 months following construction, an ISA Certified Arborist shall perform approximately quarterly inspections and provide a written report (email) to the Developer, owner, or property manager, and the City of Alpharetta on the condition of these trees. Access to the new trees shall be provided by the current or new property owner for these inspections. These inspections shall also include irrigation and mulching monitoring for the newly planted
trees during this time. An email report of the inspection, detailing any changes in the condition of these trees, shall be provided to the Developer and the City of Alpharetta Arborist.

Total of all listed services. — 1

The total of all services listed.

Signature

x Date:

I verify the above information is correct and the work was completed.

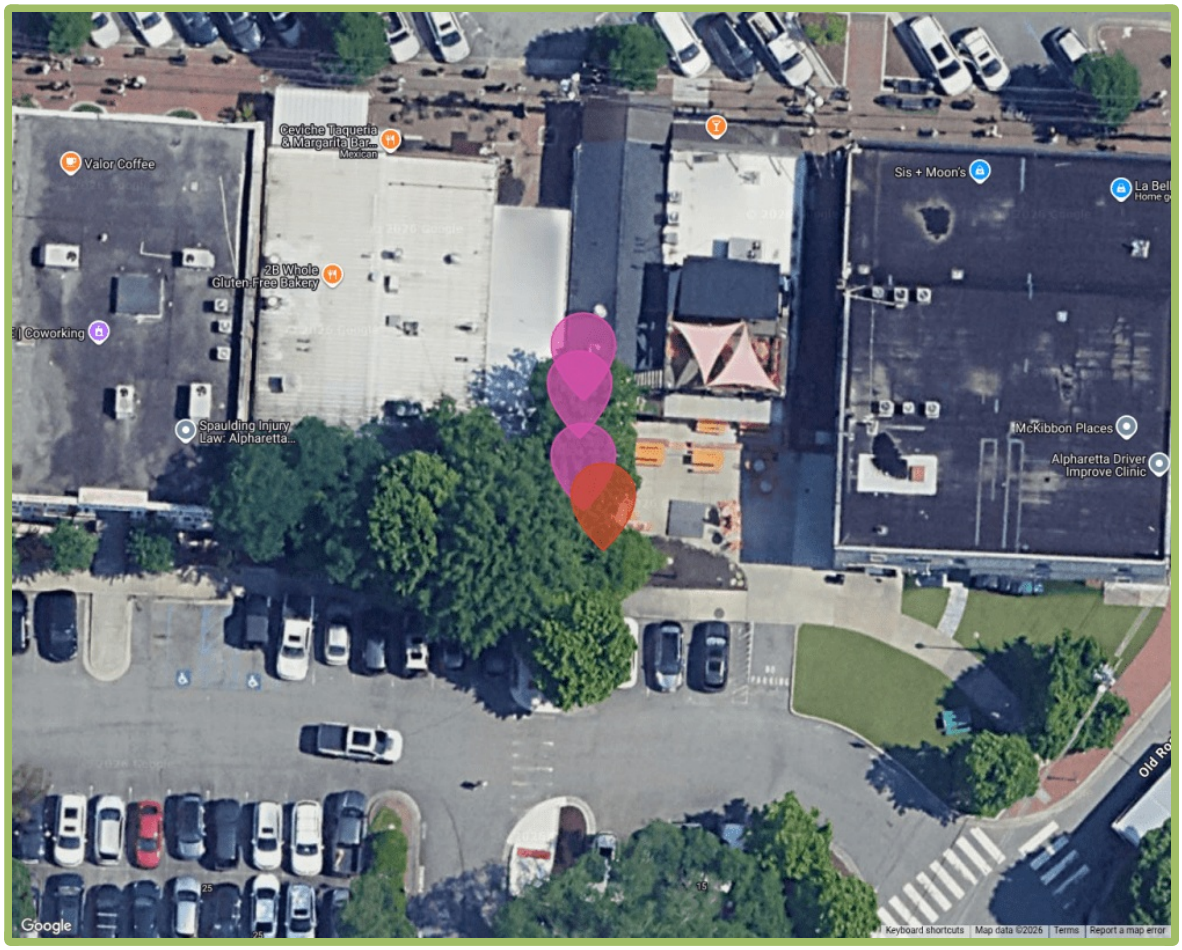
Sales Reps

Robert
Mobile: 404-661-2700
hishandstp@gmail.com

His Hands Tree Preservation, LLC.
PO Box 441241
Kennesaw, GA 30160

Work Order #1044

From: Robert



ID	DESCRIPTION	COLOR
	CM	
	CM	
	CM	
	Holly	

Alpharetta GEORGIA • USA

Real Estate

View Bill

As of	3/26/2026
Bill Year	2025
Bill	2518166
Owner	TRUCK & TAP ALPHARETTA LLC
Parcel ID	22 -4823-1269-018-7

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2025	$1,611.61	$1,611.61	$0.00	$0.00	$0.00
TOTAL		$1,611.61	$1,611.61	$0.00	$0.00	$0.00

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CITY COUNCIL STAFF REPORT

Department: Community Development
Submitted By: Kathi Cook
Prepared By: Michael Woodman
Meeting Date: June 22, 2026

AGENDA ITEM: PH-26-09 ALPHARETTA 2045 COMPREHENSIVE PLAN - ADOPTION

State regulations require that community comprehensive plans be prepared, adopted, and updated on a regular basis in order to ensure compliance with regional plans and maintain eligibility for grants and other funding. Council authorized Staff to transmit the draft Plan to the Department of Community Affairs (DCA) and Atlanta Regional Commission (ARC) for review on May 18, 2026. DCA and ARC have completed their review of the 2045 Comprehensive Plan and determined that the Update complies with the applicable State requirements.

ITEM DESCRIPTION:

Council authorized Staff to transmit the draft Alpharetta 2045 Comprehensive Plan to the Department of Community Affairs (DCA) and Atlanta Regional Commission (ARC) for review on May 18, 2026. DCA and ARC have completed their review of the 2045 Comprehensive Plan and determined that the Update complies with the applicable State requirements. The final approval letter from the DCA and ARC has not yet been received, however, it will be added to the agenda packet as soon as it is received.

ATTACHMENTS:

- Alpharetta 2045 Comprehensive Plan
- Adoption Resolution

RESOLUTION NUMBER:

A RESOLUTION BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA FOR THE ADOPTION OF THE ALPHARETTA 2045 COMPREHENSIVE PLAN

WHEREAS, in order to maintain its Qualified Local Government (QLG) status, the City of Alpharetta must periodically update its Comprehensive Plan document;

WHEREAS, the City of Alpharetta followed the prescribed procedures for public hearing, plan adoption, and other requirements identified in the Rules of the Georgia Department of Community Affairs, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning; and

WHEREAS, the City of Alpharetta Comprehensive Plan was found to be in compliance with the requirements and standards of Chapter 110-12-1 by the Atlanta Regional Commission and Georgia Department of Community Affairs.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Alpharetta as follows:

- Hereby adopts the Alpharetta 2045 Comprehensive Plan.

SO RESOLVED this ____ day of June _____.

CITY OF ALPHARETTA

By: _____
Jim Gilvin, Mayor

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM PRECEDING PAGE]

COUNCIL MEMBERS

_____
Mayor Pro Tem Dan Merkel

_____
Council Member T. Kirk Driskell

_____
Council Member Katie Reeves

_____
Council Member Douglas J. DeRito

_____
Council Member John Hipes

_____
Council Member Fergal M. Brady

(SEAL)

Attest:

_____
Grace Orehosky, Acting City Clerk

Approved as to form and legal sufficiency:

_____
Molly Esswein, City Attorney

STAFF REPORT

Department: Public Works
Submitted By: Dennis Roland
Meeting Date: June 22, 2026

AGENDA ITEM:

Stormwater Repair Contract 24-122 Fiscal Year 2027 Task Order #1
Consideration and approval of the Stormwater Repair Contract 24-122 Fiscal Year 2027 Task Order #1, and with authorization for the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Approve a task order for the award of funds in an amount not to exceed $730,973.93 to CSTE, Inc. to complete multiple stormwater infrastructure maintenance repairs pursuant to the August 12th, 2024 contract 24-122 Stormwater Repair Unit Price Contract for fiscal year 2027 task order # 1 and authorize the Mayor to execute all necessary documents.

BUDGET & PROCUREMENT:

BUDGETED ITEM: YES
FISCAL IMPACT: YES
INCLUDED IN CURRENT FY CPTL BUDGET: YES
INCLUDED IN CURRENT FY OPRT. BUDGET: NO
TOTAL PROJECT COST: 730,973.93
APPROPRIATIONS:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
SW Pipe and Structure R&M / 30241100541430C1308	$730,973.93

EXTERNAL FUNDING SOURCES:

ACCOUNT TITLE/NUMBER	DOLLAR AMOUNT
-	$0.00

ITEM DESCRIPTION:

This request is for the approval of funding for FY 27 task order one related to stormwater infrastructure improvements. The City of Alpharetta Public Works Department issued an RFP on May 2nd, 2024 for the maintenance of stormwater infrastructure. A contract for that RFP was awarded to CSTE, Inc. on July 29th, 2024.

The work below will be assigned on a task order basis, meaning not all the work will be authorized at once. In addition, all task order proposals will be reviewed by staff to ensure unit prices and quantities are correct. The contractor will be paid based on the unit price in the contract. Public Works' goal is to be as proactive as possible in identifying issues before they cause major problems. Stormwater projects tend to identify themselves after a complete or partial failure of the system. These failures do not always provide any type of warning and require fast action to minimize damage to property and critical infrastructure. The requested funds will allow CSTE, Inc. to resolve these issues along with the projects listed below that have already been identified.

- Westside parkway Grate inlet repair.
- Hembree Road Grate inlet repair.
- Sherry Drive culvert pipe replacement and poured in place headwall.
- Drainage correction behind Fire station headquarters.
- Curb and gutter replacement task order throughout the City.
- Throat and top replacements throughout the City.
- Mid Broadwell Culvert clearing/cleaning.

 Kimball Crest sinking sidewalk repair and structure sealing.

The City of Alpharetta received pricing from all submitting vendors when we issued the original RFP. We have included the pricing breakdown from all submitting vendors according to their pricing provided in the submitted schedule of items. CSTE, Inc. would be the cheapest submitting vendor to perform the referenced work above according to the pricing provided in the original schedule of items included in the RFP submittal. The pricing breakdown is attached to this agenda for reference.

ALTERNATIVES:

Do not approve funding for task order # 1 for FY 27 stormwater repair.
Issue an Invitation to bid on all listed projects

ATTACHMENTS:

1. 24-122 CSTE Stormwater Repair Unit Price Contract
2. Comparative Costs and Project Locations

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CITY OF ALPHARETTA

STANDARD CONTRACT FOR SERVICES

This Contract for Services (this "*Contract*") for the City of Alpharetta is made and entered into and is effective upon execution, by and between CSTE, Inc., a Virginia corporation with its principal office located at 307 Oyster Point Road, Newport News, VA, 23602 (the "*Consultant*") and the City of Alpharetta, a municipal corporation of the State of Georgia (the "*City*").

1. Contract Documents. The Contract Documents consist of this Contract, the City's Request for Proposals dated May 2, 2024 (the "*RFP*"), including any addenda thereto, and the Contractor's Proposal dated June 3, 2024 (the "*Proposal*"), all of which collectively are incorporated herein by reference (collectively, the "*Contract Documents*"). In the event of any conflict in the Contract Documents, the provisions and requirements set forth in this Contract will govern; provided, however, to the extent any of Consultant's obligations or duties set forth in the Proposal exceed the requirements provided within the RFP or this Contract, or the City finds any of the terms set forth in the Proposal more desirable, the terms set forth in the Proposal will control. Subject to the foregoing, if there is a conflict between the language in the RFP and the Proposal, the language in the former will govern.

2. Scope of Services. The Consultant's duties and scope of services are specifically set forth in the RFP (the "*Work*") and, in general, include, but may not be limited to, storm structure repair, sidewalk installation/repair and maintenance at various locations throughout the City of Alpharetta. Work will include the furnishing of all materials, labor, and equipment for infrastructure maintenance and drainage repairs, including, but not limited to, the demolition and replacement of structure tops and throats, the demolition and replacement of curb and gutter, the demolition and replacement of sidewalk, the demolition and replacement of drainage structures and manholes, the grouting of manholes, the performance of general maintenance to existing structures, the removal and restoration of landscaping, all required traffic control, and the performance of other work related to drainage improvements. The projects will be assigned in larger task orders which can include various locations and several different types of infrastructure repairs.

3. Contract Prices. As finally awarded by the City, the City will pay Consultant in accordance with the Proposal a fee in accordance with the unit costs established in Consultant's Proposal and as finally awarded by the City for Consultant's performance of Work.

   This price includes the full development and provision of all deliverables as specified in the RFP and Proposal, as further supplemented or modified by the City's requirements. The City will process approved payment requests under this project to the Consultant. Payment to sub-contractors and suppliers is the responsibility of the Consultant. The City will not entertain any other payment arrangements.

   Invoices must be sent to:

   City of Alpharetta
   Department of Public Works
   1790 Hembree Road
   Alpharetta, GA 30009
   Attn: Josh Chance

   Payments may be made in the manner and on the periodic basis agreed to by the City prior to the commencement of the Work. Upon completion of the Work or, if agreed to by the City, upon completion of certain portions thereof, the Consultant must send an invoice detailing the appropriate charges as currently allowed. Upon receipt of Consultant's invoice and following inspections and confirmation of the performance of the subject portion of the Work, the City will make payment. Upon receipt of Consultant's final invoice and following final inspection and final

Docusign Envelope ID: E1B152BD-1356-4B2E-B331-CA1D55D85DBD

acceptance of the Work, the City will make final payment. Subject to the withholding of any amounts due to the City as further set forth herein, all such invoices will be paid within forty-five (45) days by the City unless any items thereon are questioned, in which event payment will be withheld pending verification of the amount claimed and the validity of the claim. The Consultant will provide complete cooperation during any such investigation. No price adjustments will be made during the term or any extension of this Contract except upon mutual consent of the parties. Notwithstanding any other provision of this Contract, and without prejudice to any of City's other rights and remedies, City will have the right at any time or times to deduct and withhold from any payment for services that may become due under this Contract, such amount or amounts as may reasonably appear necessary to compensate the City for any portion of the Work that is defective, damaged, flawed, unsuitable, non-conforming or incomplete. Acceptance of final payment will constitute a waiver of all claims against the City by the Consultant except for those claims previously made in writing against the City by the Consultant, pending at the time of final payment, and identified in writing by the Consultant as unsettled at the time of its request for final payment.

4. Commencement of Work; Time for Performance; Project Manager.

   (a) Commencement of Work. The Consultant must not proceed to perform the Work until on or after contract execution and receipt of the Notice to Proceed.

   (b) Time for Performance. From receipt of the Notice to Proceed, the Consultant shall perform the Work in accordance with the project schedule mutually agreed to by the parties prior to the commencement of Work until completion. The Consultant shall fully perform and complete the Work, including the full development and storm structure repair.

   (c) Time is of the Essence. All limitations of time set forth in this Contract are of the essence. The foregoing notwithstanding, Consultant shall not have liability for or be deemed in breach of this Contract because of delays caused by natural disasters, adverse weather, civil insurrection, or by a shelter-in-place or other city, state, or nation-wide "shut-down" order due to civil insurrection or a pandemic event.

5. Term and Termination. This Contract may be terminated prior to the term ending by either party in the event of substantial failure or default of the other party to fulfill its obligations under this Contract. Prior to such termination, the non-defaulting party must give notice to the defaulting party of the failure or default. Such party will have fifteen (15) days from the date of the notice to cure the default or failure if such default or failure is capable of being cured. Upon failure to cure the default or failure within fifteen (15) days, or if such failure or default is not capable of being cured, the non-defaulting party may terminate the Contract effective immediately upon the provision of written notice as provided in Section 13 (*Notices*). The Contract may also be terminated prior to term by the City for City's convenience upon the provision of not less than fourteen (14) days written notice to the Consultant. In the event of such termination, the Consultant will be compensated for services performed prior to termination. Such amount will be paid by the City upon the Consultant's delivering or otherwise making available to the City, all data, drawings, specifications, reports, estimates, summaries and other information and materials as may have been accumulated by the Consultant in performing the services included in this Contract, whether completed or in progress. All unperformed obligations incurred by Consultant prior to such date will survive termination of this Contract.

   As required by O.C.G.A. § 36-60-13, this Contract will automatically and absolutely terminate without further obligation on the City on the last day of its fiscal year, each year of the term of this Contract, and furthermore, this Contract shall automatically renew on the first day of its fiscal year, each year of the term of this Contract, unless written notice is given by the City of its intent to terminate the Agreement at least sixty (60) days prior to the last day of any given fiscal year. Title to any supplies, materials, equipment, or other personal property shall remain in Consultant until

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fully paid for by the City (if any such transfer of title is applicable to this Contract).

6. Representations and Warranties. Consultant represents and warrants that:
(a) Consultant has full power and authority to perform its obligations hereunder and to deliver the products and services set forth in the Contract Documents to the City without the consent of any other person or entity, and the products and services will be delivered free and clear of any lien, encumbrance, security interest or other claim, of whatever nature;

(b) Consultant will comply with all applicable statutes, rules, regulations and requirements of any governmental agency or authority, whether now or hereafter enacted, in performing its obligations hereunder, and the products and services will comply with all such statutes, rules, regulations and requirements in effect at the time of delivery to and acceptance by the City;

(c) Consultant will perform its obligations hereunder in a good, professional and workman-like manner and in strict accordance with City's specifications and the terms of this Contract;

(d) All services performed by the Consultant under this Contract will be conducted in a manner consistent with the level of care and skill ordinarily exercised by other members of Consultant's profession or trade currently practicing in the same locality under similar conditions; and

(e) Consultant, in the performance of its duties under this Contract, including, but not limited to, its dealings with property owners, developers, contractors, consultants, architects and any local, state or federal governmental agency or political subdivision, will owe its primary duty of loyalty to the City.

7. Licenses, Registrations, Certifications and Permits. The Consultant will be responsible for obtaining and keeping in a valid status, all licenses, registrations, certifications and permits necessary to perform the Work as required by law. Consultant represents to the City that the Consultant and its employees are properly licensed and/or registered within the State of Georgia for the performance of the services required herein, provided such licensure and/or registration is required by applicable law. Consultant will supply copies of any such licenses, certifications or permits to the City upon request.

8. Insurance.

(a) Insurance Generally. Consultant must obtain and must continuously keep during the term of this Contract insurance of the kind and in the minimum amounts as specified in the RFP, as follows:

i. Statutory Worker's Compensation and Employers Liability Insurance in the minimum amount of Five Hundred Thousand Dollars ($500,000) or as required by applicable law, whichever is greater, for all employees and other persons as may be required by Georgia law. If Consultant is self-insured, Consultant must additionally provide the City with a certificate from the Georgia Board of Workers' Compensation stating that the Consultant qualifies to pay its own workers' compensation claims.

ii. Comprehensive General Liability insurance with minimum combined single limits of One Million Dollars ($1,000,000) per occurrence and in the aggregate. The policy must apply to all premises and all operations of the Consultant. The policy must include coverage for bodily injury, broad form property damage (including completed operations), personal injury (including coverage for contractual and employee acts), blanket contractual, independent contractors, products, and completed operations. The policy must contain a severability of interests' provision. Coverage must be provided on an "occurrence" basis as opposed to a "claims made" basis. Such insurance must be endorsed to name the City, and its elected officials, officers, employees and agents, as additional insured parties.

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iii. Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury of not less than One Million Dollars ($1,000,000) per occurrence and property damage of not less than One Hundred Thousand Dollars ($100,000) per occurrence with respect to each of the Consultant's owned, hired and non-owned vehicles assigned to or used in performance of the Work. The policy must have a severability of interests' provision. Such insurance coverage must extend to all of Consultant's subcontractors. Such coverage must include all automotive equipment used in the performance of the Contract, both on and off any work site, and such coverage must include non-ownership and hired cars (vehicles and equipment) coverage. Such insurance must be endorsed to name the City, and its elected officials, officers, employees and agents, as additional insured parties.

iv. Umbrella/Excess Liability insurance with minimum combined single limits of One Million Dollars ($1,000,000) per occurrence and in the aggregate. Such policy must supply the same coverage set forth in the Comprehensive General Liability insurance policy. Such insurance must be endorsed to name the City, and its elected officials, officers, employees and agents as additional insured parties.

(b) Requirements of Insurance.

i. Insurance must be procured and maintained with insurers with an A- or better rating as determined by Best's Key Rating Guide. All insurance must be continuously kept covering all liability, claims, demands, and other obligations assumed by the Consultant.

ii. No policy of insurance will contain any exclusion for bodily injury or property damage arising from completed operations.

iii. Every policy of insurance must provide that the City will receive notice no less than thirty (30) calendar days prior to any cancellation, termination, or a material change in such policy.

iv. Proof of required insurance must be maintained in all equipment and motor vehicles insured in accordance with the provisions of this Contract.

v. Consultant will ensure that any and all policies of insurance procured hereunder will provide for a waiver of subrogation against the City, and Consultant waives any claim against the City arising in contract or tort which is covered by its insurance hereunder.

(c) Failure to Obtain or Maintain Insurance. The Consultant's failure to obtain and continuously maintain policies of insurance in accordance with this Section and its subsections will not limit, prevent, preclude, excuse, or modify any liability, claims, demands, or other obligations of the Consultant arising from performance or non-performance of this Contract. Failure on the part of the Consultant to obtain and to continuously maintain policies providing the required coverage, conditions, restrictions, notices, and minimum limits will constitute a material breach of this Contract upon which the City may immediately terminate this Contract without advance notice.

(d) Insurance Certificates. Consultant must provide proof of such insurance to the City contemporaneously with the execution of this Contract. Prior to commencement of the Work, Consultant must submit to the City certificates of insurance for all required insurance. Insurance limits, term of insurance, insured parties, and other information sufficient to demonstrate conformance with this Section and its subsections must be indicated on each certificate of insurance. Acceptance of a certificate or proof of insurance does not constitute approval or agreement by the City that the insurance requirements have been satisfied.

(e) Other Insurance. Consultant must maintain such other types and/or amounts of insurance as reasonably required by the City from time to time.

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9. Indemnification. Consultant will, to the fullest extent permitted by law, indemnify and hold harmless the City, including its elected officials, officers, employees, and agents, from and against any and all claims, demands, losses, liabilities, suits, actions, costs, expenses (including expenses of litigation and attorneys' fees) and damages ("Claims") of any type or nature, including, but not limited to, Claims for injury to person or property, provided that this indemnity obligation shall only apply to the extent Claims are caused by or result from the negligence, recklessness, or intentionally wrongful conduct of the Consultant or other persons employed or utilized by the Consultant in the performance of this Contract. Nothing in this Section or this Contract will be deemed to constitute a waiver of the City's sovereign immunity, create rights in any third party, or create any third-party beneficiaries.

10. Subcontractors and Consultant Personnel.

(a) No Subcontractors. No subcontractor or consultant will be retained by Consultant to perform services under this Contract without the prior written consent of the City, except for those subcontractors previously identified in the RFP.

(b) Subcontractor Requirements. Administration of any approved subcontractor will be the Consultant's responsibility and all subcontracts must require each subcontractor to be bound by all pertinent portions of this Contract and to assume all applicable obligations and responsibilities which the Consultant by this Contract assumes toward the City. In particular, and not by way of limitation, all indemnification and insurance provisions will be fully binding upon any subcontractor providing a portion of the services, for all intents and purposes as if said subcontractor were a party to this Contract.

(c) Key Staff. Where Consultant has specifically identified certain personnel in the RFP for the performance of certain portions of the Work (such personnel hereinafter referred to as "Key Staff"), Consultant will assign and furnish such Key Staff to perform the respective tasks and responsibilities as set forth in the RFP. Consultant agrees not to transfer or reassign any member of its Key Staff or the respective tasks or responsibilities of a member of Key Staff without the prior written consent of the City, except for the following reasons, as applicable:

(i) Situations where a member of Key Staff requests a transfer from his or her respective employer in order to accept a promotion or special assignment, which has been offered to him or her by such employer based upon his or her special education, qualifications or career path;

(ii) Disciplinary reasons;

(iii) Failure of the member of Key Staff to perform his or her respective tasks or responsibilities; or

(iv) At the request of the member of Key Staff.

In the event Consultant permanently transfers or reassigns a member of Key Staff or the respective tasks or responsibilities of a member of Key Staff for any of the foregoing reasons, Consultant will provide the City Administrator with prompt written notice of such transfer or reassignment and explain the basis of the transfer or reassignment. In the event of a vacancy in the position of any member of Key Staff, Consultant agrees to cooperate with the City in providing a replacement and make selection of a replacement without undue delay, in good faith, and in the best interests of the City.

Further, the City will have the right, utilizing an objective standard based on current and past performance of the subject Work, to require Consultant to reassign the tasks and/or responsibilities of any member of Key Staff to a different representative of Consultant. Consultant agrees to permanently transfer the tasks and responsibilities of any member of Key Staff as soon as reasonably possible upon notification by the City Administrator.

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11. Independent Contractor. The Consultant will always be acting as an independent contractor and not be considered or deemed to be an agent, employee, joint venture or partner of the City. Consultant will have no authority to contract for or bind City in any manner. Consultant will have and maintain the responsibility for and control of the rendition of the Work, the discipline of its employees, and other matters incident to the performance of the Work (services, duties and responsibilities as described and contemplated herein). Notwithstanding any other provision(s) of this Contract to the contrary, no employee or subcontractor of Consultant will be considered an "employee" of the City during the performance of this Contract (the term "employee" will have the same meaning as provided in IRS Publication No. 15 (2014)(Circular E).

12. Conflict of Interest. The Consultant represents that it has not, within two (2) years preceding the execution of this Contract, made or agreed to make any valuable gift whether in the form of service, loan, thing, or promise to any person (including any member of such person's immediate family), having the duty to recommend, the right to vote upon, or any other direct influence on the selection of the Consultant to provide products and services to the City. This provision will not apply to legal campaign contributions, provided that such contributions have been disclosed in Consultant's response to the City's RFP.

13. Notices. All contractual notices and communications under this Contract will be considered sufficient if given by certified mail or statutory overnight mail with return receipt requested, or hand delivered:

(a) If to the Consultant, at the following address:

CSTE, Inc.
1337 Canton Road, Suite K
Marietta, GA 30066
Attention: Cherrice Chappell

(b) If to the City, at the following address:

City of Alpharetta
Department of Public Works
1790 Hembree Road
Alpharetta, GA 30009
Attention: Pete Sewczwicz

(c) With a copy to:

Alpharetta City Attorney
Jarrard & Davis, LLP
222 Webb Street
Cumming, Georgia 30040

For the purposes of this Contract, the effective date of notice will be the date that the notice is placed in certified or statutory overnight mail or placed with a courier for hand delivery.

14. Public Records. Consultant understands that in accordance with O.C.G.A. § 50-18-70, *et seq.*, the public has a right of reasonable access to all public records of the City, subject to certain exceptions set forth therein or as otherwise provided by law, and agrees to allow access by the City to all documents subject to disclosure under applicable law. Consultant's willful failure or refusal to comply with the provisions of this Section will result in the immediate termination of this Contract by the City. Further, Consultant agrees to keep all public records in accordance with the City's records retention and disposal policies, O.C.G.A. § 50-18-92, *et seq.*, and the Georgia Administrative Code. Notwithstanding the foregoing, nothing contained herein will limit the Consultant's or the City's right to defend against disclosure of records alleged to be public.

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15. Compliance with Illegal Immigration Reform and Enforcement Act:

E-Verify Program: The City is committed to compliance with Federal and State laws requiring the verification of newly hired employees to ensure they are lawfully entitled to work in the United States. As such, the City will not enter into a contract for the "physical performance of services" (as defined in O.C.G.A. § 13-10-90) unless the Consultant registers and participates in a federal work authorization program (E-Verify). The E-Verify affidavit or the secure identifiable document submitted by the Consultant will become part of the Contract Documents.

(a) Requirement to Participate in a Federal Work Authorization Program (E-Verify):

i. Pursuant to O.C.G.A. § 13-10-91, Consultant represents, warrants, acknowledges, and/or agrees that:

The Consultant has registered and participates in a federal work authorization program to verify the employment eligibility of all newly hired employees;

Subcontractors will not enter into any contract with the Consultant for the physical performance of services within the State of Georgia unless such subcontractor registers and participates in a federal work authorization program to verify the employment eligibility of all newly hired employees; and

Sub-subcontractors will not enter into any contract with a subcontractor or sub-subcontractor for the physical performance of services within the State of Georgia unless such sub-subcontractor registers and participates in a federal work authorization program to verify the employment eligibility of all newly hired employees.

ii. As of the date of enactment of O.C.G.A. § 13-10-91, the applicable federal work authorization program is "E-Verify" (*https://e-verify.uscis.gov/enroll/StartPage.aspx?JS=YES*) operated by the United States Citizenship and Immigration Services Bureau of the United States Department of Homeland Security. Information and instructions regarding E-Verify program registration, corporate administrator registration, and designated agent registration can be found at that website address.

(b) Contractor, Subcontractor, and Sub-subcontractor Evidence of Compliance:

i. Consultant, if providing the physical performance of services under this contract, will comply with the requirements of O.C.G.A. § 13-10-91.

ii. Pursuant to O.C.G.A. § 13-10-91, in the event the Consultant employs or contracts with a subcontractor in connection with the covered contract, the Consultant will secure from such subcontractor attestation of the subcontractor's compliance with O.C.G.A. § 13-10-91 by the subcontractor's execution of the subcontractor affidavit, the form of which is included in Appendix B of the RFP, and will maintain a record of such attestation for inspection by the City at any time. Such subcontractor affidavit will become a part of the Consultant/subcontractor agreement. Further, it will be the duty of the Consultant to submit copies of all affidavits, drivers' licenses, and/or identification cards required pursuant to this Section, as applicable, to the City within five (5) business days of receipt.

iii. Pursuant to O.C.G.A. § 13-10-91, in the event the Consultant employs or contracts with a subcontractor that employs or contracts with any sub-subcontractor, the subcontractor will secure from such sub-subcontractor attestation of the sub-subcontractor's compliance with O.C.G.A. § 13-10-91 by the sub-subcontractor's execution of the sub-subcontractor affidavit, the form of which is included in Appendix B of the RFP, and maintain records of such attestation for inspection by the City at any time. Such sub-subcontractor affidavit will become a part of the subcontractor/sub-subcontractor agreement. Any subcontractor receiving an affidavit from a sub-subcontractor will

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forward notice to the Consultant of the receipt, within five (5) business days of receipt, of such affidavit. Further, it will be the duty of any sub-subcontractor to forward notice of receipt of any affidavit from a sub-subcontractor to the subcontractor or sub-subcontractor with whom such receiving sub-subcontractor has privity of contract. Any subcontractor receiving notice of receipt of an affidavit from any sub-subcontractor that has contracted with a sub-subcontractor will also forward, within five (5) business days of receipt, a copy of such notice to the Consultant.

iv. In lieu of the affidavit required by this Section, if Consultant, or any subcontractor or sub-subcontractor, as applicable, has no employees and does not hire or intend to hire employees for purposes of satisfying or completing the terms and conditions of the Contract (or the subcontractor's or sub-subcontractor's portion of work utilized to perform part of the Contract with the City), such party will instead provide a copy of his or her state issued driver's license or state issued identification card.

(c) The Consultant must comply with all other applicable requirements and provisions of O.C.G.A. § 13-10-91 and other applicable rules and regulations promulgated in relation thereto.

(d) All portions of contracts pertaining to compliance with O.C.G.A. § 13-10-91 and these rules, and any affidavit related hereto, will be open for public inspection in this State at reasonable times during normal business hours.

16. Miscellaneous.

(a) Compliance with Laws; No Discrimination. The Consultant, including any approved subcontractors, must, in performance of the Work, fully comply with all applicable federal, state, or local laws, rules, and regulations, including, but not limited to, Title VI of the Civil Rights Act of 1964 and its amendments, the Age Discrimination Act of 1975, the Americans with Disabilities Act of 1990, and Section 504 of the Rehabilitation Act of 1973. In performance of the Work, the Consultant will not discriminate against any person on the basis of race, color, religion, gender, national origin or ancestry, age, creed, marital status, physical or mental disability, or political ideas and will further ensure that Consultant's agents and/or subcontractors comply with same. Further, Consultant, its agents and subcontractors must affirmatively comply with all applicable provisions of federal, state and local equal employment laws and will not engage in or commit any discriminatory practice against any employee, applicant or person based on race, age, religion, color, gender, sexual orientation, national origin, marital status, physical or mental disability, political affiliation or any other factor which cannot lawfully be used as a basis for the provision or denial of employment or service delivery.

(b) Governing Law. This Contract is executed and will be performed in the State of Georgia, and this Contract will be construed and enforced per the laws of the State of Georgia. Subject to Subsection (j) below (*Arbitration*), venue for any action arising out of this Contract will lie in the appropriate court of Fulton County, Georgia.

(c) Captions. Titles or captions of sections contained in this Contract are inserted only as a matter of convenience and for reference, and in no way define, limit, extend or prescribe the scope of this Contract or the intent of any provision.

(d) Electronic Signature. This Contract may be executed by electronic signature, and such signature will have the same validity and effect as a signature affixed by hand and will constitute an original for all purposes.

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(e) Severability. In the event that any provision hereof is held to be invalid or unenforceable, such provision will be severed from this Contract and will not affect the validity or enforceability of the remainder of this Contract.

(f) Entire Agreement. This Contract supersedes all prior discussions and agreements between the parties with respect to the matters contained herein and constitutes the sole and entire agreement between the parties.

(g) Persons Bound. This Contract will be binding upon and will inure to the benefit of the parties, their respective successors, successors in title, legal representatives, heirs and permitted assigns. This Contract may not be assigned by the Consultant without the prior written consent of the City.

(h) Amendment. No term or provision of this Contract may be amended, waived, supplemented, modified or terminated except by an instrument in writing signed by the party against whom the enforcement of the amendment, waiver, supplement, modification or termination is sought.

(i) Waiver. The City's failure or forbearance to enforce any term hereof will not be deemed to be a waiver of such right or claim, or any right of claim hereunder. Moreover, the City's waiver of any term hereof will not operate or be construed as a waiver of any subsequent breaches of the same or any other term.

(j) Arbitration. Any dispute arising out of this Contract will, at the option of the City of Alpharetta, be submitted to binding arbitration conducted in Atlanta, Georgia in accordance with the rules of the American Arbitration Association.

(k) Additional Terms of Consultant. The City will not be bound by any terms and conditions included in any Consultant invoice, packaging, catalog, brochure, technical data sheet, or other document which attempts to impose any condition in variance with or in addition to the terms and conditions contained herein.

(l) Presumptions and Interpretations. The parties further agree that should any provision of this Contract require interpretation or construction, the court, administrative body or other entity interpreting or construing this Contract will not apply a presumption that the provisions hereof will be more strictly construed against one party by reason of the rule of construction that a document is to be construed more strictly against the party who itself or through its agents prepared same, it being agreed that all parties and/or their respective attorneys and agents have been fully afforded the opportunity to review all provisions of this Contract.

(m) No Third-Party Beneficiaries. Nothing contained in this Contract is intended to or will create a contractual relationship with, cause of action in favor of, or claim for relief for, any third party, including any agent, sub-consultant or sub-contractor of the Consultant. Absolutely no third-party beneficiaries are intended by this Contract. Any third-party receiving a benefit from this Contract is an incidental and unintended beneficiary only.

(n) No Waiver of Governmental Immunity. Nothing in this Contract will be construed to waive, limit, or otherwise modify any governmental or sovereign immunity that may be available by law to the City, its elected officials, officers, employees, contractors, or agents, or any other person acting on behalf of the City and, in particular, governmental or sovereign immunity afforded or available pursuant to Georgia Statutes.

(o) Publicity Provision. Consultant will not use any trademarks, service marks, or logos of the City without the City's express prior written consent. Consultant will not identify or make reference to the City in any advertising or other promotional modality regardless of its form without the express prior written consent of the City.

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(p) Survival. Any and all provisions of this Contract creating obligations extending beyond the term of this Contract, including, without limitation, Consultant's warranty of products and labor and the indemnification provisions contained herein, will survive the expiration or termination of this Contract, regardless of the reason for such termination.

(signature page follows)

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IN WITNESS WHEREOF, the parties hereto have each caused this Contract to be executed and delivered by a duly authorized officer, agent, or official as of the date set forth below.

CITY OF ALPHARETTA, GEORGIA

DocuSigned by:
By: _____
2DC5226B6FD44FB...
Jim Gilvin, Mayor

Date: 8/12/2024

Approved as to substance:

DocuSigned by:
Chris Lagerbloom
B06F51B7110640F...
Chris Lagerbloom, City Administrator

Approved as to form:
JARRARD & DAVIS, LLP

DocuSigned by:
Ed Howden
8C1EB1DC7C83444...
Ed Howden, City Attorney

CSTE, INC.

DocuSigned by:
By: _____
86ADF92AD32949D...
Joe D. Clark, Jr., President

Attest:

DocuSigned by:
By: _____
86ADF92AD32949D...
Joe D. Clark, Jr., President

Date: 8/7/2024

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EXHIBIT "A"

CITY OF ALPHARETTA
RFP 24-122, Stormwater Repair Unit Price Contract

Rate Sheet

Directions: Complete the offeror's name and unit price for each line item.

Offeror's Name:	CSTE INC.				
Item #	**Description**	**Unit**	**Unit Price**	**Quantity**	**Total Costs**
	Traffic Control				
1	Traffic Control Major (Warning Signs, Lane Closures, Flaggers, etc.)	DA	$ 2,214.50	1.00	$ 2,214.50
2	Traffic Control Minor (Warning Signs, Work Zone Safety, etc.)	DA	$ 650.00	1.00	$ 650.00
	Existing/Precast Headwalls (per Alpharetta STD. 232)				
3	Precast Headwall for 18" Pipe	EA	$ 2,150.00	1.00	$ 2,150.00
4	Precast Headwall for 24" Pipe	EA	$ 2,549.25	1.00	$ 2,549.25
5	Precast Headwall for 30" Pipe	EA	$ 3,100.00	1.00	$ 3,100.00
6	Precast Headwall for 36" Pipe	EA	$ 3,250.00	1.00	$ 3,250.00
7	Precast Headwall for 42" Pipe	EA	$ 3,399.00	1.00	$ 3,399.00
8	Precast Headwall for 48" Pipe	EA	$ 4,200.00	1.00	$ 4,200.00
9	Reset Existing Headwall 18"	EA	$ 1,600.00	1.00	$ 1,600.00
10	Reset Existing Headwall 24"	EA	$ 1,751.00	1.00	$ 1,751.00
11	Reset Existing Headwall 30"	EA	$ 2,000.00	1.00	$ 2,000.00
12	Reset Existing Headwall 36"	EA	$ 2,060.00	1.00	$ 2,060.00
13	Reset Existing Headwall 42"	EA	$ 2,500.00	1.00	$ 2,500.00
14	Reset Existing Headwall 48"	EA	$ 2,600.00	1.00	$ 2,600.00
	Cast-In_Place Concrete Headwall				
15	Cast-n-Place Conc HW-DeKalb Std	CY	$ 2,250.00	1.00	$ 2,250.00
16	Cast-n-Place Conc HW-GDOT Det 1125	CY	$ 2,317.50	1.00	$ 2,317.50
	Storm Drain Catch Basins Tops and Throats (per Alpharetta STD. 200, 201, 205)				
17	Demo and replace single wing catch basin top	EA	$ 3,500.00	1.00	$ 3,500.00
18	Demo and replace double wing catch basin top	EA	$ 3,500.00	1.00	$ 3,500.00
19	Demo and replance single wing throat inlet	EA	$ 4,500.00	1.00	$ 4,500.00
20	Demo and replace double wing throat inlet	EA	$ 4,500.00	1.00	$ 4,500.00
21	Demo and replace single wing catch basin top with 5000 PSI concrete Mix	EA	$ 3,650.00	1.00	$ 3,650.00
22	Demo and replace double wing catch basin top with 5000 PSI concrete Mix	EA	$ 3,650.00	1.00	$ 3,650.00
	Install Square Brick Inlets (per Alpharetta STD. 210)				
23	4' Sq Brck Inlets w/Flush Grte	VF	$ 720.00	1.00	$ 720.00
24	5' Sq Brck Inlets w/Flush Grte	VF	$ 780.00	1.00	$ 780.00
25	6' Sq Brck Inlets w/Flush Grte	VF	$ 950.00	1.00	$ 950.00
26	4' Sq Brck Inlet w/Curb Hd & Grte	VF	$ 824.00	1.00	$ 824.00
27	5' Sq Brck Inlet w/Curb Hd & Grte	VF	$ 900.00	1.00	$ 900.00
28	6' Sq Brck Inlet w/Curb Hd & Grte	VF	$ 1,020.00	1.00	$ 1,020.00
29	4' Sq Brck Inlet w/Ped Top Grate	VF	$ 980.00	1.00	$ 980.00
30	5' Sq Brck Inlet w/Ped Top Grate	VF	$ 1,080.00	1.00	$ 1,080.00

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RFP 24-122, Stormwater Repair Unit Price Contract

Rate Sheet

Directions:	Complete the offeror's name and unit price for each line item.				
Offeror's Name:	CSTE INC.				
31	6' Sq Brck Inlet w/Ped Top Grate	VF	$ 1,150.00	1.00	$ 1,150.00
	Install Brick Round Inlets (per Alpharetta STD. 210)				
32	4' Round Brick Inlets w/Flush Grate	VF	$ 720.00	1.00	$ 720.00
33	5' Round Brick Inlet w/Flush Grate	VF	$ 875.00	1.00	$ 875.00
34	6' Round Brick Inlet w/Flush Grate	VF	$ 1,220.00	1.00	$ 1,220.00
35	4' Rnd Brick Inlet w/Curb Hd & Grte	VF	$ 720.00	1.00	$ 720.00
36	5' Rnd Brick Inlet w/Curb Hd & Grte	VF	$ 920.00	1.00	$ 920.00
37	6' Rnd Brick Inlet w/Curb Hd & Grte	VF	$ 1,000.00	1.00	$ 1,000.00
38	4' Rnd Brick w/Ped T&Gr or MHR/C	VF	$ 880.00	1.00	$ 880.00
39	5' Rnd Brick w/Ped T&Gr or MHR/C	VF	$ 1,050.00	1.00	$ 1,050.00
40	6' Rnd Brick w/Ped T&Gr or MHR/C	VF	$ 1,200.00	1.00	$ 1,200.00
	Install Precast Square Inlets				
41	4' Sq Precast Inlets w/Flh Grate	VF	$ 720.00	1.00	$ 720.00
42	5' Sq Precast Inlets w/Flh Grate	VF	$ 860.00	1.00	$ 860.00
43	6' Sq Precast Inlets w/Flh Grate	VF	$ 1,025.00	1.00	$ 1,025.00
44	4' Sq Precast Inlet w/Crb H & Grte	VF	$ 803.00	1.00	$ 803.00
45	5' Sq Precast Inlet w/Crb H & Grte	VF	$ 920.00	1.00	$ 920.00
46	6' Sq Precast Inlet w/Crb H & Grte	VF	$ 1,000.00	1.00	$ 1,000.00
47	4' Sq Precast Inlet w/Ped Top Grate	VF	$ 850.00	1.00	$ 850.00
48	5' Sq Precast Inlet w/Ped Top Grate	VF	$ 1,050.00	1.00	$ 1,050.00
49	6' Sq Precast Inlet w/Ped Top Grate	VF	$ 1,100.00	1.00	$ 1,100.00
	Install Precast Round Inlets (per Alpharetta STD. 204)				
50	4' Rnd Precast Inlets w/Flsh Grte	VF	$ 750.00	1.00	$ 750.00
51	5' Rnd Precast Inlets w/Flsh Grte	VF	$ 980.00	1.00	$ 980.00
52	6' Rnd Precast Inlets w/Flsh Grte	VF	$ 1,050.00	1.00	$ 1,050.00
53	4' Rnd Precast Inlet w/Crb Hd & Grte	VF	$ 824.00	1.00	$ 824.00
54	5' Rnd Precast Inlet w/Crb Hd & Grte	VF	$ 975.00	1.00	$ 975.00
55	6' Rnd Precast Inlet w/Crb Hd & Grte	VF	$ 1,050.00	1.00	$ 1,050.00
56	4' Rnd Precast Inlet w/Ped Top Grate	VF	$ 925.00	1.00	$ 925.00
57	5' Rnd Precast Inlet w/Ped Top Grate	VF	$ 1,025.00	1.00	$ 1,025.00
58	6' Rnd Precast Inlet w/Ped Top Grate	VF	$ 1,170.00	1.00	$ 1,170.00
	Install Square Brick Manholes (per Alpharetta STD. 220)				
59	4' Sq. Brick MH w/ Ring & Cover	VF	$ 803.40	1.00	$ 803.40
60	5' Sq Brick MH w/ Ring & Cover	VF	$ 930.00	1.00	$ 930.00
61	6' Sq. Brick MH w/ Ring & Cover	VF	$ 1,050.00	1.00	$ 1,050.00
	Install Round Brick Manholes (per Alpharetta STD. 220)				

Docusign Envelope ID: E1B152BD-1356-4B2E-B331-CA1D55D85DBD

RFP 24-122, Stormwater Repair Unit Price Contract

Rate Sheet

Directions:	Complete the offeror's name and unit price for each line item.				
Offeror's Name:	CSTE INC.				
62	4' Rnd Brick MH w/ Ring & Cover	VF	$ 780.00	1.00	$ 780.00
63	5' Rnd Brick MH w/ Ring & Cover	VF	$ 930.00	1.00	$ 930.00
64	6' Rnd Brick MH w/ Ring & Cover	VF	$ 1,050.00	1.00	$ 1,050.00
	Install Square PreCast Manholes				$ -
65	4' Sq Brick MH w/ Ring & Cover	VF	$ 780.00	1.00	$ 780.00
66	5' Sq Brick MH w/ Ring & Cover	VF	$ 980.00	1.00	$ 980.00
67	6' Sqr Brick MH w/ Ring & Cover	VF	$ 1,050.00	1.00	$ 1,050.00
	Install Round Precast Manholes (per Alpharetta STD. 204)				
68	4' Rnd Brick MH w/ Ring & Cover	VF	$ 780.00	1.00	$ 780.00
69	5' Rnd Brick MH w/ Ring & Cover	VF	$ 930.00	1.00	$ 930.00
70	6' Rnd Brick MH w/ Ring & Cover	VF	$ 1,050.00	1.00	$ 1,050.00
	Misc & Special Structures/Components				
71	4' Dia Pedestal Top installed w Inlet F/G	EA	$ 1,287.00	1.00	$ 1,287.00
72	5' Dia Pedestal Top installed w Inlet F/G	EA	$ 2,150.00	1.00	$ 2,150.00
73	6' Dia Pedestal Top installed w Inlet F/G	EA	$ 2,900.00	1.00	$ 2,900.00
74	4' Dia Pedestal Top installed w MH R/C	EA	$ 1,081.50	1.00	$ 1,081.50
75	5' Dia Pedestal Top installed w MH R/C	EA	$ 1,950.00	1.00	$ 1,950.00
76	6' Dia Pedestal Top installed w MH R/C	EA	$ 2,425.00	1.00	$ 2,425.00
77	4' Dia Round to square installed	EA	$ 680.00	1.00	$ 680.00
78	5' Dia Round to square installed	EA	$ 920.00	1.00	$ 920.00
79	6' Dia Round to square installed	EA	$ 1,100.00	1.00	$ 1,100.00
80	Uncover Buried JB (4')	EA	$ 1,802.50	1.00	$ 1,802.50
81	Uncover Buried JB (4'-8')	EA	$ 2,800.00	1.00	$ 2,800.00
82	Uncover Buried JB (8'-11.9')	EA	$ 3,050.00	1.00	$ 3,050.00
83	Uncover Buried JB (>12')	EA	$ 3,950.00	1.00	$ 3,950.00
84	4' Riser installed	VF	$ 226.00	1.00	$ 226.00
85	5' Riser installed	VF	$ 480.00	1.00	$ 480.00
86	6' Riser installed	VF	$ 620.00	1.00	$ 620.00
87	4' Cone Riser installed w MH R/C	EA	$ 820.00	1.00	$ 820.00
88	5'Cone Riser installed w MH R/C	EA	$ 920.00	1.00	$ 920.00
89	6'Cone Riser installed w MH R/C	EA	$ 1,150.00	1.00	$ 1,150.00
90	4' square precast slab for brick structure base	EA	$ 803.40	1.00	$ 803.40
91	5' square precast slab for brick structure base	EA	$ 920.00	1.00	$ 920.00
92	6' square precast slab for brick structure base	EA	$ 1,050.00	1.00	$ 1,050.00
	Grout / sealing of Structure < 10' in depth (Grouting to include but not limited to all joints, lift holes, pipe penetrations, round to square connections etc...)				
93	4' diameter structure	EA	$ 618.00	1.00	$ 618.00
94	5' diameter structure	EA	$ 750.00	1.00	$ 750.00

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RFP 24-122, Stormwater Repair Unit Price Contract

Rate Sheet

Directions:	Complete the offeror's name and unit price for each line item.				
Offeror's Name:	CSTE INC.				
95	6' diameter structure	EA	$ 950.00	1.00	$ 950.00
	Structure invert installation				
96	Invert Installation, 4' Dia	EA	$ 489.25	1.00	$ 489.25
97	Invert Installation, 5' Dia	EA	$ 575.00	1.00	$ 575.00
98	Invert Installation, 6' Dia	EA	$ 875.00	1.00	$ 875.00
	Demo and replace existing paved invert				
99	Demo existing and Invert Installation, 4' Dia	EA	$ 618.00	1.00	$ 618.00
100	Demo existing and Invert Installation, 5' Dia	EA	$ 803.40	1.00	$ 803.40
101	Demo existing and Invert Installation, 6' Dia	EA	$ 900.00	1.00	$ 900.00
	Grout / sealing of Structure 10' - 20' in depth (Grouting to include but not limited to all joints, lift holes, pipe penetrations, round to square connections etc...)				
102	4' diameter structure	EA	$ 952.75	1.00	$ 952.75
103	5' diameter structure	EA	$ 1,100.00	1.00	$ 1,100.00
104	6' diameter structure	EA	$ 1,400.00	1.00	$ 1,400.00
	Grout / sealing of Structure > 20' in depth (Grouting to include but not limited to all joints, lift holes, pipe penetrations, round to square connections etc...)				
105	4' diameter structure	EA	$ 1,350.00	1.00	$ 1,350.00
106	5' diameter structure	EA	$ 1,600.00	1.00	$ 1,600.00
107	6' diameter structure	EA	$ 2,200.00	1.00	$ 2,200.00
	Installation of HDPE pipe < 10' in depth including material (does not include demo of existing pipe)				
108	18" Pipe	LF	$ 67.00	1.00	$ 67.00
109	24" Pipe	LF	$ 96.50	1.00	$ 96.50
110	30" Pipe	LF	$ 99.00	1.00	$ 99.00
111	36" Pipe	LF	$ 140.00	1.00	$ 140.00
112	42" Pipe	LF	$ 180.00	1.00	$ 180.00
113	48" Pipe	LF	$ 194.00	1.00	$ 194.00
114	54" Pipe	LF	$ 212.00	1.00	$ 212.00
115	60" Pipe	LF	$ 227.00	1.00	$ 227.00
116	66" Pipe	LF	$ 325.00	1.00	$ 325.00
117	72" Pipe	LF	$ 466.00	1.00	$ 466.00
	Installation of HDPE pipe > 10' in depth including material (does not include demo of existing pipe)				
118	18" Pipe	LF	$ 123.00	1.00	$ 123.00
119	24" Pipe	LF	$ 144.00	1.00	$ 144.00
120	30" Pipe	LF	$ 146.00	1.00	$ 146.00
121	36" Pipe	LF	$ 170.00	1.00	$ 170.00
122	42" Pipe	LF	$ 196.00	1.00	$ 196.00
123	48" Pipe	LF	$ 216.00	1.00	$ 216.00
124	54" Pipe	LF	$ 231.00	1.00	$ 231.00

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RFP 24-122, Stormwater Repair Unit Price Contract

Rate Sheet

Directions:	Complete the offeror's name and unit price for each line item.				
Offeror's Name:	CSTE INC.				
125	60" Pipe	LF	$ 245.00	1.00	$ 245.00
126	66" Pipe	LF	$ 378.00	1.00	$ 378.00
127	72" Pipe	LF	$ 481.00	1.00	$ 481.00
	Installation of CMP pipe < 10' in depth including material (does not include demo of existing pipe)				
128	18" Pipe	LF	$ 65.00	1.00	$ 65.00
129	24" Pipe	LF	$ 72.00	1.00	$ 72.00
130	30" Pipe	LF	$ 92.00	1.00	$ 92.00
131	36" Pipe	LF	$ 129.00	1.00	$ 129.00
132	42" Pipe	LF	$ 148.00	1.00	$ 148.00
133	48" Pipe	LF	$ 166.00	1.00	$ 166.00
134	54" Pipe	LF	$ 248.00	1.00	$ 248.00
135	60" Pipe	LF	$ 304.00	1.00	$ 304.00
136	66" Pipe	LF	$ 440.00	1.00	$ 440.00
137	72" Pipe	LF	$ 480.00	1.00	$ 480.00
	Installation of CMP pipe > 10' in depth including material (does not include demo of existing pipe)				
138	18" Pipe	LF	$ 124.00	1.00	$ 124.00
139	24" Pipe	LF	$ 138.00	1.00	$ 138.00
140	30" Pipe	LF	$ 145.00	1.00	$ 145.00
141	36" Pipe	LF	$ 173.00	1.00	$ 173.00
142	42" Pipe	LF	$ 177.00	1.00	$ 177.00
143	48" Pipe	LF	$ 205.00	1.00	$ 205.00
144	54" Pipe	LF	$ 255.00	1.00	$ 255.00
145	60" Pipe	LF	$ 388.00	1.00	$ 388.00
146	66" Pipe	LF	$ 440.00	1.00	$ 440.00
147	72" Pipe	LF	$ 495.00	1.00	$ 495.00
	Installation of RCP pipe < 10' in depth including material (does not include demo of existing pipe)				
148	18" Pipe	LF	$ 68.00	1.00	$ 68.00
149	24" Pipe	LF	$ 78.00	1.00	$ 78.00
150	30" Pipe	LF	$ 92.00	1.00	$ 92.00
151	36" Pipe	LF	$ 115.00	1.00	$ 115.00
152	42" Pipe	LF	$ 149.00	1.00	$ 149.00
153	48" Pipe	LF	$ 155.00	1.00	$ 155.00
154	54" Pipe	LF	$ 241.00	1.00	$ 241.00
155	60" Pipe	LF	$ 251.00	1.00	$ 251.00
156	66" Pipe	LF	$ 350.00	1.00	$ 350.00
157	72" Pipe	LF	$ 450.00	1.00	$ 450.00
	Installation of RCP pipe > 10' in depth including material (does not include demo of existing pipe)				

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RFP 24-122, Stormwater Repair Unit Price Contract

Rate Sheet

Directions:	Complete the offeror's name and unit price for each line item.				
Offeror's Name:	CSTE INC.				
158	18" Pipe	LF	$ 74.00	1.00	$ 74.00
159	24" Pipe	LF	$ 95.00	1.00	$ 95.00
160	30" Pipe	LF	$ 107.00	1.00	$ 107.00
161	36" Pipe	LF	$ 129.00	1.00	$ 129.00
162	42" Pipe	LF	$ 174.00	1.00	$ 174.00
163	48" Pipe	LF	$ 212.00	1.00	$ 212.00
164	54" Pipe	LF	$ 259.00	1.00	$ 259.00
165	60" Pipe	LF	$ 280.00	1.00	$ 280.00
166	66" Pipe	LF	$ 377.00	1.00	$ 377.00
167	72" Pipe	LF	$ 461.00	1.00	$ 461.00
	Demo and Replace Sidewalk (Per Alpharetta STD. 902)				
168	Demo and replace 4' sidewalk	LF	$ 28.00	1.00	$ 28.00
169	Demo and replace 5' sidewalk	LF	$ 35.00	1.00	$ 35.00
170	Demo and replace 6' sidewalk	LF	$ 42.00	1.00	$ 42.00
171	Demo and replace 7' sidewalk	LF	$ 49.00	1.00	$ 49.00
172	Demo and replace 8' sidewalk	LF	$ 56.00	1.00	$ 56.00
173	Demo and replace 10' sidewalk	LF	$ 70.00	1.00	$ 70.00
	Demo and Replace Reinforced sidewalk				
174	Demo existing and reinstall 4' Reinforced sidewalk	LF	$ 34.00	1.00	$ 34.00
175	Demo existing and reinstall 5' Reinforced sidewalk	LF	$ 42.50	1.00	$ 42.50
176	Demo existing and reinstall 6' Reinforced sidewalk	LF	$ 51.00	1.00	$ 51.00
177	Demo existing and reinstall 7' Reinforced sidewalk	LF	$ 59.50	1.00	$ 59.50
178	Demo existing and reinstall 8' Reinforced sidewalk	LF	$ 68.00	1.00	$ 68.00
179	Demo existing and reinstall10' Reinforced sidewalk	LF	$ 85.00	1.00	$ 85.00
	Demo and Replace Handicap Ramps (per Alpharetta STD. 902)				
180	Demo and replace Type A handicap ramp	EA	$ 900.00	1.00	$ 900.00
181	Demo and replace Skewed Type A handicap ramp	EA	$ 950.00	1.00	$ 950.00
182	Demo and replace Type B handicap ramp	EA	$ 900.00	1.00	$ 900.00
183	Demo and replace Type C handicap ramp	EA	$ 950.00	1.00	$ 950.00
184	Demo and replace Type D handicap ramp	EA	$ 900.00	1.00	$ 900.00
185	Demo and replace Skewed Type D handicap ramp	EA	$ 950.00	1.00	$ 950.00
	Demo and Replace Residential Driveway Apron (per GDOT STD. A1)				
186	Apron replacement	CY	$ 575.00	1.00	$ 575.00
187	Decorative Brick paver inlay	SF	$ 22.00	1.00	$ 22.00
188	Decorative Brick paver edging	SF	$ 21.00	1.00	$ 21.00
	Demo and Replace Commercial Driveway Apron (per Alpharetta STD. 951)				
189	Apron replacement	CY	$ 680.00	1.00	$ 680.00

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RFP 24-122, Stormwater Repair Unit Price Contract

Rate Sheet

Directions:	Complete the offeror's name and unit price for each line item.				
Offeror's Name:	CSTE INC.				
	Demo and Replace Curb and gutter (per Alpharetta STD. 901)				
190	Curb & Gutter 6"x24"x12" High Back	LF	$ 38.00	1.00	$ 38.00
191	Curb & Gutter 6"x30"x12" High Back	LF	$ 39.00	1.00	$ 39.00
192	Curb & Gutter 6"x30"x14" High Back	LF	$ 45.00	1.00	$ 45.00
193	Curb & Gutter 6"x24"x14" High Back	LF	$ 43.00	1.00	$ 43.00
194	Header Curb (Height Varies)	CY	$ 550.00	1.00	$ 550.00
195	Flush Curb	LF	$ 41.00	1.00	$ 41.00
	Demo and Replace Roll Back curb and gutter				
196	Demo and replace 24" Roll back curb	LF	$ 38.00	1.00	$ 38.00
197	Demo and replace 18" Roll back curb	LF	$ 35.00	1.00	$ 35.00
	Demo and Replace Mountable Curb (per Alpharetta STD. 905)				
198	Mountable Curb and Gutter	LF	$ 38.00	1.00	$ 38.00
199	Mountable Header Curb	LF	$ 41.00	1.00	$ 41.00
	Demo and Replace median/ porkchop island				
200	Demo and Replace median/ porkchop island	CY	$ 550.00	1.00	$ 550.00
	Concrete street repair				
201	Demo, compact base, and repour street	CY	$ 650.00	1.00	$ 650.00
202	Demo, compact base, and repour street using high early DOT mix	CY	$ 750.00	1.00	$ 750.00
	Stucture adjustment within concrete area				
203	Water valve adjusted to grade	LS	$ 770.00	1.00	$ 770.00
204	Water meter adjusted to grade	LS	$ 790.00	1.00	$ 790.00
205	Manhole adjusted to grade	VF	$ 1,250.00	1.00	$ 1,250.00
206	Traffic box adjusted to grade	LS	$ 1,250.00	1.00	$ 1,250.00
	Earthwork & Grading				
207	Clear and grubbing	SY	$ 6.50	1.00	$ 6.50
208	Channel / Ditch Excavation	CY	$ 26.00	1.00	$ 26.00
209	Haul-Off Soil Material	CY	$ 48.00	1.00	$ 48.00
210	Finish Grading	SY	$ 9.75	1.00	$ 9.75
211	Debris Removal	CY	$ 8.25	1.00	$ 8.25
	Erosion Control/Landscaping				
212	Fill Dirt (Acquire and Place)	CY	$ 78.00	1.00	$ 78.00
213	Screened Top Soil (Acquire and Place)	CY	$ 76.00	1.00	$ 76.00
214	Stone Rip Rap Type I in Place	Ton	$ 91.00	1.00	$ 91.00
215	Stone Rip Rap Type II in Place	Ton	$ 81.50	1.00	$ 81.50
216	Stone Rip Rap Type III in Place	Ton	$ 75.00	1.00	$ 75.00
217	Seed & Straw (Permanent Grassing)	SF	$ 0.30	1.00	$ 0.30
218	Seed & Straw (Temp Grassing)	SF	$ 0.29	1.00	$ 0.29

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RFP 24-122, Stormwater Repair Unit Price Contract

Rate Sheet

Directions:	Complete the offeror's name and unit price for each line item.				
Offeror's Name:	CSTE INC.				
219	Sodding Complete - Fescue	SF	$ 2.10	1.00	$ 2.10
220	Sodding Complete - Bermuda	SF	$ 2.10	1.00	$ 2.10
221	Sodding Complete - Zoyzia	SF	$ 2.15	1.00	$ 2.15
222	Sodding Complete - Centipede	SF	$ 2.15	1.00	$ 2.15
223	Pine Straw	SF	$ 0.29	1.00	$ 0.29
224	Straw Mulch	SF	$ 0.26	1.00	$ 0.26
225	Type "C" silt fence or equivalent reinforcement per 2016 version of the Georgia Erosion and Sediment Control Manual	LF	$ 7.00	1.00	$ 7.00
226	Straw bale check dams (CD-Hb) Per 2016 GESCM	EA	$ 260.00	1.00	$ 260.00
227	Geotextile Fabric (installed)	SF	$ 2.85	1.00	$ 2.85
228	GA DOT approved Erosion Control Ditch Matting (installed)	LF	$ 12.00	1.00	$ 12.00
229	Hardwood Mulch (Non Dyed)	SF	$ 0.95	1.00	$ 0.95
230	Hardwood Mulch (Dyed)	SF	$ 0.95	1.00	$ 0.95
	Miscellaneous Items				
231	Debris Removal, Tandem Dump Truck	CY	$ 125.00	1.00	$ 125.00
232	Removal of Existing Drainage Structure	CY	$ 80.00	1.00	$ 80.00
233	Horizontal installation of Biobarrier under sidewalk	LF	$ 0.31	1.00	$ 0.31
234	Stone #57 in place	Ton	$ 72.00	1.00	$ 72.00
235	Surge Stone in place	Ton	$ 62.00	1.00	$ 62.00
236	No.3's and 4' Stone in place	Ton	$ 62.00	1.00	$ 62.00
237	Crusher Run in place	Ton	$ 40.00	1.00	$ 40.00
238	Class "A" Poured in Place 3000 PSI Concrete	CY	$ 720.00	1.00	$ 720.00
239	Excavatable Flowable Fill	CY	$ 400.00	1.00	$ 400.00
240	Non Excavatable Flowable Fill	CY	$ 425.00	1.00	$ 425.00
241	3500 PSI Mix	CY	$ 285.00	1.00	$ 285.00
242	4000 PSI Mix	CY	$ 350.00	1.00	$ 350.00
243	5000 PSI Mix	CY	$ 450.00	1.00	$ 450.00
244	Obtain and install Tree Save per STDL-6	LF	$ 7.50	1.00	$ 7.50
245	Grout inside of brick structure	VF	$ 95.00	1.00	$ 95.00

On-Demand Stormwater Repair Project

- Westside parkway Grate inlet repair.
- Hembree Road Grate inlet repair.
- Sherry Drive culvert Pipe replacement and Poured in place headwall.
- Drainage correction behind Fire station headquarters.
- Curb And gutter replacement task order throughout the City.
- Throat and top replacements throughout the City.
- Mid Broadwell Culvert clearing/cleaning.
- Kimball Crest sinking sidewalk repair and structure sealing.

CSTE Task Order 4 StormwaterProject Locations

THE CITY OF ALPHARETTA GEORGIA

Current Culvert Replacement

Legend

- -Project Locations

On-Demand Stormwater Repair Bid Tabulation

The unit prices provided below were submitted during the RFP 24-122 process by the vendors shown below

The amounts provided in this section a actual quantities for the task order.				CSTE INC		Azimuth Contractor LLC		Civil Construction & Utilities		GS Construction, INC		Site Engineering INC	
				Cost per unit pricing	$ 664,521.75	Cost per unit pricing	$ 1,302,677.00	Cost per unit pricing	$ 1,216,979.00	Cost per unit pricing	$ 2,383,090.00	Cost per unit pricing	$ 1,323,160.00
				10% for Bonds, Insurance, Unforseen Repairs.	$ 66,452.18	10% for Bonds, Insurance, Unforseen Repairs.	$ 130,267.70	10% for Bonds, Insurance, Unforseen Repairs.	$ 121,697.90	10% for Bonds, Insurance, Unforseen Repairs.	$ 238,309.00	10% for Bonds, Insurance, Unforseen Repairs.	$ 132,316.00
				Total Cost	$ 730,973.93	Total Cost	$ 1,432,944.70	Total Cost	$1,338,676.90	Total Cost	$ 2,621,399.00	Total Cost	$ 1,455,476.00
ITEM #		Unit	Amount	Unit Price	Price	Unit Price	Price	Unit Price	Price	Unit Price	Price	Unit Price	Price
	Traffic Control												
1	Traffic Control Major (Warning signs, lane closures, Flaggers, etc.)	DA	25	$ 2,214.50	$ 55362.50	$ 1,150.00	$ 28750.00	$ 4,500.00	$ 112500.00	$ 7,500.00	$ 187500.00	$ 3,000.00	$ 75000.00
2	Traffic Control Minor (Warning signs, Work Zone Safety, etc..)	DA	12	$ 650.00	$ 7800.00	$ 700.00	$ 8400.00	$ 3,000.00	$ 36000.00	$ 1,500.00	$ 18000.00	$ 1,800.00	$ 21600.00
	Cast-In_Place Concrete Headwall												
16	Cast-n-Place Conc HW-GDOT Det 1125	CY	20	$ 2317.50	$ 46350.00	$ 1550.00	$ 31000.00	$ 1500.00	$ 30000.00	$ 5500.00	$ 110000.00	$ 1500.00	$ 30000.00
	Storm Drain Catch Basins Tops and Throats (per Alpharetta STD. 200, 201, 205												
17	Demo and replace single wing catch basin top	EA	7	$ 3500.00	$ 24500.00	$ 1600.00	$ 11200.00	$ 3500.00	$ 24500.00	$ 3000.00	$ 21000.00	$ 3000.00	$ 21000.00
18	Demo and replace double wing catch basin top	EA	11	$ 3500.00	$ 38500.00	$ 1800.00	$ 19800.00	$ 3700.00	$ 40700.00	$ 3500.00	$ 38500.00	$ 3500.00	$ 38500.00
19	Demo and replance single wing throat inlet	EA	4	$ 4500.00	$ 18000.00	$ 2400.00	$ 9600.00	$ 2750.00	$ 11000.00	$ 3000.00	$ 12000.00	$ 3000.00	$ 12000.00
20	Demo and replace double wing throat inlet	EA	6	$ 4500.00	$ 27000.00	$ 2400.00	$ 14400.00	$ 2750.00	$ 16500.00	$ 3500.00	$ 21000.00	$ 3500.00	$ 21000.00
	Misc & Special Structures/Components												
71	4' Dia Pedestal Top installed w Inlet F/G	EA	1	$ 1287.00	$ 1287.00	$ 4500.00	$ 4500.00	$ 1200.00	$ 1200.00	$ 5000.00	$ 5000.00	$ 2500.00	$ 2500.00
73	6' Dia Pedestal Top installed w Inlet F/G	EA	2	$ 2900.00	$ 5800.00	$ 5100.00	$ 10200.00	$ 1600.00	$ 3200.00	$ 7000.00	$ 14000.00	$ 3200.00	$ 6400.00
	Structure invert installation												
96	Invert Installation, 4' Dia	EA	5	$ 489.25	$ 2446.25	$ 250.00	$ 1250.00	$ 900.00	$ 4500.00	$ 1500.00	$ 7500.00	$ 2000.00	$ 10000.00
97	Invert Installation, 5' Dia	EA	2	$ 575.00	$ 1150.00	$ 300.00	$ 600.00	$ 900.00	$ 1800.00	$ 1700.00	$ 3400.00	$ 2500.00	$ 5000.00
	Demo and replace existing paved invert												
99	Demo existing and Invert Installation, 4' Dia	EA	1	$ 618.00	$ 618.00	$ 450.00	$ 450.00	$ 1300.00	$ 1300.00	$ 1500.00	$ 1500.00	$ 3000.00	$ 3000.00
100	Demo existing and Invert Installation, 5' Dia	EA	2	$ 803.40	$ 1606.80	$ 550.00	$ 1100.00	$ 1300.00	$ 2600.00	$ 1800.00	$ 0.00	$ 3500.00	$ 7000.00
	Grout / sealing of Structure 10' - 20' in depth (Grouting to include but not limited to all joints, lift holes, pipe penetrations, round to square connections etc…)												
102	4' diameter structure	EA	16	$ 952.75	$ 15244.00	$ 750.00	$ 12000.00	$ 700.00	$ 11200.00	$ 7500.00	$ 120000.00	$ 4000.00	$ 64000.00
103	5' diameter structure	EA	2	$ 1100.00	$ 2200.00	$ 850.00	$ 1700.00	$ 700.00	$ 1400.00	$ 8500.00	$ 17000.00	$ 4500.00	$ 9000.00
	Installation of RCP pipe > 10' in depth including material (does not include demo of existing pipe)												
167	72" Pipe	LF	100	$ 461.00	$ 46100.00	$ 650.00	$ 65000.00	$ 780.00	$ 78000.00	$ 850.00	$ 85000.00	$ 775.00	$ 77500.00
	Demo and Replace Sidewalk (Per Alpharetta STD. 902)												
168	Demo and replace 4' sidewalk	LF	150	$ 28.00	$ 4200.00	$ 85.00	$ 12750.00	$ 150.00	$ 22500.00	$ 100.00	$ 15000.00	$ 90.00	$ 13500.00
169	Demo and replace 5' sidewalk	LF	1400	$ 35.00	$ 49000.00	$ 95.00	$ 133000.00	$ 150.00	$ 210000.00	$ 125.00	$ 175000.00	$ 110.00	$ 154000.00
	Demo and Replace Handicap Ramps (per Alparetta STD. 902)												
182	Demo and replace Type B handicap ramp	EA	8	$ 900.00	$ 7200.00	$ 1399.00	$ 11192.00	$ 4600.00	$ 36800.00	$ 4500.00	$ 36000.00	$ 5000.00	$ 40000.00

	Demo and Replace Residential Driveway Apron (per GDOT STD. A1)												
186	Apron replacement	CY	35	$ 575.00	$ 20125.00	$ 790.00	$ 27650.00	$ 750.00	$ 26250.00	$ 500.00	$ 17500.00	$ 300.00	$ 10500.00
	Demo and Replace Curb and gutter (per Alpharetta STD. 901)												
190	Curb & Gutter 6"x24"x12" High Back	LF	2245	$ 38.00	$ 85310.00	$ 35.00	$ 78575.00	$ 75.00	$ 168375.00	$ 50.00	$ 112250.00	$ 120.00	$ 269400.00
	Demo and Replace median/ porkchop island												
200	Demo and Replace median/ porkchop island	CY	10	$ 550.00	$ 5500.00	$ 850.00	$ 8500.00	$ 2500.00	$ 25000.00	$ 1000.00	$ 0.00	$ 500.00	$ 5000.00
	Concrete street repair												
202	Demo, compact base, and repour street using high early DOT mix	CY	50	$ 750.00	$ 37500.00	$ 1850.00	$ 92500.00	$ 950.00	$ 47500.00	$ 1100.00	$ 55000.00	$ 550.00	$ 27500.00
	Stucture adjustment within concrete area												
203	Water valve adjusted to grade	LS	3	$ 770.00	$ 2310.00	$ 550.00	$ 1650.00	$ 250.00	$ 750.00	$ 750.00	$ 2250.00	$ 1000.00	$ 3000.00
204	Water meter adjusted to grade	LS	5	$ 790.00	$ 3950.00	$ 850.00	$ 4250.00	$ 250.00	$ 1250.00	$ 500.00	$ 2500.00	$ 1000.00	$ 5000.00
	Earthwork & Grading												
207	Clear and grubbing	SY	250	$ 6.50	$ 1625.00	$ 400.00	$ 100000.00	$ 15.75	$ 3937.50	$ 10.00	$ 0.00	$ 8.00	$ 2000.00
209	Haul-Off Soil Material	CY	40	$ 48.00	$ 1920.00	$ 55.00	$ 2200.00	$ 80.00	$ 3200.00	$ 400.00	$ 16000.00	$ 80.00	$ 3200.00
210	Finish Grading	SY	2000	$ 9.75	$ 19500.00	$ 120.00	$ 240000.00	$ 17.50	$ 35000.00	$ 65.00	$ 130000.00	$ 10.00	$ 20000.00
211	Debris Removal	CY	2000	$ 8.25	$ 16500.00	$ 70.00	$ 140000.00	$ 60.00	$ 120000.00	$ 350.00	$ 700000.00	$ 90.00	$ 180000.00
	Erosion Control/Landscaping												
212	Fill Dirt (Acquire and Place)	CY	110	$ 78.00	$ 8580.00	$ 60.00	$ 6600.00	$ 100.75	$ 11082.50	$ 50.00	$ 5500.00	$ 80.00	$ 8800.00
213	Screened Top Soil (Acquire and Place)	CY	80	$ 76.00	$ 6080.00	$ 75.00	$ 6000.00	$ 110.50	$ 8840.00	$ 75.00	$ 6000.00	$ 150.00	$ 12000.00
216	Stone Rip Rap Type III in Place	Ton	120	$ 75.00	$ 9000.00	$ 60.00	$ 7200.00	$ 89.00	$ 10680.00	$ 150.00	$ 18000.00	$ 200.00	$ 24000.00
217	Seed & Straw (Permanent Grassing)	SF	2000	$ 0.30	$ 600.00	$ 0.50	$ 1000.00	$ 1.00	$ 2000.00	$ 5.00	$ 10000.00	$ 1.00	$ 2000.00
218	Seed & Straw (Temp Grassing)	SF	3500	$ 0.29	$ 1015.00	$ 0.35	$ 1225.00	$ 1.00	$ 3500.00	$ 3.00	$ 10500.00	$ 1.00	$ 3500.00
219	Sodding Complete - Fescue	SF	500	$ 2.10	$ 1050.00	$ 1.50	$ 750.00	$ 2.20	$ 1100.00	$ 10.00	$ 5000.00	$ 4.00	$ 2000.00
220	Sodding Complete - Bermuda	SF	8600	$ 2.10	$ 18060.00	$ 1.50	$ 12900.00	$ 1.75	$ 15050.00	$ 11.00	$ 94600.00	$ 4.00	$ 34400.00
223	Pine Straw	SF	1500	$ 0.29	$ 435.00	$ 1.00	$ 1500.00	$ 1.50	$ 2250.00	$ 2.00	$ 3000.00	$ 2.00	$ 3000.00
225	Type "C" silt fence or equivalent reinforcement per 2016 version of the Georgia Erosion and Sediment Control Manaul	LF	500	$ 7.00	$ 3500.00	$ 5.50	$ 2750.00	$ 6.25	$ 3125.00	$ 5.00	$ 2500.00	$ 6.00	$ 3000.00
226	Straw bale check dams (CD-Hb) Per 2016 GESCM	EA	6	$ 260.00	$ 1560.00	$ 250.00	$ 1500.00	$ 300.00	$ 1800.00	$ 15.00	$ 90.00	$ 100.00	$ 600.00
227	Geotextile Fabric (installed)	SF	500	$ 2.85	$ 1425.00	$ 1.00	$ 500.00	$ 1.00	$ 500.00	$ 5.00	$ 2500.00	$ 2.00	$ 1000.00
228	GA.DOT approved Erosion Control Ditch Matting (installed)	LF	100	$ 12.00	$ 1200.00	$ 12.00	$ 1200.00	$ 1.00	$ 100.00	$ 20.00	$ 2000.00	$ 20.00	$ 2000.00
230	Hardwood Mulch (Dyed)	SF	1500	$ 0.95	$ 1425.00	$ 1.00	$ 1500.00	$ 1.25	$ 1875.00	$ 20.00	$ 30000.00	$ 5.00	$ 7500.00
	Miscellaneous Items												
231	Debris Removal, Tandem Dump Truck	CY	236	$ 125.00	$ 29500.00	$ 60.00	$ 14160.00	$ 80.00	$ 18880.00	$ 350.00	$ 82600.00	$ 100.00	$ 23600.00
232	Removal of Existing Drainage Structure	CY	104	$ 80.00	$ 8320.00	$ 1400.00	$ 145600.00	$ 285.00	$ 29640.00	$ 500.00	$ 52000.00	$ 100.00	$ 10400.00
233	Horizontal installation of Biobarrier under sidewalk	LF	220	$ 0.31	$ 68.20	$ 19.00	$ 4180.00	$ 22.00	$ 4840.00	$ 500.00	$ 110000.00	$ 100.00	$ 22000.00
234	Stone #57 in place	Ton	42	$ 72.00	$ 3024.00	$ 65.00	$ 2730.00	$ 82.00	$ 3444.00	$ 75.00	$ 3150.00	$ 80.00	$ 3360.00
237	Crusher Run in place	Ton	80	$ 40.00	$ 3200.00	$ 48.00	$ 3840.00	$ 82.00	$ 6560.00	$ 75.00	$ 6000.00	$ 80.00	$ 6400.00
239	Excavatable Flowable Fill	CY	40	$ 400.00	$ 16000.00	$ 280.00	$ 11200.00	$ 350.00	$ 14000.00	$ 400.00	$ 16000.00	$ 400.00	$ 16000.00
244	Obtain and install Tree Save per STD.L-6	LF	250	$ 7.50	$ 1875.00	$ 16.50	$ 4125.00	$ 3.00	$ 750.00	$ 3.00	$ 750.00	$ 4.00	$ 1000.00