PLANNING COMMISSION MEETING
FEBRUARY 6, 2025

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

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MEETING MINUTES

a. Meeting Minutes of January 9, 2025

4. ITEMS FROM BOARD MEMBERS

5. ITEMS FROM STAFF

6. PUBLIC HEARING

a. CU-25-06 Activate Games Alpharetta/Windward MP Pod 4
Consideration of a conditional use to allow an interactive gaming business in an existing building. A conditional use is requested to allow 'Recreation Facilities, Indoor' for Activate Games Alpharetta. The property is located at 3020 Windward Plaza and is legally described as being located in Land Lots 1107 & 1108, 2nd District, 1st Section, Fulton County, Georgia.

b. MP-25-02/CU-25-04 Lotus Animal Hospital/Oxford Green MP Pod A
Consideration of a master plan amendment and conditional use to allow a 'Animal Hospital, Small Animals (Veterinarian)' business in the Windward Square shopping center. A master plan amendment is requested to add 'Animal Hospital, Small Animal (Veterinarian)' to the Oxford Green Master Plan Tract A and a conditional use and a conditional use is requested to allow 'Animal Hospital, Small Animal (Veterinarian)' for Lotus Animal Hospital. The property is located at 5215 Windward Parkway, Suite B2 and is legally described as being located in Land Lots 1120 & 1121, 2nd District, 2nd Section, Fulton County, Georgia.

c. CLUP-24-05/Z-24-17/PH-24-20 Mayfair at Haynes Bridge
Consideration of a comprehensive land use plan amendment, rezoning, change of conditions, and public hearing to allow for a 2nd phase of a residential development including 10 single-family detached homes on 1.53 acres in the Downtown. A comprehensive land use plan amendment is requested from Medium Density Residential to High Density Residential and a rezoning is requested from O-I (Office-Institutional) to DT-R (Downtown Residential). Changes to conditions of zoning is requested for the adjoining 2.83-acre property (Phase 1) approved for a single-family residential subdivision. A public hearing is requested to bring the subject property into the Downtown Overlay. The property is located at 0 Norcross Street and is legally described as being located in Land Lot 747, 1st District, 2nd Section, Fulton County, Georgia.

d. MP-25-01/CU-25-05 Fulton Science Academy/Cousins Westside MP Pod R
Consideration of a master plan amendment and conditional use to allow a 'School, Academic' to re-use an existing office building on a 4.48-acre property in the North Point Overlay. A master plan amendment is requested to add 'School, Academic' to the Cousins Westside Master Plan Pod R and a conditional use is requested to allow 'School, Academic' for Fulton Science Academy. The property is located at 8995 Westside Parkway and is legally described as being located in Land Lot 691, 1st District, 2nd Section, Fulton County, Georgia.

e. Z-24-09/E-24-03/V-24-14 Wells Fargo Redevelopment/21 North Main Street This request has been deferred by the applicant and will not be considered at the February 6, 2025 Planning Commission meeting.
Consideration of a rezoning, parking special exception, exception and variance to allow a 5-story mixed-use building on 1 acre in Downtown. A rezoning is requested from C-2 (General Commercial)

to DT-C (Downtown Core) and a parking special exception is requested to allow off-site parking. An exception is requested from Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 3.5.5(A) to increase the building height from 4 to 5 stories and variances are requested to UDC Appendix A: Alpharetta Downtown Code Subsection 3.5.5 to increase the maximum building footprint and UDC Subsection 3.2.8(D) Landscape Strips to eliminate the landscape strip on the east side of the property. The property is located at 21 North Main Street and is legally described as being located in Land Lot 1268, 2nd District, 2nd Section, Fulton County, Georgia.

7. ADJOURNMENT

PLANNING COMMISSION MEETING
UNOFFICIAL MINUTES
JANUARY 9, 2025

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

1. CALL TO ORDER

Elle Taylor, Planning and Zoning Administrator, called the meeting to order at 6:32 p.m.

a. Election of Chair and Vice Chair for 2025

- Commissioner Reynolds nominated Francis Kung'u as Chair.
  - Commissioner Manley seconded the nomination.
  - Francis Kung'u accepted the nomination.
  - Motion carried (6-0-1)(Kung'u)
  -
- Commissioner Perkins nominated Martine Zurinskas as Vice-Chair.
  - Commissioner Manley seconded the motion.
  - Francis Kung'u seconded the motion.
  - Motion carried (6-0-1)(Kung'u)

2. ROLL CALL

A. Commissioners Present

- Francis Kung'u, Chair
- D.C. Aiken
- William Perkins
- Jill Reynolds
- Jeremy Scott
- Todd Stratton
- Valerie Manley

B. Staff present:

- Kathi Cook, Director of Community Development & Economic Development
- Michael Woodman, Planning + Development Services Manager
- Elle Taylor Planning & Zoning Coordinator
- Joel Carnow, GIS Planner

3. APPROVAL OF MEETING MINUTES

a. Approval of Meeting Minutes December 5, 2024

- Commissioner Perkins offered a motion to approve.
  - Commissioner Reynolds seconded the motion.
  - Motion carried (5-0-2)(Kung'u, Manley)

4. ITEMS FROM BOARD MEMBERS

5. ITEMS FROM STAFF

6. PUBLIC HEARING

a. Public Hearing Procedure

b. CLUP-24-05/Z-24-17/PH-24-20 Mayfair at Haynes Bridge

This item was deferred by the Applicant to February 6, 2025. It was not considered at this meeting.

Consideration of a comprehensive land use plan amendment, rezoning, change of conditions, and public hearing to allow for a 2nd phase of a residential development including 10 single-family detached homes on 1.53 acres in the Downtown. A comprehensive land use plan amendment is requested from Medium Density Residential to High Density Residential and a rezoning is requested from O-I (Office-Institutional) to DT-R (Downtown Residential). Changes to conditions of zoning is requested for the adjoining 2.83-acre property (Phase 1) approved for a single-family residential subdivision. A public hearing is requested to bring the subject property into the Downtown Overlay. The property is located at 0 Norcross Street and is legally described as being located in Land Lot 747, 1st District, 2nd Section, Fulton County, Georgia.

c. Z-25-01/CU-25-01 The Shipping Post/312 North Main Street

Micheal Woodman, Planning & Development Manager, presented consideration of a rezoning and conditional use to allow for the re-use of an existing structure for a shipping and printing store on a 0.59-acre property in the Downtown. A rezoning is requested from O-I (Office-Institutional) to DT-LW (Downtown Live-Work), and a conditional use is requested to allow 'Print Shop' for The Shipping Post. The property is located at 312 North Main Street and is legally described as being located in Land Lot 1197, 2nd District, 2nd Section, Fulton County, Georgia.

The submitted request, if approved, would allow for the re-use of an existing one (1) story, 1,275 square foot structure for a 'Print Shop' on 0.59 acres in the Downtown. The applicant proposes a rezoning of the property from O-I (Office-Institutional) to DT-LW (Downtown Live-Work) and a conditional use is requested to allow a 'Print Shop' for The Shipping Post. The subject property is located at 312 North Main Street on the west side of North Main Street and north of Mayfield Road.

The 0.59-acre property was developed in 1940 with a one (1) story, 1,275 square foot building originally used as a single-family home. Surrounding properties are zoned O-I to the north, east and south and R-15 (Dwelling, 'For-Sale', Residential) to the west. O'Neal Smiles (dental office) is located to the north, a former chiropractic center is located to the east, Pavlova by Marian Bakery has been approved to the south and an unplatted single-family residential lot to the west. The comprehensive land use designation of the property is 'Mixed Use Live Work', which supports the proposed rezoning and uses.

The Shipping Post is a print and shipping store similar to FedEx Office Print & Ship Center or The UPS Store. According to the application, the business offers a variety of services, including packing and shipping, printing and copying, passport photos, notary services, mailbox rentals, and computer rentals. The applicant proposes to re-use an existing 1,275 square foot vacant structure. The business anticipates approximately four (4) employees and will have hours of operation from Monday – Friday 9:00 AM – 7:00 PM, Saturday 10:00 AM – 5:00 PM, and Sunday 12:00 PM – 4:00 PM. The applicant states that the only immediate exterior change to the site will be parking space striping, with plans to upgrade windows, replace the roof and expand the driveway access to allow for two-way traffic.

- Location Map.
- Site Plan.
- Standards for Zoning Changes
    - The proposed zoning is consistent with the future land use designation of the property and surrounding area, which is 'Mixed Use Live Work'.
    - The zoning proposal would not adversely affect the existing use or usability of adjacent or nearby properties. The proposed zoning and use are consistent with the development pattern along North Main Street and a 50' planted buffer will be provided adjacent to the residential property to the west.
    - The current zoning of the property has development regulations, such as a 65' front building setback, that are inconsistent with the Downtown vision to become a mixed-use, walkable environment. The proposed 'Print Shop' will add to the variety of retail service offerings in the City and Downtown.
- Conditional Use Criteria.
    - The proposal on the subject property is in compliance with regard to refuse areas, loading and service areas, off-street parking, and buffers and screening.
    - The proposed use would be compatible with the surrounding uses and other locations for this business, which are similarly situated in commercial areas and in the Downtown. In addition, a 50' planted buffer will be provided adjacent to the residential property to the west.
    - There are print and shipping stores operating in the City, including The UPS Store, FedEx Office Print & Ship Center, and Staples. The UPS Store located

at 11770 Haynes Bridge Road is approximately one (1) mile south of the applicant's proposed location and is the nearest similar busine*ss.*

- Citizen Participation Plan

Staff has reviewed the applicant's proposal against the review criteria for a rezoning and conditional use. The zoning proposal is consistent with the future land use designation of the property and surrounding area, which is 'Mixed Use Live Work'. In addition, the proposed conditional use would be compatible with surrounding uses and other locations for these businesses, which are similarly situated along commercial corridors. The proposed 'Print Shop' will add to the variety of retail service offerings in the City and in the Downtown.

Staff's recommendation was to approve with the following conditions:

1. Approximately 0.59 acres shall be rezoned to DT-LW and developed substantially similar to survey prepared by Engineering 303, dated 5/17/23, except for modifications required to comply with the conditions below.
2. Exterior changes to the existing structure shall be in compliance with the Downtown Code building design regulations, subject to final approval by DRB.
3. 'Print Shop' shall be added as a conditional use at 312 North Main Street and limited to no more than 1,275 square feet.
4. Conditional use approval shall be limited to The Shipping Post; no additional 'Print Shop' use or subleasing shall be permitted within the approved space.
5. Hours of operation shall be limited to Monday – Friday 9:00 AM – 7:00 PM, Saturday 10:00 AM – 5:00 PM, and Sunday 12:00 PM – 4:00 PM.
6. A 50' planted buffer shall be provided at the rear of the property replanted to City buffer standards, as approved by Staff.
7. North Main Street streetscape shall include decorative pedestrian lighting, as approved by Staff.
8. Minimum 10' landscape strip shall be provided along North Main Street. Landscape strip shall be planted with shade trees as a continuation of what has been planted or designed in the Downtown and outside of utility easements and overhead utilities, as approved by DRB.
9. Minimum 5' landscape strips along the north and south property lines shall be planted with a mix of evergreen and hardwood trees and shrubs, as approved by DRB.
10. Project entrance shall include decorative landscape, as approved by DRB.
11. The front yard shall be developed with a park-like setting with decorative landscape. Landscape material shall include plant selections promoting the historic Downtown.
12. Developer shall plant Creeping Phlox (pink or white) at the top of the GDOT wall along the property frontage, with final approval by DRB.
13. Developer shall save tree #121 (28" Water Oak) and #120A (25" China fir), with final approval by Staff.
14. If a dumpster is utilized, dumpster shall be contained within a masonry enclosure with opaque decorative metal gate, with final approval by DRB.
15. Existing parking lot shall be re-striped, as approved by Staff.
16. If signage is placed on the rear of the building, signage shall not be illuminated.
17. Site lighting in the rear parking lot shall be on a timer with lights turned off at 8:00 PM Monday – Sunday.

There was discussion from the Commission:

- Parking Area Location.
- Light Screening.

The Applicant, Siva Doraisamy, gave a brief presentation:

- UPS deliveries.
- This is second location.
- Focus on customer service.
- No issues with proposed conditions.

There was no public comment.

- Commissioner Perkins offered a motion to approve subject to the conditions as noted by Staff.
  - Commissioner Reynolds seconded the motion.
  - Motion carried (7-0)

d. CU-25-02 Kids Avenue/Stonewood Village

Micheal Woodman, Planning & Development Manager, presented consideration of a conditional use to allow a children's event venue business in an existing shopping center. A conditional use is requested to allow 'Recreation Facilities, Indoor' for Kids Avenue. The property is located at 670 North Main Street, Suite 115B and is legally described as being located in Land Lots 1110 & 1123, 2nd District, 2nd Section, Fulton County, Georgia.

The submitted request, if approved, would allow the applicant to operate a 'Recreation Facilities, Indoor' use in an 8,819 square foot space in an existing strip shopping center. According to the application, Kids Avenue is an indoor playground for children 0 – 8 years old. A conditional use is requested to allow 'Recreation Facilities, Indoor' for Kids Avenue. The subject property is located at 670 North Main Street, Suite 115B at the northwest corner of North Main Street and Cogburn Road.

The property is zoned C-1 (Neighborhood Commercial) and is developed with a one (1) story, 110,000 square foot strip shopping center (Stonewood Village). Surrounding properties are zoned R-15 (Dwelling, 'For-Sale', Residential) to the north, AG (Agriculture) to the east, and C-1 to the east, west, and south. City of Milton is located to the south, an undeveloped commercial parcel is located to the west, Gatewood subdivision is located to the north, Cogburn Park and Addington Place Assisted Living are located to the east, and Custom Pools of Atlanta is located to the south. The comprehensive land use plan designation of the property is 'Commercial', which supports the applicant's proposal.

According to the application, Kids Avenue is an indoor playground and event space for children 0 – 8 years old. The space features a miniature city with interactive and soft play areas. The applicant states that the focus of the business is to provide a space where children not only have fun but also learn, socialize, and develop essential life skills through interactive and engaging activities. The business has one (1) existing location in Buckhead at 3199 Maple Drive NE R, Atlanta, GA 30305. Hours of operation are proposed to be Monday –

Friday 10:00 AM – 6:00 PM and Saturday – Sunday 8:00 AM – 6:00 PM. The applicant anticipates approximately eight (8) to ten (10) employees.

- Site Plan.
- Required Parking.
- Conditional Use Criteria:
  - The proposal would not adversely affect the existing use or usability of adjacent or nearby properties, which are developed with a variety of commercial uses.
  - The nearest similar indoor recreation facility is Play Street Museum located at 11770 Haynes Bridge Road, which is approximately 1.6 miles south of the applicant's proposed location. There are no conflicting uses in the area.
- Citizen Participation Plan.

Staff's recommendation was to Approve CU-25-02 Kids Avenue/Stonewood Village, subject to the following conditions:

1. 'Recreation Facilities, Indoor' shall be added as a conditional use at 670 North Main Street, Suite 115B and limited to no more than 8,819 square feet.
2. Conditional use approval shall be limited to Kids Avenue; no additional 'Recreation Facilities, Indoor' use or subleasing shall be permitted within the approved space.
3. 'Recreation Facilities, Indoor' shall be limited to an indoor playground and event space for children.

   Hours of operation shall be Monday – Friday 10:00 AM – 6:00 PM and Saturday – Sunday 8:00 AM – 6:00 PM.

The Applicant gave a brief presentation:

- Kids Interactive City.
- Soft Play.
- Educational Component.

There was no public comment.

- Commissioner Reynolds offered a motion to approve with the conditions with one modification to Item 4. "Hours of operation shall be Monday – Friday 10:00 AM – 6:00 PM and Saturday – Sunday 8:00 AM – 6:00 PM. "
- Commissioner Stratton seconded the motion.
- Motion carried (7-0).

e. PH-25-02 Unified Development Code Text Amendments – Third Party Inspections and Plan Review

Kathi Cook, Director of Community Development, presented consideration of text amendments to Section 4.4 Development Permitting and Construction of Article IV of the Unified Development Code (UDC) to add regulations pertaining to third party inspections

and plan review.

Staff recommended text amendments to Unified Development Code (UDC) Article IV Procedures to establish a program and procedures for third party inspections and plan review in compliance with the State Act.

In 2021, the State of Georgia enacted regulations allowing for third party plan review and inspections, per O.C.G.A § 8-2-26(g). The State Act allows owners, developers, and contractors to submit inspection certifications by approved third party inspectors and plans review affidavits by approved third party plans reviewers to satisfy certain inspection and plans review requirements. Under the State Act, the City will only consider inspection certifications and plans review affidavits from individuals listed on the approved third-party inspector and plans reviewer list. Individuals wishing to be placed on the approved third-party inspectors and plans reviewer list as an approved third-party inspector and plans reviewer must submit an initial application, as well as an annual renewal, along with an application fee as established by the City of Alpharetta.

There was no public comment.

- Commissioner Stratton offered a motion to approve as presented by Staff.
  - Commissioner Reynolds seconded the motion.
  - Motion carried (7-0)

7. ADJOURNMENT

Chair Kung'u adjourned the meeting at 7:13 p.m.

PLANNING COMMISSION MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. AGENDA ITEM TITLE: CU-25-06 ACTIVATE GAMES ALPHARETTA/WINDWARD MP POD 4

PLANNING COMMISSION: FEBRUARY 6, 2025

CITY COUNCIL: FEBRUARY 24, 2025

II. STAFF RECOMMENDATION:

Approve CU-25-06 Activate Games Alpharetta/Windward MP Pod 4, subject to the following conditions:

1. 'Recreation Facilities, Indoor' shall be added as a conditional use at 3020 Windward Plaza and limited to no more than 10,965 square feet.
2. Conditional use approval shall be limited to Activate Games; no additional 'Recreation Facilities, Indoor' use or subleasing shall be permitted within the approved space.
3. 'Recreation Facilities, Indoor' shall be limited to an indoor active entertainment gaming business.
4. Hours of operation shall be Monday – Sunday 9:00 AM – 11:00 PM.
5. Applicant shall assess site landscaping and replace any missing, dead, or dying landscape material, as approved by Staff. The area to be assessed shall consist of the approximately 1.5-acre property associated with the building at 3020 Windward Plaza.
6. Existing shrubs around the base of the 2 monument signs shall be removed and replaced with decorative planting beds, as approved by Staff.
7. Landscaping along the east and west sides of the property shall be cleaned up to reflect a well-manicured condition, as approved by Staff.
8. Existing shrubs along Windward Parkway shall be removed and replaced with a row of shrubs to screen the detention pond. Natural grasses shall be planted between the row of shrubs and back of sidewalk, as approved by Staff.
9. Dumpster enclosure and back of house area on the east side of the building shall have decorative metal gates, as approved by Staff.
10. Existing retaining walls shall be pressure washed and fencing shall be repaired or replaced where needed, as approved by Staff.
11. A sculpture with a minimum height of 10' shall be required along Windward Parkway, with final approval by the Cultural Arts Commission.

III. REPORT IN BRIEF:

The applicant, Dylan Tighe, is requesting a conditional use to allow 'Recreation Facilities, Indoor' in a 10,965 square foot existing building for Activate Games Alpharetta. The building was formerly occupied by CVS and is currently vacant. According to the application, Activate Games is a new form of active entertainment gaming experience blending fitness with re-playable custom games. The subject property is located at 3020 Windward Plaza at the northeast corner of Windward Plaza and Windward Parkway.

DISCUSSION

The submitted request, if approved, would allow Activate Games Alpharetta to operate a 'Recreation Facilities, Indoor' use in a 10,965 square foot existing building. The building was formerly occupied by CVS and is currently vacant. According to the application, Activate Games is a new form of active entertainment gaming experience blending fitness with re-playable custom games. The subject property is located at 3020 Windward Plaza at the northeast corner of Windward Plaza and Windward Parkway.

The property is zoned CUP (Community Unit Plan) subject to the Windward Master Plan Pod 4, which is designated Commercial. The property is developed with a strip shopping center (The Terraces at Windward) and two (2) out buildings, including the former CVS building. Surrounding properties are zoned CUP and subject to the Windward Master Plan. Windward Fairways office complex is located to the south and west, a two (2) story office building is located to the north, The Terraces at Windward is located to the east, and a one (1) story retail building is located to the south. The comprehensive land use plan designation of the property is 'Commercial', which supports the applicant's proposal.

The property is located in the Windward Parkway & Highway 9 Livable Centers Initiative (LCI), which was recently updated in 2024. While the LCI does not identify specific projects or development concepts related to the subject property, the Windward Parkway streetscape design recommends natural grasses along the streetscape and extending through the front building setback in order to keep with the agrarian heritage of the City. In 2023, an Urban Land Institute (ULI) Technical Assistance Panel (TAP) report was prepared for the Windward Tech District. The report focused on the Windward Plaza commercial node and included a set of recommendations related to repositioning the area's underutilized commercial corridor and office campuses. Branding and placemaking were identified as strategies for drawing in visitors and raising the visibility of the area, with the report recommending that a public art program be established for the area.

According to the application, Activate Games is a new form of active entertainment gaming experience blending fitness with re-playable custom games. The business offers interactive challenges, gaming options, and amenities that promote physical fitness and social interaction among customers. The business has several locations around the world including an existing location in Atlanta at 4540 Roswell Road, Suite A, Atlanta, GA 30342. Hours of operation are proposed to be Monday – Sunday 9:00 AM – 11:00 PM. The applicant anticipates approximately fifteen (15) to twenty (20) employees.

SITE PLAN

Activate Games proposes to re-use the former CVS building which is 10,965 square feet and located in the northwest corner of The Terraces at Windward shopping center. The applicant does not propose any changes to the site or building. There are approximately 546 parking spaces on the property. Unified Development Code (UDC) parking requirements for the shopping center and the applicant's proposed use are calculated in the table below. The applicant's proposal is supported by a sufficient amount of parking.

Required Parking

Use	Area (SF)	Parking Rate	Required Parking
Recreation Facilities, Indoor Courts	8,224 SF	1/500 SF	16
Recreation Facilities, Indoor Support Areas	2,741 SF	1/200 SF	14
Strip shopping center	70,532 SF	1/250 SF	282

TOTAL			312 spaces

TRAFFIC

Staff estimates that the proposed use will generate approximately nine (9) AM Peak Hour trips and thirteen (13) PM Peak Hour trips.

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: The property has several points of access from Windward Parkway and Windward Plaza. The proposed use would not impact vehicular and pedestrian safety.

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 on the subject property.

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 adversely affect the existing use or usability of adjacent or nearby properties, which are developed with a variety of commercial and office uses.

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 developed with a variety of commercial 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 proposed use is appropriate as it relates to the use and development of adjacent or nearby properties. Properties in the immediate vicinity are developed with a variety of commercial and office uses.

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 similar indoor recreation facility is Immersive Gamebox located at 3920 1st Street in Avalon, which is approximately 2.5 miles southwest of the applicant's proposed location. There are no conflicting uses in the area.

CONCURRENCES

Staff has reviewed the applicant's proposal against the review criteria for a conditional use. The proposal would not adversely affect the existing use or usability of adjacent or nearby properties, which are primarily developed with a variety of commercial and office uses. Allowing an entertainment use at The Terraces at Windward shopping center would draw additional customers to the center benefiting the existing businesses. If approved, it is recommended that natural grasses be planted along the properties' frontage, as well as the provision of an art installation along Windward Parkway.

CITIZEN PARTICIPATION PLAN

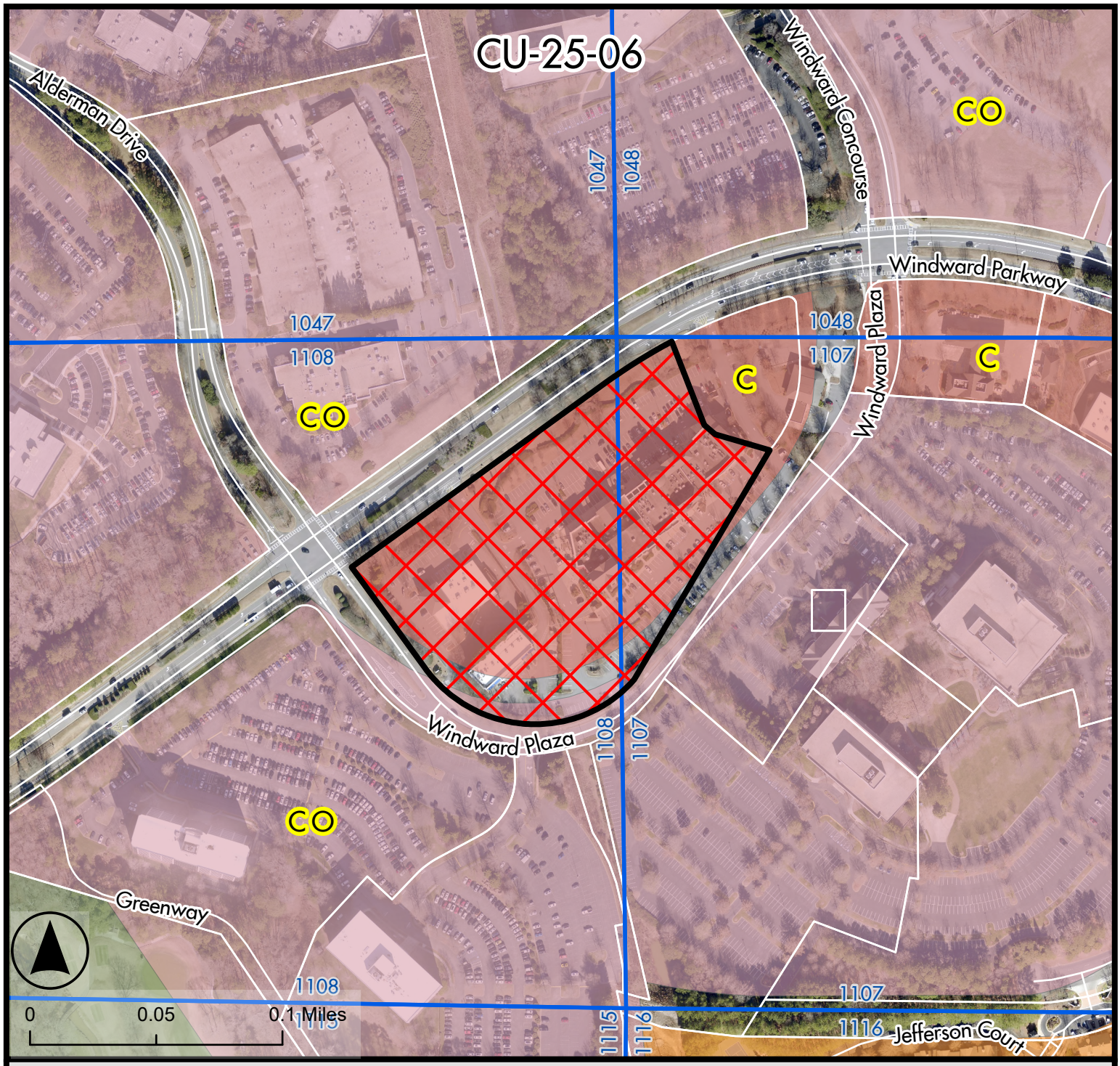
The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no public comments were received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on January 8, 2025. There were no public comments.

IV. ATTACHMENTS:

- Map Series
- CZIM
- Citizen Part B
- Application



Future Land Use Map

Active Games / Windward MP Pod 4

3020 Windward Parkway

CU-25-06
D/LL: 2 / 1108

PC : 2/6/2025
CC: 2/24/2025

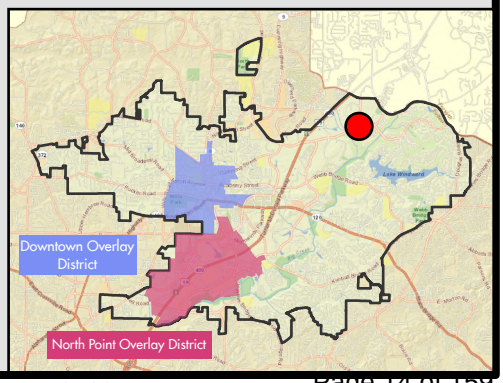
Legend

- CU-25-06
- Land Lots
- Tax Parcels
- Alpharetta City Limits

Future Land Use 2040

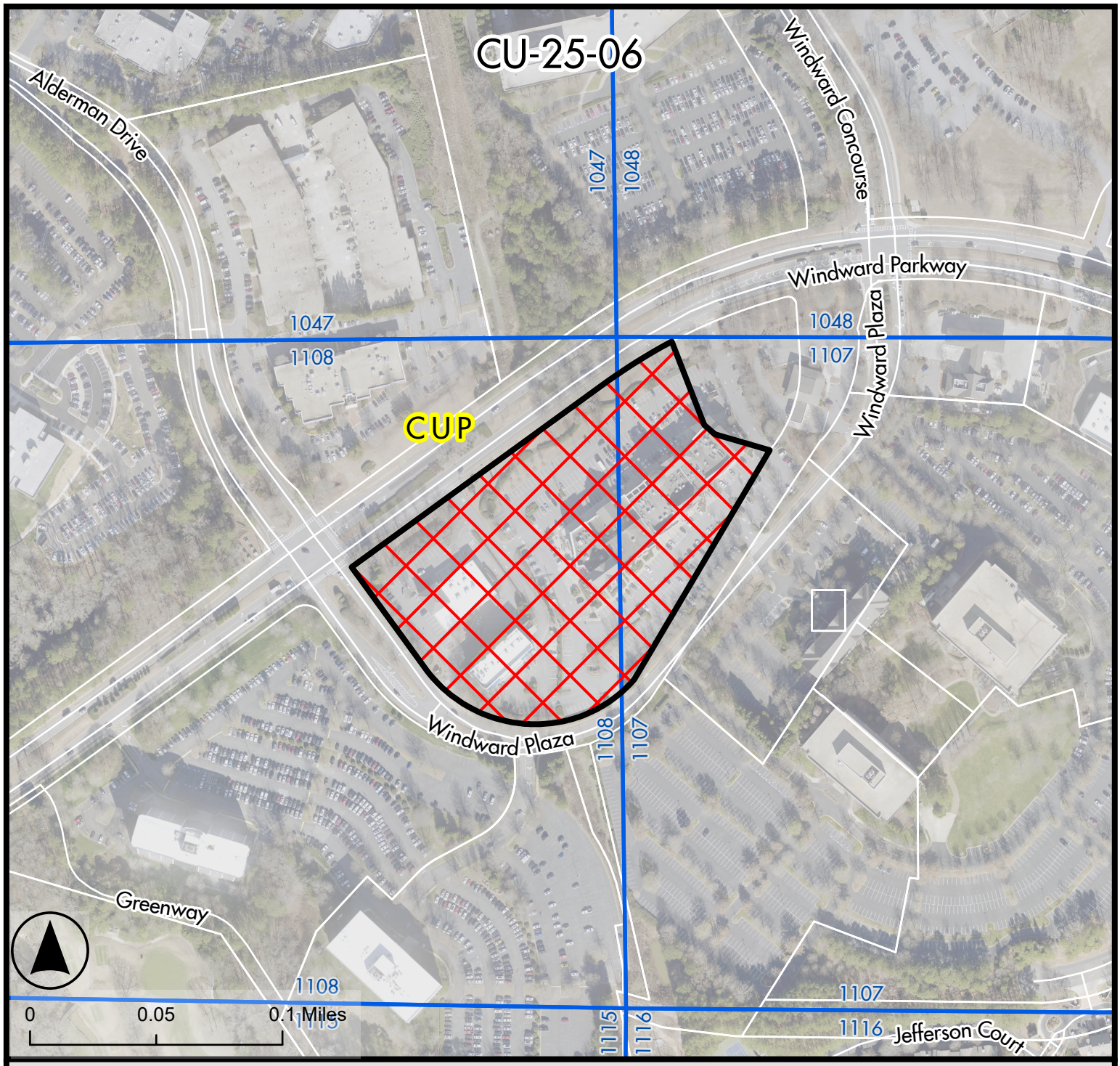
- Commercial
- Corporate Office
- High Density Residential
- Parks, Recreation, Open Space

THE CITY OF ALPHARETTA GEORGIA



Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS



Legend

- CU-25-06
- Land Lots
- Tax Parcels
- Alpharetta City Limits

Zoning District

- CUP Community Unit Plan

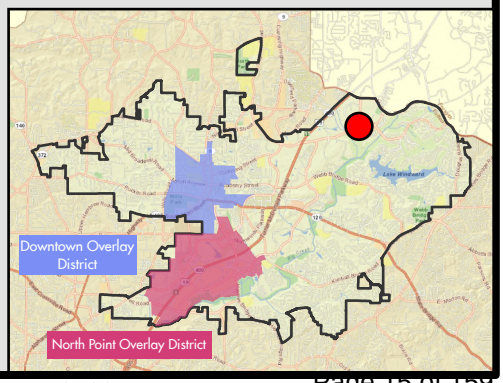
Zoning Map

Active Games / Windward MP Pod 4

3020 Windward Parkway

CU-25-06
D/LL: 2 / 1108

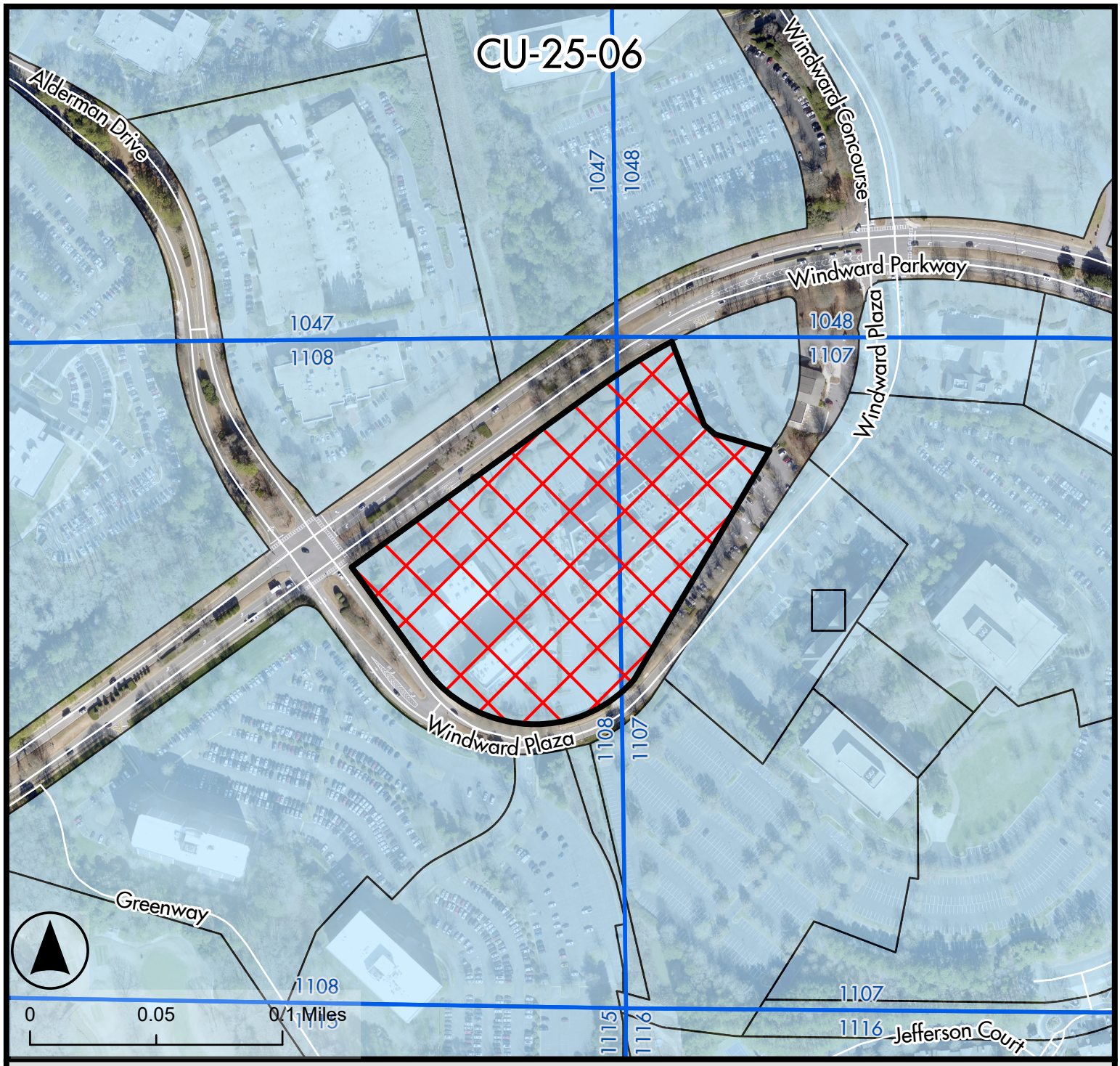
PC : 2/6/2025
CC: 2/24/2025



THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS



Legend

- CU-25-06
- Land Lots
- 500 ft Buffer
- Tax Parcels
- Alpharetta City Limits

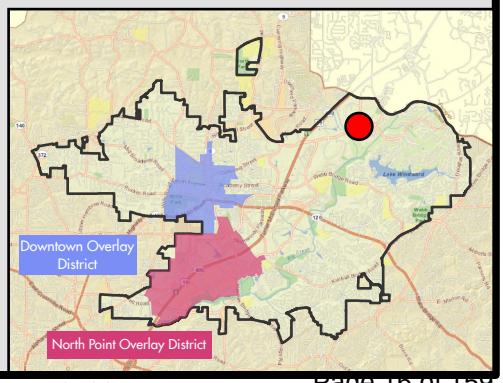
Location Map

Active Games / Windward MP Pod 4

3020 Windward Parkway

CU-25-06
D/LL: 2 / 1108

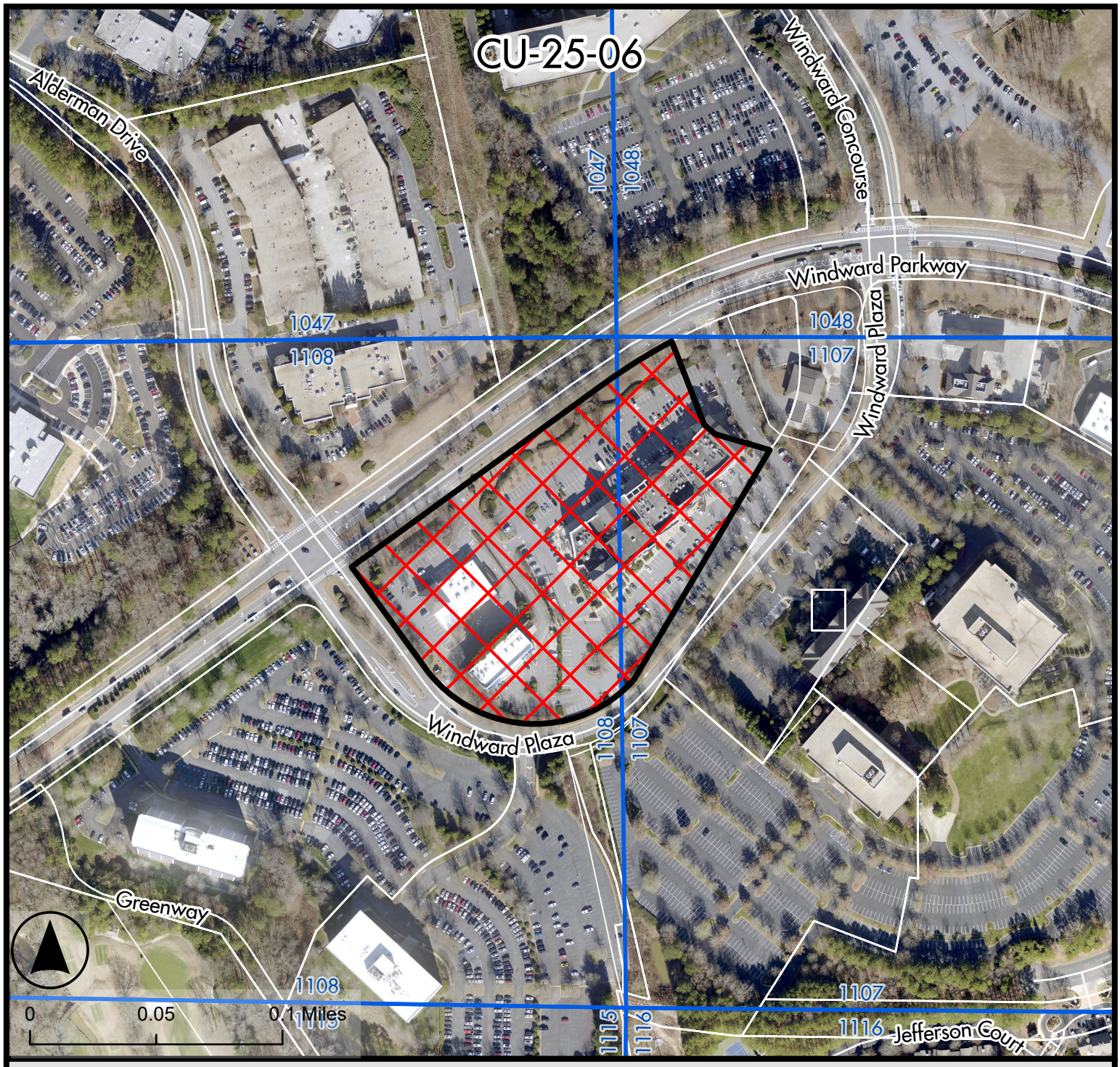
PC : 2/6/2025
CC: 2/24/2025



THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS



Legend

- CU-25-06
- Land Lots
- Tax Parcels
- Alpharetta City Limits

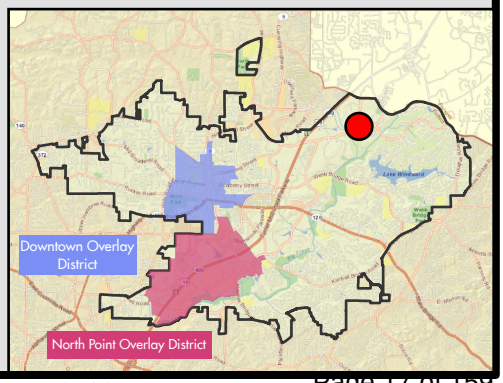
Aerial Map

Active Games / Windward MP Pod 4

3020 Windward Parkway

CU-25-06
D/LL: 2 / 1108

PC : 2/6/2025
CC: 2/24/2025



THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS

Community Zoning Information Meeting (CZIM) January 8, 2025

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

CU-25-06 / Activate Games Alpharetta/Windward MP Pod 4

NAME	ADDRESS	COMMENTS
	No	Comments

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: Activate Games Alpharetta

Contact Name: Dylan Tighe Telephone: 859-433-6322

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 response from public

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: Dylan Tighe Date: 01/14/2025

Print Form

12/30/2024

Activate Alpharetta, LLC
Chase Torgerson
PO Box 1627
Lexington KY 40588

RE: **CU-25-06 Activate Games Alpharetta/Windward MP Pod 4**

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a conditional use to allow an interactive gaming business in an existing building. A conditional use is requested to allow 'Recreation Facilities, Indoor' for Activate Games Alpharetta. The property is located at 3020 Windward Plaza and is legally described as being located in Land Lots 1107 & 1108, 2nd District, 1st Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) for this request will be held on **Wednesday, January 8, 2025 at 6:00 PM** in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by **the Planning Commission on Thursday, February 6, 2025, and City Council on Monday, February 24, 2025, at 6:30 PM**. The meetings 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 859-242-5162 or Chase@activate.games.

Sincerely,
Chase Torgerson

MERITEX ATLANTA INDUSTRIAL II LLC 24 UNIVERSITY AVE NE STE 200 MINNEAPOLIS MN 55413		WINDWARD ACQUISITION DELAWARE LLC 2937 SW 27TH AVE STE 202 MIAMI FL 33133
LEXISNEXIS RISK SOLUTIONS INC 300 CONNELL DR STE 1200 BERKELEY HEIGHTS NJ 07922		6120 WINDWARD PW LLC 95 FROEHLICH FARMS BLVD WOODBURY NY 11797
CUMBERLAND DC ASSETS LLC 13155 NOEL RD STE 100 DALLAS TX 75240		WINDWARD PARKWAY LLC 1100 SPRING ST # 550 ATLANTA GA 30309
WACHOVIA BANK P.O. BOX 2609 CARLSBAD CA 92018-2609		WINDWARD ASSCOIATES LLC 6400 POWERS FERRY RD NW # #100 ATLANTA GA 30339
WINDWARD OWNERSHIP LLC 2060 MOUNT PARAN RD NW STE 111 ATLANTA GA 30327		GH WINDWARD PLAZA INC 225 PEACHTREE ST NE STE 200 ATLANTA GA 30303
GEORGIA POWER COMPANY TAX DEPT BIN 10120 241 RALPH MCGILL BLVD NE ATLANTA GA 30308-3374		WINDWARD OWNERSHIP LLC 2060 MOUNT PARAN RD NW STE 111 ATLANTA GA 30327
GH WINDWARD PLAZA INC 225 PEACHTREE ST NE STE 200 ATLANTA GA 30303		GH WINDWARD PLAZA INC 225 PEACHTREE ST NE STE 200 ATLANTA GA 30303
4025 WINDWARD PLAZA ALPHARETTA LLC P.O. BOX 56607 ATLANTA GA 30343		TERRA HOSPITALITY GIANT LLC P.O. BOX 56607 ATLANTA GA 30343

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: CU_25-06
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: Dylan Tighe Telephone: 859-433-6322

Address: 100 W Main St Suite: 600

City Lexington State: KY Zip: 40507 Fax:

Mobile Tel: 859-433-6322 Email: dylan@activate.games

Subject Property Information:

Address: 3020 Windward Pkwy Current Zoning: CUP

District: 2nd Section: 1st Land Lot: Parcel ID: 21 557011070278

Proposed Zoning: CUP Current Use: Retail

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?

The proposed use of the property is for an indoor entertainment facility, ‘Activate Games,’ which qualifies under the ‘Recreation Facilities, Indoor and Outdoor’ category as defined in the Alpharetta Unified Development Code.

Applicant's Request (Please itemize the proposal):

1. Request for approval of a conditional use permit to operate ‘Activate Games,’ an indoor recreation facility, within the existing Community Unit Plan (CUP) zone as per Article 5 of the Alpharetta Unified Development Code. The current permitted use of the space is retail, and would like to convert this standalone space.

2. Request for signage in compliance with the city’s sign ordinance, potentially needing an additional permit for unique or illuminated signs, as outlined in Section 4.5.

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

The intent is to establish ‘Activate Games’ as a unique indoor recreation destination, enhancing the community’s vibrancy and entertainment options within the framework of the existing CUP zoning. This will contribute to local economic development, provide new recreational activities for residents, attract visitors, and support the city’s vision for a vibrant, mixed-use community, all while adhering to the city’s development and noise standards.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Denzil Terrell Telephone: 404-876-5511

Address: 1100 Spring Street, NW Suite: 550

City Atlanta State: GA Zip: 30309 - 2800

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
- ☐ Master Plan
- ☐ Land Use Application
- ☐ Other

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Chase Torgerson Telephone: 785-218-9566

Address: 100 W Main St Suite: 600

City Lexington State: KY Zip: 40507 -

So Sworn and Attested:

Owner Signature: Date: 12-20-24

Notary:

Notary Signature: Date: 12-20-24

JENNIFER MARGLOUS NOTARY EXPIRES GEORGIA 01-26-2026 PUBLIC FULTON COUNTY

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: Dylan Tighe

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: Dylan Tighe Date: 12/21/2024

Alpharetta Planning Commission Review Criteria

How will this proposal be compatible with surrounding properties?

The subject location is located within a mixed-use commercial/retail area. 'Activate Games' is a unique, globally-recognized entertainment concept that does not provide food and beverage. We expect surrounding retailers and restaurants to see additional traffic once established.

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

'Activate Games' is solely contained with its premise and will strictly adhere to any noise or quiet enjoyment standards within the development and community. The concept is has limited capacity per hour, which will not interfere with neighboring tenant's parking. The influx of visitors to the center due to 'Activate Games' should promote growth in visitors to surrounding businesses, thus increasing the vibrancy and value of the property.

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

No, the property cannot be developed as currently zoned. The existing 'Retail' zoning does not align with our intended use, necessitating a chance in zoning or approval for a conditional use to make the development economically viable.

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

On average, we anticipate 1500-2500 visitors per week, with the bulk (approximately 50%) of those visitors being Friday evening (6 pm to 11 pm) and Saturdays (2 pm to 11 pm). Not all visitors will drive as our average group size is around 3.5 and usually travel together. Visitors to the center typically park for 90 minutes.

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

This will have no negative impact on schools or utilities. If anything, we provide a unique option for schools to bring students.

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

This proposal is consistent with the Alpharetta Comprehensive Plan, particularly the Future Land Use Map. The property has a 'Commercial' future land use designation, which is consistent with our proposed use.

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

There are no known existing or changing conditions that would affect the development of the property. 'Activate Games' will perform mostly interior rennovations.

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: Activate Games - Alpharetta

Contact Name: Dylan Tighe

Telephone: 859-433-6322

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

See Attached List

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.

The notification letters were sent to neighboring businesses outlining the details of the upcoming City Council meeting. The contact information (phone number and email) of our representative who will be at the meeting were also listed on the letter, welcoming any questions.

MERITEX ATLANTA INDUSTRIAL II LLC
24 UNIVERSITY AVE NE STE 200
MINNEAPOLIS MN 55413

LEXISNEXIS RISK SOLUTIONS INC
300 CONNELL DR STE 1200
BERKELEY HEIGHTS NJ 07922

CUMBERLAND DC ASSETS LLC
13155 NOEL RD STE 100
DALLAS TX 75240

WACHOVIA BANK
P.O. BOX 2609
CARLSBAD CA 92018-2609

WINDWARD OWNERSHIP LLC
2060 MOUNT PARAN RD NW STE 111
ATLANTA GA 30327

GEORGIA POWER COMPANY TAX DEPT BIN 10120
241 RALPH MCGILL BLVD NE
ATLANTA GA 30308-3374

GH WINDWARD PLAZA INC
225 PEACHTREE ST NE STE 200
ATLANTA GA 30303

4025 WINDWARD PLAZA ALPHARETTA LLC
P.O. BOX 56607
ATLANTA GA 30343

WINDWARD ACQUISITION DELAWARE LLC
2937 SW 27TH AVE STE 202
MIAMI FL 33133

6120 WINDWARD PW LLC
95 FROEHLICH FARMS BLVD
WOODBURY NY 11797

WINDWARD PARKWAY LLC
1100 SPRING ST # 550
ATLANTA GA 30309

WINDWARD ASSCOIATES LLC
6400 POWERS FERRY RD NW # #100
ATLANTA GA 30339

GH WINDWARD PLAZA INC
225 PEACHTREE ST NE STE 200
ATLANTA GA 30303

WINDWARD OWNERSHIP LLC
2060 MOUNT PARAN RD NW STE 111
ATLANTA GA 30327

GH WINDWARD PLAZA INC
225 PEACHTREE ST NE STE 200
ATLANTA GA 30303

TERRA HOSPITALITY GIANT LLC
P.O. BOX 56607
ATLANTA GA 30343

Activate America, LLC
100 W Main St, Ste 600
Lexington, KY 40507

Dec 21, 2024

Activate Alpharetta, LLC
3020 Windward Pl
Alpharetta, GA 30005

RE: DESCRIPTION OF PROPOSED USE

To Whom it May Concern

Activate Games seeks approval for a Conditional Use Permit (CUP) for the use category described as Recreation Facilities, Indoor and Outdoor.

Activate Games is a new form of active entertainment growing in the North American market. Our mission is to provide the world's premier interactive gaming experience, blending fitness with re-playable custom games. As we continue our expansion in the US, we hope to bring this state-of-the-art concept to the Alpharetta area.

Activate is a time-limited concept where each group plays for 75 minutes and their time is controlled by a RFID wristband. This wristband admission system also allows us to control the number of customers in our Game Area at any time. This differs from a traditional Family Entertainment Center (FEC) or Arcade where the crowd size varies only with demand. We offer new interactive challenges, gaming options, and amenities that not only promote physical fitness but also foster social interaction among customers. This aligns with the growing demand for active entertainment options and non-digital interactions - Activate customers play with their teams, consisting of friends and family, and often remark that they haven't had such a long break from their phones in months!

LEGEND

c.m.f. - Conc. Monument Found	m.h. - Manhole	c.b. - Catch Basin
L.L.L. - Land Lot Line	D.E. - Drainage Easement	T.B.M. - Temp. Bench Mark
R/W - Right-of-way	S.S.E. - Sanitary Sewer Easement	c.i. - Curb Inlet
B - Building Line	d.i. - Drop Inlet	U.E. - Utility Easement
P.O.B. - Point of Beginning	j.b. - Junction Box	C.E. - Construction Easement
f.h. - Fire Hydrant	h.w. - Headwall	w.v. - Water Valve
w.m. - Water Meter	g.v. - Gas Valve	I.R.F. - Inter. Regional Flood
u.p. - Utility Pole	l.p. - Light Pole	c.m.p. - Corrugated Metal Pipe
c.t.f. - Crimp Top Found	F.E.S. - Flared End Section	r.c.p. - Reinforced Conc. Pipe
Pole / Guy Wire	℄ - Centerline	v.c.p. - Vitrified Clay Pipe
d.i.p. - Ductile Iron Pipe	p.v.c. - Polyvinylchloride Pipe	c.o. - Clean Out
P — Power Line (UP=Underground)	T — Telephone Line (UT=Underground)	
S — Sewer Line	— Fence	
W — Water Line	— Storm Drain	
G — Gas Line	FM — Sewer Force Main	
— Creek / Ditch	c.t.v. — Cable T.V.	

---PLEASE 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 OR 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.

All that tract or parcel of land lying and being in Land Lots 1107 and 1108, 2nd District, 1st Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING commence at the land lot corner common to Land Lots 1047, 1048, 1107 and 1108; thence South 43 degrees 50 minutes 42 seconds West, a distance of 723.33 feet to a point located on the southeastern right-of-way line of Windward Parkway (right-of-way varies), said point being the TRUE POINT OF BEGINNING; from the TRUE POINT OF BEGINNING as thus established, along said southeastern right-of-way line of Windward Parkway the following two (2) courses and distances: North 53 degrees 55 minutes 56 seconds East, a distance of 611.12 feet to a point; and along the arc of a 1132.50-foot radius curve to the right, an arc distance of 296.33 feet to a point (said arc being subtended by a chord bearing North 61 degrees 25 minutes 42 seconds East, a chord distance of 295.49 feet); thence leaving said right-of-way line, South 21 degrees 21 minutes 46 seconds East, a distance of 240.79 feet to a point; thence South 49 degrees 05 minutes 27 seconds East, a distance of 29.62 feet to a point; thence South 73 degrees 47 minutes 29 seconds East, a distance of 118.99 feet to a point on the northwestern right-of-way line of a proposed road, Windward Plaza Drive (right-of-way varies); thence along said northwestern right-of-way line of a proposed road, Windward Plaza Drive, the following six (6) courses and distances: along the arc of a 270.00-foot radius curve to the right, an arc distance of 3.69 feet to a point (said arc being subtended by a chord bearing South 40 degrees 31 minutes 03 seconds West, a chord distance of 3.69 feet); South 40 degrees 54 minutes 33 seconds West, a distance of 635.69 feet to a point; along the arc of a 270.00-foot radius curve to the right, an arc distance of 169.88 feet to a point (said arc being subtended by a chord bearing South 58 degrees 55 minutes 58 seconds West, a chord distance of 167.09 feet); along the arc of a 284.52-foot radius curve to the right, an arc distance of 332.81 feet to a point (said arc being subtended by a chord bearing North 69 degrees 31 minutes 56 seconds West, a chord distance of 314.16 feet); North 36 degrees 01 minutes 21 seconds West, a distance of 221.91 feet to a point; along the arc of a 40.00-foot radius curve to the right, an arc distance of 62.80 feet to a point (said arc being subtended by a chord bearing North 08 degrees 57 minutes 17 seconds East, a chord distance of 56.55 feet), said point being the TRUE POINT OF BEGINNING.

TOGETHER WITH those easement rights arising under that certain TOGETHER WITH those easement rights arising under that certain Declaration of Covenants, Conditions, and Restrictions for Windward Business Center Association by Windward Properties, Inc., a Delaware corporation, dated November 4, 1983, filed for record October 25, 1983 at 4:33 p.m., recorded in Deed Book 8700, Page 362, Records of Fulton County, Georgia; as re-recorded December 6, 1983 at 3:11 p.m., recorded in Deed Book 8750, Page 82, aforesaid Records; as further amended by that certain Amendment to the Declaration of Covenants, Conditions, and Restrictions for Windward Business Center Association by Windward Business Center Association, Inc., dated July 22, 1997, filed for record July 28, 1997 at 2:10 p.m., recorded in Deed Book 22881, Page 92, aforesaid Records; as supplemented by that certain Supplemental Amendment to the Declaration of Covenants, conditions, and Restrictions for Windward Business Center Association, dated July 22, 1997, filed for record July 28, 1997 at 2:10 p.m., recorded in Deed Book 22881, Page 96, aforesaid Records; as further amended by that certain Amendment to the Declaration of Covenants, Conditions and Restrictions for Windward Business Center Association by Westerra Windward, L.L.C., a Delaware limited liability company, dated December 23, 1997, filed for record December 29, 1997 at 4:11 p.m., recorded in Deed Book 23652, Page 263, aforesaid Records; as further amended by that certain Amendment to the Declaration of Covenants, Conditions and Restrictions for Windward Business Center Association by Westerra Windward, L.L.C., a Delaware limited liability company, dated April 15, 1998, filed for record April 21, 1998 at 8:54 a.m., recorded in Deed Book 24269, Page 289, aforesaid Records.

ALSO TOGETHER WITH those easement rights arising under that certain Drainage Easement Agreement by and between Atlanta Windward Hotel Partners, LLC, a Georgia limited liability company and Westerra Windward, L.L.C., a Delaware limited liability company, dated April 10, 1997, filed for record April 11, 1997 at 11:16 a.m., recorded in Deed Book 22440, Page 264, aforesaid Records.

ALSO TOGETHER WITH those easement rights arising under that certain Road Easement Agreement by and between Westerra Windward, L.L.C., a Delaware limited liability company and Selig Enterprises, Inc., a Georgia corporation, dated April 15, 1998, filed for record April 21, 1998 at 8:54 a.m., recorded in Deed Book 24269, Page 309, aforesaid Records.

ALSO TOGETHER WITH those easement rights arising under that certain Easement Agreement (Drainage) by and between Westerra Windward, L.L.C., a Delaware limited liability company and Gateway Windward, Inc., a California corporation, dated April 14, 1998, filed for record April 21, 1998 at 8:54 a.m., recorded in Deed Book 24269, Page 318, aforesaid Records.

LIST OF SPECIAL EXCEPTIONS , PART II , SCHEDULE B , COMMITMENT NO. 2-13196(M) , ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED : 10/3/01

(c) Easement for Right-of-Way from H. N. Allison to Georgia Power Company, a corporation, dated July 23, 1965, filed for record September 1, 1965 at 8:45 a.m., recorded in Deed Book 4476, Page 155, Records of Fulton County, Georgia. *SHOWN ON SURVEY.*

(d) Right-of-Way Easement from Windward Properties Inc. to Sawnee Electric Membership Corporation, dated September 21, 1984, filed for record November 5, 1984 at 8:36 a.m., recorded in Deed Book 9239, Page 110, aforesaid Records. *SHOWN ON SURVEY.*

(e) Right-of-Way Easement from Windward Properties, Inc. to Sawnee Electric Membership Corporation, dated August, 1984, filed for record July 22, 1988 at 12:22 p.m., recorded in Deed Book 11739, Page 275, aforesaid Records.
TOO GENERAL IN DESCRIPTION TO BE SHOWN ON SURVEY.

(f) Declaration of Covenants, Conditions, and Restrictions for Windward Business Center Association by Windward Properties, Inc., a Delaware corporation, dated November 4, 1983, filed for record October 26, 1983 at 4:33 p.m., recorded in Deed Book 8700, Page 362, aforesaid Records; as re-recorded December 6, 1983 at 3:11 p.m., recorded in Deed Book 8750, Page 82, aforesaid Records; as further amended by that certain Amendment to the Declaration of Covenants, Conditions, and Restrictions for Windward Business Center Association by Windward Business Center Association, Inc., dated July 22, 1997, filed for record July 28, 1997 at 2:10 p.m., recorded in Deed Book 22881, Page 92, aforesaid Records; as supplemented by that certain Supplemental Amendment to the Declaration of Covenants, conditions, and Restrictions for Windward Business Center Association, dated July 22, 1997, filed for record July 28, 1997 at 2:10 p.m., recorded in Deed Book 22881, Page 96, aforesaid Records; as further amended by that certain Amendment to the Declaration of Covenants, Conditions and Restrictions for Windward Business Center Association by Westerra Windward, L.L.C., a Delaware limited liability company, dated December 23, 1997, filed for record December 29, 1997 at 4:11 p.m., recorded in Deed Book 23652, Page 263, aforesaid Records; as further amended by that certain Amendment to the Declaration of Covenants, Conditions and Restrictions for Windward Business Center Association by Westerra Windward, L.L.C., a Delaware limited liability company, dated April 15, 1998, filed for record April 21, 1998 at 8:54 a.m., recorded in Deed Book 24269, Page 289, aforesaid Records.

(g) Terms and conditions of that certain Drainage Easement Agreement by and between Atlanta Windward Hotel Partners, LLC, a Georgia limited liability company and Westerra Windward, L.L.C., a Delaware limited liability company, dated April 10, 1997, filed for record April 11, 1997 at 11:16 a.m., recorded in Deed Book 22440, Page 264, aforesaid Records. *SHOWN ON SURVEY.*

(h) Height Restriction Agreement from Westerra Windward, L.L.C., a Delaware limited liability company to Atlanta Windward Hotel Partners, LLC, a Delaware limited liability company, dated as of April 10, 1997, filed for record April 11, 1997 at 11:16 a.m., recorded in Deed Book 22440, Page 284, aforesaid Records. *SHOWN ON SURVEY.*

(i) Declaration of Restrictive Covenants by Westerra Windward, L.L.C., dated July 22 1997, filed for record July 28, 1997 at 2:10 p.m., recorded in Deed Book 22881, Page 104, aforesaid Records; as supplemented by that certain Supplemental Amendment to Declaration of Restrictive Covenants by Westerra Windward, L.L.C., dated as of July 24, 1997, filed for record July 28, 1997 at 2:10 p.m., recorded in Deed Book 22881, Page 115, aforesaid Records; as further supplemented by that certain Supplemental Amendment to Declaration of Restrictive Covenants by Westerra Windward, L.L.C., dated as of December 23, 1997, filed for record December 29, 1997 at 4:11 p.m., recorded in Deed Book 23652, Page 269, aforesaid Records; as further supplemented by that certain Supplemental Amendment to Declaration of Restrictive Covenants by Westerra Windward, L.L.C., dated as of April 15, 1998, filed for record April 21, 1998 at 8:54 a.m., recorded in Deed Book 24269, Page 292, aforesaid Records.

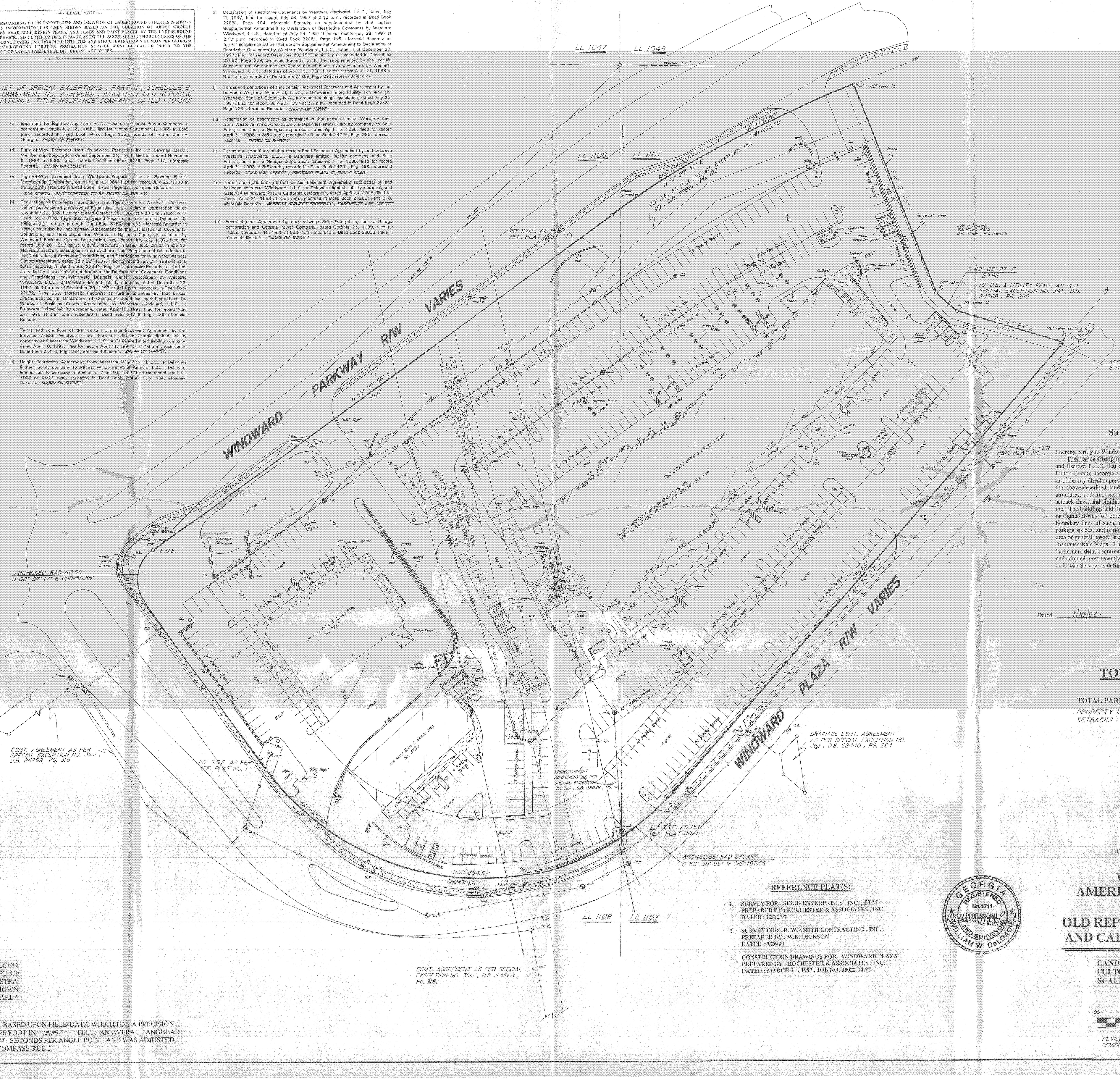
(j) Terms and conditions of that certain Reciprocal Easement and Agreement by and between Westerra Windward, L.L.C., a Delaware limited liability company and Wachovia Bank of Georgia, N.A., a national banking association, dated July 25, 1997, filed for record July 28, 1997 at 2:1 p.m., recorded in Deed Book 22881, Page 123, aforesaid Records. *SHOWN ON SURVEY.*

(k) Reservation of easements as contained in that certain Limited Warranty Deed from Westerra Windward, L.L.C., a Delaware limited liability company to Selig Enterprises, Inc., a Georgia corporation, dated April 15, 1998, filed for record April 21, 1998 at 8:54 a.m., recorded in Deed Book 24269, Page 295, aforesaid Records. *SHOWN ON SURVEY.*

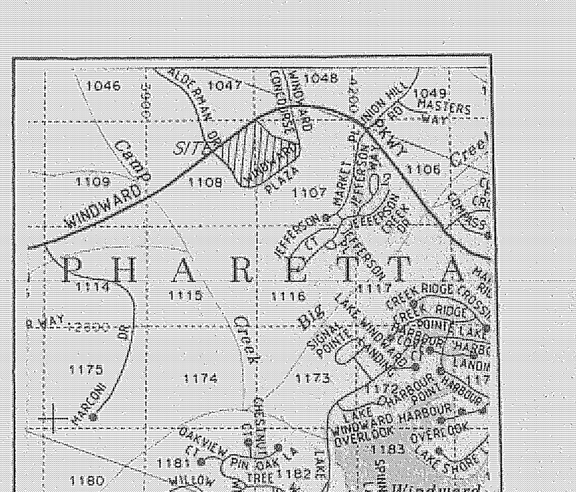
(l) Terms and conditions of that certain Road Easement Agreement by and between Westerra Windward, L.L.C., a Delaware limited liability company and Selig Enterprises, Inc., a Georgia corporation, dated April 15, 1998, filed for record April 21, 1998 at 8:54 a.m., recorded in Deed Book 24269, Page 309, aforesaid Records. *DOES NOT AFFECT ; WINDWARD PLAZA IS PUBLIC ROAD.*

(m) Terms and conditions of that certain Easement Agreement (Drainage) by and between Westerra Windward, L.L.C., a Delaware limited liability company and Gateway Windward, Inc., a California corporation, dated April 14, 1998, filed for record April 21, 1998 at 8:54 a.m., recorded in Deed Book 24269, Page 318, aforesaid Records. *AFFECTS SUBJECT PROPERTY , EASEMENTS ARE OFFSITE.*

(o) Encroachment Agreement by and between Selig Enterprises, Inc., a Georgia corporation and Georgia Power Company, dated October 25, 1999, filed for record November 16, 1999 at 9:59 a.m., recorded in Deed Book 28038, Page 4, aforesaid Records. *SHOWN ON SURVEY.*



Pearson & Associates, Inc.
LAND SURVEYING-ENGINEERING-SITE PLANNING
DEVELOPMENT-CONSTRUCTION LAYOUT
530A FOREST PARKWAY
FOREST PARK, GA 30297
(404)366-7715 (404)366-0813 (FAX)
E-Mail pearsonsurvey@mindspring.com



LOCATION MAP
N.T.S.

PROPERTY KNOWN AS :
THE TERRACES AT WINDWARD

Surveyor's Certification

I hereby certify to Windward Parkway, LLC, American General Life and Accident Insurance Company, Old Republic Title Insurance Company and Calloway Title and Escrow, L.L.C. that a survey of Land Lots 1107 & 1108, 2nd District, 1st Section, Fulton County, Georgia and known as The Terraces at Windward, was conducted by me or under my direct supervision on January 10, 2002. This is a true and correct survey of the above-described land and shows the true and correct location of the buildings, structures, and improvements situated on such land and all easements, rights-of-way, setback lines, and similar restrictions that are of record, visible, or otherwise known to me. The buildings and improvements do not overhang or encroach upon any easements or rights-of-way of others, and there are no encroachments either way across the boundary lines of such land. The property surveyed contains 10.0280 acres and 546 parking spaces, and is not located within a flood plain area or any special flood hazard area or general hazard area based on the Federal Emergency Management Agency Flood Insurance Rate Maps. I hereby certify that this Survey was prepared in accordance with "minimum detail requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted most recently by ALTA and ACSM; and meets the accuracy requirements of an Urban Survey, as defined therein.

Dated: 1/10/02

William W. DeLoach
William W. DeLoach
Ga. R.L.S. No. 1711

TOTAL ACREAGE = 10.0280
436,817.59 SQ. FT.

TOTAL PARKING SPACES = 546 (THIS INCLUDES 16 H.C. SPACES)

PROPERTY IS ZONED : CUP (COMMUNITY UNIT PLAN)
SETBACKS : FRONT - 65' , SIDE - 15' & REAR - 15'.

REFERENCE PLAT(S)

1. SURVEY FOR : SELIG ENTERPRISES , INC. , ETAL
PREPARED BY : ROCHESTER & ASSOCIATES , INC.
DATED : 12/10/97
2. SURVEY FOR : R. W. SMITH CONTRACTING , INC.
PREPARED BY : W.K. DICKSON
DATED : 7/26/00
3. CONSTRUCTION DRAWINGS FOR : WINDWARD PLAZA
PREPARED BY : ROCHESTER & ASSOCIATES , INC.
DATED : MARCH 21 , 1997 , JOB NO. 95022.04-22

GEORGIA REGISTERED No. 1711 PROFESSIONAL LAND SURVEYOR WILLIAM W. DeLOACH

BOUNDARY AND ABOVE GROUND "AS-BUILT" SURVEY FOR :

WINDWARD PARKWAY, LLC, AMERICAN GENERAL LIFE AND ACCIDENT INSURANCE COMPANY OLD REPUBLIC TITLE INSURANCE COMPANY AND CALLOWAY TITLE AND ESCROW, L.L.C.

LAND LOT(S) 1107 & 1108 1st SECTION 2nd DISTRICT
FULTON COUNTY, GEORGIA
SCALE 1" = 50' JAN. 10 , 2002

GRAPHIC SCALE
50 0 50 100 150 200

REVISED : 1/31/02 TO ADD SETBACKS & ZONING.
REVISED : 2/7/02 TO CHANGE LENDER

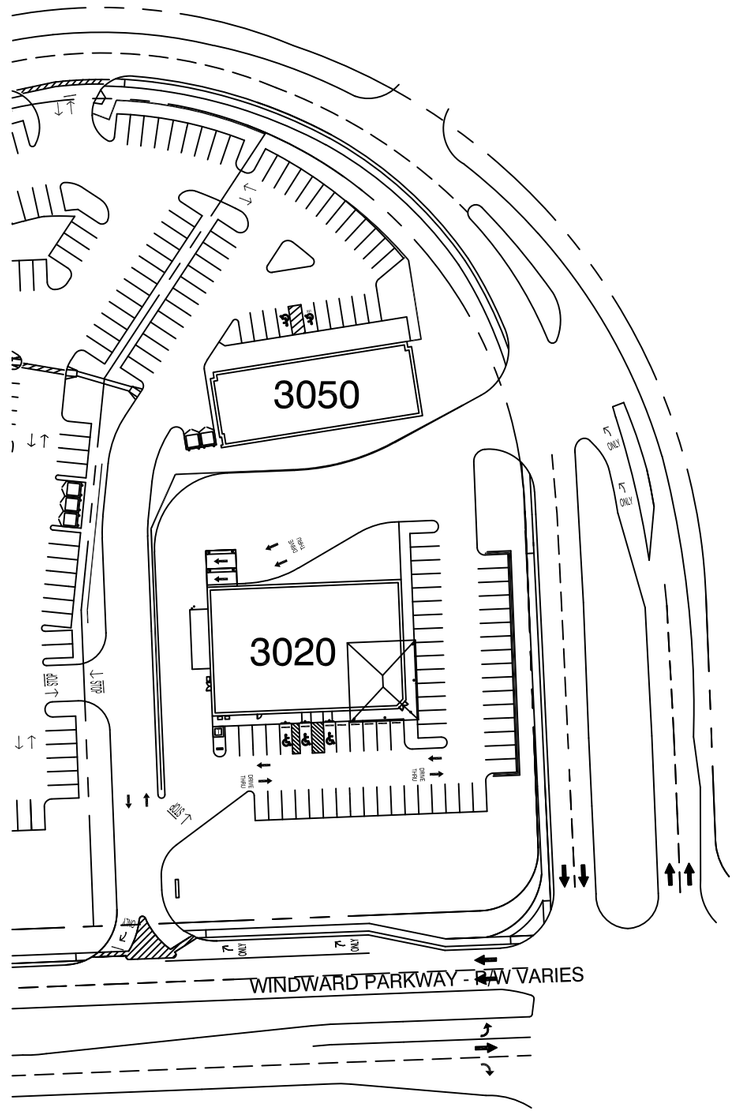
PLAT NO. 01-1277677 C

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE DEPT. OF H.U.D. THROUGH THE FEDERAL INSURANCE ADMINISTRATION. IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS *OUTSIDE* OF THE FLOOD HAZARD AREA.

THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS A PRECISION RATIO OF ONE FOOT IN *983,029* FEET. TRAVERSE DATA OBTAINED USING A TOPCON GTS-3 SERIES TOTAL STATION.

THIS PLAT IS BASED UPON FIELD DATA WHICH HAS A PRECISION RATIO OF ONE FOOT IN *13,987* FEET. AN AVERAGE ANGULAR ERROR OF *03* SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

EXCEPT WITH RESPECT TO THE OBLIGATIONS OF LANDLORD WHICH ARE EXPRESSLY PROVIDED IN THE LEASE, LANDLORD HAS MADE NO AGREEMENT, REPRESENTATION OR WARRANTY WITH RESPECT TO THE STATUS OR EXISTENCE OF ANY LEASE, OCCUPANCY OR USAGE OF ANY SPACE, OR THE EXISTENCE, DESIGN OR LOCATION OF ANY BUILDINGS, IMPROVEMENTS, PARKING AREAS, CURB CUTS, DRIVES OR OTHER COMMON AREAS WITH RESPECT TO THE SHOPPING CENTER OR ANY OUTPARCELS OR OTHER PROPERTY. LANDLORD BELIEVES THAT THE INFORMATION CONTAINED WITHIN THIS DRAWING IS PRESENTLY CORRECT, BUT LANDLORD MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO ITS ACCURACY OR WHETHER IT WILL REMAIN AS CONFIGURED, AND LANDLORD RECOMMENDS THAT ALL INFORMATION BE FIELD VERIFIED PRIOR TO DESIGN AND CONSTRUCTION.



NORTH

THE TERRACES AT WINDWARD: SITE PLAN

3020 & 3050 WINDWARD PARKWAY
ALPHARETTA, GEORGIA 30005

0 50' 100' 200'
SCALE: 1"=100'

DRAWN BY: KA
DATE: 12/20/24

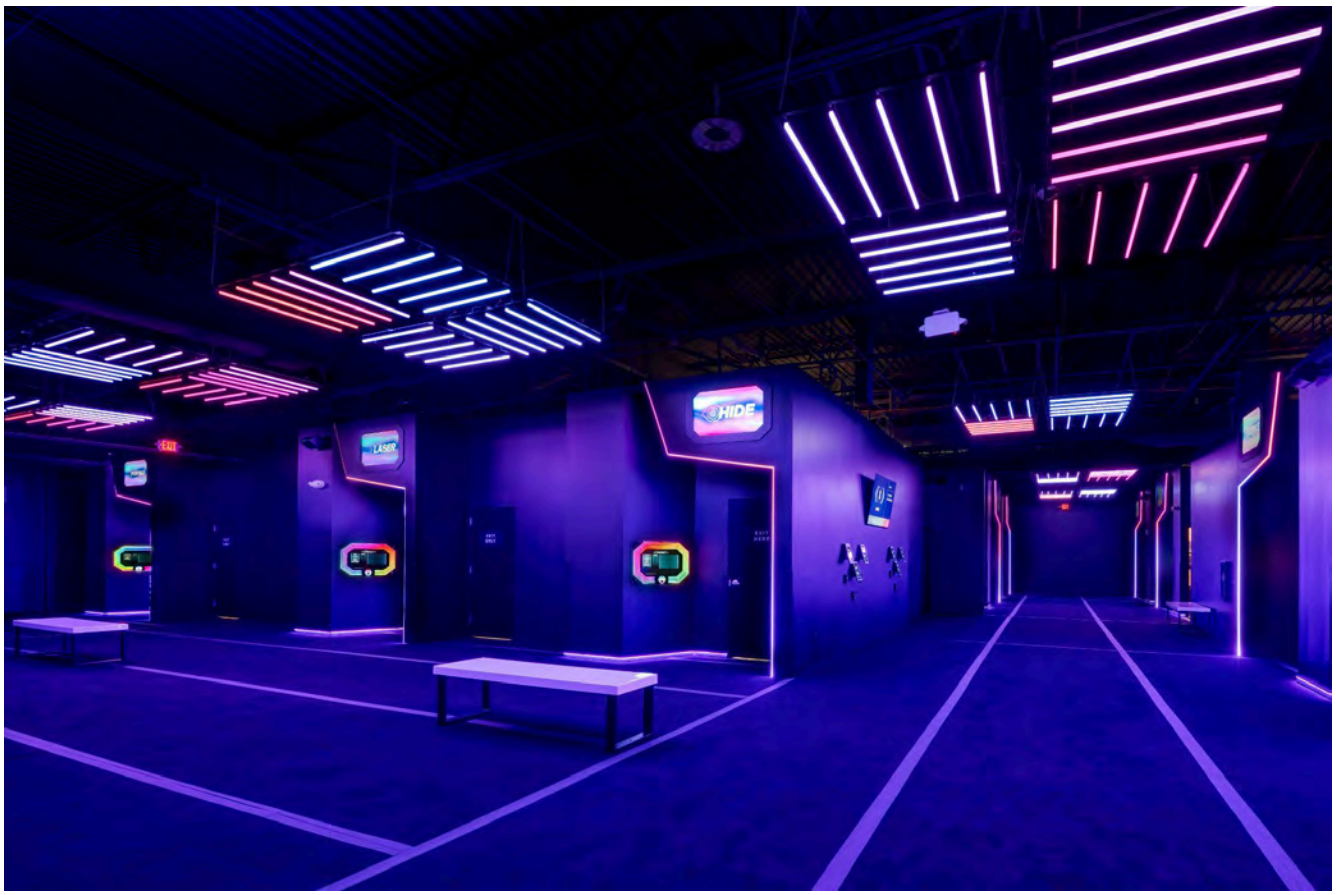
SELIG ENTERPRISES, INC.
1100 SPRING STREET NW SUITE 550
ATLANTA, GEORGIA 30309-2848
TEL (404) 876-5511 FAX (404) 875-2629

USER kacker - Dec 20, 2024 - 7:50am
S:\CONSTRUCTION\AutoCad\As_Built Drawings\Retail\The Terrace at Windward\Site Plan\The Terraces At Windward Leasing Plan.dwg

Activate America, LLC
100 W Main St, Ste 600
Lexington, KY 40507

At Activate, we hide our technology behind intuitive physical games that appeal to a wide range of age and skill levels. While we offer something completely new, each activity feels familiar and provides the opportunity for endless visits. Our massive library of games - each with 10 difficulty levels - offers more than 550 unique challenges for customers to explore.

We are confident that Activate Games would add something unique to the Alpharetta area, and we are confident we can do so without negative impacts on parking, other employees, or neighboring tenants. Below you find some photos showcasing our concept.



Activate America, LLC
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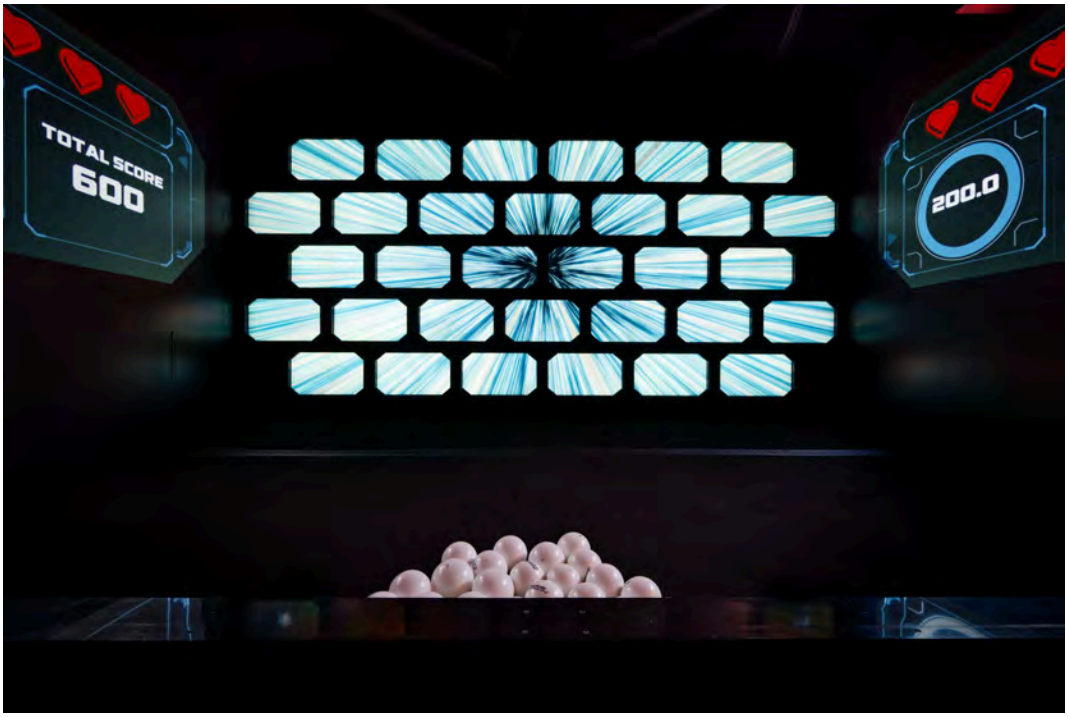
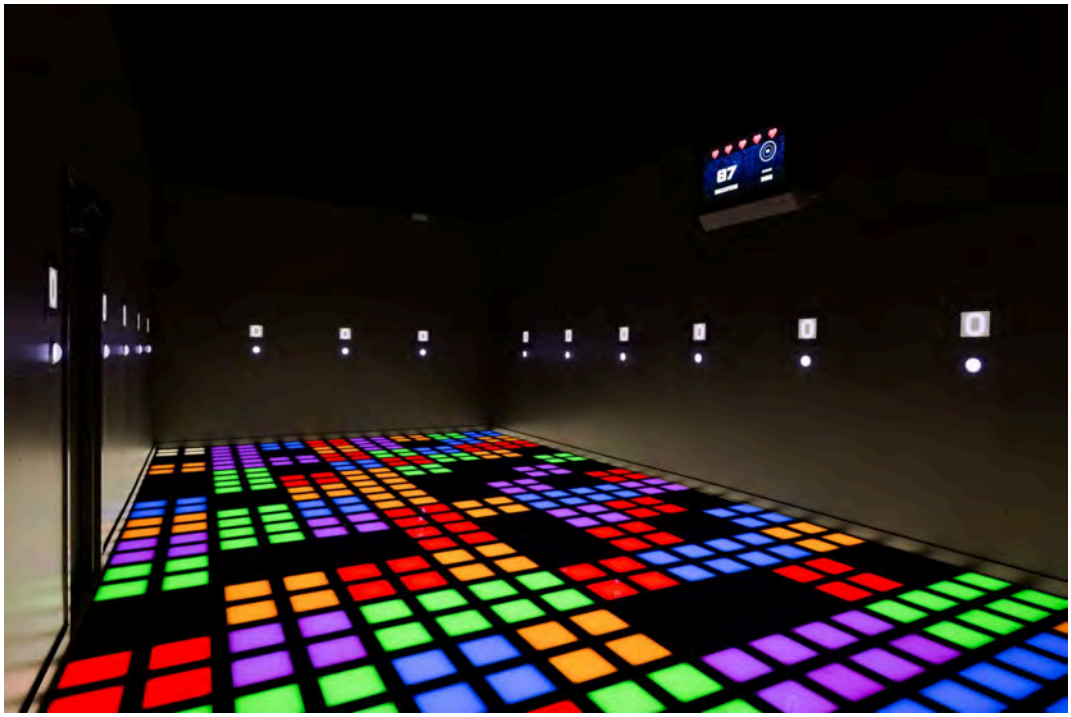




Activate America, LLC
100 W Main St, Ste 600
Lexington, KY 40507

Activate America, LLC
100 W Main St, Ste 600
Lexington, KY 40507

Sincerely,

Jeremiah Sizemore

President

Activate America, LLC

ACTIVATE

A New Way To Play

Activate offers high-tech games that test your team's physical and mental agility across a wide variety of real-life challenges. Once inside, you and your team choose from hundreds of combinations of games and difficulty levels, each lasting one to three minutes. Your RFID wristband tracks your score and progress throughout your experience, making Activate perfect for a casual night out or intense competition.

What to Expect

What can you expect during an Activate experience? You'll have to come play for yourself to understand the full experience, but here's a sneak peek at some of our most popular rooms.

LEARN MORE

We've Been Busy Leveling Up

You can find our 34 current Activate Games locations in cities across the US and Canada, and we don't plan on stopping there. We have over 25 more locations coming in 2025.

- 34 open locations in US and Canada
- 10+ locations under construction
- Seeking 30+ sites throughout the US for 2025/2026 openings

Real Estate Specs

Activate facilities are located in a variety of locations. However, areas that provide high customer traffic with added visibility and accessibility from main highways have even more success. Activate fits in an area of 8,000–14,000 square feet — enough for 8–12 game rooms, a lobby, two bathrooms, and storage areas.

LOCATION

In cities with MSA over 1 million people

SPACE REQUIREMENTS

8,000 - 14,000 sq ft.
12' ceilings or higher

DEMOGRAPHICS

5 mile radius
$100,000+ avg. income
200,000+ population

PARKING

5 parking spaces per 1,000 sq ft.

A Facility Made For Play

Our game facilities are typically between 8,000–14,000 square feet and house a number of game rooms that vary across our locations.

Our locations drive foot traffic resulting in increased consumer spending in the area.

Why Activate?

1. High Foot Traffic - over 100,000 guests/location/yr
2. No Food and Beverage - doesn't compete with other cotenants
3. Patented Attraction
4. Affluent Clientele
5. Financially Stable - 40% EBITDA with year over year sales growth

Are you ready?

Enter the Game

realestate@activate.games

PLANNING COMMISSION MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. **AGENDA ITEM TITLE:** MP-25-02/CU-25-04 LOTUS ANIMAL HOSPITAL/OXFORD GREEN MP TRACT A

PLANNING COMMISSION: FEBRUARY 6, 2025

CITY COUNCIL: FEBRUARY 24, 2025

II. **RECOMMENDATION:**

Approve MP-25-02/CU-25-04 Lotus Animal Hospital/Oxford Green MP Tract A, subject to the following conditions:

1. 'Animal Hospital, Small Animals' shall be added as a conditional use in the Oxford Green Master Plan Tract A.
2. 'Animal Hospital, Small Animals' shall be added as a conditional use at 5215 Windward Parkway, Suite B2 and limited to no more than 2,761 square feet.
3. Conditional use approval shall be limited to Lotus Animal Hospital; no additional 'Animal Hospital, Small Animals' businesses or subleasing shall be permitted in the approved space.
4. Business shall be permitted to operate Monday – Sunday 8:00 AM – 6:00 PM.
5. Boarding of animals shall be limited to short-term care incidental to the hospital use.
6. A pet waste station with waste bags and trash shall be installed in the pet relief area. The business shall be responsible to maintain the pet relief area and waste station, including daily removal of trash and regular cleaning and replenishing of waste bags.
7. As submitted by the applicant, interior tenant improvements shall include noise attenuation measures.
8. Mobile resources supporting the business, such as a mobile MRI or X-ray, shall not be visible from the public right-of-way.

III. **REPORT IN BRIEF:**

The applicant, Kelly Edge on behalf of Alissa Stephens, DVM, is requesting a master plan amendment and conditional use to allow an 'Animal Hospital, Small Animals' for Lotus Animal Hospital in a 2,761 square foot suite within an existing shopping center. A master plan amendment is requested to add 'Animal Hospital, Small Animals' to the Oxford Green Master Plan Tract A and a conditional use is requested to allow 'Animal Hospital, Small Animal' for Lotus Animal Hospital. The subject property is located at 5215 Windward Parkway, Suite B2 in the Windward Square shopping center.

DISCUSSION

The submitted request, if approved, would allow the applicant to operate a 'Animal Hospital, Small Animal' use in a 2,761 square foot suite within an existing shopping center. A master plan amendment is requested to add 'Animal Hospital, Small Animals' to the Oxford Green Master Plan Tract A and a conditional use is requested to allow 'Animal Hospital, Small Animal' for Lotus Animal Hospital. The subject property is located at 5215 Windward Parkway, Suite B2 in the Windward Square shopping center.

The property is zoned O-I (Office-Institutional) and is subject to the Oxford Green Master Plan Tract A. Surrounding properties are zoned O-I. City of Milton is located to the east, Georgia Banking Company is located to the south, Costco is located to the west and Bank of America is located to the north. The comprehensive land use plan designation of the property is 'Commercial', which supports the applicant's proposal.

The Windward Square shopping center is a 1.38-acre property developed with a one (1) story, 11,270 square foot building. A variety of businesses operate in the center, including Verizon, Willow Orthodontics, Heavenly Pet Spa, Eye Level Learning Center, and Bombay BBQ Co. The applicant's business is proposed in Suites 703 & 704 of the shopping center.

UDC Section 1.4.2 defines 'Animal Hospital, Small Animals' as, "A place where dogs, cats, birds or other animals normally kept as household pets are given medical or surgical treatment and the boarding of animals is limited to short-term care incidental to the hospital use." The use is permitted by-right in the LI (Light Industrial) district and as a conditional use in the AG (Agriculture), CUP (Community Unit Plan), C-1 (Neighborhood Commercial), C-2 (General Commercial), O-I (Office-Institutional) and PSC (Planned Shopping Center) districts.

According to the application, Lotus Animal Hospital is a new boutique veterinary clinic providing personalized care for pets, including cats and dogs. The business does not provide boarding services and overnight stays will be limited to pets under observation after surgery or other treatment. Hours of operation will be Monday – Sunday from 8:00 AM to 6:00 PM. The applicant estimates the business will include six (6) employees. Noise attenuation measures are proposed within the proposed suite. Clinic staff and customers will have access to a pet relief area located at the rear of the building, which will be maintained by the business.

As shown in the table below, there are eleven (11) animal hospitals operating or approved in the City. The applicant's business would be approximately 2,000' away from the nearest animal hospital, which is EasyVet Clinic at 12850 Highway 9.

Animal Hospitals Located in the City

Project Name	Address	Zoning
Alpharetta Animal Hospital	80 Milton Ave	C-2
North Main Animal Hospital	562 North Main St	C-2
Paw Patch Animal Clinic	1150 Upper Hembree Rd	C-1
Webb Bridge Animal Hospital	3953 Webb Bridge Rd	AG
Country Place Animal Hospital	2165 Old Milton Pkwy	C-2
EasyVet Clinic	12850 Alpharetta Hwy, Ste 2200	C-2
Veterinary Emergency Group	2725 Old Milton Pkwy, Ste A	O-I
Edgewater Animal Hospital	6195 Windward Parkway, Suite 109	CUP
Alpharetta Veterinary Specialty & Emergency	3100 Royal Boulevard South	O-I
PetSmart Veterinary Services	6370 North Point Parkway	PSC
Wills Park Vet	11770 Haynes Bridge Road	C-2

TRAFFIC

As shown in the table below, Staff estimates that the 2,761 square foot animal hospital would generate nine (9) AM Peak Hour trips and six (6) PM Peak Hour trips.

Lotus Animal Hospital Trip Generation Summary (PHA240056)

Land Use	Code	Density (SF)	Period	TOTAL	IN	OUT
Animal Hospital/Veterinary Clinic	640	2,761	Daily	60	30	30
			AM Peak Hour	9	6	3
			PM Peak Hour	6	2	4
Total Net New Trips			**Daily**	***60***	***30***	***30***
			AM Peak Hour	***9***	***6***	***3***
			PM Peak Hour	***6***	***2***	***4***

Based upon methodologies from ITE's Trip Generation Manual, 11th Edition (2021)

STANDARDS FOR MASTER PLAN AMENDMENTS

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 proposal would be suitable as it relates to the use and development of adjacent or nearby properties, which are primarily developed with commercial uses. In addition, there is an existing pet spa business operating in the adjacent suite.

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

Response: The zoning proposal should not adversely affect the existing use or usability of adjacent or nearby properties, which are primarily developed with commercial uses. In addition, there is an existing pet spa business operating in the adjacent suite.

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

Response: The proposal should not have significant impacts on the natural environment. The applicant proposes to occupy an existing building and does not propose any exterior changes to the site.

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

Response: The subject property is approved for commercial use. There are several examples in the City of 'Animal Hospital, Small Animal' businesses operating in commercial corridors and strip centers.

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 significant impacts on public facilities and services. The proposed use would generate approximately nine (9) AM Peak Hour trips and six (6) PM Peak Hour trips.

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 would be compatible with surrounding uses and other locations for this business type, which are similarly situated along commercial corridors and in retail strip centers. In addition, there is an existing pet spa business operating in the adjacent suite.

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

Response: The subject property is approved for commercial use. There are several examples in the City of 'Animal Hospital, Small Animal' businesses operating in commercial corridors and strip centers.

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

Response: The zoning proposal is consistent with the comprehensive land use plan designation of the property, which is 'Commercial'.

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: The Windward Square shopping center was developed in compliance with site access development standards with multiple points of access from Windward Parkway and Jordan Court, as well as interparcel connectivity with adjacent properties. The 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 property is in compliance with regard to refuse areas, loading and service areas, off-street parking, and buffers and screening.

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 proposed use would be compatible with the surrounding retail uses and other locations for this business, which are similarly situated along commercial corridors. In addition, there is an existing pet spa business operating in the adjacent suite.

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; and

Response: The proposed use would be compatible with the surrounding uses and other locations for this business, which are similarly situated along commercial corridors. In addition, there is an existing pet spa business operating in the adjacent suite.

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

Response: The proposed use would be compatible with the surrounding uses and other locations for this business, which are similarly situated along commercial corridors. In addition, there is an existing pet spa business operating in the adjacent suite.

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 animal hospital is located approximately 2,000′ to the north at EasyVet Clinic (12850 Highway 9). There does not appear to be any conflicting uses in the immediate vicinity.

CONCURRENCES

Staff has reviewed the applicant's proposal against the review criteria for a master plan amendment and conditional use. The proposed use would be compatible with surrounding uses and other locations for this business type, which are similarly situated along commercial corridors. If approved, it is recommended that conditions be established that regulate and limit any expansion of the business.

CITIZEN PARTICIPATION PLAN

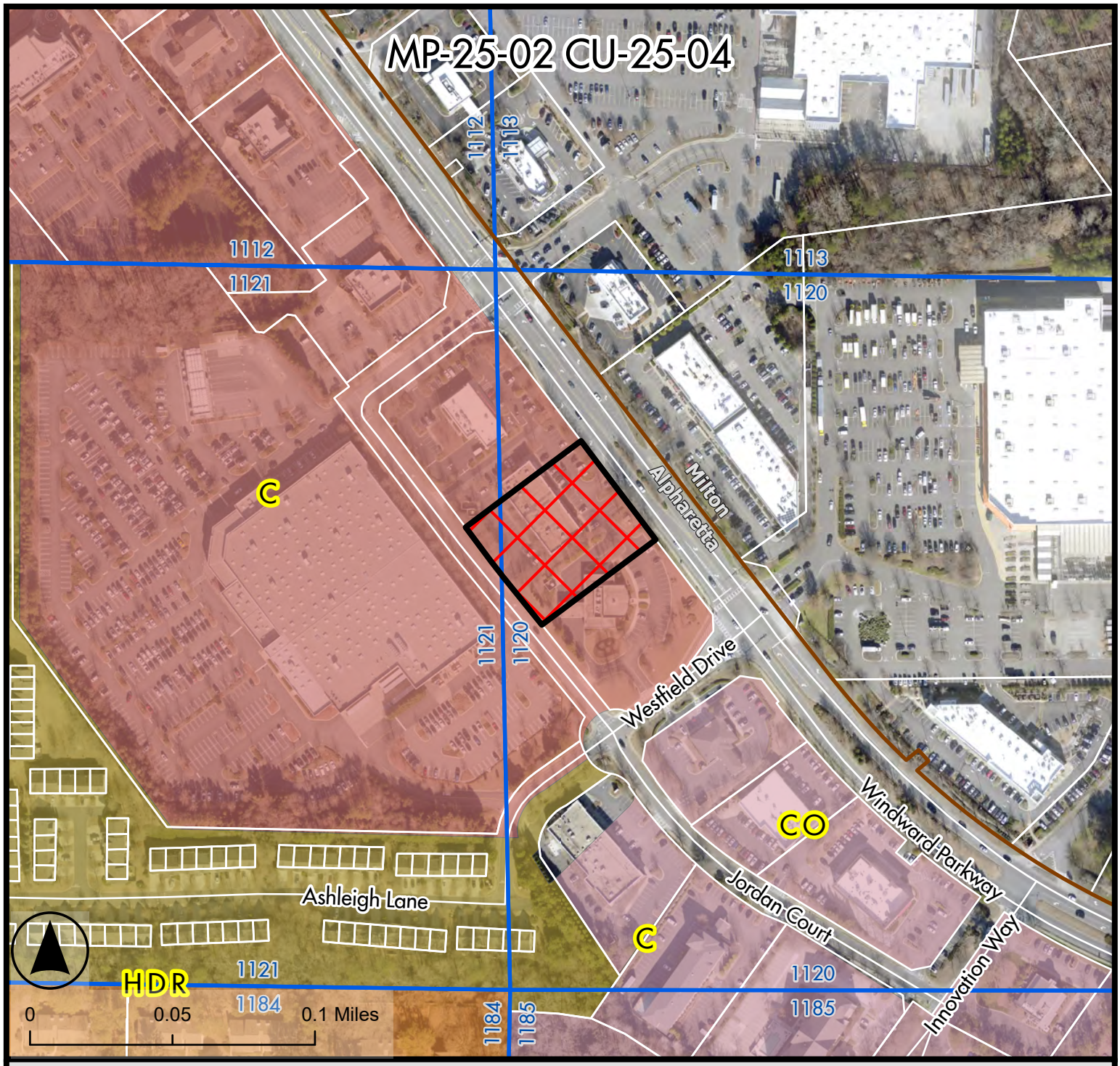
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on January 8, 2024. There were no public comments.

IV. ATTACHMENTS:

- Map Series
- CZIM
- Citizen Part B
- Application



Future Land Use Map

Lotus Animal Hospital / Oxford Green MP Tract A

5215 Windward Parkway

MP-25-02 CU-25-04
D/LL: 2/2/1120

PC: 2/6/2025
CC: 2/24/2025

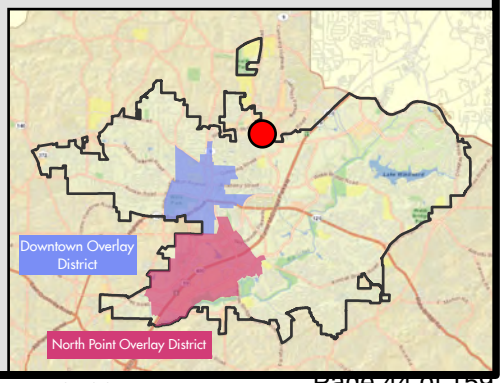
Legend

- MP-25-02 CU-25-04
- Land Lots
- Tax Parcels
- Alpharetta City Limits

Future Land Use 2040

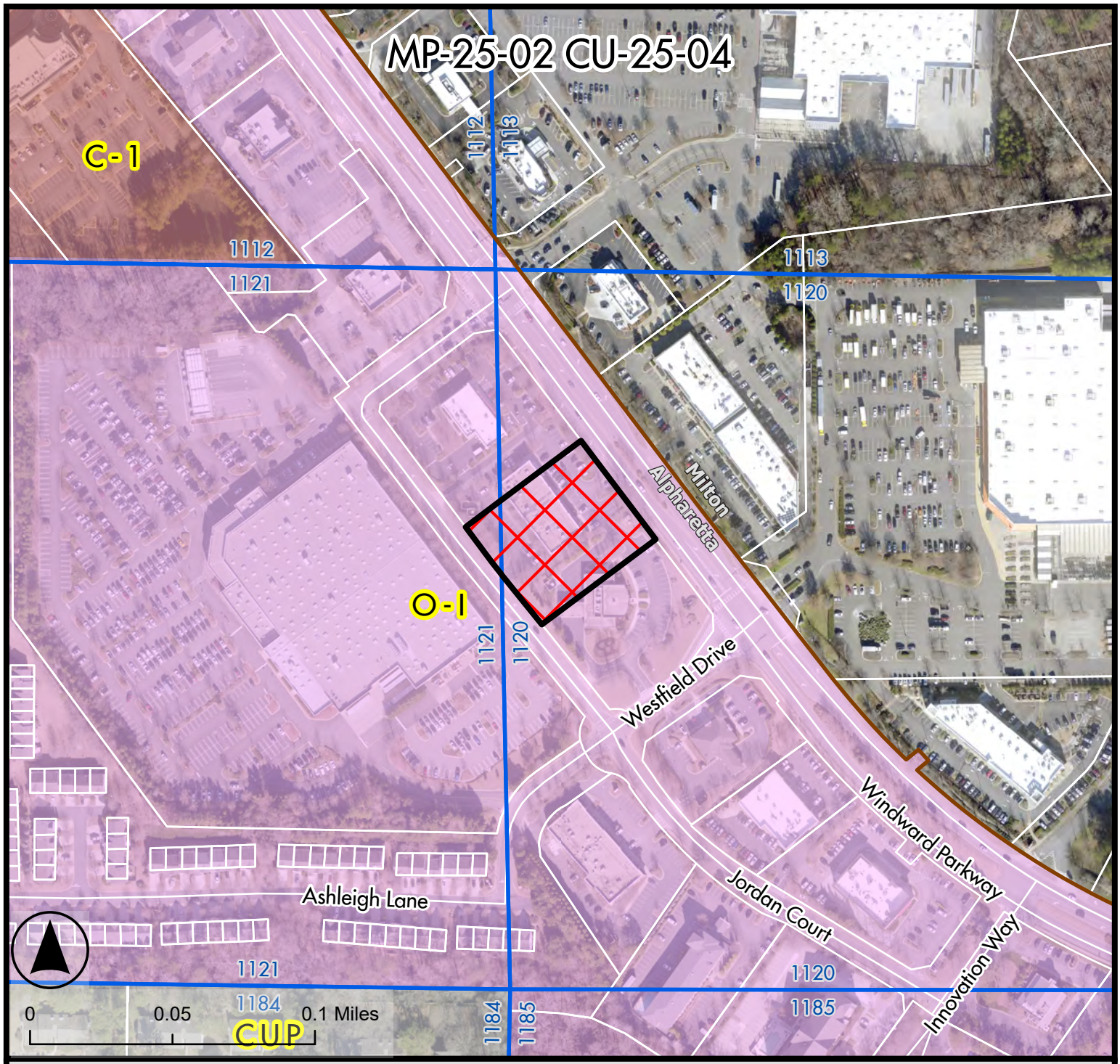
- Commercial
- Corporate Office
- High Density Residential
- Medium Density Residential

THE CITY OF ALPHARETTA GEORGIA



Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS



Zoning Map

Lotus Animal Hospital / Oxford Green MP Tract A

5215 Windward Parkway

MP-25-02 CU-25-04
D/LL: 2/2/1120

PC: 2/6/2025
CC: 2/24/2025

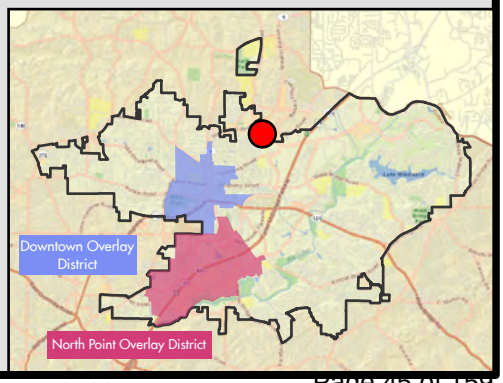
Legend

- MP-25-02 CU-25-04
- Land Lots
- Tax Parcels
- Alpharetta City Limits

Zoning District

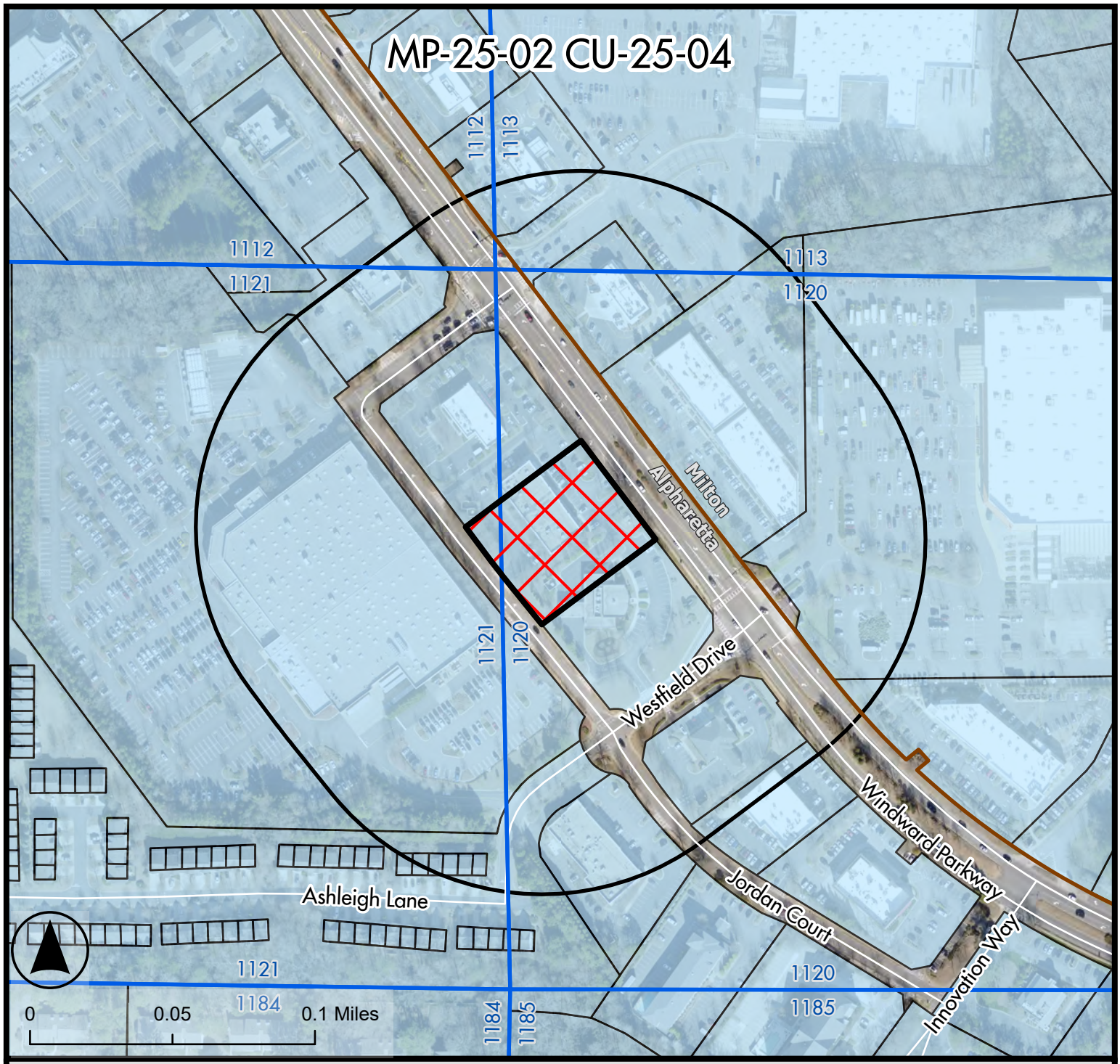
- C-1 Neighborhood Commercial
- CUP Community Unit Plan
- O-I Office Institutional

THE CITY OF ALPHARETTA GEORGIA



Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS



Legend

- MP-25-02 CU-25-04
- Land Lots
- 500 ft Buffer
- Tax Parcels
- Alpharetta City Limits

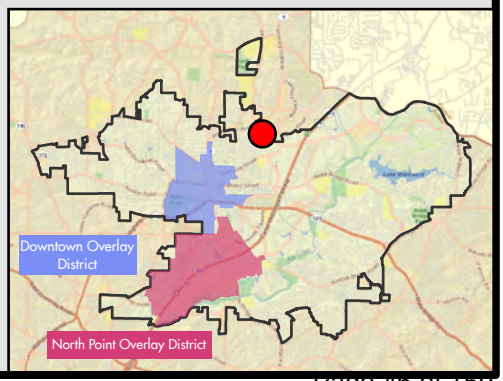
Location and Buffer Map

Lotus Animal Hospital / Oxford Green MP Tract A

5215 Windward Parkway

MP-25-02 CU-25-04
D/LL: 2/2/1120

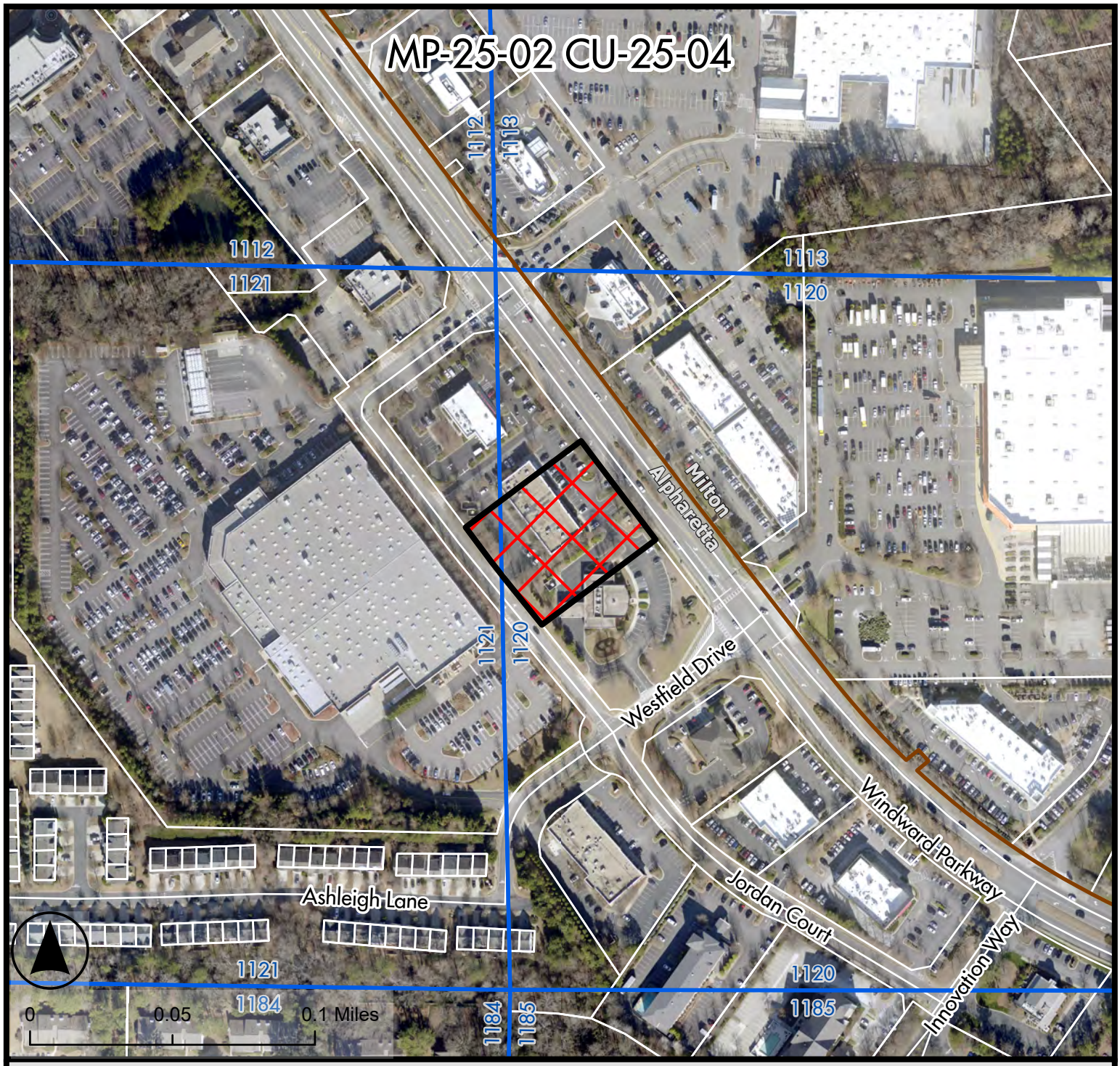
PC: 2/6/2025
CC: 2/24/2025



THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS



Legend

- MP-25-02 CU-25-04
- Land Lots
- Alpharetta City Limits
- Tax Parcels

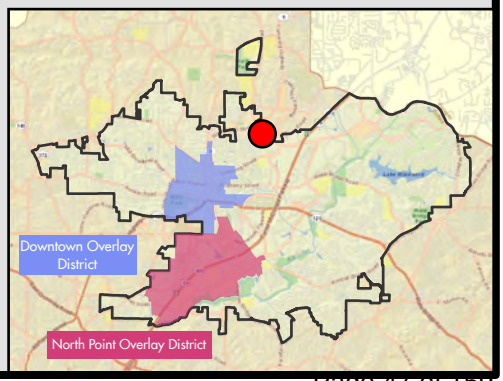
Aerial Map

Lotus Animal Hospital / Oxford Green MP Tract A

5215 Windward Parkway

MP-25-02 CU-25-04
D/LL: 2/2/1120

PC: 2/6/2025
CC: 2/24/2025



THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS

Community Zoning Information Meeting (CZIM) January 8, 2025

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

MP-25-02/CU-25-04 / Lotus Animal Hospital/Oxford Green MP Tract A

NAME	ADDRESS	COMMENTS
	No	Comments

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: Lotus Animal Hospital

Contact Name: Kelly Edge

Telephone: 770-841-8017

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 comments have been provided up to today (1/20/25).

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
- [ ] 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: DocuSigned by: 4823262EB31148E...

Date: 1/21/25

Print Form

SALEM GLEN APARTMENTS LLC
120 HABERSHAM ST
SAVANNAH GA 31401

WINDWARD EYE GROUP LLC
5315 F WINDWARD PKWY
ALPHARETTA GA 30004

COSTCO WHOLESALE CORPORATION
999 LAKE DR
ISSAQUAH WA 98027

MUBARAK REAL ESTATE LLC
5225 FIVE FORKS TRICKUM RD
LILBURN GA 30047

DOROODGAR JINA LOO
2851 ASHLEIGH LN
ALPHARETTA GA 30004

MANSELL ROAD HOLDINGS LLC
5200 BUFFINGTON RD
ATLANTA GA 30349

DAVIS FLORENCE
PO BOX 1204
ALPHARETTA GA 30009

NORTHMARK WINDWARD LLC
P.O. BOX 570486
ATLANTA GA 30357

MENCIAS JUAN C COMPRETTA CONSTANCE
HALEY
2847 ASHLEIGH LN
ALPHARETTA GA 30004-6165

PIONEER REAL ESTATE DEV INC
4652 UNION HWY
GAFFNEY SC 29340

GODOY WALTER C
2845 ASHLEIGH LN
ALPHARETTA GA 30004

SHUBERT & BOOTH WINDWARD 1 LLC
234 W 44TH ST
NEW YORK NY 10036

BAKER KIMBERLY V
2843 ASHLEIGH LN
ALPHARETTA GA 30004

OWEN MOTORS INC
16 INVERNESS DR
BLUFFTON SC 29910

2841 ASHLEIGH LANE LLC
1035 LAKE WINDWARD OVLK
ALPHARETTA GA 30005

BALCH ALPHARETTA LLC ET AL
6 SANTA BARBARA PL STE 250
LAGUNA BEACH CA 92677

DEVELOPMENT OF MARYLAND INC
P.O. BOX 105842
ATLANTA GA 30348-5842

SCOTT H LEE TR
P.O. BOX 8050 MS-0555
BENTONVILLE AR 72712-8050

WINDWARD POINTE HOMEOWNERS ASSOC.
INC
3350 BRECKINRIDGE BLVD
DULUTH GA 30096

SUNTRUST BANK ATLANTA
PO BOX 26665 VA-RIC-8614
RICHMOND VA 23261-6665

5035 WINDWARD LLC
3715 NORTHSIDE PKWY NW BLDG/STE 40
0 515
ATLANTA GA 30327

December 13, 2024

Kelly Edge
3062 Four Oaks Drive
Atlanta, GA 30362

RE: **MP-25-02/CU-25-04 Lotus Animal Hospital/Oxford Green MP**

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a master plan amendment and conditional use to allow a 'Animal Hospital, Small Animals (Veterinarian)' business in the Windward Square shopping center. A master plan amendment is requested to add 'Animal Hospital, Small Animal (Veterinarian)' to the Oxford Green Master Plan Tract A and a conditional use is requested to allow 'Animal Hospital, Small Animal (Veterinarian)' for Lotus Animal Hospital. The property is located at 5215 Windward Parkway, Suite B2 and is legally described as being located in Land Lots 1120 & 1121, 2nd District, 2nd Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) for this request will be held on **Wednesday, January 8, 2025, at 6:00 PM** in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by **the Planning Commission on Thursday, February 6, 2025, and City Council on Monday, February 24, 2025, at 6:30 PM**. The meetings 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 kelly@lightpointcre.com, 770-841-8017.

Sincerely,

Kelly Edge

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: Kelly Edge Telephone: 770-841-8017

Address: 3062 Four Oaks Drive Suite:

City Atlanta State: GA Zip: 30360 Fax:

Mobile Tel: 770-841-8017 Email: kelly@lightpointcre.com

Subject Property Information:

Address: 5215 Windward Pkwy Alpharetta GA 30004 - Suite B2 Current Zoning: OI

District: Section: Land Lot: Parcel ID: 22 512011202908

Proposed Zoning: Current Use:

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?

We are seeking approval to utilize the property as a veterinary clinic. Specifically, this will be a boutique veterinary facility focusing on providing high-quality, personalized care to pets.

Applicant's Request (Please itemize the proposal):

We are requesting an amendment to the Master Plan to allow for veterinary use with no outside kennels or overnight boarding.

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

1. Services Provided:
   - The clinic will focus on outpatient veterinary services, such as wellness exams, vaccinations, diagnostics, and minor procedures.
   - No overnight boarding or hospitalizations will occur at this facility. All animals will be cared for during standard business hours only.
2. Operational Impact:
   - Traffic flow and parking demands will be minimal, as appointments will be scheduled to prevent overcrowding.
   - Noise levels will be contained within the building to ensure minimal disruption to neighboring properties.
3. Community Benefits:
   - The boutique model fosters a welcoming and stress-free environment for pet owners and their animals.
   - By providing specialized care locally, we aim to support the health and well-being of pets in the community without the need for extensive travel.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Rahim Asani or Ali Ravi Telephone: 770-727-1773

Address: 5215 Windward Pky Suite:

City Alpharetta State: GA Zip: 30004 -

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
- ☒ Master Plan
- ☐ Land Use Application
- ☐ Other

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Kelly Edge on behalf of Alissa Stephens, DVM Telephone: 770-841-8017

Address: Suite:

City State: Zip: -

So Sworn and Attested:

Owner Signature: DocuSigned by: 14CE313EFCFD43A... Date: 11/25/2024

Notary:

Notary Signature: Date:

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: Kelly Edge

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: DocuSigned by: 4823262EB31148E... Date: 11/26/2024

Alpharetta Planning Commission Review Criteria

How will this proposal be compatible with surrounding properties?

Veterinary services have become a common part of retail environments as small practices establish themselves to meet the growing demand for pet care. Our proposal aligns with that trend by introducing a small, companion-animal-only practice focused on personalized outpatient care for pets.

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

This use will have no impact on surrounding properties and will complement the existing groomer on-site. Together, these businesses create a convenient, cohesive service hub for pet owners in the community.

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

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

Traffic flow and parking demands will be minimal, as appointments will be scheduled to prevent overcrowding.

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

None

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

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

No change.

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: Veterinary use - Amendment to Master Plan - 5215 Windward Pky

Contact Name: Kelly Edge

Telephone: 770-841-8017

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

See attached list

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
- [x] 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.

We will be contacting each property owner via letter and direct personal visit. The owners will be able to contact us via phone, email, or come to the meeting to respond.

SALEM GLEN APARTMENTS LLC
120 HABERSHAM ST
SAVANNAH GA 31401

WINDWARD EYE GROUP LLC
5315 F WINDWARD PKWY
ALPHARETTA GA 30004

COSTCO WHOLESALE CORPORATION
999 LAKE DR
ISSAQUAH WA 98027

MUBARAK REAL ESTATE LLC
5225 FIVE FORKS TRICKUM RD
LILBURN GA 30047

DOROODGAR JINA LOO
2851 ASHLEIGH LN
ALPHARETTA GA 30004

MANSELL ROAD HOLDINGS LLC
5200 BUFFINGTON RD
ATLANTA GA 30349

DAVIS FLORENCE
PO BOX 1204
ALPHARETTA GA 30009

NORTHMARK WINDWARD LLC
P.O. BOX 570486
ATLANTA GA 30357

MENCIAS JUAN C COMPRETTA CONSTANCE
HALEY
2847 ASHLEIGH LN
ALPHARETTA GA 30004-6165

PIONEER REAL ESTATE DEV INC
4652 UNION HWY
GAFFNEY SC 29340

GODOY WALTER C
2845 ASHLEIGH LN
ALPHARETTA GA 30004

SHUBERT & BOOTH WINDWARD 1 LLC
234 W 44TH ST
NEW YORK NY 10036

BAKER KIMBERLY V
2843 ASHLEIGH LN
ALPHARETTA GA 30004

OWEN MOTORS INC
16 INVERNESS DR
BLUFFTON SC 29910

2841 ASHLEIGH LANE LLC
1035 LAKE WINDWARD OVLK
ALPHARETTA GA 30005

BALCH ALPHARETTA LLC ET AL
6 SANTA BARBARA PL STE 250
LAGUNA BEACH CA 92677

DEVELOPMENT OF MARYLAND INC
P.O. BOX 105842
ATLANTA GA 30348-5842

SCOTT H LEE TR
P.O. BOX 8050 MS-0555
BENTONVILLE AR 72712-8050

WINDWARD POINTE HOMEOWNERS ASSOC.
INC
3350 BRECKINRIDGE BLVD
DULUTH GA 30096

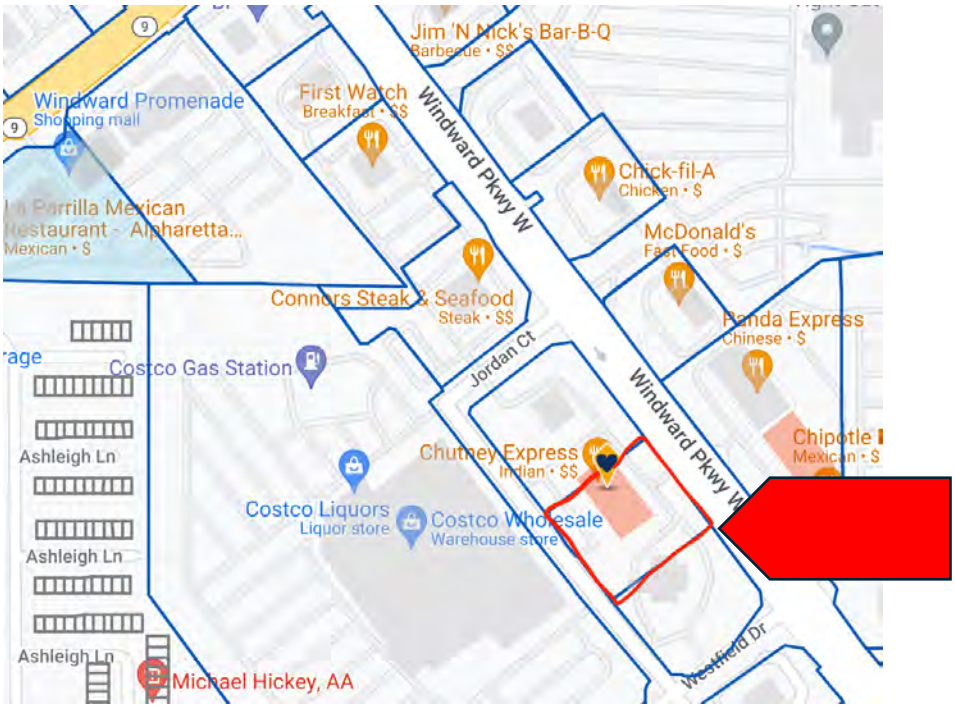
SUNTRUST BANK ATLANTA
PO BOX 26665 VA-RIC-8614
RICHMOND VA 23261-6665

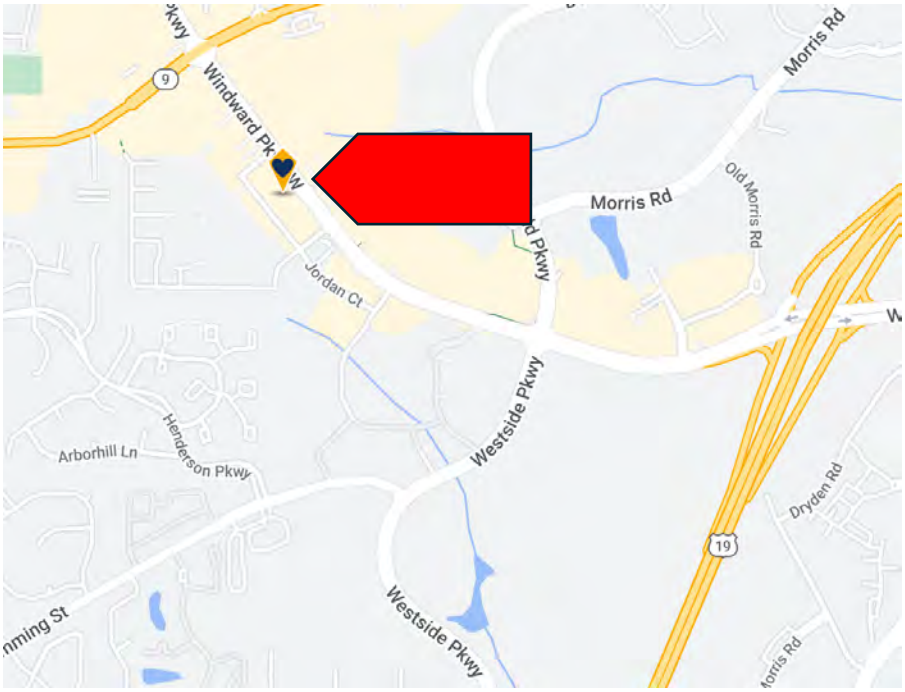
5035 WINDWARD LLC
3715 NORTHSIDE PKWY NW BLDG/STE 40
0 515
ATLANTA GA 30327

Letter of Intent

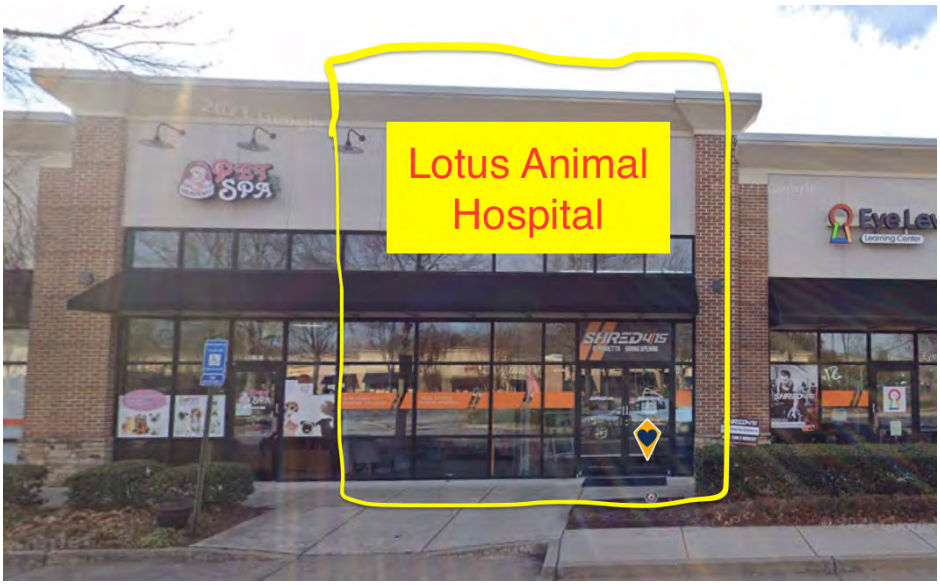
Name of Business: Lotus Animal Hospital

Address: 5215 Windward Parkway, Alpharetta, GA 30004, Suite B-2



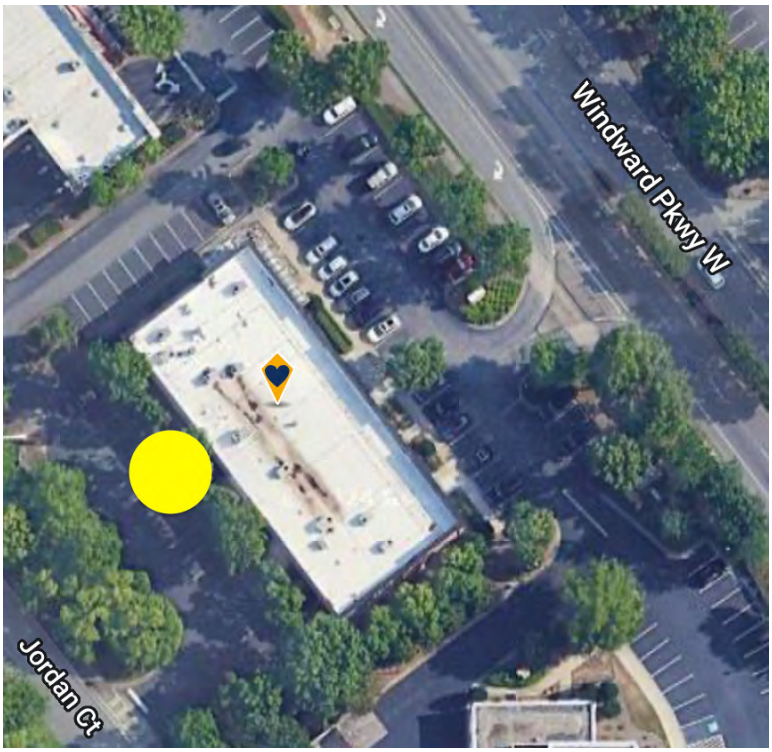


Front of Building showing the space



Relief Area:

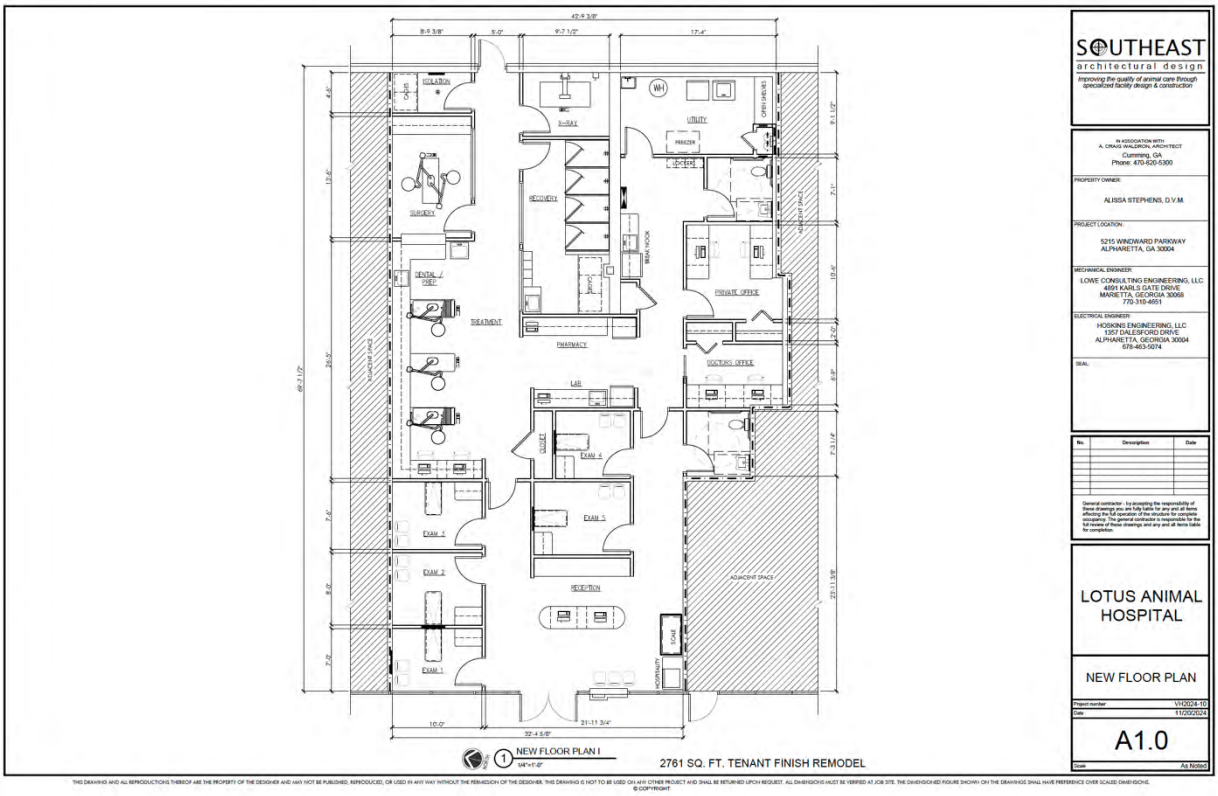
Aerial view showing relief area in rear of building



Relief Area:

Rear view showing relief area

Size of space: 2,761 Square Feet



Proposal: We are seeking approval to utilize the property as a veterinary clinic. Specifically, this will be a boutique veterinary facility focusing on providing high-quality, personalized care to pets.

Key Details:

1. Services Provided:
   - The clinic will focus on outpatient veterinary services, such as wellness exams, vaccinations, diagnostics, and minor procedures.
   - No overnight boarding or hospitalizations will occur at this facility. All animals will be cared for during standard business hours only.
   - Hours of operation will be 8am – 6pm.
   - There will be approximately 6 employees.

2. Operational Impact:
   - Traffic flow and parking demands will be minimal, as appointments will be scheduled to prevent overcrowding.

- Specific materials and design will be used so that noise levels will be contained within the space to ensure minimal disruption to neighboring properties.
- We will utilize a veterinary specific architect, contractor, equipment supplier, technology provider, etc. Each of these vendors is extremely familiar with this process and works on dozens of these projects per year. The architect will manage the entire process.

3. Community Benefits:
- The boutique model fosters a welcoming and stress-free environment for pet owners and their animals.
- By providing specialized care locally, we aim to support the health and well-being of pets in the community without the need for extensive travel.

Owner/Operator:

Dr. Alissa Stephens

Medical Director/Operations Director

Since 2011

Dr. Alissa Stephens grew up in East Brunswick, New Jersey. In 2008, she graduated from Rutgers University and moved to Atlanta to complete an internship at Zoo Atlanta. She began vet school in 2011 at the University of Georgia and during the summer and winter breaks, worked as a vet assistant at TVV Buckhead. Dr. Stephens joined us as a vet in 2015. She is currently completing her certification in veterinary acupuncture at the Chi Institute in Florida. Her special interests include general surgery and acupuncture.

Dr. Stephens and her husband, Chris - practice manager at TVV - live in Canton with their four rescue dogs: Stitch, a Lab mix; Virginia, a Boxer/Anatolian Shepherd mix; Madison, a Pitbull mix; and Captain Jack, a German Shepherd mix.

PLANNING COMMISSION MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. **AGENDA ITEM TITLE:** CLUP-24-05/Z-24-17/PH-24-20 MAYFAIR AT HAYNES BRIDGE

PLANNING COMMISSION: FEBRUARY 6, 2025

CITY COUNCIL: FEBRUARY 24, 2025

II. **RECOMMENDATION:**

Approve CLUP-24-05/Z-24-17/PH-24-20 MAYFAIR AT HAYNES BRIDGE, subject to the following conditions:

1. Approximately 4.37 acres shall be rezoned to DT-R and developed substantially similar to site plan prepared by Paradigm, revised 12/20/24, 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. Architecture and materials shall be developed substantially similar to the renderings prepared by Lew Oliver, labeled Exhibit A, subject to final approval by the Downtown Consultant and DRB. Homes shall have 4-sided architecture, materials and details.
3. Density on the 4.37-acre property shall not exceed 6.17 dwelling units per acre and shall be limited to 'For-Sale' single-family detached homes, as depicted on the site plan prepared by Paradigm, revised 12/20/24.
4. Developer shall provide a Downtown focal point feature at the southwest corner of Haynes Bridge Road and Devore Road, with final approval by the Cultural Arts Commission and installation prior to the 1st CO. The HOA shall be responsible for regular maintenance of the focal point feature.
5. Developer shall provide decorative entrance landscaping (ornamental tree, shrubs and flowering planting bed) at the southeast and southwest corners of Devore Road and Jon Scott Drive, as approved by Staff. The HOA shall be responsible for regular maintenance of the entrance landscaping.
6. Location of development signage shall be limited to the project entrance on Jon Scott Drive.
7. Minimum 20' planted buffer shall be provided along the south property line where the property abuts 11681 Haynes Bridge Road, as depicted on the site plan prepared by Paradigm, revised 12/20/24. Buffer shall be planted with a mix of evergreen trees and shrubs of varying heights. Existing trees within the buffer identified to be in 'Good' condition shall be saved, as approved by Staff.
8. Minimum 10' planted buffer shall be provided where the property abuts 370, 380, 390 & 400 Jon Scott Drive, as approved by Staff. Buffer shall be planted with a mix of evergreen trees and shrubs of varying heights. Existing trees within the buffer identified to be in 'Good' condition shall be saved, except where adjacent to the proposed underground stormwater facility, as approved by Staff.
9. New streets and alleys shall be constructed as depicted on the site plan prepared by Paradigm, revised 12/20/24, with final approval by Staff.
10. Developer shall improve the Jon Scott Drive streetscape as follows: minimum 6' planter planted with street trees, 6' concrete sidewalk, and decorative pedestrian lighting, with final approval by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
11. Developer shall improve the Devore Road streetscape as follows: minimum 4' planter (existing 2' planter to be expanded by 2' into the existing sidewalk with tree grate to accommodate street trees) planted with street trees, 8' concrete sidewalk, and decorative pedestrian lighting, with final approval by Staff and construction

completed prior to the 1st CO. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.

12. Developer shall construct a 12' concrete, accessible multi-use trail (Alpha Loop) through the Haynes Bridge Road right-of-way as depicted on site plan prepared by Paradigm, revised 12/20/24, with final alignment, design and materials approved by Staff and construction completed prior to the 1st CO. Alpha Loop shall include lighting (pedestrian and bollards), landscaping, hardscape and amenities. Shade trees shall be planted between Haynes Bridge Road and the Alpha Loop. Wayfinding signage shall be provided at key location(s) along the Alpha Loop, as approved by Staff. Alpha Loop improvements constructed by the developer in excess of Downtown sidewalk requirements shall be eligible for impact fee credits, as approved by Staff.
13. Developer shall remove the existing sidewalk along Haynes Bridge Road. The planter along Haynes Bridge Road (area between the road and Alpha Loop) shall be planted with street trees and shrubs, as approved by Staff.
14. Landscape strips along Haynes Bridge Road, Devore Road and Jon Scott Drive shall be planted with shade trees as a continuation of what has been planted or designed in the Downtown and outside of utility easements and overhead utilities, as approved by Staff.
15. Project entrance shall include a decorative paver entrance (min. 20' deep with concrete banding on each end), landscaping and low wall, as approved by Staff.
16. Front yards shall be framed with a decorative low wall, metal fencing or hedge with columns, as approved by Staff.
17. Amenity areas shall be developed with a park-like setting with decorative landscaping, hardscape, low walls and seating, as approved by Staff.
18. Creeping vines shall be planted to cover retaining walls and low walls, as approved by Staff.
19. Trees shall be saved in the area labeled Open Space/Tree Save #1, as depicted on the landscape plan prepared by Frawley Associates, LLC, dated 4/6/2022, with final approval by Staff. Tree grouping of Oaks and Magnolias located at the southeast corner of Devore Road and Jon Scott Drive shall be saved, as approved by Staff. Tree save areas shall be thinned out, cleaned up and re-planted, as approved by Staff.
20. Stormwater management facilities may be placed underground within the proposed private street turnaround, with final approval by Staff. Facilities shall be indicated on the recorded plat, clearly describing the underground facilities, their function, purpose, ownership, and granting access for inspection, maintenance and repair rights to the HOA and the City of Alpharetta. These facilities and associated maintenance responsibilities shall also be included in the recorded covenants with all costs to be borne by the HOA and Homeowners of the subdivision.
21. Fences and walls visible from the public right-of-way shall be decorative and shall compliment the architecture of the dwelling, as approved by Staff.
22. Unfinished wood fences and decks shall not be visible from the street.
23. HVAC and similar equipment shall not be visible from the public right-of-way.
24. Garbage pickup shall be from within the development.
25. No more than 10% of the residential units shall be permitted to be rented (long-term and short-term rentals), as recorded in the HOA's declarations and covenants.
26. The conditions above shall replace conditions of zoning related to file# CLUP-21-06/Z-21-10/PH-21-20/V-22-04 Alcovy Haynes Bridge Road & Jon Scott Drive.

III. Report In Brief:

The applicant, Mayfair Residential, LLC, is requesting a comprehensive land use plan amendment, rezoning, change of conditions, and public hearing to allow for a 2nd phase of a residential development including an additional ten (10) 'For-Sale' single-family detached homes on 1.53 acres. Phase 1 of the development was approved for ten (10) single-family detached homes, four (4) semi-detached homes, and five (5) townhomes on 2.84 acres. A comprehensive land use plan amendment is requested from 'Medium Density Residential' to 'Downtown Residential Density', as well as a request to bring the property into the Downtown Overlay. A rezoning

is requested from O-I (Office-Institutional) to DT-R (Downtown Mixed-Use). Changes to conditions of zoning related to Phase 1 of the development are requested. The subject property is located at 340, 350 & 360 Jon Scott Drive, 0 Haynes Bridge Road, and 0 Norcross Road at the southwest corner of Haynes Bridge Road and Devore Road.

DISCUSSION

The submitted request, if approved, would allow for a 2nd phase of a residential development including an additional ten (10) 'For-Sale' single-family detached homes on 1.53 acres. A comprehensive land use plan amendment is requested from 'Medium Density Residential' to 'Downtown Residential Density', as well as a request to bring the property into the Downtown Overlay. A rezoning is requested from O-I (Office-Institutional) to DT-R (Downtown Mixed-Use). Changes to conditions of zoning related to Phase 1 of the development are requested. The subject property is located at 340, 350 & 360 Jon Scott Drive, 0 Haynes Bridge Road, and 0 Norcross Road at the southwest corner of Haynes Bridge Road and Devore Road.

The 2nd phase of the residential development is an undeveloped property with frontage on Haynes Bridge Road. The 1st phase of the residential development has not commenced construction activities and consists of an undeveloped property with frontage on Haynes Bridge Road and three (3) residential lots on Jon Scott Drive developed with single-family detached homes. Surrounding properties are zoned C-2 (General Commercial) to the north, R-12 (Dwelling, 'For-Sale', Residential) to the west, R-12 and O-I to the south and R-8A/D (Dwelling, 'For-Sale', Attached/Detached – High Density) and O-I to the east. Quik Trip is located to the north, Alpha Park is located to the west and south, a medical office building is located to the south and, The Atley and Crème de la Crème daycare are located to the east. The comprehensive land use plan designation of the 1.53-acre property is 'Medium Density Residential', which requires an amendment to 'Downtown Residential Density' to allow the proposed density.

SITE PLAN

The submitted site plan depicts 27 single-family detached homes, of which ten (10) homes are proposed in Phase 2 of the development. The applicant has changed the nineteen (19) homes, semi-detached, and townhomes approved in Phase 1 to seventeen (17) single-family detached homes. Homes are proposed to be two (2) and three (3) stories. Home lots range in size from 4,515 to 5,516 square feet with an average lot size of 4,995 square feet. Homes are all rear-loaded, except Lots 24-27 have side-loaded garages.

Access to the development is from Jon Scott Drive by way of a new private street connecting to private alleys. A ten-foot (10') setback/landscape strip is depicted on Jon Scott Drive, Devore Road, and the new internal street and a twenty-foot (20') setback/landscape strip is provided along Haynes Bridge Road. The Alpha Loop is depicted along Haynes Bridge Road. A six-foot (6') sidewalk is depicted along Jon Scott Drive and an eight-foot (8') sidewalk is recommended along Devore Road.

Each dwelling unit will have two (2) side-by-side parking spaces within a garage, as well as a Code-compliant driveway accommodating two (2) additional cars. Six (6) guest spaces are depicted at the mail kiosk. The Downtown Code requires 2.5 parking spaces per home, or 68 parking spaces, of which 114 spaces are provided.

The site plan depicts approximately 19,957 square feet, or eleven percent (11%) amenity space within the proposed development, which includes a community amenity area with mail kiosk, tree save areas, and yards. The DT-R district requires a minimum 10% amenity space.

The tree survey and assessment identify two (2) specimen trees on the property, a 32" Water Oak and a 35" Pine. A tree save areas were approved in conjunction with the approval of Phase 1. The applicant provided an alternate site plan which saves trees in Phase 2; however, that site layout is not supported by Staff. It is recommended that the developer save trees of quality and tree groupings in the buffers along the east and south property lines. Underground stormwater management facilities are depicted in the community amenity area in Phase 1 and in the southeast corner of the property in Phase 2.

RENDERINGS

The applicant submitted renderings which represent a continuation of the renderings approved in Phase 1 of the development. Homes are depicted in the Colonial Revival style. Homes are depicted to be two (2) and three (3) story including such details as chimneys, porches, and balconies. The renderings were previously approved by the City's Downtown Consultant.

TRAFFIC

Staff estimates that the proposed 27 single-family detached homes would generate nineteen (19) AM Peak Hour trips and 26 PM Peak Hour trips.

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 – 10 Single-Family Detached Homes

School	Single Family Average #
Hembree Springs 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

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 over capacity.

STANDARDS FOR COMPREHENSIVE LAND USE PLAN AMENDMENTS

Unified Development Code Section 4.1.3 Standards for CLUP 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: Phase 1 of the residential development was approved in 2022. The current proposal represents an additional ten (10) 'For-Sale' single-family detached homes.

B. The extent to which the proposed designation is in compliance with the goals and policies of the Plan.

Response: The applicant's proposal is consistent with goals and policies in the City's comprehensive plan as it relates to implementing a walkable, mixed-use environment in the Downtown.

C. The extent to which the proposed designation would require changes in the provision of public facilities and services.

Response: The proposed change would not generate a significant increase in demand on public facilities and services. Development of the property under the current O-I zoning would result in a curb cut on Haynes Bridge Road, which would conflict with the Alpha Loop. In addition, an office development would likely generate more vehicular trips than the proposed residential use.

D. The extent to which the proposed designation would impact the public health, safety, and welfare.

Response: The applicant's proposal is consistent with the vision for Downtown as a walkable, mixed-use environment.

E. The extent to which additional land area is needed to be developed for a specific type of use.

Response: Given the City's jobs to housing ratio of approximately 3.3 jobs per housing unit, additional housing is warranted.

F. The extent to which area demographics or projections are not occurring as projected.

Response: Not applicable.

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 proposed zoning would be suitable as it relates to the use and development of adjacent or nearby properties, which are primarily developed with residential use. In order to protect existing homes and maintain the character of the area, conditions are recommended requiring buffers adjacent to existing

homes in Alpha Park and entrance landscaping at Jon Scott Drive and Devore Road, as well as a limiting the location of development signage to the project entrance on Jon Scott Drive.

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, which are developed with residential use. In order to protect existing homes and maintain the character of the area, conditions are recommended requiring buffers adjacent to existing homes in Alpha Park and entrance landscaping at Jon Scott Drive and Devore Road, as well as a limiting the location of development signage to the project entrance on Jon Scott Drive.

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. Tree save areas were approved in conjunction with Phase 1 and additional tree saves are recommended in the buffers along the east and south property lines.

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

Response: Development of the property under the current O-I zoning would result in a curb cut on Haynes Bridge Road, which would conflict with the Alpha Loop. In addition, an office development would likely generate more vehicular trips than the proposed residential use.

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 zoning proposal would not cause an excessive or burdensome use of public facilities and services. Development of the property under the current O-I zoning would result in a curb cut on Haynes Bridge Road, which would conflict with the Alpha Loop. In addition, commercial development would generate more vehicular trips than the proposed residential use.

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 proposed zoning reflects a reasonable balance given the development of adjacent or nearby properties, which are primarily development with residential use. In order to protect existing homes and maintain the character of the area, conditions are recommended requiring buffers adjacent to existing homes in Alpha Park and entrance landscaping at Jon Scott Drive and Devore Road.

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

Response: Development of the property under the current O-I zoning would result in a curb cut on Haynes Bridge Road, which would conflict with the Alpha Loop. In addition, an office development would likely generate more vehicular trips than the proposed residential use.

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

Response: The comprehensive land use plan designation of the 1.53-acre property is 'Medium Density Residential', which requires an amendment to 'Downtown Residential Density' to allow the proposed density.

CONCURRENCES

Staff has reviewed the applicant's proposal against the established review criteria for a comprehensive land use plan amendment and rezoning. The proposal represents an expansion of a residential development approved in 2022 and is suitable as it relates to the use and development of adjacent or nearby properties, which are primarily developed with residential use. In addition, the proposal is consistent with the vision of the Downtown Master Plan, which promotes a walkable, mixed-use environment. Development of the property under the current zoning would result in a curb cut on Haynes Bridge Road, which would conflict with the Alpha Loop. In order to protect existing homes and maintain the character of the area, conditions are recommended requiring buffers adjacent to existing homes in Alpha Park and entrance landscaping at Jon Scott Drive and Devore Road.

CITIZEN PARTICIPATION PLAN

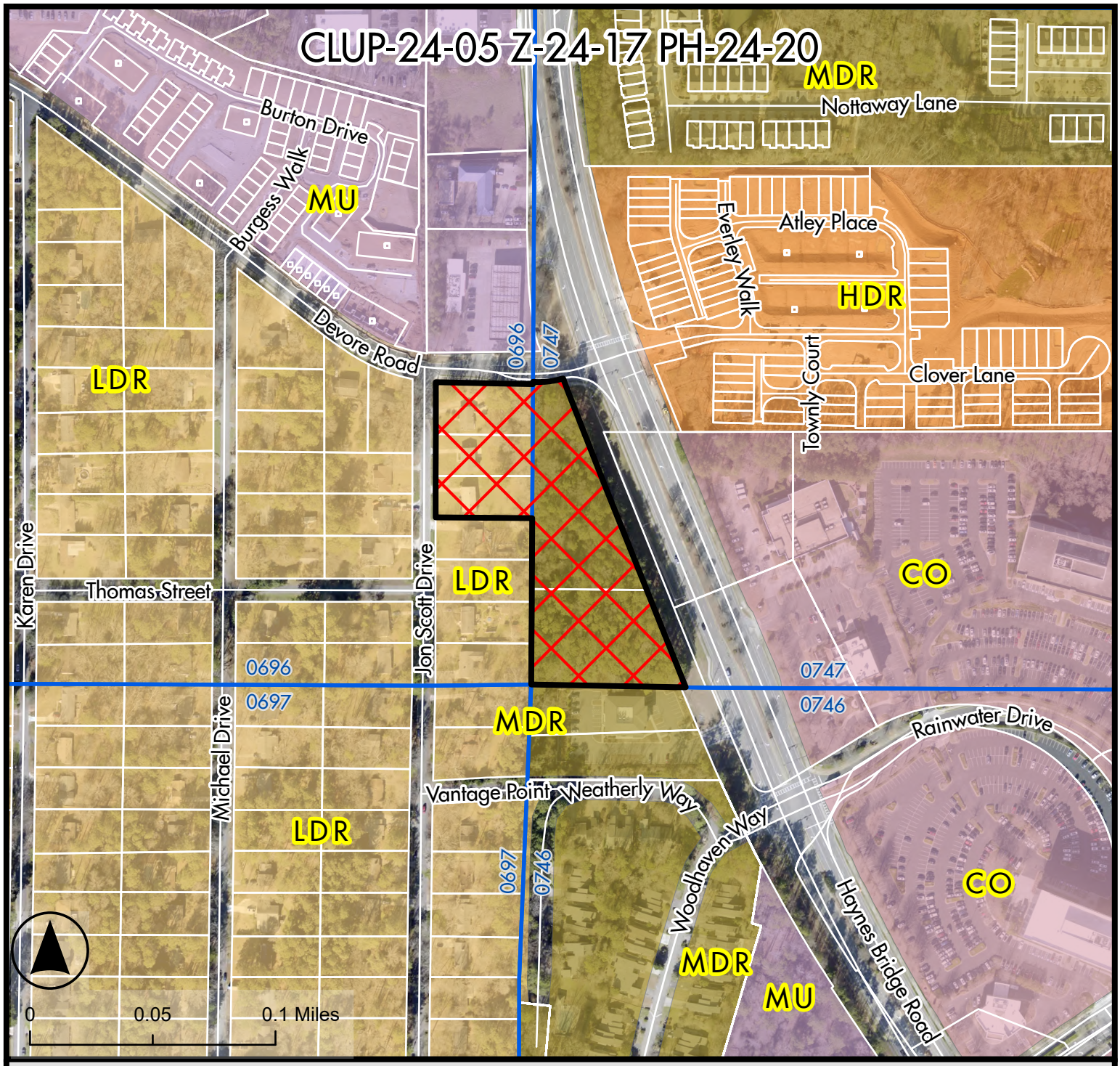
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. According to the report, two (2) citizens reached out with questions and comments including, when the 1st Phase would begin construction and support the revisions to Phase 1.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on November 13, 2024. There were public comments asking when Phase 1 would start construction, support the revisions to Phase 1, appreciates the Alpha Loop extension with the project, and like the change to all detached homes.

IV. ATTACHMENTS:

- Map Series
- Latest Site Plan
- CZIM
- Citizen Part B
- Application



Legend

- Alpharetta City Limits
- CLUP-24-05 Z-24-17 PH-24-20
- Land Lots
- Tax Parcels

Future Land Use 2040

- Corporate Office
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Mixed Use Live Work

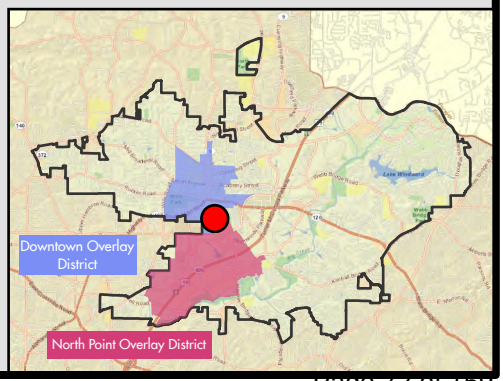
Future Land Use Map

Mayfair on Haynes Bridge

11690 Haynes Bridge Road

CLUP-24-05 Z-24-17 PH-24-20
D/LL: 1/2/0747

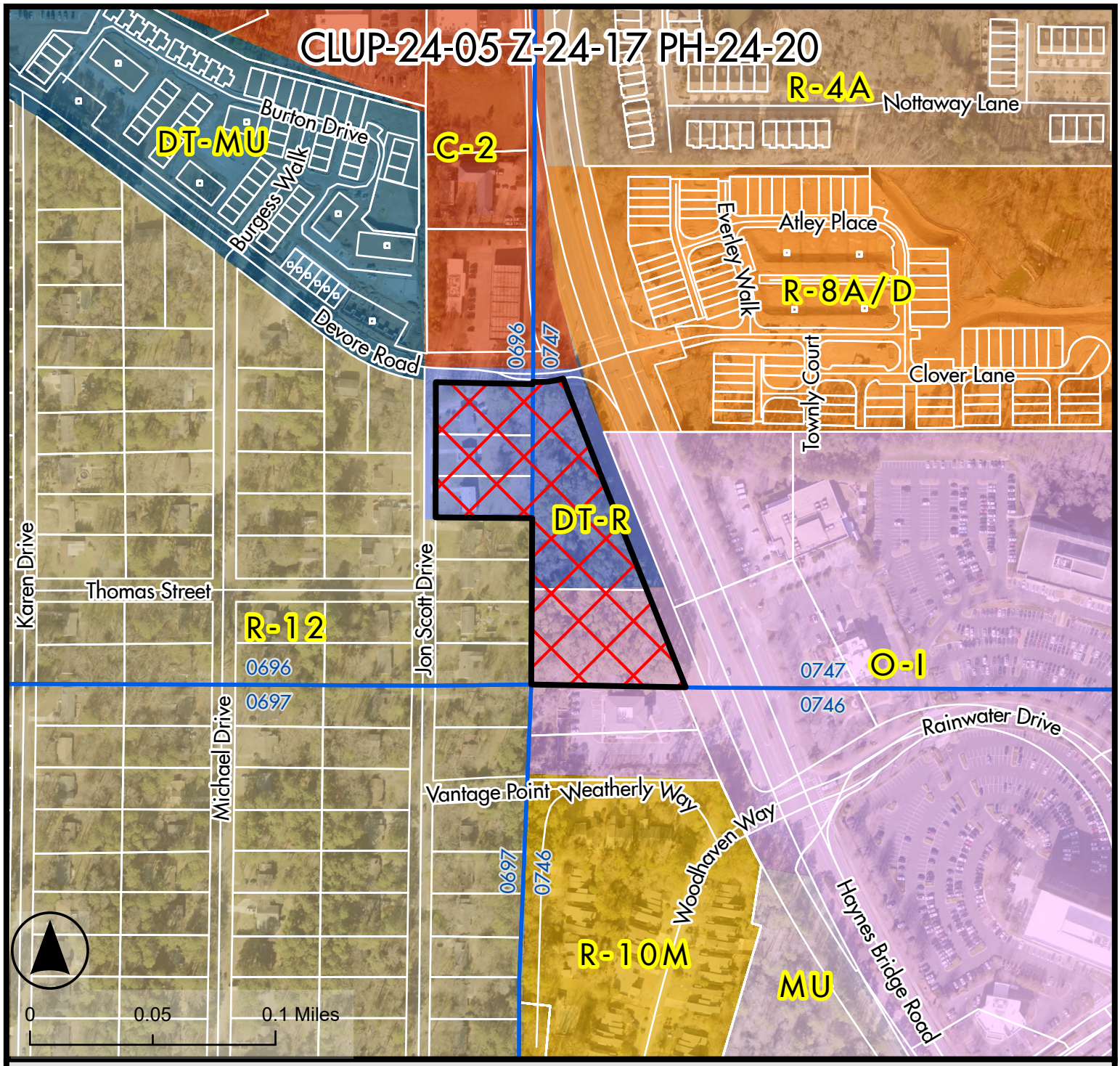
PC: 12/05/2024
CC: 12/16/2024



THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS



Legend

- Alpharetta City Limits
- CLUP-24-05 Z-24-17 PH-24-20
- Land Lots
- Tax Parcels

Zoning District

- General Commercial
- DT-LW Downtown Live Work
- DT-MU Downtown Mixed Use
- DT-R Downtown Residential
- MU Mixed Use
- O-I Office Institutional
- R-10M Multi Family Residential (HDR)
- R-12 Single Family Detached Residential
- R-4A Single Family Detached Residential (Low Density)
- R-8A/D Single Family Attached/Detached Residential

Zoning Map

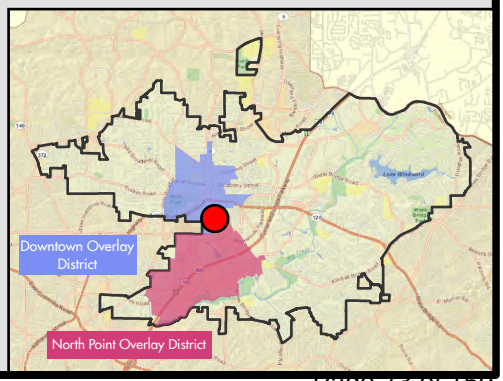
Mayfair on Haynes Bridge

11690 Haynes Bridge Road

CLUP-24-05 Z-24-17 PH-24-20
D/LL: 1/2/0747

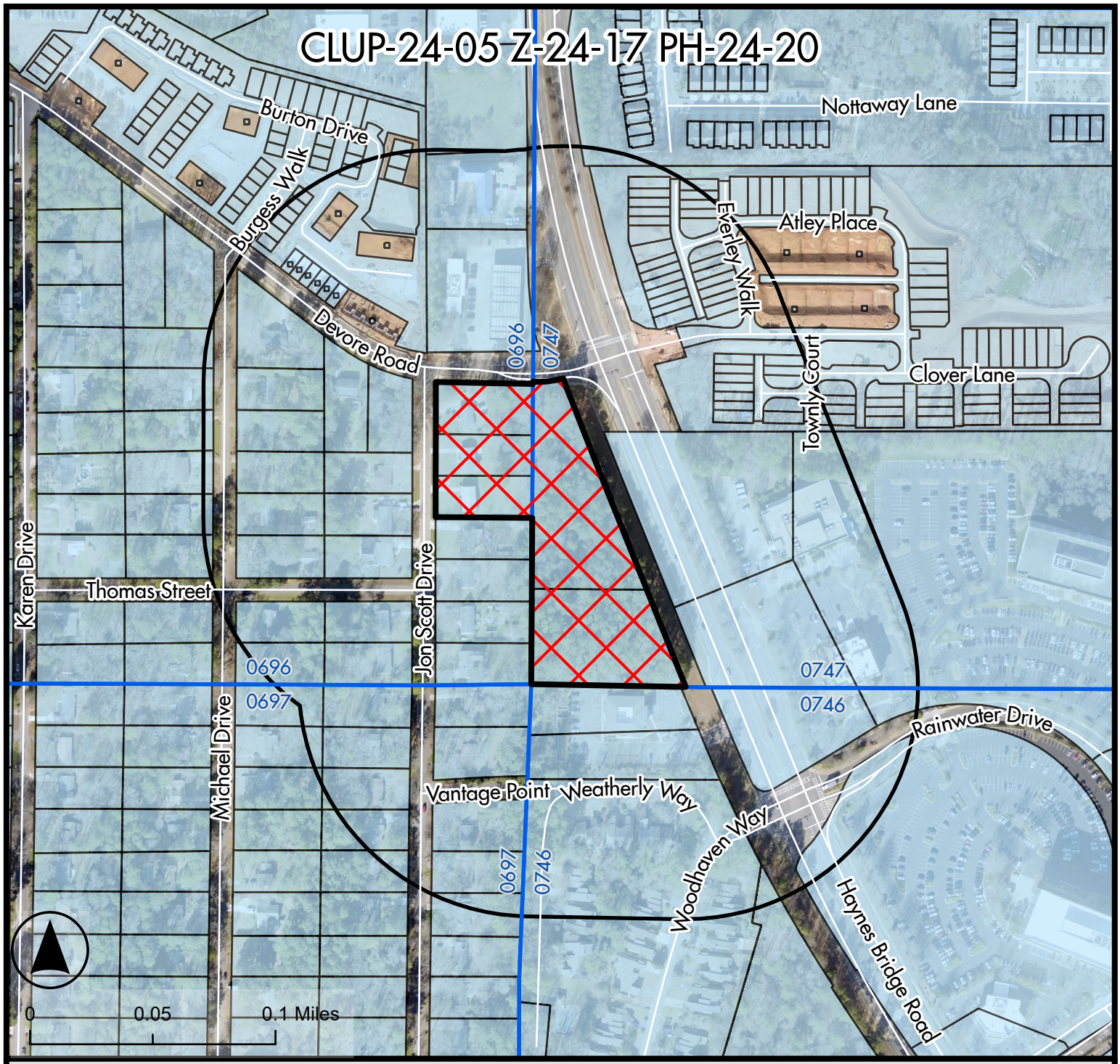
PC: 12/05/2024
CC: 12/16/2024

THE CITY OF ALPHARETTA GEORGIA



Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS



Location and Buffer Map

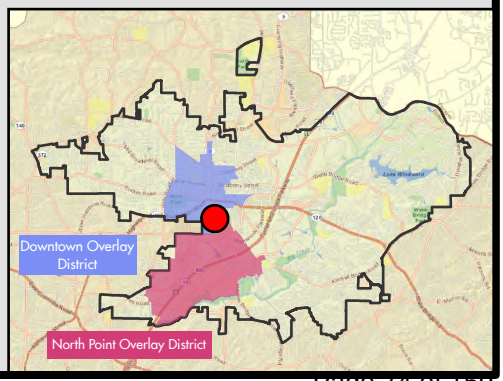
Mayfair on Haynes Bridge
11690 Haynes Bridge Road

CLUP-24-05 Z-24-17 PH-24-20
D/LL: 1/2/0747

PC: 12/05/2024
CC: 12/16/2024

Legend

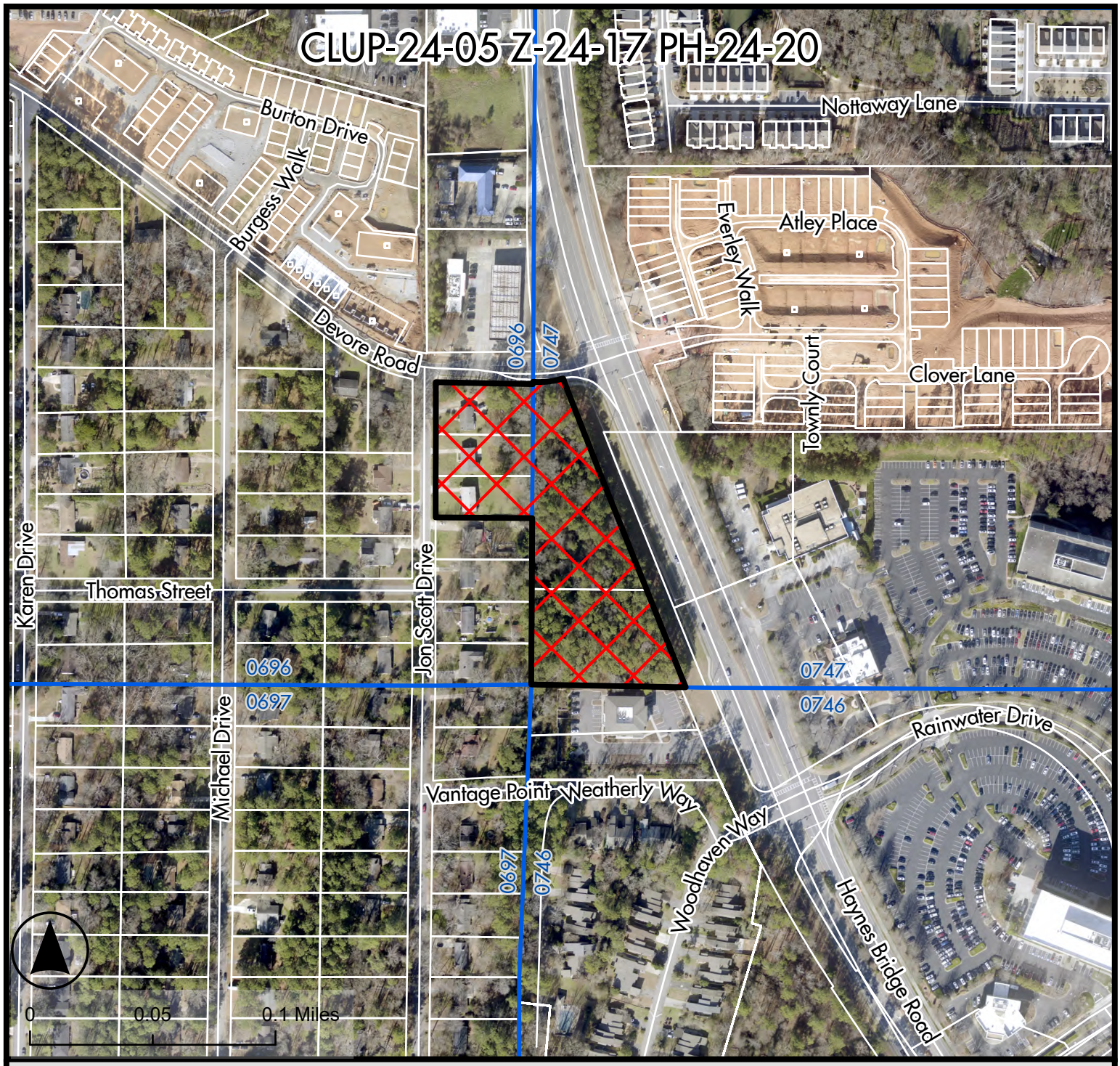
- Alpharetta City Limits
- CLUP-24-05 Z-24-17 PH-24-20
- 500 ft Buffer
- Land Lots
- Tax Parcels



THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS



Legend

- Alpharetta City Limits
- CLUP-24-05 Z-24-17 PH-24-20
- Land Lots
- Tax Parcels

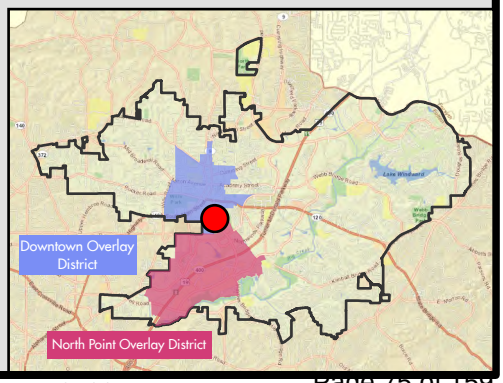
Aerial Map

Mayfair on Haynes Bridge

11690 Haynes Bridge Road

CLUP-24-05 Z-24-17 PH-24-20
D/LL: 1/2/0747

PC: 12/05/2024
CC: 12/16/2024



THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS

PHASE 1 AREA
2.84 ACRES

PHASE 2 AREA
1.53 ACRES

LEGEND

- PROPOSED MOVEMENT
- PROPERTY LINE
- PROPOSED LOT LINE
- MODULAR BLOCK WALL
- EXISTING CURB & GUTTER
- EXISTING CURB & GUTTER TO BE REMOVED
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- CRZ — CRITICAL ROOT ZONE

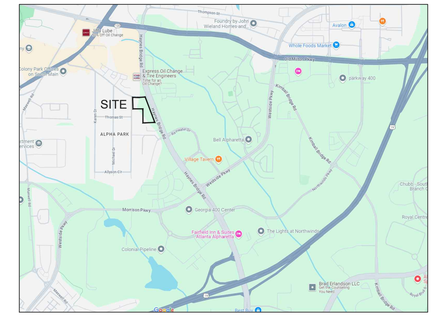
LANDSCAPE LEGEND

- LANDSCAPE STRIPS & OPEN SPACE / COMMON AREA (C.A.)
- INTERIOR LANDSCAPING

FLOOD HAZARD NOTE

No portion of this property is contained within the limits of a Special Flood Hazard Zone as defined by the Federal Emergency Management Agency Flood Insurance Rate Map No. 13121C0058F of Fulton County, GA. (Community Panel No. 1300840058F), most recently revised 09/18/13.

LOCATION MAP



PARCEL DATA

SITE ADDRESS: 11690 HAYNES BRIDGE ROAD
SITE AREA: 1.53 ACRES (66,843 SF)
PARCEL NO.: 12 270107470191

CURRENT ZONING: O-I
PROPOSED ZONING: DT-R (DOWNTOWN RESIDENCE)

PROPOSED OVERLAY DISTRICT: DOWNTOWN

CURRENT FUTURE LAND USE: MDR (MEDIUM DENSITY RES.)
PROPOSED FUTURE LAND USE: HDR (HIGH DENSITY RES.)

CURRENT USE: UNDEVELOPED
PROPOSED USE: 10 SINGLE FAMILY DETACHED HOMES
3-STORY; 3,000 SF MIN.

DISTRICT REGULATIONS:
FRONT YARD: 10'
SIDE YARD: 0' WITH MIN. 10' BETWEEN BUILDINGS
REAR (NO ALLEY): 3'
REAR (ALLEY): 10'

MINIMUM LOT SIZE: 4,500 SF SINGLE FAMILY DETACHED
MINIMUM LOT WIDTH: 25'

IMPERVIOUS LOT COVERAGE: 70% MAX
MAXIMUM BUILDING HEIGHT: 3 STORIES/ 35 FEET

OVERALL COMBINED PROPERTIES

OVERALL AREA: 190,349 SF (4.37 ACRES)

TOTAL PROPOSED USE: 27 SINGLE FAMILY DETACHED

MAXIMUM DENSITY: 6.7 UNITS/ACRE (29 UNITS)
PROPOSED DENSITY: 6.2 UNITS/ACRE

REQUIRED PARKING: 2.5 SPACE PER UNIT = 68 SPACES
PROPOSED PARKING:
2 GARAGE SPACES PER UNIT = 54 SPACES
2 DRIVEWAY SPACES PER UNIT = 54 SPACES
ADDITIONAL GUEST PARKING = 6 SPACES
TOTAL DEVELOPMENT SPACES = 114 SPACES

REQUIRED COMBINED AMENITY SPACE: 19,035 SF (10%)
PROPOSED COMBINED AMENITY SPACE: 19,957 SF (11%)

ZONING NOTES

1. Common use area such as Pocket Park are required to meet 2010 ADA.
2. Developer to provide a signalized pedestrian crossing on DeVore Road from Jon Scott Drive intersection, with pedestrian ramps on both sides of DeVore Road and connect to the Alpha Loop on the north side of DeVore Road. Crossing shall be marked with special paint/decals denoting the Alpha Loop.
3. If Alpha Loop section is not yet constructed or programmed, the developer can build this section for impact fee credits. On Haynes Bridge Road they can continue to Rainwater Drive to connect to the section being constructed by Morrison Park for additional impact fee credits.

GRID NORTH

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

GEORGIA REGISTERED No. 24527 PROFESSIONAL ENGINEER William B. Dunlop

paradigm Engineering Services, Inc.
903 Bomboy Lane
Roswell, GA 30076
(770) 605-6030
www.Paradigmeng.net

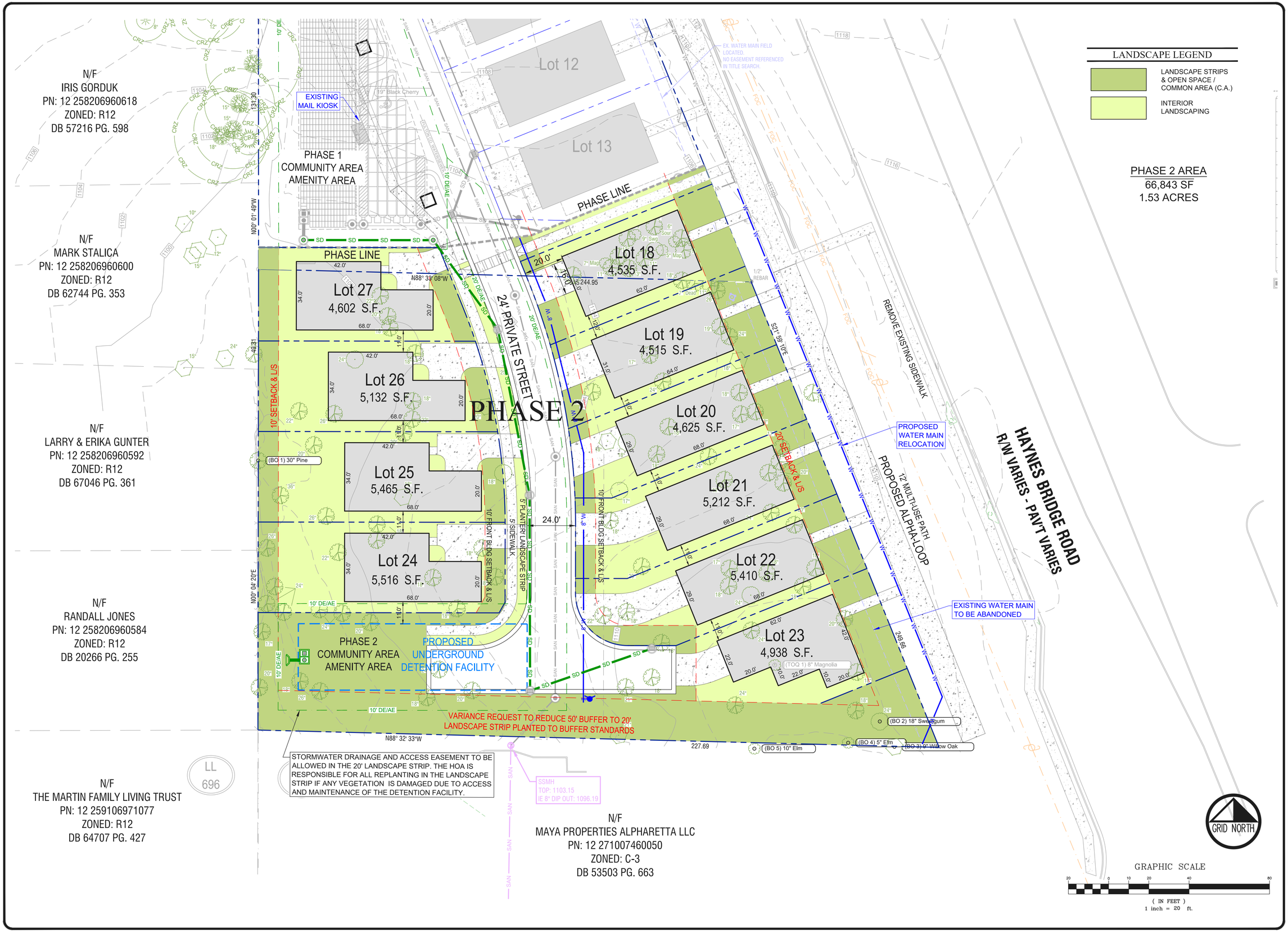
Project No.	P-2409
Design By:	WBD
Drawn By:	LBF
Checked By:	WBD
Date:	8/1/24
Scale:	1" = 40'

No	Revision	Date
A	ADDRESS STAFF COMMENTS	12/20/24

TRILOGY INVESTMENT COMPANY
6260 AVALON BLVD
ALPHARETTA, GEORGIA 30009
OFFICE: (678) 802-4919

OVERALL ZONING PLAN
Mayfair at Haynes Bridge
SE INTERSECTION OF JON SCOTT DR & DEVORE RD
LAND LOT 696 & 747; DISTRICT 1, SECTION 2
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

Drawing No.
Z1.0



GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 24522 William B. Dunlop

paradigm Engineering Services, Inc.
903 Bombay Lane
Roswell, GA 30076
(770) 605-6030
www.Paradigmeng.net

Project No.	P-2409
Design By:	WBD
Drawn By:	LBF
Checked By:	WBD
Date:	8/1/24
Scale:	1" = 20'

No	Revision	Date
A	ADDRESS STAFF REVIEW COMMENTS	12/20/24

TRILOGY INVESTMENT COMPANY
6260 AVALON BLVD
ALPHARETTA, GEORGIA 30009
OFFICE: (678) 802-4919

FOCUSED ZONING PLAN
Mayfair at Haynes Bridge
SE INTERSECTION OF JON SCOTT DR & DEVORE RD
LAND LOT 696 & 747; DISTRICT 1, SECTION 2
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

Drawing No.
Z1.1

11/13/24

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

CLUP-24-05 Z-24-17 PH-24-20 Mayfair on Haynes Bridge

NAME	ADDRESS	COMMENTS
Nathan Sydes	125 Kilt Tir run ct Milton GA 30004	
Amy Gatlin		
Carolyn Moore	130 Weatherly Way Alpharetta 30009	- CURIOUS ABOUT THE PROPOSED DEVELOPMENT - WANTED TO KNOW WHEN PHASE 1 WOULD START - REMEMBERED THE PHASE 1 RE-ZONING AND LIKES THE REVISIONS TO THE ORIGINAL PLAN - APPRECIATES THE ALPHA LOOP EXTENSION IN THE HAYNES BRIDGE ROW.
"CAROLYN"		
Jane Gilsinger	1715 Broadwell Oaks Dr. Alpharetta, GA 30004	Like the expansion from Phase 1 and that they are detached homes.

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: Mayfair at Haynes Bridge (aka Alcovy Estates Phase 2)

Contact Name: Jason Joseph Telephone: (678)521-6070

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.

Carolyn Moore (130 Weatherly Way, Alpharetta) -
Curious about the proposed development,
Wwanted to know when Phase 1 would start
Remembered the Phase 1 rezoning and likes the revisions to the original plan
Appreciates the Alpha loop extension in the Haynes Bridge Road

Jane Gilsinger (1715 Broadwell Oaks Dr, Alpharetta) -
Likes the expansion from Phase 1 and that they are detached homes

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.*

- [ ] Letter
- [ ] Personal Visits
- [ ] Telephone
- [x] 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: 11/14/2024

Print Form

CGI SFR II, LLC
6260 Avalon Blvd
Alpharetta, GA 30009

October 10, 2024

Property Owner
Address
Address

RE: **CLUP-24-05/Z-24-17/PH-24-20 Mayfair on Haynes Bridge - 0 Norcross St /Parcel ID#12 270107470191**

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a rezoning to allow an existing commercial building to be re-used for a single-family residence or an office in the future. A rezoning is requested from O-I (Office-Institutional) to DT-MU (Downtown Mixed-Use). The property is located at 0 Norcross St. and is legally described as being located in Land Lot 747, 1st District, 2nd Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) for this request will be held on **Wednesday, November 13 2024, at 6:00 PM** in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by **the Planning Commission on Thursday, December 5, 2024, and City Council on Monday, December 16, 2024, at 6:30 PM**. The meetings 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 678-802-4919.

Sincerely,

CGI SFR II, LLC
/Jason Joseph/
Jason Joseph, Authorized Signatory

CGI SFR II, LLC
6260 Avalon Blvd
Alpharetta, GA 30009

October 10, 2024

Property Owner
Address
Address

RE: **CLUP-24-05/Z-24-17/PH-24-20 Mayfair on Haynes Bridge - 0 Norcross St /Parcel ID#12 270107470191**

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a rezoning to allow an existing commercial building to be re-used for a single-family residence or an office in the future. A rezoning is requested from O-I (Office-Institutional) to DT-MU (Downtown Mixed-Use). The property is located at 0 Norcross St. and is legally described as being located in Land Lot 747, 1st District, 2nd Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) for this request will be held on **Wednesday, November 13 2024, at 6:00 PM** in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

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If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at 678-802-4919.

Sincerely,

CGI SFR II, LLC
/Jason Joseph/
Jason Joseph, Authorized Signatory

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: Jason Joseph Telephone: 678-521-6070

Address: 6260 Avalon Blvd Suite:

City Alpharetta State: GA Zip: 30009 Fax:

Mobile Tel: 678-521-6070 Email: jj@trilogyic.com

Subject Property Information:

Address: 11690 Haynes Bridge Road Current Zoning: O-I

District: 1 Section: 2 Land Lot: 746 & 747 Parcel ID: 12 270107470191

Proposed Zoning: DT-R Current Use: Undeveloped

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

☐ Conditional Use
☒ Rezoning
☐ Variance
☐ Exception
☐ Master Plan Amendment
☐ Master Plan Review
☒ Public Hearing
☒ Other *(Specify)*: Future Land Use Amendment & Downtown Overlay Boundary Amendment
☐ Comprehensive Plan Amendment

Applicant Request And Intent

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

The property will be developed for the construction of 10 single family detached homes. This development will be a continuation of the Alcovy Estates single family development.

Applicant's Request (Please itemize the proposal):

Change in the Downtown Overlay boundary to include the property.
Change in Future Land Use map from MDR to HDR.
Change in zoning district from O-I to DT-R.

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

the applicant intends to develop and construct 10 single family detached homes as a continuation of the proposed Alcovy Estates development on the property due south of the Alcovy Estates.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Milan Patel, Manager of Paramount Medical Properties LLC Telephone: 678-925-0775

Address: 1950 Evergrace Drive Suite:

City Alpharetta State: GA Zip: 30009 -

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
- ☐ Master Plan
- ☐ Land Use Application
- ☒ Other Future Land Use Amendment and Downtown Overlay Boundary Amendment

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Jason Joseph Telephone: 678-521-6070

Address: 6260 Avalon Blvd Suite:

City Alpharetta State: GA Zip: 30009 -

So Sworn and Attested: Paramount Medical Properties LLC

Owner Signature: Date: 9/3/2024

Notary:

Notary Signature: Amy R. Gatlin Date: 9/3/2024

AMY R. GATLIN
MY COMMISSION EXPIRES
NOTARY
PUBLIC
APRIL 08, 2025
FORSYTH COUNTY, GEORGIA

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: Jason Joseph

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: N/A

Description of Contribution: N/A Value: N/A

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: 9/3/24

Alpharetta Planning Commission Review Criteria

How will this proposal be compatible with surrounding properties?

The proposal call for 10 single family detached residential lots. This property is bordered to the west by existing single family detached lots and bordered to the north by 17 proposed single family lots.

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

The proposed new single family detached homes will be designed with high end architecture and constructed with high end finishes. The value of these homes, while on small lots, will boost the values of the existing homes on Jon Scott which are on larger lots.

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

The current zoning is O-I, which typically would have a high economic value, but the size of the property is too small to construct an office or institutional development sizable enough to make the economics of land cost, building construction, and amount of usable space feasible.

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

The proposed development would present 10 additional single family residences. Typically single family residences have the majority of trips in the morning hours and early evening hours. If this were developed as an office or institutional development there is a potential for more daily trips.

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

Schools and utilities would be impacted by the amount 10 residential homes would contribute to those categories.

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

The Future Land Use Plan is to be changed from Medium Density Residential (MDR) to High Density Residential (HDR)

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

The property to the north was rezoned to DT-R in April 2022 as a single family development named Alcovy Estates. This development will be the continuation of the Alcovy Estates adding 10 single family homes.

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: Mayfair at Haynes Bridge (aka Alcovy Estates Phase 2)

Contact Name: Jason Joseph

Telephone: (678)521-6070

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

See Exhibit A Property Owners 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
- [ ] 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.

The Community Zoning Information Meeting (CZIM) for this request will be held on Wednesday, November 13 2024, at 6:00 PM in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

CURRENT OCCUPANT
11690 HAYNES BRIDGE RD
ALPHARETTA GA 30009

FREDERICKS KRIS DORIAN
100 WEATHERLY WAY
ALPHARETTA GA 30009

GUREVICH ALEKSEY V & ALISON K
100 WOODHAVEN WAY
ALPHARETTA GA 30009

KJ LUXURY HOMES LLC
1005 CHASEWOOD TRL
ALPHARETTA GA 30005

CAZAYOUX STEPHEN
104 WEATHERLY WAY
ALPHARETTA GA 30009

WILLIAMS MARGARET
10815 SHAGBARK TRL
ROSWELL GA 30075

TUELL SAMUEL EZEKIEL & WHITEN SHAYE M
110 WEATHERLY WAY
ALPHARETTA GA 30009

JOACHIM CARLINE
110 WOODHAVEN WAY
ALPHARETTA GA 30009

RODNEY GLENN B
114 WEATHERLY WAY
ALPHARETTA GA 30009

SCHIMMEL THOMAS CHARLES & CARRIE LEIGH
115 WOODHAVEN WAY
ALPHARETTA GA 30009

MAYA PROPERTIES ALPHARETTA LLC
11681 HAYNES BRIDGE RD STE 200
ALPHARETTA GA 30009

CLARK DIANA N
119 WOODHAVEN WAY
ALPHARETTA GA 30009

BULLA RENTERIA DIEGO SEBASTIAN
& JUAN JOSE NAVARRO SEPULVEDA
120 WEATHERLY LN
ALPHARETTA GA 30004-2142

HERNANDEZ JULIO & HERNANDEZ KATYA
120 WOODHAVEN WAY
ALPHARETTA GA 30009

REVOCABLE TR CREATED JACQUELINE KALLAS THE
124 WEATHERLY WAY
ALPHARETTA GA 30009

ROBERTS MARY B
124 WOODHAVEN WAY
ALPHARETTA GA 30009

TARANGO CONCEPCION ESPINOSA
125 WOODHAVEN WAY
ALPHARETTA GA 30004

MC KENZIE MARK A
129 WOODHAVEN WAY
ALPHARETTA GA 30201

MOORE CAROLYN M
130 WEATHERLY WAY
ALPHARETTA GA 30009

SMITH SHETETA
130 WOODHAVEN WAY
ALPHARETTA GA 30004

MARTIN FAMILY LIVING TRUST THE
13395 PROVIDENCE RD
ALPHARETTA GA 30009

BANKS RICKEY E
134 WEATHERLY WAY UNIT 134
ALPHARETTA GA 30009

FOULKES EARTHA MARIE
134 WOODHAVEN WAY
ALPHARETTA GA 30009-2123

CONTANT NICOLE
135 WOODHAVEN WAY
ALPHARETTA GA 30004

BREHM JOANNE
1350 PACES FORREST DR NW
ATLANTA GA 30327

GREENE AINSLEY MARIE
140 WEATHERLY WAY
ALPHARETTA GA 30009

DEEMER RONALD
140 WOODHAVEN WAY
ALPHARETTA GA 30009

FELIX ALEJANDRA
144 WEATHERLY WAY
ALPHARETTA GA 30009

TURNER WESLEY &
TURNER ANGELA NICOLE SATULLO
144 WOODHAVEN WAY
ALPHARETTA GA 30009

SHOUP VICTOR NELSON
145 WOODHAVEN WAY
ALPHARETTA GA 30009

BANKS KHIA C
149 WOODHAVEN WAY
ALPHARETTA GA 30004

MARCUS BETTY S
150 WEATHERLY WAY
ALPHARETTA GA 30004

STEVENS KENNETH & LAURA
150 WOODHAVEN WAY
ALPHARETTA GA 30009

BALCH MARY L
154 WEATHERLY WAY
ALPHARETTA GA 30004-2142

DOLGOPYAT ILYA & DOLGOPYAT SVETLANA
154 WOODHAVEN WAY
ALPHARETTA GA 30009

TURNWALD TIMOTHY J & TURNWALD JULIET J
155 WOODHAVEN WAY
ALPHARETTA GA 30009

ROSARIO CHARLES L & PORTILLO GIOVANNA D
159 WOODHAVEN WAY APT 100
ALPHARETTA GA 30009-2147

BRITT GREGORY C & MEGHAN D
160 WOODHAVEN WAY
ALPHARETTA GA 30009

ROGERS SANDRA L
164 WOODHAVEN WAY
ALPHARETTA GA 30009

GOLD SANDRA S
165 WOODHAVEN WAY
ALPHARETTA GA 30009

SPORLEDER AMY
169 WOODHAVEN WAY
ALPHARETTA GA 30009

PARAMOUNT MEDICAL PROPERTIES LLC
1950 EVERGRACE DR
ALPHARETTA GA 30009

MERUGA VENKATA ANITHA RAJ
2120 DUNBARTON CRST
CUMMING GA 30041

GRBK HAYNES LLC
2805 N DALLAS PKWY STE 400
PLANO TX 75093

F7 NWO LLC
3455 PEACHTREE RD NE STE 650
ATLANTA GA 30326

RATHI GHAZAL
3645 PEACHTREE RD NE UNIT 314
ATLANTA GA 30319

PETRAKOPOULOS CHARLES GEORGE
& ANGELOS GEORGE
371 JON SCOTT DR
ALPHARETTA GA 30009-2109

STALICA MARK D
380 JON SCOTT DR
ALPHARETTA GA 30009

SOUTHERN HERITAGE HOME BUILDERS LLC
390 BROGDON RD
SUWANEE GA 30024

JONES RANDALL BURNER
400 JON SCOTT DR
ALPHARETTA GA 30004-2112

AMALFI CONSTRUCTION GROUP LLC
1740 GRASSLAND PKWY UNIT 401
MILTON GA 30004

WHITE OAK RENOVATIONS LLC
2055 N BROWN RD SUITE 250
LAWRENCEVILLE GA 30043

BB MORRISON PARK LLC
280 INTERSTATE NORTH CIR SE SUITE 400
ATLANTA GA 30339

AES GB TRUST THE
330 LAKE MANOR TRC
ALPHARETTA GA 30022

WRIGHT DAVID & WRIGHT ASHLEY
364 NORCROSS ST
ROSWELL GA 30075-3859

GORDUK IRIS
370 JON SCOTT DR
ALPHARETTA GA 30009

RICHFIELDS INVESTMENTS INC
3771 ARC WAY
LAWRENCEVILLE GA 30044

PENDLEY CHARLES E B
387 JON SCOTT DR
ALPHARETTA GA 30004-2134

GUNTER LARRY R & ERIKA
390 JON SCOTT DR
ALPHARETTA GA 30004-2110

LOMAX JAMES W
404 MICHAEL DR
ALPHARETTA GA 30009

RENFROW DOUGLAS W
4055 COPPER LEAF LN
CUMMING GA 30040

LIDBERG JONAS PETER
406 TOWNLY CT
ALPHARETTA GA 30009

LACHNIT WILLIAM ALBERT III
407 JON SCOTT DR
ALPHARETTA GA 30009

WEBB TODD & YOUNGLOVE WEBB JULIE
408 TOWNLY CT
ALPHARETTA GA 30009

CROSSON SEAN E & HEIDI L
410 JON SCOTT DR
ALPHARETTA GA 30004

HAMILTON MATTHEW & JENNIFER KAHN
412 TOWNLY CT
ALPHARETTA GA 30009

GALINDO APRIL M SPIVEY
414 MICHAEL DR
ALPHARETTA GA 30009

MIZRAHI ALBERTO
414 TOWNLY CT
ALPHARETTA GA 30009

CRESCI JOHN & NATALIE CIANCETTA
416 TOWNLY CT
ALPHARETTA GA 30009

STEINER IMMANUEL
417 JON SCOTT DR
ALPHARETTA GA 30009

RODD JR RICHARD R & ELIZABETH H
418 TOWNLY CT
ALPHARETTA GA 30009

DICKSON DENNIS W & DICKSON AMY
420 TOWNLY CT
ALPHARETTA GA 30009

WELCH JARED & WOOD HEATHER
422 TOWNLY CT
ALPHARETTA GA 30009

MOCK DAVID T & MELINDA S
424 MICHAEL DR
ALPHARETTA GA 30004-2122

MAYA PROPERTIES ALPHARETTA LLC
42912 BLUEHOUSE LN
ALPHARETTA GA 30022

KIBARA HUMPHREY N
430 JON SCOTT DR
ALPHARETTA GA 30009

TRUSTEE IRREVOCABLE SPECIAL NEEDS TRUST
AGREEMENT FOR WILLIAM F MONDI
447 JON SCOTT DR
ALPHARETTA GA 30004

ZUNIGA FELIPE & LEONILA FUENTES
450 JON SCOTT DR
ALPHARETTA GA 30004

LINDA BILDERBACK LIVING TRUST THE
535 COLONIAL PARK DR
ROSWELL GA 30075

MERUGA MOHAN & PERNI BHANU CHANDRA
5865 BRADENTON RD
CUMMING GA 30040

Citizen Participation Form - Part A
Exhibit A Property Owners

ALCOVY TEAM LLC
6220 IMES WAY
DULUTH GA 30097

CREME PROPERTIES L P
6400 S FIDDLER'S GREEN CIR STE 1400
GREENWOOD VILLAGE CO 80111-2925

PEREIRA STACEY
7647 AVALON BLVD
ALPHARETTA GA 30009

B&O (140) LLC
812 HILLARY ST
NEW ORLEANS LA 70118

paradigm
Engineering Services, Inc.

September 3, 2024

Michael Woodman
Planning & Zoning
City of Alpharetta

Re: Rezoning for Alcovy Estates Phase 2
11690 Haynes Bridge Road

Dear Michael.
This zoning application is a request to rezone the 1.53-acre parcel of 11960 Haynes Bridge Road, in Alpharetta, Georgia. The rezoning request is from O-I to DT-R. In addition to the change in zoning district, this request asks for the Future Land Use Map to change from MDR to HDR, and the Downtown Overlay boundary to include the subject property. The purpose of this rezoning application is for the development and construction of 10 single family detached homes that will become a continuation of the Alcovy Estates in the bordering property to the north. The minimum lot size will be 4,500 square feet with a minimum lot width of 25'. There are 17 proposed single family detached homes planned for the initial phase of Alcove Estates. With the addition of Phase 2 there will be a total of 27 single family detached homes on a combined 4.37-acre lot for a density of 6.2 units per acre.

Sincerely,

W. Barry Dunlop, P.E.
Owner/Principal

903 Bombay Lane • Roswell • Georgia 30076
770.605.6030 • bdunlop@paradigmeng.net • www.Paradigmeng.net

PARCEL # 12 270107470191 LEGAL DESCRIPTION

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 0747, of the 1st District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

Beginning at a right-of-way monument at the right-of-way intersection of devore Road (R/W Varies) and Haynes Bridge Road (R/W Varies), that point being the POINT OF BEGINNING (P.O.B.), thence along the western right-of-way line of Haynes Bridge Road (R/W Varies) South 21 degrees 39 minutes 29 seconds East a distance of 449.21' to a 1/2" rebar found on the right-of-way line of Haynes Bridge Road (R/W Varies) that point being the TRUE POINT OF BEGINNING (T.P.O.B.), thence continuing along said right-of-way line South 21 degrees 59 minutes 10 seconds East a distance of 249.66 feet to a 1/2" rebar found on said right-of-way and Land Lot Line dividing Land lots 747 and 746, thence continuing along said Land Lot Line North 88 degrees 32 minutes 33 seconds West a distance of 10.93 feet to an iron pin set, thence leaving said right-of-way North 88 degrees 32 minutes 33 seconds West a distance of 327.81 feet to a 1/2" rebar found at the intersection of Land Lots 696, 697, 746, and 747 of the 1st District, 2nd Section, thence continue along the Land Lot Line dividing Land Lots 696 and 747 North 00 degrees 04 minutes 20 seconds East a distance of 229.08 feet to an iron pin found, thence leaving said Land Lot Line South 88 degrees 33 minutes 08 seconds East a distance of 244.95 feet to a 1/2" rebar found on the right-of-way line of Haynes Bridge Road (R/W Varies)m that point being the TRUE POINT OF BEGINNING (T.P.O.B.).

Said property contains 1.53 acres.

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 OR 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 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.

Jerry D. Wood GA RLS# 2999 Date

Clerk of Superior Court Filing Information

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 0747, of the 1st District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:

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Said property contains 1.53 acres.

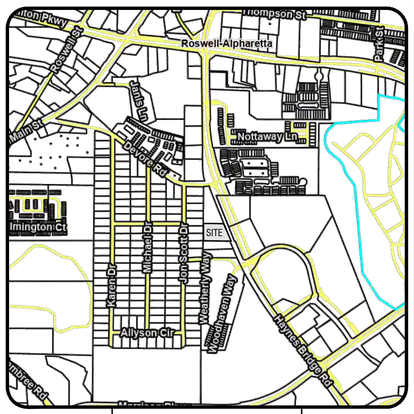
SURVEY CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 105,681 FEET, AND AN ANGULAR ERROR OF 1" PER ANGLE POINT, AND WAS NOT ADJUSTED. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

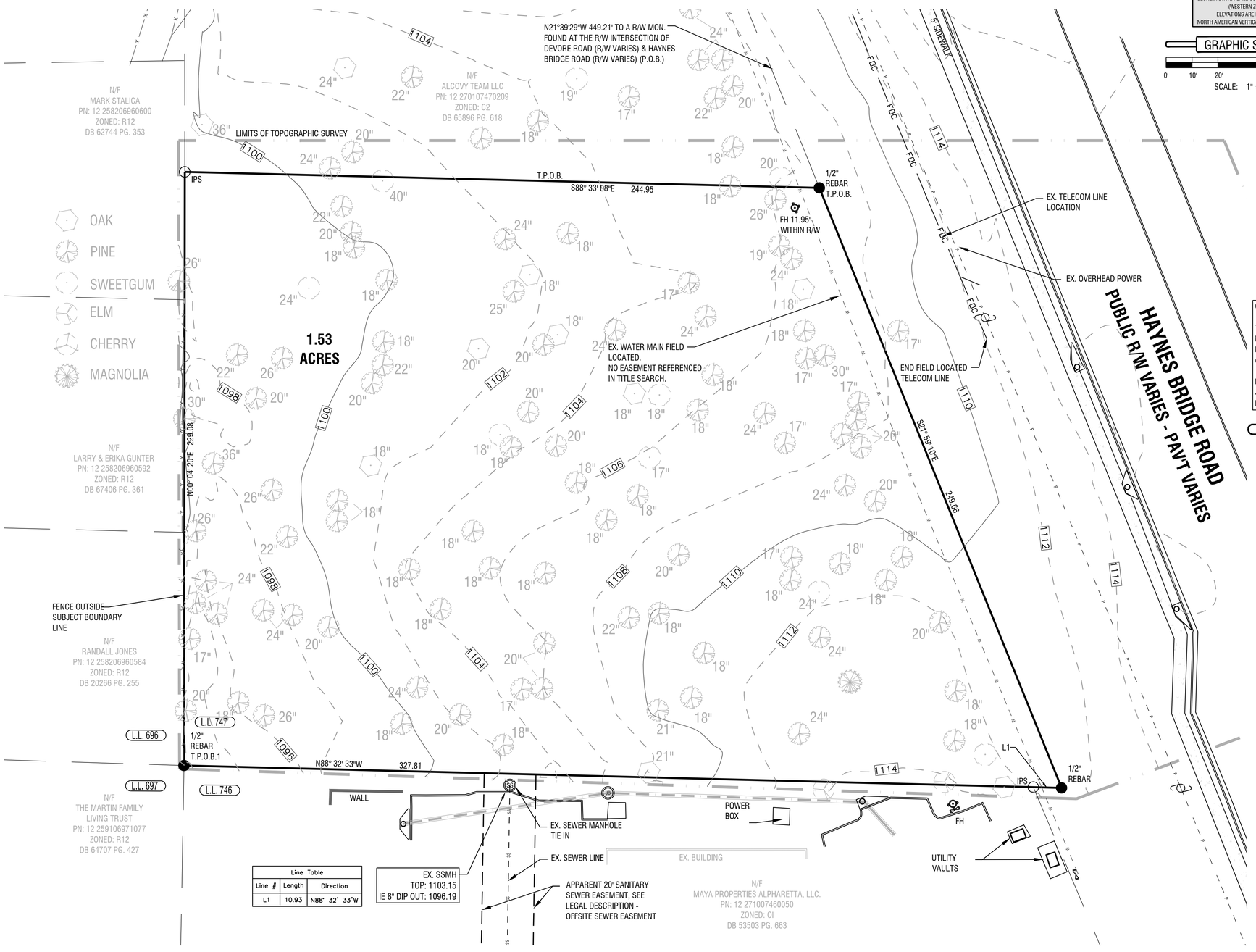
LINEAR MEASUREMENT OBTAINED USING GEOMAX ZOOM 90
ANGULAR MEASUREMENT OBTAINED USING GEOMAX ZOOM 90
FIELD WORK COMPLETED 6-15-2024

BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983 GEORGIA STATE PLANE COORDINATE SYSTEM (WESTERN ZONE)
ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988

GRAPHIC SCALE
0' 10' 20' 40' 60'
SCALE: 1" = 20'



VICINITY MAP
(NOT TO SCALE)



Line Table		
Line #	Length	Direction
L1	10.93	N88° 32' 33"W

Commitment No.
241307GA
Special Exceptions

Schedule B, Part II - Exceptions

11.Sanitary Sewer Easement from Richard Ott to the City of Alpharetta, dated April 17, 1984, filed April 23, 1984, recorded in Deed Book 8941, Page 272, Fulton County, Georgia records.
DOES NOT AFFECT
12. Declaration of Taking styled City of Alpharetta vs E. Floyd Statham, Mrs. John R. Shaw, Jr., Bank South, as successor in interest to Bank of the South, Charles C. Benedicts and Ella B. Methbin a/k/a Bea Methvin, being Civil Action No. E-16443 dated July 15, 1993, filed July 15, 1993, recorded in Deed Book 16847, Page 206, aforesaid records.
AFFECTS - NOT PLOTTABLE
13. Norcross Street - 40' R/W as shown on that plat recorded in Plat Book 136, Page 88, aforesaid records.
DOES NOT AFFECT

Cedar Grove Investments, LLC, a Georgia Limited Liability Company & Fidelity National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "2024 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 6, 6b, 7b, 8, 9, 11a, 12, 14, 16, 17, and 19 Table A thereof. The Field Work was completed on April 22, 2024.

Date:
Jerry D. Wood
Registration No. 2999

PROJECT DATA

1. TOTAL PROJECT ACREAGE: 1.53 ACRES
2. TAX PARCEL #: 12 270107470191
3. FLOOD PLAIN: NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13121C0058F, DATED SEPTEMBER 18, 2013.
4. CURRENT ZONING: O1
5. REQUIRED BUILDING SETBACKS: SETBACKS FROM FULTON COUNTY MUNICODE
FRONT: 40'
SIDE: 40' ADJACENT TO STREET; 25' INTERIOR SIDE LINES
REAR: 25'
7. ALL UNDERGROUND UTILITY SERVICES SHOWN HEREON ARE BASED ON 811 UTILITY LOCATE.
8. THERE IS NO EVIDENCE OF A CEMETERY OR BURIAL SITES DISCOVERED ON THE PROPERTY DURING FIELD INSPECTION.
9. THERE IS NO EVIDENCE OF LANDFILLS DISCOVERED ON THE PROPERTY DURING FIELD OBSERVATIONS AT THE TIME OF THIS SURVEY.
10. THERE IS NO EVIDENCE OF EARTH MOVING WORK BASED ON FIELD OBSERVATIONS AT THE TIME OF THIS SURVEY.
11. THE PROPERTY SHOWN HEREON FORMS A CONTIGUOUS PARCEL WITHOUT ANY GAPS, GORES OR OVERLAPS.
12. THERE ARE NO ENCROACHMENTS BASED ON FIELD OBSERVATIONS AT THE TIME OF THIS SURVEY.
13. THERE ARE NO PROPOSED CHANGES TO THE STREET RIGHT OF WAY LINES BASED ON FIELD OBSERVATIONS AT THE TIME OF THIS SURVEY.
14. THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY REFERENCED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT No. 241307GA.
15. PLAT AND DEED REFERENCES:
D.B. 56460, PG. 189-190
D.B. 8941, PG. 274
D.B. 66575, PG. 336
D.B. 65068, PG. 511
D.B 65896, PG. 614, 618
P.B. 59 PG. 1
P.B. 75 PG. 57
D.B. 56460, PG. 185
D.B. 65896, PG. 621-622
D.B. 136 PG. 88
16. PARCEL # 12 271007460050 WAS NOT A PART OF THIS SURVEY AND WAS SURVEYED BY OTHERS.
17. SUBJECT PROPERTY HAS ACCESS TO PUBLIC RIGHT OF WAY OF HAYNES BRIDGE ROAD.

MONUMENTATION LEGEND
Depicts Computed Point Only
Depicts Iron Pin Set
Depicts Iron Pin Found
Depicts Monument Set
Depicts Monument Found
Fire Hydrant
Sanitary Sewer
Power Pole
Transformer
Drop Inlet
Light Pole

PLAT ABBREVIATIONS	
IPF	IRON PIN FOUND (1/2" REBAR)
IPS	IRON PIN SET (1/2" REBAR)
OTP	OPEN TOP PIPE
CTP	CRIMP TOP PIPE
CMF	CONCRETE MONUMENT FOUND
LLL	LAND LOT LINE
R/W	RIGHT OF WAY
TPOB	TRUE POINT OF BEGINNING
POB	POINT OF BEGINNING
POR	POINT OF REFERENCE
CL	CENTERLINE
PL	PROPERTY LINE
SF	SQUARE FOOT
CONC	CONCRETE
SSMH	SANITARY SEWER MANHOLE
JB	JUNCTION BOX
DI	DROP INLET
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
HW	HEADWALL
PP	POWER POLE
LP	LIGHT POLE
UP	UTILITY POLE
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT

DūSOUTH
Land Surveying
Civil Contracting Civil Engineering
Soil Mapping
22 S. Barnett Shoals Rd. - Watkinsville, Ga 30677
706.310.1961 - Email: info@dusouth.net
Online: www.dusouthsurveying.com

ALTA/NSPS LAND TITLE SURVEY FOR:

Cedar Grove Investments, LLC, a Georgia Limited Liability Company & Fidelity National Title Insurance Company

HAYNES BRIDGE ROAD
LAND LOTS 0747
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

REVISIONS

CHANGES	DATE

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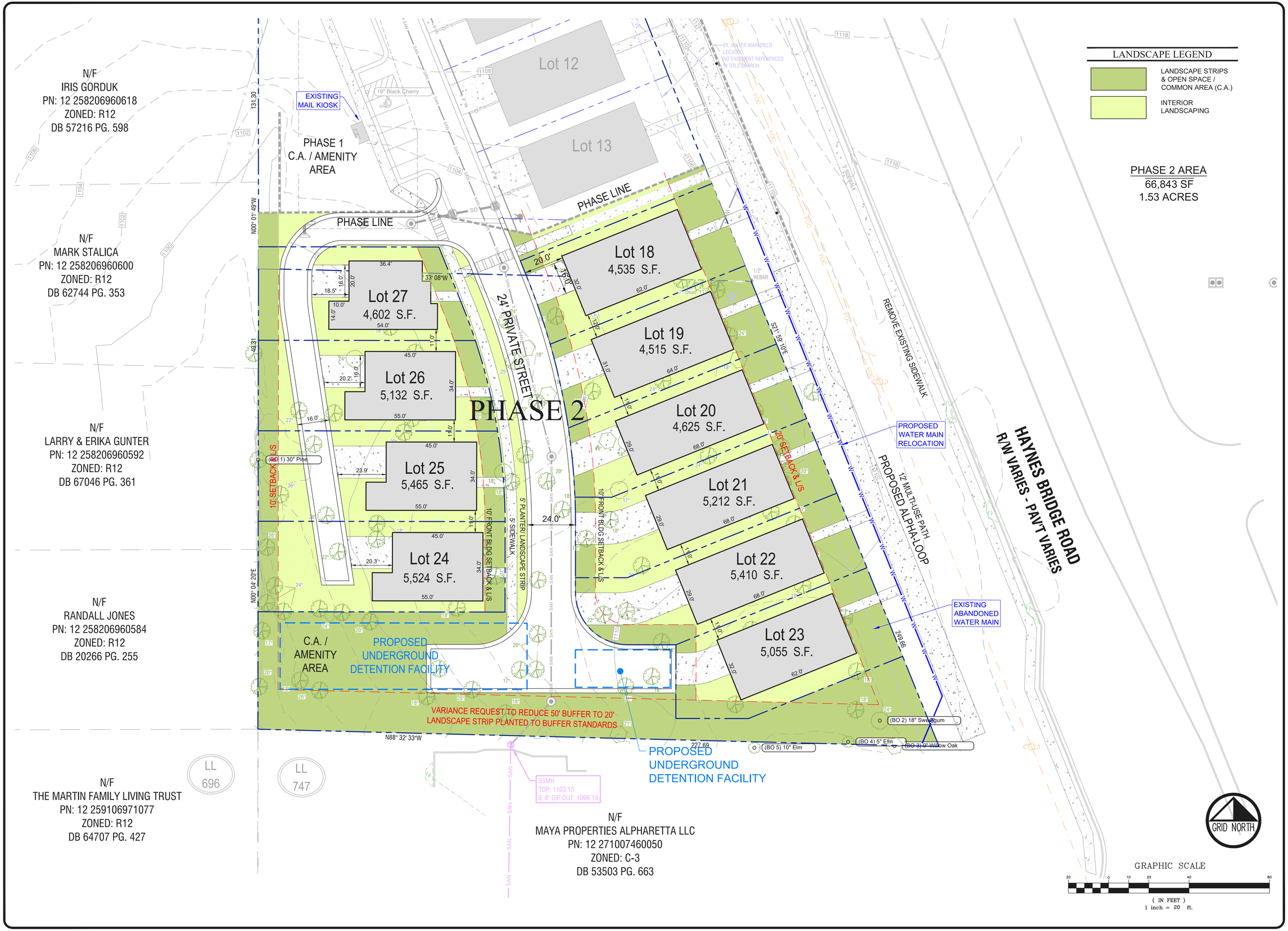
DATE
8-14-24

PROJECT
24-129

GEORGIA REGISTERED No. 2999 PROFESSIONAL LAND SURVEYOR JERRY D. WOOD

ALTA/NSPS LAND TITLE SURVEY



LANDSCAPE LEGEND

- LANDSCAPE STRIPS & OPEN SPACE / COMMON AREA (C.A.)
- INTERIOR LANDSCAPING

PHASE 2 AREA
66,843 SF
1.53 ACRES

GEORGIA REGISTERED No. 24527 PROFESSIONAL ENGINEER William B. Dunlop

paradigm Engineering Services, Inc.
903 Bomboy Lane
Roswell, GA 30076
(770) 605-6030
www.Paradigmeng.net

Project No.	P-2409
Design By:	WBD
Drawn By:	LBF
Checked By:	WBD
Date:	8/1/24
Scale:	1" = 20'

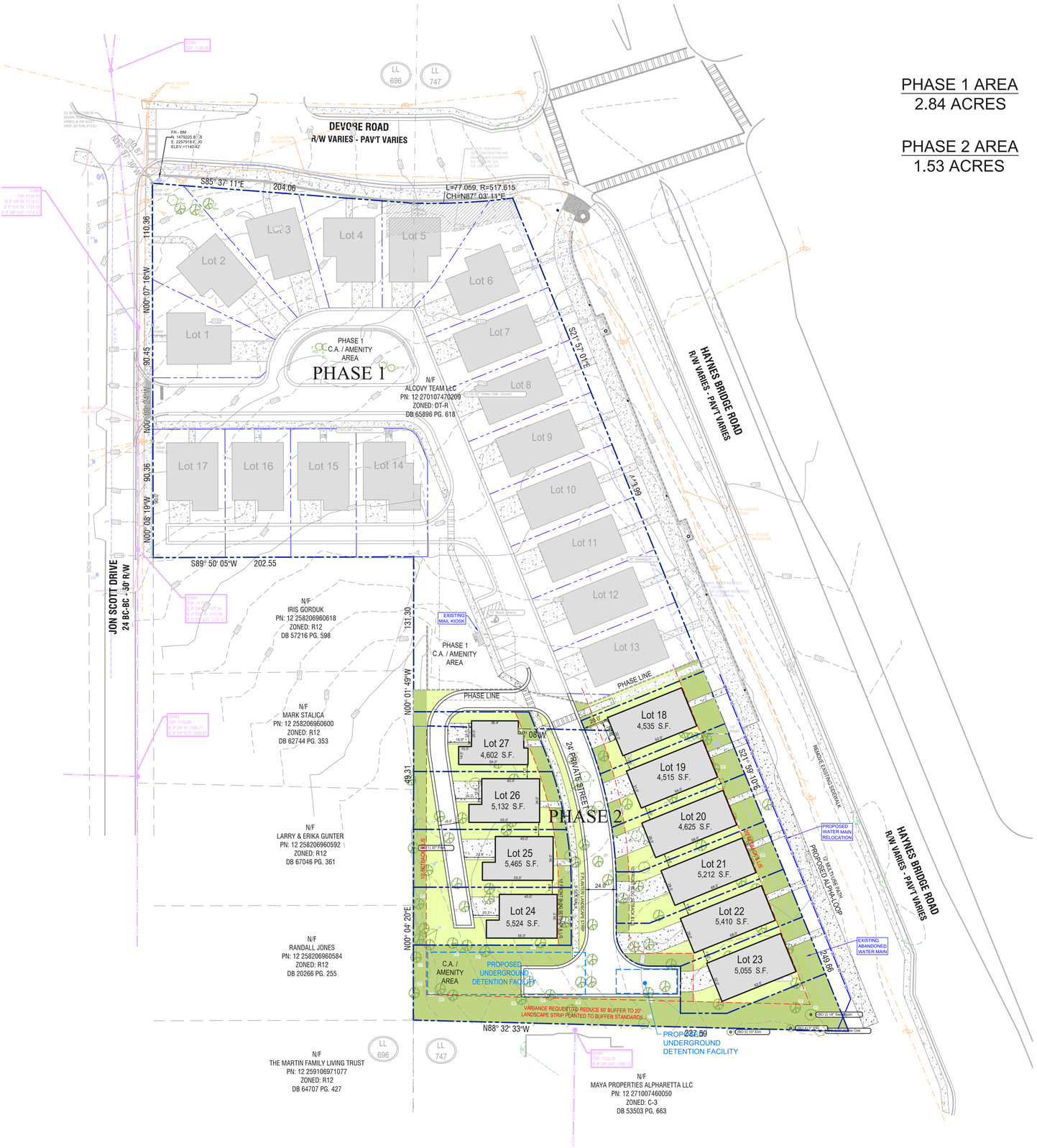
No	Revision	Date

TRILOGY INVESTMENT COMPANY
6260 AVALON BLVD
ALPHARETTA, GEORGIA 30009
OFFICE: (678) 802-4919

FOCUSED ZONING PLAN
ALCOVY ESTATES

SE INTERSECTION OF JON SCOTT DR & DEVORE RD
LAND LOT 696 & 747; DISTRICT 1, SECTION 2
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

Drawing No.
Z1.1



PHASE 1 AREA
2.84 ACRES

PHASE 2 AREA
1.53 ACRES

LEGEND

- PROPOSED MOVEMENT
- PROPERTY LINE
- PROPOSED LOT LINE
- MODULAR BLOCK WALL
- EXISTING CURB & GUTTER
- EXISTING CURB & GUTTER TO BE REMOVED
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- CRZ — CRITICAL ROOT ZONE

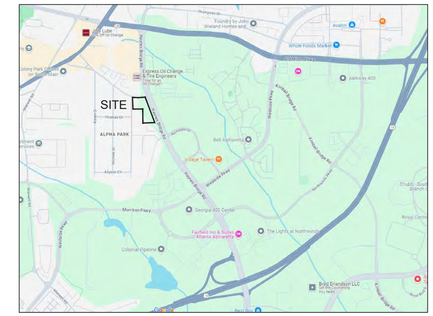
LANDSCAPE LEGEND

- LANDSCAPE STRIPS & OPEN SPACE / COMMON AREA (C.A.)
- INTERIOR LANDSCAPING

FLOOD HAZARD NOTE

No portion of this property is contained within the limits of a Special Flood Hazard Zone as defined by the Federal Emergency Management Agency Flood Insurance Rate Map No. 13121C0058F of Fulton County, GA. (Community Panel No. 1300840058F), most recently revised 09/18/13.

LOCATION MAP



PARCEL DATA

SITE ADDRESS: 11690 HAYNES BRIDGE ROAD
SITE AREA: 1.53 ACRES (66,843 SF)
PARCEL NO.: 12 270107470191

CURRENT ZONING: O-I
PROPOSED ZONING: DT-R (DOWNTOWN RESIDENCE)

PROPOSED OVERLAY DISTRICT: DOWNTOWN

CURRENT FUTURE LAND USE: MDR (MEDIUM DENSITY RES.)
PROPOSED FUTURE LAND USE: HDR (HIGH DENSITY RES.)

CURRENT USE: UNDEVELOPED
PROPOSED USE: 10 SINGLE FAMILY DETACHED HOMES
3-STORY; 3,000 SF MIN.

DISTRICT REGULATIONS:
FRONT YARD: 10'
SIDE YARD: 0' WITH MIN. 10' BETWEEN BUILDINGS
REAR (NO ALLEY): 3'
REAR (ALLEY): 10'

MINIMUM LOT SIZE: 4,500 SF SINGLE FAMILY DETACHED
MINIMUM LOT WIDTH: 25'

IMPERVIOUS LOT COVERAGE: 70% MAX
MAXIMUM BUILDING HEIGHT: 3 STORIES/ 35 FEET

OVERALL COMBINED PROPERTIES

OVERALL AREA: 190,349 SF (4.37 ACRES)

TOTAL PROPOSED USE: 27 SINGLE FAMILY DETACHED

MAXIMUM DENSITY: 6.7 UNITS/ACRE (29 UNITS)
PROPOSED DENSITY: 6.2 UNITS/ACRE

REQUIRED PARKING: 2.5 SPACE PER UNIT = 68 SPACES
PROPOSED PARKING:
2 GARAGE SPACES PER UNIT = 54 SPACES
2 DRIVEWAY SPACES PER UNIT = 54 SPACES
ADDITIONAL GUEST PARKING = 6 SPACES
TOTAL DEVELOPMENT SPACES = 114 SPACES

REQUIRED COMBINED AMENITY SPACE: 19,035 SF (10%)
PROPOSED COMBINED AMENITY SPACE: 19,957 SF (11%)

ZONING NOTES

1. Common use area such as Pocket Park are required to meet 2010 ADA.
2. Developer to provide a signalized pedestrian crossing on DeVore Road from Jon Scott Drive intersection, with pedestrian ramps on both sides of DeVore Road and connect to the Alpha Loop on the north side of DeVore Road. Crossing shall be marked with special paint/decals denoting the Alpha Loop.
3. If Alpha Loop section is not yet constructed or programmed, the developer can build this section for impact fee credits. On Haynes Bridge Road they can continue to Rainwater Drive to connect to the section being constructed by Morrison Park for additional impact fee credits.

GRID NORTH

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

GEORGIA REGISTERED No. 24527 PROFESSIONAL ENGINEER William B. Dunlap

paradigm
Engineering Services, Inc.
903 Bombay Lane
Roswell, GA 30076
(770) 605-6030
www.Paradigmeng.net

Project No.	P-2409
Design By:	WBD
Drawn By:	LBF
Checked By:	WBD
Date:	8/1/24
Scale:	1" = 40'

No	Revision	Date

TRILOGY INVESTMENT COMPANY
6260 AVALON BLVD
ALPHARETTA, GEORGIA 30009
OFFICE: (678) 802-4919

OVERALL ZONING PLAN
ALCOVY ESTATES
SE INTERSECTION OF JON SCOTT DR & DEVORE RD
LAND LOT 696 & 747; DISTRICT 1, SECTION 2
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

Drawing No.
Z1.0

24 HOUR CONTACT:
CASEY HILL @ (404) 274-1123

PHASE II ZONING LANDSCAPE CONCEPT
SCALE: 1" = 20'

0 20 40 60 80 feet
1" = 20'

NORTH

Brunson & Company
LANDSCAPE ARCHITECTS
903 BOMBAY LANE
ROSWELL, GA 30076
770 . 864 . 1987

TRILOGY INVESTMENT CO.
6260 Avalon Boulevard
Alpharetta, GA 30009

OWNER:

A L C O V Y E S T A T E S
T R E E P R O T E C T I O N / L A N D S C A P E P L A N S

Prepared For:
TRILOGY INVESTMENT CO.

SE INTERSECTION OF JON SCOTT DR. & DEVORE RD.
LL 696 - 1st DISTRICT, 2nd SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SEAL:

THIS DRAWING IS AND SHALL REMAIN THE PROPERTY OF BRUNSON & COMPANY, LLC AND SHALL NOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT WRITTEN CONSENT. BRUNSON & COMPANY, LLC ASSUMES NO LIABILITY FOR ANY ELEMENTS CONSTRUCTED FROM THIS PLAN.

REVISIONS:

DRAWING TITLE:

PHASE 2 ZONING LANDSCAPE CONCEPT PLAN

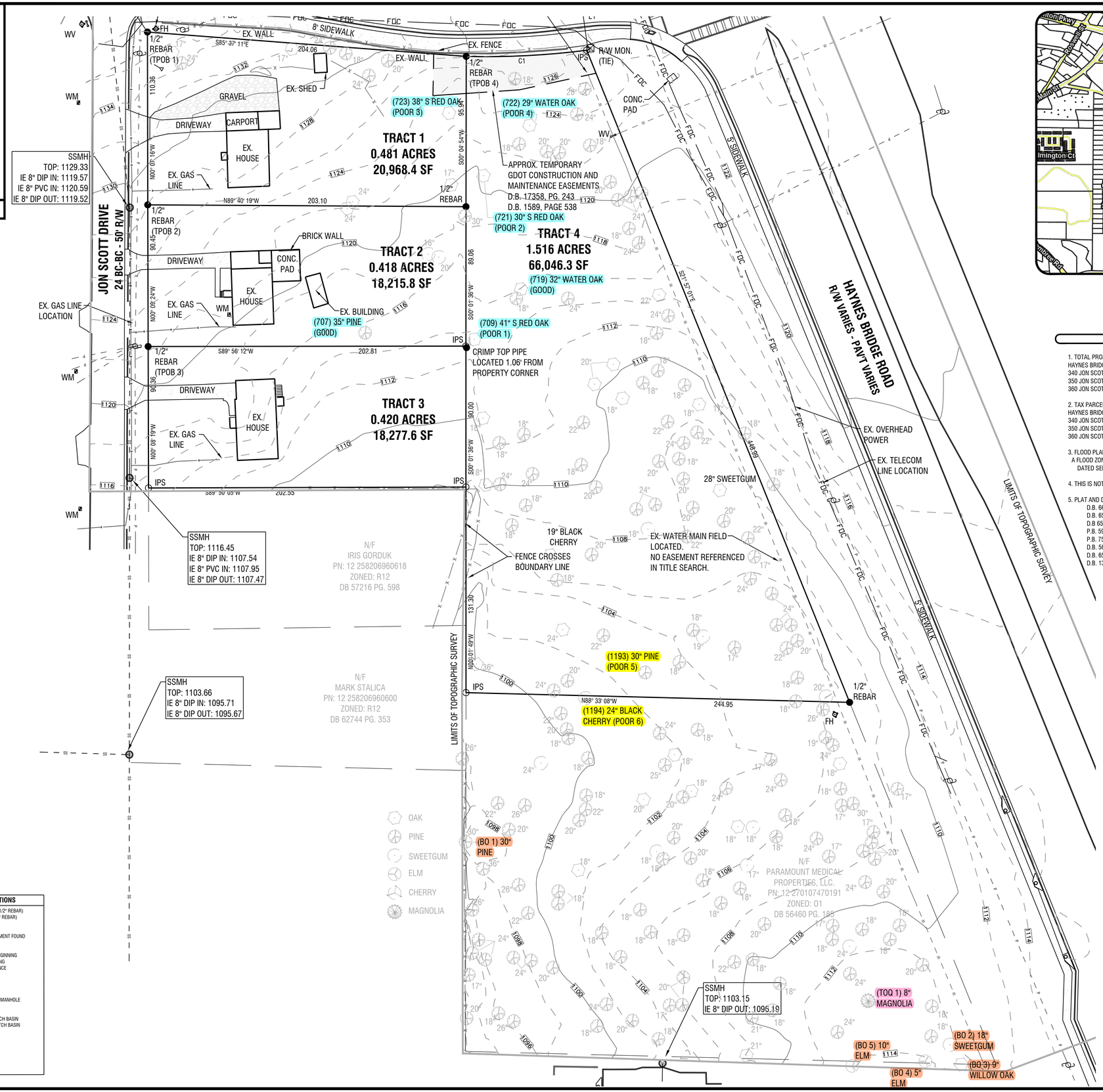
DATE:	PROJECT #
09.03.24	24.035

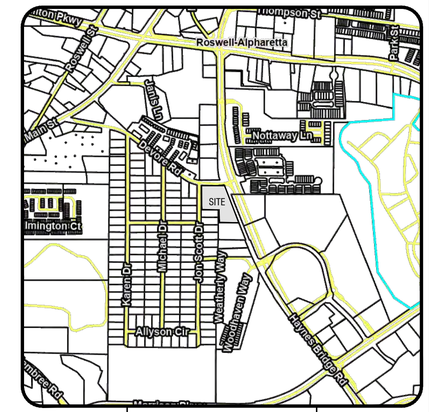
SHEET REF #

EXHIBIT A - Renderings

EXHIBIT A - Renderings

Clerk of Superior Court Filing Information





VICINITY MAP

(NOT TO SCALE)

PROJECT DATA

1. TOTAL PROJECT ACREAGE: 2.835 ACRES
HAYNES BRIDGE ROAD: 1.516 ACRES
340 JON SCOTT DRIVE: 0.481 ACRES
350 JON SCOTT DRIVE: 0.418 ACRES
360 JON SCOTT DRIVE: 0.420 ACRES

2. TAX PARCEL #:
HAYNES BRIDGE ROAD PN # 12 270107470209
340 JON SCOTT DRIVE PN # 12 258206960642
350 JON SCOTT DRIVE PN # 12 258206960634
360 JON SCOTT DRIVE PN # 12 258206960626

3. FLOOD PLAIN: NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13121C0058F, DATED SEPTEMBER 18, 2013.

4. THIS IS NOT A BOUNDARY SURVEY.

5. PLAT AND DEED REFERENCES:
D.B. 66575, PG. 336
D.B. 65068, PG. 511
D.B 65896, PG. 614, 618
P.B. 59 PG. 1
P.B. 75 PG. 57
D.B. 56460, PG. 185
D.B. 65896, PG. 621-622
D.B. 136 PG. 88

MONUMENTATION LEGEND

- Depicts Computed Point Only
- Depicts Iron Pin Set
- Depicts Iron Pin Found
- Depicts Monument Set
- Depicts Monument Found
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- Sanitary Sewer
- Power Pole
- Transformer
- Drop Inlet
- Light Pole

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DI	DROP INLET
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
HW	HEADWALL
PP	POWER POLE
LP	LIGHT POLE
UP	UTILITY POLE
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT

BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983 GEORGIA STATE PLANE COORDINATE SYSTEM (WESTERN ZONE)
ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988

GRAPHIC SCALE

0' 15' 30' 60' 90'

SCALE: 1" = 30'

DūSOUTH

Land Surveying
Civil Contracting Civil Engineering
Soil Mapping

22 S. Barnett Shoals Rd. - Watkinsville, Ga 30677
706.310.1961 - Email: info@dusouth.net
Online: www.dusouthsurveying.com

TREE & TOPOGRAPHIC SURVEY FOR:

Trilogy Acquisitions, LLC, a Georgia Limited Liability Company & Fidelity National Title Insurance Company

340, 350, 360 JON SCOTT DRIVE;
HAYNES BRIDGE ROAD
LAND LOTS 0696 & 0747
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

REVISIONS

CHANGES	DATE
REV. PER COMMENTS	7-3-24

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DATE
6-25-24

PROJECT
24-125

GEORGIA REGISTERED No. 2999 PROFESSIONAL LAND SURVEYOR JERRY D. WOOD

TREE & TOPOGRAPHIC SURVEY

Specimen Tree Report
City of Alpharetta

Client

Paradigm

Address

340, 350, 360 Jon Scott

Project

24057

Survey Date

6/19/2024

Alex Phillips
ISA Certified Arborist MA-4868A
Tree Risk Assessment Qualified
American Society of Landscape Architects

Canopy Consultants
www.canopy-consultants.com
404.858.7471

Specimen Tree Inventory

Some trees on a site warrant special consideration and encouragement for preservation. The intent of these specifications is to provide the necessary information to facilitate project design, plan review and enforcement processes. The City of Alpharetta Specimen tree specifications are organized by size:

Flowering Understory trees over 8" DBH

Sourwood trees over 10" DBH

Beech, Blackgum, Persimmon, Sassafras trees over 20" DBH

Magnolia trees over 20" DBH

Cedrus and Thuja trees over 20" DBH

Overstory Hardwood over 24" DBH

Poplars and Sweetgums trees over 30" DBH

Pine trees over 30" DBH

Any tree that does not meet the following requirements as set forth by the International Society of Arboriculture shall be deemed poor in condition, a danger to human life and property and removed from the site.

Life expectancy less than 15 years

A trunk with visible decay

More than one major and several minor dead limbs (hardwoods)

Major insect or pathological problems

Landscape Tree Inventory

Landscape trees and trees of quality on a site may warrant consideration for preservation. Landscape trees include street trees, parking lot trees and boundary trees. Trees of quality include smaller non specimen trees that are in groupings or groves that have special interest and character.

Site Location

The site is a combination of single family lots and large wooded lots. The single family lots are mostly cleared turf yards with wooded areas to the rear. The large trees are in these areas of the woodland. The woodland is a large narrow piece that is predominately mid-adged Pines. The understory is juvenile pines and water oaks with a thick ground cover of English Ivy.

There is a large amount of trash and debris throughout the wooded areas.

Definitions

Tree Number: Trees are tagged with an aluminum disk that shows a unique number to identify the tree.

Species: Trees are listed by a regional common name and botanical name.

Diameter at Breast Height (DBH): The diameter of a trunk at 4.5' above ground level. Measured in inches.

Condition:

Good: A specimen tree with healthy productive tip growth. A sound trunk with no visible damage or decay. No major limb loss and healthy branch unions. No visible insect or disease infestations. Life expectancy of more than 15 years.

Fair: A specimen tree with healthy but not vigorous tip growth. Less than 30% of crown is dead. No major dead limbs and no major trunk cavities or damage. Branch unions show some signs of stress. Tree is expected to live longer than 10 years.

Poor: More than 30% of the crown is dead or has significant tip die back. More than one major limb is dead and are large trunk cavities with visible decay. Severe insect or disease damage leading to immediate death. Roots are visible and show signs of decay and rot. Life expectancy is less than 5 years.

Dead: Tree has no bud or leaf production. All limbs are barren and rot is visible.
Invasive: Tree species whose native range is not within the Piedmont classification.

Hazardous: Severe or uncorrectable damage that will lead to a loss of property or life if there is tree failure.

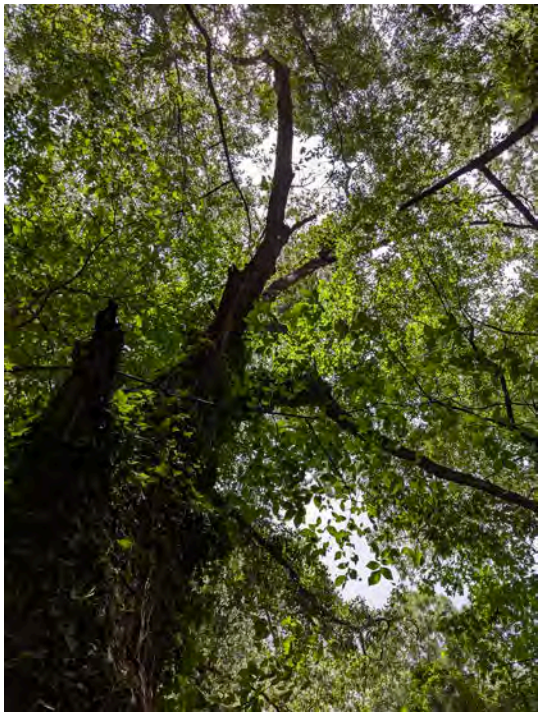
Specimen Tree Report

Tree #	DBH	Species	Condition	Comments
707	35”	*Pinus spp* Pine	Good	Tree is in good health.
709	41”	*Quercus falcata* S Red Oak	Poor 1	Poor 1: Fruiting bodies on trunk, limb dieback. Pic 1
719	32”	*Quercus nigra* Water Oak	Good	Tree is in good health.
721	30”	*Quercus falcata* S Red Oak	Poor 2	Poor 2: Split with included bark. Pic 2
722	29”	*Quercus nigra* Water Oak	Poor 4	Poor 4: Split with included bark. Pic 4
723	38”	*Quercus falcata* S Red Oak	Poor 3	Poor 3: Multiple dead limbs and tip dieback. Pic 3
1193	30”	*Pinus spp* Pine	Poor 5	Poor 5: Split with included bark. Pic 5
1194	24”	*Prunus serrotina* Black Cherry	Poor 6	Poor 6: 30 degree lean Pic 6

Total Specimen Sized Trees: 8
Good Condition: 2
Fair Condition: 0
Poor Condition: 6

Pic 1: Fruiting bodies on trunk, limb dieback. Poor 1

Pic 2: Split with included bark. Poor 2



Pic 3: Multiple dead limbs and tip dieback. Poor 3

Pic 4: Split with included bark. Poor 4

Pic 5: Split with included bark. Poor 5

Pic 6: 30 degree lean Poor 6

Tree of Quality Report

Tree #	Species	DBH	Condition	Comments
1	*Magnolia grandiflora* Magnolia	8”	Good	Tree is in good health.

Tree of Quality Summary: One small tree of quality on site. Most trees are Pines, Water Oaks or Sweetgums.

Landscape Tree Report

Landscape Tree Summary: There are no landscape trees on site.

Boundary Tree Report

Tree #	DBH	Species	Condition	Comments
BO 1	30”	*Pinus spp* Pine	Good	Tree is in good health.
BO 2	18”	*Liquidambar styraciflua* Sweetgum	Good	Tree is in good health.
BO 3	9”	*Quercus paulustris* Willow Oak	Good	Tree is in good health.
BO 4	5”	*Ulmus americana* Elm	Good	Tree is in good health.
BO 5	10”	*Ulmus americana* Elm	Good	Tree is in good health.

Boundary Tree Summary: There are 5 boundary trees, 4 are newly planted along the southern property line.

Undersized Tree Report

Boundary Tree Summary: No undersized trees were observed in poor condition.

PLANNING COMMISSION MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN

I. **AGENDA ITEM TITLE:** MP-25-01/CU-25-05 FULTON SCIENCE ACADEMY/COUSINS WESTSIDE MP POD R

PLANNING COMMISSION: FEBRUARY 6, 2025

CITY COUNCIL: FEBRUARY 24, 2025

II. **RECOMMENDATION:**

Approve MP-25-01/CU-25-05 Fulton Science Academy/Cousins Westside MP Pod R, subject to the following conditions:

1. 'School, Academic' shall be listed as a permitted use in the Cousins Westside Master Plan Pod R.
2. 'School, Academic' shall be added as a permitted use at 8995 Westside Parkway and limited to no more than 53,110 square feet.
3. Conditional use approval shall be limited to Fulton Science Academy; no additional 'School, Academic' uses or subleasing shall be permitted in the approved space.
4. School shall be in session Monday – Friday with drop-off beginning at approximately 7:00 AM and pick-up beginning at approximately 2:35 PM. Staff will arrive before 7:00 AM and leave after 2:35 PM. Aftercare programs, clubs, parent teacher nights, meet and greets, or other normal after school programs will occur when school is not in session.
5. Site shall be developed substantially similar to the site plan labeled Exhibit A – Site Plan. Site shall be limited to 'School, Academic' use for pre-K and elementary school, except that the 2nd floor of the building may be used for a professional office. School enrollment shall not exceed 300 students until such time that the 2nd floor office tenant ceases operation, upon which school enrollment may be increased to no more than 600 students.
6. Exterior modifications to the building or site shall be consistent with the North Point Overlay Unified Development Code regulations and the North Point Design Guidelines, subject to final approval by Staff and DRB. Primary colors shall not be used on the exterior of the building or site, including on awnings, canopies, signage, and playground equipment.
7. To safely accommodate entering vehicular movements at the signalized intersection's left turn lane along Morrison Parkway, the existing left turn lane storage and taper lengths of 110' and 85', respectfully, shall be restriped to 210' storage and 50' taper lengths, as approved by Staff.
8. A pick-up and drop-off circulation plan and traffic management plan shall be approved by the City at LDP, or prior to a Certificate of Occupancy if no LDP, and may deviate from the circulation pattern currently proposed on the site plan, labeled Exhibit A. Fulton Science Academy shall provide personnel at the intersection(s) of the easement access road and the pick-up/drop off lane to direct traffic. Fulton Science Academy shall install a stop sign at both the eastbound and westbound approaches to the intersection of the easement access road and the pick-up/drop off lane, where the "FSA STAFF POSITION TO MAINTAIN EASEMENT ACCESS" call-out is depicted on the site plan, labeled Exhibit A. If traffic problems from the school are observed, the school shall implement corrective measures which may include limiting school enrollment, stationing a police officer in the vicinity and/or improving signalized intersection timing plans, as approved by Staff.

9. Temporary traffic control devices, such as safety cones or other like devices, shall be placed and removed at the beginning and end of each pick-up and drop-off timeframe. Permanent traffic control devices shall be inconspicuous as viewed from the public right-of-way, as approved by DRB.
10. Wayfinding signage shall be provided throughout the site to direct entering/exiting vehicles through the proposed pick-up/drop-off circulation lane, as approved by Staff.
11. To properly accommodate exiting vehicular movements at the signalized intersection, pick-up and drop-off location shall be adjusted to provide a minimum 200' of exiting stacking distance, as approved by Staff.
12. EcoDistrict measures shall be similar to the description and exhibit provided in the applicant, as approved by Staff. Developer shall provide detailed information at LDP and building permit regarding compliance with the proposed EcoDistrict measures. Conditional EcoDistrict measures based on needed improvements and upgrades may not be implemented until such time that a need or upgrade is identified by the property owner.
13. Property owner shall assess site landscaping and replace missing, dead or dying landscape material, with final approval by DRB.
14. Property owner shall make reasonable efforts to save trees in the areas labeled 'Play Area' on the site plan, including altering the play area layout to work around and save trees, as approved by Staff.
15. Playground area(s) shall be heavily screened from the public right-of-way, with final approval by DRB.
16. All previous master plan regulations and conditions of zoning shall remain in effect.

III. REPORT IN BRIEF:

The applicant, Fulton Science Academy, is requesting a master plan amendment and conditional use to allow an existing two (2) story office building to be re-used for pre-K and elementary school with an overall enrollment of 600 students on 4.48-acres in the North Point Overlay. The Fulton Science Academy main campus operates a pre-K through 12th grade private school at 3035 Fanfare Way. A master plan amendment is requested to add 'School, Academic' as a permitted use to the Cousins Westside Master Plan Pod R and a conditional use is requested to allow 'School, Academic' for Fulton Science Academy. The subject property is located at 8995 Westside Parkway, at the signalized intersection of Westside Parkway and Hembree Road.

DISCUSSION

The submitted request, if approved, will allow Fulton Science Academy to re-use an existing two (2) story office building for pre-K and elementary school with an overall enrollment of 600 students. The Fulton Science Academy main campus operates a pre-K through 12th grade private school at 3035 Fanfare Way. A master plan amendment is requested to add 'School, Academic' as a permitted use to the Cousins Westside Master Plan Pod R and a conditional use is requested to allow 'School, Academic' for Fulton Science Academy. The subject property is located at 8995 Westside Parkway, at the signalized intersection of Westside Parkway and Hembree Road.

The 4.48-acre property is zoned CUP (Community Unit Plan) and is subject to the Cousins Westside Master Plan Pod R. Surrounding properties are zoned CUP to the north, west and south, and LI (Light Industrial) to the east. Firefly subdivision is located to the north, an undeveloped commercial property is located to the west, 9005 Westside Parkway office building is located to the south, and Honda is located to the east.

The 220-acre Cousins Westside Master Plan was approved in 2003 and includes a horizontal mix of uses, including residential, office, retail/restaurant, senior living, education, community center, and performing arts. Permitted uses and development regulations are established for each pod within the master plan. The Fulton Science Academy main campus is located in Pod O within the same master plan. Pod R allows Office as the primary use and Community Center as the secondary use.

Fulton Science Academy has their main campus on a nearby property located at 3035 Fanfare Way, which is approximately 1,800' south of the subject property. The private school current offers pre-K through 12th grade classes at the main campus with an overall enrollment of 935 students. The main campus is current under construction related to an expansion of the school's athletic program which will include four (4) tennis courts, a soccer field, field house and concessions and parking. The applicant proposes a phased approach to converting the office building to a school, with the school sharing the building with an existing office tenant, MiLend, to remain on the 2nd floor of the building until 2028.

SITE PLAN

The submitted site plan depicts re-use of the existing two (2) story, 53,110 square foot office building for a school. Access to the site will continue from two (2) existing curb cuts on Westside Parkway, including the main entrance at the signalized intersection of Westside Parkway and Hembree Road. A pick-up/drop-off canopy is depicted along the frontage of the existing office building. The site plan depicts entry stacking for approximately 59 cars, as well as exit stacking of four (4) cars at the signalized intersection and thirteen (13) cars at the right-in/right-out driveway. The stacking queue winds through the existing parking lot, except for the center north-south drive aisle which has a shared access easement for the two (2) office buildings to the south.

The site plan depicts removal of thirteen (13) parking spaces on the north side of the building, leaving approximately 197 parking spaces to serve the school and 2nd floor office tenant. As shown in the parking requirement table below, the City's Unified Development Code (UDC) requires 131 parking spaces in Phase 1 where the existing office user remains on the 2nd floor and the school uses the 1st floor. Once the school expands to the entire building, 48 parking spaces will be required.

Parking Requirements

	Unit	Parking Rate	Required Parking
Elementary School – 300 students	26,555 SF (20 classrooms & offices)	1/classroom and office + 5 visitor spaces	25
Office	26,555 SF	1/250 SF	106
Total			131
Elementary School – 600 students	53,110 SF (43 classrooms/offices)	1/classroom and office + 5 visitor spaces	48
Total			48

It appears that the only trees that could be impacted by the applicant's proposal are the trees in and around the proposed play areas, which are located on the north and east sides of the building. The existing stormwater pond at the rear of the building will remain in its current configuration. A play area consisting of a deck overhanging the stormwater pond is proposed at the rear of the building. However, the City's stormwater regulations would not permit the play deck to overhang the stormwater pond.

The applicant's proposal does not trigger compliance with North Point open space or EcoDistrict measures. However, the applicant proposes to convert existing parking on the north side of the building to open space for a play area, as well as commitments to several EcoDistrict measures, including Building Energy

Efficiency, Bio-retention, Building Water Efficiency, Heat Island Reduction, Transportation Demand Management, Pervious Pavement, Sustainable Landscaping, and Alternative Transportation. Some of the EcoDistrict measure commitments made by the applicant are conditional based on whether certain upgrades are needed.

TRAFFIC

The applicant submitted a traffic study and trip generation report. The trip generation table below estimate that an elementary school with an initial enrollment of 300 students (Phase 1) would generate 292 AM Peak Hour trips, 183 School Dismissal Peak Hour trips, and 78 PM Peak Hour trips. In Phase 2, it is estimated that 625 AM Peak Hour trips, 361 School Dismissal Peak Hour trips, and 156 PM Peak Hour trips would be generated by an elementary school with an enrollment of 600 students.

TABLE 1 – TRIP GENERATION FOR PROPOSED DEVELOPMENT

Land Use	Code	Density (SF/DU)	Period	Total	In	Out
Private School (K-8) (Phase – 1)	530	300 Students	Daily	1233	617	616
			AM Peak Hour	292	164	128
			Dismissal Peak Hour	183	86	97
			PM Peak Hour	78	36	42
Private School (K-8) (Phase – 2)	530	600 students	Daily	2466	1233	1233
			AM Peak Hour	625	350	275
			Dismissal Peak Hour	361	170	191
			PM Peak Hour	156	72	84

The applicant provided a pick-up and drop-off circulation plan, as well as commitments to provide traffic control devices and station school personnel in the parking lot to assist with traffic management. Staff believes that the circulation plan provides more than sufficient entering stacking length. However, it is recommended that the plan be adjusted to provide a minimum 200' of exiting stacking length at the signalized intersection.

The traffic study concludes that all study intersections will continue to operate at an acceptable level of service in the AM, School Dismissal and PM peak hours. The study recommends that the existing access configuration of the two (2) site driveways remains the same.

STANDARDS FOR MASTER PLAN AMENDMENTS

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 proposal would be suitable as it relates to the use and development of adjacent or nearby properties, which are developed or approved for a mix of office, commercial and residential uses. The request to allow a 'School, Academic' use represents a neighborhood-level use that would complement surrounding uses. The proposed school use is permitted in other pods in the Cousins Westside 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 or usability of adjacent or nearby properties, which are developed or approved for a mix of office, commercial and residential uses. The property has two (2) site driveways on Westside Parkway, including at the signalized intersection at Westside Parkway and Hembree Road, as well as interparcel access with the properties to the south. If approved, it is recommended that a circulation plan be reviewed and approved by City Staff.

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

Response: The proposal would not have significant impacts on the natural environment. The applicant proposes re-use of an existing office building.

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

Response: The Cousins Westside Master Plan Pod R limits the primary use on the subject property to office. However, Fulton Science Academy's main campus is approved on a nearby property in Pod O of the Cousins Westside 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 cause an excessive use of public facilities and services. Sufficient capacity exists on the area road network to support the proposed expansion of the Fulton Science Academy. If approved, it is recommended that a circulation plan be reviewed and approved by City Staff.

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. The proposal represents re-use of a distressed office building and would complement surrounding uses, which are developed or approved for a mix of office, commercial and residential uses.

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

Response: The Cousins Westside Master Plan Pod R limits the primary use on the subject property to office. However, Fulton Science Academy's main campus is approved on a nearby property in Pod O of the Cousins Westside Master Plan.

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

Response: The zoning proposal is consistent with the comprehensive land use plan designation of the subject property, which is 'Business, Manufacturing, Warehouse, Light Industrial'.

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: The property has adequate site access with multiple points of access from Westside Parkway, as well as interparcel connectivity with adjacent properties to the south. The use would not have significant impacts on vehicular and pedestrian access. If approved, it is recommended that a circulation plan be reviewed and approved by City Staff.

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 subject property is in compliance with regard to refuse areas, loading and service areas, off-street parking, and buffers and screening. Conditions of zoning are recommended requiring screening of the play areas from the public right-of-way.

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 proposed use would complement surrounding uses and other locations for this use, which are typically situated in close proximity to residential uses. If approved, it is recommended that a circulation plan be reviewed and approved by City Staff.

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; and

Response: The proposed use would complement surrounding uses and other locations for this use, which are typically situated in close proximity to residential uses.

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

Response: The proposed use would complement surrounding uses and other locations for this use, which are typically situated in close proximity to residential uses.

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 'School, Academic' is located approximately 1,800' to the south at 3035 Fanfare Way, which is the applicant's main campus. There does not appear to be any conflicting uses in the immediate vicinity.

CONCURRENCES

Staff has reviewed the applicant's proposal against the review criteria for a master plan amendment and conditional use. The proposal represents re-use of a distressed office building and would complement surrounding uses, which are developed or approved for a mix of office, commercial and residential uses. In addition, the proposal is consistent with the future land use designation of the property and represents an expansion of a use that is already permitted within the Cousins Westside Master Plan. If approved, it is recommended that a circulation plan be reviewed and approved by City Staff.

CITIZEN PARTICIPATION PLAN

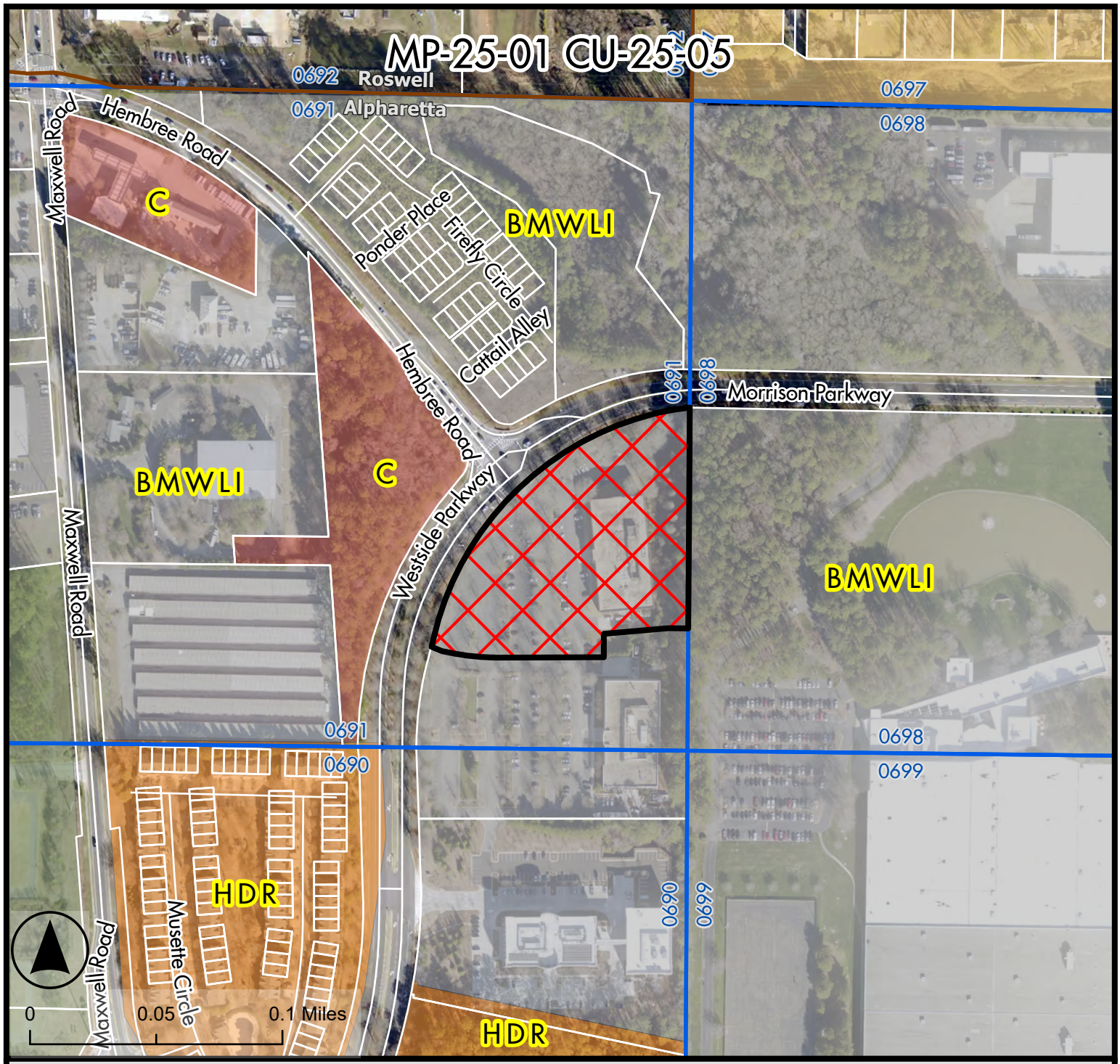
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on January 8, 2025. There were no public comments.

IV. ATTACHMENTS:

- Map Series
- Exhibit A – Site Plan
- EcoDistrict Proposal
- CZIM
- Citizen Part B
- Application



Future Land Use Map

Fulton Science Academy / Cousins Westside MP Pod R

8995 Westside Parkway

MP-25-01 CU-25-05
D/LL: 1/2/0691

PC: 2/6/2025
CC: 2/24/2025

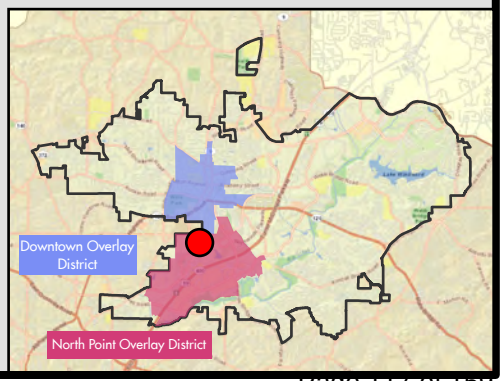
Legend

- MP-25-01 CU-25-05
- Land Lots
- Tax Parcels
- Alpharetta City Limits

Future Land Use 2040

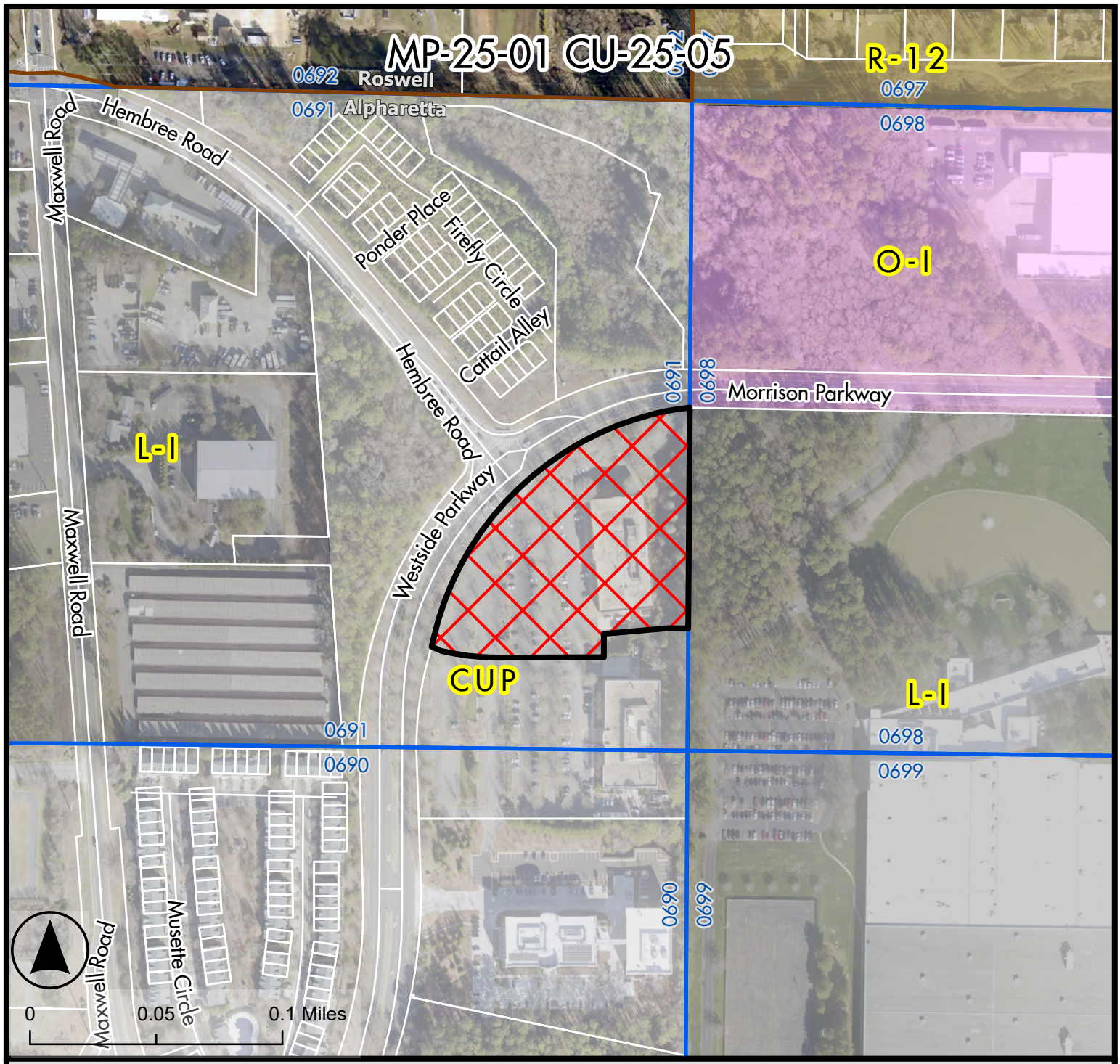
- Business, Manufacturing, Warehousing, Light Industrial
- Commercial
- High Density Residential
- Low Density Residential
- Parks, Recreation, Open Space

THE CITY OF ALPHARETTA GEORGIA



Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS



Zoning Map

MP-25-01 CU-25-05
D/LL: 1/2/0691

Fulton Science Academy / Cousins Westside MP Pod R

8995 Westside Parkway

PC: 2/6/2025
CC: 2/24/2025

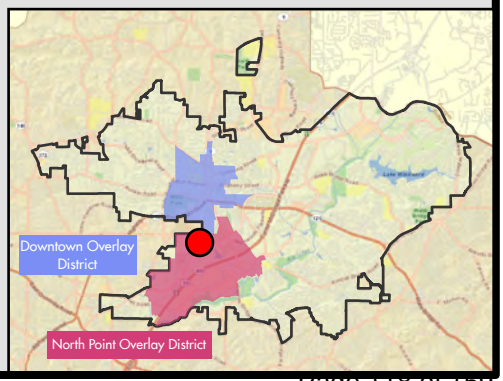
Legend

- MP-25-01 CU-25-05
- Land Lots
- Tax Parcels
- Alpharetta City Limits

Zoning District

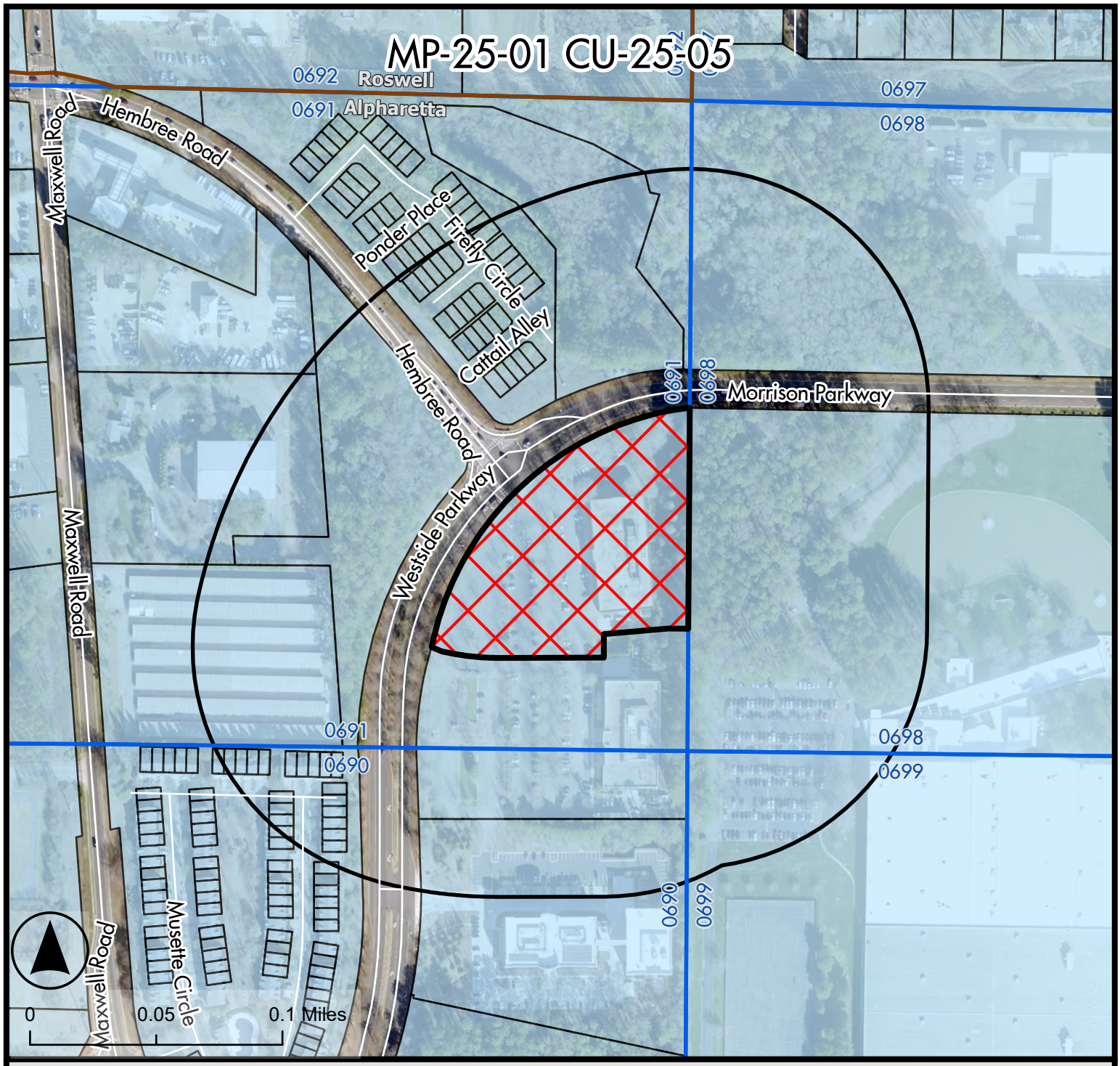
- CUP Community Unit Plan
- L-I Light Industrial
- O-I Office Institutional
- R-12 Single Family Detached Residential

THE CITY OF ALPHARETTA GEORGIA



Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS



Legend

- MP-25-01 CU-25-05
- Land Lots
- 500 ft Buffer
- Tax Parcels
- Alpharetta City Limits

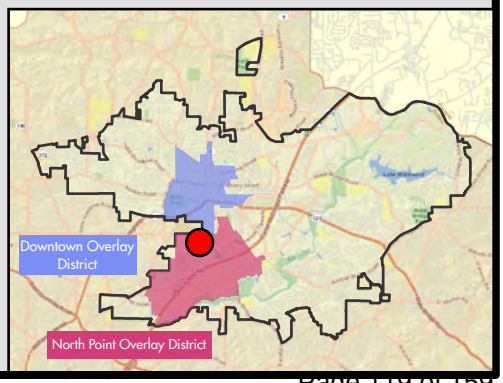
Location and Buffer Map

Fulton Science Academy / Cousins Westside MP Pod R

8995 Westside Parkway

MP-25-01 CU-25-05
D/LL: 1/2/0691

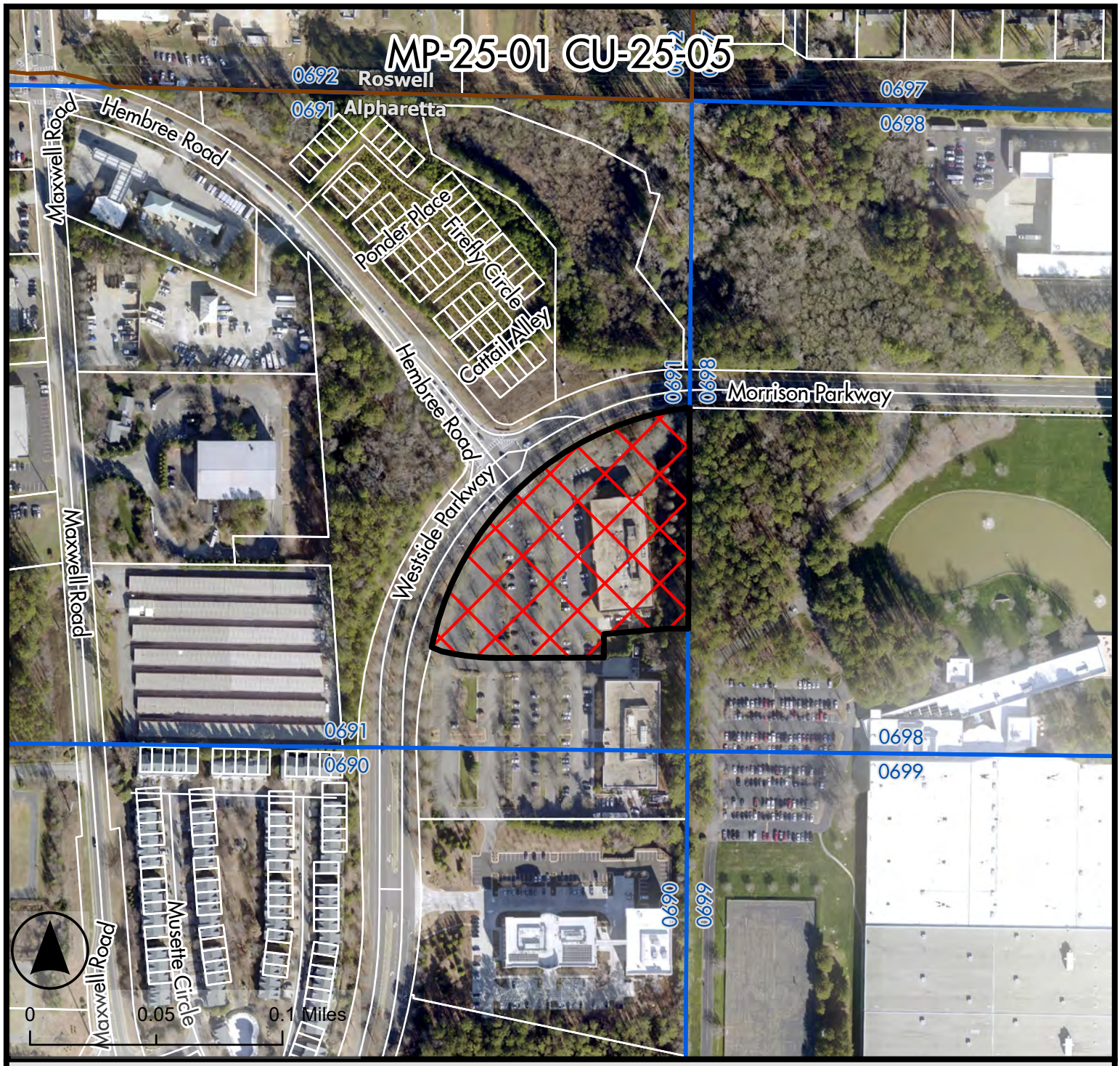
PC: 2/6/2025
CC: 2/24/2025



THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS



Aerial Map

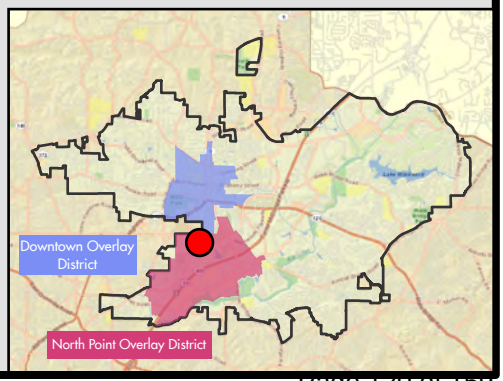
MP-25-01 CU-25-05
D/LL: 1/2/0691

Fulton Science Academy / Cousins Westside MP Pod R
8995 Westside Parkway

PC: 2/6/2025
CC: 2/24/2025

Legend

- MP-25-01 CU-25-05
- Land Lots
- Alpharetta City Limits
- Tax Parcels

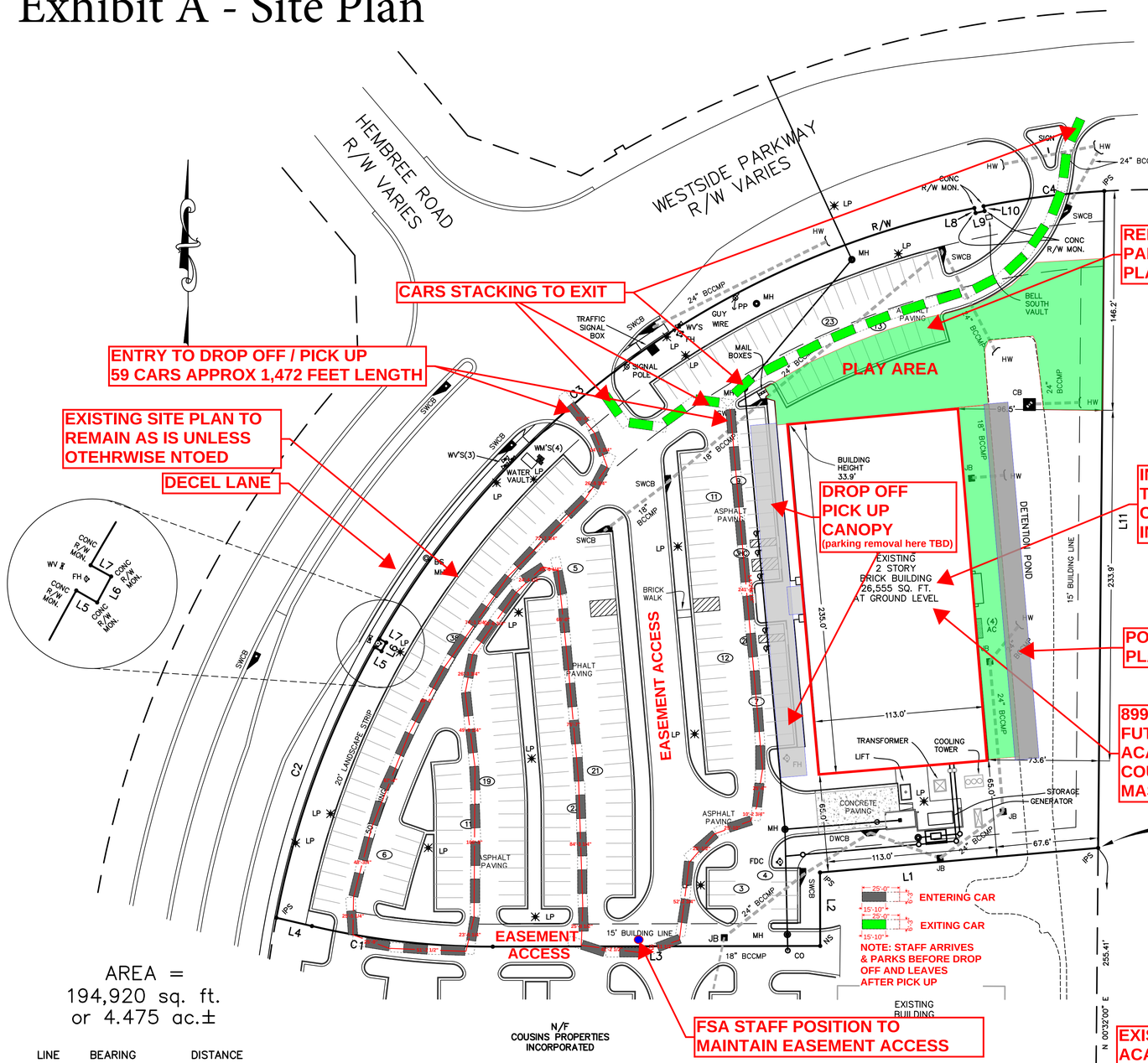


THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta, Fulton County, GA; Pictometry International.

Location Map Provided by: Community Development - GIS

Exhibit A - Site Plan



AREA =
194,920 sq. ft.
or 4.475 ac.±

LINE	BEARING	DISTANCE
L1	S 84°56'44" W	186.12'
L2	S 00°07'39" E	48.98'
L3	S 89°52'21" W	218.28'
L4	N 76°52'15" W	24.35'
L5	S 60°09'54" E	5.35'
L6	N 28°17'32" E	6.56'
L7	N 61°14'04" W	5.21'
L8	S 13°51'50" E	3.44'
L9	N 77°37'24" E	6.16'
L10	N 12°19'19" W	3.33'
L11	S 00°32'00" W	438.13'

CURVE	BEARING	CHORD	ARC	DELTA	RADIUS
C1	N 83°29'57" W	121.32	121.59	13°15'25"	525.50
C2	N 19°56'32" E	191.94	192.78	18°31'45"	596.12
C3	N 54°04'57" E	489.76	504.70	48°30'32"	596.12
C4	N 82°50'18" E	81.11	81.17	07°48'06"	596.12

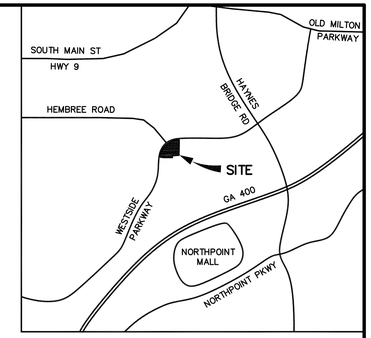
PROPERTY IS ZONED – CUP – COMMUNITY UNIT PLAN

HEIGHT RESTRICTION – 40 FEET
BUILDING SETBACKS – FRONT – 50 FEET
SIDE – 15 FEET
REAR – 15 FEET
MAXIMUM COVERAGE BY PRINCIPAL BUILDING – 40%
ACTUAL COVERAGE BY PRINCIPAL BUILDING – 14%

205 REGULAR PARKING SPACES
5 HANDICAP SPACES
210 TOTAL PARKING SPACES

Commitment Number: NCS–451078–CHI2

BLANKET	12. Declaration of Covenants, Conditions, Restrictions and Easements, by Cousins Properties Incorporation recorded in Deed Book 36717, Page 273; as affected by First Amendment in Deed Book 38521, Page 525; Second Amendment in Deed Nook 44338, Page 359; Third Amendment in Deed Book 45692, Page 372 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
UNABLE TO LOCATE	13. Access easement granted to Georgia Power Company by Guy Turner, dated November 1, 1945 and recorded in Deed Book 1989, Page 569.
UNABLE TO LOCATE	14. Right of Way easement granted to Georgia Power Company by Guy Turner, dated August 5, 1955 and recorded August 29, 1955 in Deed Book 3034, Page 169.
UNABLE TO LOCATE	15. Permit to Cut or Trim Trees between Gary L. Turner and Georgia Power Company recorded in Deed Book 3229, Page 449.
	16. INTENTIONALLY DELETED
AS SHOWN	17. Terms and provisions of the Quit Claim Deed between Cousins Properties Incorporated and City of Alpharetta, Georgia recorded in Deed Book 23433, Page 145.
AS SHOWN	18. Sewer easement granted to Fulton County, Georgia by Cousins Properties Incorporated, dated June 2, 1998 and recorded July 9, 1998 in Deed Book 24532, Page 201.
AS SHOWN	19. Power easement granted to Georgia Power Company by Cousins Properties Incorporated, dated June 17, 1998 and recorded August 3, 1998 in Deed Book 25056, Page 291.
SERVICE TO BUILDING	20. Power easement granted to Georgia Power Company by Cousins Properties Incorporated, dated November 18, 1998 and recorded July 13, 1999 in Deed Book 27281, Page 236.
AS SHOWN	21. Terms and provisions of the Quit Claim Deed between Cousins Properties Incorporated and City of Alpharetta, Georgia recorded in Deed Book 29192, Page 587.
AS SHOWN	22. Power easement granted to Georgia Power Company by Cousins Properties Incorporated, dated June 16, 2004 and recorded August 19, 2004 in Deed Book 38248, Page 648.



VICINITY MAP

To: Cousins Properties Incorporated, Westside Parkway GA, LLC and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2005, and includes items 1 – 4, 6, 7(b)(1), and 8 – 11(a) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor in the State of Georgia, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

John E. Norton
Georgia Registered Land Surveyor No. 1848

The field data upon which this plat is based has a closure precision of one foot in 37,250 feet and an angular error of 00°01" per angle point and was adjusted using the Crandall Rule; and

This plat has been calculated for closure by the coordinate method and is found to be accurate within one foot in +500,000 feet; and

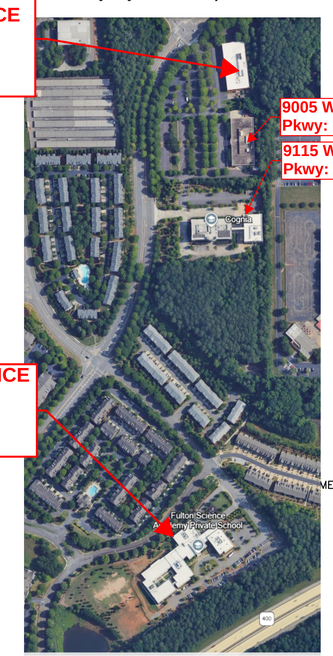
The linear and angular measurements shown on this plat were obtained by using in the field survey a Wild T–1000/D–1000 Total Station.

I CERTIFY THAT IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE REAL PROPERTY SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

JOHN E. NORTON
GEORGIA REGISTERED LAND SURVEYOR
NO. 1848

GEORGIA REGISTERED No. 1848 PROFESSIONAL LAND SURVEYOR JOHN EVAN NORTON

TO WHOM IT MAY CONCERN
I have this date examined the FIRM Flood Insurance Rate Map # 13121C0066 E, Community Panel No. 130084–0066 E, dated June 22, 1998, covering Fulton County, Georgia and Incorporated areas. No portion of the property lies within an area having special flood hazards. Property lies within Zone "X" – areas determined to be outside 500 year floodplain.



40 20 0 40 80 120
SCALE IN FEET

11/22/2024
PUBLIC HEARING APPLICATION
MASTER PLAN AND CONDITIONAL USE AMENDMENT
USE: ELEMENTARY SCHOOL
8995 Westside Pkwy, Alpharetta, GA 30009

PROPOSED SITE PLAN

FULTON SCIENCE ACADEMY

ALTA/ACSM LAND TITLE SURVEY
for

Cousins Properties Incorporated,
Westside Parkway GA, LLC
and
First American Title Insurance Company

Located In
Land Lot 691 – 1st District – 2nd Section
City of Alpharetta – Fulton County, Georgia

Engineering & Inspection Systems, Inc.
8960 Martin Road
Roswell, Georgia 30076
(770) 343–8800

Scale: 1" = 40'
Date: 10–11–10
Sh. 1 of 3

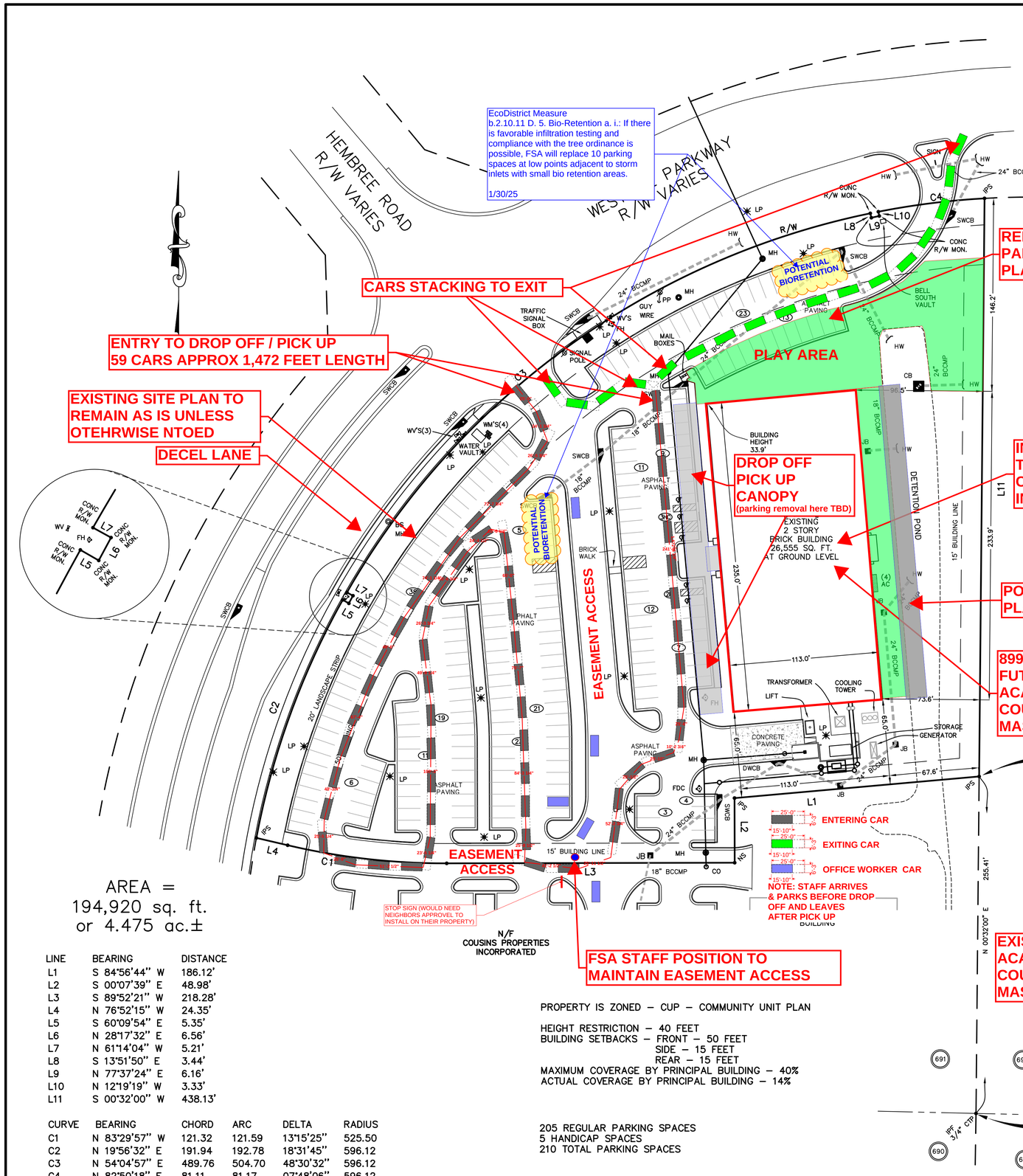
DRAWN:	DESIGN:	CHECKED:	DRAWING FILE:	JOB No.:
EBT		JEN	ALTA 10018	10–1–018

a 1075 Brady Avenue NW Atlanta, GA 30318 t 404.876.5510 w make3arch.com

Make3
architecture / planning / design

1/29/25
Zoning Master Plan Amendment Request to Allow 'Academic School' Use
8995 Westside Pkwy
Alpharetta, GA 30009
EcoDistrict DRAFT Conditions

1. FSA understands that the scope of work contemplated for 8995 Westside Parkway does not trigger the requirements of Section 2.10 North Point Overlay; however, FSA agrees to implement the following found in 2.10.11 EcoDistrict Measures:
    a. 2.10.11 D. 4. Building Energy Efficiency Measure a. ii.: FSA intends to reuse MEP equipment and fixtures wherever feasible and is not planning a scope of work that would allow achieving this measure; however, any new equipment and fixtures will be specified for an average 5% improvement over the energy code currently in effect. FSA will provide documentation in the form of equipment and fixture specifications.
    b. 2.10.11 D. 5. Bio-Retention a. i.: If there is favorable infiltration testing and compliance with the tree ordinance is possible, FSA will replace 10 parking spaces at low points adjacent to storm inlets with small bio retention areas.
    c. 2.10.11 D. 6. Building Water Efficiency a.: FSA intends to reuse existing plumbing fixtures wherever feasible; however, any new fixtures will be specified for an average 20% less than baseline water usage as determined by the Energy Policy Act of 1992 and subsequent ruling by the USDOE. FSA will provide documentation in the form of equipment and fixture specifications.
    d. 2.10.11 D. 7 Heat Island Reduction .a.i.: FSA plans to do limited sitework; however, FSA will be removing some parking spaces to create an additional playground space. Doing this will reduce the heat island. The site may already meet the tree canopy measure as there are many mature trees on site. For documentation purposes only, FSA will have the existing tree canopy cover calculated to determine whether the cover meets of exceeds 35%.
    e. 2.10.11 D. 8. Transportation Demand Management a.iii: FSA will provide a free ride home in case of emergency or sickness for employees using transit.
    f. 2.10.11 D. 8. Transportation Demand Management a.iv: FSA will provide transit passes to FSA staff wishing to use public transit for a period of 2 or more years
    g. 2.10.11 D. 8. Transportation Demand Management a.v: FSA has established a carpool intake form to connect parents and reduce the number of vehicles during arrival and dismissal times. The form helps connect families in the same neighborhood to make car pool arrangements.
    h. 2.10.11 D. 9.Pervious Pavement Measure a: FSA will explore the perc rates in Phase 1 areas where new paving is proposed. If the perc rates are favorable, the new paving will be designed to comply with the minimum requirements.
    i. 2.10.11 D. 12. Sustainable Landscaping Measure: FSA does not intend to relandscape the entire site; however, for new planting, FSA will comply with the measures in this section.
    j. 2.10.11 D. 14 Alternative Transportation Measure a. ii. Van Pools: FSA will provide a van pool space dedicated to employees that choose to van or car pool.



AREA =
194,920 sq. ft.
or 4.475 ac.±

LINE	BEARING	DISTANCE
L1	S 84°56'44" W	186.12'
L2	S 00°07'39" E	48.98'
L3	S 89°52'21" W	218.28'
L4	N 76°52'15" W	24.35'
L5	S 60°09'54" E	5.35'
L6	N 28°17'32" E	6.56'
L7	N 61°14'04" W	5.21'
L8	S 13°51'50" E	3.44'
L9	N 77°37'24" E	6.16'
L10	N 12°19'19" W	3.33'
L11	S 00°32'00" W	438.13'

CURVE	BEARING	CHORD	ARC	DELTA	RADIUS
C1	N 83°29'57" W	121.32	121.59	13°15'25"	525.50
C2	N 19°56'32" E	191.94	192.78	18°31'45"	596.12
C3	N 54°04'57" E	489.76	504.70	48°30'32"	596.12
C4	N 82°50'18" E	81.11	81.17	07°48'06"	596.12

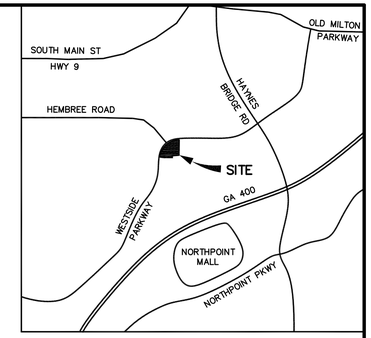
PROPERTY IS ZONED – CUP – COMMUNITY UNIT PLAN

HEIGHT RESTRICTION – 40 FEET
BUILDING SETBACKS – FRONT – 50 FEET
SIDE – 15 FEET
REAR – 15 FEET
MAXIMUM COVERAGE BY PRINCIPAL BUILDING – 40%
ACTUAL COVERAGE BY PRINCIPAL BUILDING – 14%

205 REGULAR PARKING SPACES
5 HANDICAP SPACES
210 TOTAL PARKING SPACES

Commitment Number: NCS–451078–CHI2

BLANKET	12. Declaration of Covenants, Conditions, Restrictions and Easements, by Cousins Properties Incorporation recorded in Deed Book 36717, Page 273; as affected by First Amendment in Deed Book 38521, Page 525; Second Amendment in Deed Nook 44338, Page 359; Third Amendment in Deed Book 45692, Page 372 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
UNABLE TO LOCATE	13. Access easement granted to Georgia Power Company by Guy Turner, dated November 1, 1945 and recorded in Deed Book 1989, Page 569.
UNABLE TO LOCATE	14. Right of Way easement granted to Georgia Power Company by Guy Turner, dated August 5, 1955 and recorded August 29, 1955 in Deed Book 3034, Page 169.
UNABLE TO LOCATE	15. Permit to Cut or Trim Trees between Gary L. Turner and Georgia Power Company recorded in Deed Book 3229, Page 449.
	16. INTENTIONALLY DELETED
AS SHOWN	17. Terms and provisions of the Quit Claim Deed between Cousins Properties Incorporated and City of Alpharetta, Georgia recorded in Deed Book 23433, Page 145.
AS SHOWN	18. Sewer easement granted to Fulton County, Georgia by Cousins Properties Incorporated, dated June 2, 1998 and recorded July 9, 1998 in Deed Book 24532, Page 201.
AS SHOWN	19. Power easement granted to Georgia Power Company by Cousins Properties Incorporated, dated June 17, 1998 and recorded August 3, 1998 in Deed Book 25056, Page 291.
SERVICE TO BUILDING	20. Power easement granted to Georgia Power Company by Cousins Properties Incorporated, dated November 18, 1998 and recorded July 13, 1999 in Deed Book 27281, Page 236.
AS SHOWN	21. Terms and provisions of the Quit Claim Deed between Cousins Properties Incorporated and City of Alpharetta, Georgia recorded in Deed Book 29192, Page 587.
AS SHOWN	22. Power easement granted to Georgia Power Company by Cousins Properties Incorporated, dated June 16, 2004 and recorded August 19, 2004 in Deed Book 38248, Page 648.



VICINITY MAP

To: Cousins Properties Incorporated, Westside Parkway GA, LLC and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2005, and includes items 1 – 4, 6, 7(b)(1), and 8 – 11(a) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor in the State of Georgia, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

John E. Norton
Georgia Registered Land Surveyor No. 1848

The field data upon which this plat is based has a closure precision of one foot in 37,250 feet and an angular error of 00°01" per angle point and was adjusted using the Crandall Rule; and

This plat has been calculated for closure by the coordinate method and is found to be accurate within one foot in +500,000 feet; and

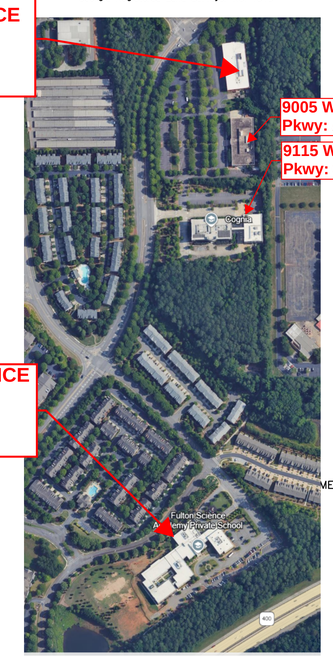
The linear and angular measurements shown on this plat were obtained by using in the field survey a Wild T–1000/D–1000 Total Station.

I CERTIFY THAT IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE REAL PROPERTY SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

JOHN E. NORTON
GEORGIA REGISTERED LAND SURVEYOR
NO. 1848

GEORGIA REGISTERED No. 1848 PROFESSIONAL LAND SURVEYOR JOHN EVAN NORTON

TO WHOM IT MAY CONCERN
I have this date examined the FIRM Flood Insurance Rate Map # 13121C0066 E, Community Panel No. 130084–0066 E, dated June 22, 1998, covering Fulton County, Georgia and Incorporated areas. No portion of the property lies within an area having special flood hazards. Property lies within Zone "X" – areas determined to be outside 500 year floodplain.



11/22/2024
PUBLIC HEARING APPLICATION
MASTER PLAN AND CONDITIONAL USE AMENDMENT
USE: ELEMENTARY SCHOOL
8995 Westside Pkwy, Alpharetta, GA 30009

PROPOSED SITE PLAN

FULTON SCIENCE ACADEMY

ALTA/ACSM LAND TITLE SURVEY
for

Cousins Properties Incorporated,
Westside Parkway GA, LLC
and
First American Title Insurance Company

Located In
Land Lot 691 – 1st District – 2nd Section
City of Alpharetta – Fulton County, Georgia

Engineering & Inspection Systems, Inc.
8960 Martin Road
Roswell, Georgia 30076
(770) 343–8800

Scale: 1" = 40'
Date: 10–11–10
Sh. 1 of 3

DRAWN:	DESIGN:	CHECKED:	DRAWING FILE:	JOB No.:
EBT		JEN	ALTA 10018	10–1–018

Community Zoning Information Meeting (CZIM) January 8, 2025

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

MP-25-01/CU-25-05 / Fulton Science Academy/Cousins Westside MP Pod R

NAME	ADDRESS	COMMENTS
	No	Comments

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-25-01/CU-25-05 Fulton Science Academy/Cousins Westside MP Pod R

Contact Name: Jim Winer

Telephone: 404 876 5510 Ext 1

Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

The public notification letters were sent on 12/13/24 to the address list provided by the City. Letters addressed to properties that are under construction and unoccupied at the Corner of Hembree Rd and Morrison Pkwy were returned to FSA. FSA has the returned letters and can provide them to the City at the City's request. FSA and I received no contacts or responses from the letters.

The owner of 9005 Westside Pkwy lives in the Golf States. I reviewed the project via a phone call with Michelle Roland-Amrane, Senior Property manager in charge of the building. Following the call, I sent the application, the traffic study, the project schedule, and a copy of the public notification letter to her, to Scott Sweeny the CEO Property Income Advisors, whose company also manages the asset for the owner; to Juan Garcia, the on site property manager; to Nanci Love, who is with Savills and currently managing a project for the 9005 building. Michelle Roland-Amrane indicated that she would review the documents and follow-up with me.

The owner of 9115 Westside Pkwy is Dr. Mark Elgart, President & CEO of Cognia. I called the general Cognia number and was advised to speak with Anna Moran-Eden, assistant to Ken Bergman, the Cognia Chief Legal Officer. I spoke with Anna on 1/7/25, explained the application, offered to email the material to her, and invited Dr. Elgart and Ken Bergman to meet at their convenience. Rather than an email, she suggested that she leave a message with Ken Bergman for him to call me.

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.*

- ☐ 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: 1/15/25

Print Form

a 1075 Brady Avenue NW Atlanta, GA 30318 t 404.876.5510 w make3arch.com

Make3
architecture / planning / design

12/16/2024

Public Notification Letter

Jim Winer, Make3 Principal, AIA, LEED AP
1075 Brady Avenue
Atlanta, Georgia 30318

Re: **MP-25-01/CU-25-05 Fulton Science Academy/Cousins Westside MP Pod R**

Dear Property Owner,

Please allow this letter to serve as public notice for consideration of a master plan amendment and conditional use to allow a 'School, Academic' to re-use an existing office building on a 4.48-acre property in the North Point Overlay. A master plan amendment is requested to add 'School, Academic' to the Cousins Westside Master Plan Pod R and a conditional use is requested to allow 'School, Academic' for Fulton Science Academy. The property is located at 8995 Westside Parkway and is legally described as being located in Land Lot 691, 1st District, 2nd Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) for this request will be held on **Wednesday, January 8, 2025, at 6:00 PM** in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by **the Planning Commission on Thursday, February 6, 2025, and City Council on Monday, February 24, 2025, at 6:30 PM.** The meetings 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 **jwiner@make3arch.com or 404 876 5510 Ext 1**.

Sincerely,

Jim Winer

Jim Winer, Principal, AIA, LEED AP

Copy
Michael Woodman, Planning + Development Services Manager, City of Alpharetta
David Aiden, Head of School, Fulton Science Academy
Mark Granigan, 8995 Westside Parkway

END

STORAGE TRUST PROPERTIES L P
P O BOX 25025
GLENDALE CA 91201-5025

HEMBREE NORTH LLC
P O BOX 28953
ATLANTA GA 30358

KSFW PROPERTIES LLC
16880 W BERNARDO DR STE 150
SAN DIEGO CA 92127

WESTSIDE VILLAS TOWNHOME ASSN INC
2555 WESTSIDE PKWY STE 600
ALPHARETTA GA 30004

FESHKI KARAM ALI & FARAHANI
MAHBOOBEH HAROURANI
11330 MUSETTE CIR
ALPHARETTA GA 30009

WONG MING YUEN & HAN YANG
11320 MUSETTE CIR
ALPHARETTA GA 30009

DAKER MARK & DAKER MARY C
13152 FREEMANVILLE RD
ALPHARETTA GA 30004

MARYA ASHISH & VIDESHA
11316 MUSETTE CIR
ALPHARETTA GA 30004

JOHNSON ANDREW & JOHNSON TAMARA
11314 MUSETTE CIR
ALPHARETTA GA 30009

MAHADAS ADITHYA
11312 MUSETTE CIR
ALPHARETTA GA 30009

DAMLEY GAURANG & JOSHI SHRUTI
11310 MUSETTE CIR
ALPHARETTA GA 30009

NIDOY VICTOR S JR
11308 MUSETTE CIR
ALPHARETTA GA 30004

SHARPE BONNIE M
11306 MUSETTE CIR
ALPHARETTA GA 30009

QUDRI SAFI ABDUL AZIZ &
BANU NASEEM
11304 MUSETTE CIR
ALPHARETTA GA 30009

MACKIW MEREDITH B & MARK G
11302 MUSETTE CIR
ALPHARETTA GA 30009

SUTARIA SAILESH J & MONA
11300 MUSETTE CIR
ALPHARETTA GA 30004

LIPSCOMB KIMBERLY DENISE
11298 MUSETTE CIR
ALPHARETTA GA 30004

GUILBAUD MALEAH LYNN & JOSHUA
5186 LAUREL BRIDGE CT SE
SMYRNA GA 30082

HARDY ETHAN W & JORDAN E K
11294 MUSETTE CIR
ALPHARETTA GA 30009-8623

DI ZHOU & TSANG TOMMY
11292 MUSETTE CIR
ALPHARETTA GA 30009

PATEL CHIRAG & THAKKAR HATARTHI
11290 MUSETTE CIR
ALPHARETTA GA 30009

KALAYCI HASAN & ALTAN
11311 MUSETTE CIR
ALPHARETTA GA 30009

BRUNK JAMES F & MICHELE M
11313 MUSETTE CIR
ALPHARETTA GA 30009

MARTIN MAURICE EDWIN III &
MARTIN AMANDA ELIZABETH
11315 MUSETTE CIR APT 7202
CUMMING GA 30040

DELSIGNORE DARREN A
11317 MUSETTE CIR
ALPHARETTA GA 30009

SOSEBEE CATHLEEN B & JASON M
785 BRICKWOOD LN
ALPHARETTA GA 30004-0875

AG EHC II EMP MULTI STATE 2 LLC
125 VILLARBOIT CRES
VAUGHAN ONTARIO CAN L4K 4K2

MILEND INC
8995 WESTSIDE PKWY
ALPHARETTA GA 30009

ADVANCE EDUCATION INC
9115 WESTSIDE PKWY
ALPHARETTA GA 30009-8000

ALPHARETTA TRANSFER STATION LLC
P O BOX 1450
CHICAGO IL 60690-1450

AMERICAN HONDA MOTOR CO INC
P.O. BOX 239
GREENSBORO GA 30642

AMERICAN HONDA MOTOR CO INC
P.O. BOX 239
GREENSBORO GA 30642

WESTSIDE COMMERCIAL PROPERTIES INC
2125 HEMBREE RD
ALPHARETTA GA 30009

SEALY ALPHARETTA L L C
333 TEXAS ST STE 1050
SHREVEPORT LA 71101

CURRENT OCCUPANT
730 CATTAIL ALY
ALPHARETTA GA 30009

CURRENT OCCUPANT
720 CATTAIL ALY
ALPHARETTA GA 30009

CURRENT OCCUPANT
710 CATTAIL ALY
ALPHARETTA GA 30009

CURRENT OCCUPANT
700 CATTAIL ALY
ALPHARETTA GA 30009

CURRENT OCCUPANT
745 CATTAIL ALY
ALPHARETTA GA 30009

CURRENT OCCUPANT
735 CATTAIL ALY
ALPHARETTA GA 30009

CURRENT OCCUPANT
725 CATTAIL ALY
ALPHARETTA GA 30009

CURRENT OCCUPANT
715 CATTAIL ALY
ALPHARETTA GA 30009

CURRENT OCCUPANT
540 BULRUSH LN
ALPHARETTA GA 30009

CURRENT OCCUPANT
530 BULRUSH LN
ALPHARETTA GA 30009

CURRENT OCCUPANT
705 CATTAIL ALY
ALPHARETTA GA 30009

CURRENT OCCUPANT
520 BULRUSH LN
ALPHARETTA GA 30009

CURRENT OCCUPANT
510 BULRUSH LN
ALPHARETTA GA 30009

CURRENT OCCUPANT
500 BULRUSH LN
ALPHARETTA GA 30009

CURRENT OCCUPANT
645 FIREFLY CIR
ALPHARETTA GA 30009

CURRENT OCCUPANT
545 BULRUSH LN
ALPHARETTA GA 30009

CURRENT OCCUPANT
535 BULRUSH LN
ALPHARETTA GA 30009

CURRENT OCCUPANT
635 FIREFLY CIR
ALPHARETTA GA 30009

CURRENT OCCUPANT
525 BULRUSH LN
ALPHARETTA GA 30009

CURRENT OCCUPANT
625 FIREFLY CIR
ALPHARETTA GA 30009

CURRENT OCCUPANT
515 BULRUSH LN
ALPHARETTA GA 30009

CURRENT OCCUPANT
340 PONDER PL
ALPHARETTA GA 30009

CURRENT OCCUPANT
615 FIREFLY CIR
ALPHARETTA GA 30009

CURRENT OCCUPANT
330 PONDER PL
ALPHARETTA GA 30009

CURRENT OCCUPANT
505 BULRUSH LN
ALPHARETTA GA 30009

CURRENT OCCUPANT
320 PONDER PL
ALPHARETTA GA 30009

CURRENT OCCUPANT
605 FIREFLY CIR
ALPHARETTA GA 30009

CURRENT OCCUPANT
310 PONDER PL
ALPHARETTA GA 30009

CURRENT OCCUPANT
300 PONDER PL
ALPHARETTA GA 30009

CURRENT OCCUPANT
455 FIREFLY CIR
ALPHARETTA GA 30009

CURRENT OCCUPANT
445 FIREFLY CIR
ALPHARETTA GA 30009

AG EHC II EMP MULTI STATE 2 LLC
125 VILLARBOIT CRES
VAUGHAN ONTARIO CAN L4K 4K2

From: Jim Winer
Sent: Wednesday, January 8, 2025 2:45 PM
To: Roland - Amrane, [redacted] Scott Sweeney [redacted]; Timothy Puhek [redacted]; [redacted]
Cc: Serkan Saglam [redacted]
Subject: RE: 8995 Westside Parkway_Next to Allnex USA 9005 Westside Parkway Alpharetta

Hello All,

Michelle and I just spoke, so there's no need for others to call. Michelle will try to arrange dates/times for a meeting next week. Once that is established, I'll send out a Teams invite.

Michelle was unable to open the zipped attachment. This link includes that and the traffic study.
Electronic Copy Application (2).zip
24-200 - Fulton Science Academy - 8895 Westside Parkway, Alpharetta - TIS.pdf

The schedule DRAFT and public notifications are reattached.

Take Care,
Jim

Jim Winer, AIA Leed AP
Principal

Make3 architecture/planning/design
t 404.876.5510 Ext 1
w www.make3arch.com
e jwiner@make3arch.com
a 1075 Brady Avenue NW, Atlanta, GA 30318

From: Jim Winer
Sent: Wednesday, January 8, 2025 12:55 PM
To: 'Roland - Amrane, Michelle [redacted] Scott Sweeney [redacted]; [redacted]
Cc: Serkan Saglam [redacted] < [redacted]
Subject: RE: 8995 Westside Parkway_Next to Allnex USA 9005 Westside Parkway Alpharetta

Hello Michelle,

Thank you for contacting me.

Our civil engineer, Chris Finke, at AEC is working on 9005. He just provided Nanci Love's contact as well. She and I spoke briefly before lunch, and attached is a follow-up email that I sent to her after our conversation.

I am available this afternoon until 2:45, tomorrow between 9 and 10:30 or at 3:00 or after, and anytime on Friday. I can send a Teams invite.

Take Care,
Jim

Jim Winer, AIA Leed AP
Principal

Make3 architecture/planning/design
t 404.876.5510 Ext 1
w www.make3arch.com
e jwiner@make3arch.com
a 1075 Brady Avenue NW, Atlanta, GA 30318

From: Roland - Amrane, Michelle [redacted]
Sent: Wednesday, January 8, 2025 12:36 PM
To: Jim Winer <jwiner@make3arch.com>; Scott Sweeney [redacted] Timothy Puhek [redacted]
Cc: Serkan Saglam ([redacted]
Subject: RE: 8995 Westside Parkway_Next to Allnex USA 9005 Westside Parkway Alpharetta

Jim:
I have been out office so appreciate your patience. I understand from Allnex, you reached out to them yesterday afternoon regarding the school and plans.

Typically, you would meet with Property Operations as first layer and then if needed, can additionally meet with ownership.

Please give me a couple of dates and times and we'll get you set up. I am pretty sure I can answer most of your questions.

Thank you.

Michelle Roland-Amrane
Senior Property Manager

[redacted]

AVISON YOUNG
X | Property Listings
LinkedIn | Instagram

Avison Young – Atlanta, LLC | Legal Disclaimer

From: Jim Winer
Sent: Wednesday, January 8, 2025 12:00 PM
To: nlove@savills.us
Cc: P. E. LEED A. P Christopher J Kinke - AEC, Inc. ([redacted] Serkan Saglam [redacted]
Subject: FW: 8995 Westside Parkway_Next to Allnex USA 9005 Westside Parkway Alpharetta

Hello Nanci,

Thank you for picking up my call. Chris Finke provided your contact.

The email at the bottom of the chain below provides a basic 8995 building summary. The chain includes the names of people involved with 9005 that we have contacted but not spoken with. Attached is the public notification letter that the school sent to the property owners several weeks ago (mailing list provided by the City).

School Arrival and Dismissal Times vs. Employer Check-In and Check-Out: There is minimal overlap between FSA's school schedules and the office worker schedule.

- **FSA Arrival**: 7:00–7:40 AM
- **FSA Dismissal (Monday–Thursday)**: 2:20–2:35 PM
- **FSA Dismissal (Friday)**: 1:55–2:15 PM

The project schedule with key zoning master plan amendment dates is attached along with the publicly available application.

The first public meeting is tonight at City Hall at 6PM (see info in attached letter). I would enjoy meeting you if you can make it.

Please feel free to forward this information to the 9005 people that you feel should receive it, including those below. I am available for a call up to 2:45 today and anytime later this week.

Take Care,
Jim

Jim Winer, AIA Leed AP
Principal
Make3 architecture/planning/design
t 404.876.5510 Ext 1
w www.make3arch.com
e jwiner@make3arch.com
a 1075 Brady Avenue NW, Atlanta, GA 30318

From: Jim Winer <jwiner@make3arch.com>
Sent: Wednesday, January 8, 2025 11:10 AM
To: Scott Sweeney [redacted]; Timothy Puhek [redacted]
Cc: Serkan Saglam ([redacted] Roland - Amrane, Michelle ([redacted]
Subject: RE: 8995 Westside Parkway_Next to Allnex USA 9005 Westside Parkway Alpharetta

CAUTION: External Sender

Hello Tim,

I am available anytime today before 2:45. I'm happy to set up a Teams call.

I have also reached out to Michelle Roland-Amrane with Avison Young and copied her here.

Take Care,
Jim

Jim Winer, AIA Leed AP
Principal
Make3 architecture/planning/design
t 404.876.5510 Ext 1
w www.make3arch.com
e jwiner@make3arch.com
a 1075 Brady Avenue NW, Atlanta, GA 30318

From: Scott Sweeney <ssweeney@propincadv.com>
Sent: Tuesday, January 7, 2025 4:18 PM
To: Jim Winer <jwiner@make3arch.com>; Timothy Puhek [redacted]
Cc: Serkan Saglam ([redacted]
Subject: Re: 8995 Westside Parkway_Next to Allnex USA 9005 Westside Parkway Alpharetta

Tim – Please see the email below and check in with Jim regarding the property adjacent to the Allnex building.

Thank you. Please contact me with any questions.
All the best,

Scott

PROPERTY INCOME ADVISORS, INC.
Advisory Services for the Investor in U.S. Real Estate
Scott A. Sweeney
Chief Executive Officer
Office/Cell: 619.507.8286
Email: [redacted] Website: www.propincadv.com
16870 West Bernardo Drive, Suite 400
San Diego, California 92127
Licensed and Regulated by:
California Department of Corporations #C3463801
California Bureau of Real Estate #01914717

From: Jim Winer <jwiner@make3arch.com>
Date: Tuesday, January 7, 2025 at 10:55 AM
To: Scott Sweeney <ssweeney@propincadv.com>
Cc: Serkan Saglam (saglam@buildline.net) <saglam@buildline.net>
Subject: FW: 8995 Westside Parkway_Next to Allnex USA 9005 Westside Parkway Alpharetta

Hello Scott,

My understanding is that you run the investment management group that includes the Allnex HQ.

We're trying to make ourselves available to the 9005-building ownership to answer any question that they may have concerning the neighboring building. See below for more details.

Take Care,
Jim

Jim Winer, AIA Leed AP
Principal
Make3 architecture/planning/design
t 404.876.5510 Ext 1
w www.make3arch.com
e jwiner@make3arch.com
a 1075 Brady Avenue NW, Atlanta, GA 30318

From: Jim Winer
Sent: Tuesday, January 7, 2025 1:37 PM
To: [redacted]
Cc: Serkan Saglam [redacted]
Subject: 8995 Westside Parkway_Next to Allnex USA 9005 Westside Parkway Alpharetta

Juan Garcia,
Avison Young

Hello Juan,

Yesterday, Serkan Saglam, representing the Fulton Science Academy, dropped by the building that you manage at 9005 Westside Parkway. Someone in the building provided your email to him.

The Fulton Science Academy currently has the adjacent Milend Inc. building under contract and are seeking a zoning amendment to allow the building to be used as a school. The current plan is to move their PreK through possibly the second grade into the ground floor of the existing building. Milend would continue as a tenant at floor 2. The school would occupy floor two when Milend moves out. The school sent out a public notification mailer several weeks ago.

We also wanted to contact the owner of 9005 to review the project. Are you able to provide contact information fore the owner? I have left a message with your property management office at 404 865 3663, and I left a message for the owner, KSFW properties at their published number of 770 777 4980 (which is actually the elevator number in the building).

Take Care,
Jim

Jim Winer, AIA Leed AP
Principal
Make3 architecture/planning/design
t 404.876.5510 Ext 1
w www.make3arch.com
e jwiner@make3arch.com
a 1075 Brady Avenue NW, Atlanta, GA 30318

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: Jim Winer Telephone: 404 876 5510

Address: 1075 Brady Avenue Suite: NA

City Atlanta State: GA Zip: 30318 Fax: NA

Mobile Tel: 6787780795 Email: jwiner@make3arch.com

Subject Property Information:

Address: 8995 Westside Pkwy, Alpharetta, GA 30009 Current Zoning: POD R Cousins Westside,

District: 1st Section: 2nd Land Lot: 691 Parcel ID: 12-2600-0691-016-5

Proposed Zoning: Master Plan Amendment for K-12 Use, Current Use: Office Building

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?

The Fulton Science Academy (FSA) would like to use the building as a K-12 educational facility. In Phase 1, the FSA PreK through 2nd grade program will occupy the first floor and the current owner will lease back the second floor to occupy the space as an office tenant.

FSA has the building under contract to purchase. One condition of closing on the sale is that the City grants the needed Master Plan Amendment to allow 'Academic School' use.

Applicant's Request (Please itemize the proposal):

A Master Plan Amendment that will add 'Academic School' Use as a Permitted Use within Cousins Westside - Parcel R.

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

The proposal would facilitate allowing the Fulton Science Academy to purchase and use 8995 Westside Pkwy, Alpharetta, GA 30009 as a K-12 Educational facility

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Mark Granigan Telephone: 678-495-3390

Address: 8995 Westside Pkwy Suite:

City Alpharetta State: GA Zip: 30009

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
- ☒ Master Plan
- ☐ Land Use Application
- ☐ Other

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Jim Winer Telephone: 4048765510

Address: 1075 Brady Avenue Suite: NA

City Atlanta State: GA Zip: 30318 - 5527

So Sworn and Attested:

Owner Signature: MARK GRANIGAN Date: 11-16-24

Notary:

Notary Signature: Janet Lane Date: 11/16/24

JANET LANE
NOTARY PUBLIC
Forsyth County
State of Georgia
My Comm. Expires 12/14/2027

12

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: Mark Granigan, Owner, 8995 Westside Pkwy, Alpharetta, GA 30009

Subject Public Hearing Case: 8995 Westside Pkwy Master Plan Amendment to allow an 'Academic School' 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: N/A

Description of Contribution: N/A Value: N/A

Description of Contribution: N/A Value: N/A

Description of Contribution: N/A Value: N/A

Description of Contribution: N/A Value: N/A

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: 11-16-24

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: David Aiden, Head of School

Subject Public Hearing Case: Fulton Science Academy

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: N/A

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Description of Contribution: N/A Value: N/A

Description of Contribution: N/A Value: N/A

Description of Contribution: N/A Value: N/A

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: David Aiden d77d601 Date: 11-20-2024

Alpharetta Planning Commission Review Criteria

How will this proposal be compatible with surrounding properties?

The compatibility between 8995 Westside Parkway and the surrounding areas would largely remain as is. The FSA plans include reusing the existing building and site with minor modifications to include creating outdoor play space, adding a canopy shelter for pick up and drop off, and adding FSA signage - all of which would involve going through the DRB process.

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

The Fulton Science Academy is a successful STEAM School that is currently ranked the number on private school in Georgia. The presence of the school contributes positively to the value of surrounding properties. By allowing a K-12 use in the existing building, the value of the building is improved in the current economic environment of high office building vacancies.

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

There is limited demand and excess supply in the office space market. The building is under utilized with the first floor being empty and the second floor sparsely occupied. Adding 'Academic School' to the allowable uses increases the opportunity for office space to be repurposed.

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

Given the high vacancy rate, the current occupancy provides a population and traffic baseline well below the historical use and design capacity of the building and site. There are currently 40 employees occupying the approximately 53,113 gross square foot building a few days each week. Using the NFPA 101 Occupancy of 1 person per 100 GSF, the building has an office use capacity of 531 people. The FSA program will include approximately 400 students and 40 staff. The proposed population would be roughly the same as the population that the existing building was designed for. FSA has commissioned A&R Engineering to produce a traffic study.

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

FSA is a school, so the project strengthens school offerings in the area. The existing building utilities are sufficient for the intended FSA use.

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

Horizon 2040 identifies the area as CO Corporate Office with a future zoning of CUP (Community Unit Plan) and O-I (Office Institutional). The Fulton Science Academy campus is currently approximately 1/2 mile from 8895 Westside Parkway. A school is compatible with and benefits a mixed use CUP district.

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

The existing building is underutilized. The office market has changed, and the demand for office space is significantly less than it was before COVID. This is an opportunity to add to the possible uses that can help solve the problem of underutilized office space.

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: 8995 Westside Parkway, Alpharetta, GA 30009

Contact Name: Jim Winer

Telephone: 404 876 5510 Ext 1

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

Letter to addresses approved by the City

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.

A letter, to be approved by the City, will be sent to addresses from City "Instructions for Creating a 500 FT Mailing List" (attached: there are 32 repeat addresses on the attached list downloaded from the City) or as otherwise instructed by the City.

STORAGE TRUST PROPERTIES L P
P O BOX 25025
GLENDALE CA 91201-5025

DAMLEY GAURANG & JOSHI SHRUTI
11310 MUSETTE CIR
ALPHARETTA GA 30009

PATEL CHIRAG & THAKKAR HATARTHI
11290 MUSETTE CIR
ALPHARETTA GA 30009

HEMBREE NORTH LLC
P O BOX 28953
ATLANTA GA 30358

NIDOY VICTOR S JR
11308 MUSETTE CIR
ALPHARETTA GA 30004

KALAYCI HASAN & ALTAN
11311 MUSETTE CIR
ALPHARETTA GA 30009

KSFW PROPERTIES LLC
16880 W BERNARDO DR STE 150
SAN DIEGO CA 92127

SHARPE BONNIE M
11306 MUSETTE CIR
ALPHARETTA GA 30009

BRUNK JAMES F & MICHELE M
11313 MUSETTE CIR
ALPHARETTA GA 30009

WESTSIDE VILLAS TOWNHOME ASSN INC
2555 WESTSIDE PKWY STE 600
ALPHARETTA GA 30004

QUDRI SAFI ABDUL AZIZ & BANU NASEEM
11304 MUSETTE CIR
ALPHARETTA GA 30009

MARTIN MAURICE EDWIN III & MARTIN AMANDA ELIZABETH
11315 MUSETTE CIR APT 7202
CUMMING GA 30040

FESHKI KARAM ALI & FARAHANI MAHBOO BEH HAROURANI
11330 MUSETTE CIR
ALPHARETTA GA 30009

MACKIW MEREDITH B & MARK G
11302 MUSETTE CIR
ALPHARETTA GA 30009

DELSIGNORE DARREN A
11317 MUSETTE CIR
ALPHARETTA GA 30009

WONG MING YUEN & HAN YANG
11320 MUSETTE CIR
ALPHARETTA GA 30009

SUTARIA SAILESH J & MONA
11300 MUSETTE CIR
ALPHARETTA GA 30004

SOSEBEE CATHLEEN B & JASON M
785 BRICKWOOD LN
ALPHARETTA GA 30004-0875

DAKER MARK & DAKER MARY C
13152 FREEMANVILLE RD
ALPHARETTA GA 30004

LIPSCOMB KIMBERLY DENISE
11298 MUSETTE CIR
ALPHARETTA GA 30004

AG EHC II EMP MULTI STATE 2 LLC
125 VILLARBOIT CRES
VAUGHAN ONTARIO CAN L4K 4K2

MARYA ASHISH & VIDESHA
11316 MUSETTE CIR
ALPHARETTA GA 30004

GUILBAUD MALEAH LYNN & JOSHUA
5186 LAUREL BRIDGE CT SE
SMYRNA GA 30082

MILEND INC
8995 WESTSIDE PKWY
ALPHARETTA GA 30009

JOHNSON ANDREW & JOHNSON TAMARA
11314 MUSETTE CIR
ALPHARETTA GA 30009

HARDY ETHAN W & JORDAN E K
11294 MUSETTE CIR
ALPHARETTA GA 30009-8623

CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

MAHADAS ADITHYA
11312 MUSETTE CIR
ALPHARETTA GA 30009

DI ZHOU & TSANG TOMMY
11292 MUSETTE CIR
ALPHARETTA GA 30009

ADVANCE EDUCATION INC
9115 WESTSIDE PKWY
ALPHARETTA GA 30009-8000

"Instructions for Creating a 500 FT Mailing List"

ALPHARETTA TRANSFER STATION LLC
P O BOX 1450
CHICAGO IL 60690-1450

AMERICAN HONDA MOTOR CO INC
P.O. BOX 239
GREENSBORO GA 30642

AMERICAN HONDA MOTOR CO INC
P.O. BOX 239
GREENSBORO GA 30642

WESTSIDE COMMERCIAL PROPERTIES INC
2125 HEMBREE RD
ALPHARETTA GA 30009

Repeat Addresses

SEALY ALPHARETTA L L C
333 TEXAS ST STE 1050
SHREVEPORT LA 71101

AG EHC II EMP MULTI STATE 2 LLC
125 VILLARBOIT CRES
VAUGHAN ONTARIO CAN L4K 4K2

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a 1075 Brady Avenue NW Atlanta, GA 30318 t 404.876.5510 w make3arch.com

Make3
architecture / planning / design

11/22/2024

Public Hearing Letter of Intent

To: Department of Community Development
2 Park Plaza
Alpharetta, GA 30009
Fr: Jim Winer, Make3 Principal, AIA, LEED AP
Re: Zoning Master Plan Amendment Request to Allow 'Academic School' Use
8995 Westside Pkwy
Alpharetta, GA 30009

FSA has 8995 Westside Pkwy Alpharetta GA 30009 under contract to purchase. One contingency of the purchase is receiving a Master Plan Amendment that will allow an 'Academic School' use on the property.

The property is a partially occupied office building. It is in POD R of the Cousins Westside Development, which does not list 'Academic School' as a Primary, Secondary, or Permitted Use.

Current Property Overview:

1. Property
    a. 4.47 acres
    b. 210 Parking Spaces
2. Building: There is one building on the property.
    a. 2 stories
    b. 53,110 Gross Square Feet
    c. Used as an Office Building

Proposed Changes if Amendment is Granted:

FSA will initially convert the ground level to an approximately 26,555 GSF PreK through 2nd grade facility including office space, classrooms, a cafeteria, and an indoor play area. In addition, FSA will add a playground, an entry canopy, FSA signage, and potentially an outdoor play deck behind the main entry. The office tenant will remain on the 2nd floor for a few years.

A&R Engineering is working on a traffic study that is anticipated to be completed in late December. The existing parking lot provides on-site car stacking space for student drop off and pick up. The site has more parking spaces than the number that will be required by zoning. FSA will remove some spaces to create outdoor play space. Please see the attached parking analysis.

FSA would like to complete the initial renovations by January 2026.

At some point in the future, FSA will expand their educational space to the second floor.

Attachment: 11/22/24 Parking Analysis

END

Property Boundary Legal Description:8995 Westside Parkway, Alpharetta, GA 30009

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 691, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

Commence at an iron pin found (3/4 " CTP) at the intersection of the northeast corner of Land Lot 690, the southeast corner of Land Lot 691, the southwest corner of Land Lot 698 and the northwest corner of Land Lot 699; thence, leaving said land lot corner and running northeasterly along the east land lot line of said Land Lot 691, North 00 degrees 32 minutes 00 seconds East, a distance of 255.41 feet to an iron pin set, and THE TRUE POINT OF BEGINNING.

Thence, leaving said land lot line and running South 84 degrees 56 minutes 44 seconds West, a distance of 186.12 feet to an iron pin set; thence, South 00 degrees 07 minutes 39 seconds East, a distance of 48.98 feet to a nail set; thence, South 89 degrees 52 minutes 21 seconds West, a distance of 218.28 feet to a point; thence, along an arc of curve to the right (which has a radius of 525.50 feet, a central angle of 13 degrees 15 minutes 25 seconds and a chord distance of 121.32 feet, along a bearing of North 83 degrees 29 minutes 57 seconds West), an arc distance of 121.59 feet to a point; thence, North 76 degrees 52 minutes 15 seconds West, a distance of 24.35 feet to an iron pin set, said iron pin being located on the east right-of-way of Westside Parkway, having a varying right-of-way; thence, northeasterly along said right-of-way, along an arc of curve to the right (which has a radius of 596.12 feet, a central angle of 18 degrees 31 minutes 45 seconds and a chord distance of 191.94 feet, along a bearing of North 19 degrees 56 minutes 32 seconds East), an arc distance of 192.78 feet to a concrete right-of-way monument found; thence, South 60 degrees 09 minutes 54 seconds East, a distance of 5.35 feet to a concrete right-of-way monument found; thence, North 28 degrees 17 minutes 32 seconds East, a distance of 6.56 feet to a concrete right-of-way monument found; thence, North 61 degrees 14 minutes 04 seconds West, a distance of 5.21 feet to a concrete right-of-way monument found; thence, along an arc of curve to the right (which has a radius of 596.12 feet, a central angle of 48 degrees 30 minutes 32 seconds and a chord distance of 489.76 feet, along a bearing of North 54 degrees 04 minutes 57 seconds East), an arc distance of 504.70 feet to a concrete right-of-way monument found; thence, South 13 degrees 51 minutes 50 seconds East, a distance of 3.44 feet to a concrete right-of-way monument found; thence, North 77 degrees 37 minutes 24 seconds East, a distance of 6.16 feet to a concrete right-of-way monument found; thence, North 12 degrees 19 minutes 19 seconds West, a distance of 3.33 feet to a concrete right-of-way monument found; thence, along an arc of curve to the right (which has a radius of 596.12 feet, a central angle of 07 degrees 48 minutes 06 seconds and a chord distance of 81.11 feet, along a bearing of North 82 degrees 50 minutes 18 seconds East), an arc distance of 81.17 feet to an iron pin set; thence, leaving said Westside Parkway right-of-way, South 00 degrees 32 minutes 00 seconds West, a distance of 438.13 feet to an iron pin set, and THE TRUE POINT OF BEGINNING.

Said tract of land comprising 194,920 square feet, or 4.475 acres, more or less.

LEGAL DESCRIPTION – DETENTION AND ACCESS/MAINTENANCE EASEMENT #1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 691, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

Commence at an iron pin found (3/4 " CTP) at the intersection of the northeast corner of Land Lot 690, the southeast corner of Land Lot 691, the southwest corner of Land Lot 698 and the northwest corner of Land Lot 699; thence, leaving said land lot corner and running northeasterly along the east land lot line of said Land Lot 691, North 00 degrees 32 minutes 00 seconds East, a distance of 255.41 feet to an iron pin set; thence, leaving said land lot line and running South 84 degrees 56 minutes 44 seconds West, a distance of 18.13 feet to a point, and THE TRUE POINT OF BEGINNING.

Thence, running South 84 degrees 56 minutes 44 seconds West, a distance of 39.05 feet to a point; thence, northwesterly, along an arc of curve to the left (which has a radius of 4.12 feet, a central angle of 01 degrees 12 minutes 30 seconds and a chord distance of 0.09 feet, along a bearing of North 04 degrees 19 minutes 33 seconds West), an arc distance of 0.09 feet to a point; thence, North 04 degrees 55 minutes 48 seconds West, a distance of 338.56 feet to a point; thence, along an arc of curve to the right (which has a radius of 15.50 feet, a central angle of 90 degrees 16 minutes 11 seconds and a chord distance of 21.97 feet, along a bearing of North 40 degrees 12 minutes 18 seconds East), an arc distance of 24.42 feet to a point; thence, North 85 degrees 20 minutes 23 seconds East, a distance of 23.33 feet to a point; thence, along an arc of curve to the right (which has a radius of 15.50 feet, a central angle of 85 degrees 56 minutes 09 seconds and a chord distance of 21.13 feet, along a bearing of South 51 degrees 41 minutes 32 seconds East), an arc distance of 23.25 feet to a point; thence, along an arc of curve to the right (which has a radius of 1,046.52 feet, a central angle of 05 degrees 00 minutes 55 seconds and a chord distance of 91.58 feet, along a bearing of South 06 degrees 13 minutes 00 seconds East), an arc distance of 91.61 feet to a point; thence, South 01 degrees 18 minutes 00 seconds East, a distance of 112.27 feet to a point; thence, South 00 degrees 29 minutes 11 seconds West, a distance of 109.31 feet to a point; thence, South 05 degrees 11 minutes 38 seconds East, a distance of 27.06 feet to a point, and THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION – DETENTION AND ACCESS/MAINTENANCE EASEMENT #2

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 691, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

Commence at an iron pin found (3/4 " CTP) at the intersection of the northeast corner of Land Lot 690, the southeast corner of Land Lot 691, the southwest corner of Land Lot 698 and the northwest corner of Land Lot 699; thence, leaving said land lot corner and running northeasterly along the east land lot line of said Land Lot 691, North 00 degrees 32 minutes 00 seconds East, a distance of 255.41 feet to an iron pin set; thence, leaving said land lot line and running South 84 degrees 56 minutes 44 seconds West, a distance of 18.13 feet to a point, and THE TRUE POINT OF BEGINNING.

Thence, running South 05 degrees 11 minutes 38 seconds East, a distance of 77.02 feet to a point; thence, South 00 degrees 14 minutes 31 seconds East, a distance of 63.57 feet to a point; thence, along an arc of curve to the right (which has a radius of 12.09 feet, a central angle of 180 degrees 01 minutes 06 seconds and a chord distance of 24.18 feet, along a bearing of South 89 degrees 45 minutes 47 seconds West), an arc distance of 37.98 feet to a point; thence, North 00 degrees 14 minutes 31 seconds West, a distance of 63.41 feet to a point; thence, along an arc of curve to the left (which has a radius of 24.75 feet, a central angle of 89 degrees 45 minutes 43 seconds and a chord distance of 34.93 feet, along a bearing of North 45 degrees 07 minutes 23 seconds West), an arc distance of 38.77 feet to a point; thence, South 89 degrees 59 minutes 46 seconds West, a distance of 10.91 feet to a point; thence, along an arc of curve to the right (which has a radius of 18.00 feet, a central angle of 35 degrees 15 minutes 51 seconds and a chord distance of 10.90 feet, along a bearing of North 72 degrees 22 minutes 19 seconds West), an arc distance of 11.08 feet to a point; thence, North 54 degrees 44 minutes 23 seconds West, a distance of 11.11 feet to a point; thence, along an arc of curve to the right (which has a radius of 18.00 feet, a central angle of 138 degrees 50 minutes 24 seconds and a chord distance of 33.70 feet, along a bearing of North 14 degrees 40 minutes 49 seconds East), an arc distance of 43.62 feet to a point; thence, North 84 degrees 06 minutes 01 seconds East, a distance of 21.33 feet to a point; thence, along an arc of curve to the left (which has a radius of 4.12 feet, a central angle of 87 degrees 49 minutes 20 seconds and a chord distance of 5.71 feet, along a bearing of North 40 degrees 11 minutes 21 seconds East), an arc distance of 6.32 feet to a point; thence, North 84 degrees 56 minutes 44 seconds East, a distance of 39.05 feet to a point, and THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION – INGRESS/EGRESS EASEMENT #1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 691, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

Commence at an iron pin found (3/4 " CTP) at the intersection of the northeast corner of Land Lot 690, the southeast corner of Land Lot 691, the southwest corner of Land Lot 698 and the northwest corner of Land Lot 699; thence, leaving said land lot corner and running northeasterly along the east land lot line of said Land Lot 691, North 00 degrees 32 minutes 00 seconds East, a distance of 255.41 feet to an iron pin set; thence, running North 00 degrees 32 minutes 00 seconds East, a distance of 438.13 feet to an iron pin set, said iron pin being located on the south right-of-way of Westside Parkway, having a varying right-of-way; running thence southwesterly along said Westside Parkway right-of-way, along an arc of curve to the left (which has a radius of 596.12 feet, a central angle of 07 degrees 48 minutes 06 seconds and a chord distance of 81.11 feet, along a bearing of South 82 degrees 50 minutes 15 seconds West), an arc distance of 81.17 feet to a point; thence, South 12 degrees 19 minutes 19 seconds East, a distance of 3.33 feet to a point; thence, South 77 degrees 37 minutes 24 seconds West, a distance of 6.16 feet to a point; thence, North 13 degrees 51 minutes 50 seconds West, a distance of 3.44 feet to a point; thence, along an arc of curve to the left (which has a radius of 596.12 feet, a central angle of 25 degrees 45 minutes 52 seconds and a chord distance of 265.81 feet, along a bearing of South 65 degrees 27 minutes 17 seconds West), an arc distance of 268.06 feet to a point, and THE TRUE POINT OF BEGINNING.

Thence, leaving said Westside Parkway right-of-way and running southeasterly, along an arc of curve to the left (which has a radius of 27.21 feet, a central angle of 22 degrees 53 minutes 48 seconds and a chord distance of 10.80 feet, along a bearing of South 07 degrees 16 minutes 15 seconds East), an arc distance of 10.87 feet to a point; thence, South 33 degrees 33 minutes 58 seconds East, a distance of 11.73 feet to a point; thence, South 39 degrees 36 minutes 19 seconds East, a distance of 8.07 feet to a point; thence, along an arc of curve to the right (which has a radius of 148.64 feet, a central angle of 14 degrees 35 minutes 44 seconds and a chord distance of 37.76 feet, along a bearing of South 31 degrees 45 minutes 20 seconds East), an arc distance of 37.87 feet to a point; thence, South 05 degrees 03 minutes 16 seconds East, a distance of 196.42 feet to a point; thence, along an arc of curve to the right (which has a radius of 425.00 feet, a central angle of 04 degrees 55 minutes 37 seconds and a chord distance of 36.54 feet, along a bearing of South 02 degrees 35 minutes 28 seconds East), an arc distance of 36.54 feet to a point; thence, South 00 degrees 07 minutes 39 seconds East, a distance of 40.56 feet to a point; thence, South 00 degrees 25 minutes 19 seconds East, a distance of 50.38 feet to a point; thence, South 89 degrees 52 minutes 21 seconds West, a distance of 24.00 feet to a point; thence, North 00 degrees 25 minutes 19 seconds West, a distance of 50.32 feet to a point; thence, North 00 degrees 07 minutes 39 seconds West, a distance of 40.62 feet to a point; thence, along an arc of curve to the left (which has a radius of 401.00 feet, a central angle of 04 degrees 55 minutes 37 seconds and a chord distance of 34.47 feet, along a bearing of North 02 degrees 35 minutes 28 seconds West), an arc distance of 34.48 feet to a point; thence, North 05 degrees 03 minutes 16 seconds West, a distance of 156.78 feet to a point; thence, along an arc of curve to the left (which has a radius of 178.13 feet, a central angle of 19 degrees 02 minutes 43 seconds and a chord distance of 58.94 feet, along a bearing of North 26 degrees 50 minutes 19 seconds West), an arc distance of 59.21 feet to a point; thence, along an arc of curve to the left (which has a radius of 32.66 feet, a central angle of 52 degrees 19 minutes 28 seconds and a chord distance of 28.80 feet, along a bearing of North 55 degrees 43 minutes 54 seconds West), an arc distance of 29.82 feet to a point, said point being located on the southeast right-of-way of the aforementioned Westside Parkway; thence running northeasterly along said right-of-way, along an arc of curve to the right (which has a radius of 596.12 feet, a central angle of 04 degrees 44 minutes 56 seconds and a chord distance of 49.39 feet, along a bearing of North 50 degrees 11 minutes 53 seconds East), an arc distance of 49.41 feet to a point, and THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION – INGRESS/EGRESS EASEMENT #2

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 691, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

Commence at an iron pin found (3/4" CTP) at the intersection of the northeast corner of Land Lot 690, the southeast corner of Land Lot 691, the southwest corner of Land Lot 698 and the northwest corner of Land Lot 699; thence, leaving said land lot corner and running northeasterly along the east land lot line of said Land Lot 691, North 00 degrees 32 minutes 00 seconds East, a distance of 255.41 feet to an iron pin set; thence, leaving said land lot line and running South 84 degrees 56 minutes 44 seconds West, a distance of 186.12 feet to an iron pin set; thence, South 00 degrees 07 minutes 39 seconds East, a distance of 48.98 feet to a nail set; thence, South 89 degrees 52 minutes 21 seconds West, a distance of 86.73 feet to a point, and THE TRUE POINT OF BEGINNING.

Thence, running South 00 degrees 25 minutes 19 seconds East, a distance of 27.54 feet to a point; thence, South 00 degrees 15 minutes 05 seconds West, a distance of 292.82 feet to a point; thence, South 89 degrees 52 minutes 21 seconds West, a distance of 127.15 feet to a point; thence South 00 degrees 07 minutes 39 seconds East, a distance of 12.04 feet to a point; thence, South 89 degrees 52 minutes 21 seconds West, a distance of 24.00 feet to a point; thence, North 00 degrees 07 minutes 39 seconds West, a distance of 36.04 feet to a point; thence, North 89 degrees 52 minutes 21 seconds East, 127.30 feet to a point; thence, North 00 degrees 15 minutes 17 seconds East, a distance of 268.70 feet to a point; thence, North 00 degrees 25 minutes 19 seconds West, a distance of 27.66 feet to a point; thence, North 89 degrees 52 minutes 21 seconds East, a distance of 24.00 feet to a point, and THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION – INGRESS/EGRESS EASEMENT #3

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 691, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

Commence at an iron pin found (3/4 " CTP) at the intersection of the northeast corner of Land Lot 690, the southeast corner of Land Lot 691, the southwest corner of Land Lot 698 and the northwest corner of Land Lot 699; thence, leaving said land lot corner and running northeasterly along the east land lot line of said Land Lot 691, North 00 degrees 32 minutes 00 seconds East, a distance of 255.41 feet to an iron pin set; thence, leaving said land lot line and running South 84 degrees 56 minutes 44 seconds West, a distance of 186.12 feet to an iron pin set; thence, South 00 degrees 07 minutes 39 seconds East, a distance of 48.98 feet to a nail set, and THE TRUE POINT OF BEGINNING.

Thence, running South 89 degrees 52 minutes 21 seconds West, a distance of 218.28 feet to a point; thence, along an arc of curve to the right (which has a radius of 525.50 feet, a central angle of 13 degrees 15 minutes 25 seconds and a chord distance of 121.32 feet, along a bearing of North 83 degrees 29 minutes 57 seconds West), an arc distance of 121.59 feet to a point; thence, North 76 degrees 52 minutes 15 seconds West, a distance of 24.35 feet to an iron pin set, said iron pin being located on the east right-of-way of Westside Parkway, having a varying right-of-way; thence, running northeasterly along said right-of-way, along an arc of curve to the right (which has a radius of 596.12 feet, a central angle of 01 degrees 17 minutes 53 seconds and a chord distance of 13.51 feet, along a bearing of North 11 degrees 19 minutes 36 seconds East), an arc distance of 13.51 feet to a point; thence, leaving said right-of-way and running South 76 degrees 52 minutes 15 seconds East, a distance of 24.78 feet to a point; thence, along an arc of curve to the left (which has a radius of 512.00 feet, a central angle of 13 degrees 15 minutes 25 seconds and a chord distance of 118.20 feet, along a bearing of South 83 degrees 29 minutes 57 seconds East), an arc distance of 118.46 feet to a point; thence, North 89 degrees 52 minutes 21 seconds East, a distance of 218.28 feet to a point; thence, South 00 degrees 07 minutes 39 seconds East, a distance of 13.50 feet to a point, and THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION – INGRESS/EGRESS EASEMENT #4

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 691, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

Commence at an iron pin found (3/4 " CTP) at the intersection of the northeast corner of Land Lot 690, the southeast corner of Land Lot 691, the southwest corner of Land Lot 698 and the northwest corner of Land Lot 699; thence, leaving said land lot corner and running northeasterly along the east land lot line of said Land Lot 691, North 00 degrees 32 minutes 00 seconds East, a distance of 255.41 feet to an iron pin set; thence, leaving said land lot line and running South 84 degrees 56 minutes 44 seconds West, a distance of 186.12 feet to an iron pin set; thence, South 00 degrees 07 minutes 39 seconds East, a distance of 48.98 feet to a nail set, and THE TRUE POINT OF BEGINNING.

Thence, running South 00 degrees 07 minutes 39 seconds East, a distance of 10.50 feet to a point; thence, South 89 degrees 52 minutes 21 seconds West, a distance of 218.28 feet to a point; thence, along an arc of curve to the right (which has a radius of 536.00 feet, a central angle of 13 degrees 15 minutes 25 seconds and a chord distance of 123.74 feet, along a bearing of North 83 degrees 29 minutes 57 seconds West), an arc distance of 124.02 feet to a point; thence, North 76 degrees 52 minutes 15 seconds West, a distance of 23.81 feet to a point, said point being located on the east right-of-way of Westside Parkway; thence, running northeasterly along said right-of-way, along an arc of curve to the right (which has a radius of 596.12 feet, a central angle of 01 degrees 00 minutes 38 seconds and a chord distance of 10.51 feet, along a bearing of North 10 degrees 10 minutes 20 seconds East), an arc distance of 10.52 feet to a point; thence, leaving said right-of-way and running South 76 degrees 52 minutes 15 seconds East, a distance of 24.35 feet to a point; thence, along an arc of curve to the left (which has a radius of 525.50 feet, a central angle of 13 degrees 15 minutes 25 seconds and a chord distance of 121.32 feet, along a bearing of South 83 degrees 29 minutes 57 seconds East), an arc distance of 121.59 feet to a point; thence, North 89 degrees 52 minutes 21 seconds East, a distance of 218.28 feet to a point, and THE TRUE POINT OF BEGINNING.

LEGAL DESCRIPTION – DRAINAGE EASEMENT #1

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 691, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

Commence at an iron pin found (3/4 " CTP) at the intersection of the northeast corner of Land Lot 690, the southeast corner of Land Lot 691, the southwest corner of Land Lot 698 and the northwest corner of Land Lot 699; thence, leaving said land lot corner and running northeasterly along the east land lot line of said Land Lot 691, North 00 degrees 32 minutes 00 seconds East, a distance of 255.41 feet to an iron pin set; thence, leaving said land lot line and running South 84 degrees 56 minutes 44 seconds West, a distance of 90.32 feet to a point, and THE TRUE POINT OF BEGINNING.

Thence, running South 84 degrees 56 minutes 44 seconds West, a distance of 33.56 feet to a point; thence, North 69 degrees 57 minutes 35 seconds West, a distance of 29.06 feet to a point; thence, South 58 degrees 01 minutes 32 seconds West, a distance of 27.23 feet to a point; thence, South 84 degrees 56 minutes 44 seconds West, a distance of 11.63 feet to a point; thence, South 00 degrees 07 minutes 39 seconds East, a distance of 6.20 feet to a point; thence, South 58 degrees 01 minutes 32 seconds West, a distance of 5.61 feet to a point; thence, South 51 degrees 37 minutes 04 seconds West, a distance of 64.31 feet to a point; thence, South 89 degrees 52 minutes 21 seconds West, a distance of 20.80 feet to a point; thence, North 16 degrees 01 minutes 35 seconds East, a distance of 12.24 feet to a point; thence, North 51 degrees 37 minutes 04 seconds East, a distance of 71.81 feet to a point; thence, North 58 degrees 01 minutes 32 seconds East, a distance of 57.36 feet to a point; thence, South 69 degrees 57 minutes 35 seconds East, a distance of 49.04 feet to a point; thence, North 53 degrees 36 minutes 55 seconds East, a distance of 41.25 feet to a point; thence, North 05 degrees 05 minutes 22 seconds West, a distance of 29.73 feet to a point; thence, North 84 degrees 56 minutes 44 seconds East, a distance of 3.32 feet to a point; thence, North 05 degrees 03 minutes 16 seconds West, a distance of 72.93 feet to a point; thence, North 39 degrees 08 minutes 51 seconds East, a distance of 15.44 feet to a point; thence, South 04 degrees 55 minutes 48 seconds East, a distance of 128.75 feet to a point; thence, South 53 degrees 36 minutes 55 seconds West, a distance of 38.85 feet to a point, and THE TRUE POINT OF BEGINNING.

11/22/2024
PUBLIC HEARING APPLICATION
MASTER PLAN AMENDMENT
USE: ELEMENTARY SCHOOL
8995 Westside Pkwy, Alpharetta, GA 30009

LEGAL DESCRIPTIONS

FULTON SCIENCE ACADEMY

GEORGIA REGISTERED No. 1848 PROFESSIONAL LAND SURVEYOR JOHN EVAN NORTON

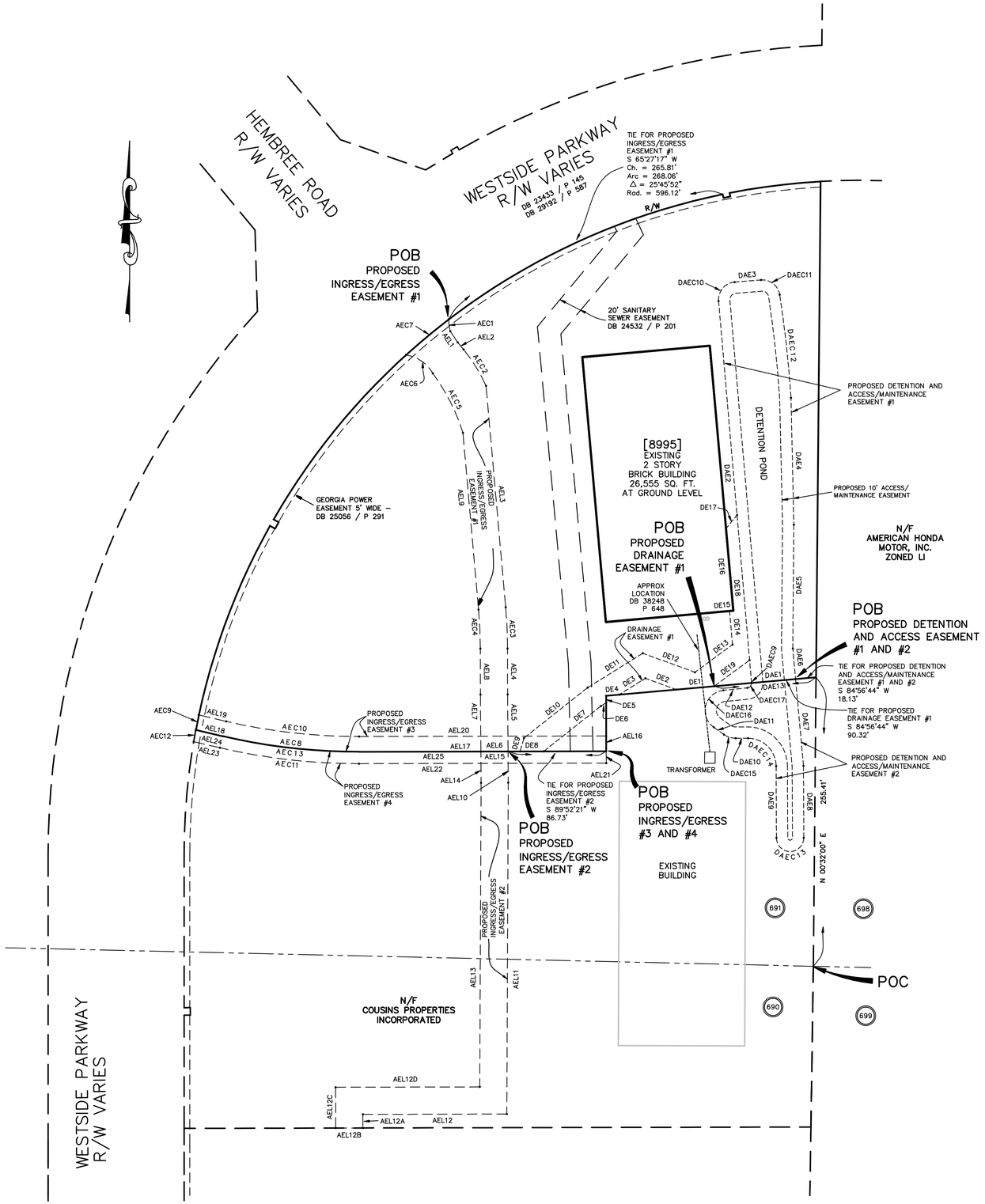
ALTA/ACSM LAND TITLE SURVEY
for
Cousins Properties Incorporated,
Westside Parkway GA, LLC
and
First American Title Insurance Company

Located In
Land Lot 691 – 1st District – 2nd Section
City of Alpharetta – Fulton County, Georgia

Engineering & Inspection Systems, Inc.
8960 Martin Road
Roswell, Georgia 30076
(770) 343-8800

Scale: 1" = 50'
Date: 10-11-10
Sh. 3 of 3

DRAWN:	DESIGN:	CHECKED:	DRAWING FILE:	JOB No.:
EBT		JEN	ALTA 10018	10-1-018



PROPOSED
INGRESS/EGRESS EASEMENT #1

LINE	BEARING	DISTANCE
AEL1	S33°33'58"E	11.73'
AEL2	S39°36'19"E	8.07'
AEL3	S05°03'16"E	196.42'
AEL4	S00°07'39"E	40.56'
AEL5	S00°25'19"E	50.38'
AEL6	S89°52'21"W	24.00'
AEL7	N00°25'19"W	50.32'
AEL8	N00°07'39"W	40.62'
AEL9	N05°03'16"W	156.78'

CURVE	BEARING	DISTANCE	ARC	DELTA	RADIUS
AEC1	S07°16'15"E	10.80	10.87	22°53'58"	27.21
AEC2	S31°45'20"E	37.76	37.87	14°35'44"	148.64
AEC3	S02°35'28"E	36.54	36.55	04°55'37"	425.00
AEC4	N02°35'28"W	34.47	34.48	04°55'37"	401.00
AEC5	N26°50'19"W	58.94	59.21	19°02'43"	178.13
AEC6	N55°43'54"W	28.80	29.82	52°19'28"	32.66
AEC7	N50°11'53"E	49.39	49.41	04°44'56"	596.12

PROPOSED
INGRESS/EGRESS EASEMENT #2

NUMBER	BEARING	DISTANCE
AEL10	S00°25'19"E	27.54'
AEL11	S00°15'05"W	292.82'
AEL12	S89°52'21"W	127.15'
AEL12A	S00°07'39"E	12.04'
AEL12B	S89°52'21"W	24.00'
AEL12C	N00°07'39"W	36.04'
AEL12D	N89°52'21"E	127.30'
AEL13	N00°15'17"E	268.70'
AEL14	N00°25'19"W	27.66'
AEL15	N89°52'21"E	24.00'

PROPOSED
INGRESS/EGRESS EASEMENT #3

NUMBER	BEARING	DISTANCE
AEL16	S00°07'39"E	13.50'
AEL17	S89°52'21"W	218.28'
AEL18	N76°52'15"W	24.35'
AEL19	S76°52'15"E	24.78'
AEL20	N89°52'21"E	218.28'

NUMBER	BEARING	DISTANCE	ARC	DELTA	RADIUS
AEC8	N83°29'57"W	121.32	121.59	13°15'25"	525.50
AEC9	N11°19'36"E	13.51	13.51	01°7'53"	596.12
AEC10	S83°29'57"E	118.20	118.46	13°15'25"	512.00

PROPOSED
INGRESS/EGRESS EASEMENT #4

NUMBER	BEARING	DISTANCE
AEL21	S00°07'39"E	10.50'
AEL22	S89°52'21"W	218.28'
AEL23	N76°52'15"W	23.81'
AEL24	S76°52'15"E	24.35'
AEL25	N89°52'21"E	218.28'

NUMBER	BEARING	DISTANCE	ARC	DELTA	RADIUS
AEC11	N83°29'57"W	123.74	124.02	13°15'25"	536.00
AEC12	N10°10'20"E	10.51	10.52	01°00'38"	596.12
AEC13	S83°29'57"E	121.32	121.59	13°15'25"	525.50

PROPOSED
DRAINAGE EASEMENT #1

NUMBER	BEARING	DISTANCE
DE1	S84°56'44"W	33.56'
DE2	N69°57'35"W	29.06'
DE3	S58°01'32"W	27.23'
DE4	S84°56'44"W	11.63'
DE5	S00°07'39"E	6.20'
DE6	S58°01'32"W	5.61'
DE7	S51°37'04"W	64.31'
DE8	S89°52'21"W	20.80'
DE9	N16°01'35"E	12.24'
DE10	N51°37'04"E	71.81'
DE11	N58°01'32"E	57.36'
DE12	S69°57'35"E	49.04'
DE13	N53°36'55"E	41.25'
DE14	N05°05'22"W	29.73'
DE15	N84°56'44"E	3.32'
DE16	N05°03'16"W	72.93'
DE17	N39°08'51"E	15.44'
DE18	S04°55'48"E	128.75'
DE19	S53°36'55"W	38.85'

PROPOSED
DETENTION & ACCESS/MAINTENANCE EASEMENT #1

NUMBER	BEARING	DISTANCE
DAE1	S84°56'44"W	39.05'
DAE2	N04°55'48"W	338.56'
DAE3	N85°20'23"E	23.33'
DAE4	S01°18'00"E	112.27'
DAE5	S00°29'11"W	109.31'
DAE6	S05°11'38"E	27.06'

NUMBER	BEARING	DISTANCE	ARC	DELTA	RADIUS
DAEC9	N04°19'33"W	0.09	0.09	01°12'30"	4.12
DAEC10	N40°12'18"E	21.97	24.42	90°16'11"	15.50
DAEC11	S51°41'32"E	21.13	23.25	85°56'09"	15.50
DAEC12	S06°13'00"E	91.58	91.61	05°00'55"	1046.52

PROPOSED
DETENTION & ACCESS/MAINTENANCE EASEMENT #2

NUMBER	BEARING	DISTANCE
DAE7	S05°11'38"E	77.02'
DAE8	S00°14'31"E	63.57'
DAE9	N00°14'31"W	63.41'
DAE10	S89°59'46"W	10.91'
DAE11	N54°44'23"W	11.11'
DAE12	N84°06'01"E	21.33'
DAE13	N84°56'44"E	39.05'

NUMBER	BEARING	DISTANCE	ARC	DELTA	RADIUS
DAEC13	S89°45'47"W	24.18	37.98	180°01'06"	12.09
DAEC14	N45°07'23"W	34.93	38.77	89°45'43"	24.75
DAEC15	N72°22'19"W	10.90	11.08	35°15'51"	18.00
DAEC16	N14°40'49"E	33.70	43.62	138°50'24"	18.00
DAEC17	N40°11'21"E	5.71	6.32	87°49'20"	4.12

11/22/2024
PUBLIC HEARING APPLICATION
MASTER PLAN AMENDMENT
USE: ELEMENTARY SCHOOL
8995 Westside Pkwy, Alpharetta, GA 30009

EASEMENTS

FULTON SCIENCE ACADEMY

GEORGIA REGISTERED No. 1848 PROFESSIONAL LAND SURVEYOR JOHN EVAN NORTON

50 25 0 50 100 150
SCALE IN FEET

ALTA/ACSM LAND TITLE SURVEY
for

Cousins Properties Incorporated,
Westside Parkway GA, LLC
and
First American Title Insurance Company

Located In
Land Lot 691 – 1st District – 2nd Section
City of Alpharetta – Fulton County, Georgia

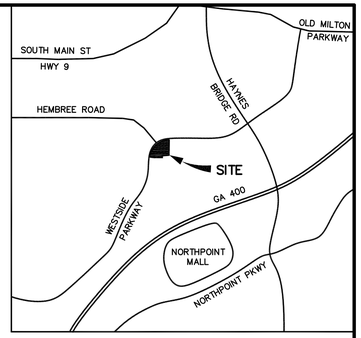
Engineering & Inspection Systems, Inc.
8960 Martin Road
Roswell, Georgia 30076
(770) 343–8800

Scale: 1" = 50'
Date: 10–11–10
Sh. 2 of 3

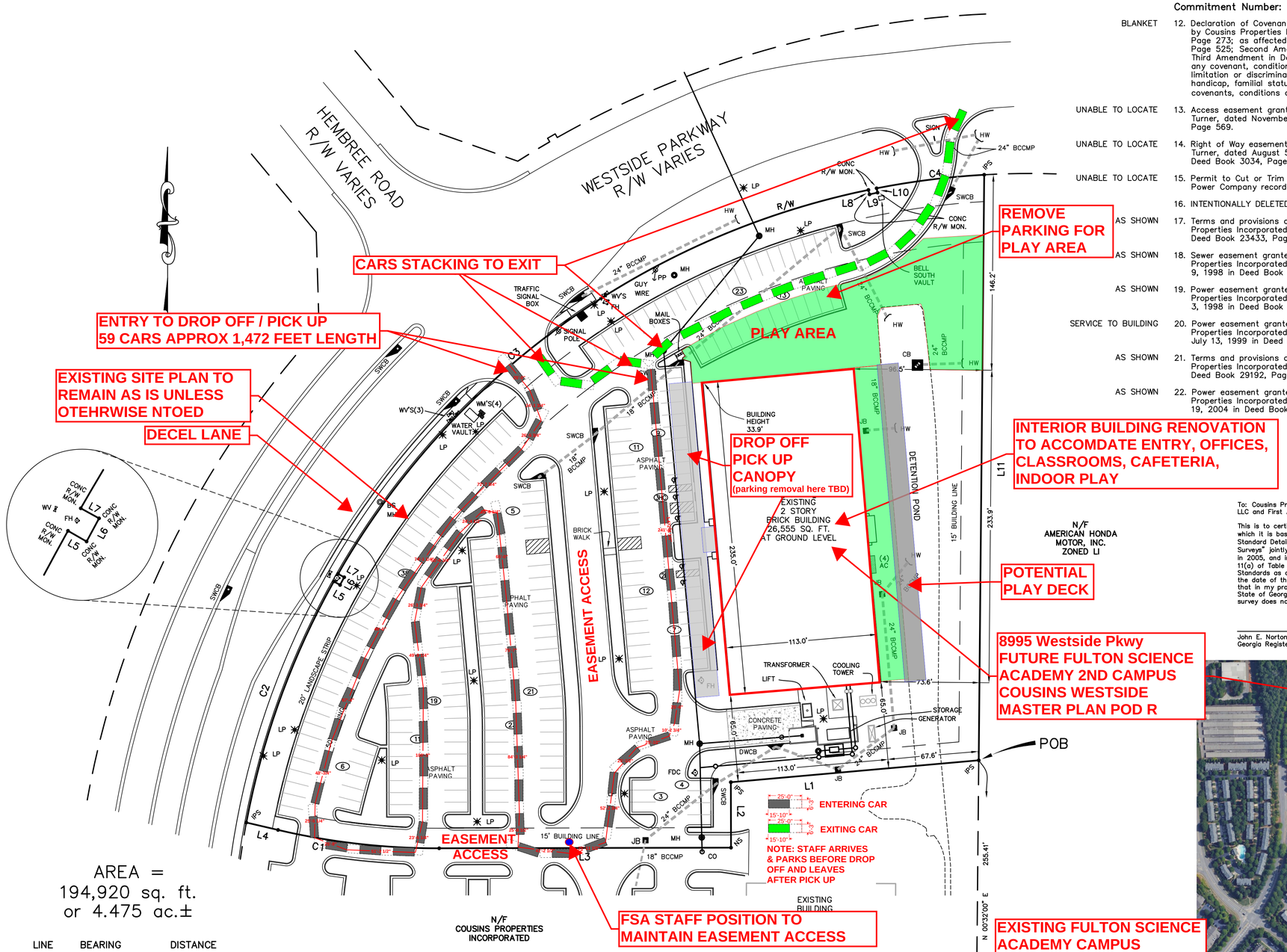
DRAWN:	DESIGN:	CHECKED:	DRAWING FILE:	JOB No.:
EBT		JEN	ALTA 10018	10–1–018

Commitment Number: NCS–451078–CHI2

BLANKET	12. Declaration of Covenants, Conditions, Restrictions and Easements, by Cousins Properties Incorporation recorded in Deed Book 36717, Page 273; as affected by First Amendment in Deed Book 38521, Page 525; Second Amendment in Deed Nook 44338, Page 359; Third Amendment in Deed Book 45692, Page 372 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
UNABLE TO LOCATE	13. Access easement granted to Georgia Power Company by Guy Turner, dated November 1, 1945 and recorded in Deed Book 1989, Page 569.
UNABLE TO LOCATE	14. Right of Way easement granted to Georgia Power Company by Guy Turner, dated August 5, 1955 and recorded August 29, 1955 in Deed Book 3034, Page 169.
UNABLE TO LOCATE	15. Permit to Cut or Trim Trees between Gary L. Turner and Georgia Power Company recorded in Deed Book 3229, Page 449.
	16. INTENTIONALLY DELETED
AS SHOWN	17. Terms and provisions of the Quit Claim Deed between Cousins Properties Incorporated and City of Alpharetta, Georgia recorded in Deed Book 23433, Page 145.
AS SHOWN	18. Sewer easement granted to Fulton County, Georgia by Cousins Properties Incorporated, dated June 2, 1998 and recorded July 9, 1998 in Deed Book 24532, Page 201.
AS SHOWN	19. Power easement granted to Georgia Power Company by Cousins Properties Incorporated, dated June 17, 1998 and recorded August 3, 1998 in Deed Book 25056, Page 291.
SERVICE TO BUILDING	20. Power easement granted to Georgia Power Company by Cousins Properties Incorporated, dated November 18, 1998 and recorded July 13, 1999 in Deed Book 27281, Page 236.
AS SHOWN	21. Terms and provisions of the Quit Claim Deed between Cousins Properties Incorporated and City of Alpharetta, Georgia recorded in Deed Book 29192, Page 587.
AS SHOWN	22. Power easement granted to Georgia Power Company by Cousins Properties Incorporated, dated June 16, 2004 and recorded August 19, 2004 in Deed Book 38248, Page 648.



VICINITY MAP



AREA = 194,920 sq. ft. or 4.475 ac.±

LINE	BEARING	DISTANCE
L1	S 84°56'44" W	186.12'
L2	S 00°07'39" E	48.98'
L3	S 89°52'21" W	218.28'
L4	N 76°52'15" W	24.35'
L5	S 60°09'54" E	5.35'
L6	N 28°17'32" E	6.56'
L7	N 61°14'04" W	5.21'
L8	S 13°51'50" E	3.44'
L9	N 77°37'24" E	6.16'
L10	N 12°19'19" W	3.33'
L11	S 00°32'00" W	438.13'

CURVE	BEARING	CHORD	ARC	DELTA	RADIUS
C1	N 83°29'57" W	121.32	121.59	13°15'25"	525.50
C2	N 19°56'32" E	191.94	192.78	18°31'45"	596.12
C3	N 54°04'57" E	489.76	504.70	48°30'32"	596.12
C4	N 82°50'18" E	81.11	81.17	07°48'06"	596.12

PROPERTY IS ZONED – CUP – COMMUNITY UNIT PLAN

HEIGHT RESTRICTION – 40 FEET
BUILDING SETBACKS – FRONT – 50 FEET
SIDE – 15 FEET
REAR – 15 FEET
MAXIMUM COVERAGE BY PRINCIPAL BUILDING – 40%
ACTUAL COVERAGE BY PRINCIPAL BUILDING – 14%

205 REGULAR PARKING SPACES
5 HANDICAP SPACES
210 TOTAL PARKING SPACES

To: Cousins Properties Incorporated, Westside Parkway GA, LLC and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2005, and includes items 1 – 4, 6, 7(b)(1), and 8 – 11(a) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor in the State of Georgia, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

John E. Norton
Georgia Registered Land Surveyor No. 1848

The field data upon which this plat is based has a closure precision of one foot in 37,250 feet and an angular error of 00°01" per angle point and was adjusted using the Crandall Rule; and

This plat has been calculated for closure by the coordinate method and is found to be accurate within one foot in +500,000 feet; and

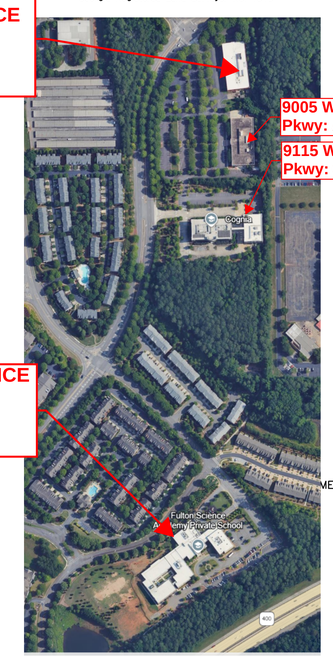
The linear and angular measurements shown on this plat were obtained by using in the field survey a Wild T–1000/D–1000 Total Station.

I CERTIFY THAT IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE REAL PROPERTY SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

JOHN E. NORTON
GEORGIA REGISTERED LAND SURVEYOR
NO. 1848

GEORGIA REGISTERED No. 1848 PROFESSIONAL LAND SURVEYOR JOHN EVAN NORTON

TO WHOM IT MAY CONCERN
I have this date examined the FIRM Flood Insurance Rate Map # 13121C0066 E, Community Panel No. 130084–0066 E, dated June 22, 1998, covering Fulton County, Georgia and Incorporated areas. No portion of the property lies within an area having special flood hazards. Property lies within Zone "X" – areas determined to be outside 500 year floodplain.



11/22/2024
PUBLIC HEARING APPLICATION
MASTER PLAN AND CONDITIONAL USE AMENDMENT
USE: ELEMENTARY SCHOOL
8995 Westside Pkwy, Alpharetta, GA 30009

PROPOSED SITE PLAN

FULTON SCIENCE ACADEMY

ALTA/ACSM LAND TITLE SURVEY
for
Cousins Properties Incorporated, Westside Parkway GA, LLC
and
First American Title Insurance Company

Located In
Land Lot 691 – 1st District – 2nd Section
City of Alpharetta – Fulton County, Georgia

Engineering & Inspection Systems, Inc.
8960 Martin Road
Roswell, Georgia 30076
(770) 343–8800

Scale: 1" = 40'
Date: 10–11–10
Sh. 1 of 3

DRAWN:	DESIGN:	CHECKED:	DRAWING FILE:	JOB No.:
EBT		JEN	ALTA 10018	10–1–018

Current Office Occupancy	**Floor 1& 2: Office Building**					
	Spaces Per 1000 SF (1)		GSF of Building			Req'd for Use
	4	1000	53110			**212**
					Total Zoning Required	212
					Total Provided	210
					Total Excess	-2
Approximate Proposed Occupancy In Phase 1	**Floor 1: Elementary & Middle School**					
	Spaces per Classrom & Admin Office (1)		Office	Classrms	Req'd Guest (1)	Req'd for Use
	1		7	13	5	**25**
	Floor 2: Office Building					
	Spaces Per 1000 SF (1)		GSF of Building			Req'd for Use
	4	1000	26555			**106**
					Total Zoning Required	**131**
					Total Provided (13 removed for Play Area	**197**
					Total Excess	**66**
Approximate Proposed Occupancy In Phase 2	**Floor 1: Elementary & Middle School**					
	Spaces per Classrom & Admin Office (1)		Office	Classrms	Req'd Guest (1)	Req'd for Use
	1		7	13	5	**25**
	Floor 2: Elementary & Middle School					
	Spaces per Classrom & Admin Office (1)		Office	Classrms	Req'd Guest (1)	Req'd for Use
	1		7	16	0	**23**
					Total Zoning Required	**48**
					Total Provided (13 removed for Play Area	**176**
					Total Excess	**128**
Approximate Proposed Occupancy Hypothetical HS	**Floor 1: HS**					
	1 space per each 4 HS students (1)		Office	Classrms	HS Seniors Students (1) (2)	Req'd for Use
	1		7	13	20	**40**
	Floor 2: HS					
	1 space per each 4 HS students (1)		Office	Classrms	HS Seniors Students (1) (2)	
			7	16	25	**48**
					Total Zoning Required	**88**
					Total Provided (13 removed for Play Area	**176**
					Total Excess	**88**
(1)	Article II-Use of Land & Structures Section 2.5 Parking and Loading https://library.municode.com/ga/alpharetta/codes/unified_development_code?nodeId=ARTIIUSLAST_S2.5PALO					
(2)	Calc assuming 1 in 4 students would be senior high and no guest parking required. D. Public & Semipublic Uses: Schools, senior high: One (1) space for each classroom and administrative office plus 1 space for each 4 students based on the design capacity of the school.					

A&R Engineering Inc.
2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255 Fax: (770) 690-9210
www.areng.com

Memorandum

To: Transportation Engineer,
City of Alpharetta.
From: Abdul Amer, PE., PTOE, A&R Engineering, Inc.
Date: November 5, 2024
Subject: Traffic Impact Study Methodology for school re-location to 8895 Westside Parkway Alpharetta, GA | A&R 24-200

The purpose of this memorandum is to document the scope of the traffic impact study for a proposed Fulton Science Academy Pre-K to Grade 2 school at 8895 Westside Parkway in Alpharetta, GA. The schools will initially have maximum enrollment of 300 students in 2025. The existing "Milend" office with 40 employees, will continue to occupy the second floor of the building as tenant up to 2029 and the school will expand its registration to 400 students once they leave in 2029. Traffic operations will be analyzed for the year 2029 with maximum enrollment of 400 students. The school will continue to use the existing full access driveway on Westside Parkway, aligned with Hembree Road. This driveway will also be shared by the adjacent Cognia office building which is currently 100% occupied. The school will also share the adjacent Cognia office's existing driveway on Westside Parkway. The location of the site is shown below in Figure 1.

Figure 1 – Site Overlay Map

STUDY METHODOLOGY:

To evaluate future traffic operations in this area, a projection of normal traffic growth will be applied to the existing volumes. Existing data points collected by GDOT over the last five years (2018-2019 and 2021-2023) revealed a traffic volume increase of approximately 2% in the area. This growth factor will be applied to the existing traffic volumes to estimate the build year (2029) traffic volumes for the development. The traffic study will include an analysis for the existing and future "No-Build" and "Build" conditions at the study intersections, both of which account for a background growth in traffic.

Future "Build" analysis will be for the year 2029. We propose to remove Milend's trips generation estimate for 40 office employees from the existing entering and exiting volumes at Site Driveway 1 when Milend vacates the building.

Recommendations, if any, to improve operations will be included as necessary.

TRIP GENERATION FOR PROPOSED SITE:

Trip generation estimates were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation report. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation for the site is based on the following ITE Land use categories: *530 – Private School(K-8)* and *710 – General Office Building*. The trip generation for the and the office is shown below in Tables 1 and 2.

TABLE 1 – TRIP GENERATION FOR PROPOSED DEVELOPMENT

Land Use	Size	AM Peak Hour			School Dismissal Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	Two-Way
ITE 530 – Private School (K-8)	400 students	226	177	403	114	129	243	48	56	104	1,644
	Total Trips	226	177	403	114	129	243	48	56	104	1,644

TABLE 2 – TRIP GENERATION FOR EXISTING OFFICE BUILDING

Land Use	Size	AM Peak Hour			School Dismissal Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	Two-Way
ITE 710 – General Office**	40 staff	17	3	20	11*	-9*	20*	3	15	18	133
Total Milend Office Trips		17	3	20	11*	-9*	20*	3	15	18	133

*ITE's hourly distribution percentages were applied to the 24-hour volume to obtain these numbers. (8.3% entering & 6.5% exiting)

**Due to the small office size, Average Rate was used.

STUDY INTERSECTIONS AND TRAFFIC COUNTS:

Traffic counts will be collected between AM (7:00 - 9:00), School Dismissal (2:00 – 4:00) and PM (4:00 - 6:00) at the following intersections.

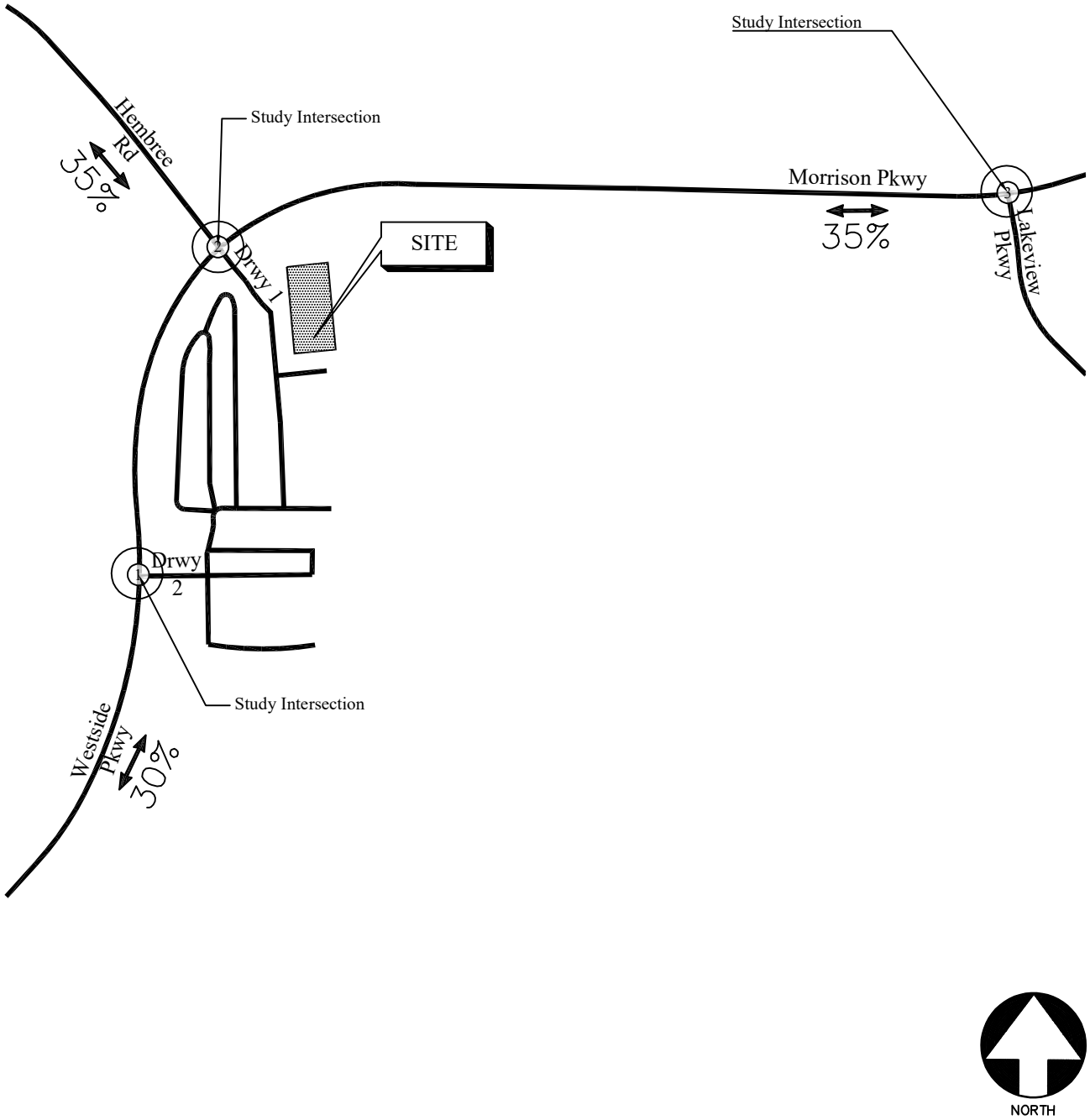
1) Westside Parkway at Cognia Driveway
2) Westside Parkway at Morrison Parkway / Hembree Road/Site Driveway
3) Morrison Parkway at Lakeview Parkway

TRIP DISTRIBUTION:

We are proposing the following outer leg trip distribution based on the roadway network and nature of development.

- Hembree Road (West) – 35%
- Morrison Parkway (East) – 35%
- Westside Parkway (South) – 30%

A graphic showing the study intersection locations and outer leg distribution is included in the next page.

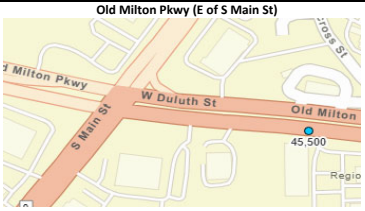


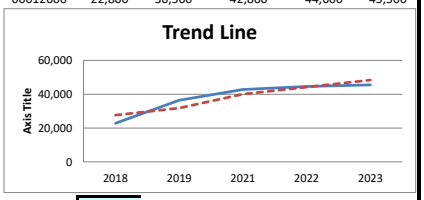
OUTER LEG DISTRIBUTION

A&R Engineering Inc.

Location	Growth Rate	R Squared	Station ID	Route	2018	2019	2021	2022	2023
Old Milton Pkwy (E of S Main St)	15.0%	0.83	121-0306	00012000	22,800	36,500	42,800	44,600	45,500
Old Milton Pkwy (E of Haynes Bridge Rd)	0.0%	0.01	121-0308	00012000	35,900	36,200	36,200	35,700	36,100
Haynes Bridge Rd (N of Rainwater Blvd)	-2.3%	0.65	121-0824	00133401	24,000	24,200	24,100	21,900	22,200
Hembree Rd (W of Northmeadow Pkwy)	-7.6%	0.70	121-6010	00018617	13,900	14,000	13,900	10,300	10,400
S Main St (SW of Janis Ln)	-3.1%	0.72	121-0142	00000900	26,500	26,300	26,300	23,400	23,600
Weighted Average	**2.1%**	0.39	Sum of Count Stations =		123,100	137,200	143,300	135,900	137,800

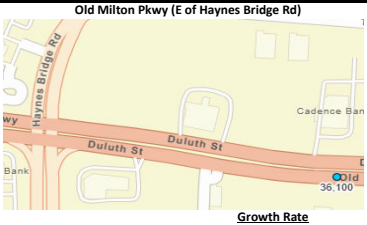
Location	Traffic Counter	RCLINK	2018	2019	2021	2022	2023
Old Milton Pkwy (E of S Main St)	121-0306	00012000	22,800	36,500	42,800	44,600	45,500

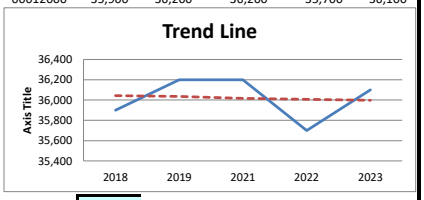




Growth Rate	15.0%	Intercept	-8,311,807	Slope	4,132.56
Trend Line	27,695	31,828	40,093	44,226	48,358

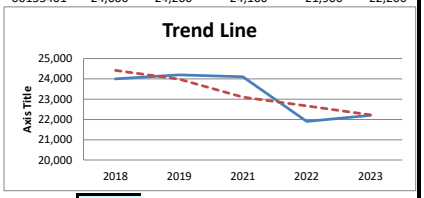
Location	Traffic Counter	RCLINK	2018	2019	2021	2022	2023
Old Milton Pkwy (E of Haynes Bridge Rd)	121-0308	00012000	35,900	36,200	36,200	35,700	36,100





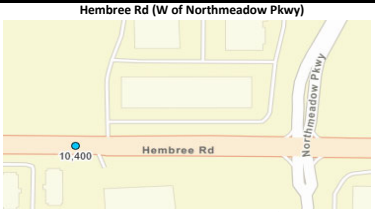
Growth Rate	0.0%	Intercept	54,816	Slope	-9.30
Trend Line	36,044	36,035	36,016	36,007	35,998

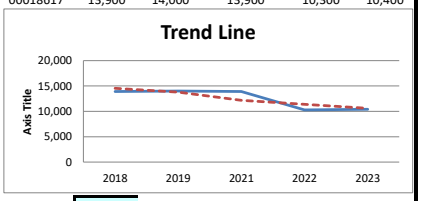
Location	Traffic Counter	RCLINK	2018	2019	2021	2022	2023
Haynes Bridge Rd (N of Rainwater Blvd)	121-0824	00133401	24,000	24,200	24,100	21,900	22,200



Growth Rate	-2.3%	Intercept	909,055	Slope	-438.37
Trend Line	24,420	23,981	23,105	22,666	22,228

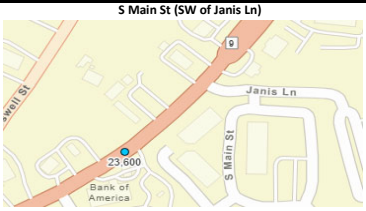
Location	Traffic Counter	RCLINK	2018	2019	2021	2022	2023
Hembree Rd (W of Northmeadow Pkwy)	121-6010	00018617	13,900	14,000	13,900	10,300	10,400

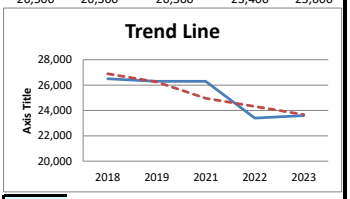




Growth Rate	-7.6%	Intercept	1,610,184	Slope	-790.70
Trend Line	14,556	13,765	12,184	11,393	10,602

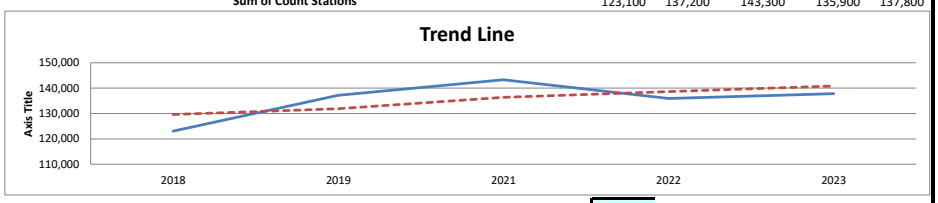
Location	Traffic Counter	RCLINK	2018	2019	2021	2022	2023
S Main St (SW of Janis Ln)	121-0142	00000900	26,500	26,300	26,300	23,400	23,600





Growth Rate	-3.1%	Intercept	1,324,513	Slope	-643.02
Trend Line	26,892	26,249	24,963	24,320	23,677

Weighted Average	2018	2019	2021	2022	2023
Sum of Count Stations	123,100	137,200	143,300	135,900	137,800



Growth Rate	2.1%	Intercept	-4,413,240	Slope	2,251.16
Trend Line	129,607	131,858	136,360	138,612	140,863

2024 TAX BILL

Arthur E. Ferdinand
Tax Commissioner, Fulton County

141 Pryor St SW
Atlanta, GA 30303
(404) 613-6100

Property Owner	Parcel Identification	Description	User ID
MILEND INC	12 -2600-0691-016-5 IMPROVED PROPERTY	REAL PROPERTY TAX DISTRICT : 10A ALPHARETTA / NORTH FULTON CID	ORG 27356217

Property Address	Account Number	Fair Market Value	Assessed Value
8995 WESTSIDE PKWY	5520650	5,853,600	2,341,440

County Tax Credit: $442.53

Control # 81,461

Levies	Assessment		Exemptions		Net Assessment		Net Rate		Net Tax
Fulton									
FULTON OPER	2,341,440	-	0	=	2,341,440	x	0.008870	=	20,768.57
FULTON BONDS	2,341,440	-	0	=	2,341,440	x	0.000170	=	398.04
FULTON SCHOOL GEN	2,341,440	-	0	=	2,341,440	x	0.017080	=	39,991.80
STATE	2,341,440	-	0	=	2,341,440	x	0.000000	=	0.00
NORTH FULTON CID	2,341,440	-	0	=	2,341,440	x	0.003000	=	7,024.32
							Total Billed for 2024		68,182.73
							Less Amount Paid		0.00
							Fulton Total Due		**$68,182.73**

PAY THIS AMOUNT FOR TAX YEAR 2024. . . . . . **$68,182.73**

Please read the reverse side of the bill and enclosed brochure for additional information and instructions or call our 24-hour automated customer service line at (404) 613-6100.

Parcel Identification	Property Address	Due Date	Amount Due

ACH
Ameris
7073

Parcel Identification	Property Address	Due Date	Amount Due
12 -2600-0691-016-5	8995 WESTSIDE PKWY	11/15/2024	**$68,182.73**

TC_GBRADF
27356217

RETURN COUPON WITH FULTON PAYMENT
MAKE YOUR CHECK PAYABLE TO:
FULTON COUNTY TAX COMMISSIONER
Arthur E. Ferdinand
P.O. Box 105052
Atlanta, GA 30348-5052

MILEND INC
8995 WESTSIDE PKWY
ALPHARETTA GA 30009

5520650032400200006818273 9

Michelle Jones

From: no-reply@invoicecloud.net on behalf of Fulton County Tax Commissioner <no-reply@invoicecloud.net>
Sent: Friday, October 25, 2024 12:08 PM
To: Michelle Jones
Subject: Fulton County Tax Commissioner Invoice# 12 260006910165 2024RE-CTY Payment Confirmation

Dear MILEND INC

Thank you for your payment to Fulton County Tax Commissioner .

Your payment has been successfully processed and your account has been updated.

You will continue to receive an email each time a bill is ready for your review. This is an easy way to access, review and pay your bills.

If you haven't already gone paperless, please consider helping the environment, reducing your clutter and supporting our green strategy by opting to move to paperless billing in your next billing cycle. You will always have the option to print your bill directly from your computer if you need it for your records.

To go paperless, log on to your account at https://www.invoicecloud.com/fultoncounty and select paperless options under My Profile. Then check the Yes, I want to go Paperless box and press update.

If you have any questions regarding your account, please email us at taxcom.pub@fultoncountyga.gov and include your account number, first name and last name on the account.

Thank you for being a valued Fulton County Tax Commissioner customer.

Payment Confirmation

Account Number:
12 260006910165

Invoice Number:
12 260006910165 2024RE-CTY

Payment Amount:
$68,182.73

Message:
PAYMENT PROCESSED 627251

Phone: (404) 613-6100
Email: taxcom.pub@fultoncountyga.gov

Billing Information

MILEND INC
8995 WESTSIDE PKWY
ALPHARETTA , GA 30009
mjones@milend.com

Transaction Detail

EFT (Check)
XXXXXX7073
10/25/2024 11:55:43 AM
PAYMENT PROCESSED 627251

Invoices

Type	Account #	Invoice #	Amount
Real Estate Taxes	12 260006910165	12 260006910165 2024RE-CTY	$68,182.73
		SUBTOTAL	**$68,182.73**
		GRAND TOTAL	**$68,182.73**