



# PLANNING COMMISSION MEETING MAY 1, 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 April 3, 2025
4. **ITEMS FROM BOARD MEMBERS**
5. **ITEMS FROM STAFF**
6. **PUBLIC HEARING**
  - a. **Public Hearing Procedure**
  - b. **PH-25-07 Unified Development Code Text Amendments – Parking**

**This item has been deferred until Thursday, July 10, 2025. It will not be considered at this meeting.**

Consideration of text amendments to Appendix A: Alpharetta Downtown Code Section 2.4 Parking and Loading and Section 2.5 Parking and Loading of the Unified Development Code to amend certain parking rates for properties over a certain distance from a public parking facility in the Downtown and to amend parking rates for schools.
  - c. **PH-25-03 Unified Development Code Text Amendments – Zoning Districts and Permitted Use Districts and Regulations**

**This item has been deferred until Thursday, July 10, 2025. It will not be considered at this meeting.**

Consideration of text amendments to Section 2.1 Zoning Districts and Section 2.2 Permitted Use Districts and Regulations of Article II of the Unified Development Code to clean up zoning district titles and descriptions and to clarify that certain zoning districts are in accordance with a specific master plan.
  - d. **CU-25-08 VPP Animal Hospital**

Consideration of a conditional use to allow an 'Animal Hospital, Small Animal (Veterinarian)' for VPP Animal Hospital. The property is located at 12460 Crabapple Road, Suite 103 and is legally described as being located in Land Lots 1166, 1167, 1210 & 1211, 2nd District, 2nd Section, Fulton County, Georgia.
  - e. **MP-25-05/CU-25-07 Northwinds Summit MP/Vertiport**

Consideration of a master plan amendment and conditional use to allow a Vertiport on a 4.87-acre property within the Northwinds Summit mixed-use development. A master plan amendment is requested to the Northwinds Summit Master Plan to add 'Heliport, Public/Private' as a conditional use and a conditional use is requested to allow the applicant's proposed 'Heliport, Public/Private' use. The property is located at 1000 Summit Place and is legally described as being located in Land Lots 753 & 798, 1st District, 2nd Section, Fulton County, Georgia.
7. **ADJOURNMENT**



PLANNING COMMISSION MEETING  
**UNOFFICIAL MINUTES**  
APRIL 3, 2025

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

1. CALL TO ORDER

2. ROLL CALL

- Commissioners Present
- Francis Kung'u (Chair)
- Martine Zurinkas (Vice- Chair)
- D.C. Aiken
- Valerie Manley
- Jill Reynolds
- Jeremy Scott
- Todd Stratton
  
- Commissioners Absent
- William Perkins

3. APPROVAL OF MEETING MINUTES

a. Approval of Meeting Minutes of February 6, 2025

- ❖ Commissioner Reynolds offered a motion to approve.
  - Commissioner Manley seconded the motion.
  - The motion carried (6-0-1) (Aiken)

4. PUBLIC HEARING

a. Public Hearing Procedures

b. MP-25-04/CLUP-25-02/Z-25-03/V-25-03 Empire Communities/Lifehope MP

This item was deferred by the Applicant to Thursday, August 7, 2025. It was not considered on April 3, 2025.

Consideration of a master plan amendment, comprehensive land use plan amendment, rezoning, and variance to allow for 211 'For-Sale' townhomes on 26.57 acres. A master plan amendment is requested to the Lifehope/Siemens Master Plan to allow the proposed

residential development. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'High Density Residential' and a rezoning is requested from O-I (Office-Institutional) to R-8A (Dwelling, 'For-Sale', Attached Residential). Variances are requested to Unified Development Code (UDC) Subsection 2.2.9(D) to reduce minimum lot width, reduce minimum floor area, and increase building height; UDC Subsection 2.3.1(D) to allow retaining walls in building setbacks; UDC Subsection 2.5.4(B) to reduce minimum driveway width and allow required parking to be uncovered or unenclosed; UDC Subsection 3.2.8(B)(1) to reduce undisturbed buffers; UDC Subsection 3.2.8(D) to eliminate the landscape strip in certain areas along new local streets; UDC Subsection 3.5.2 to allow modifications to the City design standard for new local streets; and UDC Subsection 3.5.5(A) to allow sidewalks on only 1 side of the street. The property is located at 0 Old Milton Parkway and is legally described as being located in Land Lot 908, 1<sup>st</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.

**c. MP-25-03/CLUP-25-01/Z-25-02/CU-25-03/V-25-02 Portman Holdings/Brookside MP Pod A**

Michael Woodman, Planning & Zoning Development Manager, presented consideration of a master plan amendment, comprehensive land use plan amendment, rezoning, conditional use, and variance to allow for the redevelopment of two (2) office buildings with a mixed-use development consisting of 332 'For-Rent' units, 69 'For-Sale' townhomes, 130,000 square feet of office, and 56,000 square feet of commercial on 19.68 acres in the Brookside. A master plan amendment is requested to the Brookside Master Plan Pod A to allow the proposed mixed-use development scheme. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'Mixed Use' and a rezoning is requested from O-I (Office-Institutional) to MU (Mixed Use). A conditional use is requested to allow 'Dwelling, 'For-Rent' and 'For-Sale' and variances are requested to Unified Development Code (UDC) Subsection 2.2.20(D) to reduce the minimum area of the mixed-use development, UDC Subsection 2.5.2 to increase the maximum 25% shared parking reduction, UDC Subsection 3.2.8(D)(1) to reduce the landscape strip along Old Milton Parkway from 20' to 10', and UDC Section 3.5.2(G) to reduce the minimum separation between driveway curb cuts on a collector street. The property is located at 3625 & 3655 Brookside Parkway and is legally described as being located in Land Lots 02, 03, & 44, 1<sup>st</sup> District, 1<sup>st</sup> Section, Fulton County, Georgia.

The property is developed with two (2) office buildings, consisting of approximately 289,720 square feet, and 1,136-space surface parking lot. The property is zoned O-I (Office-Institutional) subject to the Brookside Master Plan Pod A. Surrounding properties are zoned O-I to the west, south, east, and north and O-P (Office-Professional) and CUP (Community Unit Plan) to the north. Olde Milton Commons, a strip shopping center, and Touchmark National Bank are located to the north, Brookside Park is located to the west, Georgia State University is located to the south, and a five (5) story office building is located to the east. The property has a comprehensive land use plan designation of 'Corporate Office', which requires an amendment to allow the proposed mixed-use development.

Existing Conditions.

Planned Development.

Brookside MasterPlan.

Comparison of the Portman Holdings Mixed-Use Development to the Brookside Master Plan Pod A Entitlement

The Horizon 2040 Comprehensive Plan identifies Old Milton Parkway east of Georgia 400 as a priority area in need of redevelopment and promotes retrofitting, repurposing, and mixed-use patterns to create activity nodes near or within existing suburban office parks. In response, the Brookside Small Area Plan was created and adopted in 2022. The plan's vision is to re-imagine the 155-acre suburban office park as a walkable, connected environment in an effort to re-position the area which currently has one of the City's highest office vacancy rates. In February 2023, CoStar showed an office vacancy rate in Brookside of 36.75% as compared to the Citywide office vacancy rate of 18.81%. The Plan does not include land use recommendations and the future land use designation of Brookside remains 'Corporate Office'.

A comprehensive land use plan amendment is requested from 'Corporate Office' to 'Mixed Use' and a rezoning is requested from O-I to MU. A conditional use is requested to allow 'Dwelling, 'For-Rent' Residential' and 'Dwelling, 'For-Sale' Attached' use.

- Required vs. Provided Parking Table
- Site Plan
- Natural Tree Areas
- Phasing Plan
- Connectivity & Pedestrian Circulation
- ' For Rent 'Residential
- Housing Policy 2
- Rental Housing Study 2022
  - It is recommended that a Certificate of Occupancy (CO) not be issued for the proposed 'For-Rent' units until 2027 in order to meet the City's housing policy. Staff adheres to a 5-year horizon when making recommendations on public hearing requests for 'For-Rent' use. Housing policies are developed by the community as part of the City's Comprehensive Plan, which is updated every five (5) years.
- Traffic
- DRI Process

- Schools
- Renderings
- Site Prog & Amenities
- Standards for CLUP
  - Applicant’s proposal is consistent with the Plan’s vision.
  - No significant impacts to transportation network.
  - Supported by sufficient on-site open space & 30 acre Brookside Park.
  - Proposed Trail Connection between Brookside and the Big Creek Greenway.
  - The existing Georgia State University campus and 30-acre public park provide an opportunity to re-position the Brookside office park while addressing the City’s housing needs. The addition of housing in the Brookside office park is a means of re-positioning office by bringing residences closer to where people work, attend school, and recreate.
- Standards for Zoning & Master Plan Changes.
- Conditional Use Criteria.
- Variance Review Criteria.

Staff’s recommendation:

Approve MP-25-03/CLUP-25-01/Z-25-02/CU-25-03/V-25-02 Portman/Brookside MP Pod A, subject to the following conditions:

1. The 19.68-acre property shall be zoned MU and the site shall be developed substantially similar to the site plan by Kimley Horn, revised 3/20/25, 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. The comprehensive land use designation of the property shall be ‘Mixed Use’.
3. Architectural style shall be representative of the submitted renderings prepared by SK+I, dated 3/20/25, with final approval by DRB.
4. Development regulations shall be as follows (The entitlements below shall be deducted from the Brookside Master Plan non-residential density, including an exchange rate of 800 square feet of non-residential density for each residential unit):
  - a. Office – Office use shall be limited to no more than 130,000 square feet, which shall include the existing office building. Office uses shall be permitted in the ground floor space along the storefront street in the For-Rent building and shall not count against the office maximum area above. Office building shall have a maximum height of 5 stories or 85’.
  - b. Commercial – Retail and restaurant (no drive-through) uses shall be limited to no more than 60,000 square feet, of which no more than 32,000 square feet shall be used for restaurant (no drive-

- through) use. Retail uses shall be limited to service retail incidental to office and residential uses. Retail/restaurant buildings shall have a maximum height of 2 stories or 40’.
- c. ‘For-Sale’ Residential – Up to 75 ‘For-Sale’ Townhome units shall be permitted with a maximum height of 4 stories or 50’. No more than 10% shall be rented as stated in the HOA documents.
  - d. ‘For-Rent’ Residential – After January 1, 2027, 335 ‘Dwelling, ‘For-Rent’ units shall be permitted a Certificate of Occupancy (CO) in accordance with UDC ‘For-Rent’ requirements. At-grade ‘For-Rent’ units shall be limited to no more than 3 sides of the building and shall have walkouts with sidewalk connections. Maximum building height shall be 5 stories or 72’. Units shall be 1, 2, and 3 bedrooms with no more than 40% of the units being 2-bedroom and no more than 5% being 3-bedroom. A CO shall not be issued for rental units until the street level exterior of the existing office building has been renovated or is substantially under construction to facilitate the proposed commercial conversion of the 7,000 square feet of ground floor space in the existing office building and the retail village (free-standing buildings) is substantially under construction, as determined by Staff. The exterior improvements shall include creation of a pedestrian approach from the exterior of the building into the proposed commercial space with sidewalks and awning improvements. ‘For-Rent’ units shall be part of a mixed-use development containing a minimum 19 acres and incorporating retail/restaurant uses, ‘For-Sale’ residential uses, a neighborhood grocery, and the existing office building depicted on the site plan to be saved. ‘For-Rent’ units shall have first class amenities, which shall include a private pool, fitness center, secure parking, resident’s lounge, business center, on-site management office, concierge services and secure elevator access. If a building permit is not issued by April 28, 2028, residential units shall revert to ‘For-Sale’ only.
  - e. Parking Deck – Maximum 6 levels, substantially as depicted on the site plan prepared by Kimley Horn, revised 3/20/25. Parking decks visible from Old Milton Parkway and Brookside Parkway shall be treated with comparable materials and finishes as the buildings they serve or art such as a mural, as approved by Staff. Screening of parking decks with evergreen landscaping of sufficient size shall be required, as approved by Staff. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the DRB.
5. Brookside Master Plan Pod A shall be limited to the following uses and further restricted by conditions of zoning:
    - a. Office
    - b. Service Retail
    - c. Restaurant (no drive thru)
    - d. Residential – ‘For-Sale’ and ‘For-Rent’
  6. Service retail uses shall be those customarily accessory to or amenities for office and residential uses, restricted to the following:
    - a. Art Gallery
    - b. Bakery
    - c. Barber Shop/Beauty Shop
    - d. Book Store
    - e. Brewery
    - f. Computer Supply Store
    - g. Copy Center/Print Shop
    - h. Dance Studio

- i. Drug Store (not to exceed 2,000 SF)
  - j. Dry Cleaning Pick-up Station
  - k. Fitness Studio
  - l. Florist, Retail without Greenhouse
  - m. Nail Salon (subject to approval of a conditional use)
  - n. Neighborhood Grocery (min. 3,000 SF)
  - o. Office Supply Store (not to exceed 2,000 SF)
  - p. Package Shipping Store
  - q. Recreation Facilities (Indoor)
  - r. Restaurant (no drive-through)
  - s. Retail Sales and Services Establishment
  - t. Shop or Studio, Craftsman/Artist
  - u. School, Commercial
  - v. Spa Services (subject to approval of a conditional use)
7. Minimum setbacks shall be 20' on Old Milton Parkway and Brookside Parkway and 10' on the private street to the south. Side and rear setbacks shall be 15' and shall be in addition to required buffers. Building setbacks along new streets shall be as depicted on the site plan prepared by Kimley Horn, revised 3/20/25.
  8. Property owner shall provide a public access easement over the existing sidewalk along Old Milton Parkway.
  9. It is anticipated that the Brookside Parkway Lane Diet project to reduce the existing 4-lane road section and add enhanced bicycle and pedestrian facilities on one side of Brookside Parkway will be accomplished within the existing right-of-way. If it is determined that right-of-way is needed for the project, developer shall provide right-of-way and/or construction easements.
  10. Minimum parking requirements shall be as depicted on the site plan and parking study prepared by Kimley Horn, revised 3/20/25 and dated 3/10/25, respectively. The proposed development shall incorporate parking management plans, standard operating procedure plans, as well as other related plans and/or infrastructure that support the shared parking efforts identified for the site, as approved by Staff.
  11. New streets shall be private and substantially similar to the submitted Roadway Section plans prepared by CORE, dated 3/20/25, except for modifications required to comply with the conditions below. Roadway Section B planter (bump outs at the beginning and end of on-street parking) shall be planted with trees. Roadway Section E drive aisle width shall be reduced to 10' with the additional area split between the planter and landscape strip on both sides of the street. Planter and landscape strips shall be planted with trees.
  12. Minimum 20' landscape strip (not including sidewalk) shall be provided along Old Milton Parkway and minimum 10' landscape strip shall be provided along Brookside Parkway. Existing landscape strip and planter trees along Old Milton Parkway and Brookside Parkway, determined to be healthy, shall be preserved, except at relocated curb cuts along Old Milton Parkway and Brookside Parkway and as needed to install a deceleration lane on Old Milton Parkway (if required by GDOT), as approved by Staff. A row of shrubs, minimum 2' at planting, shall be planted in the planter adjacent to the deceleration lane along Old Milton Parkway, as permitted by GDOT.

13. Minimum 10' natural or landscaped buffer shall be provided along the private street to the south, except where the proposed new local street comes within 5' of the southern property line the buffer may be reduced to 5'. Developer shall make reasonable efforts to save the existing trees along the private street to the south.
14. Site landscaping shall be substantially similar to the Landscape Strategy prepared by CORE, dated 3/20/25, with final approval by DRB. A detailed landscape plan shall be approved prior to issuance of a LDP.
15. Storefront streets shall include foundation plantings and/or planted decorative pots, as approved by DRB.
16. In order to obscure parking lots, surface parking shall be screened from Old Milton Parkway and Brookside Parkway with architectural features and/or landscaping, with final approval by DRB.
17. Parking lot islands shall be planted with trees, shrubs and ground covers.
18. Developer shall save healthy trees in the area adjacent to Brookside Park, except where to grade and install pedestrian amenities, as depicted on the site plan prepared by Kimley Horn, revised 3/20/25.
19. Minimum 13.72 acres of open space shall be provided which shall include the off-site Big Creek Greenway trail connection, as depicted on the site plan prepared by Kimley Horn, revised 3/20/25.
20. At-grade pedestrian and bicycle connections shall be provided throughout the site, including between buildings and open space within the development. Pedestrian crossings within the development shall be ramped and surface materials shall be brick pavers, cobblestones, or architecturally treated concrete, as approved by DRB. Pedestrian bridges, stairs, elevators, and escalators may encroach over and into public spaces provided that they do not impede pedestrian circulation or safety. Bicycle facilities shall be provided throughout the development, including a bicycle-share station.
21. Detention facilities shall not be visible from the public right-of-way, except as a decorative water feature, as approved by Staff.
22. Runoff reduction and water quality treatment measures shall add to the decorative or aesthetic nature of the development. Features like bioretention, tree wells, pervious pavers, etc. shall be prioritized in the design.
23. The 2 main entrances off Old Milton Parkway and Brookside Parkway shall include a minimum 750 square feet greenspace incorporating an entrance monument and decorative landscaping, as approved by DRB. Installation shall be required prior to the 1<sup>st</sup> CO for the development.
24. Developer is encouraged to work with the Brookside Association to improve the corner of Old Milton Parkway and Brookside Parkway as a decorative greenspace incorporating landscaping and entrance monumentation.
25. Developer shall provide a minimum 1 original sculpture, a minimum 1 alternative art installation utilizing light or sound, and minimum 4 murals, as well as entry monumentation as depicted on the Site Program + Amenities Exhibit prepared by CORE, dated 3/20/25, with final locations approved by Staff. Sculptures and murals are subject to final approval by the Cultural Arts Commission. Completion of sculptures shall be required concurrent with the CO for the 'For-Rent' building and murals shall be completed concurrent with the CO for the building where they are located.
26. Parking decks and retaining walls shall have architectural façade treatment or be heavily landscaped, as approved by DRB. Retaining walls visible from developed areas exceeding 16' in height shall be terraced.

27. Developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks, and other street furniture, where appropriate, throughout the development. Existing MARTA bus shelter along Brookside Parkway shall be replaced with a new bus shelter with design subject to final approval by Staff.
28. Developer shall improve a multi-use trail connection through Brookside Park connecting the subject property to the Big Creek Greenway, as depicted on the Connectivity + Pedestrian Circulation Exhibit prepared by CORE, dated 3/20/25, including a minimum 12' concrete (or similar), accessible multi-use trail and bridge with final alignment, design and materials, as approved by Staff. Trail connection shall include lighting (pedestrian and bollard), landscape, hardscape, and amenities. Trail entrance gateways shall be provided in the southwest and northwest corners of the property. Developer shall promote the use of the Big Creek Greenway trail connection by providing a min. 5 shared parking spaces for the public. Wayfinding signage shall be provided at key locations along the trail, as approved by Staff. The trail connection shall be completed prior to a CO for the For-Rent building. Impact fee credits will be provided for the off-site trail connection improvements, as approved by Staff. Developer's financial obligation to implement the improvements in this condition 28 shall be limited to the amount of the impact fees generated for the development project.
29. Backside of buildings or 'back of house' functions (such as loading, trash, utilities, and similar) shall be screened from the public or private right-of-way or Brookside Park. Parapet walls shall be used as needed to screen rooftop mechanical equipment and views.
30. Min. 1 rooftop amenity shall be provided in the development. Restaurants shall include outdoor dining areas.
31. Prior to LDP, the applicant shall submit for approval a document to be entitled 'Portman Brookside Design Standards'. This document shall include elevations or architectural themes of buildings, specifications for street furniture including benches, trash receptacles, lighting, focal point features, bicycle racks, bus shelter, signage, landscaping themes, and entrance treatments and shall be substantially similar to the submitted renderings, as amended. Design standards will be presented to Staff and the DRB for review and approval.
32. Plans for buildings, landscaping, and signage shall be subject to review and approval by the DRB.
33. Prior to the first LDP, applicant shall submit a revised master plan for the property incorporating the approved conditions, as well as the following:
  - a. Approved specifications and standards identified for each use within the total development.
  - b. Pedestrian/bicycle network; and
  - c. Overall planned green space areas.
34. Every plan submitted for an LDP shall include an on-going density, open space, and acreage tabulation.
35. All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note: "This plan reflects conditions stipulated through public hearing regarding case MP-25-03/CLUP-25-01/Z-25-02/CU-25-03/V-25-02 Portman Brookside."

GRTA Notice of Decision General Conditions of Approval (Conditions recommended by the Georgia Regional Transportation Authority and incorporated into a document, dated March 18, 2025, RE: DRI 4317 – Brookside West Alpharetta DRI):

Pedestrian, Bicycle and Transit Facilities

36. Provide pedestrian connectivity between all buildings, uses, and existing/future pedestrian access points.
37. Coordinate with the City of Alpharetta to identify opportunities for future connections to the Big Creek Greenway and to existing and proposed Brookside Trail alignments.
38. Coordinate with MARTA to identify opportunities to enhance existing or proposed bus stops adjacent to the project site.

#### Roadway Improvements

39. Coordinate with the City of Alpharetta during permitting to identify wayfinding opportunities internal to the site directing vehicular traffic to efficient routes to/from SR 400.

#### Old Milton Parkway (SR 120) at Site Driveway A

40. Reconstruct Driveway A to operate as a right-in-right-out driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

#### Brookside Parkway at Site Driveway B (North Driveway)

41. Reconstruct Driveway B to operate as a full movement driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

#### Brookside Parkway at Site Driveway C (South Driveway)

42. Reconstruct Driveway C to operate as a full movement driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.

There was discussion from the Commission:

- Rental Study
- Impervious Surface – Siltation Issues.
- No decel lane off of Brookside Pkwy .
- Fire Access Connection.
- Stormwater Management .
- Infrastructure Impacts.
- Notification of nearby property owners, HOA's.
- Parking for Commercial Calculation.

Jessica Hill and Mike Greene presented for the Applicant.

- Requests.
- Variances.

- Loop Rd. / Fire Access.
- Request for parking reduction.
- Shared parking spaces.
- Proposed revisions to Condition 4(d)
- History of Portman.
- Chose this location due to Brookside Small Area Plan.
- Current Site.
- Future Site.
- Old Milton Pkwy Entrance.
- Brookside Pkwy Entrance.
- Multi-Family & Multi-use Trail.
- Park Space & Amphitheater.

There was discussion from the Commission:

- Builder for Town homes.
- Attainable Housing Goals.
- Traffic Calming Measures.
- Parking Calculation.
- Parking Enforcement Methodology.
- Phasing.
- Merchandising Plan.
- Condition # 3- Architecture.
- Old Milton Pkwy Widening Project.

There was no Public Comment.

There was more discussion from the Commission:

- Parking Reductions given to other developments..
- Condition #4(d). Staff would like to keep Staff's language. Staff will work with Applicant on this condition.
- Ensure parking deck language is included in the conditions.

- Shared Parking Reduction.
  - ❖ Commissioner Stratton offered a motion to approve as per the conditions read by Mr. Woodman and making note that per Mr. Woodman, Staff will continue to work on a condition related to parking management.
    - Commissioner Aiken seconded the motion.
    - The motion carried (7-0)

5. ITEMS FROM BOARD MEMBERS

6. ITEMS FROM STAFF

7. ADJOURNMENT

Chair Kung'u adjourned the meeting at 8:34 p.m.



# PLANNING COMMISSION MEETING STAFF REPORT

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

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## I. AGENDA ITEM TITLE: CU-25-08 VPP ANIMAL HOSPITAL/CRABAPPLE

PLANNING COMMISSION: MAY 1, 2025  
CITY COUNCIL: MAY 19, 2025

## II. RECOMMENDATION:

Approve CU-25-08 VPP Animal Hospital/Crabapple, subject to the following conditions:

1. 'Animal Hospital, Small Animals' shall be added as a conditional use at 12460 Crabapple Road, Suite 103 and limited to no more than 4,525 square feet.
2. Conditional use approval shall be limited to VPP Animal Hospital; no additional 'Animal Hospital, Small Animals' businesses or subleasing shall be permitted in the approved space.
3. Business shall be permitted to operate Monday – Saturday 7:00 AM – 8:00 PM and Sunday 8:00 AM – 6:00 PM.
4. Boarding of animals shall be limited to short-term care incidental to the hospital use.
5. 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.
6. As submitted by the applicant, interior tenant improvements shall include noise attenuation measures.
7. 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, Christopher Kidd, is requesting a conditional use to allow an 'Animal Hospital, Small Animals' for VPP Animal Hospital in a 4,525 square foot suite within an existing shopping center. The subject property is located at 12460 Crabapple Road, Suite 103 in the Crabapple Village shopping center.

## DISCUSSION

The submitted request, if approved, would allow the applicant to operate a 'Animal Hospital, Small Animal' use in a 4,525 square foot suite within an existing shopping center. A conditional use is requested to allow 'Animal Hospital, Small Animal' for VPP Animal Hospital. The subject property is located at 12460 Crabapple Road, Suite 103 in the Crabapple Village shopping center.

The 14.7-acre property is zoned C-2 (General Commercial). Surrounding properties are zoned C-2 and O-P (Office-Professional) to the north, O-P to the east, and C-2 to the south. City of Milton, Express Oil Change, and Crabapple Village Office Park are located to the north, Roswell Pediatric Center and Atlanta Pain Specialist are located to the east, Wells Fargo and Synovus Bank are located to the south, and City

of Roswell is located to the west. The comprehensive land use plan designation of the property is 'Commercial', which supports the applicant's proposal.

Crabapple Village is developed as a one (1) story, 106,430 square foot strip shopping center. Kroger is the anchor with a variety of businesses operating in the shopping center, including Domino's, Subway, LaVida Massage, Dos Margaritas, and Wellstar, to name a few. The applicant's business is proposed in Suite 103, which was previously occupied by Petco.

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-1 (Office-Institutional) and PSC (Planned Shopping Center) districts.

According to the application, VPP Animal Hospital is a new general practice animal hospital providing preventative care, wellness care, full-service surgeries (soft tissue, spay/neuter, specialized in orthopedics, and dentistry) for cats and dogs. Dr. Forester Gholston will be the primary veterinarian and co-owner of the practice and is an advanced orthopedic surgeon known for his TPLO (ACL repair) capabilities. The business does not offer boarding services and overnight stays will be limited to pets under observation after surgery or other treatment. Hours of operation will be Monday – Saturday 7:00 AM – 8:00 PM and Sunday 8:00 AM – 6:00 PM. The applicant estimates eight (8) employees for the business. Noise attenuation measures are proposed within the suite. A pet relief area is located at the front of the building, which will be maintained by the business.

As shown in the table below, there are twelve (12) animal hospitals operating or approved in the City. The applicant's business would be approximately 1,800' to the north of the nearest animal hospital, which is Crabapple Animal Hospital (12280 Houze Road) located in the City of Roswell.

**Animal Hospitals Located in the City**

<b>Project Name</b>	<b>Address</b>	<b>Zoning</b>
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-1
Edgewater Animal Hospital	6195 Windward Parkway, Suite 109	CUP
Alpharetta Veterinary Specialty & Emergency	3100 Royal Boulevard South	O-1
PetSmart Veterinary Services	6370 North Point Parkway	PSC
Wills Park Vet	11770 Haynes Bridge Road	C-2
Lotus Animal Hospital	5215 Windward Parkway, Suite B2	O-1

## TRAFFIC

As shown in the table below, Staff estimates that the 4,525 square foot animal hospital would generate seventeen (17) AM Peak Hour trips and sixteen (16) 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 Crabapple Village shopping center was developed in compliance with site access development standards with multiple points of access from Crabapple Road and Arnold Mill Road, as well as interparcel connectivity with adjacent commercial 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 and in shopping centers. Suite 103 was previously occupied by Petco.*

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 and in shopping centers. Suite 103 was previously occupied by Petco.*

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 and in shopping centers. Suite 103 was previously occupied by Petco.*

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 in the City of Roswell approximately 1,800' to the south at Crabapple Animal Hospital (12280 Houze Road). 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 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 and in shopping centers. If approved, it is recommended that conditions be established that regulate and limit any expansion of the business.

## CITIZEN PARTICIPATION PLAN

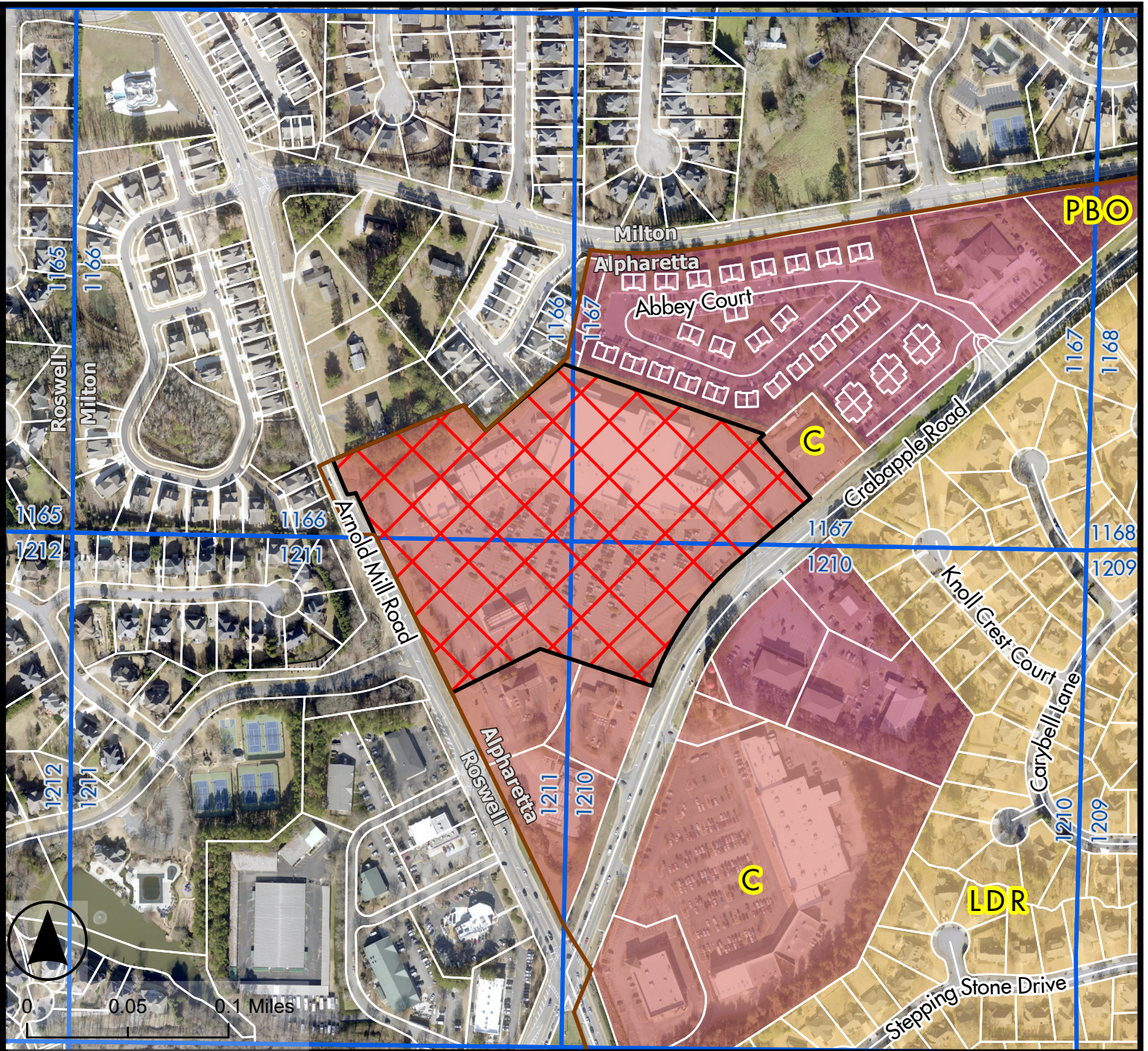
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that questions were received at the CZIM regarding whether there would be boarding with the business and maintenance of the pet relief area. No other correspondence was received.

## COMMUNITY ZONING INFORMATION MEETING








The CZIM was held on April 9, 2025. There were questions regarding boarding, of which the applicant indicated that there would be no boarding with the business.

### IV. ATTACHMENTS:

- Map Series
- CZIM
- Citizen Part B
- Application



Legend

-  CU-25-08
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits
- Future Land Use 2040
-  Commercial
-  Low Density Residential
-  Professional Business Office

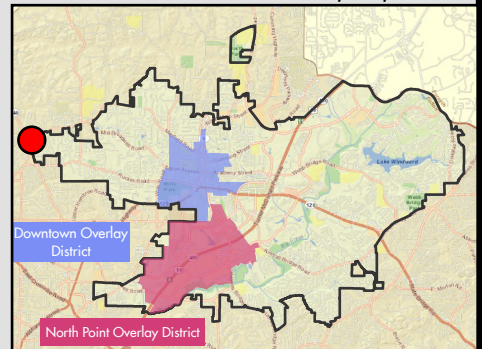
## Future Land Use Map

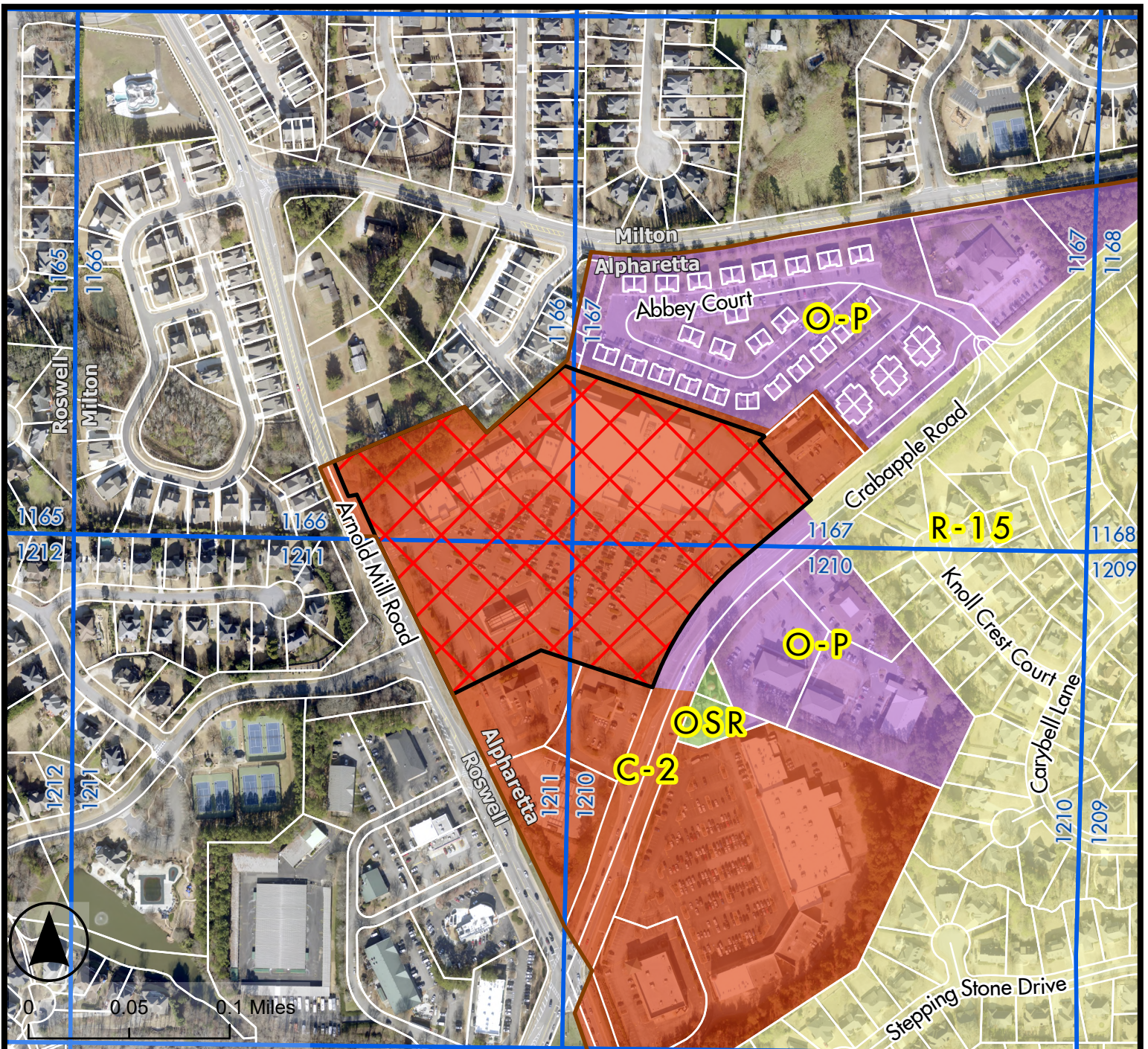
VPP Animal Hospital  
12460 Crabapple Road

CU-25-08





D/LL: 2/2/1211, 1210, 1167, 1166

PC: 5/1/2025  
CC: 5/19/2025





Legend

-  CU-25-08
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits

Zoning District

-  General Commercial
-  O-P Office Professional
-  OSR Open Space and Recreational
-  R-15 Single Family Detached Residential

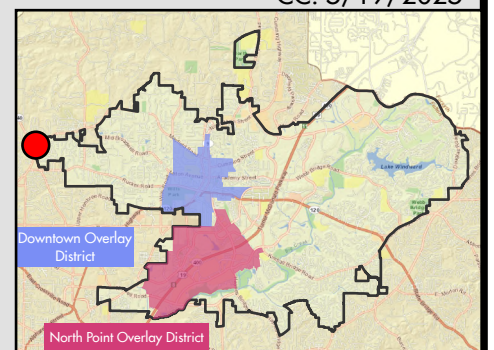
# Zoning Map

VPP Animal Hospital  
12460 Crabapple Road






CU-25-08

D/L: 2/2/1211, 1210, 1167, 1166

PC: 5/1/2025  
CC: 5/19/2025





- Legend**
-  CU-25-08
  -  Land Lots
  -  Tax Parcels
  -  500 ft Buffer
  -  Alpharetta City Limits

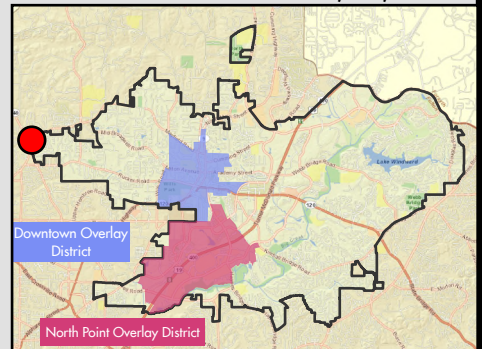
## Location Map

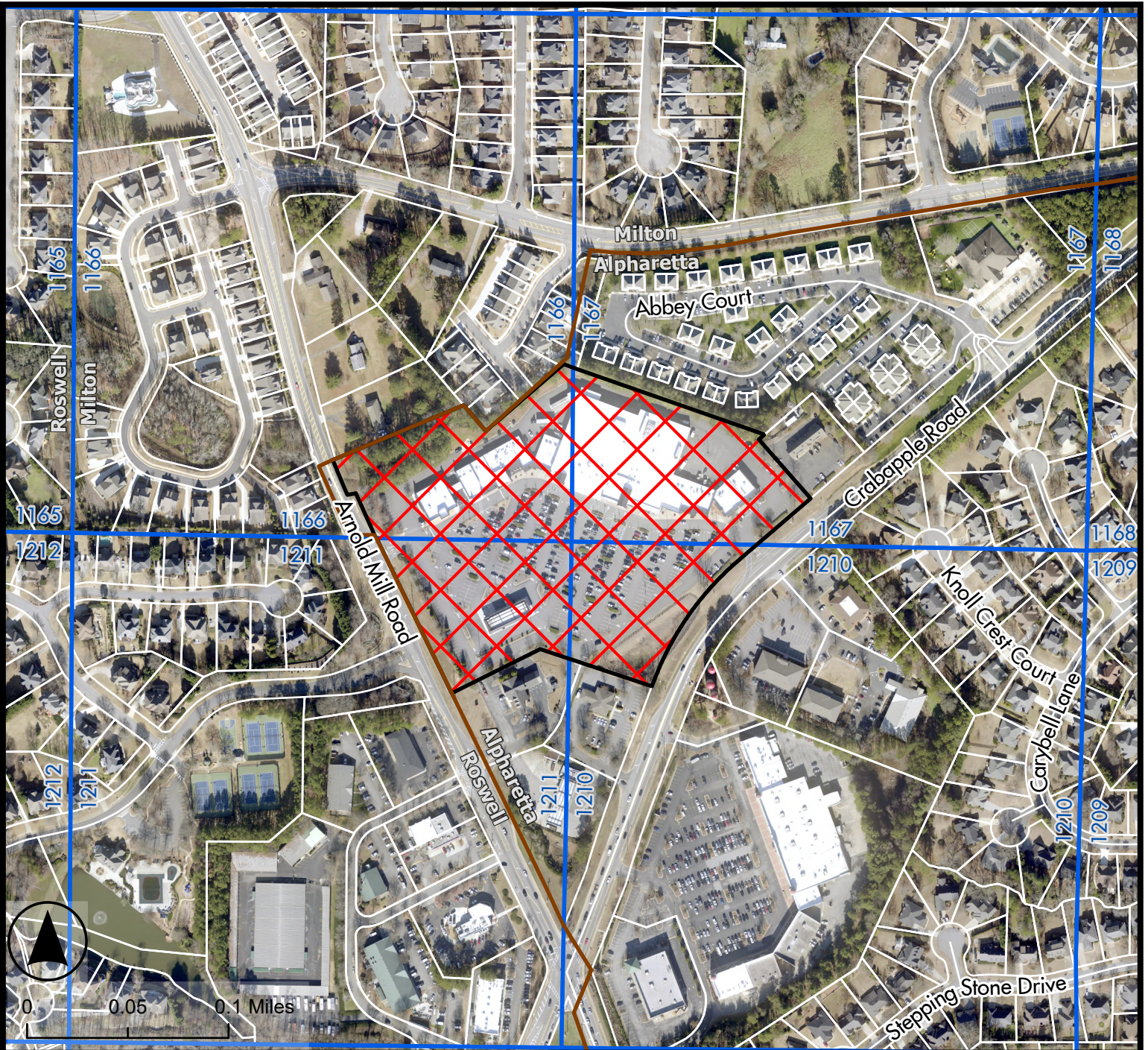
VPP Animal Hospital  
12460 Crabapple Road

CU-25-08

D/LL: 2/2/1211, 1210, 1167, 1166





PC: 5/1/2025  
CC: 5/19/2025





0 0.05 0.1 Miles

Legend

-  CU-25-08
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits

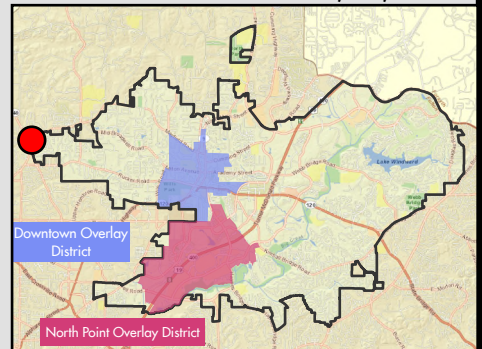
## Aerial Map

VPP Animal Hospital  
12460 Crabapple Road

CU-25-08

D/LL: 2/2/1211, 1210, 1167, 1166

PC: 5/1/2025  
CC: 5/19/2025



# Community Zoning Information Meeting (CZIM)

April 9, 2025

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

CU-25-08 VPP Animal Hospital

NAME	ADDRESS	COMMENTS
Stan Block	2010 Parkside ct	

# 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: VPP Alpharetta Animal Hospital

Contact Name: Christopher D. Kidd, AIA,ALA,RIBA Telephone: 262-901-0505

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.

1. Two gentlemen attended the CZIM meeting. Both inquired whether or not our proposed project was a dog kennel to which I explained it was not. I explained that our project is an animal hospital and then reviewed the preliminary floor plan with them. I stated that there may be instances where an animal may have to spend the night but that the veterinarian would be much better versed to explain procedures and potential overnight stays required.
2. Both gentlemen were concerned about cleanliness of the pet relief area. I explained that VPP staff will diligently maintain this area and that any dog waste will be immediately cleaned up, bagged, and properly disposed of.
3. I gave each gentlemen my card if they had further questions or concerns so that they could contact me.
4. My office received no written correspondence from the adjoining property owners whom we contacted via US Mail.

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.*

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Letter | <input type="checkbox"/> Personal Visits                     |
| <input type="checkbox"/> Telephone         | <input type="checkbox"/> Group Meeting                       |
| <input type="checkbox"/> Email             | <input type="checkbox"/> Other <i>(Please Specify)</i> _____ |

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: *Christopher D. Kidd, AIA,ALA,RIBA* Date: *4-11-2025*

Print Form

# CITY OF ALPHARETTA

## PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY	
Case #:	_____
PH #:	_____
<input type="checkbox"/> Property Taxes & Code Violations Verified	
<input type="checkbox"/> 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: Christopher D. Kidd, AIA,ALA,RIBA Telephone: 262-901-0505  
Address: 18650 W. Corporate Drive Suite: 302  
City: Brookfield State: Wi. Zip: 53045 Fax: 414-224-6160  
Mobile Tel: 414-217-4227 Email: c.kidd@cka-ae.com

### Subject Property Information:

Address: 12460 Crabapple Road, Alpharetta, GA. 30004 Current Zoning: C2  
District: \_\_\_\_\_ Section: \_\_\_\_\_ Land Lot: \_\_\_\_\_ Parcel ID: 22-386011660435  
Proposed Zoning: C2 Current Use: Commercial Tenant Space # 103

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

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Conditional Use | <input type="checkbox"/> Master Plan Amendment         | <input type="checkbox"/> Comprehensive Plan Amendment |
| <input type="checkbox"/> Rezoning                   | <input type="checkbox"/> Master Plan Review            |   |
| <input type="checkbox"/> Variance                   | <input type="checkbox"/> Public Hearing                |   |
| <input type="checkbox"/> Exception                  | <input type="checkbox"/> Other <i>(Specify):</i> _____ |   |

---

# APPLICANT REQUEST AND INTENT

---

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

Animal Hospital, small animals

Applicant's Request (Please itemize the proposal):

I am requesting Conditional Use approval for a proposed animal hospital/veterinary clinic. The tenant space that we are proposing to utilize is located at the Crabapple Shopping Center and consist of approximately 4525 sq. ft. The tenant is space #103.

Our proposed animal hospital/veterinary clinic will consist of an outdoor pet relief area, separate waiting area for cats and dogs, reception area, comfort room, exam rooms, lab space, procedure room, treatment area, toilet rooms, storage, office spaces, staff lounge, data room, etc.

The design will utilize the latest in animal care science and "fear free" design methodology. Sound attenuation will be utilized throughout the facility with special attention to soundproof design for the demising walls with adjacent tenants. Our facility is for small animal care only.

VPP is committed to the highest standards for animal care, to serving our customers, and to serving our community.

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

The intent of this proposal is to obtain Conditional Use approval for an animal hospital (veterinary clinic) to be located in space # 103 at the Crabapple Shopping Center.

This project will bring world class veterinary services to Alpharetta utilizing the latest technologies and "fear free" design methodology.

This facility is not a 24-hour facility and will service pet owners with small animals in the community.

Initially our staff will consist of 8 employees with staff added as required.

Hours of operation will be 8:00 AM to 8:00 PM Monday through Friday, and 8:00 AM to 6:00 PM on Saturday. The clinic will be closed on Sunday.

There will be no overnight boarding at this facility.

# PROPERTY OWNER AUTHORIZATION

## Property Owner Information:

Contact Name: MP Crabapple Retail Center LLC, Att. Benton Green Telephone: 678-697-2141

Address: 35 Johnson Ferry Road Suite: \_\_\_\_\_

City Marietta State: GA Zip: 30068 - 6344

## 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.*

- |   |   |
|---|---|
| <input type="checkbox"/> Annexation           | <input type="checkbox"/> Special Use                |
| <input type="checkbox"/> Rezoning             | <input checked="" type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Variance             | <input type="checkbox"/> Master Plan                |
| <input type="checkbox"/> Land Use Application | <input type="checkbox"/> Other                      |

## Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Christopher D. Kidd, AIA,ALA,RIBA Telephone: 262-901-0505

Address: 18650 W. Corporate Drive Suite: 302

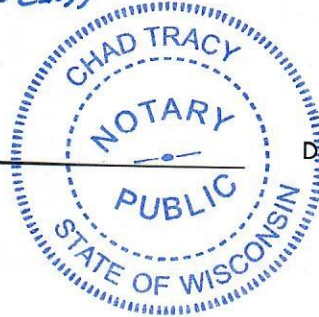
City Brookfield State: Wi. Zip: 53045

## So Sworn and Attested:

Owner Signature: *Christopher D. Kidd, AIA, ALA, RIBA* Date: 2.27.2025  
*Tenant-Owners Authorized Applicant*

## Notary:

Notary Signature: *[Signature]* Date: 2/27/2025



# 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: Christopher D. Kidd, AIA, ALA, RIBA

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: None Position: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: 0

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: Christopher D. Kidd, AIA, ALA, RIBA

Date: 3.11.2025

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# ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

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How will this proposal be compatible with surrounding properties?

**We believe that this use is compatible with the surrounding properties and an asset to the community.**

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

**We believe this project brings value to the community in the form of a needed service and that it will increase the value of the surrounding properties due to the use and investment being made in this tenant space.**

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

**Yes but only with the Conditional Use approval.**

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

**We do not believe that there would be a significant increase to the population or traffic.**

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

**No impact.**

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

**Yes. The proposal is consistent with the Alpharetta Comprehensive Plan and Future Landuse Map.**

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

**We believe that the existing conditions of the Crabapple Shopping Center more than adequately support the proposed animal hospital/veterinary clinic. There is more than enough parking for employees and patients, adequate utilities, and a nice open space in front of our tenant space that will make a perfect relief area for our clients' pets.**

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: VPP Alpharetta Animal Hospital

Contact Name: Christopher D. Kidd, AIA,ALA,RIBA Telephone: 262-901-0505

*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.*

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Letter | <input type="checkbox"/> Personal Visits               |
| <input type="checkbox"/> Telephone         | <input type="checkbox"/> Group Meeting                 |
| <input type="checkbox"/> Email             | <input type="checkbox"/> Other <i>(Please Specify)</i> |

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.

I am available to answer any questions or concerns via e-mail. My e-mail is [c.kidd@cka-ae.com](mailto:c.kidd@cka-ae.com).

JOYCE DINAH F  
1 LUWANNA CIR  
ST AUGUSTINE FL 32080

COLLINS SUZANNE P  
100 ABBEY CT  
ALPHARETTA GA 30004

RED ELEVEN HOMES LLC  
100 BAY COLT RD  
ALPHARETTA GA 30009

HUNDAL PROPERTIES & INVESTMENTS LLC  
10305 HIGH FALLS CIR  
ALPHARETTA GA 30022

KAT RAE PROP LLC  
1041 BETHEL RD  
CONYERS GA 30012

WEIGAND ANNE C  
1045 BIRCHDALE DR  
ALPHARETTA GA 30004

PS1 VENTURES LLC  
105 LEMBETH CT  
MILTON GA 30004

JAYASEKARA KANCHANA HIRAN & ROSHANI  
1065 BIRCHDALE DR  
ALPHARETTA GA 30004

ADESHIYAN OLADAPO &  
ADESHIYAN HEATHER  
1075 BIRCHDALE DR  
ALPHARETTA GA 30004

AKJC PROPERTIES LLC  
1100 ABBEY CT  
ALPHARETTA GA 30004-6010

CRABAPPLE INVESTMENTS LLC  
1100 JOHNSON FERRY RD STE 400  
ATLANTA GA 30342

HAIDER VENTURES LLC  
1160 MOUNTAIN IVY DR  
ROSWELL GA 30075-1397

SILOS PROFESSIONAL BUILDING LLC  
1200 BALD RIDGE MARINA RD STE 200  
CUMMING GA 30041

BYARS M TODD &  
MELLOW BYARS LISA M TR  
12220 BIRMINGHAM HWY BLDG 30  
MILTON GA 30004

DAVIS ANESTHESIA ASSOCIATES LLC  
12389 CRABAPPLE RD  
ALPHARETTA GA 30004

BOTT PROPERTIES L L C  
12390 ARNOLD MILL RD STE B  
ALPHARETTA GA 30004

WB HOLDINGS SILOS LLC  
12650 CRABAPPLE RD STE 200  
ALPHARETTA GA 30004

ALPHARETTA REALTY INC  
1304 BOMBAY LN  
ROSWELL GA 30076

ALPHAPLEX JOINT VENTURE LLC  
1378 ROSWELL RD STE 100  
MARIETTA GA 30062

KJM HOLDINGS LLC  
1418 DRESDEN DR #220  
ATLANTA GA 30319

DIVINITY ASSOCIATES L LC  
1431 ORANGE SHOALS DR  
CANTON GA 30115

DONALDSON MARY JANE KENRICH  
1510 PARKSIDE DR  
ALPHARETTA GA 30004

PARKSIDE AT SILOS COMMUNITY ASSOCIATION INC  
1515 PARKSIDE DR BOX 16  
ALPHARETTA GA 30004

LEXSOUTH PROPERTIES LLC  
1520 PARKSIDE DR  
ALPHARETTA GA 30004

COULTER MICHELE  
1525 PARKSIDE DR  
ALPHARETTA GA 30004

OBIDENAYA OLGA  
1530 PARKSIDE DR  
ALPHARETTA GA 30004

SOLLY HOWARD B & SOLLY CYNTHIA M  
1535 PARKSIDE DR  
ALPHARETTA GA 30004

VIRGINIA K ELLIOTT TRUST THE  
1540 PARKSIDE DR  
ALPHARETTA GA 30004

LIGHTHOUSE INFORMATION SERVICES LLC  
1545 TOMLIN TRL  
WOODSTOCK GA 30188

ALESCH RICHARD LAURENCE &  
ALESCH PAMELA MURRELL  
1550 PARKSIDE DR  
ALPHARETTA GA 30004

WEBSTER DANIEL LEE &  
WEBSTER SUSAN JEAN  
1555 PARKSIDE DR  
ALPHARETTA GA 30004

DEPUTY STEVEN H & DONNA C  
1560 PARKSIDE DR  
MILTON GA 30004

CORBITT JORDAN TAYLOR & SARA KAY  
1565 PARKSIDE DR  
ALPHARETTA GA 30004

KFM PROPERTIES LLC  
15883 LESAR PL  
SAN DIEGO CA 92127

DUNN SMITH LLC  
1745 DINSMORE RD  
MILTON GA 30004

EDGWARE HOLDINGS LLC  
1800 ABBEY CT  
ALPHARETTA GA 30004

STOKES ALISON DAVES  
2000 BIRCHDALE DR  
ALPHARETTA GA 30004

JAVIA AKASH H & DHARA A  
2010 BIRCHDALE DR  
ALPHARETTA GA 30004

BLACK STANLEY & SHERRI  
2010 PARKSIDE CT  
MILTON GA 30004

BARBER PAULA N  
2020 BIRCHDALE DR  
ALPHARETTA GA 30004

SCARBOROUGH GEORGE &  
SCARBOROUGH SARA  
2020 PARKSIDE CT  
ALPHARETTA GA 30004

KOLLI RAVIKANTH &  
NIMMAGADDA SHALINI  
2030 BIRCHDALE DR  
MILTON GA 30004

GORHAM CLINT & ZHANG LEYI  
2040 BIRCHDALE DR  
ALPHARETTA GA 30004

THOMAS WENDY  
2040 PARKSIDE CT  
ALPHARETTA GA 30004

GLOBAL PROJECT CRABAPPLE LLC  
205 WOODCHASE CLOSE  
ATLANTA GA 30319

NEMETH LIVING TRUST THE  
2050 BIRCHDALE DR  
MILTON GA 30004

RECKER FREDERICK III &  
WENDEL KRISTEN  
2050 PARKSIDE CT  
ALPHARETTA GA 30004

PINEDA ANDRES & VALERO CARLA  
2060 BIRCHDALE DR  
ALPHARETTA GA 30004

TIAN WEN  
2070 BIRCHDALE DR  
ALPHARETTA GA 30004

GOLDEN ARCH LTD PARTNERSHIP  
209 BOULEVARD NE  
GAINESVILLE GA 30501

DULA ERIK  
2090 BIRCHDALE DR  
ALPHARETTA GA 30004

WALLROCK CREEK LLC  
214 CHELSEA CT  
WOODSTOCK GA 30189

CEDELIA LLC  
2140 CLAY DR  
SANDY SPRINGS GA 30350

YORK ANTHONY J & LAURA B  
220 BROOKEIVEY LN  
ALPHARETTA GA 30004

REINARD BRUCE E & MARY E  
225 BROOKEIVEY LN  
ALPHARETTA GA 30004

COVEWAY INTERNATIONAL LLC  
230 BROOKEIVEY LN  
ALPHARETTA GA 30004-7344

SHETTY YOGESH &  
KRISHNAMOORTHY BHUVANESHWARI  
235 BROOKEIVEY LN  
ALPHARETTA GA 30004-7344

REBBAPRAGADA CHAKRAVARTHI &  
MADHAVI S  
240 BROOKEIVEY LN  
ALPHARETTA GA 30004

MC VIKER JOSEPH V  
2474 LOWER UNION HILL RD  
CANTON GA 30115-8434

Z & J LLC  
2606 ABBEY CT  
ALPHARETTA GA 30004

MADHAVI & PRASHANT LLC  
2700 ABBEY CT  
ALPHARETTA GA 30004

CRABAPPLE CLEANERS INC  
2795 MIDDLECREEK WAY  
CUMMING GA 30041

WALLROCK CREEK LLC  
300 ABBEY CT  
ALPHARETTA GA 30004

MC ELYEA BROOKS & MC ELYEA BRANDI  
3000 BIRCHDALE DR  
ALPHARETTA GA 30004

TUCKER JOSHUA GLENN &  
TUCKER SHANNON  
3010 BIRCHDALE DR  
ALPHARETTA GA 30004

YANULAVICH JAMES BASSETT II  
3020 BIRCHDALE DR  
ALPHARETTA GA 30004

ARJUNON SIVAKKUMAR &  
DEVAKARAM DIVYA SHARON EDISON  
3030 BIRCHDALE DR  
ALPHARETTA GA 30004

PATEL KAVAN & PATEL JANKI  
3040 BIRCHDALE DR  
ALPHARETTA GA 30004

HARVEY STACY ELIZABETH  
3050 BIRCHDALE DR  
ALPHARETTA GA 30004

MAXIMUM ESTATE LLC  
3092 STEEPLECHASE  
ALPHARETTA GA 30004

STETTNER MICHAEL A & PATRICIA A  
330 MORNING DEW CIR  
ROSWELL GA 30075

GIRONA SANDRA P  
335 MORNING DEW CIR  
ROSWELL GA 30075

DUPLESSIS JAKOBUS & RYKIE  
340 MORNING DEW CIR  
ROSWELL GA 30075

SWANSON ROY J & SUE A  
345 MORNING DEW CIR  
ROSWELL GA 30075

MATTESON ANDREW C & KARI S  
350 MORNING DEW CIR  
ROSWELL GA 30075

EDENWILDE HOMEOWNERS ASSOC INC  
3535 PEACHTREE RD STE 520-566  
ATLANTA GA 30326

ERICSON TARA JEANNE  
355 MORNING DEW CIR  
ROSWELL GA 30075

DANIEL KENNETH & DONNA  
360 MORNING DEW CIR  
ROSWELL GA 30075

NICHOLS CHRISTINA  
365 MORNING DEW CIR  
ROSWELL GA 30075

CHOUDHRY OMAR F  
370 MORNING DEW CIR  
ROSWELL GA 30075

SCHAEFER DONALD W & ALICIA O E  
375 MORNING DEW CIR  
ROSWELL GA 30075

MENDOZA RANDALL LOUIS & SHARON S  
380 MORNING DEW CIR  
ROSWELL GA 30075

TRIBBLE ALLEY LLC  
400 ABBEY CT  
ALPHARETTA GA 30004

NATIONAL RETAIL PROPERTIES LP  
450 S ORANGE AVE STE 900  
ORLANDO FL 32801

MADHAVI & PRASHANT LLC  
4530 HASTINGS DR  
CUMMING GA 30041

CRABAPPLE INVESTMENTS LLC  
459 E E BUTLER PKWY  
GAINESVILLE GA 30501

POLLOCK JIM A  
4715 MYSTIC CT NE  
ROSWELL GA 30075

OAKMONT AT CRABAPPLE  
HOMEOWNERS ASSOCIATION INC  
500 SUGAR MILL RD  
SANDY SPRINGS GA 30350

NOLLNER REI LLC  
5050 JONQUILLA DR  
ALPHARETTA GA 30004

MISTRY AKIT JAYANTILAL & NISHMA  
520 WATERHAVEN LANE  
MILTON GA 30004

BUIE TIRZAH L  
530 WATERHAVEN LN  
ALPHARETTA GA 30004-7352

ALPHAPLEX JOINT VENTURE LLC  
533 JOHNSON FERRY RD STE 450  
MARIETTA GA 30068

PADRAIG GREENE REVOCABLE TRUST THE  
535 WATERHAVEN LANE  
ALPHARETTA GA 30004

ENZED PROPERTIES LLC  
5955 CARRUTH LAKE DR  
CUMMING GA 30028-3506

LIFE STORAGE LP  
6467 MAIN ST  
WILLIAMSVILLE NY 14221

PROJECT JKL LLC  
65 ROSWELL ST STE 200  
ALPHARETTA GA 30009

ARNOLD MILL ROAD OIL LLC  
6715 BENTLEY TRL  
CUMMING GA 30040

TORRES ALONDRA & JUAN CARLOS  
695 BIRCH RIDGE DR  
ROSWELL GA 30076

BECKER EILEEN  
720 LEWISTON CT  
ALPHARETTA GA 30004

CARPENTER DONALD L & SUSAN B  
730 LEWISTON CT  
ALPHARETTA GA 30004

HOOKER LISA & ROBERT  
740 LEWISTON CT  
ALPHARETTA GA 30004

BLOOM BETTY A  
750 LEWISTON CT  
ALPHARETTA GA 30004

GDK PROPERTIES LLC  
754 ROPER RD  
CANTON GA 30115

FGM LLC  
895 HUNTERHILL DR  
ROSWELL GA 30075

BAHRAMY ROD & BAHRAMY TAUNA  
930 KNOLL CREST CT  
ALPHARETTA GA 30004

EATON C JACK & MAYE L  
935 KNOLL CREST CT  
ALPHARETTA GA 30004

DAM TRANG THUY  
940 KNOLL CREST CT  
ALPHARETTA GA 30004

DAVISON CURTIS WAYNE  
945 KNOLL CREST CT  
ALPHARETTA GA 30004

ALKONIS MARTHA A  
950 KNOLL CREST CT  
ALPHARETTA GA 30004

SWANSON LAURA D  
955 KNOLL CREST CT  
ALPHARETTA GA 30004

DEVINE CHARLES E & RUBY P  
960 KNOLL CREST CT  
ALPHARETTA GA 30004-6344

WILKIN WILLIAM & MELANIE  
965 KNOLL CREST CT  
ALPHARETTA GA 30004-6344

TREETOP HOLDINGS LLC  
P O BOX 1463  
WOODSTOCK GA 30188

WAFFLE HOUSE INC  
P. O. BOX 6450  
NORCROSS GA 30091-6450

SYNOVUS BANK  
P.O. BOX 2026  
ROSWELL GA 30077

MP CRABAPPLE RETAIL CENTER LLC  
P.O. BOX 250509  
ATLANTA GA 30305

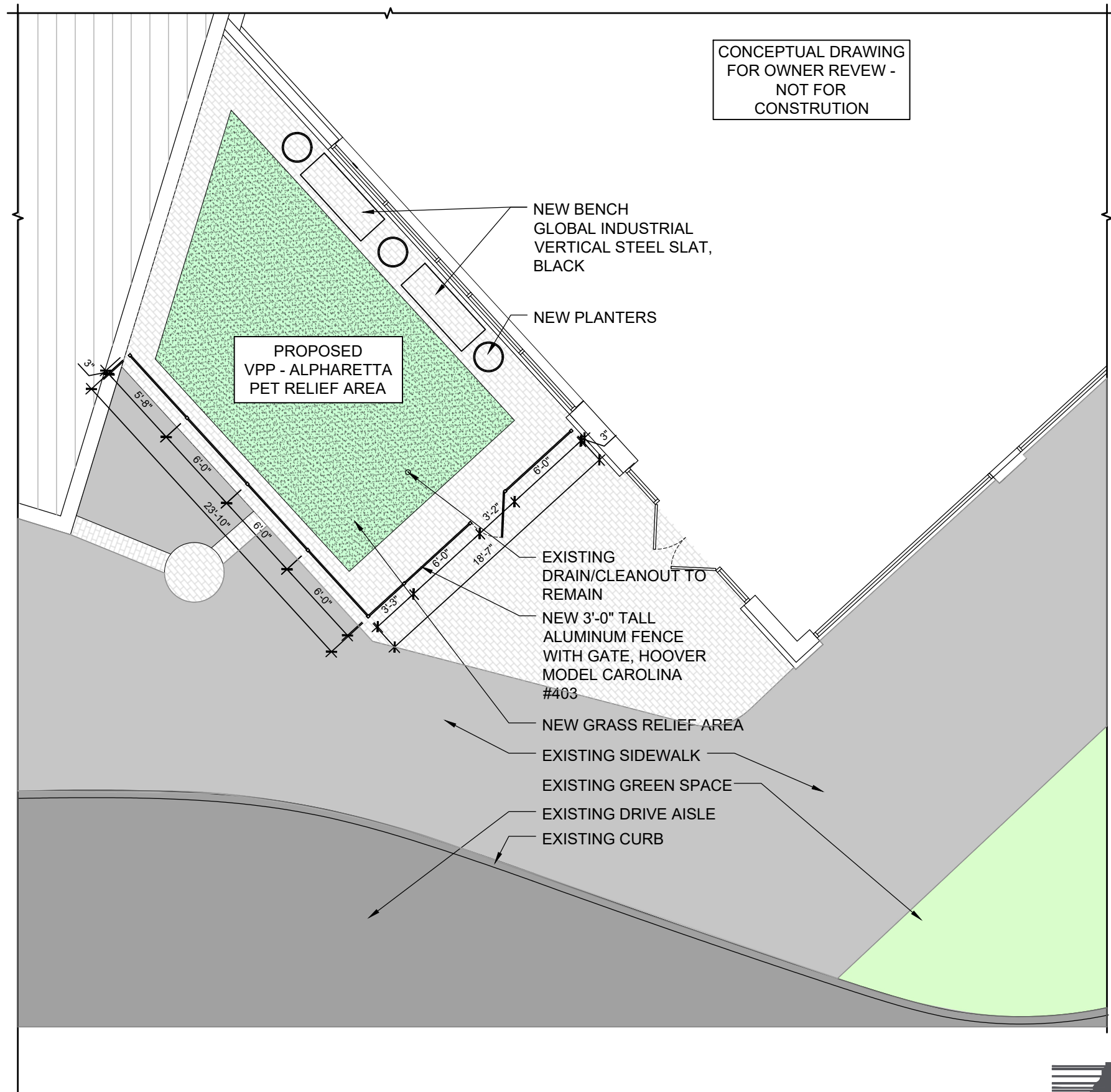
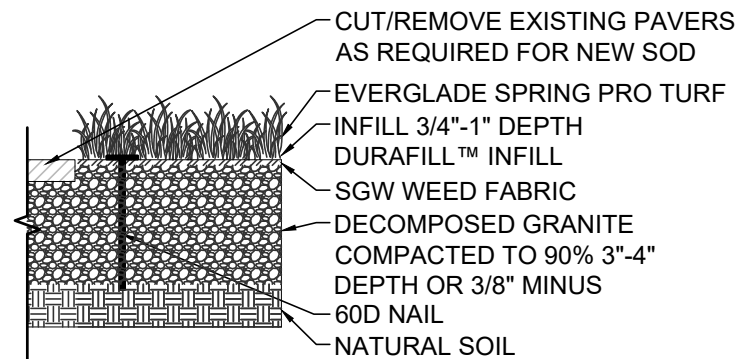
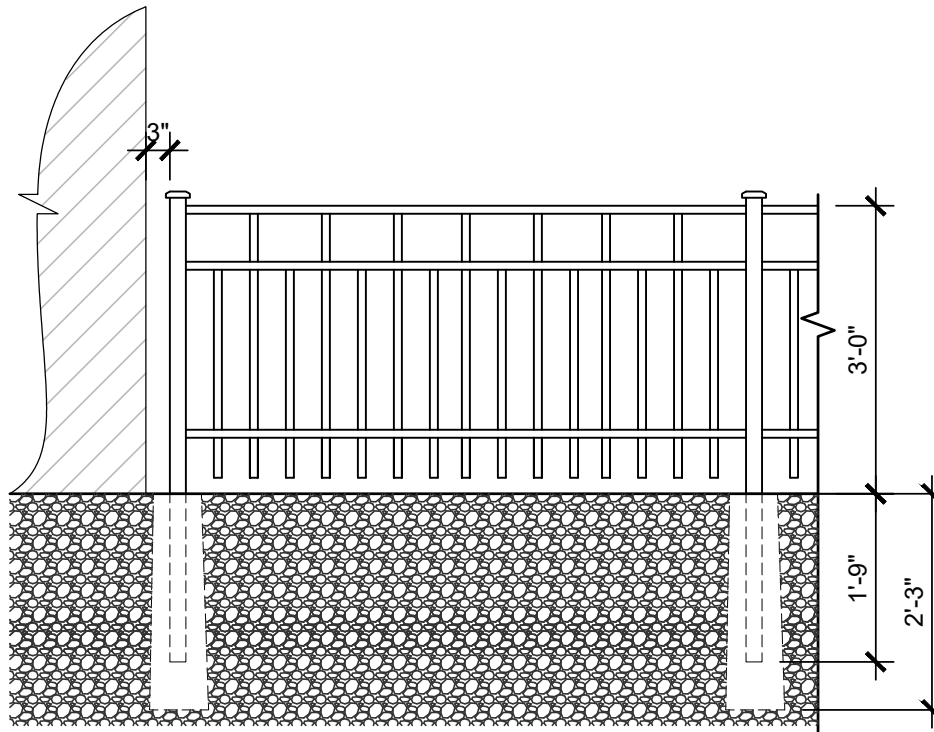
SOUTHTRUST BANK OF GEORGIA  
P.O. BOX 2609  
CARLSBAD CA 92018-2609

HOMEOWNER ASSOCIATION  
P.O. BOX 833  
ALPHARETTA GA 30009-0833





GLOBAL INDUSTRIAL 6' OUTDOOR BENCH WITH BACK, VERTICAL STEEL SLAT, BLACK



# VPP Alpharetta, GA

## PROPOSED PET RELIEF AREA

12460 Crabapple Road, Alpharetta, GA 30004

COPYRIGHT CHRISTOPHER KIDD and ASSOCIATES, LLC 2025  
 18650 WEST CORPORATE DRIVE, SUITE 302 BROOKFIELD, WISCONSIN 53045-6326  
 P 262.901.0505 www.cka-ae.com





# PLANNING COMMISSION MEETING STAFF REPORT

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

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## I. AGENDA ITEM TITLE: MP-25-05/CU-25-07 VERTIPOINT/NORTHWINDS SUMMIT MP

PLANNING COMMISSION: MAY 1, 2025  
CITY COUNCIL: MAY 19, 2025

## II. RECOMMENDATION:

Approve MP-25-05/CU-25-07 Vertipoint/Northwinds Summit MP, subject to the following conditions:

1. 'Heliport, Public/Private' shall be added as a conditional use in the Northwinds Summit Master Plan.
2. 'Heliport, Public/Private' shall be added as a conditional use at 1000 Summit Place and limited to the submitted plans depicting a Vertipoint on the top level of a parking deck.
3. Developer shall submit a fire risk assessment in accordance with NFPA 418 Section 4.1.2, which shall be approved by the local Authority Having Jurisdiction (AHJ).
4. Developer shall provide evidence of compliance with FAA standards for planning, design, and construction of the proposed facility.

## III. REPORT IN BRIEF:

The applicant, Kerry Armstrong, is requesting a master plan amendment and conditional use to allow a 'Heliport, Public/Private' for a Vertipoint to be located on the top level of a parking deck which will service nearby, future commercial and office uses. A master plan amendment is requested to add 'Heliport, Public/Private' to the Northwinds Summit Master Plan and a conditional use is requested to allow 'Heliport, Public/Private' for the applicant's proposed Vertipoint. There are no current development plans to construct the Vertipoint or parking deck; however, the applicant wants to ensure the use is permitted if requested to be incorporated into future development. The subject property is located at 1000 Summit Place at the southeast corner of Haynes Bridge Road and Summit Place.

## DISCUSSION

The submitted request, if approved, would allow a 'Heliport, Public/Private' use for the applicant's Vertipoint to be located on the top level of a parking deck which will service nearby, future commercial and office uses. A master plan amendment is requested to add 'Heliport, Public/Private' to the Northwinds Summit Master Plan and a conditional use is requested to allow 'Heliport, Public/Private' for the applicant's proposed Vertipoint. There are no current development plans to construct the Vertipoint or parking deck; however, the applicant wants to ensure the use is permitted if requested to be incorporated into future development. The subject property is located at 1000 Summit Place at the southeast corner of Haynes Bridge Road and Summit Place.

The property is zoned MU (Mixed Use) and is subject to the Northwinds Summit Master Plan. Surrounding properties are zoned O-I (Office-Institutional) to the north, east, and south and MU to the west. Fairfield Inn

& Suites and two (2) office buildings are located to the north, Jackson Healthcare is located to the east, Georgia 400 and a small O-I property are located to the south, and Lakeview Park mixed-use development is located to the west. The comprehensive land use plan designation of the property is 'Mixed Use'.

The Northwinds Summit Master Plan is a 24.55-acre mixed-use development improved with a 140-unit 'For-Rent' building for first floor active uses and a two (2) story, 32,520 square foot office building. A 32-unit 'For-Sale' Condominium building is currently under construction and a new 140-room hotel building is slated to begin construction this year. An additional 1,197,480 square feet of office development is approved within the Master Plan.

A 'Heliport, Public/Private' is generally defined as a landing and takeoff place for a helicopter. The applicant's request relates to a Vertiport, of which 'Heliport, Public/Private' is the most similar use listed in the City's Unified Development Code (UDC) permitted use table. A Vertiport is associated with Advanced Air Mobility (AAM), which refers to the transport of passengers and cargo short- to medium-range distances using new and emerging aircraft technologies, such as electric vertical takeoff and landing aircrafts (eVTOL). A Vertiport is generally defined as a station consisting of multiple takeoff/landing facilities, as well as charging and maintenance facilities. Whereas a Vertistop is a station with one (1) pad used for customer pickup and drop off. A 'Heliport, Public/Private' is permitted by-right in the LI (Light Industrial) and SU (Special Use) zoning districts and as a conditional use in the AG (Agriculture), CUP (Community Unit Plan), O-I (Office-Institutional), PSC (Planned Shopping Center) and MU (Mixed-Use) zoning districts. Several master plans in the City allow 'Heliport, Public/Private' as a permitted or conditional use, including Preston Ridge, Oxford Green, Resurgens Park, Mansell Ridge, and Sanctuary Park.

## SITE PLAN

The site plan depicts a Vertiport on the top level of a future parking deck located at the southeast corner of Haynes Bridge Road and Summit Place. A 10,000 square foot retail building is situated in front of the parking deck along Summit Place. The parking deck includes three (3) levels. The 1<sup>st</sup> level is for retail and office parking, the 2<sup>nd</sup> level is controlled access parking, and the 3<sup>rd</sup> level is for the Vertiport. The Vertiport includes four (4) Vertiport landing pads, as well as a 10,800 square foot Vertiport terminal.

## 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 as office buildings. Heliports are commonly found on office building rooftops, on parking decks and in surface parking lots.*

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 primarily developed as office buildings.*

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

*Response: The proposal would not adversely affect the natural environment. The proposal is for a 'Heliport, Public/Private' to be located on the top level of a parking deck and would not result in the removal of trees.*

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

*Response: The property is approved as a mixed-use development, which includes an office component. There are several master plans in the City that allow a 'Heliport, Public/Private' as a permitted or conditional 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 proposal would not have significant impacts on public facilities and services. The proposed use would generate an insignificant number of 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: The proposed Vertiport is associated with Advanced Air Mobility (AAM), which refers to the transport of passengers and cargo short- to medium-range distances using new and emerging aircraft technologies, such as electric vertical takeoff and landing aircrafts (eVTOL).*

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 on office building rooftops, on parking decks and in surface parking lots.*

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

*Response: The subject property is approved for a mixed-use development, which includes an office component. There are several master plans in the City that allow a 'Heliport, Public/Private' as a permitted or conditional use.*

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 'Mixed Use'.*

## 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 Northwinds Summit mixed-use development was developed in compliance with site access development standards with multiple points of access from Haynes Bridge Road and Northwinds Parkway. 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 will be 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 existing and future office uses, with 'Heliports' commonly located on office building rooftops, parking decks, and surface parking lots.*

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 not impede the normal and orderly development of surrounding properties, which are primarily developed and approved as office buildings.*

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 location and character of the 'Heliport' is consistent with the desirable pattern of development in the City. The proposed 'Heliport' use is commonly located on office building rooftops, parking decks, and surface parking lots.*

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: There are no known 'Heliport, Public/Private' locations in the City.*

## CONCURRENCES

Staff has reviewed the applicant's proposal against the review criteria for a master plan amendment and conditional use. The proposed Vertiport would be compatible with the surrounding properties, which are primarily developed and approved as office buildings. 'Heliport, Public/Private' uses are commonly located on office building rooftops, parking decks, as well as surface parking lots. In addition, several existing master plans in the City allow 'Heliport, Public/Private' as a permitted or conditional use.

## CITIZEN PARTICIPATION PLAN

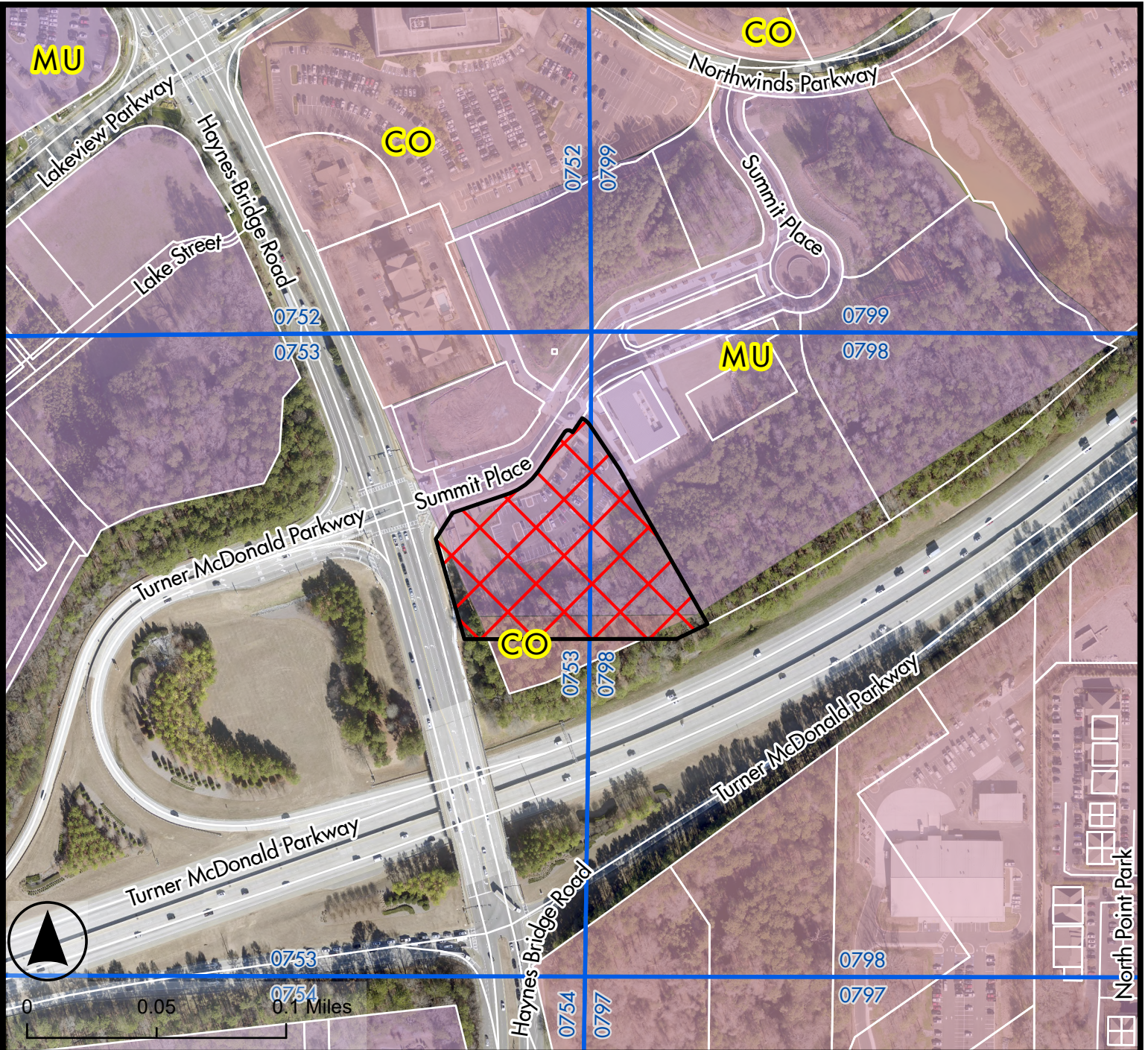
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

## COMMUNITY ZONING INFORMATION MEETING







The CZIM was held on April 9, 2025. There were no public comments.

## IV. ATTACHMENTS:

- Map Series
- CZIM
- Citizen Part B
- Application



Legend

-  MP-25-05 CU -25-07
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits
- Future Land Use 2040
-  Corporate Office
-  Mixed Use

## Future Land Use Map

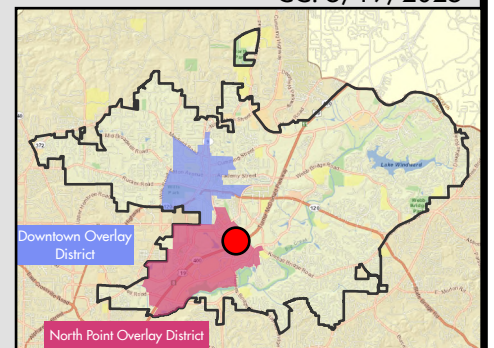
Northwinds Summit Vertiport  
1000 Summit Place

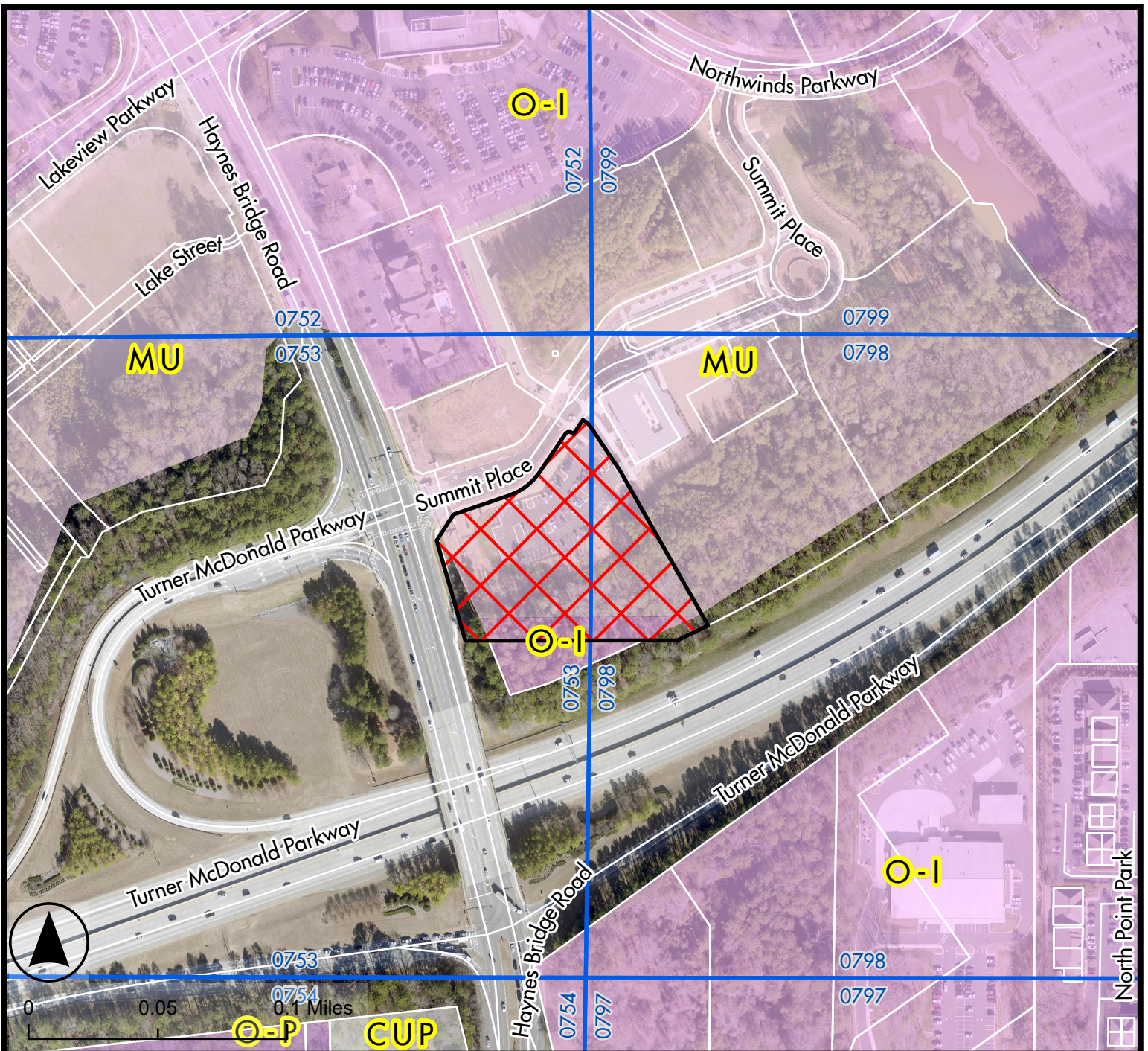
MP-25-05, CU-25-07

D/LL: 1/2/0753, 0798

PC: 5/1/2025

CC: 5/19/2025






**Legend**

- MP-25-05 CU -25-07
- Land Lots
- Tax Parcels
- Alpharetta City Limits
- Zoning District**
- CUP Community Unit Plan
- MU Mixed Use
- O-I Office Institutional
- O-P Office Professional

## Zoning Map

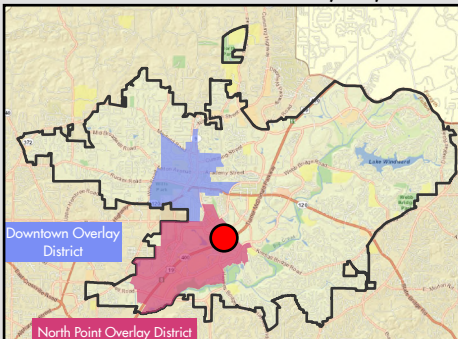
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1000 Summit Place

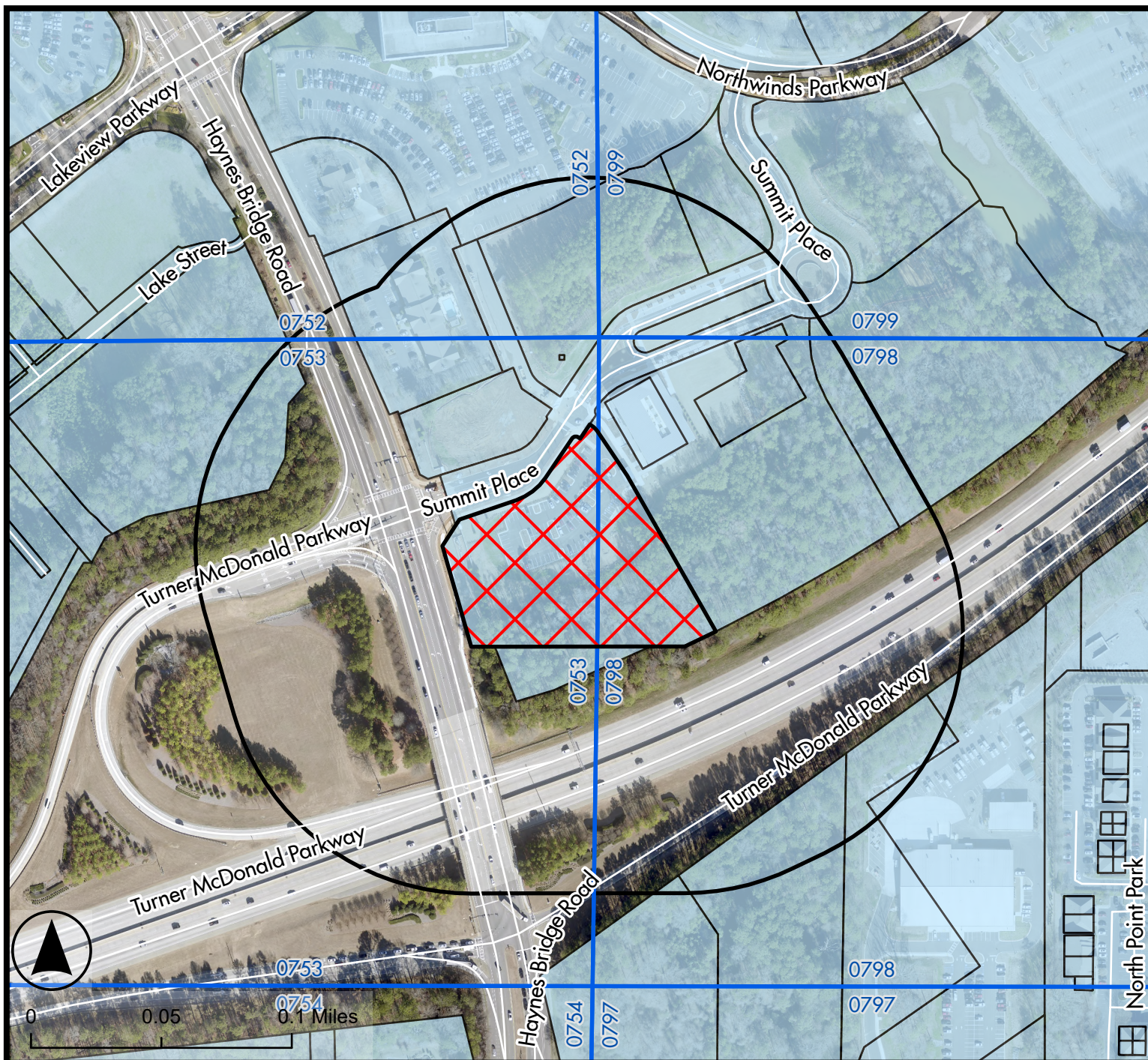







MP-25-05, CU-25-07

D/LL: 1/2/0753, 0798

PC: 5/1/2025  
CC: 5/19/2025





- Legend**
-  MP-25-05 CU -25-07
  -  Land Lots
  -  Tax Parcels
  -  500 ft Buffer
  -  Alpharetta City Limits

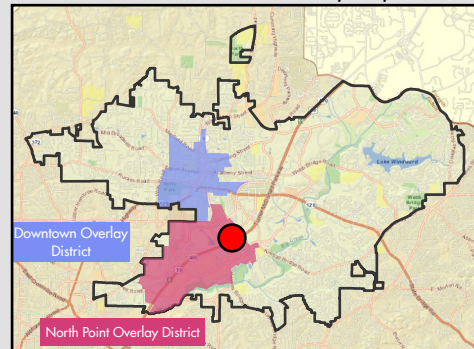
## Location Map

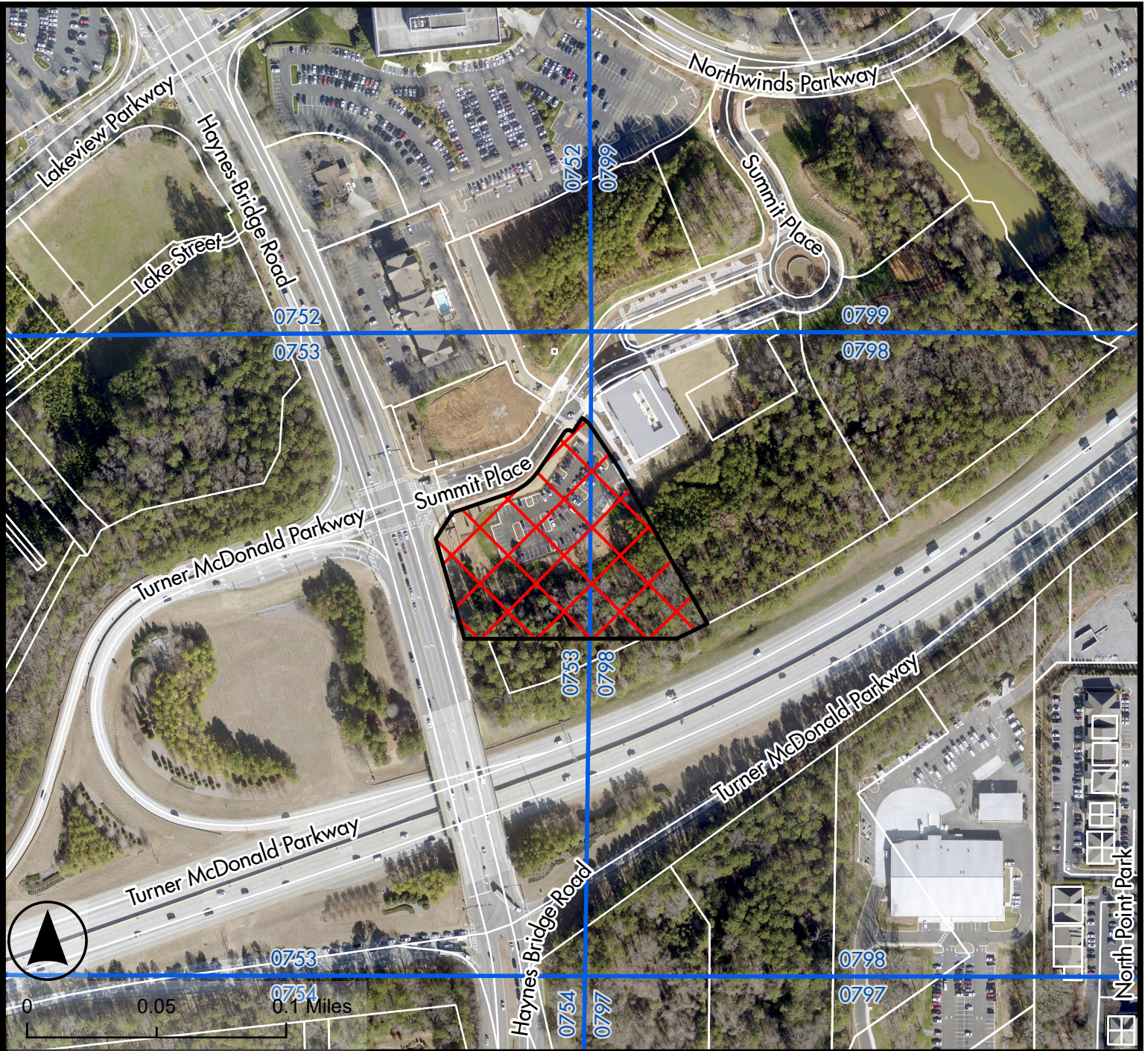
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1000 Summit Place

MP-25-05, CU-25-07





D/LL: 1/2/0753, 0798

PC: 5/1/2025  
CC: 5/19/2025





Legend

-  MP-25-05 CU -25-07
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits

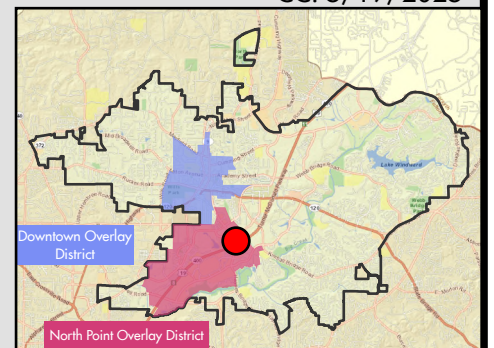
Aerial Map

Northwinds Summit Vertiport  
1000 Summit Place

MP-25-05, CU-25-07

D/LL: 1/2/0753, 0798

PC: 5/1/2025  
CC: 5/19/2025



Community Zoning Information Meeting (CZIM)

April 9, 2025

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

MP-25-05/CU-25-07 Northwinds Summit Vertiport

NAME	ADDRESS	COMMENTS/Email address
	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: Noahwinds Summit, Vertiport

Contact Name: Frances Leed Klee and Kerry Armstrong Telephone: 770 980 0808

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.

There were no comments at the CZIM.

We received no comments from our Public Notification Letter.

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.*

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Letter | <input type="checkbox"/> Personal Visits                     |
| <input type="checkbox"/> Telephone         | <input type="checkbox"/> Group Meeting                       |
| <input type="checkbox"/> Email             | <input type="checkbox"/> Other <i>(Please Specify)</i> _____ |

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.

*Please see attached mailing list*

*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: 2/28/2025

Print Form

[Insert Date]

[Your Name]

[Your Address]

[City, State Zip]

RE: MP-25-05/CU-25-07 Northwinds Summit MP/Vertiport

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 Vertiport on a 4.87-acre property within the Northwinds Summit mixed-use development. A master plan amendment is requested to the Northwinds Summit Master Plan to add 'Heliport, Public/Private' as a conditional use and a conditional use is requested to allow the applicant's proposed 'Heliport, Public/Private' use. The property is located at 1000 Summit Place and is legally described as being located in Land Lots 753 & 798, 1<sup>st</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) for this request will be held on **Wednesday, April 9, 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 May 1, 2025, at 6:30 p.m. and City Council on Monday, May 19, 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 [Insert email address and/or phone number].

Sincerely,

[Insert Your Name]

11385 HAYNES BRIDGE RD ALPHARETTA OWNER LLC  
255 ALHAMBRA CIR STE 760  
MIAMI FL 33134

DEVELOPMENT AUTHORITY OF ALPHARETTA  
2 S MAIN ST  
ALPHARETTA GA 30009

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

FULTON COUNTY BOARD OF EDUCATION  
6201 POWERS FERRY RD NW  
ATLANTA GA 30339

GEORGIA DEPARTMENT OF TRANSPORTATION  
600 W PEACHTREE NW  
ATLANTA GA 30308

HAYNES BRIDGE PARTNERS LLC  
976 W POINT CT  
LITHIA SPRINGS GA 30122

NORTHWIND SUMMIT DEVELOPMENT L P  
3330 CUMBERLAND BLVD STE 300  
ATLANTA GA 30339

NORTHWINDS LAND LLC  
3330 CUMBERLAND BLVD STE 300  
ATLANTA GA 30339

NORTHWINDS SUMMIT L P  
3330 CUMBERLAND BLVD  
ATLANTA GA 30339

P & L SUMMIT BCI L P  
10 GLENLAKE RD NE SUITE 300  
ATLANTA GA 30328

P&L SUMMIT BCI LP  
3330 CUMBERLAND BLVD STE 300  
ATLANTA GA 30339

PLMH NORTHWINDS LP  
3330 CUMBERLAND BLVD SE STE 30  
ATLANTA GA 30339

CURRENT OCCUPANT  
1000 SUMMIT PLACE  
ALPHARETTA GA 30009

Community Zoning Information Meeting (CZIM)

April 9, 2025

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

MP-25-05/CU-25-07 Northwinds Summit Vertiport

NAME	ADDRESS	COMMENTS/Email address
	No	Comments

# CITY OF ALPHARETTA

## PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: 25-05/MP CU-25-07

PH #: \_\_\_\_\_

X

Property Taxes & Code Violations Verified

X

Fee Paid <sup>ET</sup> 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: Frances Land Klee

Telephone: 770 980 0808

Address: 3330 Cumberland Blvd SE

Suite: 300

City: Atlanta

State: GA

Zip: 30339

Fax: \_\_\_\_\_

Mobile Tel: 404 694 9492

Email: fland@popeandland.com

### Subject Property Information:

Address: 1000 Summit Place

Current Zoning: MU

District: 1

Section: 2

Land Lot: 0753 and 0798

Parcel ID: 12 285007530761

Proposed Zoning: MU

Current Use: Parking Lot

### 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): \_\_\_\_\_

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## APPLICANT REQUEST AND INTENT

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

The proposed use for the property is a mixed use development with the additional use of a Vertiport.

As defined in GA House Bill 156, 'Vertiport' means a designated area specifically designed for the landing, takeoff, and servicing of aircraft capable of vertical takeoff and landing. However, the use on this property will be limited to a 'Vertistop' which would only allow for the landing and takeoff for aircraft capable of vertical takeoff and landing making it more akin to a helipad, which is allowed within a Mixed Use zoning district with a conditional use permit.

Applicant's Request (Please itemize the proposal):

The applicant is requesting to add the use of a 'Vertistop' as defined above to the list of allowed uses within Pod A of the "Northwinds Summit" Master Plan as well as a conditional use to allow a vertistop/helipad within a Mixed Use zoning district.

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

This master plan amendment and conditional use is requested in order to allow for the construction of a vertistop at 1000 Summit Place / 12 285007530761.

# PROPERTY OWNER AUTHORIZATION

## Property Owner Information:

Contact Name: Lawrence P. Kelly Telephone: 770 980 0808  
Address: 3330 Cumberland Blvd SE Suite: 300  
City: Atlanta State: GA Zip: 30339

## 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.

- |   |   |
|---|---|
| <input type="checkbox"/> Annexation           | <input type="checkbox"/> Special Use                |
| <input type="checkbox"/> Rezoning             | <input checked="" type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Variance             | <input checked="" type="checkbox"/> Master Plan     |
| <input type="checkbox"/> Land Use Application | <input type="checkbox"/> Other                      |

## Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: \_\_\_\_\_ Telephone: \_\_\_\_\_

Address: \_\_\_\_\_ Suite: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_



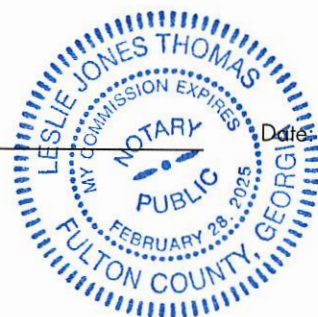
## So Sworn and Attested:

Owner Signature: *Lawrence P. Kelly*

Date: 2/25/2025

## Notary:

Notary Signature: *Leslie Jones Thomas*



Date: 2.25.25

# 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: \_\_\_\_\_

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: \_\_\_\_\_ Position: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

## **Campaign Contribution Information:**

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

Signature: \_\_\_\_\_  


Date: 2-25-2025



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# ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

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How will this proposal be compatible with surrounding properties?

This area is currently served by a MARTA bus line 141 and is shown to have continued service even with the new draft MARTA bus network. This property is directly adjacent to GA 400 a major travel route in this region. The surrounding properties are zoned MU and O-I. There is a direct link to the Alpha Loop trail providing alternative transportation options to other areas in the City. By adding more transportation options with a Vertistop, this will help increase the accessibility to this location and the surrounding properties. All surrounding properties are zoned O-I or MU and which would be consistent with the development and use of this property.

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

By adding a transportation node to an area that is quickly growing in activity and population, it will provide increased access to the area. The surrounding uses and values would not be affected by this additional use. Any potential noise created from the (electric) aircraft capable of vertical take off would not be any greater than the noise generated by GA 400 or Marta bus routes.

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

Currently the Master Plan as written does not allow for a 'Vertistop'. However, given its similarity to a helipad, the property would not be able to developed in a similar way due to a lack of updated terminology within the Master Plan. By adding 'Vertistop' along side helipad as an allowed use with a conditional use permit, it would allow for the property to be developed in a way that aligns with the existing Master Plans and conditions.

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

No increase to population or traffic is expected as a result of the proposal to have an additional use of a Vertistop.

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

The additional use of a vertiport would not have an impact on schools or utilities in the area.

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

This property has a Mixed Use designation in the Future Land Use Map which supports this request. Further, several Alpharetta Comprehensive Plan LU Policies like 8 and 10 call for the creation of activity nodes within mixed use developments in appropriate areas. This request is in line with the goals of those policies.

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

The advancement of flight technology that allow for aircraft to have vertical takeoffs and landings is becoming more available to the commercial market and therefore they should be included with similar uses like that of helipads in terms of locations meant to support simple pick-up and drop-offs of members of the public.

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: Narhwind Summit Vertipart

Contact Name: Frances Land Klee Telephone: 404-694-9492

*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.*

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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.*

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Letter | <input type="checkbox"/> Personal Visits               |
| <input type="checkbox"/> Telephone         | <input type="checkbox"/> Group Meeting                 |
| <input type="checkbox"/> Email             | <input type="checkbox"/> Other <i>(Please Specify)</i> |

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.

Letters will be sent out to each of the impacted property owners to give them the opportunity to comment on the proposal. Correspondence can occur via phone, email or personal meeting, if necessary.

11385 HAYNES BRIDGE RD ALPHARETTA OWNER LLC  
255 ALHAMBRA CIR STE 760  
MIAMI FL 33134

DEVELOPMENT AUTHORITY OF ALPHARETTA  
2 S MAIN ST  
ALPHARETTA GA 30009

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

FULTON COUNTY BOARD OF EDUCATION  
6201 POWERS FERRY RD NW  
ATLANTA GA 30339

GEORGIA DEPARTMENT OF TRANSPORTATION  
600 W PEACHTREE NW  
ATLANTA GA 30308

HAYNES BRIDGE PARTNERS LLC  
976 W POINT CT  
LITHIA SPRINGS GA 30122

NORTHWIND SUMMIT DEVELOPMENT L P  
3330 CUMBERLAND BLVD STE 300  
ATLANTA GA 30339

NORTHWINDS LAND LLC  
3330 CUMBERLAND BLVD STE 300  
ATLANTA GA 30339

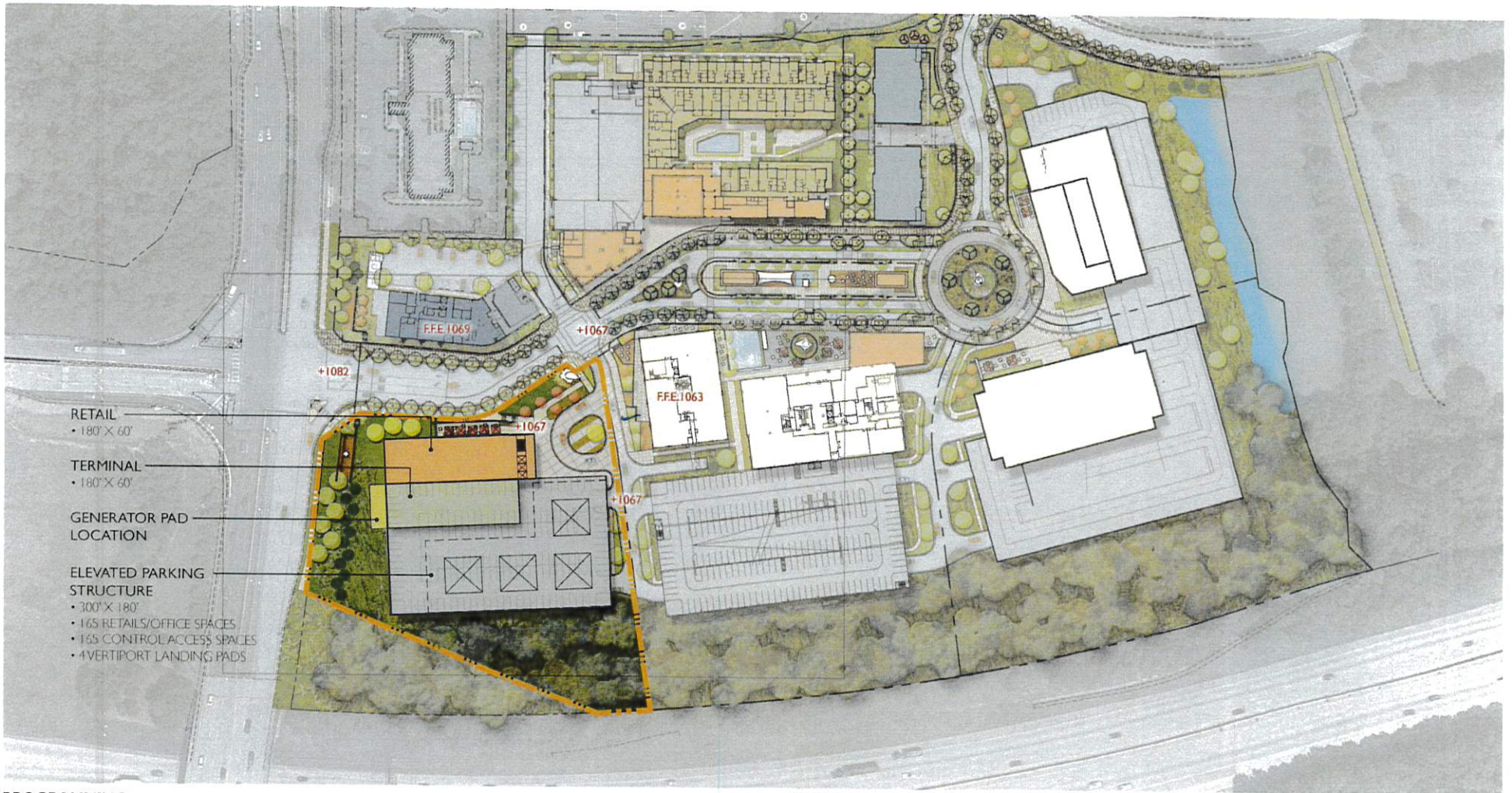
NORTHWINDS SUMMIT L P  
3330 CUMBERLAND BLVD  
ATLANTA GA 30339

P & L SUMMIT BCI L P  
10 GLENLAKE RD NE SUITE 300  
ATLANTA GA 30328

P&L SUMMIT BCI LP  
3330 CUMBERLAND BLVD STE 300  
ATLANTA GA 30339

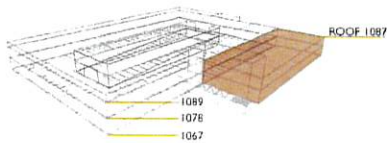
PLMH NORTHWINDS LP  
3330 CUMBERLAND BLVD SE STE 30  
ATLANTA GA 30339

CURRENT OCCUPANT  
1000 SUMMIT PLACE  
ALPHARETTA GA 30009

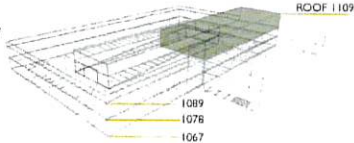


- RETAIL  
• 180' X 60'
- TERMINAL  
• 180' X 60'
- GENERATOR PAD LOCATION
- ELEVATED PARKING STRUCTURE  
• 300' X 180'  
• 165 RETAILS/OFFICE SPACES  
• 165 CONTROL ACCESS SPACES  
• 4 VERTIPORT LANDING PADS

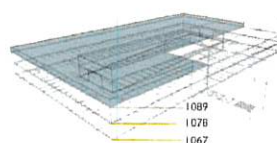
**PROGRAMMING**



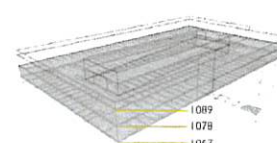
RETAIL  
10,000 SF  
F.E.E. 1067



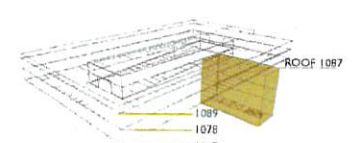
TERMINAL  
10,000 SF  
F.E.E. 1069



VERTIPORT LANDING  
LANDING ELEVATION +1089  
PARKING ELEVATION +1078  
165 SPACES - CONTROL ACCESS



OFFICE/RETAIL PARKING  
PARKING ELEVATION +1067  
94 OFFICE SPACES | 71 RETAIL SPACES

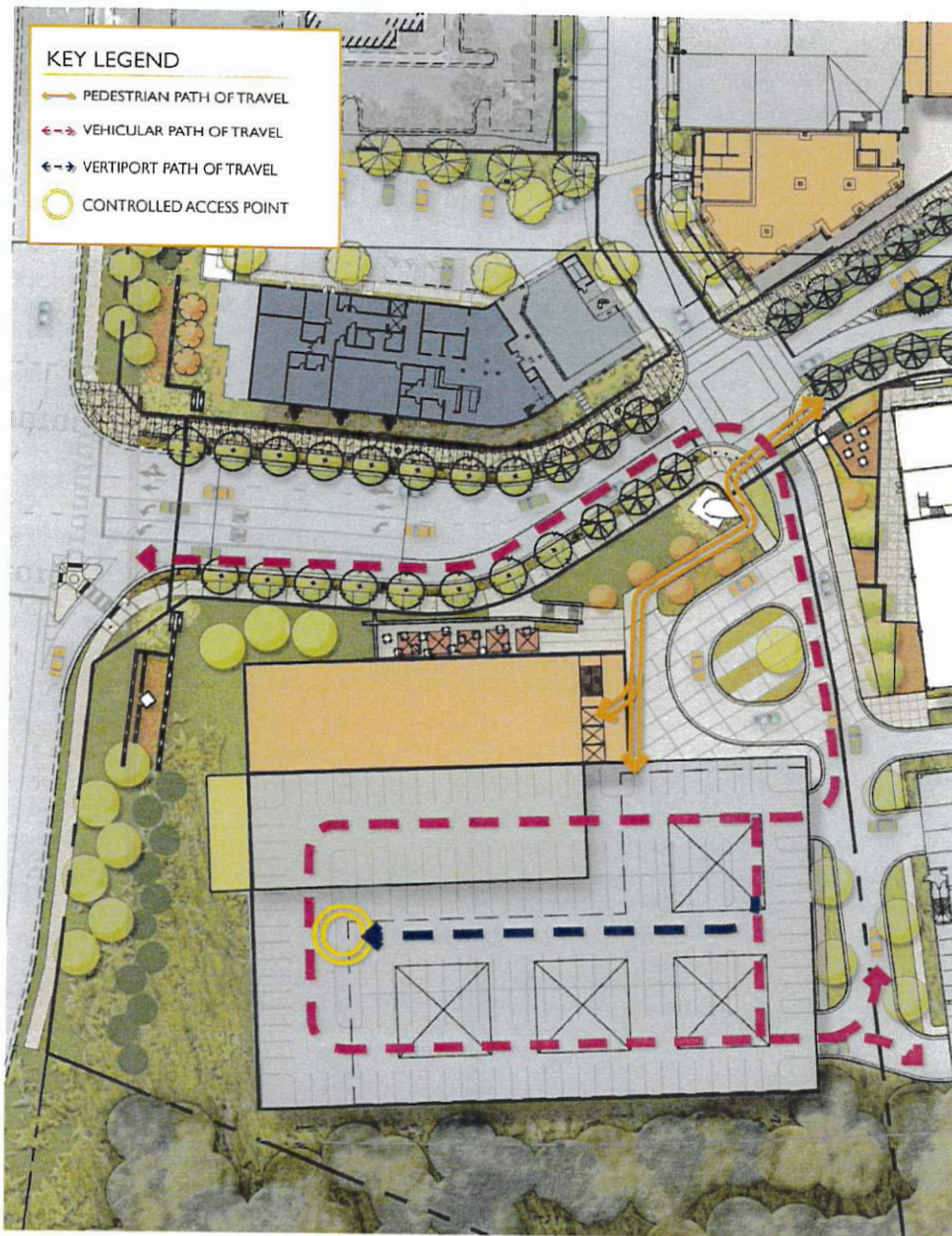


VERTICAL CIRCULATION  
ELEVATOR CAB F.E.E. +1067  
2 TERMINAL ELEVATORS | 2 FREIGHT ELEVATORS

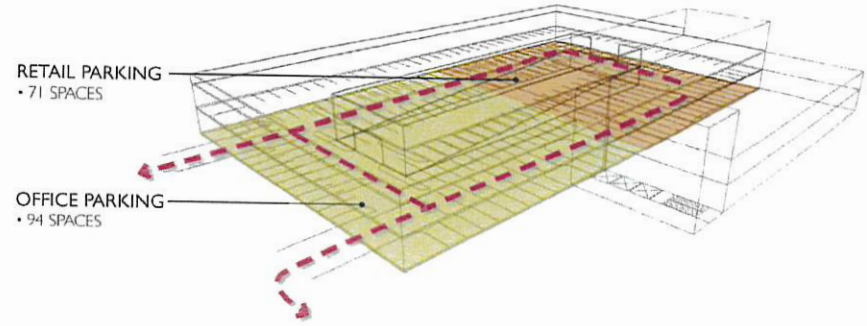


Alpharetta GA  
March 19, 2024

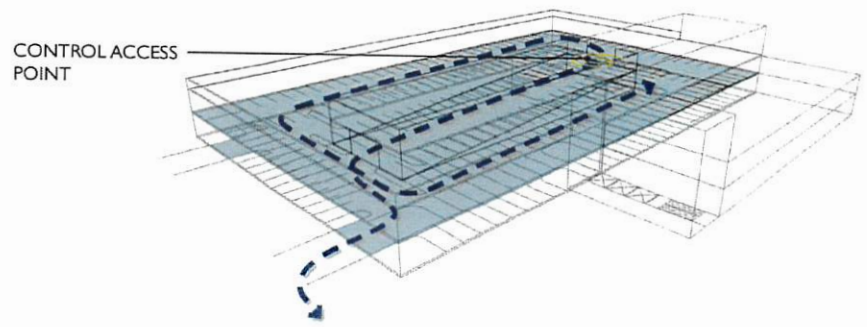
**VERTIPORT**  
LANDING & PARKING DECK STUDY



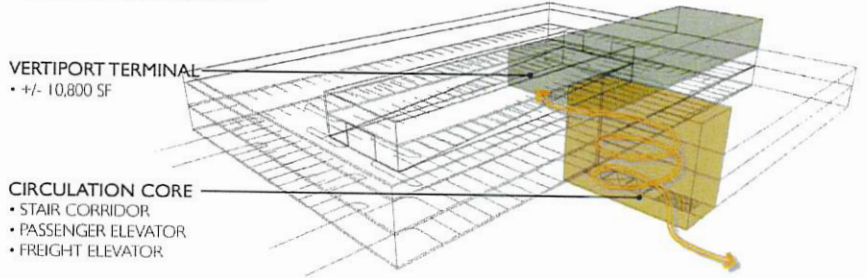
**GROUND FLOOR OFFICE / RETAIL PARKING**  
VEHICULAR PATH OF TRAVEL



**ELEVATED CONTROL ACCESS PARKING**  
VERTIPORT PATH OF TRAVEL



**VERTICAL CIRCULATION**  
PEDESTRIAN PATH OF TRAVEL FROM GROUND LEVEL TO ELEVATED TERMINAL



Alpharetta, GA  
March 19, 2024

**VERTIPORT**  
LANDING & PARKING DECK STUDY

**LEGAL DESCRIPTION**

All that part or parcel of land lying and being in Land Lots 752, 753, 798, and 799 of the 1st District, 2nd Section 0-1 of the County of Fulton, Georgia, and being more particularly described as follows: Commencing at a concrete monument found at the intersection of the Northern right-of-way of Georgia Highway 400...

At that part or parcel of land lying and being in Land Lot 752 of the 1st District, 2nd Section 0-1 of the County of Fulton, Georgia, and being more particularly described as follows: Commencing at a point at the intersection of the Northern right-of-way of GA Highway 400...

At that part or parcel of land lying and being in Land Lot 752 of the 1st District, 2nd Section 0-1 of the County of Fulton, Georgia, and being more particularly described as follows: Commencing at a point at the intersection of the Northern right-of-way of GA Highway 400...

At that part or parcel of land lying and being in Land Lot 752 of the 1st District, 2nd Section 0-1 of the County of Fulton, Georgia, and being more particularly described as follows: Commencing at a point at the intersection of the Northern right-of-way of GA Highway 400...

At that part or parcel of land lying and being in Land Lot 752 of the 1st District, 2nd Section 0-1 of the County of Fulton, Georgia, and being more particularly described as follows: Commencing at a point at the intersection of the Northern right-of-way of GA Highway 400...

At that part or parcel of land lying and being in Land Lot 752 of the 1st District, 2nd Section 0-1 of the County of Fulton, Georgia, and being more particularly described as follows: Commencing at a point at the intersection of the Northern right-of-way of GA Highway 400...

At that part or parcel of land lying and being in Land Lot 752 of the 1st District, 2nd Section 0-1 of the County of Fulton, Georgia, and being more particularly described as follows: Commencing at a point at the intersection of the Northern right-of-way of GA Highway 400...

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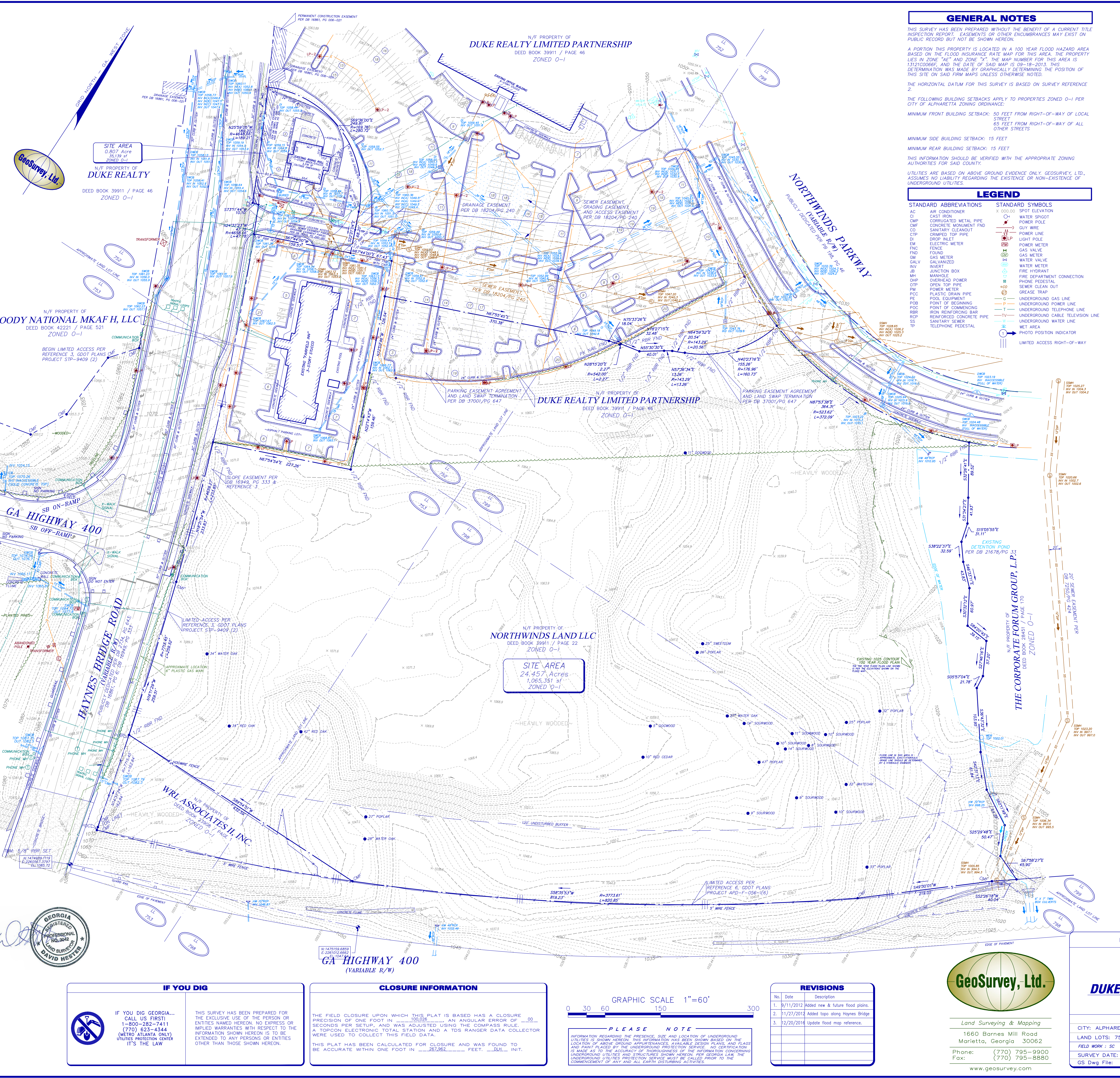
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At that part or parcel of land lying and being in Land Lot 752 of the 1st District, 2nd Section 0-1 of the County of Fulton, Georgia, and being more particularly described as follows: Commencing at a point at the intersection of the Northern right-of-way of GA Highway 400...



**TITLE EXCEPTIONS**

- 1. Declaration of Covenants, Conditions and Restrictions for Northwinds Business Association by Northwind Realty Corporation, a Delaware corporation, as agent for Dielera Investments Limited, dated April 29, 1994, filed for record May 2, 1994 at 12:01 p.m., recorded in Deed Book 18204, Page 154, Records of Fulton County, Georgia, assigned by Assignment and Assumption Agreement by and between Northwind Realty Corporation, a Delaware corporation, in its own corporate capacity and in its capacity as Agent for Dielera Investments Limited and Page & Land Northwind, L.L.C., a Georgia limited liability company, recorded in Deed Book 20291, Page 176, aforesaid Records; as further supplemented by First Supplementary Declaration of Covenants, Conditions and Restrictions for Northwind Business Association by Page & Land Northwind, L.L.C., a Georgia limited liability company, recorded in Deed Book 20282, Page 175, aforesaid Records; as further supplemented by Second Supplementary Declaration of Covenants, Conditions and Restrictions for Northwind Business Association by Page & Land Northwind, L.L.C., a Georgia limited liability company, recorded in Deed Book 20688, Page 78, aforesaid Records; as further supplemented by Third Supplementary Declaration of Covenants, Conditions and Restrictions for Northwind Business Association by Page & Land Northwind, L.L.C., a Georgia limited liability company, recorded in Deed Book 21045, Page 93, aforesaid Records; as further supplemented by Fourth Supplementary Declaration of Covenants, Conditions and Restrictions for Northwind Business Association by Page & Land Northwind, L.L.C., a Georgia limited liability company, recorded in Deed Book 21678, Page 30, aforesaid Records; as further supplemented by Fifth Supplementary Declaration of Covenants, Conditions and Restrictions for Northwind Business Association by Page & Land Northwind, L.L.C., a Georgia limited liability company, recorded in Deed Book 22679, Page 33, aforesaid Records; as further supplemented by Sixth Supplementary Declaration of Covenants, Conditions and Restrictions for Northwind Business Association by Page & Land Northwind, L.L.C., a Georgia limited liability company, recorded in Deed Book 22979, Page 33, aforesaid Records; as further supplemented by Seventh Supplementary Declaration of Covenants, Conditions and Restrictions for Northwind Business Association by Page & Land Northwind, L.L.C., a Georgia limited liability company, recorded in Deed Book 23607, Page 308, aforesaid Records; but limiting any restriction based on race, color, religion, sex, national origin, or national origin unless (a) is exempt under Chapter 42, section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons. AFFECTS SITE.

**IF YOU DIG**

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREIN. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREIN IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREIN.

**CLOSURE INFORMATION**

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN SECONDS PER SETUP. AND WAS ADJUSTED USING THE COMPASS RULE. A TOPCON ELECTRONIC TOTAL STATION AND A TDS RANGER DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

**REVISIONS**

No.	Date	Description
1.	9/11/2012	Added new & future flood plains.
2.	11/27/2012	Added tops along Haynes Bridge Road.
3.	12/20/2016	Update flood map reference.

**IF YOU DIG GEORGIA...**

IF YOU DIG GEORGIA... IT'S THE LAW. 1-800-282-7411. (770) 623-4344. UTILITIES PROTECTION CENTER.

**PLEASE NOTE**

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 262,952 FEET, 0.004 INCH.

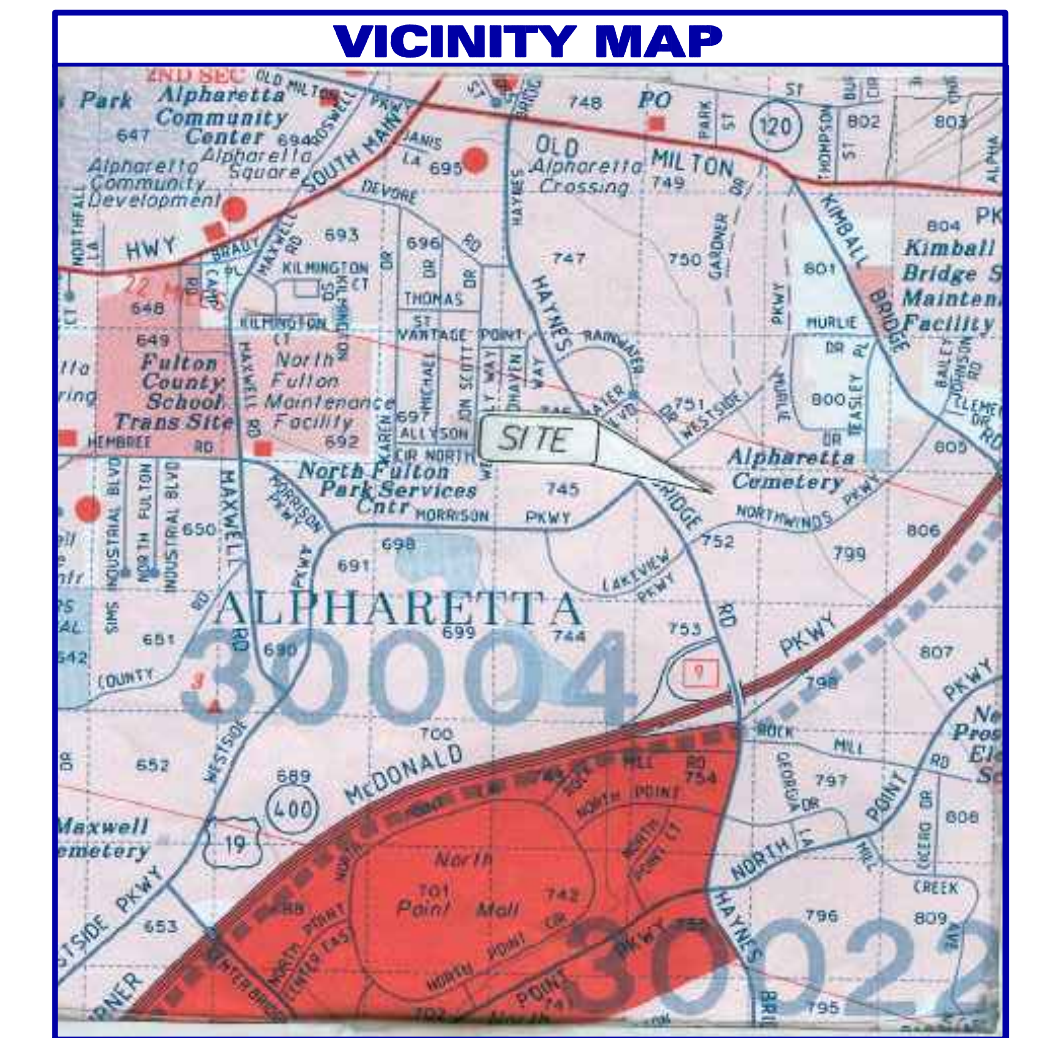
**GENERAL NOTES**

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

**LEGEND**

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	SPOT ELEVATION
CD CAST IRON	WATER SPOT
CM CORRUGATED METAL PIPE	POWER POLE
CM CONCRETE MONUMENT FND	QUY WIRE
CD SANITARY CLEANOUT	POWER LINE
CD CHIMNEY TOP PIPE	POWER METER
CD DRAIN INLET	POWER METER
CD FLOORING METER	POWER METER
CD FENC	POWER METER
CD FND	POWER METER
CD GM GAS METER	POWER METER
CD GALL SALVANIZED	POWER METER
CD INV INVERT	POWER METER
CD JBX JUNCTION BOX	POWER METER
CD MHH MANHOLE	POWER METER
CD OHP OVERHEAD POWER	POWER METER
CD OFP OPEN TOP PIPE	POWER METER
CD PM POWER METER	POWER METER
CD PDC PLASTIC DRAIN PIPE	POWER METER
CD PE POLY EQUIPMENT	POWER METER
CD PWB POINT OF BEGINNING	POWER METER
CD POC POINT OF COMMENCING	POWER METER
CD RFR REINFORCING BAR	POWER METER
CD RCP REINFORCED CONCRETE PIPE	POWER METER
CD SSW SANITARY SEWER	POWER METER
CD TP TELEPHONE PEDESTAL	POWER METER

**VICINITY MAP**



**TITLE EXCEPTIONS**

- 3. Declaration of Covenants, Conditions and Restrictions for Northwinds Business Association by Northwind Realty Corporation, a Delaware corporation, as agent for Dielera Investments Limited, dated April 29, 1994, filed for record May 2, 1994 at 12:01 p.m., recorded in Deed Book 18204, Page 154, Records of Fulton County, Georgia, assigned by Assignment and Assumption Agreement by and between Northwind Realty Corporation, a Delaware corporation, in its own corporate capacity and in its capacity as Agent for Dielera Investments Limited and Page & Land Northwind, L.L.C., a Georgia limited liability company, recorded in Deed Book 20291, Page 176, aforesaid Records; as further supplemented by First Supplementary Declaration of Covenants, Conditions and Restrictions for Northwind Business Association by Page & Land Northwind, L.L.C., a Georgia limited liability company, recorded in Deed Book 20282, Page 175, aforesaid Records; as further supplemented by Second Supplementary Declaration of Covenants, Conditions and Restrictions for Northwind Business Association by Page & Land Northwind, L.L.C., a Georgia limited liability company, recorded in Deed Book 21045, Page 93, aforesaid Records; as further supplemented by Third Supplementary Declaration of Covenants, Conditions and Restrictions for Northwind Business Association by Page & Land Northwind, L.L.C., a Georgia limited liability company, recorded in Deed Book 21678, Page 30, aforesaid Records; as further supplemented by Fourth Supplementary Declaration of Covenants, Conditions and Restrictions for Northwind Business Association by Page & Land Northwind, L.L.C., a Georgia limited liability company, recorded in Deed Book 22679, Page 33, aforesaid Records; as further supplemented by Fifth Supplementary Declaration of Covenants, Conditions and Restrictions for Northwind Business Association by Page & Land Northwind, L.L.C., a Georgia limited liability company, recorded in Deed Book 22979, Page 33, aforesaid Records; as further supplemented by Sixth Supplementary Declaration of Covenants, Conditions and Restrictions for Northwind Business Association by Page & Land Northwind, L.L.C., a Georgia limited liability company, recorded in Deed Book 23607, Page 308, aforesaid Records; but limiting any restriction based on race, color, religion, sex, national origin, or national origin unless (a) is exempt under Chapter 42, section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons. AFFECTS SITE.

GeoSurvey, Ltd. Land Surveying & Mapping. 1660 Barnes Mill Road, Marietta, Georgia 30062. Phone: (770) 795-9900. Fax: (770) 795-8880. www.geosurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY FOR NORTHWINDS LAND LLC. DUKE REALTY LIMITED PARTNERSHIP. CITY: ALPHARETTA. SITE INFORMATION: COUNTY: FULTON. STATE: GEORGIA. LAND LOTS: 752, 753, 798, 799. DISTRICT: 1st. SECTION: 2nd. FIELD WORK: SC. PROJ. MGR: DLH. REVISION: 707. SURVEY DATE: NOVEMBER 8, 2007. DRAWING SCALE: 1" = 60'. GS Dwg File: 20042059-TOP0.dwg. GS Job No.: 20042059.