



DESIGN REVIEW BOARD FEBRUARY 21, 2025

ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
9:00 AM

1. MEETING ANNOUNCEMENTS

Today's Design Review Board meeting will commence at 8:30 a.m. and a break is scheduled at 12:00 p.m. The meeting will resume at 12:30 p.m.

2. WORK SESSION ITEMS

3. CALL TO ORDER

4. ROLL CALL

5. PLEDGE TO THE FLAG

6. ITEMS FROM STAFF

7. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of January 18, 2024

8. PUBLIC HEARING

1. **DRB250006 Egg Harbor 5966 North Point Pkwy**
Consideration of exterior elevations and materials (awning).
2. **DRB250004 401 Professional Bldg 401 South Main St**
Consideration of new signage.
3. **DRB25007 HC Commons LLC 735 North Main St**
Consideration of new signage.
4. **DRB240048 296 & 304 Thompson St - Kingsley**
Consideration of new residential construction

9. ADJOURNMENT



1. MEETING ANNOUNCEMENTS

2. WORK SESSION ITEMS

Bret Schroder called the meeting to order at 8:30 a.m.

There was discussion of items on today's Agenda.

3. CALL TO ORDER

Bret Schroeder called the meeting to order at 9:00 a.m.

1. Election of Chair and Vice-Chair for 2025

❖ Board Member Schwing offered a motion to elect Richard Kramer as Chair.

- Board Member Corkill seconded the motion.
- Motion carried (4-0-1) (Kramer abstained)

❖ Board Member Corkill offered a motion to elect Frank Schwing as Vice -Chair.

- Board Member Rowen seconded the motion.
- Motion carried (4-0-1) (Schwing abstained)

4. ROLL CALL

• Design Review Board Members present:

- o Richard Kramer (Chairman)
- o Frank Schwing (Vice Chairman)
- o Erik Rowen
- o Pat Corkill
- o Jennifer Sprayberry

• Staff Present:

- o Bret Schroeder, Code Enforcement Manager
- o Elle Taylor, Planning + Zoning Coordinator
- o Joel Carnow, GIS Specialist/Special Projects Planner

5. PLEDGE TO THE FLAG

6. ITEMS FROM STAFF

1. Public Hearing Procedure

7. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of December 13, 2024

- ❖ Board Member Rowen offered a motion to approve.
- Vice-Chair Schwing seconded the motion.
- Motion carried (5-0).

8. PUBLIC HEARING

1. DRB250003 26 Thai 210 South Main St

Applicant presented consideration of new signage.

- Property Information.
- Front Wall Sign A.
 - Brushed Aluminum.
 - Customer Paint.
 - LED Back-Lit.
 - Trim.
 - Infrastructure of Sign.
- Side Wall Sign B.
 - Welded Aluminum.
 - Acrylic & Vinyl.
 - LED Internal.
- Back Wall Sign C. – same as Sign A
- Overview of materials.
- Example of Perimeter Mall Location Signs.
- Staff addressed illumination.
- Red Color Sample.
- Timeline.

There was no public comment.

After discussion:

- ❖ Vice-Chair Schwing offered a motion to approve the signs as presented today with the following clarifications – For Sign B, The Blade Sign, the letters will be halo lit, not face lit and any existing holes from current sign or removing of lighting will be patched and the entire area repainted.
- Board Member Corkill seconded the motion.
- Motion carried (5-0).

2. DRB250002 Bound Upward 348 South Main St

Applicant presented consideration of new signage.

- Existing Monument Sign.
- Proposed Monument Sign.
- Proposed Blade Sign.
- Black Awning.
- Sample colors.

There was no public comment.

After discussion by the Board:

- ❖ Board Member Rowen offered a motion to approve with the following conditions: the Applicant will add low evergreen plantings in the existing planter at the base of the monument sign and the Applicant will provide the aluminum substrate to be painted white.
- Board Member Corkill seconded the motion.
- Motion carried (5-0).

3. DRB250001 Hudson Park 193 Canton St

Board Member Corkill recused himself as he has done work on the project.

Applicant presented consideration of exterior elevations and materials.

Streetscape.

Materials & Inspiration.

Color Palette.

No customization from Buyer.

Chair Kramer read Council Conditions.

"6. Architecture and materials shall be developed substantially similar to the submitted renderings, except for modifications required to comply with Staff comments and in compliance with the Alpharetta Downtown Code, subject to final approval by DRB. All homes shall have 4-sided architecture, materials, and details with a unique front elevation. All homes shall have a chimney. A minimum of 5 homes on Canton Street or Mayfield Road shall be substantially brick or stone."

- Canton Street Elevation view.
 - Staff showed Landscape Site Plan and Historic Home.
 - Mayfield Road homes not designed but will be similar. Showing a representation.
 - Same materials, roof shingles, etc.
 - Architecture will be different due to lot sizes.
 - Same family but not match identically.
 - Color scheme may not be the same from one house to the next.
 - Individual home palettes have not been selected.
 - DRB usually sees the individual selections, elevations.
 - DRB thought they were approving Lot #1, #2 and #10 at this meeting.
 - DRB liked the Design Guide.
 - Mayfield Lots 4, 5,6 need attention to differentiation.
 - Discussed Lot #1, Lot 2.
 - Not conforming to what previous developer presented.
 - Did not have an updated site plan for all the lots.
 - DRB liked the theme but wanted to see Mayfield Rd elevations. Applicant stated that Lots 1,2,10 will go under a model permit review.
 - Massing looks good.
 - Discussed phasing of building for the development.
 - Lot #2 façade needs more features.
 - Pictures are not meant to be representative of actual homes with elevations.

There was no public comment.

- ❖ Vice-Chair Schwing offered a motion to defer the application.
- Board Member Rowen seconded the motion.
- Motion carried (5-0).

Board Member Corkill returned to the meeting.

4. DRB240045 244 North Main St.

Applicant presented consideration of new residential construction.

- Rendering Front Panoramic.
- Created different roof styles, gables, decks.
- Front accents are different.
- Brick & Stone materials.
- Heartiboard.
- Aerial View of the project not in color.
- Inspiration Pictures.
- Exact colors not decided yet.
- Monument Sign concept.
- Sample brick colors.
- DRB thought they were too similar.
- DRB wants to see elevations with materials.
- Timeline on project.

There was no public comment.

This was considered a cursory review with Applicant to return to DRB for approval.

5. DRB240044 201 Marietta Home

Consideration of new residential construction.

This item was postponed by Staff. It was not considered at this meeting.

9. ADJOURNMENT

Chair Kramer adjourned the meeting at 10:41 a.m.







CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

For your convenience, this form may be completed electronically and printed upon completion. If you choose to handwrite your responses, please print in a clear, easily legible fashion.

Please complete this form and the submittal package in its entirety. See Page 2 "Instructions and Required Materials" for details. Lastly, verify that all information is true and accurate.

Your completed submittal package should be delivered to:

City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

NOTE: All applicable fees must be included with the application. Please note that a 3% convenience fee will be added to all credit card transactions. Applications will be accepted only on the dates reflected on the page of this form titled "Filing Deadlines and Meeting Schedule" and only between the hours of 8:30 AM and 3:30 PM.

If you have questions regarding this application or the design review process, please contact [Bret Schroeder](#) by calling 678-297-6088.

Business Name: Egg Harbor Cafe

Location Address: 5966 north point parkway

Mailing Address: _____

City: Alpharetta State: Ga Zip Code: 30022 - _____

Contact for All Notifications: A.j. Walthall, masterworks general contracting, llc

Contact Telephone: _____ - _____ - _____ Mobile Telephone: 404 - 805 - 3401

Fax: _____ - _____ - _____ Email: Aj@masterworksgc.com

Contact's Relation to Business: General contractor

This Application For (Check all that apply):

- | | |
|--|---|
| ☐ Addition | ☐ Modification to Exterior |
| ☐ Auxiliary Structure | ☐ New Construction |
| ☐ Color Selection | ☐ Signage |
| ☐ Material Selection | |

Application Fees:

Reviews \$350.00

Signs Review Only \$175.00

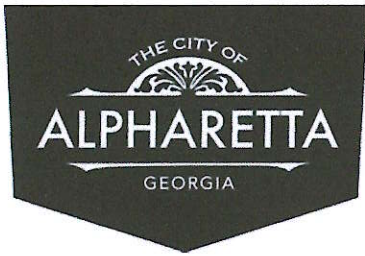
Legal Advertising Requirement \$175.00

Reapplication Fee \$100.00

Readvertising Fee \$175.00 _____

This page will be the first page of your completed submittal packet.

Total Due



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: Mimms property

Physical Address: 780 old roswell place suite 100

Mailing Address: _____

City: Alpharetta State: Ga Zip Code: 30022

Owner Telephone: 770 - 776 - 1965 Contact Fax: _____

Property Owner Authorization *(Must be completed if the applicant is not the legal owner of the subject property):*

I, the undersigned, do hereby swear and attest, under penalty of law for false swearing, that I am the legal owner, as shown in the records of Fulton County, Georgia, of the property described herein and that I authorize the person identified herein as "Applicant" to act on my behalf in pursuit of this request.

Owner Name (Printed): Brad Shoemaker Date: 01/02/2025

Owner Signature: 

Property Information:

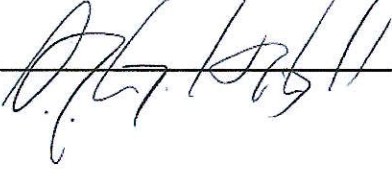
Address (If Assigned) : 5966 north point parkway

Tax ID or Map Reference Number: _____

Land Lot(s): _____ District: _____ Section: _____

Existing Zoning of Property: _____ Existing Uses of Property: Restaurant

This form is to be executed under oath. I, the person identified herein as "Applicant," do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Design Review Board Application is true and correct and contains no misleading information. I also understand that Design Review Board review and/or approval does not include review or approval for code compliance and that City of Alpharetta site and building plan review staff should be contacted with respect to code compliance issues and permitting procedures.

Applicant Signature:  Date: 01/02/2025

Print Form



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: ALPHARETTA PROFESSIONAL PARK

Physical Address: 401 SOUTH MAIN ST ALPHARETTA GA

Mailing Address: PO Box 204

City: WHITE State: GA Zip Code: 30104 - 2811

Owner Telephone: 404 - 394 - 1786 Contact Fax: _____

Property Owner Authorization (Must be completed if the applicant is not the legal owner of the subject property):

I, the undersigned, do hereby swear and attest, under penalty of law for false swearing, that I am the legal owner, as shown in the records of Fulton County, Georgia, of the property described herein and that I authorize the person identified herein as "Applicant" to act on my behalf in pursuit of this request.

Owner Name (Printed): DHIRAJ A PATEL MD Date: 12/13/24

Owner Signature: Dhiraj A Patel MD DHIRAJ A. PATEL, M.D.

Property Information:

Address (If Assigned): 401 SOUTH MAIN ST ALPHARETTA GA

Tax ID or Map Reference Number: PARCEL # 12 2463 064 80157

Land Lot(s): 0648 District: 12 Section: _____

Existing Zoning of Property: _____ Existing Uses of Property: _____

DESIGN REVIEW BOARD REVIEW CRITERIA

How will this proposal be visually compatible with the character of the surrounding areas?

** No structural changes. Sign and landscape replacement -
(Removed by GDOT - road project)*

In your submittal package, have you included a site line study from the public right of way, which shows the location of rooftop structures? If not, please explain below.

☐ Yes

☐ No

CUSTOMER: ALPHARETTA PROF PARK

DESIGNER: AZ

PROPOSED BY: STEVE METZ

PRIMARY MONUMENT SIGN

10/30/2024



UNITEDSIGNS®
ARCHITECTURAL SIGNAGE

PRIMARY MONUMENT SIGN

PREPARED FOR

ALPHARETTA PROFESSIONAL PARK

401 S Main St, Alpharetta, GA

COMPLIES WITH IBC 2018
WITH GA AMENDMENTS
WIND SPEED V(ULT) = 106MPH
WIND PRESSURE = 35#/FT2
ASCE 7-16

CONCRETE = 3000^{PSI}/in²



UNITEDSIGNS®
ARCHITECTURAL SIGNAGE

All designs and drawings attached herein are copyrighted and may not be reused, duplicated or used for any purpose other than to facilitate implementation of the signs systems for the specific project they were prepared for without the express written consent of United Signs, LLC or Edge X

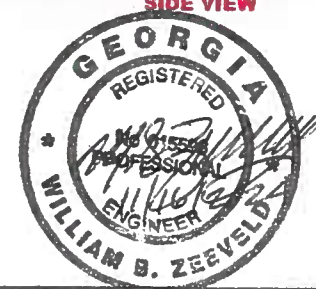
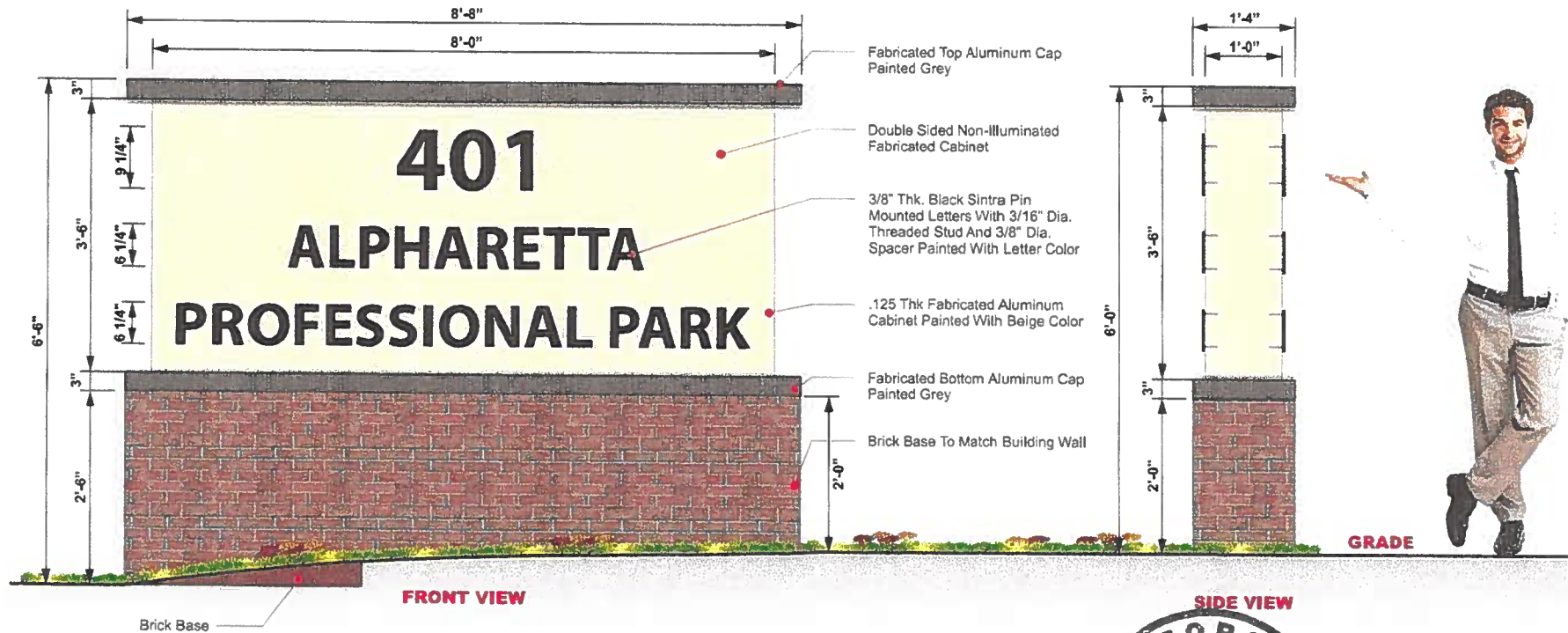
EDGE X
www.EdgeXLLC.com

PROPOSAL:

SITE: ALPHARETTA PROF PARK

DESIGNER: AZ

ST-A: PRIMARY MONUMENT SIGN
SCALE 3/4"=1'



COLOR PALETTE

- C0/M0/Y0/K100
- C9/M9/Y25/K0
- C64/M56/Y55/K33



404-272-2633
NORCROSS, GA 30071
WWW.UNITEDSIGNSGA.COM

PROJECT MANAGER
Steve Metz
DESIGNER
AZ

DATE
10/30/2024

V2
11/11/2024
11/15/2024

NOTES

APPROVAL SIGNATURE

DATE

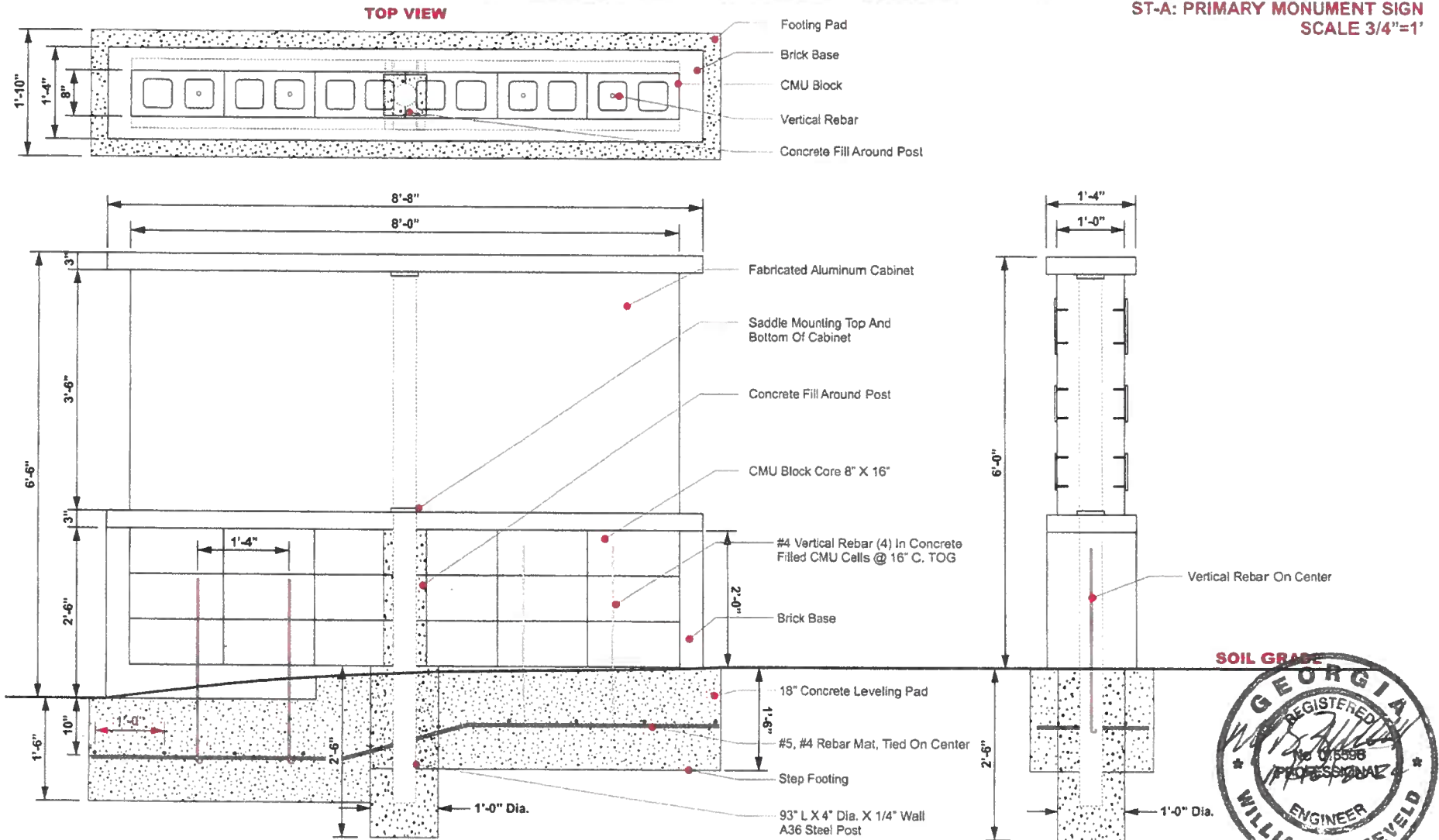
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PROPOSAL:

SITE: ALPHARETTA PROF PARK

DESIGNER: AZ

ST-A: PRIMARY MONUMENT SIGN
SCALE 3/4"=1'



404-272-2633
NORCROSS, GA 30071
WWW.UNITEDSIGNSGA.COM

PROJECT MANAGER
Steve Metz
DESIGNER
AZ

DATE
10/30/2024

V2
11/11/2024
11/15/2024

NOTES

APPROVAL SIGNATURE

DATE

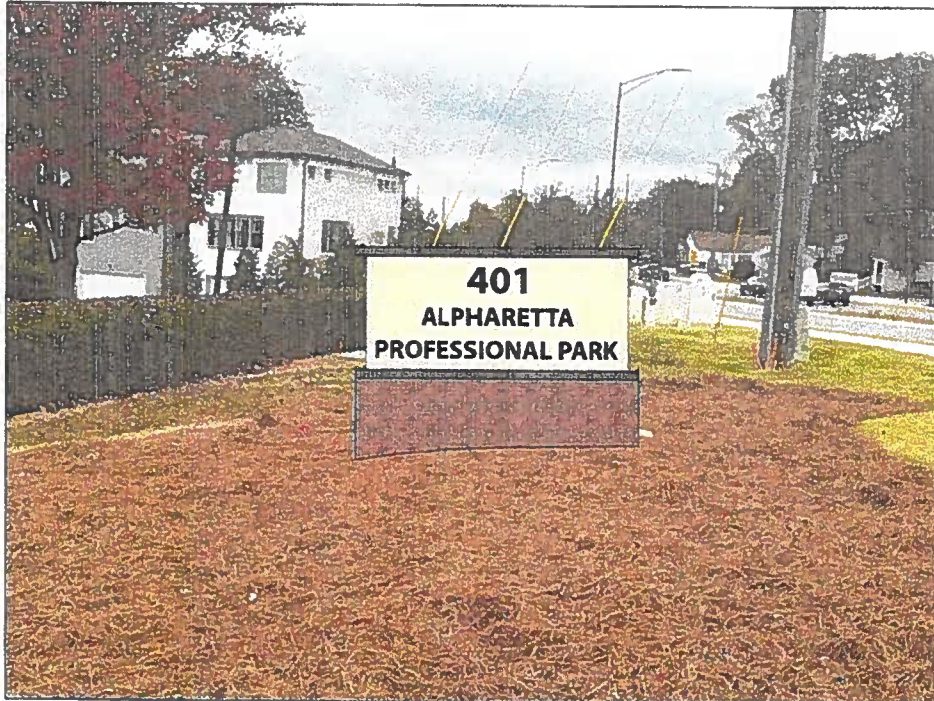
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PROPOSAL:

SITE: ALPHARETTA PROF PARK

DESIGNER: AZ

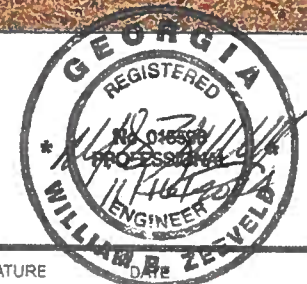
**ST-A: PRIMARY MONUMENT SIGN
SCALE: NTS**



PROPOSED VIEW



EXISTING VIEW



404-272-2633
HICKORY, GA 30011
WWW.UNITEDSIGNSGA.COM

PROJECT MANAGER
Steve Metz
DESIGNER
AZ

DATE
10/30/2024

V2
11/11/2024
11/15/2024

NOTES

APPROVAL SIGNATURE

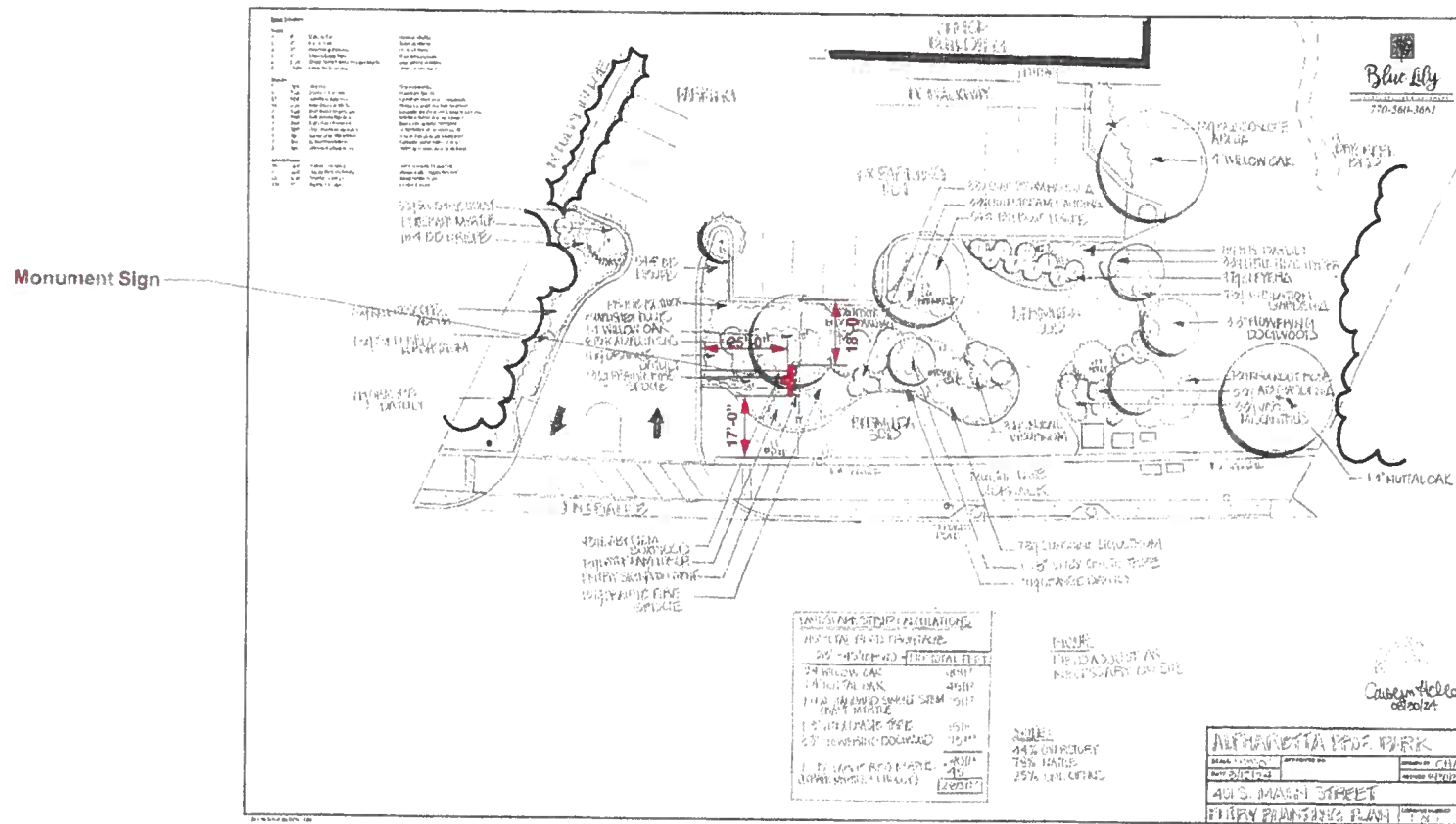
SITE: ALPHARETTA PROF PARK

DESIGNER: AZ

ST-A: PRIMARY MONUMENT SIGN

SCALE: 1/32"=1'

SITE PLAN



404-272-2633
NORCROSS, GA 30071
WWW.UNITEDSIGNSGA.COM

PROJECT MANAGER
Steve Metz
DESIGNER
AZ

DATE
10/30/2024

V2
11/11/2024
11/15/2024

NOTES

APPROVAL SIGNATURE

DATE _____

4

Trees		
2	4"	Willow Oak
1	4"	White Oak
3	3"	Flowering Dogwood
1	3"	Vine Shrub Tree
1	8-10'	Single Stem Standard Grape Hybrid
8	1 1/2"	Cornellia Sasanqua

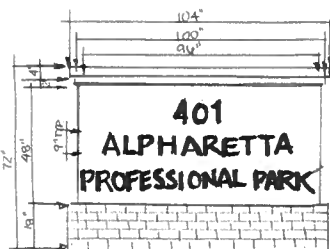
7	7gal	Cheyra	Cheyra japonica
7	7gal	Snoball Viburnum	Viburnum opulus
10	7gal	Junshine Ligustrum	Ligustrum sinense var. coryanum
14	7gal	Kalmidocope Albella	Albela x grandiflora "Kalmidocope"
7	7gal	Ever Red Loropetalum	Loropetalum chinense "Chang Tsun Hong"
6	7gal	Gulfum Rose Nandine	Nandina domestica "Gulfum Rose"
7	7gal	Baily Green Baegei	Sorbus microphylla "Greengum"
7	7gal	Day Dream Loropetalum	Loropetalum chinense PBL-3
3	7gal	Variogated Minicenthus	Minicenthus lunatus "Variegatus"
7	7gal	Jubilation Gardenia	Gardenia jasminoides "Leonesse"
3	7gal	Little Lime Hydrangea	Hydrangea paniculata "Little Lime"

Groundcover	
26	1gal Prairie Fire Sedge
7	1gal Happy Returns Daylily
25	1gal Daylily - Orange
126	4" Big Blue Liriope

Quercus phellos
Quercus torrens
Cornus florida
Vireo agilis castus
Lagerstroemia indica
Ceanothus velutinus

Cleyera japonica
Viburnum opulus
Ligustrum sinense var. *coryanum*
Azalea *a. grandiflora* "Katsuroscopo"
Prospitakura chinensis "Chung Nuan Hong"
Hamamelis domestica "Gullstrum"
Buxus microphylla "Greengem"
Loropetalum chinense P.H.C. III
Minicanthus laevifolius "Variegatus"
Gardenia jasminoides "Lodone"
Hydrangea paniculata "Little Lime"

Carex testacea "Prairie Fire"
Hemerocallis "Happy Returns"
Hemerocallis fulva
Liriodendron



SIGN ELEVATION
NYS 8/2/24 CHA



FABRICATED ALUMINUM
CABINET WITH FABRICATED
METAL 1.5" DEEP
LETTERS : NUMBERS
BRICK BASE TO BE DONE
BY OTHERS.

LANDSCAPE STRIP CALCULATIONS

215' TOTAL ROAD FRONTAGE

215' - 45' (DRIVE) = 170' TOTAL FEET

24" WILLOW OAK	4011'
14" NUTTAL OAK	4511'
1-9" STANDARD SINGLE STEM GRAPE MYRTLE	1511'
1-3" VITEX CHASTE TREE	1511'
33" FLOWERING DOGWOOD	75 H ²
1 EX LAFAYETTE RID MARLE	24011'
(1 GRAPE MYRTLE : 1 HOUZY)	45
	285 H ²

NOTE
FIELD ADJUST AS
NECESSARY, ON SITE

NOTE:
44% OVERSTORY
78% NATIVE
25% ONE GENUS


Blue Lily
LANDSCAPE ARCHITECTS
770-560-3661

CRREEK
BED

— 1.4" NUTTAL OAK

Casey M. Hella
08/30/24

ALPHARETTA PROF. PARK		
SCALE: 1"=30'-0"	APPROVED BY:	DRAWN BY: CHA
DATE: 8/12/24		REVISED: 8/13/24
401 S. MAIN STREET		
ENTRY PLANTING PLAN		DRAWING NUMBER: 1 of 1

Alpharetta Professional Park

401 S. Main Street
Alpharetta, GA

Plant List

Plantings

1	4"	Lacebark Elm
1	15gal	Natchez Crape Myrtle
2	15gal	Pink Crape Myrtle
8	15gal	Camellia Sasanqua
1	6'	Vitex Chaste Tree
3	3"	Yoshino Cherry
3	7gal	Snoball Viburnum
12	3gal	Ever Red Loropetalum
10	3gal	Sunshine Ligustrum
14	3gal	Kaleidoscope Abelia
3	3gal	Variegated Miscanthus
6	3gal	Gulfstream Nandina
3	3gal	Little Lime Hydrangea
7	3gal	Jubilation Gardenia
7	3gal	Knockout Rose
3	3gal	August Beauty Gardenia
9	3gal	Baby Gem Boxwood
7	3gal	Day Dream Loropetalum
26	1gal	Prairie Fire Sedge
25	1gal	Orange Daylily
126	4"	Big Blue Liriope
30	bags	Nature's Helper
		Pinestraw or Mulch

Lawn

Tbd	sf	Bermuda Sod
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Irrigation

1	ea	Revisions tbd
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DESIGN REVIEW BOARD HEARING APPLICATION AND FILING PROCEDURES

UPDATED: October 29, 2024

DEPARTMENT OF COMMUNITY DEVELOPMENT

2 PARK PLAZA
ALPHARETTA, GA 30009
WWW.ALPHARETTA.GA.US

TEL: 678.297.6088
FAX: 678.297.6071

Page 22 of 77

INSTRUCTIONS AND REQUIRED MATERIALS

The City of Alpharetta Design Review Board Hearing Application has been designed to allow you the ease of completing the form electronically and printing the completed form for submittal. Please note, however, that the form cannot be saved so as to include the information that you input.

Required Materials:

In order to allow the Design Review Board to adequately and effectively understand and consider the nature of your request it is required that certain materials be included with your submittal. These required items are described below along with the type(s) of review for which they would be needed. Submittals not including the appropriate materials, as indicated below, will not be accepted for review.

Site Plan Review

- ☐ Legal description of the property
- ☐ Site plan(s) showing locations of all site features, including but not limited to
 - Buildings
 - Roads
 - Parking Areas
 - Specimen trees
 - Detention / retention areas
 - Dumpster / refuse locations (screening and materials)
 - HVAC / electrical equipment locations
- ☐ Site lighting with photometric drawings and compatibility to neighboring buildings and property
- ☐ Retaining wall(s) location and materials

Landscape Review

- ☐ Landscape drawing(s) prepared by landscape architect showing locations of all landscape features, including but not limited to
 - Size and type of all plant material; including ground covers
 - Seasonal beds

Signage Review

- ☐ Overall site plan drawing indicating locations of ground signs and required setbacks
- ☐ Exterior elevations indicating locations of all wall signs
- ☐ Individual color drawings of each sign indicated
 - Dimensions
 - Materials
 - Lighting
 - Construction
 - Colors

Exterior Elevation Review

- ☐ Colored exterior elevations with materials notes of all facades of the building(s)
- ☐ All exterior material and color samples (Shall be brought to the scheduled meeting)
- ☐ Provide site line study from the public right of way showing locations of roof-top equipment
 - Vents
 - Satellite dishes
 - Exhaust pipes
 - Antennas
- ☐ Locations of building lighting
- ☐ Perspective drawings and renderings

Submittal Procedure:

One (1) original plus one (1) copy of a completed Hearing application and supporting documents are to be filed by the deadline dates reflected on the following page. Completed applications received after the deadline dates shall be placed on the next available agenda. All renderings attached to the application must be in color.

An electronic file in Adobe format, containing the entire application; including all documents, plans, and drawings; must be included with the application. Each component of your submittal must be saved as a separate file document (for example, all of your individual documents relating to the Exterior Elevation Review (site plan, site line study, and lighting and material cut sheet) should all be saved into one PDF document.

Any oversized materials may be attached to the original application. All collated sets shall be submitted on paper no greater than 11 inches by 17 inches in size and folded to 8.5 inches x 11 inches. Two (2) sets of all landscape plans shall be submitted full-size.

Drawings submitted must be accurate and labeled.

Technical drawings (i.e., signs, elevations, site plans) must be drawn to scale).

Photos shall be mounted on 8.5 inch by 11-inch paper and labeled.

Presentation materials (including actual materials, sample boards, or mounted drawings) should not be submitted, but brought by the Applicant to the scheduled Design Review Board meeting.

FILING DEADLINES AND MEETING SCHEDULE

Completed applications are accepted only on, or prior to, the dates indicated as filing deadlines and only between the hours of 8:30 a.m. and 3:30 p.m. Applications will not be accepted on any other dates or times. Incomplete applications will not be accepted. All fees must be paid at the time of application.

The Design Review Board convenes at 8:30 a.m. on the meeting dates indicated, and a break will start at 12:00 p.m. and will last until 12:30 p.m. All meetings are held in Council Chambers at Alpharetta City Hall, which is located at 2 Park Plaza.

Filing Deadlines

January 02, 2025

February 03, 2025

March 03, 2025

April 01, 2025

May 01, 2025

June 02, 2025

July 01, 2025

August 01, 2025

September 02, 2025

October 01, 2025

November 03, 2025

December 02, 2025

Meeting Schedule

February 21, 2025

March 21, 2025

April 25, 2025*

May 16, 2025

June 20, 2025

July 18, 2025

August 15, 2025

September 19, 2025

October 17, 2025

November 21, 2025

December 19, 2025

January 16, 2026

CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

FOR OFFICE USE ONLY

Case DRB: _____

☐ Fee Paid Initial: _____

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City of Alpharetta
2 Park Plaza
Alpharetta, GA 30009

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If you have questions regarding this application or the design review process, please contact [Bret Schroeder](#) by calling 678-297-6088.

Business Name: HC Commons, LLC

Location Address: 735 North Main St, Alpharetta, GA 30009

Mailing Address: 6224 Sugarloaf Pkwy, Suite 200, Duluth, GA 30097

City: Alpharetta State: GA Zip Code: 30009 - _____

Contact for All Notifications: Debra Hays

Contact Telephone: 404 - 219 - 7907 Mobile Telephone: 404 - 219 - 7907

Fax: _____ - _____ - _____ Email: dhays@brandproperties.com

Contact's Relation to Business: Property Manager

This Application For (Check all that apply):

- | | |
|--|---|
| ☐ Addition | ☐ Modification to Exterior |
| ☐ Auxiliary Structure | ☐ New Construction |
| ☐ Color Selection | ☒ Signage |
| ☐ Material Selection | |

Application Fees:

Reviews \$350.00

Signs Review Only \$175.00

Legal Advertising Requirement \$175.00

Reapplication Fee \$100.00

Readvertising Fee \$175.00 _____

This page will be the first page of your completed submittal packet.

Total Due



CITY OF ALPHARETTA

DESIGN REVIEW BOARD APPLICATION

Property Owner Information:

Property Owner Name: HC Commons, LLC

Physical Address: 6224 Sugarloaf Pkwy, Suite 200, Duluth, GA 30097

Mailing Address: 6224 Sugarloaf Pkwy, Suite 200, Duluth, GA 30097

City: Duluth State: GA Zip Code: 30097 -

Owner Telephone: 404 - 219 - 7907 Contact Fax: - -

Property Owner Authorization *(Must be completed if the applicant is not the legal owner of the subject property):*

I, the undersigned, do hereby swear and attest, under penalty of law for false swearing, that I am the legal owner, as shown in the records of Fulton County, Georgia, of the property described herein and that I authorize the person identified herein as "Applicant" to act on my behalf in pursuit of this request.

Owner Name (Printed): Bruce Williams Date: 01/02/2025

Owner Signature: Bruce Williams

Property Information:

Address (If Assigned) : 735 North Main St, Alpharetta, GA 30009

Tax ID or Map Reference Number: 22-5120-1122-058-7

Land Lot(s): District: Section:

Existing Zoning of Property: Existing Uses of Property:

This form is to be executed under oath. I, the person identified herein as "Applicant," do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Design Review Board Application is true and correct and contains no misleading information. I also understand that Design Review Board review and/or approval does not include review or approval for code compliance and that City of Alpharetta site and building plan review staff should be contacted with respect to code compliance issues and permitting procedures.

Applicant Signature: Debra Hays Date: 01/02/2025

Print Form

DESIGN REVIEW BOARD REVIEW CRITERIA

How will this proposal be visually compatible with the character of the surrounding areas?

This proposal is for the addition of two (2) monument signs located at the entrances of Henderson Common

In your submittal package, have you included a site line study from the public right of way, which shows the location of rooftop structures? If not, please explain below.

☐ Yes

☒ No

There are no rooftop structures.

DESIGN REVIEW BOARD REVIEW CRITERIA

Please respond to the following ONLY if your application is within the North Point Overlay.

Explain how your application meets the site design and streetscape standards required for the North Point Overlay. *Site Design and Streetscape standards for the North Point Overlay can be found at this link: [Unified Development Code §2.10.3\(B\)](#).*

We meet the site design and streetscape standards.

Explain how your application meets the fenestration, pedestrian access, building materials, building facade, and building massing standards required for the North Point Overlay.

Building design standards for the North Point Overlay can be found at this link: [Unified Development Code §2.10.8](#).

We meet all standards.

Describe the type of Civic Spaces and/or Amenity Spaces that your application includes.

Open Space requirements for the North Point Overlay can be found at this link: [Unified Development Code §2.10.10](#).

N/A

Please list and describe the Eco District measures that your application includes.

Eco District Measures for the North Point Overlay can be found at this link: [Unified Development Code §2.10.11](#).

N/A

DESIGN REVIEW BOARD REVIEW CRITERIA

Please respond to the following ONLY if your application is within the Downtown Overlay.

Which of the following architectural design styles does your application include?

- | | | |
|---|---|---|
| ☐ Georgian | ☐ Shingle | ☐ French Colonial |
| ☐ Federal / Adam | ☐ Folk Victorian | ☐ French Eclectic |
| ☐ Greek Revival | ☐ Romanesque | ☐ French New Traditional |
| ☐ Neoclassical | ☐ Italianate | |
| ☐ Stick | ☐ Tudor Eclectic | |
| ☐ Queen Anne | ☐ Beaux Arts | |

Please review the Downtown Overlay Architectural Style Requirements at this link: [Unified Development Code § 2.8.7\(D\)-\(R\)](#)

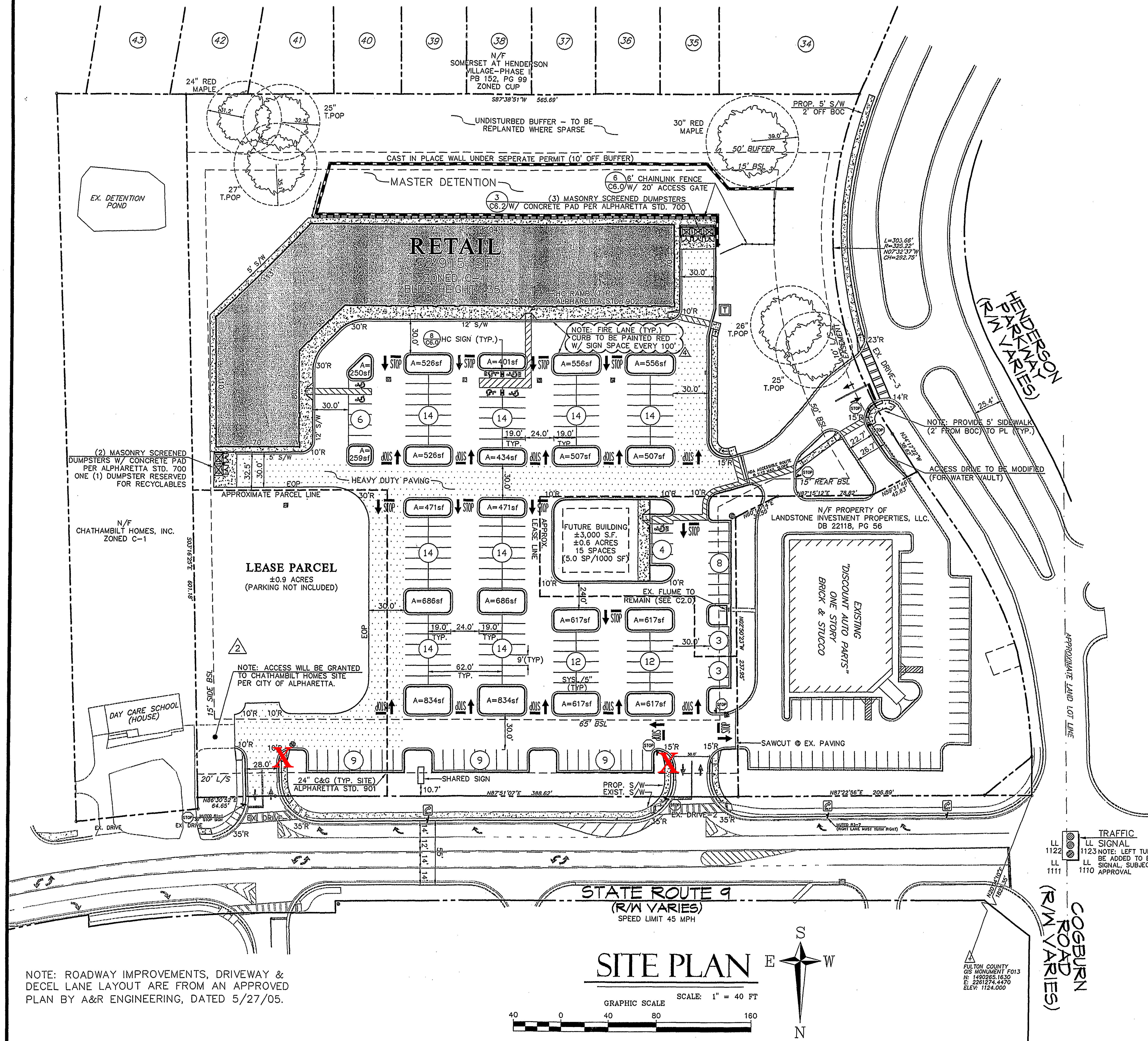
Describe how your application meets one (or more) of the above architectural design styles.

N/A

Please review the Alpharetta Downtown Design Guidelines at this link: [Alpharetta Downtown Design Guidelines](#)

List how your application aligns with or compliments the Alpharetta Downtown Design Guidelines.

N/A



PAINT STRIPING LEGEND

SWSL/5"-SINGLE WHITE SOLID LINE/5" WIDE
 DYSL/5"-DOUBLE YELLOW SOLID LINE/5" WIDE
 SYSL/5"-SINGLE YELLOW SOLID LINE/5" WIDE
 SWDL/5"-SINGLE WHITE DASHED LINE/5" WIDE
 SWSL/24"-SINGLE WHITE SOLID LINE/24" WIDE
 SWSL/8"-SINGLE WHITE SOLID LINE/8" WIDE
 SWSL/6"-SINGLE WHITE SOLID LINE/6" WIDE

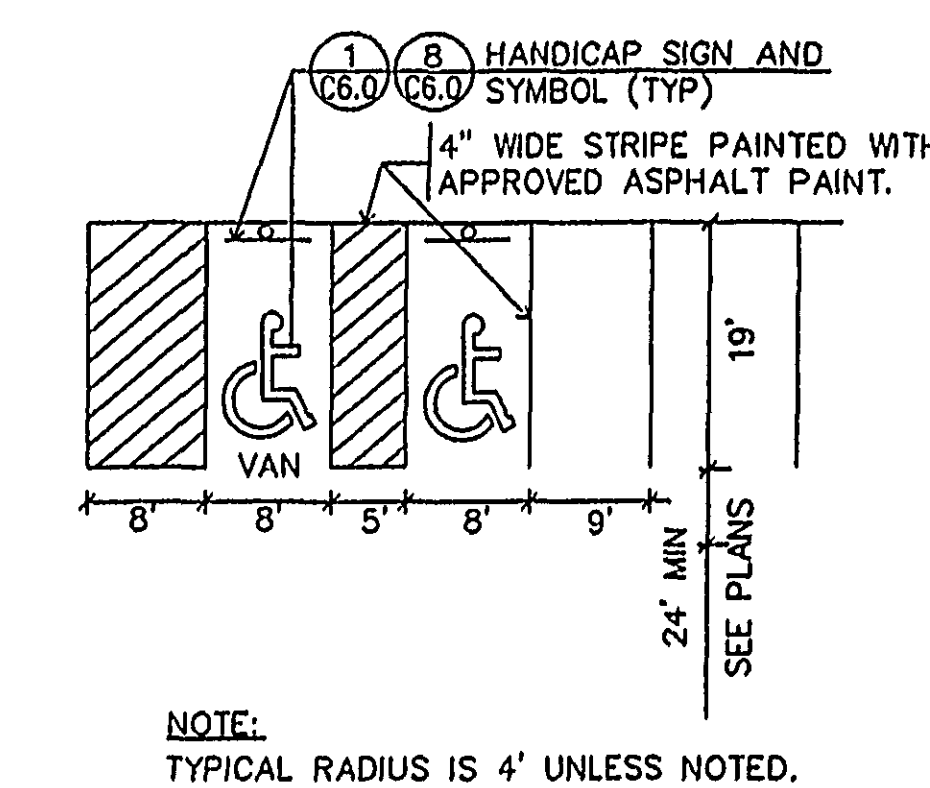
SITE LEGEND

PROPOSED BUILDING
 PROPOSED CURB & GUTTER
 PROPOSED WALL
 PROPERTY LINE
 PROPOSED MOVEMENT
 EXISTING MOVEMENT
 NEW PAVING WITHIN D.O.T.
 RIGHT-OF-WAY
 HEAVY DUTY PAVING
 CONCRETE PAVING
 NORMAL DUTY PAVING

SITE ANALYSIS

RETAIL	32,915 S.F.
PARKING	172 SPACES
PARKING RATIO	5.2 SPACE/M.S.F.
FUTURE OUTBUILDING	3,000 S.F.
PARKING	15 SPACES
PARKING RATIO	5.0 SPACE/M.S.F.
TOTAL BUILDING AREA	35,915 S.F.
OUTLOT AREA	1.5 ACRES
TOTAL SITE AREA	7.1 ACRES

NOTE: LEASE PARCEL PARKING NOT INCLUDED
 NOTE: INTERPARCEL ACCESS EASEMENTS SHALL BE PROVIDED.



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

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED

DAILY WASTE GENERATION:

RETAIL (NO FOOD SVC): 2.5 LB/100 SF
 RETAIL (NO FOOD SVC): 35,915 SF (CURRENT + FUTURE)
 ESTIMATE: (2.5)(35,915)/100 = 898 LB/DAY

(898 LB/DAY)/(40 LB/CY) = 22.5 CY/DAY
 (5) 6x6x6 DUMPSTERS = 40 CY
 PICKUP FREQUENCY: 4 TIMES/WEEK.

25% REQ. STORAGE FOR RECYCLABLES: (22.5 CY/D)(0.25) = 5.6 CY/D
 (1) 6x6x6 DUMPSTER RESERVED FOR RECYCLABLES.

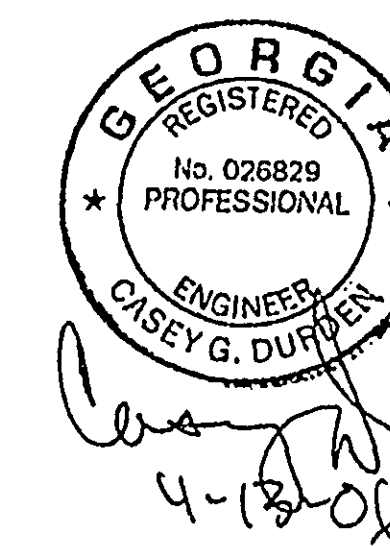
DENSITY CALCULATIONS:

PROPOSED IMPERVIOUS AREA: ±170,000 S.F. (3.9 ACRES)
 FUTURE IMPERVIOUS AREA: ±65,000 S.F. (1.5 ACRES)
 TOTAL IMPERVIOUS AREA: 5.4 ACRES (ASSUMED FOR CALCULATIONS)
 TOTAL SITE AREA: 7.1 ACRES
 IMPERVIOUS PERCENTAGE: 55% (PROPOSED) 76% (FUTURE)

HILL FOLEY ROSSI
 & ASSOCIATES, LLC
 ARCHITECTURE
 ENGINEERING
 SPACE PLANNING

3525 Mall Boulevard
 Suite 6A
 Duluth, Georgia 30096
 Phone: 770.622.9858
 Fax: 770.622.9535
 www.hillfoleyrossi.com

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DATE	SUBMITTAL/REVISION
4/3/06	
3/15/06	FIRE MARSHAL COMMENTS
3/8/06	CITY COMMENTS
2/13/06	CITY COMMENTS
1/11/05	LDP SUBMITTAL

HENDERSON COMMONS

GEORGIA HIGHWAY 9 &
 HENDERSON PARKWAY
 L.L. 1122, 2ND DISTRICT
 CITY OF ALPHARETTA
 FULTON COUNTY, GA.

FOR:

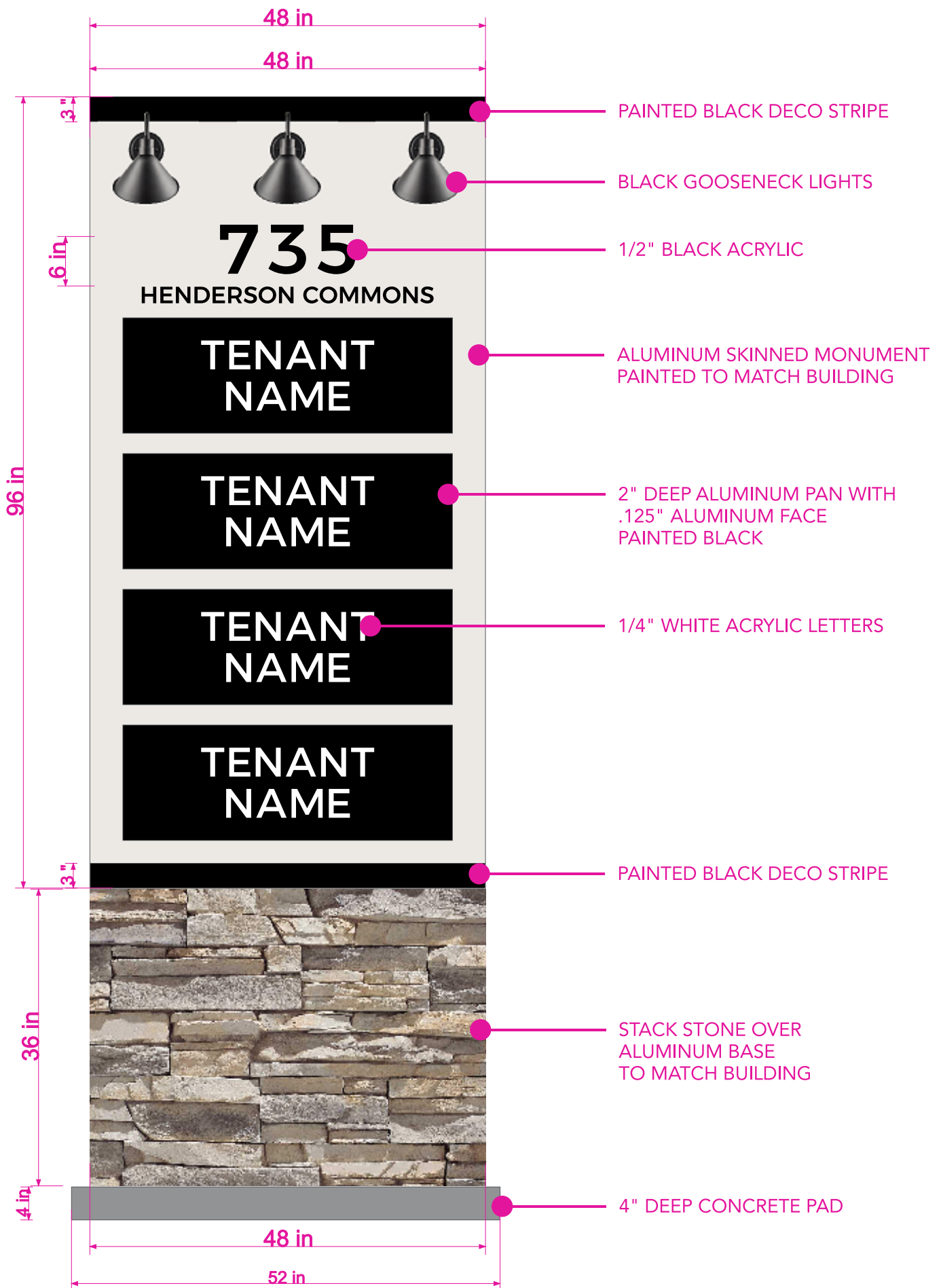
OLDERMAN REALTY & DEVELOPMENT

1380 CAMBRIDGE COURT NE
 ATLANTA, GA 30019
 (404) 846-2302
 (404) 846-2303 FAX

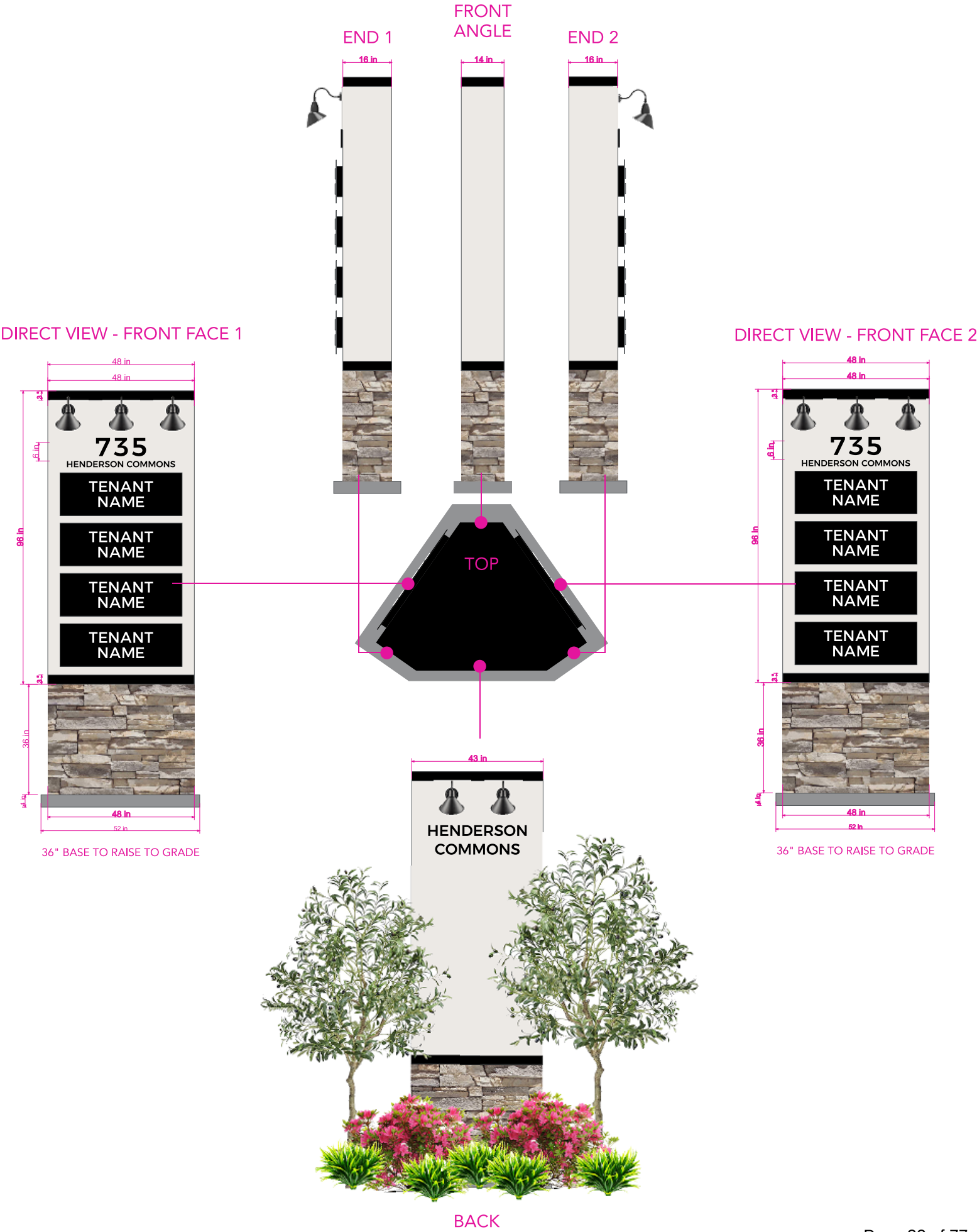
SITE PLAN

C1.0

HFR # 05-295



36" BASE TO RAISE TO GRADE





1 FRONT Elevation
SCALE: 3/16" = 1'-0"



2 THOMPSON ST Elevation
SCALE: 3/16" = 1'-0"



3 REAR Elevation
SCALE: 3/16" = 1'-0"



4 RIGHT SIDE Elevation
SCALE: 3/16" = 1'-0"

Elevations

DRB

KSi
design group, llc

|| ARCHITECTURE ||
SPACE PLANNING

228 GLENWOOD DR.
CANTON, GA. 30115
Phone: (678) 438-4759.
KSidesign@outlook.com

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CONSULTANTS

SEAL

NAME OF PROJECT

Kingsly

LOT 1

296 THOMPSON ST,
ALPHARETTA GA 30005

OWNER:

PSV LLC

DEVELOPER:

ALPHADEV LLC

P.O.Box 986, Alpharetta, GA 30009

CONTACT PERSON:

Brian Bodechon

404-867-1799 ,

PROJECT NO: 2024-24

MODEL FILE:

2024-14 SFD- LOT 1.pln

DRAWN BY:

KS

SHEET #:

DR1-1

SHEET 7

OF 50

Paint

COBBLESTONE(TAN)

BLACK



CHIMNEY SHROUD



Roof Shingles-



Weathered wood

BRICK VENEER-



GENERAL SHALE- SPANISH MOSS BLEND

STONE VENEER-



HORIZON STONE- HANDCRAFTED HERMITAGE

SIDING COLOR- COBBLESTONE



Window	Frame- Black	#SW7069 (Iron Ore)
Trim	COBBLESTONE-	#JH40-10 (Cobble Stone)
Columns	COBBLESTONE	



FRONT(KINGSLY DR)



THOMPSON ST VIEW

KSi
design group, llc

|| ARCHITECTURE ||
SPACE PLANNING

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CONSULTANTS

SEAL

NAME OF PROJECT

Kingsly

LOT 1

296 THOMPSON ST,
ALPHARETTA GA 30005

OWNER:

PSV LLC

DEVELOPER:

ALPHADEV LLC

P.O.Box 986, Alpharetta, GA 30009

CONTACT PERSON:

Brian Bodechon

404-867-1799 ,

PROJECT NO: **2024-24**

MODEL FILE:

2024-14 SFD- LOT 1.pln

DRAWN BY:

KS

SHEET #:

DR-2

SHEET 8

OF 50

Elevations

DRB



2 **FRONT Elevation**
SCALE: 3/16" = 1'-0"
LOT TH1
LOT TH4

LOT TH2
LOT TH5
LOT TH3
LOT TH6



4 **RIGHT SIDE Elevation**
SCALE: 3/16" = 1'-0"
LOT TH3
LOT TH6



1 **REAR Elevation (ALPHA LOOP)**
SCALE: 3/16" = 1'-0"
LOT TH3
LOT TH6

LOT TH2
LOT TH5
LOT TH1
LOT TH4



6 **LEFT SIDE Elevation**
SCALE: 3/16" = 1'-0"
LOT TH1
LOT TH4

+39'-5"
5 T.O.P
+34'-5"
4 ROOF
+24'-4"
3 3/8 FLOOR
+12'-2"
2 MAIN LEVEL (2nd)



REAR (ALPHA LOOP)

FRONT

ELEVATIONS

DRB

KSi

design group, llc

|| ARCHITECTURE ||

SPACE PLANNING

228 GLENWOOD DR.

CANTON, GA. 30115

Phone: (678) 438-4759.

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CONSULTANTS

SEAL

NAME OF PROJECT

Kingsly

TOWNHOMES

296 THOMPSON ST,

ALPHARETTA GA 30005

OWNER:

PSV LLC

DEVELOPER:

ALPHADEV LLC

P.O.Box 986, Alpharetta, GA 30009

CONTACT PERSON:

Brian Bodechon

404-867-1799 ,

PROJECT NO: 2024-24

MODEL FILE:

Thompson TH1-TH3.pln

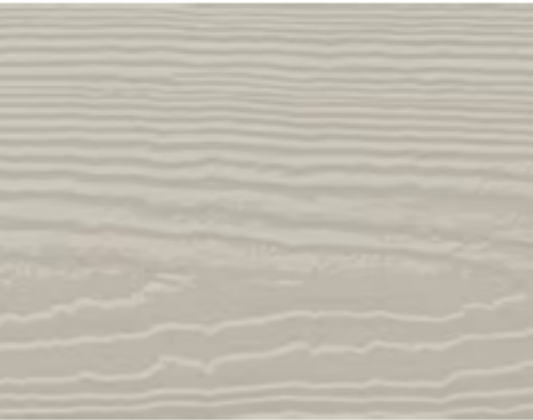
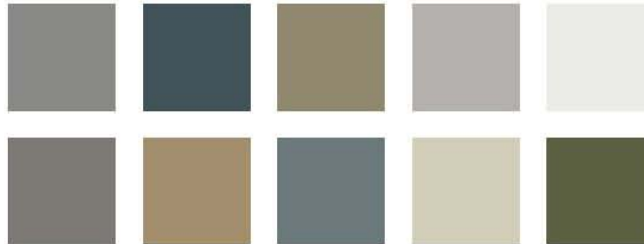
DRAWN BY:

KS

SHEET #:

A4-6.5

Page 36 of 77

BRICK/SIDING VENEER-		LOT #	
	TH1	STONE VENEER- BASE/GARAGE LEVEL  HORIZON STONE- 19TH CENTURY CANYON RIDGE	
	TH2		
	TH3		
	TH4		
	TH5		
	TH6		
CEMENT SIDING-		 HARDIE® PLANK LAP SIDING SELECT CEDARMILL® Our natural cedar look has a soft texture that mimics wood. THE STATEMENT COLLECTION™ Classic shades—engineered with long-lasting ColorPlus® Technology—will make a statement that resonates for generations. The tried and true colors of James Hardie's Statement Collection™ products were designed for every home. They're our most popular hues. And they are readily available in your region.  SIDING COLORS Arctic White 	
SHUTTERS		PARAPET VENTS	
			
Paint		WHITE  Color SW7666 (Fleur-de-Sel) BLACK  Color SW7069 (Iron Ore)	
Window		Frame- Black	
Trim		White	
Columns		White	
CHIMNEY SHROUD			
BLACK			
METAL ROOFS			
STANDING SEAM			
EXT FINISHES			

GARAGE DOORS

The Genuine. The Original.

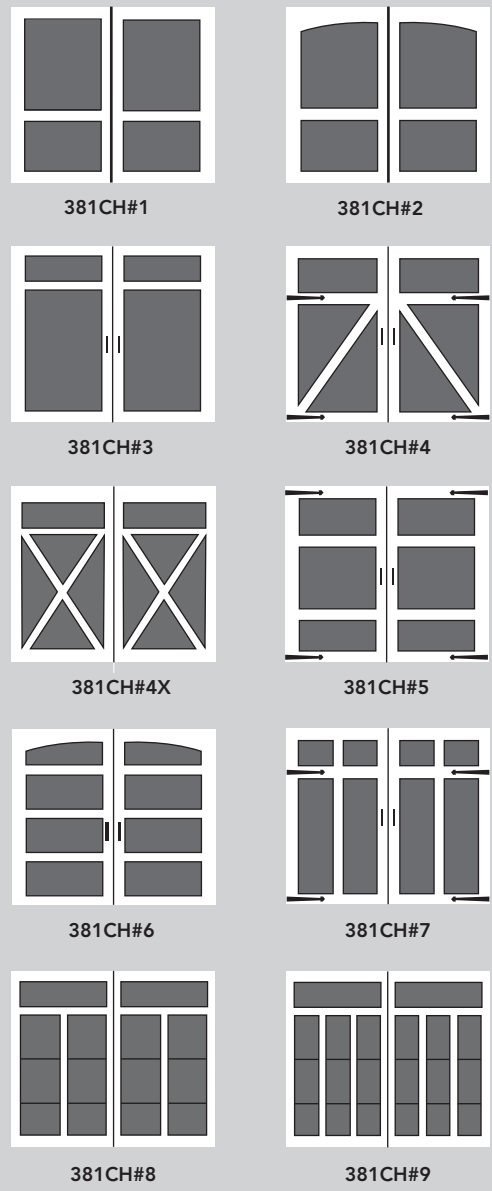


Overhead Door Company of Atlanta™
A **SPACE** Company

Panel Designs

- Model 381CH is available in 8', 9', 10', 15', 16', 18' widths and 7' and 8' heights
- All panel designs are available in white only. Doors may be custom-painted using any quality exterior latex paint.

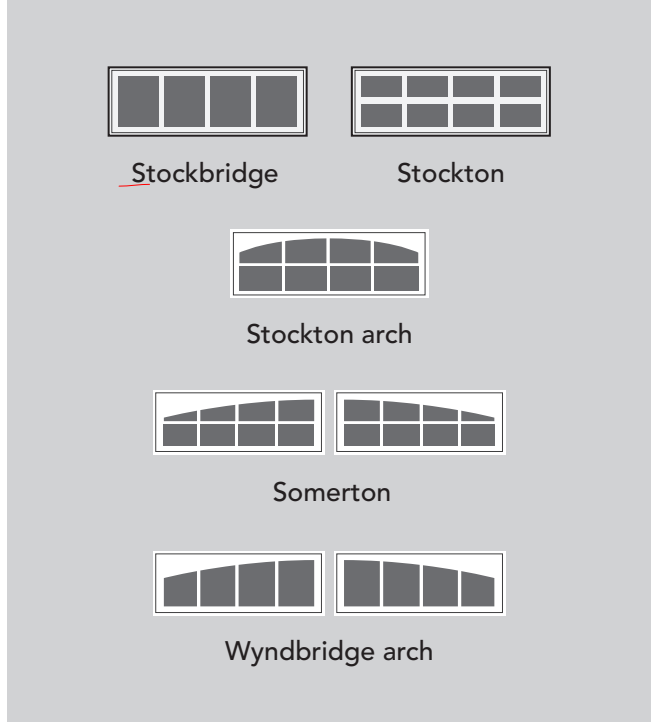
Many standard styles to choose from
Custom styles are available



Plantation Collection Carriage Doors

Windows

Many decorative window inserts are available to enhance the look of your garage door, which in turn enhances the look of your home. Here are just a few examples. See brochure or website for all options.



Decorative Hardware Options

Further individualize your garage door with our distinctive decorative exterior handles and hinges.



WINDOWS

Explore A-Series windows and doors

A-SERIES WINDOWS BY TYPE

- Awning
- Casement
- Double-hung
- Picture
- Specialty

A-SERIES DOORS BY TYPE

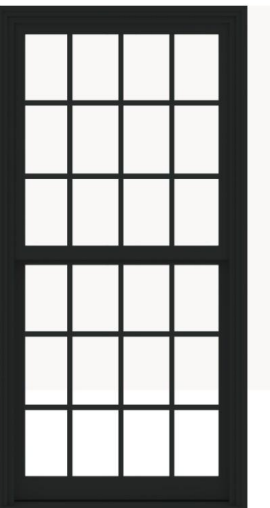
- French & hinged
- Gliding



Casement windows

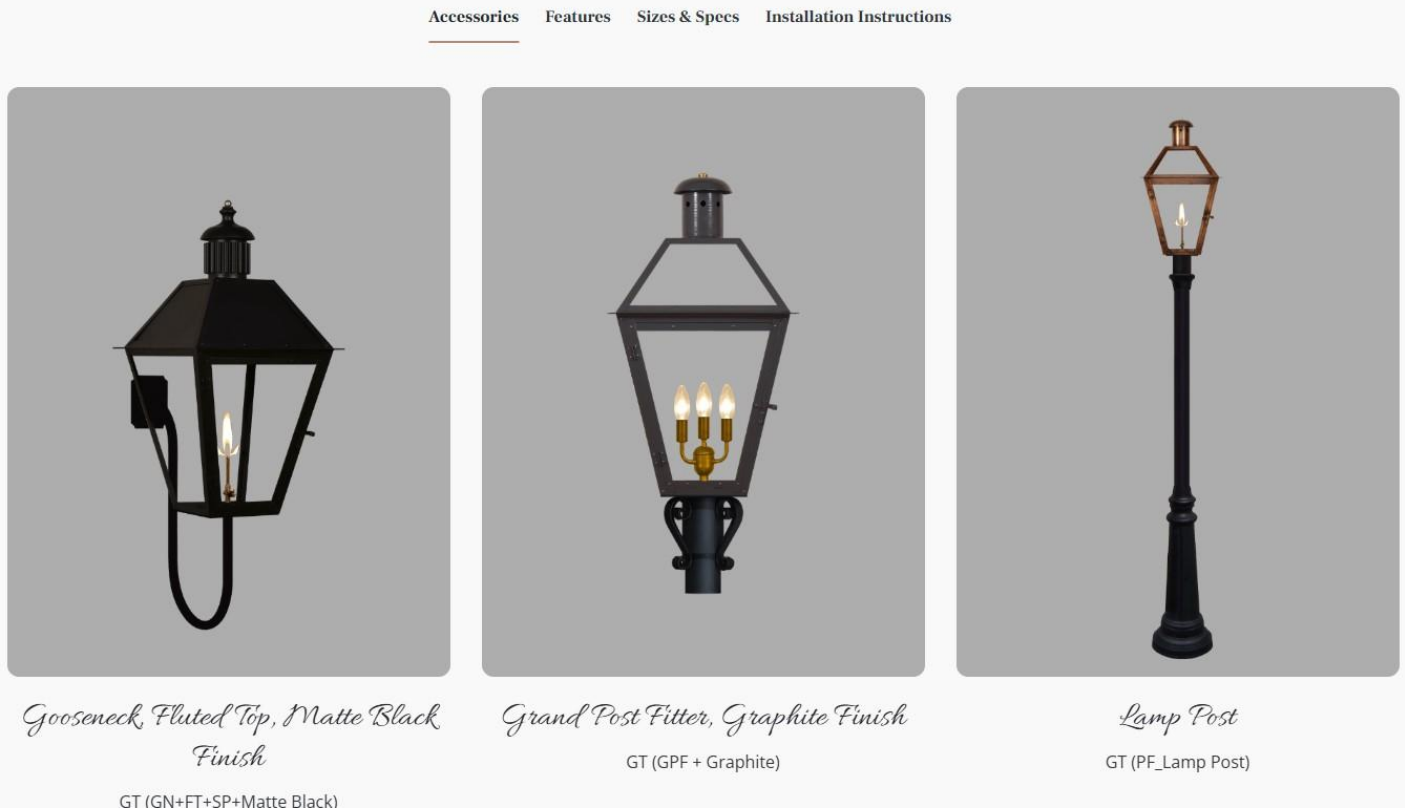
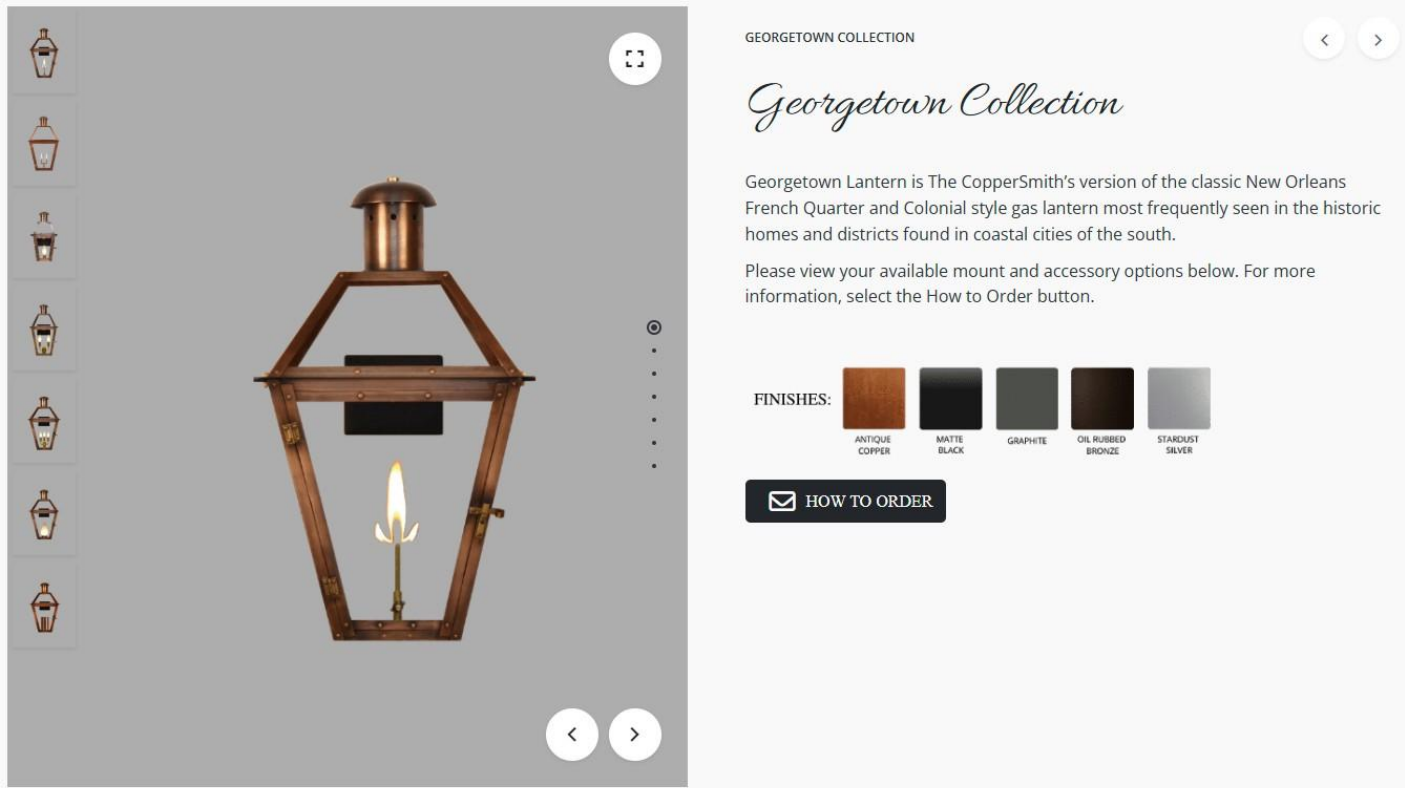
What: The one that cranks open
Where: Popular above kitchen sinks because they're so easy to open
Fun Fact: Can be as big as 8 ft. tall for more light and fresh air

[Learn more →](#)

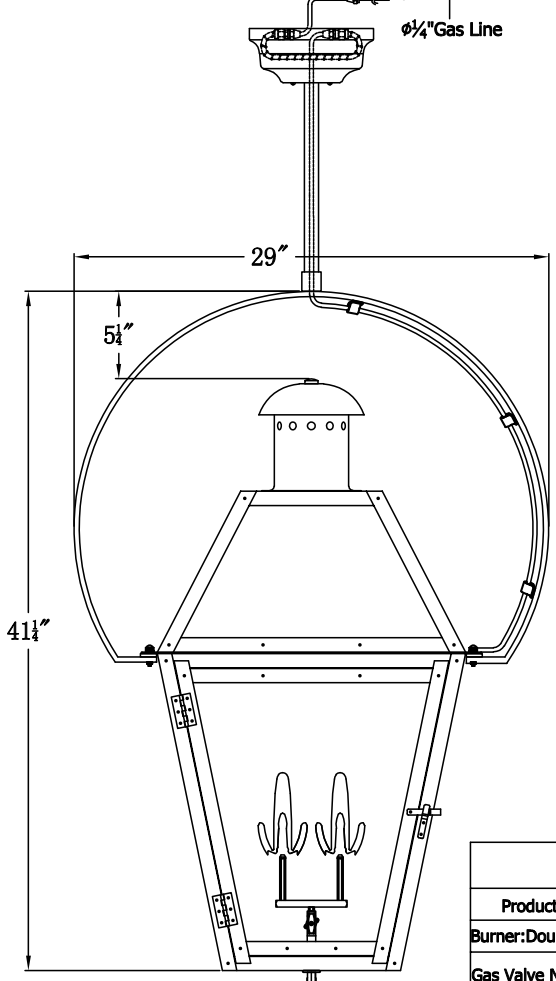


INTERIOR EXTERIOR

EXTERIOR/PORCH/SITE LIGHTING



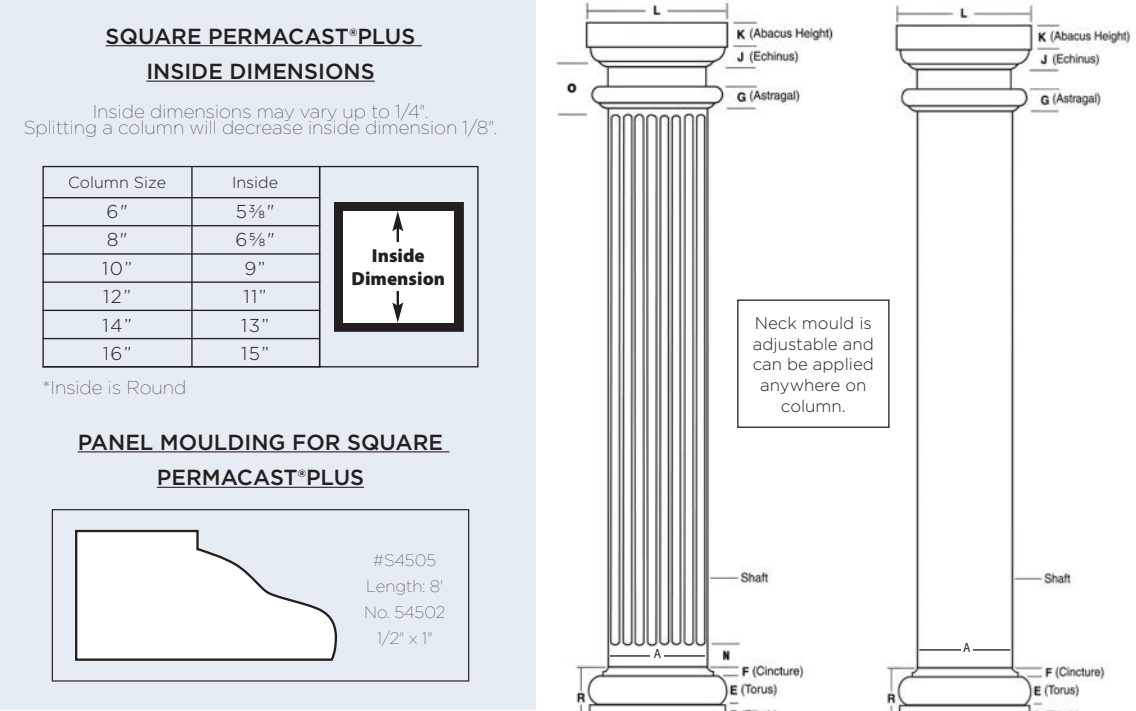
GEORGETOWN 36 Gas With Classic Yoke
(GT-36G CY-GT36)



The CopperSmith		
Product Description	9152 Hard Drive	
Revised/Double	REV/A/0	Foley Alabama 36536
Gas Valve Name/VNG/CPGB	Date:02/17/2022	SKU Number:GT-36G
With Gas Valve Coupling	Drawing by:Jason Huang	Product Name:Georgetown 36 Gas

PILASTERS & BALUSTRADES

Square PERMACast® Plus Columns



Plumb-Fit®

To make installation even easier our 6"-12" round and square poly Tuscan Cap and Base Sets with flashing cap come with the patented (Patent 9689674) Plumb-Fit® installation system included.

SQUARE PERMACAST® PLUS COLUMN DIMENSIONS (IN INCHES)*													
Column Size	A	C	D	E	F	G	J	K	L	N	O	R	Lengths Available (ft.)
6"	6"	9 1/4"	1 1/4"	1 1/4"	3/4"	1"	1 1/4"	1 1/4"	9 1/4"	N/A	N/A	3 1/4"	6, 8, 9, 10
8"	8"	11 1/4"	1 1/4"	1 1/4"	1/4"	1"	1 1/4"	1 1/4"	10 3/4"	5"	3 1/4"	4 1/4"	6, 8, 9, 10, 12
10"	10"	13 1/4"	2 1/4"	2 1/4"	3/4"	1"	1 1/4"	1 1/4"	12 1/4"	3 1/4"	4 1/4"	5 1/4"	8, 9, 10, 12, 14, 16, 18, 20
12"	12"	16 1/4"	2 1/4"	2 1/4"	3/4"	1"	1 1/4"	1 1/4"	16 1/4"	N/A	N/A	6 1/4"	8, 9, 10, 12, 14, 16, 18, 20
14"	14"	19 1/4"	3 1/4"	2 1/4"	1 1/4"	1 1/4"	2 1/4"	2 1/4"	19 1/4"	N/A	N/A	7 1/4"	8, 10, 12, 14, 16, 18, 20
16"	16"	22 1/4"	3 1/4"	3 1/4"	1 1/4"	2 1/4"	2 1/4"	2 1/4"	21 1/4"	N/A	N/A	8 1/4"	8, 10, 12, 14, 16, 18, 20

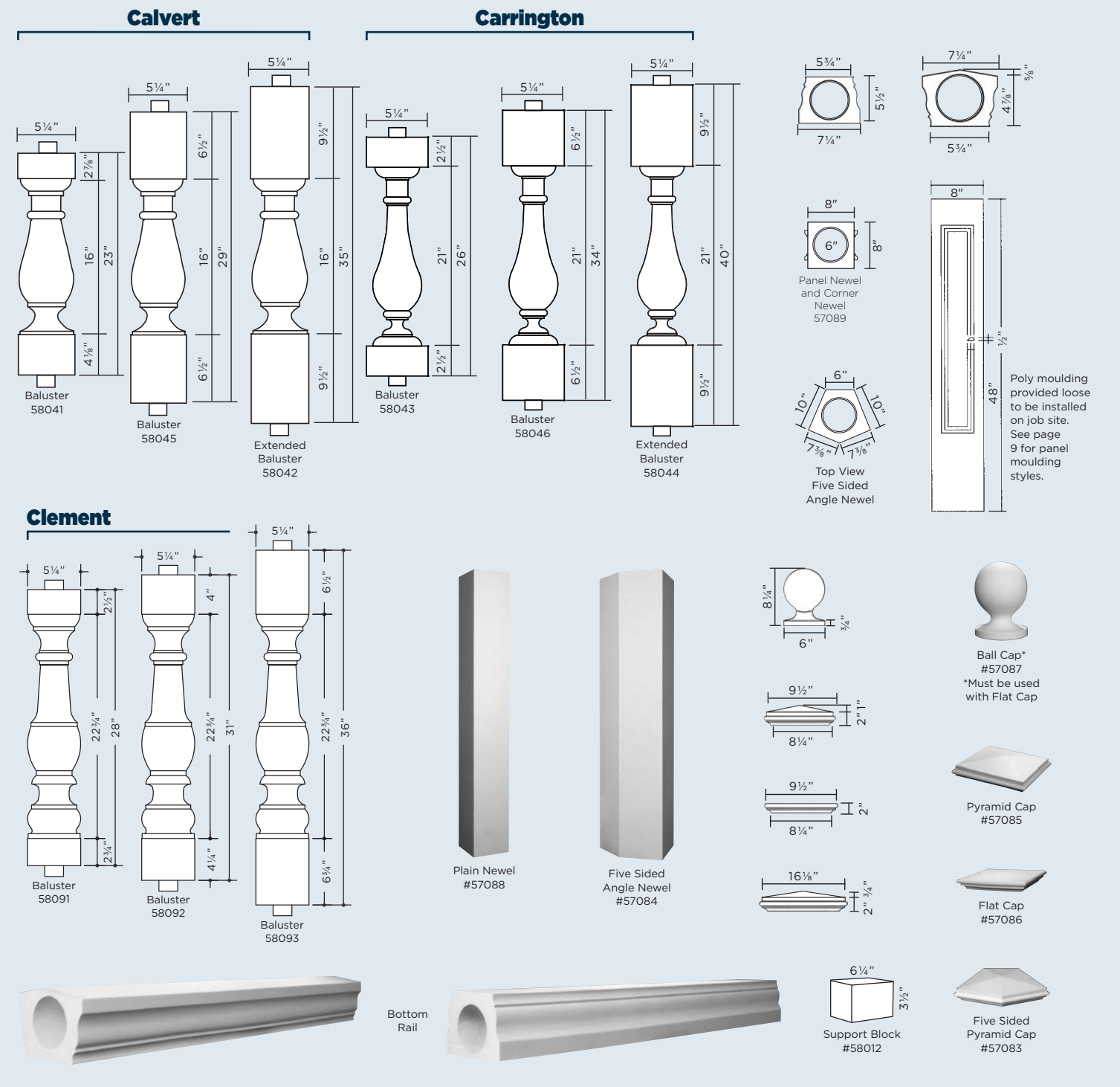
*There may be a variance of up to 1/4" in all dimensions.
*Split columns are not load bearing. *See page 16 for Decorative Capital dimensions.

Versatility of Square Columns

The design and versatility of an HB&G square column has enhanced its popularity with today's architects. The HB&G Square PermaCast® Plus column lineup includes plain, recessed panel, fluted, and Craftsman styles. An unlimited combination of styles can be achieved by various uses of the panel moulding, neck moulding, and caps and bases. Additionally, the plain square column is not tapered and can be cut to any height without affecting the fit of the caps and bases.

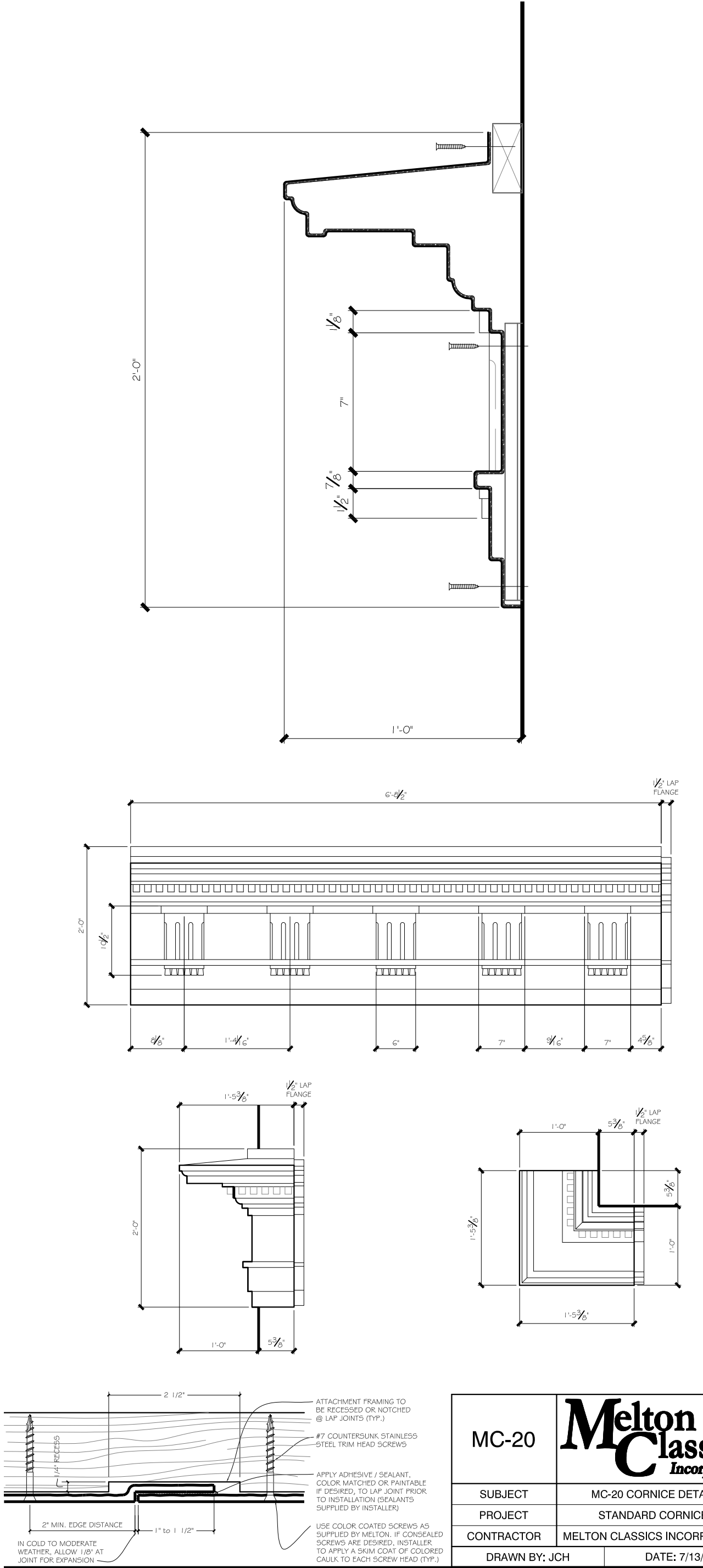
9

7" Balustrade System



SKU	M	Maximum Spacing	O/C
S8041	1 1/4"	1 1/4"	6 1/2"
S8042	1 1/4"	1 1/4"	6 1/2"
S8045	1 1/4"	1 1/4"	6 1/2"
S8043	1 1/2"	1 1/4"	6"
S8044	1 1/2"	1 1/4"	6"
S8046	1 1/2"	1 1/4"	6"
S8091	1 1/4"	1 1/4"	6 1/2"
S8092	1 1/4"	1 1/4"	6 1/2"
S8093	1 1/4"	1 1/4"	6 1/2"

PREFABRICATE TRIM/CORNICE



DRIVEWAY PAVERS



KSi
design group, llc

|| ARCHITECTURE ||
SPACE PLANNING

228 GLENWOOD DR.
CANTON, GA. 30115
Phone: (678) 438-4759.
KSideign@outlook.com

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CONSULTANTS

SEAL

NAME OF PROJECT

Kingsly

296 THOMPSON ST,
ALPHARETTA GA 30005

OWNER:

PSV LLC

DEVELOPER:

ALPHADEV LLC
P.O.Box 986, Alpharetta, GA 30009

CONTACT PERSON:

Brian Bodechon
404-867-1799 ,

PROJECT NO: 2024-24

MODEL FILE:
Thompson TH1-TH3.pln

DRAWN BY:

KS

SHEET #:

DR-MT2

EXT FIXTURES

DRB



1 FRONT Elevation
SCALE: 3/16" = 1'-0"



2 THOMPSON ST Elevation
SCALE: 3/16" = 1'-0"



3 REAR Elevation
SCALE: 3/16" = 1'-0"



4 RIGHT SIDE Elevation
SCALE: 3/16" = 1'-0"



BRICK VENEER-



GENERAL SHALE- WINTERHAVEN

STONE VENEER-
BASE/GARAGE LEVEL



HORIZON STONE- 19TH CENTURY CANYON RIDGE



HORIZON STONE- HANDCRAFTED HERMITAGE

PARAPET VENTS



Paint

WHITE



Color SW7666
(Fleur-de-Sel)

BLACK



Color SW7069
(Iron Ore)

Window Frame- Black
Trim White
Columns White

CHIMNEY SHROUD



BLACK

METAL ROOFS



STANDING SEAM

GARAGE DOORS

The Genuine. The Original.



Overhead Door Company of Atlanta™
A **SPACE** Company

Plantation Collection Carriage Doors

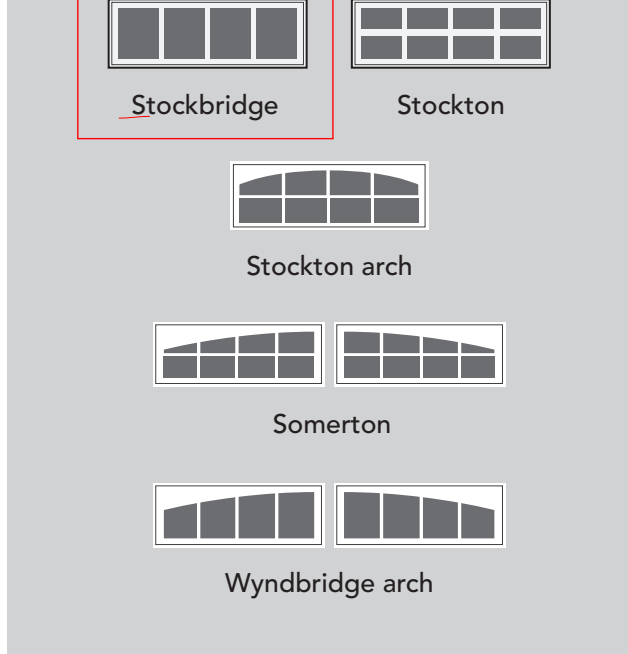
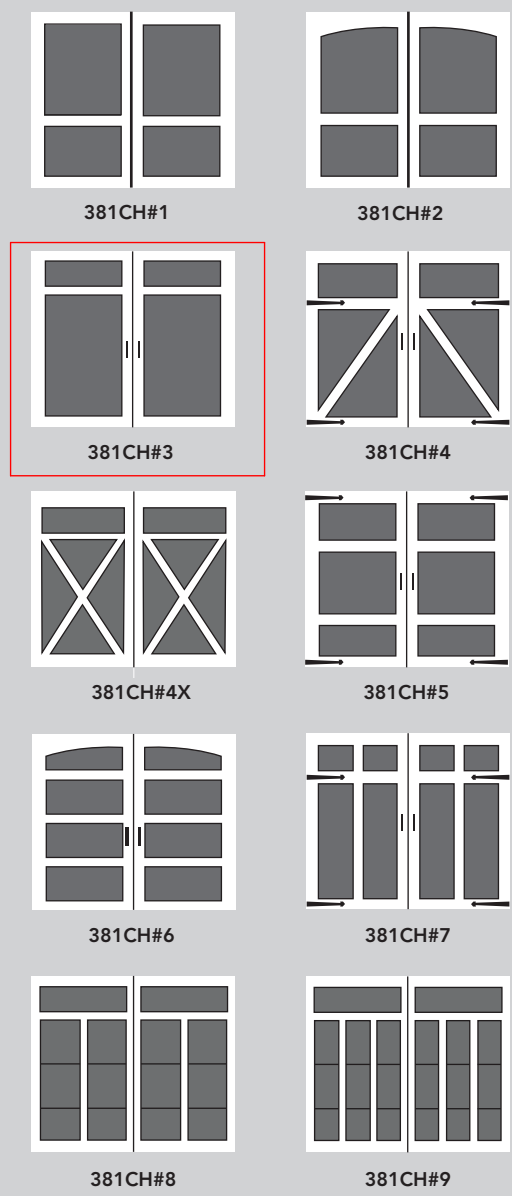
Panel Designs

- Model 381CH is available in 8', 9', 10', 15', 16', 18' widths and 7' and 8' heights
- All panel designs are available in white only. Doors may be custom-painted using any quality exterior latex paint.

Windows

Many decorative window inserts are available to enhance the look of your garage door, which in turn enhances the look of your home. Here are just a few examples. See brochure or website for all options.

Many standard styles to choose from
Custom styles are available

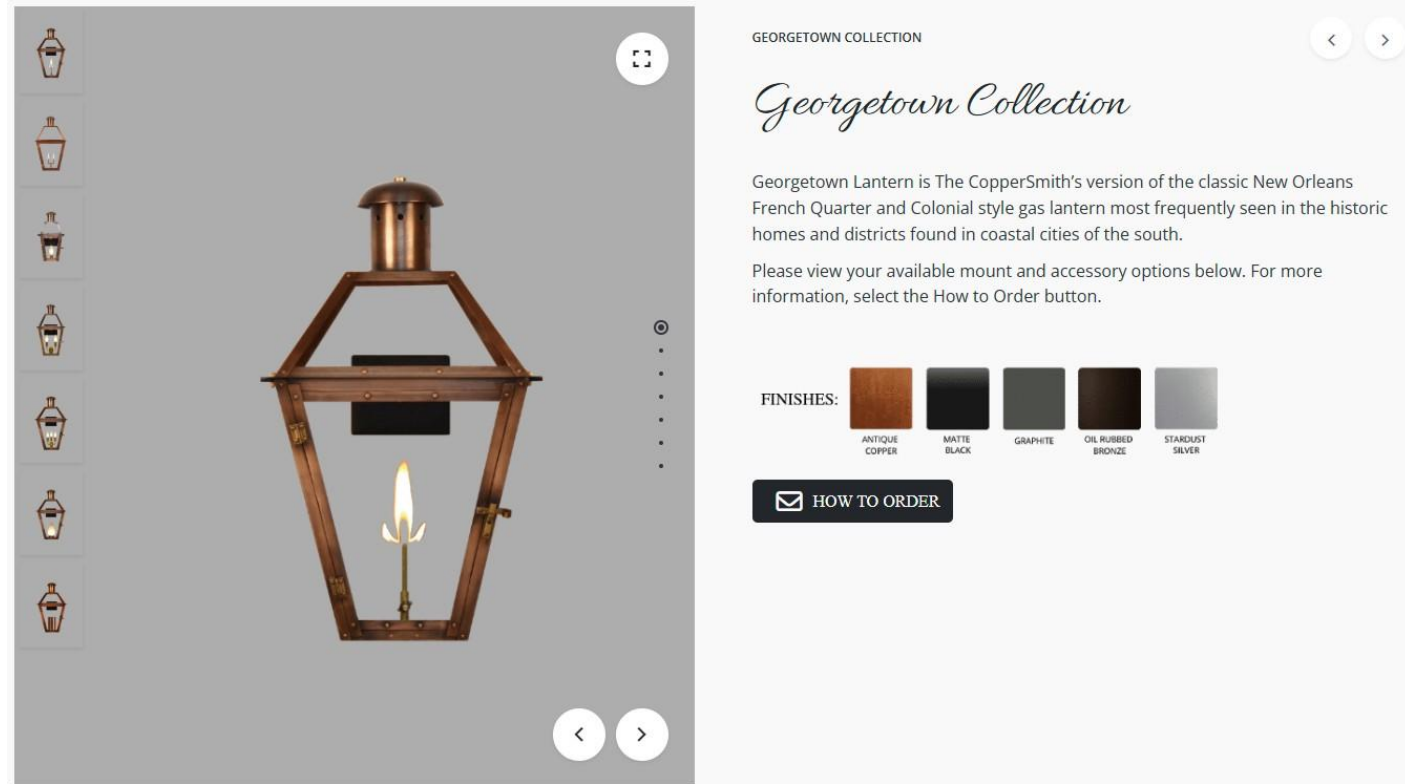


Decorative Hardware Options

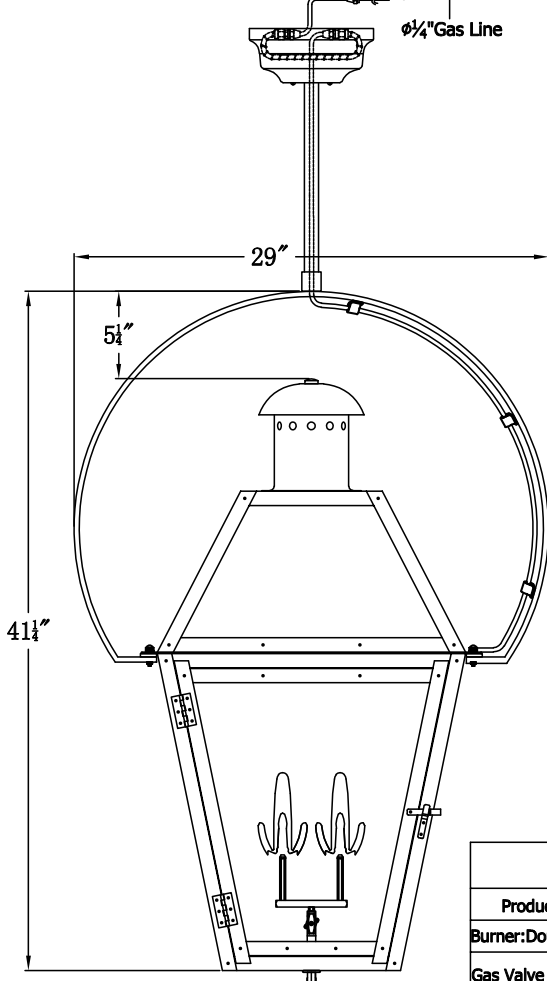
Further individualize your garage door with our distinctive decorative exterior handles and hinges.



EXTERIOR/PORCH/SITE LIGHTING



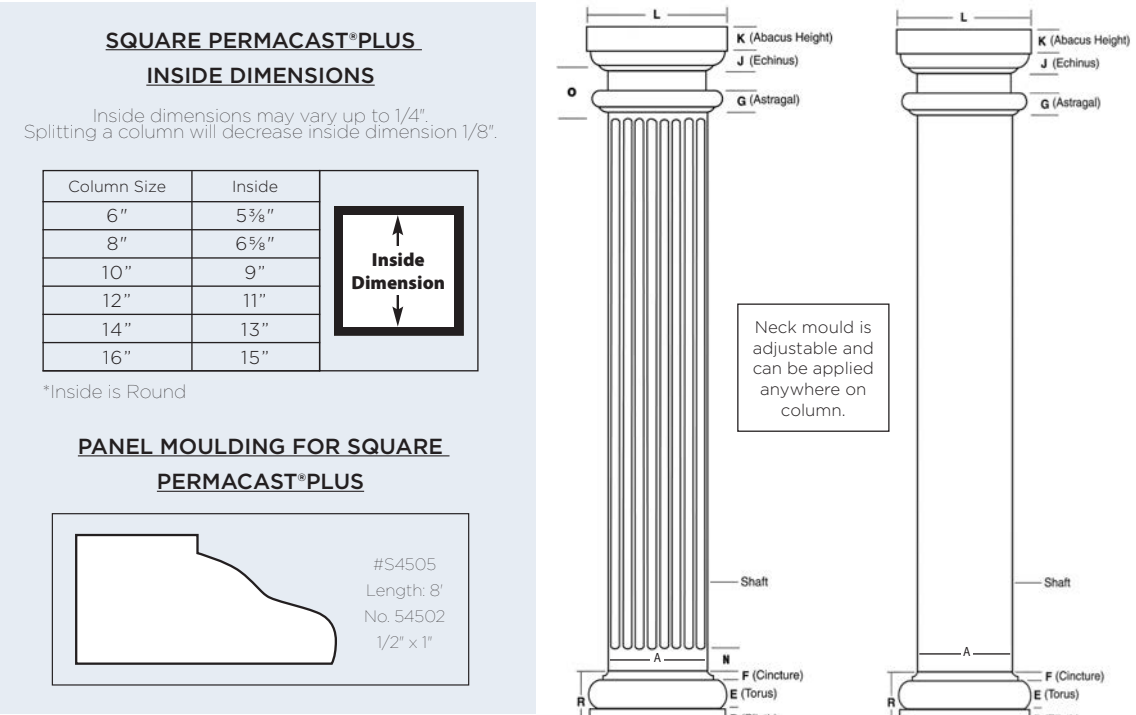
GEORGETOWN 36 Gas With Classic Yoke
(GT-36G CY-GT36)



The CopperSmith			
Product Description	Drawing Description	9152 Hard Drive	
Runner:Double	REV/A/0	Foley Alabama 36536	
Gas Valve Name:VNG/CPJ08	Date:02/17/2022	SKU Number:GT-36G	
With Gas Valve Coupling	Drawing by:Jason Huang	Product Name:Georgetown 36 Gas	

PILASTERS & BALUSTRADES

Square **PERMA**Cast®Plus Columns



Plumb-Fit®

To make installation even easier our 6"-12" round and square poly Tuscan Cap and Base Sets with flashing cap come with the patented (Patent 9689674) Plumb-Fit® installation system included.

SQUARE PERMACAST®PLUS COLUMN DIMENSIONS (IN INCHES)*

Column Size	A	C	D	E	F	G	J	K	L	N	O	R	Lengths Available (ft.)
6"	6"	9 1/4"	1 1/4"	1 1/4"	3/4"	1"	1 1/4"	1 1/4"	9 1/4"	N/A	N/A	3 1/4"	6, 8, 9, 10
8"	8"	11 1/4"	1 1/4"	1 1/4"	1/4"	1"	1 1/4"	1 1/4"	10 3/4"	5"	3 1/4"	4 1/4"	6, 8, 9, 10, 12
10"	10"	13 1/4"	2 1/4"	2 1/4"	3/4"	1"	1 1/4"	1 1/4"	12 1/4"	3 3/4"	4 1/4"	5 1/4"	8, 9, 10, 12, 14, 16
12"	12"	16 1/4"	2 1/4"	2 1/4"	3/4"	1"	1 1/4"	1 1/4"	16 1/4"	N/A	N/A	6 1/4"	8, 9, 10, 12, 14, 16, 18
14"	14"	19 1/4"	3 1/4"	2 1/4"	1 1/4"	1 1/4"	2 1/4"	2 1/4"	19 1/4"	N/A	N/A	7 1/4"	8, 10, 12, 14, 16, 18, 20
16"	16"	22 1/4"	3 1/4"	3 1/4"	1 1/4"	2 1/4"	2 1/4"	2 1/4"	21 1/4"	N/A	N/A	8 1/4"	8, 10, 12, 14, 16, 18, 20

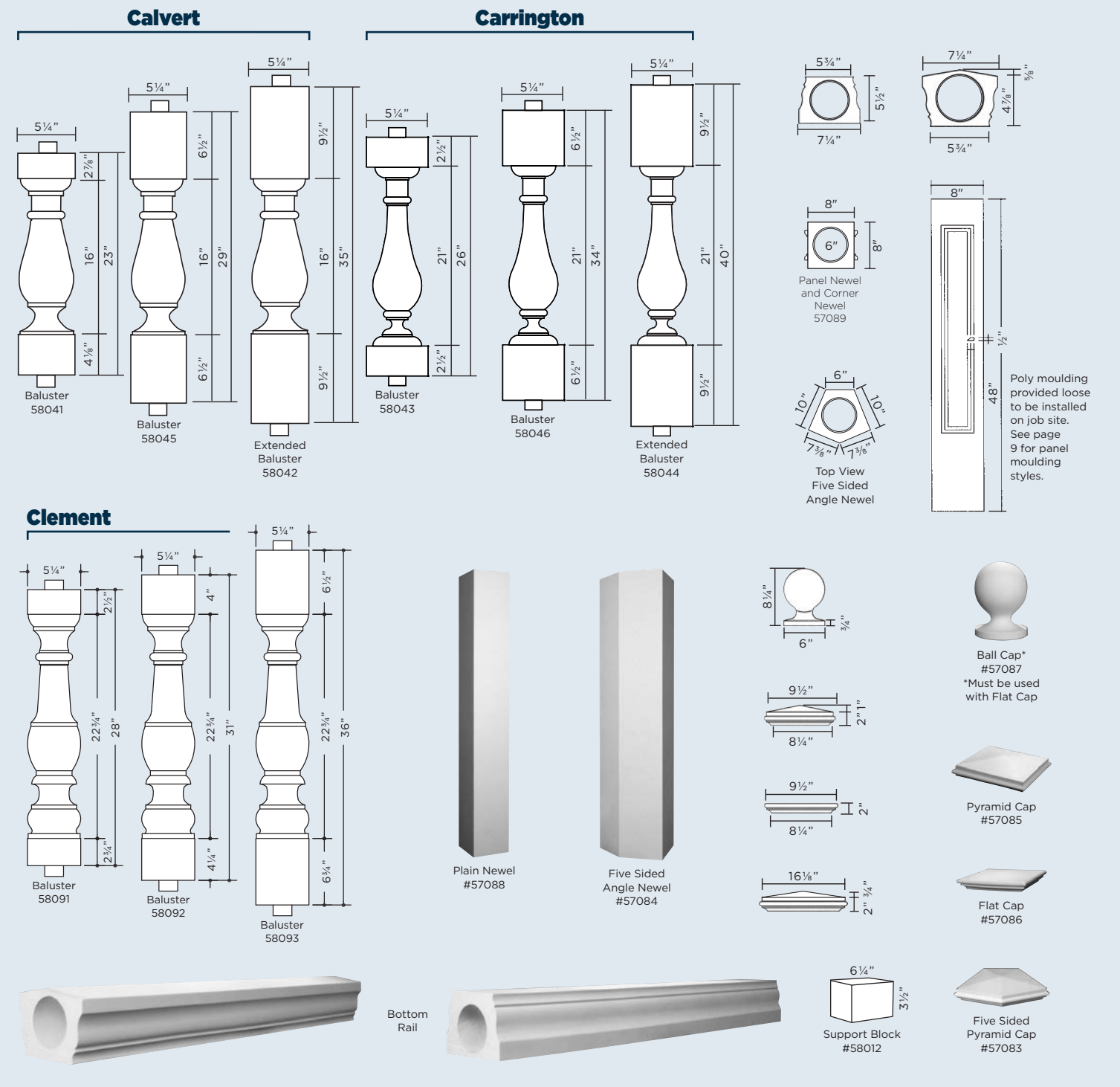
*There may be a variance of up to 1/4" in all dimensions.
*Split columns are not load bearing. *See page 16 for Decorative Capital dimensions.

Versatility of Square Columns

The design and versatility of an HB&G square column has enhanced its popularity with today's architects. The HB&G Square PermaCast®Plus column lineup includes plain, recessed panel, fluted, and Craftsman styles. An unlimited combination of styles can be achieved by various uses of the panel moulding, neck moulding, and caps and bases. Additionally, the plain square column is not tapered and can be cut to any height without affecting the fit of the caps and bases.

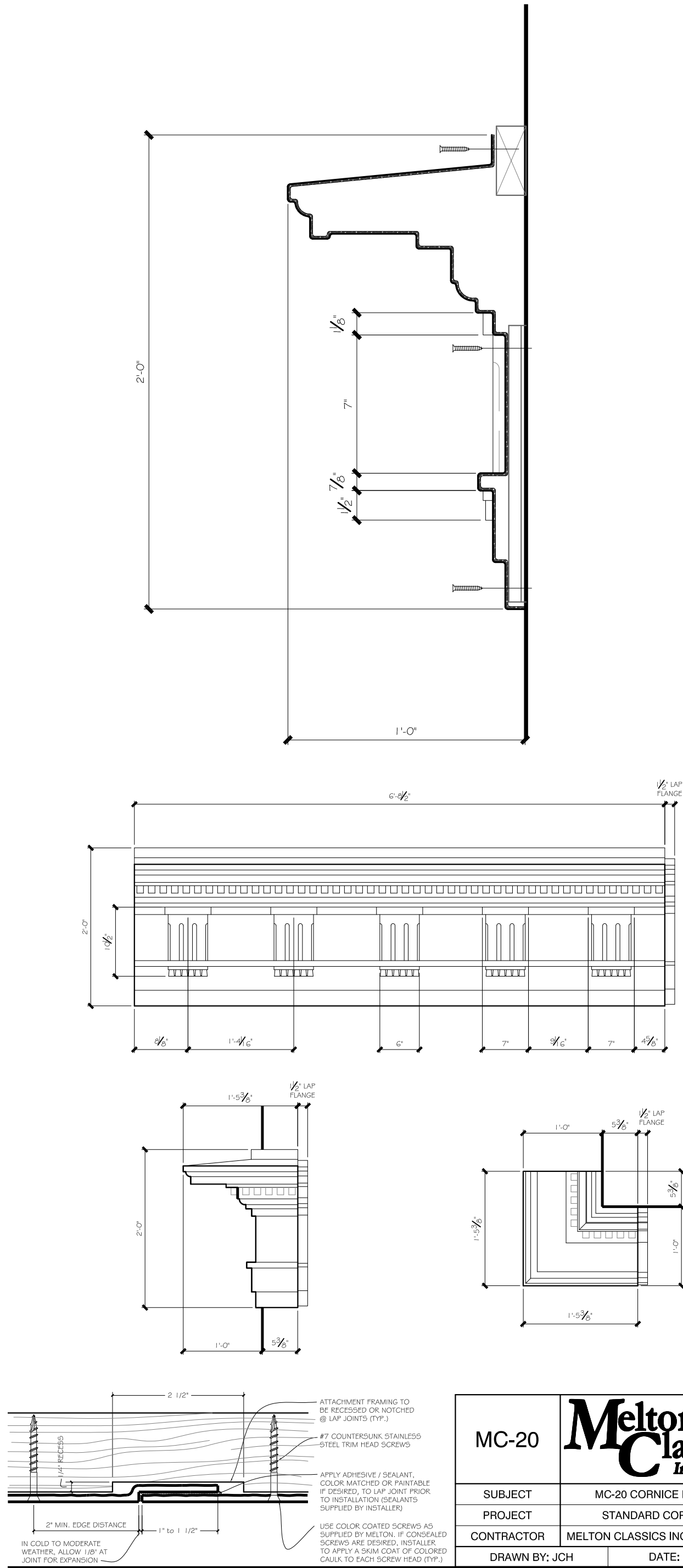
9

7" Balustrade System



SKU	M	Maximum Spacing	O/C
S8041	1 1/4"	1 1/4"	6 1/2"
S8042	1 1/4"	1 1/4"	6 1/2"
S8045	1 1/4"	1 1/4"	6 1/2"
S8043	1 1/2"	1 1/4"	6"
S8044	1 1/2"	1 1/4"	6"
S8046	1 1/2"	1 1/4"	6"
S8091	1 1/4"	1 1/4"	6 1/2"
S8092	1 1/4"	1 1/4"	6 1/2"
S8093	1 1/4"	1 1/4"	6 1/2"

PREFABRICATE TRIM/CORNICE



KSi
design group, llc

|| ARCHITECTURE ||
SPACE PLANNING

228 GLENWOOD DR.
CANTON, GA. 30115
Phone: (678) 438-4759.
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CONSULTANTS

SEAL

NAME OF PROJECT

Kingsly

296 THOMPSON ST,
ALPHARETTA GA 30005

OWNER:

PSV LLC

DEVELOPER:

ALPHADEV LLC

P.O.Box 986, Alpharetta, GA 30009

CONTACT PERSON:

Brian Bodechon

404-867-1799 ,

PROJECT NO: 2024-24

MODEL FILE:

2024-14 SFD- LOT 7.pln

DRAWN BY:

KS

SHEET #:

DR-MT2

SHEET 10

OF 50

EXT FIXTURES

DRB



1 **FRONT Elevation**
SCALE: 3/16" = 1'-0"



3 **REAR Elevation**
SCALE: 3/16" = 1'-0"



2 **THOMPSON ST Elevation**
SCALE: 3/16" = 1'-0"



4 **RIGHT SIDE Elevation**
SCALE: 3/16" = 1'-0"

Elevations

DRB

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brian@csbcontracting.com
404-867-1799
www.csbcontractingllc.com

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MODEL FILE:

2024-14 SFD- LOT 1.pln

DRAWN BY:

KS

SHEET #:

DR-1

SHEET 7

OF 48



FRONT(KINGSLY DR)



THOMPSON ST VIEW

BRICK VENEER-



GENERAL SHALE- SPANISH MOSS BLEND



GENERAL SHALE- CORTEZ



GENERAL SHALE- CARDOBA



GENERAL SHALE- WINTERHAVEN



STONE VENEER-
BASE/GARAGE LEVEL



HORIZON STONE- 19TH CENTURY CANYON RIDGE



HORIZON STONE- HANDCRAFTED HERMITAGE



Roof Shingles-



Weathered wood

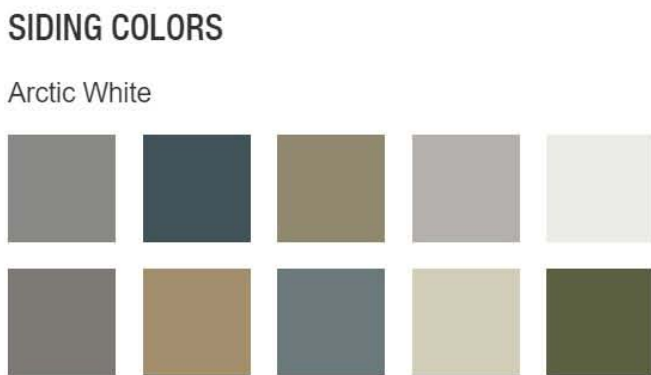
CEMENT SIDING-



HARDIE® PLANK LAP SIDING
SELECT CEDARMILL®
Our natural cedar look has a soft texture that mimics wood.

THE STATEMENT COLLECTION™

Classic shades—engineered with long-lasting ColorPlus® Technology—will make a statement that resonates for generations. The tried and true colors of James Hardie's Statement Collection™ products were designed for every home. They're our most popular hues. And they are readily available in your region.



SHUTTERS



PARAPET VENTS



Paint

WHITE



Color SW7666
(Fleur-de-Sel)

BLACK



Color SW7069
(Iron Ore)

Window Frame- Black
Trim White
Columns White

CHIMNEY SHROUD



BLACK

METAL ROOFS



STANDING SEAM

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|| ARCHITECTURE ||
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PROJECT NO: 2024-24

MODEL FILE:

2024-14 SFD- LOT 1.pln

DRAWN BY:

KS

SHEET #:

DR-MT

SHEET 9

OF 48

EXT FINISHES

DRB

GARAGE DOORS

The Genuine. The Original.



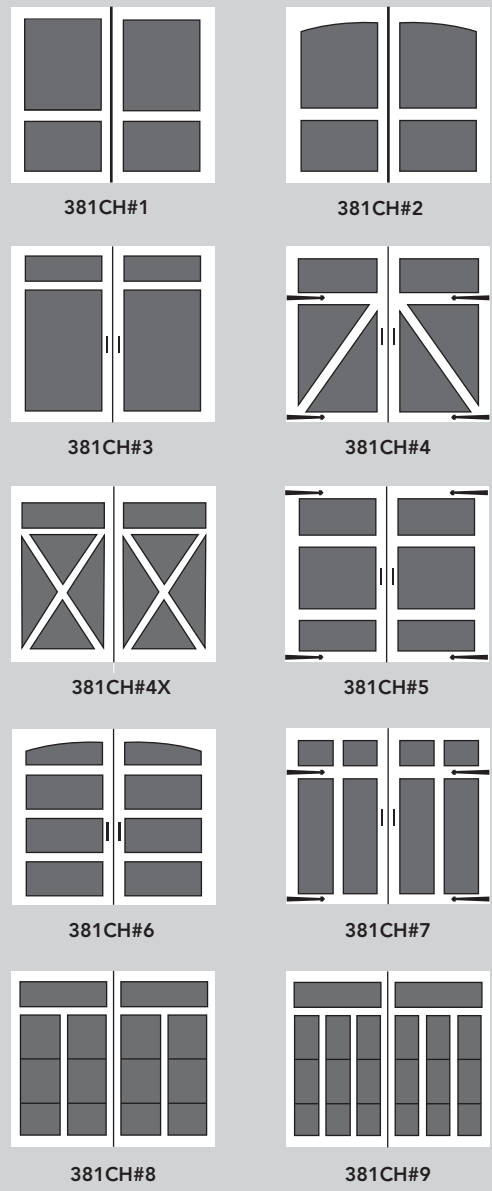
Overhead Door Company of Atlanta™
A **SPACE** Company

Plantation Collection Carriage Doors

Panel Designs

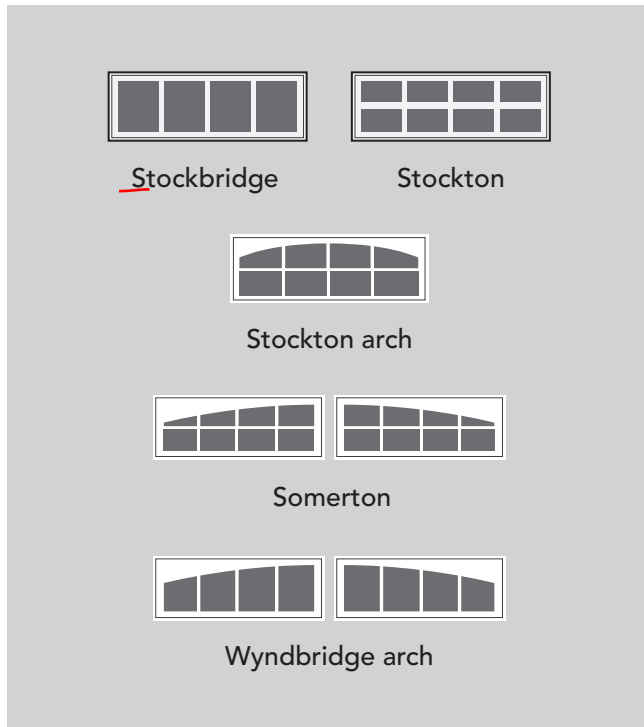
- Model 381CH is available in 8', 9', 10', 15', 16', 18' widths and 7' and 8' heights
- All panel designs are available in white only. Doors may be custom-painted using any quality exterior latex paint.

Many standard styles to choose from
Custom styles are available



Windows

Many decorative window inserts are available to enhance the look of your garage door, which in turn enhances the look of your home. Here are just a few examples. See brochure or website for all options.



Decorative Hardware Options

Further individualize your garage door with our distinctive decorative exterior handles and hinges.



WINDOWS

Explore A-Series windows and doors

A-SERIES WINDOWS BY TYPE

- Awning
- Casement
- Double-hung
- Picture
- Specialty

A-SERIES DOORS BY TYPE

- French & hinged
- Gliding

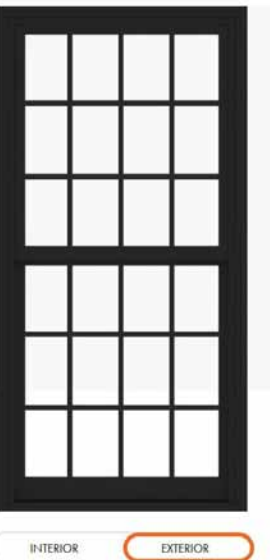


Casement windows

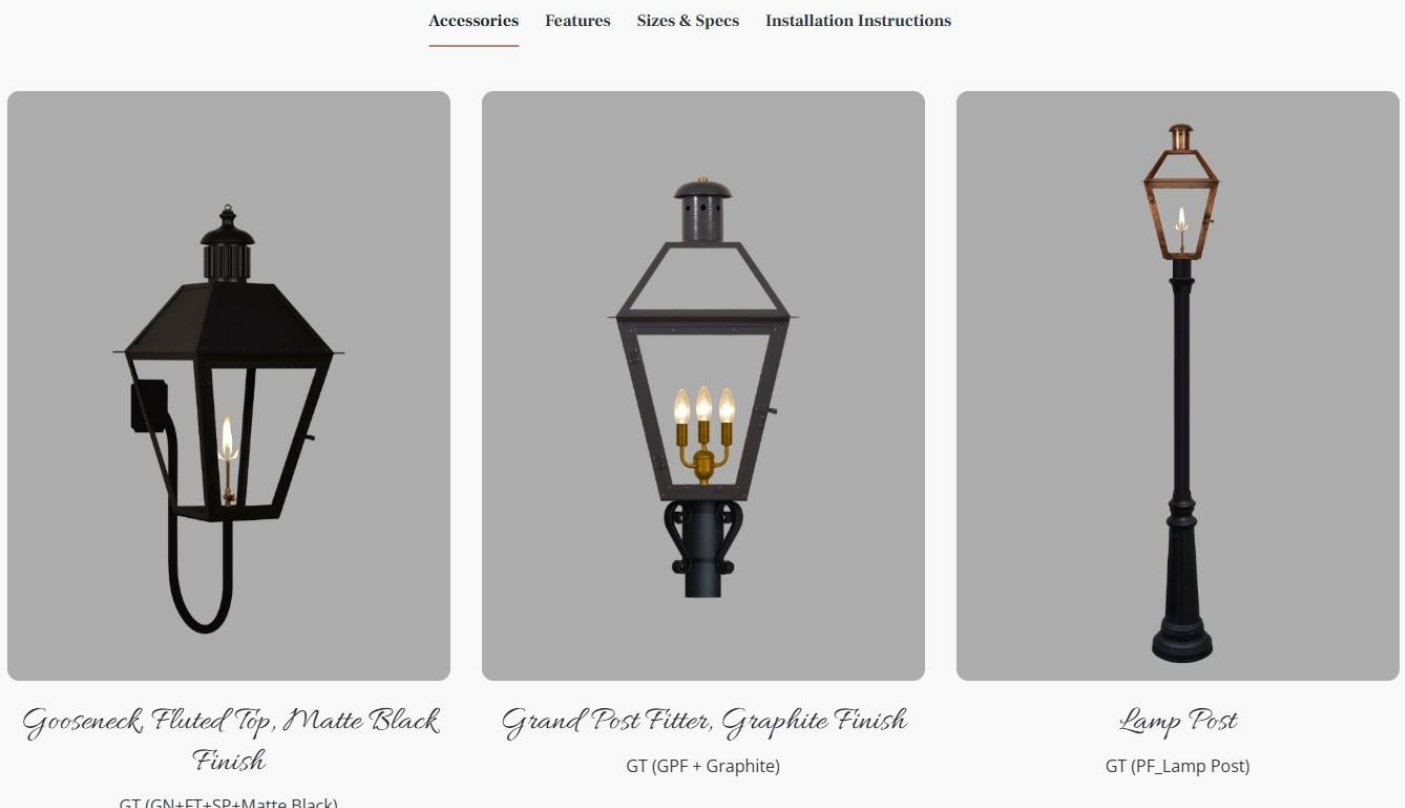
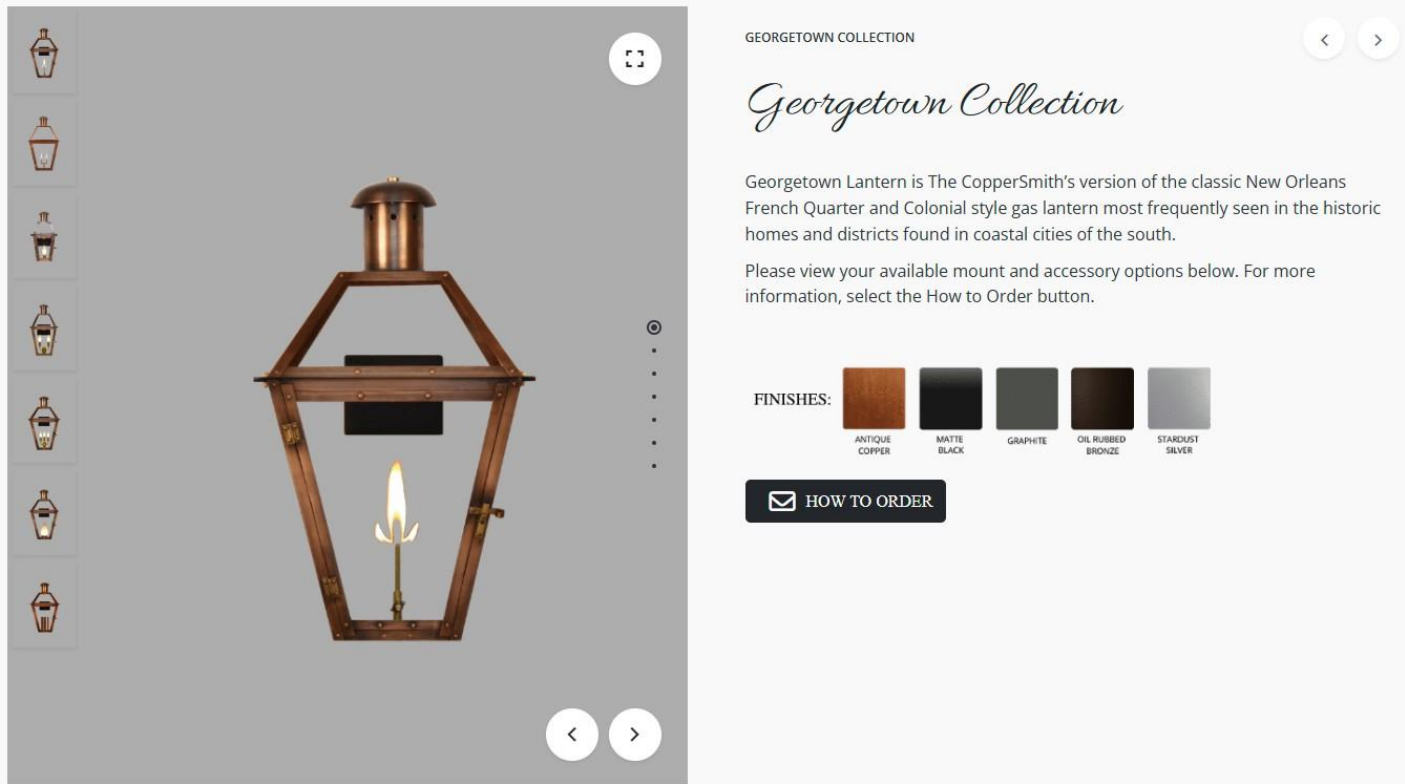
What: The one that cranks open
Where: Popular above kitchen sinks because they're so easy to open

Fun Fact: Can be as big as 8 ft. tall for more light and fresh air

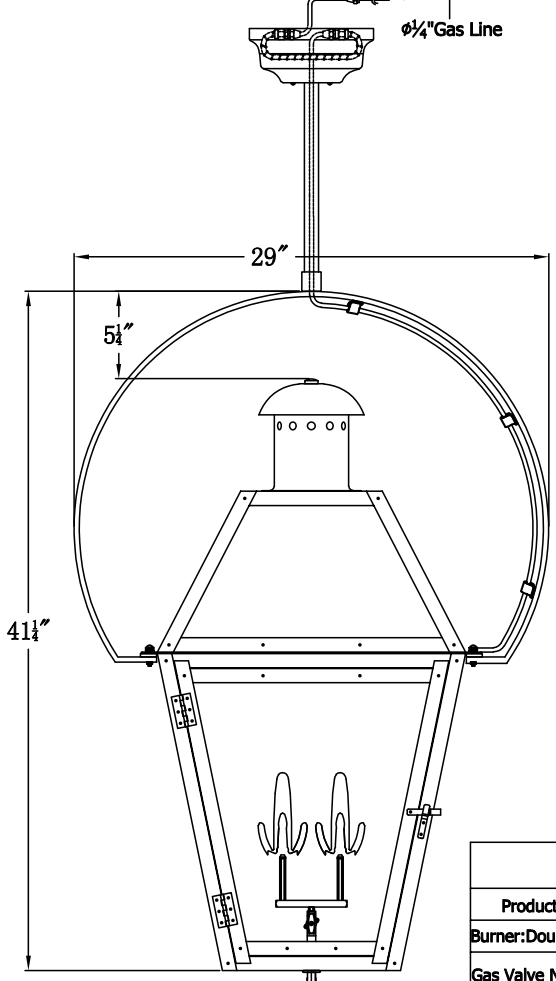
[Learn more →](#)



EXTERIOR/PORCH/SITE LIGHTING



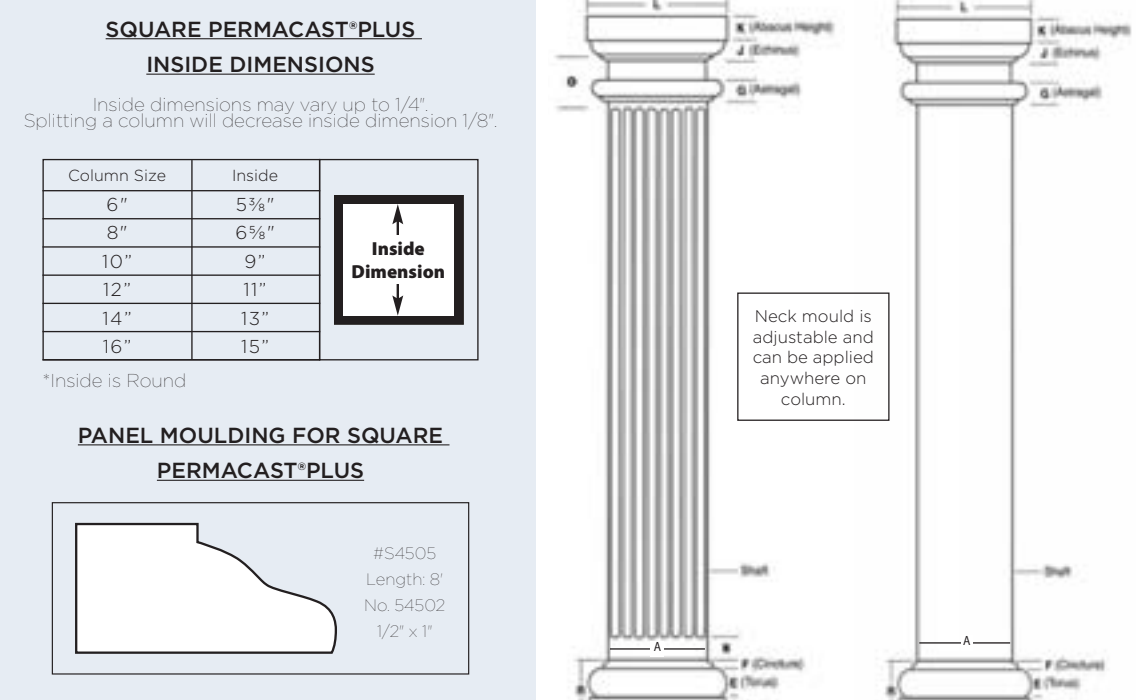
GEORGETOWN 36 Gas With Classic Yoke
(GT-36G CY-GT36)



The CopperSmith			
Product Description	Drawing Description	9152 Hard Drive	
Runner/Double	REV/A/0	Foley Alabama 36536	
Gas Valve Name:VNG/GP/GS	Date:02/17/2022	SKU Number:GT-36G	
With Gas Valve Coupling	Drawing by:Jason Huang	Product Name:Georgetown 36 Gas	

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16"	16"	22 1/4"	3 3/4"	3 3/4"	1 1/4"	1 1/4"	2 1/4"	2 1/4"	21 1/4"	N/A	N/A	8 1/4"	8, 10, 12, 14, 16, 18, 20	

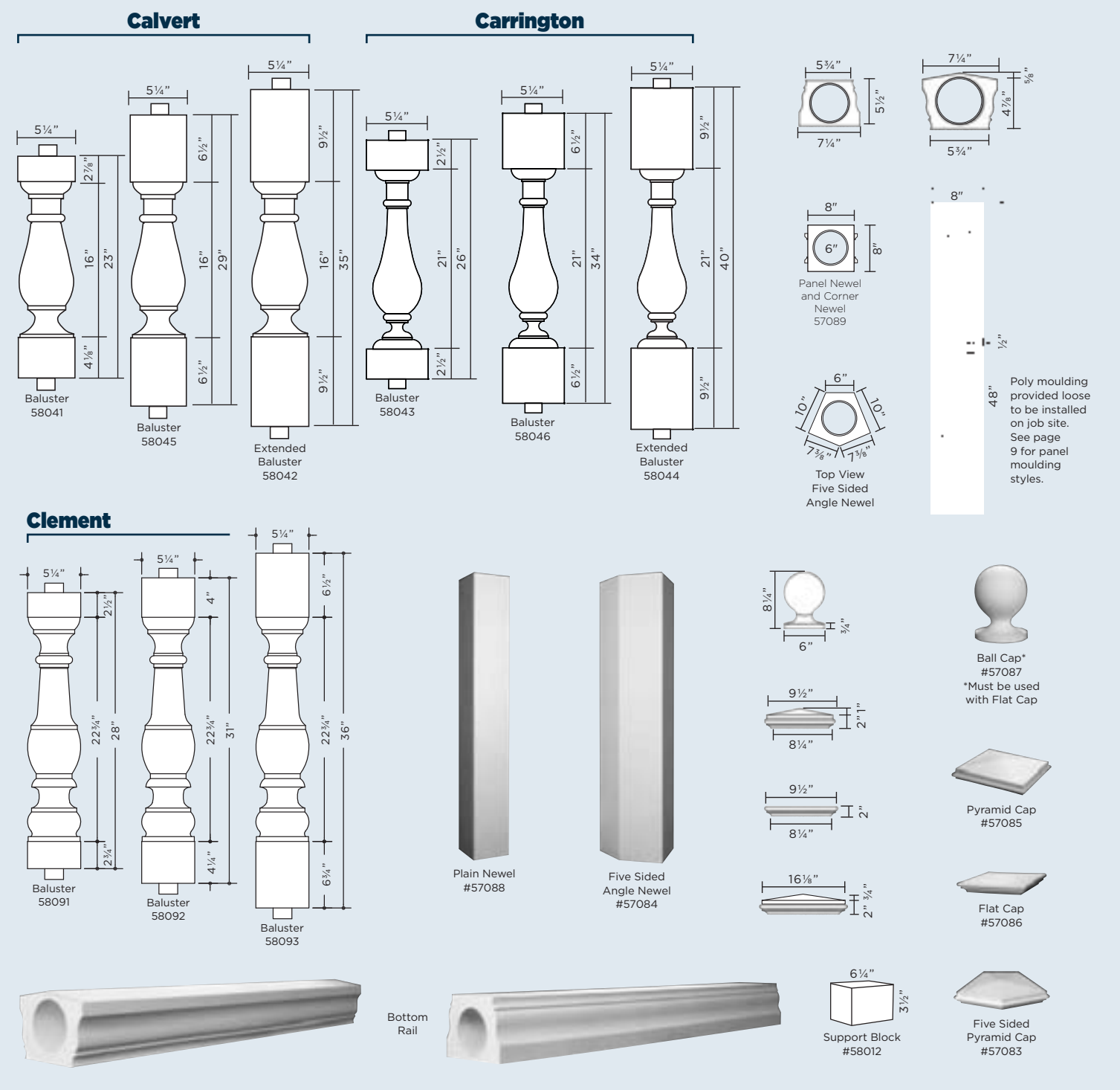
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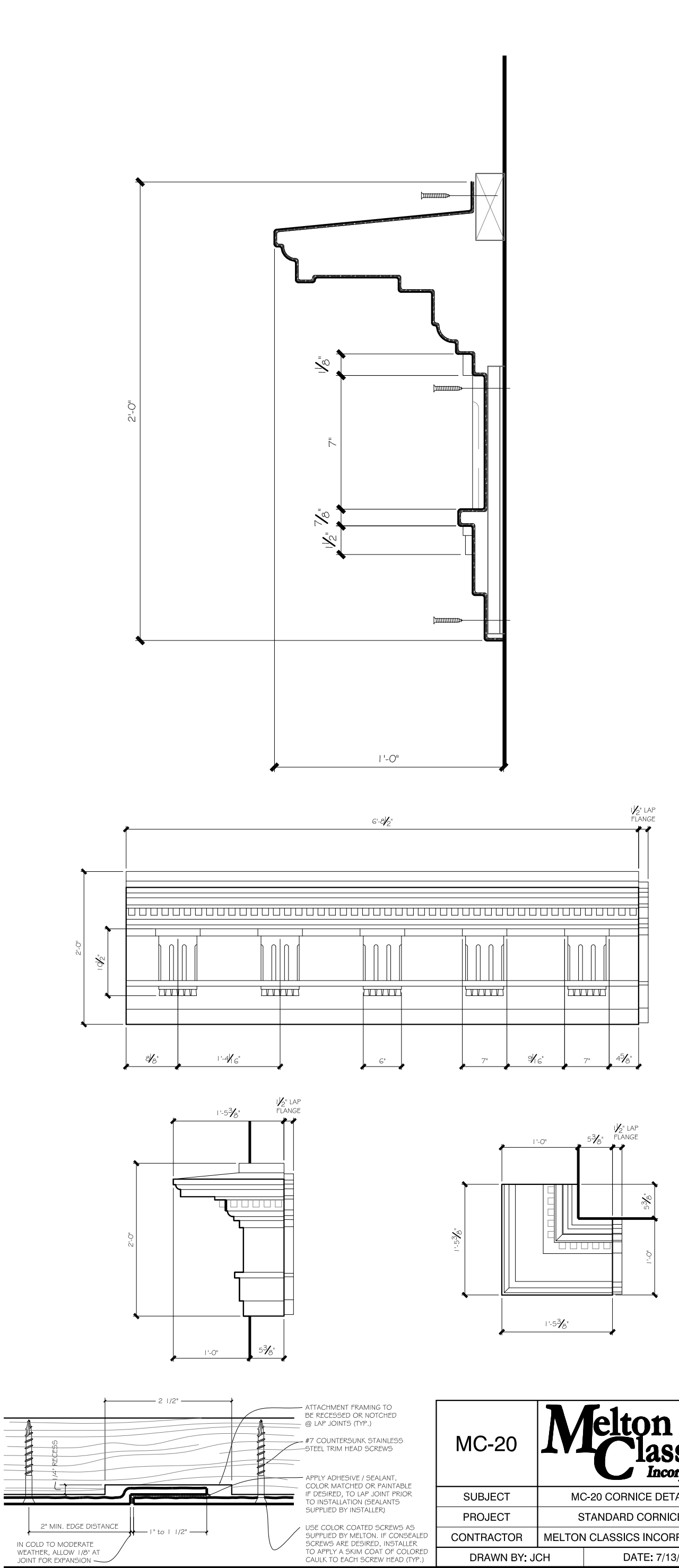
9

7" Balustrade System



SKU	M	Maximum Spacing	O/C
S8041	1 1/4"	1 1/4"	6 1/2"
S8042	1 1/4"	1 1/4"	6 1/2"
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S8093	1 1/4"	1 1/4"	6 1/2"

PREFABRICATE TRIM/CORNICE



DRIVEWAY PAVERS



KSi
design group, llc

|| ARCHITECTURE ||
SPACE PLANNING

228 GLENWOOD DR.
CANTON, GA. 30115
Phone: (678) 438-4759.
KSideign@outlook.com

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CONSULTANTS

SEAL

NAME OF PROJECT

Kingsly
@ THOMPSON ST

LOT 6

296 THOMPSON ST,
ALPHARETTA GA 30005

OWNER:

AlphaDEV LLC

OWNER'S ADDRESS:

Alpharetta, GA 30022
vjrhome@gmail.com
251-214-3693

CONTACT PERSON:

Brian Bodechon

CSB Contracting, LLC

Sugar Hill, Georgia
brian@csbcontracting.com
404-867-1799
www.csbcontractingllc.com

PROJECT NO: **2024-24**

MODEL FILE:

2024-14 SFD- LOT 1.pln

DRAWN BY:

KS

SHEET #:

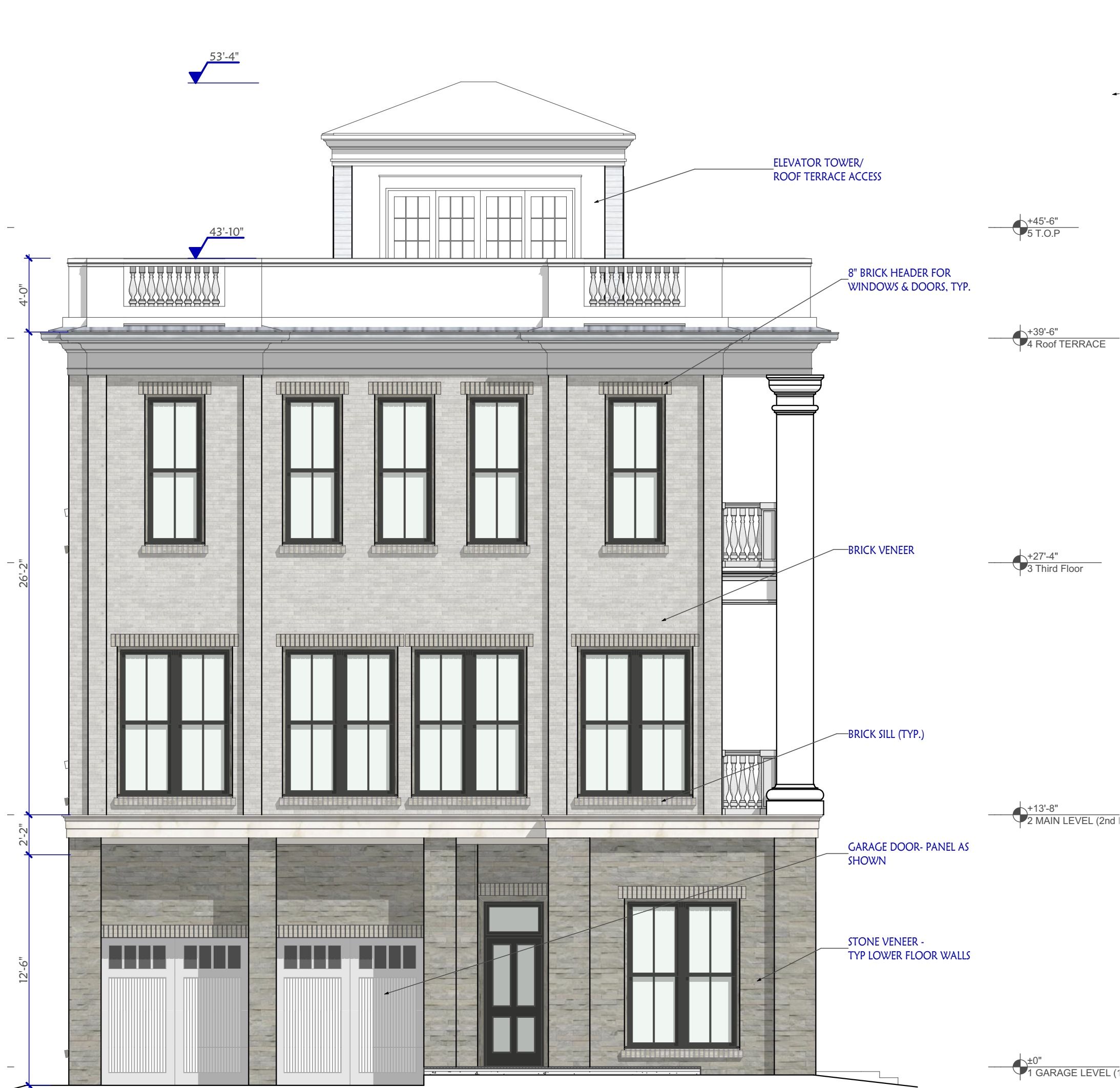
DR-MT2

SHEET 10

OF 48

EXT FIXTURES

DRB



1 **FRONT Elevation**
SCALE: 3/16" = 1'-0"



3 **REAR Elevation**
SCALE: 3/16" = 1'-0"



2 **THOMPSON ST Elevation**
SCALE: 3/16" = 1'-0"



4 **RIGHT SIDE Elevation**
SCALE: 3/16" = 1'-0"

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PROJECT NO: **2024-24**

MODEL FILE:

2024-14 SFD- LOT 7.pln

DRAWN BY:

KS

SHEET #:

DR-1

SHEET 7

OF 48

Elevations
Preliminary



THOMPSON ST

REAR



FRONT(KINGSLY DR)

THOMPSON ST

KSi
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|| ARCHITECTURE ||
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MODEL FILE:

2024-14 SFD- LOT 7.pln

DRAWN BY:

KS

SHEET #:

DR-2

SHEET 8

OF 48



Official City Council Meeting Minutes

May 26, 2020

Office of the City Clerk

CITY HALL 2 PARK PLAZA | 6:30 PM

Official Minutes

The public is advised that the following minutes are not a verbatim transcription of business presented at the Council Meeting of the date shown; but are a synopsis of pertinent information. The public is further advised that the tapes recorded at said meeting are a matter of public record and are available to be heard at the City of Alpharetta's Clerk's office during normal business hours

I. CALL TO ORDER

- *Mayor Gilvin called the meeting to order at 6:30 p.m.*

II. ROLL CALL

• Council Members

- o Mayor Jim Gilvin
- o Mayor Pro Tem Donald F. Mitchell
- o Jason Binder
- o Ben Burnett
- o John Hipes
- o Dan Merkel
- o Karen Richard

• Staff

- o Bob Regus, City Administrator
- o Sam Thomas, City Attorney
- o James Drinkard, Asst. City Administrator
- o Erin Cobb, City Clerk
- o Peter Sewczwicz, Director of Public Works
- o Morgan Rodgers, Director of Recreation, Parks & Cultural Services
- o Tom Harris, Director of Finance
- o Kathi Cook, Director of Community Development
- o Michael Woodman, Senior Planner

III. PLEDGE TO THE FLAG

IV. CONSENT AGENDA

A. Council Meeting Minutes (Meeting of 5/18/2020)

- ❖ Council Member Merkel offered a motion to approve the consent agenda
 - The motion received a second from Council Member Burnett
 - The motion was approved unanimously (7-0)

V. PUBLIC HEARING

A. Z-20-01/V-20-02 AlphaDev/296 & 304 Thompson Street

- Senior Planner, Michael Woodman, came forward to present this item.
- Staff is recommending Mayor and Council approve Z-20-01/V-20-02 ALPHADEV/296 & 304 THOMPSON STREET, subject to the following conditions:
 1. The site, consisting of approximately 2.21 acres, shall be zoned DT-LW and developed substantially similar to site plan submitted by Engineering 303, revised 1/7/2020, 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 submitted renderings, except for modifications required to comply with these conditions and in compliance with the Alpharetta Downtown Code, subject to final approval by DRB. Detached homes shall include a mix of flat and gable roofs. Townhomes shall have flat roofs, be oriented to the Alpha Loop and include 4-sided architecture and materials, as approved by DRB.
 3. Detached lots shall generally utilize existing grades and include decorative walls (brick and/or stone), as depicted on the submitted renderings, with final approval by DRB.
 4. Thompson Street streetscape shall generally be improved as follows: 30' half width right-of-way to incorporate 8' sidewalk (concrete with brick paver banding), 6' planter, 8' on-street parking, 10' travel lane and street trees, with final approval by Staff.
 5. New shared private roadway shall be a paver system with a 40' right-of-way, as depicted on the plan prepared by Engineering 303, revised 1/7/2020. Roadway shall include 1' concrete bands, 5' paver sidewalks and 12' paver travel lane, with final design approved by Staff. Street shall be marked with "No Parking". Maintenance of paver system shall be addressed in HOA covenants.
 6. Final streetscapes shall include decorative pedestrian lights.
 7. Shade trees shall be required in the planter along Thompson Street and behind the sidewalk in the 10' landscape strip as a continuation of what has been planted or designed in the Downtown and outside of utility easements, as approved by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
 8. Roadways with on-street parking shall incorporate curb extensions at intersections.
 9. Garages may face new street, per the plan prepared by Engineering 303, revised 1/7/2020.
 10. Development shall not be gated.

11. Project entrance shall include decorative landscaping and wall (depicted on submitted renderings), as approved by Staff.
 12. Amenity space shall be developed with decorative landscaping, hardscape, firepit, fountain, walls, and seating. The landscape shall include plant selections promoting the historic Downtown.
 13. Trees shall be saved as depicted on the tree save plan prepared by Engineering 303, dated 2/26/2020. The northern 30' of the property shall be a tree save area with limited tree removal as approved by Staff and related to the construction of the Alpha Loop.
 14. Developer shall plant minimum 6" caliper canopy trees on either side of project entrance and on either side of the new street at intersection with alley, as approved by Staff.
 15. Developer shall plant 5' landscape strips along the East and West property lines with a single row of Evergreen trees, spaced appropriately, along with the required shade trees.
 16. As depicted on the submitted site plan, developer shall construct the Alpha Loop (12' concrete, accessible multi-use trail) within the northern 30' of the property, with final alignment, design and materials approved by Staff and construction completed prior to the first CO. Alpha Loop shall be placed within public right-of way or a permanent easement and shall include seating/gathering areas, lighting (pedestrian and bollards), landscape and hardscape. Wayfinding signage shall be placed at key location(s) along the trail. Alpha Loop improvements shall be eligible for impact fee credits, as approved by Staff. Alpha Loop shall maintain a minimum 10' setback from residential buildings, as approved by Staff.
 17. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
 18. Developer shall provide inter parcel access to allow for a future connection to the properties to the East and West, as depicted on the plan prepared by Engineering 303, revised 1/7/2020.
 19. Fences and walls visible from the public right-of-way shall be decorative, as approved by Staff. Unfinished wood fences and decks shall not be visible from the street.
- Developer agreements with surrounding neighborhoods:
 20. New utilities shall be placed underground.
 21. Stormwater management facility shall be underground.
 22. Stormwater runoff infiltration/detention system shall be designed and installed so that the Post-Development Discharge from the subject property shall not exceed the Pre-Development Discharge for the 1 year through 100-year storm events.
 23. Prior to a land disturbance permit on property, developer shall hire and pay for a licensed registered professional engineer(s) to conduct a photo journal of downstream water bodies located within 500' of the property to determine baseline conditions. Developer shall fund a post-development photo journal by the same engineer(s), to be conducted within 90 days following the recordation of the final plat for the last phase of the development. Developer shall remediate any siltation found by the photo journal over and above the predevelopment baseline that is caused by the development of the property and that is not the result of siltation that would have otherwise occurred absent the development of the property. No such study or remediation will be required if any owner of any such respective body of water refuses the developer access to conduct either the photo journal or the remediation.
 24. If allowed by the Academy Park HOA to be installed upon its property, the Developer shall install an 8' tall decorative fence with maintenance access gate along the common boundary of the subject property and Academy Park.

25. Developer shall install evergreen landscape material along Alpha Loop, if no impacts to existing trees, with final approval by Staff.
 26. Developer shall install additional landscape material on the south side of Thompson Street across from new street, as approved by Staff.
 27. Developer shall provide at least 2 additional on-street parking spaces within the development.
- The applicant, AlphaDev, LLC, is requesting to rezone 2.21 acres from R-12 (Dwelling, 'For-Sale', Residential) to DT-LW (Downtown Live-Work) in order to construct a 17-lot single-family subdivision, including eleven (11) detached homes and six (6) townhome units. A variance is requested to reduce the minimum 20' recess requirement applicable to street-facing garages associated with a detached home in the Downtown. The subject 3 property is located at 296 and 304 Thompson Street on the North side of Thompson Street and West of Westside Parkway.
 - City Staff has reviewed the applicant's zoning proposal and finds that it can generally support the request for rezoning and variance. The zoning proposal is consistent with the vision of the Downtown Master Plan and the City's Comprehensive Plan. The zoning proposal would be suitable as it relates to the use and development of adjacent or nearby properties, which are primarily developed with residential uses. Approval of the variance should not cause substantial detriment to the public good. The subject property is long and narrow, which constrains the site layout. In addition, the applicant proposes zero-lot line, courtyard homes, which further restricts a side-loaded product.
 - CZIM was held on January 8, 2020. There were several comments in support of the applicant's proposal.
 - Attorney, Joshua Scoggins, came forward to speak on behalf of the applicant.

Public Comment:

- No Public Comment

❖ Council Member Richard offered a motion approve Z-20-01/V-20-02 ALPHADEV/296 & 304 THOMPSON STREET, subject to the following conditions:

1. The site, consisting of approximately 2.21 acres, shall be zoned DT-LW and developed substantially similar to site plan submitted by Engineering 303, revised 1/7/2020, 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 submitted renderings, except for modifications required to comply with these conditions and in compliance with the Alpharetta Downtown Code, subject to final approval by DRB. Detached homes shall include a mix of flat and gable roofs. Townhomes shall have flat roofs, be oriented to the Alpha Loop, and include 4-sided architecture and materials, as approved by DRB.
3. Detached lots shall generally utilize existing grades and include decorative walls (brick and/or stone), as depicted on the submitted renderings, with final approval by DRB.
4. Thompson Street streetscape shall generally be improved as follows: 30'

half width right-of-way to incorporate 8' sidewalk (concrete with brick paver banding), 6' planter, 8' on-street parking, 10' travel lane and street trees, with final approval by Staff.

5. New shared private roadway shall be a paver system with a 40' right-of-way, as depicted on the plan prepared by Engineering 303, revised 1/7/2020. Roadway shall include 1' concrete bands, 5' paver sidewalks and 12' paver travel lane, with final design approved by Staff. Street shall be marked with "No Parking". Maintenance of paver system shall be addressed in HOA covenants.
6. Final streetscapes shall include decorative pedestrian lights.
7. Shade trees shall be required in the planter along Thompson Street and behind the sidewalk in the 10' landscape strip as a continuation of what has been planted or designed in the Downtown and outside of utility easements, as approved by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
8. Roadways with on-street parking shall incorporate curb extensions at intersections.
9. Garages may face new street, per the plan prepared by Engineering 303, revised 1/7/2020.
10. Development shall not be gated.
11. Project entrance shall include decorative landscaping and wall (depicted on submitted renderings), as approved by Staff.
12. Amenity space shall be developed with decorative landscaping, hardscape, firepit, fountain, walls, and seating. The landscape shall include plant selections promoting the historic Downtown.
13. Trees shall be saved as depicted on the tree save plan prepared by Engineering 303, dated 2/26/2020. The northern 30' of the property shall be a tree save area with limited tree removal as approved by Staff and related to the construction of the Alpha Loop.
14. Developer shall plant minimum 6" caliper canopy trees on either side of project entrance and on either side of the new street at intersection with alley, as approved by Staff.
15. Developer shall plant 5' landscape strips along the East and West property lines with a single row of Evergreen trees, spaced appropriately, along with the required shade trees.
16. As depicted on the submitted site plan, developer shall construct the Alpha Loop (12' concrete, accessible multi-use trail) within the northern 30' of the property, with final alignment, design and materials approved by Staff and construction completed prior to the first CO. Alpha Loop shall be placed within public right-of way or a permanent easement and shall include seating/gathering areas, lighting (pedestrian and bollards), landscape and hardscape. Wayfinding signage shall be placed at key location(s) along the trail. Alpha Loop improvements shall be eligible for impact fee credits, as approved by Staff. Alpha Loop shall maintain a minimum 10' setback from residential buildings, as approved by Staff.
17. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
18. Developer shall provide inter parcel access to allow for a future connection to the properties to the East and West, as depicted on the plan prepared by Engineering 303, revised 1/7/2020.

19. Fences and walls visible from the public right-of-way shall be decorative, as approved by Staff. Unfinished wood fences and decks shall not be visible from the street.
20. New utilities shall be placed underground.
21. Stormwater management facility shall be underground.
22. Stormwater runoff infiltration/detention system shall be designed and installed so that the Post-Development Discharge from the subject property shall not exceed the Pre-Development Discharge for the 1 year through 100-year storm events.
23. Prior to a land disturbance permit on property, developer shall hire and pay for a licensed registered professional engineer(s) to conduct a photo journal of downstream water bodies located within 500' of the property to determine baseline conditions. Developer shall fund a post-development photo journal by the same engineer(s), to be conducted within 90 days following the recordation of the final plat for the last phase of the development. Developer shall remediate any siltation found by the photo journal over and above the predevelopment baseline that is caused by the development of the property and that is not the result of siltation that would have otherwise occurred absent the development of the property. No such study or remediation will be required if any owner of any such respective body of water refuses the developer access to conduct either the photo journal or the remediation.
24. If allowed by the Academy Park HOA to be installed upon its property, the Developer shall install an 8' tall decorative fence with maintenance access gate along the common boundary of the subject property and Academy Park.
25. Developer shall install evergreen landscape material along Alpha Loop, if no impacts to existing trees, with final approval by Staff.
26. Developer shall install additional landscape material on the south side of Thompson Street across from new street, as approved by Staff.
27. Developer shall provide at least 3 additional on-street parking spaces within the development as shown on the tree save plan 2/26/2020.
28. At least 50% of the homes (which would be 9 homes) will be 50% of either unpainted brick or stone on all four sides as approved by DRB.

- The motion received a second from Council Member Burnett
- Council Member Binder offered a substitute motion to approve without condition number 28
- The motion received a second from Council Member Merkel
- The motion was approved (4-3); Council Member Burnett, Mayor Pro Tem Mitchell and Council Member Richard voting in opposition

B. Z-20-02/V-20-06 Sedgwick Residence/Devore Road

- Senior Planner, Michael Woodman, came forward to present this item.
- Staff is recommending that Mayor and Council approve Z-20-02/V-20-06 SEDGWICK RESIDENCE/DEVORE ROAD, subject to the following conditions:

1. The site, consisting of approximately 0.29 acres, shall be zoned DT-MU and developed substantially similar to site plan prepared by Lew Oliver Inc., except for modifications required to comply with the conditions below. Permitted uses above the detached garage shall be limited to the following:
 - a. Dwelling
 - b. Professional Office
 - c. Shop or Studio, Craftsman/Artist
 2. Minimum 18' long driveway shall be required.
 3. Street-facing garage shall be recessed a minimum 5' behind the front façade of the home.
 4. Architecture and materials shall be substantially similar to the submitted renderings, except for modifications required to comply with the Downtown Consultant's markups related to the home and in compliance with the Alpharetta Downtown Code, with final approval by DRB.
 5. A mix of shrubs, vines and grasses shall be planted along the proposed wall, as approved by DRB.
- The applicant, Michele Sedgwick, is requesting a rezoning of 0.29 acres from C-2 (General Commercial) to DTMU (Downtown Mixed-Use) to allow for the construction of a 'For-Sale' single family detached home. Variances are requested to reduce the minimum driveway length and garage recess requirements. The subject property is located at 0 Devore Road on the South side of Devore Road between Alpharetta Highway and Karen Drive.
 - Staff has reviewed the applicant's proposal and finds that it can generally support the request for rezoning and variance to reduce the garage recess requirement. The proposal is consistent with the vision of the Downtown. The property could be developed under the existing C-2 zoning with a variety of auto-oriented uses, which is inconsistent with a walkable Downtown.
 - The property has an unusual, shallow shape, which limits site layout, including recessing the garage 20' behind the front façade of the home. The applicant could accommodate the minimum 18' long driveway if the detached garage were pushed back from Devore Road. The DT-MU district only requires a six-foot (6') rear setback, whereas the applicant's site plan depicts a ten-foot (10') rear setback. If approved, it is recommended that the 18' driveway be provided.
 - The CZIM was held on February 12, 2020. There were no public comments.
 - The applicant, Michele Sedgewick, 2451 Commerce Street, Alpharetta, GA, came forward to speak on behalf of the item.

Public Comment:

- No Public Comment

- ❖ Council Member Richard offered a motion to approve Z-20-02/V-20-06 SEDGWICK RESIDENCE/DEVORE ROAD, subject to the following conditions:

1. The site, consisting of approximately 0.29 acres, shall be zoned DT-MU and developed substantially similar to site plan prepared by Lew Oliver Inc., except for modifications required to comply with the conditions below. Permitted uses above the detached garage shall be limited to the following:
 - a. Dwelling
 - b. Professional Office
 - c. Shop or Studio, Craftsman/Artist
 2. Minimum 18' long driveway shall be required.
 3. Street-facing garage shall be recessed a minimum 5' behind the front façade of the home.
 4. Architecture and materials shall be substantially similar to the submitted renderings, or shall comply with the architectural style in the Downtown Code with final approval by DRB.
 5. A mix of shrubs, vines and grasses shall be planted along the proposed wall, as approved by DRB.
- The motion received a second from Council Member Binder
 - The motion was approved unanimously (7-0)

C. V-20-01 / E-20-02: Midgard Self Storage Parking Variance & Height Exception

This item has been deferred by the Applicant until Monday, July 27, 2020. It will neither be heard nor considered at this time.

D. E-20-04 Burlington Sign Exception

This item has been deferred by the Applicant until Monday, June 1, 2020. It will neither be heard nor considered at this time.

VI. OLD BUSINESS

A. Amendment to Alcohol Ordinance to Allow On-Premise Sales and Consumption in Privately-Owned Dog Parks (2nd Reading)

- City Clerk, Erin Cobb, came forward to present this item.
- Staff is recommending that Mayor and Council approve the second reading of the amendment to the City of Alpharetta's alcohol ordinance to allow on-premise sales and consumption in privately-owned dog parks.
- This ordinance amendment will allow for alcohol to be sold and consumed in privately owned dog parks that meet the following criteria: the park is located on a minimum 2-acre lot within the LI Zoning District; the park has a minimum of 25 due-paying members; the park derives a minimum of 40% of its total annual gross food and beverage sales from the sale of prepared food; the park has a full-service kitchen or regularly utilizes one or more food trucks to provide prepared foods to meet its food sales requirements; and the park has food trucks or other sources of prepared foods available for sale during all hours of operation.

- The following change has been made to the ordinance amendment since the first reading:
- The ordinance amendment read on May 18th stated that the hours of operation were limited to 10:00 a.m. and 8:00 p.m.
- The revised ordinance amendment is stating that a private dog park shall be subject to the same requirements as on-premises eating establishments, including hours of permitted alcohol sales.
- City attorney, Sam Thomas, read the ordinance aloud.

Public Comment:

- No Public Comment
- ❖ Council Member Richard offered a motion to approve the second reading of the amendment to the City of Alpharetta's alcohol ordinance to allow on-premise sales and consumption in privately-owned dog parks
 - The motion received a second from Council Member Binder
 - The motion was approved unanimously (7-0)

VII. WORKSHOP

A. Presentation and Discussion: Recommended Fiscal Year 2021 Budget

- Director of Finance, Tom Harris, came forward to present this item.
- The purpose of this presentation is to provide an overview of the Recommended Annual Operating and Capital Budget (the "FY 2021 Budget") and allow for a question and answer dialogue.
- The Fiscal Year 2021 Budget was distributed electronically to the City Council on April 30, 2020 and is available on the City's website as a downloadable pdf and available for filtering/analysis through the City's financial transparency site powered by OpenGov.
- The Finance Department presented an overview of the FY 2021 Budget at the May 4th and 18th City Council meetings.
- This meeting will focus on the operating and capital initiatives included within the FY 2021 Budget. Department Directors will be present to discuss their initiatives and answer questions.
- Public Hearings and City Council action on the FY 2021 Budget and Millage Levy are scheduled for June 1st, 15th, and 22nd.
- Changes to Budget Document since last Workshop: Reallocated \$3 million from recurring capital to an operational reserve within the General Fund to further insulate operations from COVID-19 economic impacts such as a continued erosion of revenues. After these adjustments, the General Fund operational reserve totals \$4.1 million (increase from \$1.1 million) and the recurring capital contribution totals \$189,000 (decrease from \$3.2 million). With these changes, total capital funding from the General Fund for 2021 totals \$4.5 million (\$4.3 million from available fund balance and \$189,000 in recurring capital funding). Unallocated Capital within the

capital project fund/stormwater fund decreased by \$3 million, to a balance \$1,073,000.

VIII. PUBLIC COMMENT

- No Public Comment

IX. REPORTS

- Council Member Binder thanked Public Works for the progress on Rucker Road. Additionally, he commented on how well Fulton County has been running the early voting precincts.
- Council Member Burnett congratulated Kathleen Craig on her retirement from the Fulton County School System.
- Council Member Merkel commented on Wills Park Pool opening date of June 15th. Additionally, Senior Planner, Michael Woodman, had his 6-year anniversary with the City of Alpharetta,
- Mayor Pro Tem Mitchell recognized this year's successful virtual Memorial Day celebration, as well as the North Farm Day celebration.
- City Administrator, Bob Regus, came forward and presented Mayor and Council with a brief update on City operations. Additionally, Mr. Regus, recognized the City's Public Works crews.
- Mayor Gilvin announced that our Recreation, Parks and Cultural Services Department assisted Alpharetta High School with having their graduation ceremony in cars in the parking lot at North Point Mall.

X. ADJOURNMENT

- ❖ With no further business to discuss or items to be heard, Mayor Gilvin adjourned the meeting at 8:41 P.M.

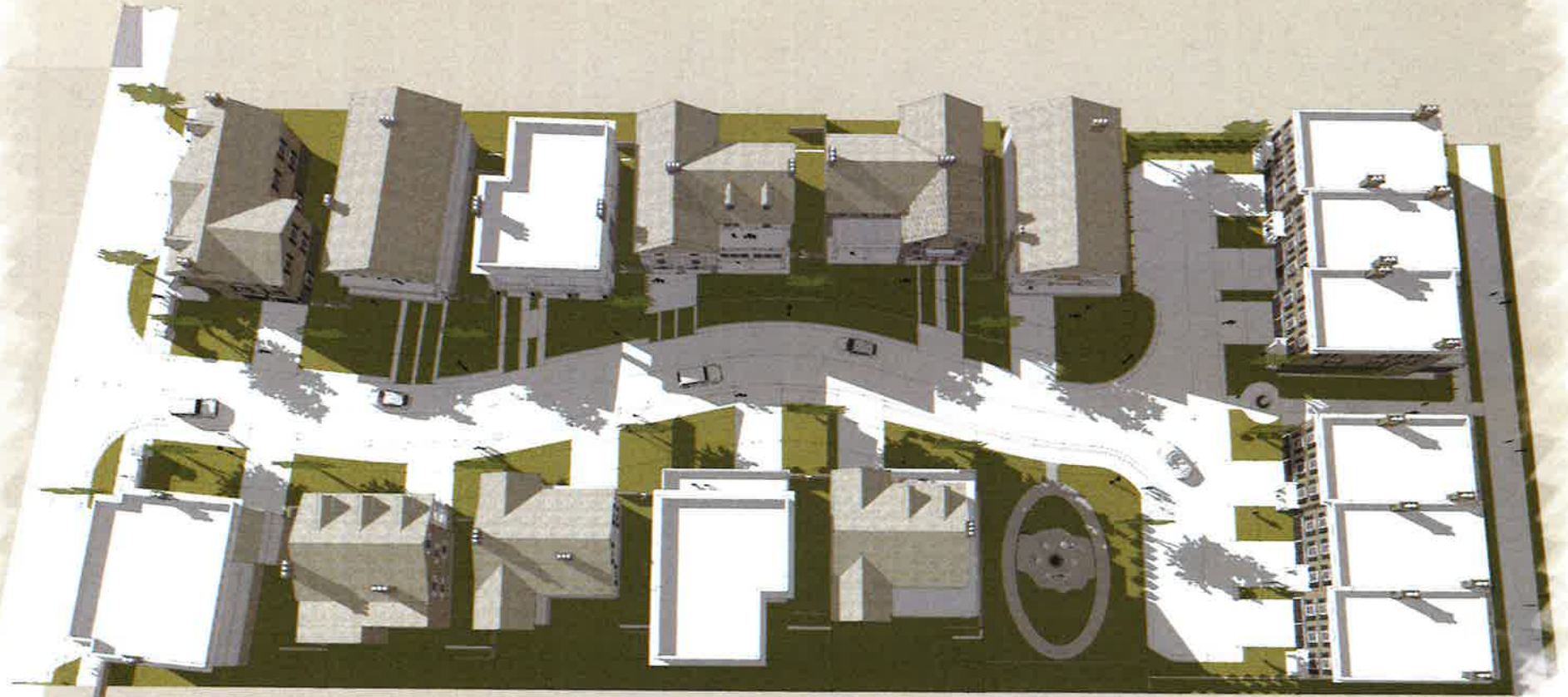
Respectfully submitted,

A handwritten signature in dark ink that reads "Erin Cobb". The signature is written in a cursive, flowing style.

Erin Cobb, City Clerk

1/8/20

Z-20-01/V-20-02
296 & 304 Thompson St



ARCHITECT
D. TRACY WARD
Est. 1996

1/7/20

1/8/20

Z-20-01/V-20-02
296 & 304 Thompson St



ARCHITECT
D. TRACY WARD
EST. 1991

1/7/20

1/8/20

Z-20-01/V-20-02
296 & 304 Thompson St



ARCHITECT
D. TRACY WARD
EST 1996

1/7/20

1/8/20

Z-20-01/V-20-02
296 & 304 Thompson St



1/7/20

1/8/20

Z-20-01/V-20-02
296 & 304 Thompson St



1/7/20

1/8/20

Z-20-01/V-20-02
296 & 304 Thompson St



1/7/20

1/8/20

Z-20-01/V-20-02
296 & 304 Thompson St



ARCHITECT
D. TRACY WARD
EST. 1915

1/7/20

1/8/20

Z-20-01/V-20-02
296 & 304 Thompson St



1/7/20

1/8/20

Z-20-01/V-20-02
296 & 304 Thompson St



ARCHITECT
D. TRACY WARD
EST. 1916

1/7/20

1/8/20

Z-20-01/V-20-02
296 & 304 Thompson St



1/7/20

1/8/20

Z-20-01/V-20-02
296 & 304 Thompson St

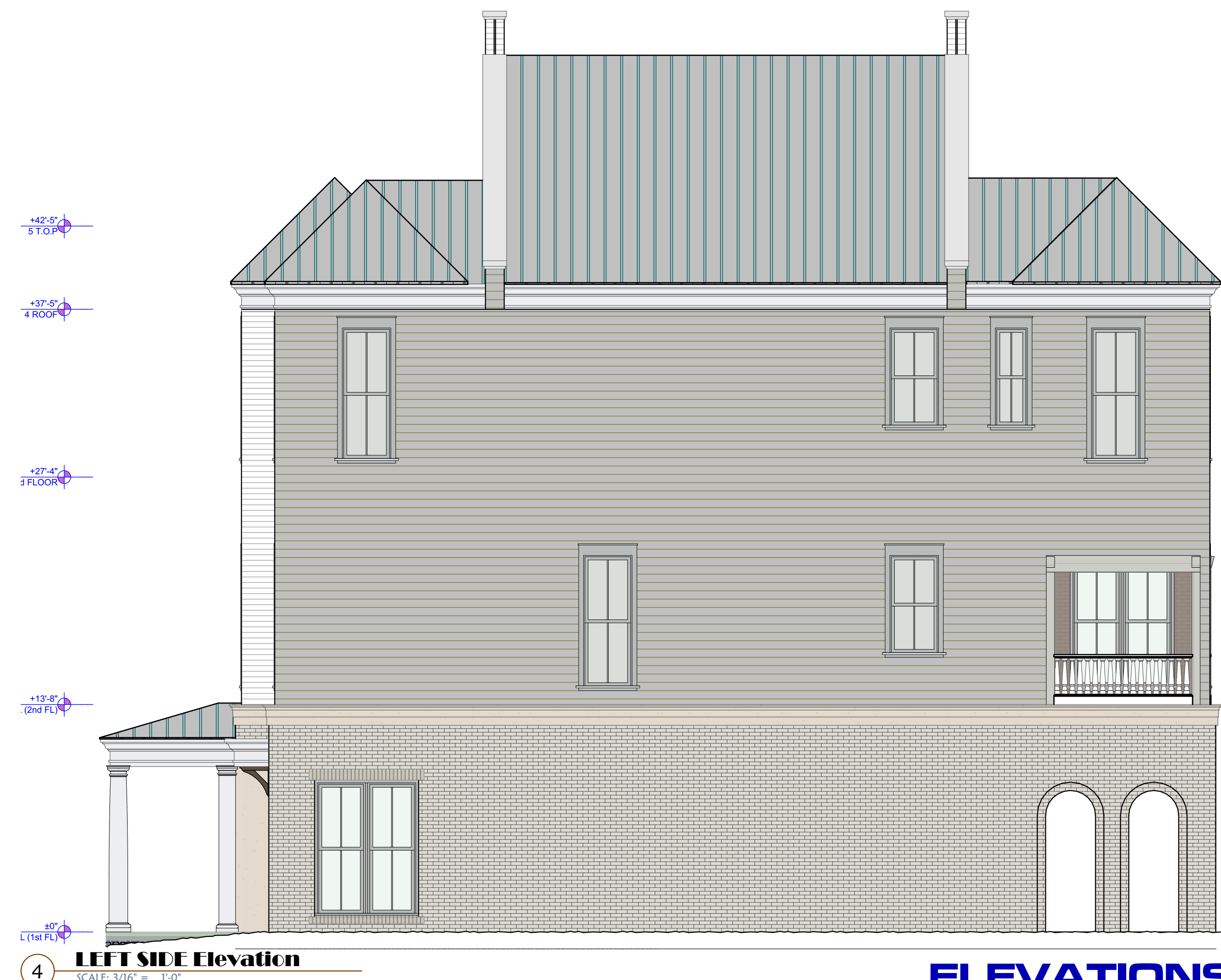


ARCHITECT
D. TRACY WARD
EST. 1998

1/7/20



PROJECT NO: 2024-24	CONTACT PERSON:	OWNER:	NAME OF PROJECT	SEAL	KSi design group, llc ARCHITECTURE SPACE PLANNING 228 GLENWOOD DR, CANTON, GA. 30115 Phone: (678) 438-4759, KSidesign@outlook.com ©COPYRIGHT- 2024 - This drawing as an instrument of service shall remain the property of KSi design group and shall not be reproduced, published or copied in whole or in part or used in any way without written permission of KSi design group
MODEL FILE: 2024-14 KINGSLY Model.pln	Brian Bodechon #Contact E-mail #Contact Phone Number	AlphaDEV LLC	Kingsly @ THOMPSON ST 296 THOMPSON ST, ALPHARETTA GA 30005		
DRAWN BY:		OWNER'S ADDRESS:			
SHEET #: KS		Alpharetta, GA 30022			



ELEVATIONS

DRB REVIEW

KSi
design group, llc

|| ARCHITECTURE ||
SPACE PLANNING

228 GLENWOOD DR,
CANTON, GA. 30115
Phone: (678) 438-4759,
KSidesign@outlook.com

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CONSULTANTS

SEAL

NAME OF PROJECT

KINGSLY @ THOMPSON
LOT 1
SINGLE FAMILY

296 THOMPSON ST,
ALPHARETTA GA 30005

OWNER:

V.J. Reddy
AlphaDEV LLC

OWNER'S ADDRESS:

Alpharetta, GA 30022
vjrhme@gmail.com
251-214-3693

CONTACT PERSON:

Brian Bodechon

CSB Contracting, LLC

Sugar Hill, Georgia
brian@csbcontracting.com
404-867-1799
www.csbcontractingllc.com

PROJECT NO: 2024-24
MODEL FILE:
2024-14 SFD- LOT 1.pln

DRAWN BY: KS

SHEET #:

A4-1.4



2 FRONT Elevation (MAIN STREET)
SCALE: 3/16" = 1'-0"



4 RIGHT (STREET) SIDE Elevation
SCALE: 3/16" = 1'-0"



FRONT



REAR



1 REAR Elevation (ALPHA LOOP)
SCALE: 3/16" = 1'-0"

ELEVATIONS
Preliminary

KSi
design group, llc

|| ARCHITECTURE ||
SPACE PLANNING

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CANTON, GA. 30115
Phone: (678) 438-4759.
KSidesign@outlook.com

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CONSULTANTS

SEAL

NAME OF PROJECT

KINGSLY @ THOMPSON
LOT 7
SINGLE FAMILY

296 THOMPSON ST,
ALPHARETTA GA 30005

OWNER:

V.J. Reddy
AlphaDEV LLC

OWNER'S ADDRESS:

Alpharetta, GA 30022
vjrhomet@gmail.com
251-214-3693

CONTACT PERSON:

Brian Bodechon
CSB Contracting, LLC

Sugar Hill, Georgia
brian@csbcontracting.com
404-867-1799
www.csbcontractingllc.com

PROJECT NO: 2024-24

MODEL FILE:
2024-14 SFD- LOT 7.pln

DRAWN BY:

KS

SHEET #:

A4-6.4



2 FRONT Elevation (MAIN STREET)
SCALE: 3/16" = 1'-0"



4 RIGHT SIDE Elevation
SCALE: 3/16" = 1'-0"



1 REAR Elevation (ALPHA LOOP)
SCALE: 3/16" = 1'-0"



6 LEFT SIDE Elevation
SCALE: 3/16" = 1'-0"

LOT TH6
ELEVATIONS
Preliminary

KSi
design group, llc

|| ARCHITECTURE ||
SPACE PLANNING

228 GLENWOOD DR.
CANTON, GA. 30115
Phone: (678) 438-4759.
KSidesign@outlook.com

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CONSULTANTS

SEAL

NAME OF PROJECT

THOMPSON ST
SUBDIVISION
BUILDING 200
A TOWNHOME

296 THOMPSON ST,
ALPHARETTA GA 30005

OWNER:

V.J. Reddy
AlphaDEV LLC

OWNER'S ADDRESS:

Alpharetta, GA 30022
vjrhme@gmail.com
251-214-3693

CONTACT PERSON:

Brian Bodechon
CSB Contracting, LLC
Sugar Hill, Georgia
brian@csbcontracting.com
404-867-1799
www.csbcontractingllc.com

PROJECT NO: 2024-24

MODEL FILE:
Thompson TH1-TH3.pln

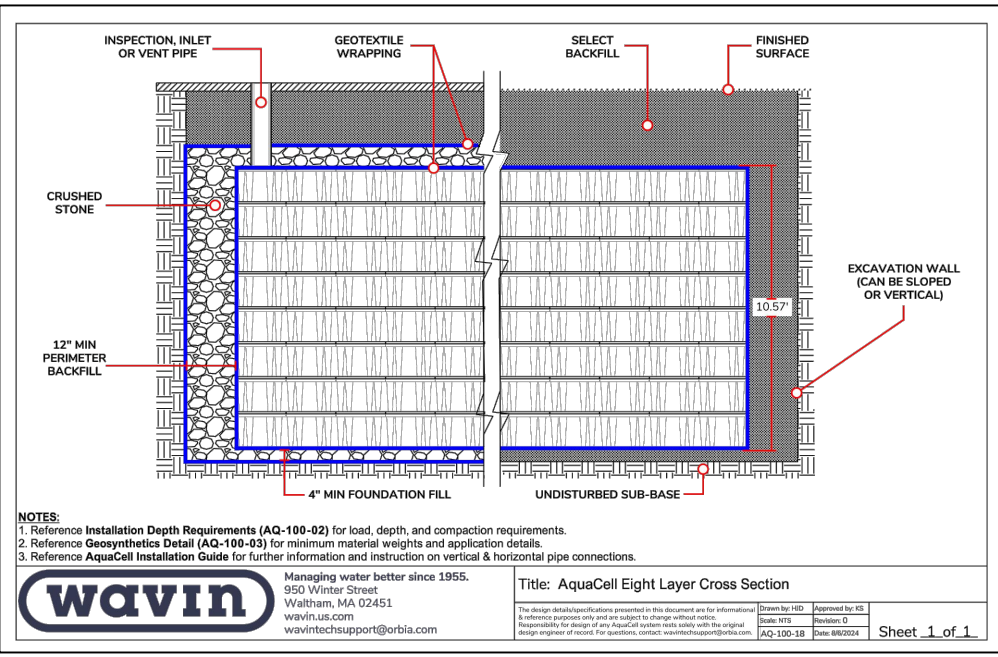
DRAWN BY:

KS

SHEET #:

A4-6.4





AQUA CELL UNDERGROUND STORMWATER SYSTEM
SRG STORMWATER MANAGEMENT SOLUTIONS



CONCRETE SIDEWALK W/ BRICK EDGING
Sidewalk Detail Downtown Alpharetta



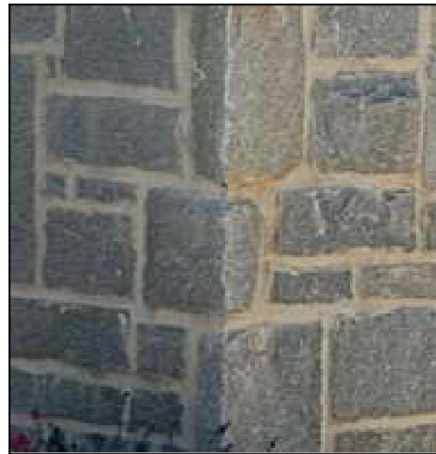
GA POWER - ACORN LIGHTS
Downtown Alpharetta



ACORN LIGHTS AND COLUMN
Downtown Alpharetta



MONUMENT SIGN BRICK VENEER
Cherokee Brick-Old Savannah



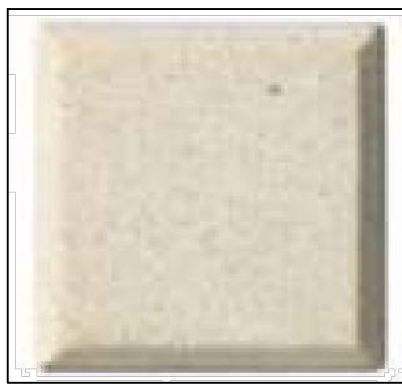
RETAINING WALL AND COLUMN STONE VENEER
Natural Quarry Stone Grey Granite



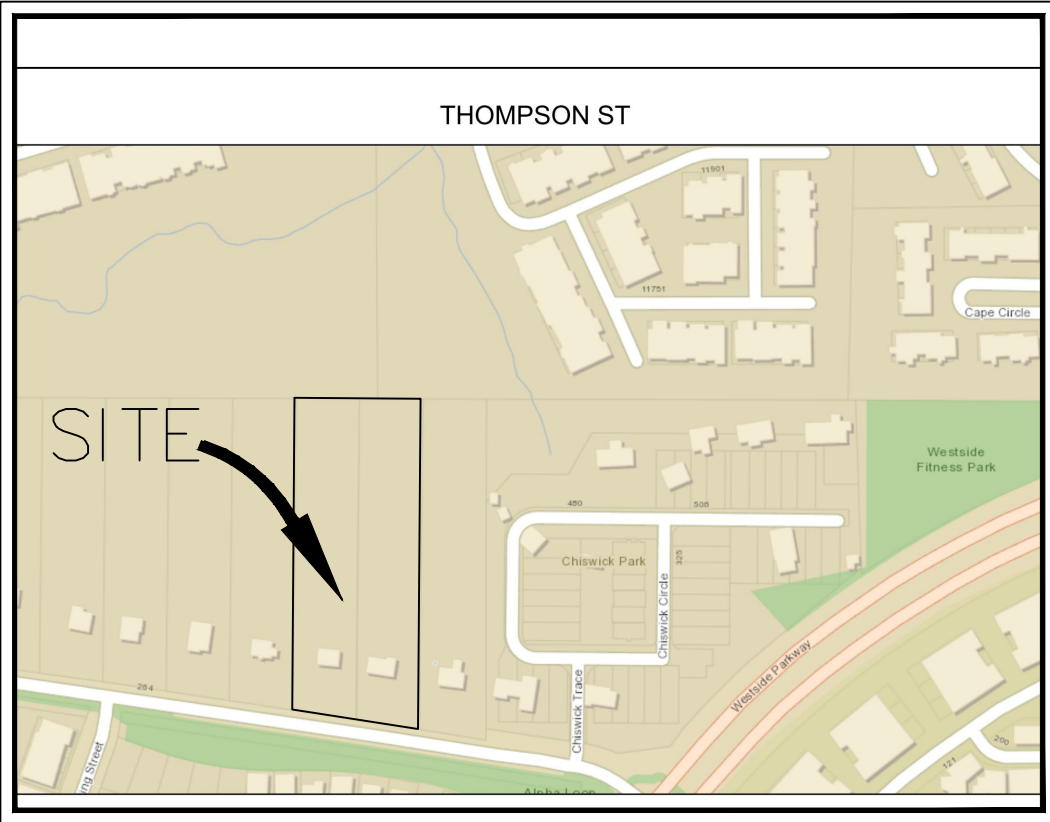
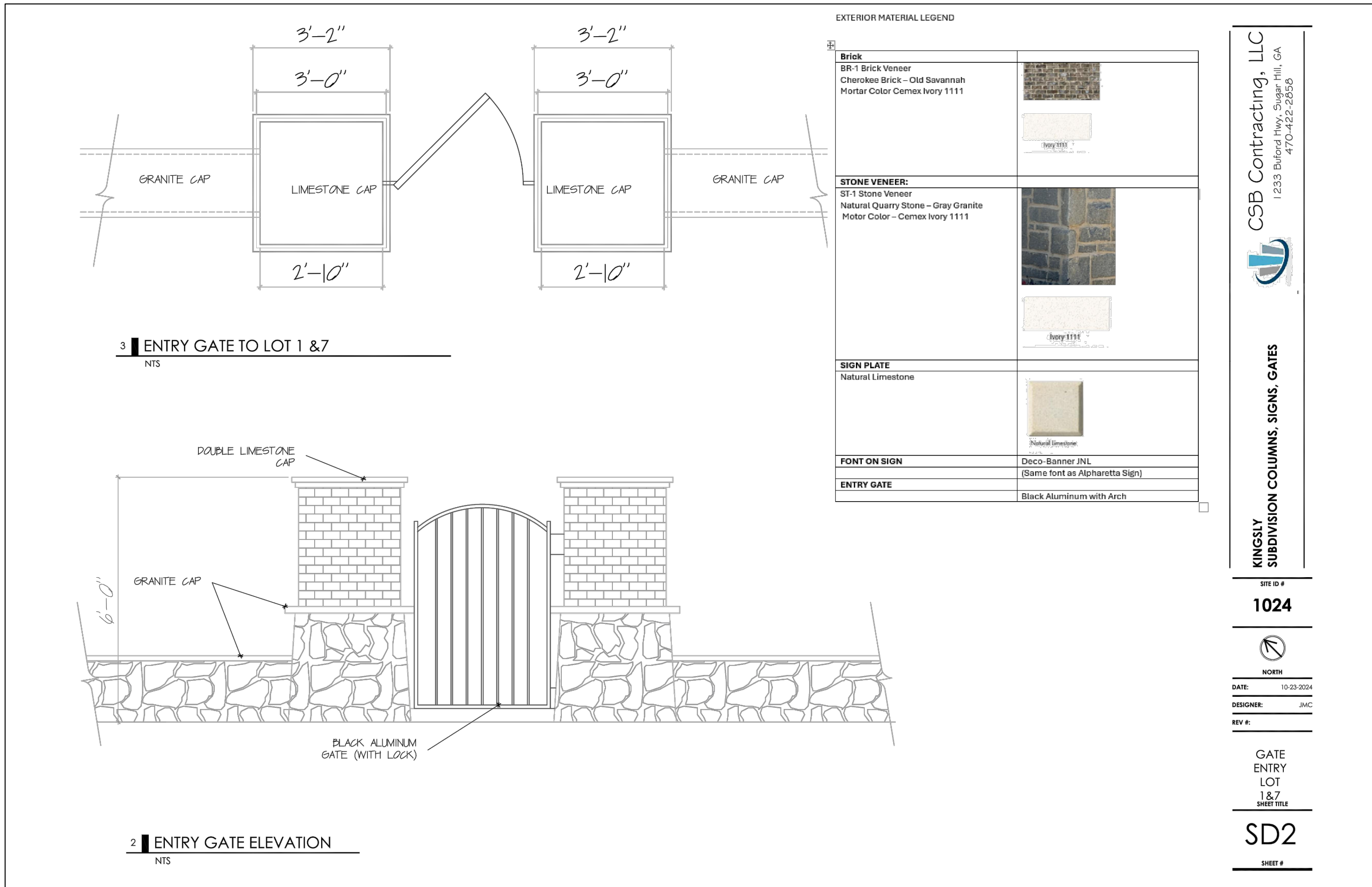
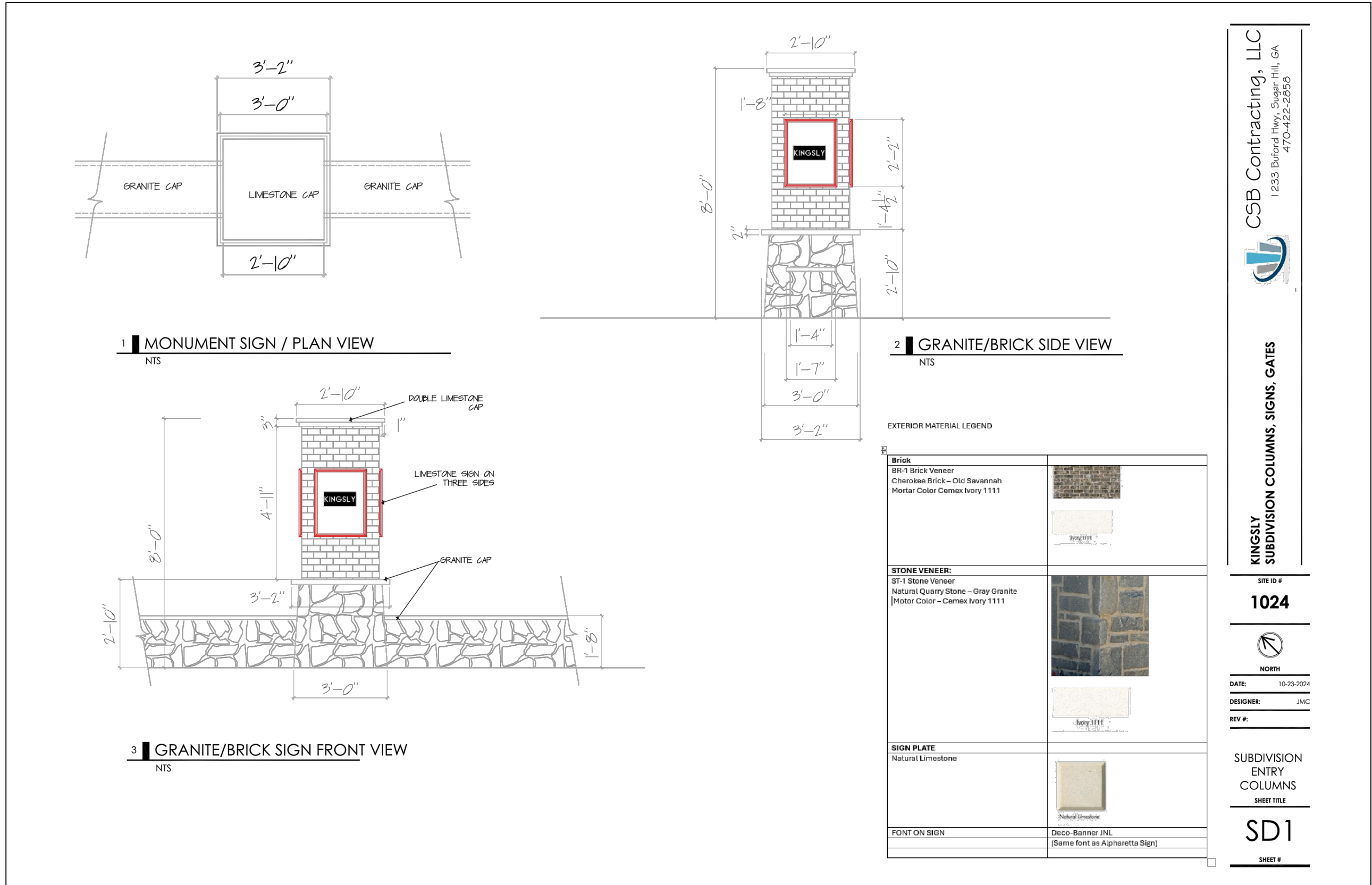
ENGINEERED WOOD FIBER MULCH
Mulch Paths, By HOA



ALUMINUM FENCE, FLAT TOP
5' and 3' Heights



NATURAL LIMESTONE CAP
Natural Limestone



OWNER
(PER FULTON COUNTY)
PSV LLC
P.O. BOX 986
ALPHARETTA, GA 30009

SITE ADDRESS
296 & 304 THOMPSON ST
ALPHARETTA, GA 30009

DEVELOPER/24-HOUR CONTACT
ALPHADEV LLC.
BRIAN BODECHON
404-867-1799

DESCRIPTION OF PROPOSED LAND
SINGLE FAMILY & TOWNHOUSE DEVELOPMENT

ADDITIONAL PARCEL INFORMATION

PARCEL ID:
12 284108020038 (296 THOMPSON)- 1.0445 AC
12 284108020046 (304 THOMPSON)- 1.0732 AC
2.1177 ACRES
ZONING:R-12

PART V NOTE:

THE SUBJECT SITE DOES NOT LIE WITHIN THE PROTECTED GROUNDWATER RECHARGE AREA. THE SUBJECT SITE DOES LIE WITHIN THE HAZARD MATERIAL HANDLING AREA.

GENERAL NOTES:

1. CONTOUR INTERVAL SHOWN HEREON IS (2) TWO FOOT.
2. TOPOGRAPHICAL INFORMATION OBTAINED BY MCCLURE SURVEYING, INC. DATED: 03-24-24

DESCRIPTION OF EXISTING LAND USE

THE SUBJECT SITE IS CURRENTLY UNDEVELOPED. THE VEGETATION CONSIST OF GRASS AND TREES.

REFERENCE:

BOUNDARY AND TOPOGRAPHICAL INFORMATION BASED ON SURVEY FOR PREPARED BY MCCLURE SURVEYING, LLC. DATED 03-24-24

FLOOD NOTE:

THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA PER FULTON COUNTY F.I.R.M. PANEL NO. 13121C0058F, DATED 09/18/2013.

NOTE:

STORMWATER MANAGEMENT FOR SITE WILL BE PROVIDED BY FACILITIES LOCATED UNDERGROUND .

LOT COVERAGE

TOWN HOMES & SINGLE FAMILY HOMES = 35,056.60 S.F.
DRIVEWAYS, SIDEWALKS, & PATIOS = 7,862.50 S.F.
ROADWAYS = 13,092.80 S.F.
RETAINING WALLS = 506.8 S.F.

TOTAL COVERED AREA = 56,518.7 S.F.

TOTAL SITE AREA = 92,247.012 S.F.

LOT COVERAGE = 56,518.7/92,247.012 = **61.26%**

SCALE: 1" = 30'
30 0 30 60 90 FEET

B.C. ENGINEERING, INC.

116 NORTH MAIN ST.
CUMMING, GA 30040
PHONE: (770) 205-6181
FAX: (770) 205-6162
EMAIL: office@bcengineering-ga.com

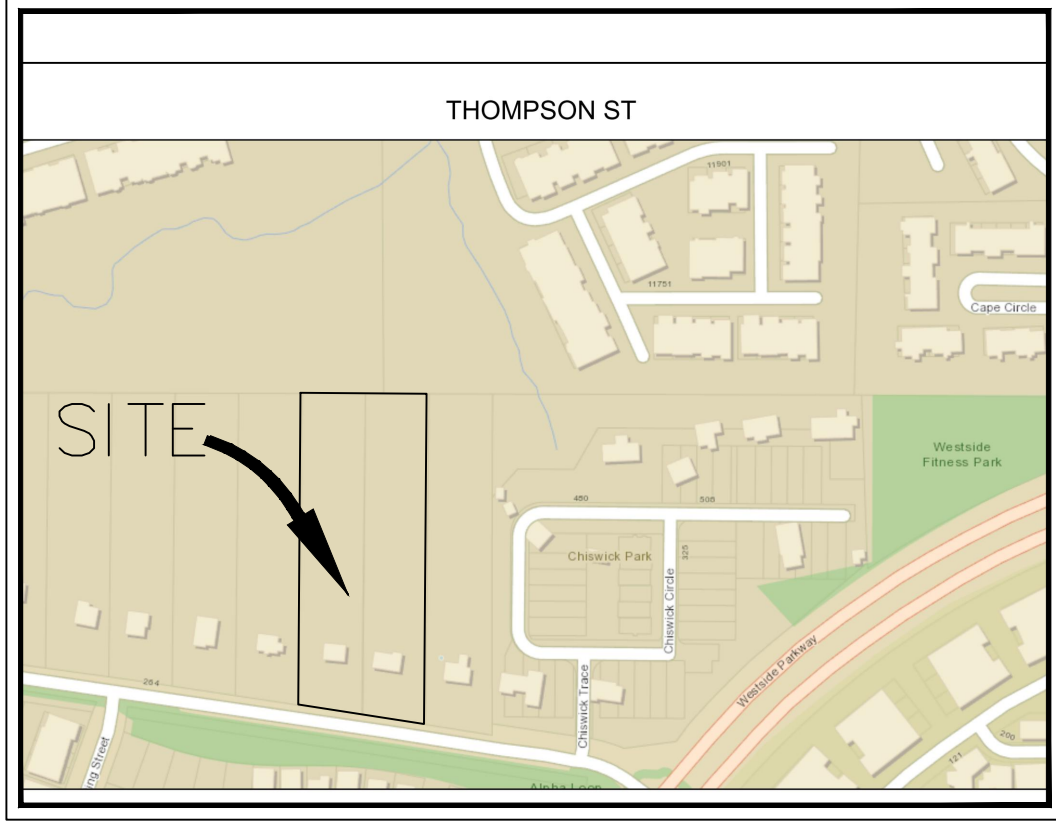
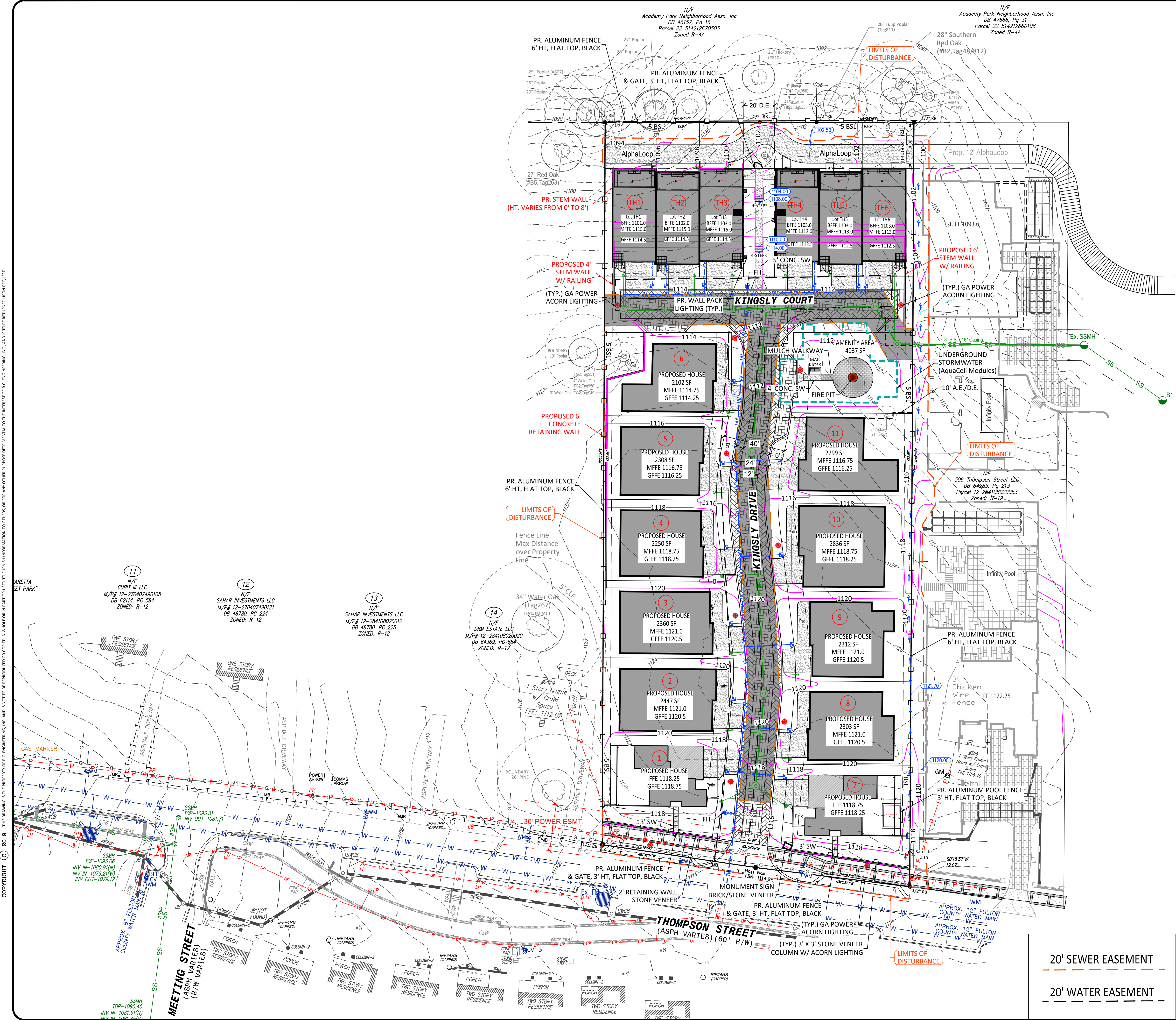
DRB MATERIAL LIST

KINGSLEY
296 & 304 THOMPSON ST
LAND LOT 749 & 802
1ST DISTRICT, 2ND SECTION
FULTON COUNTY, GEORGIA



DRAWN BY:	LB	REVISION	DATE	DESCRIPTION
CHECKED BY:	BC			
DATE:	11/01/2024			
SCALE:	AS NOTED			
LAND LOTS:	645			
DISTRICT:	1ST			
SECTION:	2ND			

SHEET NO.
2 OF 2
JOB NO.
2022-186



OWNER
(PER FULTON COUNTY)
PSV LLC
P.O. BOX 986
ALPHARETTA, GA 30009

SITE ADDRESS
296 & 304 THOMPSON ST
ALPHARETTA, GA 30009

DEVELOPER/24-HOUR CONTACT
ALPHADEV LLC.
BRIAN BODECHON
404-867-1799

DESCRIPTION OF PROPOSED LAND
SINGLE FAMILY & TOWNHOUSE DEVELOPMENT

ADDITIONAL PARCEL INFORMATION
PARCEL ID:
12 284108020038 (296 THOMPSON)- 1.0445 AC
12 284108020046 (304 THOMPSON)- 1.0732 AC
2.1177 ACRES
ZONING: R-12

PART V NOTE:
THE SUBJECT SITE DOES NOT LIE WITHIN THE PROTECTED
GROUNDWATER RECHARGE AREA. THE SUBJECT SITE DOES
LIE WITHIN THE HAZARD MATERIAL HANDLING AREA.

GENERAL NOTES:
1. CONTOUR INTERVAL SHOWN HEREON IS (2) TWO FOOT.
2. TOPOGRAPHICAL INFORMATION OBTAINED BY MCCLURE
SURVEYING, INC. DATED: 03-24-24

DESCRIPTION OF EXISTING LAND USE
THE SUBJECT SITE IS CURRENTLY UNDEVELOPED. THE
VEGETATION CONSIST OF GRASS AND TREES.

REFERENCE:
BOUNDARY AND TOPOGRAPHICAL INFORMATION BASED ON
SURVEY FOR PREPARED BY MCCLURE SURVEYING, LLC. DATED
03-24-24

FLOOD NOTE:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD
HAZARD AREA PER FULTON COUNTY F.I.R.M. PANEL NO.
13121C0058F, DATED 09/18/2013.

NOTE:
STORMWATER MANAGEMENT FOR SITE WILL BE PROVIDED BY
FACILITIES LOCATED UNDERGROUND.

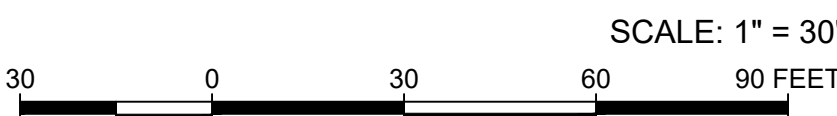
LOT COVERAGE

TOWN HOMES & SINGLE FAMILY HOMES = 35,056.60 S.F.
DRIVEWAYS, SIDEWALKS, & PATIOS = 7,862.50 S.F.
ROADWAYS = 13,092.80 S.F.
RETAINING WALLS = 506.8 S.F.

TOTAL COVERED AREA = 56,518.7 S.F.

TOTAL SITE AREA = 92,247.012 S.F.

LOT COVERAGE = 56,518.7/92,247.012 = **61.26%**



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PHONE: (770) 205-6181
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EMAIL: office@bcengineering-ga.com

DRB SITE LAYOUT
KINGSLY
296 & 304 THOMPSON ST
LAND LOT 749 & 802
1ST DISTRICT, 2ND SECTION
FULTON COUNTY, GEORGIA



DRAWN BY:	LB	REVISION	DATE	DESCRIPTION
CHECKED BY:	BC			
DATE:	11/01/2024			
SCALE:	AS NOTED			
LAND LOTS:	645			
DISTRICT:	1ST			
SECTION:	2ND			

SHEET NO.
1 OF 2
JOB NO.
2022-186