



PLANNING COMMISSION MEETING JUNE 5, 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 5.1.25
4. **ITEMS FROM BOARD MEMBERS**
5. **ITEMS FROM STAFF**
6. **PUBLIC HEARING**
 - a. **Public Hearing Procedure**
 - b. **CU-25-09 Chung's Taekwondo Academy**

Consideration of a conditional use to allow a 'School, Commercial' for Chung's Taekwondo Academy. A conditional use is required to allow a 'School, Commercial' in the O-P (Office-Professional) zoning district. The property is located at 480 North Main Street, Suite 216 and is legally described as being located in Land Lot 1180, 2nd District, 2nd Section, Fulton County, Georgia.
 - c. **V-25-09/E-25-05 Dogwood Square**

Consideration of a parking special exception to reduce parking and a variance to gate a private street for a senior living community located in the Downtown Overlay. A parking special exception is requested from Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 2.4.1(B) to reduce parking and a variance is requested from UDC Appendix A: Alpharetta Downtown Code Subsection 2.2.2 (E) to gate a private street. The property is located at 555 Janis Lane and is legally described as being located in Land Lots 695 & 696, 1st District, 2nd Section, Fulton County, Georgia.
 - d. **CLUP-25-05/Z-25-05 Wooten Tract Townhomes**

This request has been deferred by the applicant and will not be considered at the June 5, 2025 Planning Commission meeting.

Consideration of a comprehensive land use plan amendment and rezoning to allow 67 'For-Sale' townhomes on 10.19 acres. A comprehensive land use plan amendment is requested from 'Mixed Use' to 'High Density Residential' and a rezoning is requested from O-I (Office-Institutional) to R-10M (Dwelling, 'For-Rent' or 'For-Sale', Residential). The property is located at 0 North Fulton Expressway and is legally described as being located in Land Lot 609, 1st District, 2nd Section, Fulton County, Georgia.
7. **ADJOURNMENT**



PLANNING COMMISSION MEETING UNOFFICIAL MINUTES MAY 1, 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 Zurinskas (Vice- Chair)
- Katie Reeves
- Jill Reynolds
- Todd Stratton

Commissioners Absent

- William Perkins
- Jeremy Scott

Staff Members Present

- Kathi Cook, Director of Community Development
- Michael Woodman, Planning & Development Services Manager
- Joel Carnow, GIS Specialist Special Projects Manager
- Elle Taylor, Planning & Zoning Coordinator

3. APPROVAL OF MEETING MINUTES

a. Meeting Minutes of April 3, 2025

- ❖ Vice Chair Zurinskas offered a motion to approve.
 - Commissioner Reynolds seconded the motion.
 - The motion carried (4-0-1) (Reeves)

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 was deferred until Thursday, July 10, 2025. It was not considered at this meeting.

c. PH-25-03 Unified Development Code Text Amendments – Zoning Districts and Permitted Use Districts and Regulations

This item was deferred until Thursday, July 10, 2025. It was not considered at this meeting.

d. CU-25-08 VPP Animal Hospital

Michael Woodman, Planning & Development Services Manager, presented 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.

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-I (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.

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.

Conditional Use Criteria

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.

The property is in compliance with regard to refuse areas, loading and service areas, off-street parking, and buffers and screening.

The proposed use would be compatible with the surrounding 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.

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.

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.

Staff 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.

There was discussion from the Commission:

- 12 Animal Hospitals in Alpharetta.
- Hours of Operations.

Applicant presented:

- Agreed to Staff Conditions.
- Working on Sound details.
- Pet Relief Area.

There was discussion from the Commission:

- Distinction between hospital and Clinic.

There was no Public Comment.

- ❖ Vice-Chair Zurinkas offered a motion to approve.
 - Commissioner Reeves seconded the motion.
 - The motion carried (5-0)

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

Kathi Cook, Director of Community Development, presented 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.

The submitted request, if approved, would allow a 'Heliport, Public/Private' use for the applicant's Vertiport 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 Vertiport. There are no current development plans to construct the Vertiport 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 Heliport 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.

Standards for Master Plan Amendments.

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.

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.

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).

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.

The zoning proposal is consistent with the comprehensive land use plan designation of the property, which is 'Mixed Use'.

Conditional Use Review Criteria

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.

The property will be in compliance with regard to refuse areas, loading and service areas, off-street parking, and buffers and screening

The proposed use would not impede the normal and orderly development of surrounding properties, which are primarily developed and approved as office buildings.
There are no known 'Heliport, Public/Private' locations in the City.

Staff's recommendation is to Approve MP-25-05/CU-25-07 Vertiport/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 Vertiport 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.

Kerry Armstrong presented for the Applicant:

- eVTOL Aircraft.
- Advanced Air Mobility.
- Great win for the Community.
- Public Air Space.
- Pricing Similar to an UBER Black.
- May need to do a text amendment.

There was no Public Comment.

❖ Vice -Chair Zurinkas offered a motion to approve subject to the following conditions as presented.

- Commissioner Stratton seconded the motion.
- The motion carried (5-0)

7. ADJOURNMENT

Chair Francis adjourned the meeting at 7:05 p.m.



PLANNING COMMISSION MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: CU-25-09 CHUNG'S TAEKWONDO ACADEMY

PLANNING COMMISSION: JUNE 5, 2025
CITY COUNCIL: JUNE 23, 2025

II. STAFF RECOMMENDATION:

Approve CU-25-09 Chung's Taekwondo Academy, subject to the following conditions:

1. 'School, Commercial' shall be added as a conditional use at 480 North Main Street, Suite 216 and limited to no more than 2,200 square feet.
2. Conditional use approval shall be limited to Chung's Taekwondo Academy; no additional 'School, Commercial' use or subleasing shall be permitted within the approved space.
3. 'School, Commercial' shall be limited to a martial arts studio and after-school program.
4. Hours of operation shall be Monday – Friday 10:00 AM – 8:30 PM and Saturday 10:00 AM – 3:00 PM.
5. Signage used for the business shall be submitted to DRB and in compliance with the City's Sign Code.

III. REPORT IN BRIEF:

The applicant, Eui Hwang Chung, is requesting a conditional use to allow 'School, Commercial' in a 2,200 square foot suite in an existing shopping center for Chung's Taekwondo Academy. The business is a martial arts school. The subject property is located at 480 North Main Street, Suite 216 on the west side of North Main Street just south of Canton Street.

DISCUSSION

The submitted request, if approved, would allow Chung's Taekwondo Academy to operate a 'School, Commercial' use in a 2,200 square foot suite in an existing shopping center. The business is a martial arts school. The subject property is located at 480 North Main Street, Suite 216 on the west side of North Main Street just south of Canton Street.

The property is zoned O-P (Office-Professional) and is developed with a two (2) story, 8,251 square foot building (Main Street Walk). Surrounding properties are zoned C-1 (Neighborhood Commercial) to the north and south, R-15 (Dwelling, 'For-Sale', Residential) to the west, and C-2 (General Commercial) to the east. Main Street Walk is located to the north, Surrey Place is located to the west, Joseph & Friends Hair Salon is located to the south, and an undeveloped commercial property is located to the east. The comprehensive land use plan designation of the property is 'Mixed Use Live Work', which supports the applicant's proposal.

According to the application, Chung's Taekwondo Academy is a martial arts school in operation since 1989. The business offers an after-school program and martial arts classes for children, teens, and adults.

Chung's Taekwondo Academy has an existing location at 12915 Highway 9, which will be closed and relocated to the proposed location. Hours of operation are proposed to be Monday – Friday 10:00 AM – 8:30 PM and Saturday 10:00 AM – 3:00 PM. The applicant anticipates approximately two (2) employees.

SITE PLAN

Chung's Taekwondo Academy is proposed in a 2,200 square feet suite on the 2nd floor of the two (2) story building. The applicant does not propose any changes to the site or building. There are approximately 166 parking spaces on the property. The Unified Development Code (UDC) parking requirements for the proposed use is the same as the requirement for a shopping center under 50,000 square feet. The applicant's proposal is supported by a sufficient amount of parking.

TRAFFIC

Staff estimates that the proposed use will generate approximately three (3) AM Peak Hour trips and nine (9) PM Peak Hour trips.

CONDITIONAL USE REVIEW CRITERIA

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

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

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

Response: The property has one (1) point of access from North Main Street. The proposed use would not impact vehicular and pedestrian safety.

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

Response: The above-referenced improvements are provided on the subject property.

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

Response: The proposal would not adversely affect the existing use or usability of adjacent or nearby properties, which are primarily developed with commercial and office uses.

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

Response: Not applicable.

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

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

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

Response: The location and character of the proposed use is consistent with the development of adjacent or nearby properties, which are primarily developed with commercial and office uses.

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

Response: The nearest similar martial arts school is the applicant's business located at 12915 Highway 9, which is approximately 1.3 miles northeast of the applicant's proposed location. There are no conflicting uses in the area.

CONCURRENCES

Staff has reviewed the applicant's proposal against the review criteria for a conditional use. The proposal would not adversely affect the existing use or usability of adjacent or nearby properties, which are primarily developed with commercial and office uses. Similar uses, such as a dance studio, have been permitted to operate at Main Street Walk.

CITIZEN PARTICIPATION PLAN

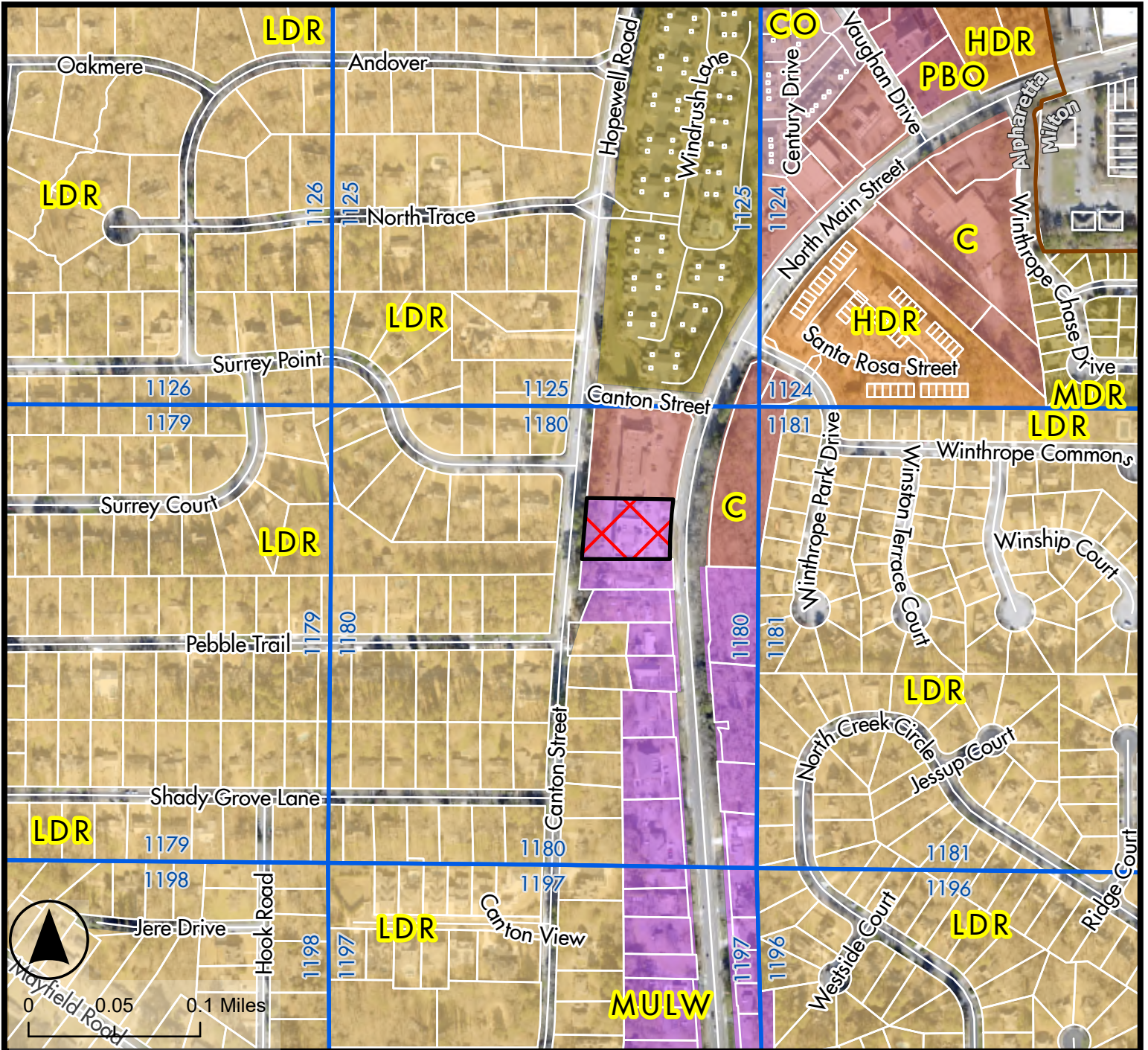
The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no public comments were received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on May 14, 2025. There were no public comments.

IV. ATTACHMENTS:

- Map Series
- CZIM
- Citizen Part B
- Application



- Legend**
- CU-25-09
 - Land Lots
 - Tax Parcels
 - Alpharetta City Limits
- Future Land Use 2040**
- Commercial
 - Corporate Office
 - High Density Residential
 - Low Density Residential
 - Medium Density Residential
 - Mixed Use Live Work
 - Professional Business Office
 - Public, Institutional, Education

Future Land Use Map

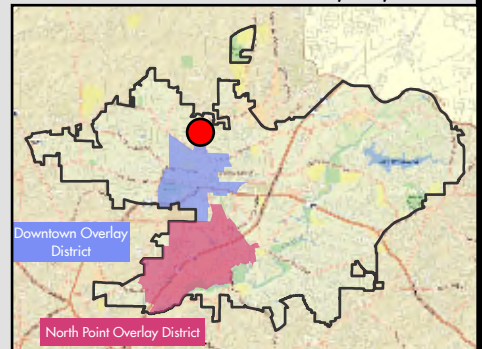
Chung's Tae Kwon Do Academy 480 North Main Street

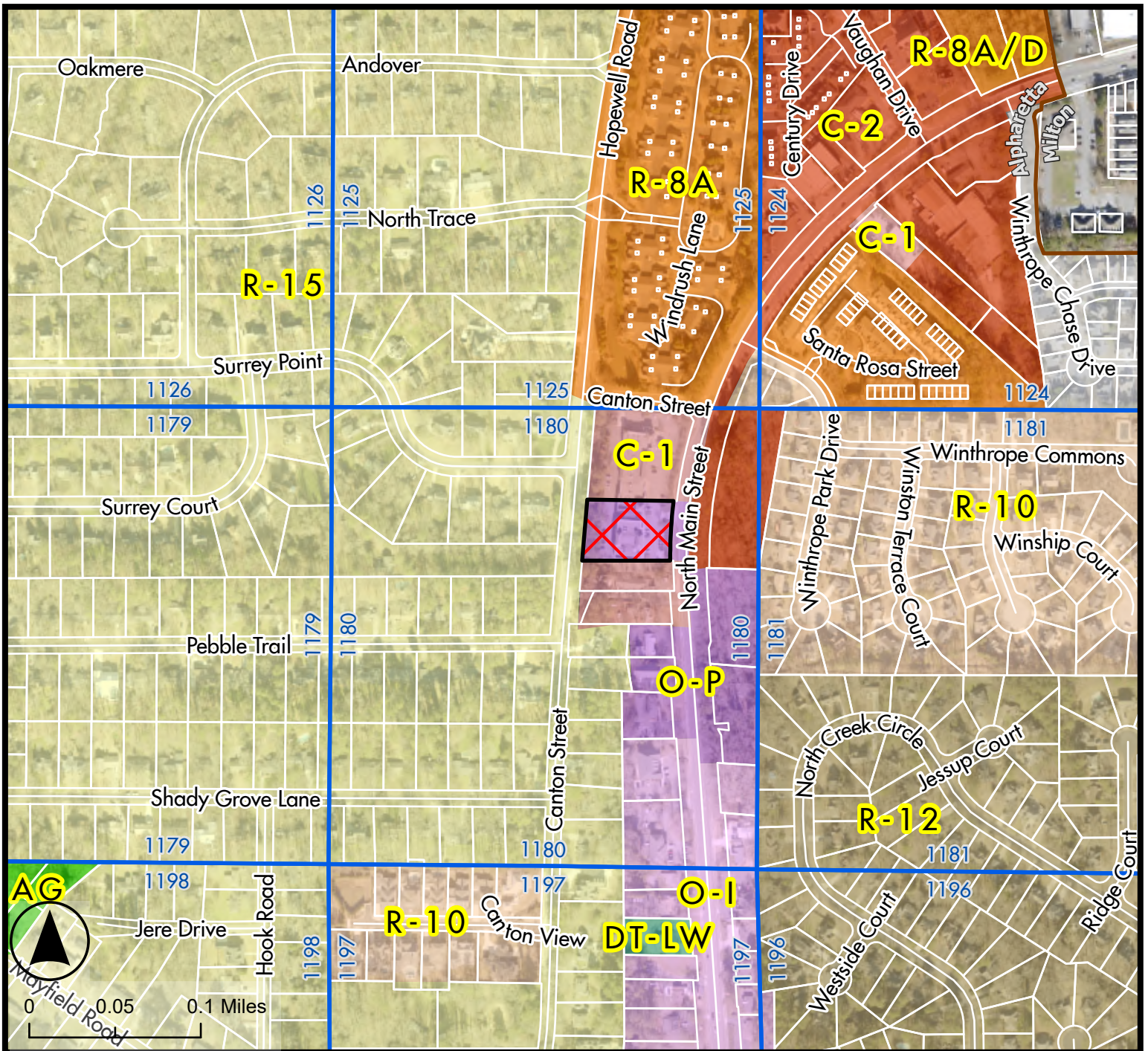
CU-25-09

D/LL: 2/2/1180

PC: 6/5/2025

CC: 6/23/2025





- Legend**
- CU-25-09
 - Land Lots
 - Tax Parcels
 - Alpharetta City Limits
- Zoning District**
- AG Agriculture
 - C-1 Neighborhood Commercial
 - General Commercial
 - CUP Community Unit Plan
 - DT-LW Downtown Live Work
 - O-I Office Institutional
 - O-P Office Professional
 - R-10 Single Family Detached Residential
 - R-12 Single Family Detached Residential
 - R-15 Single Family Detached Residential
 - R-8A Single Family Attached Residential (Medium Density)
 - R-8A/D Single Family Attached/Detached Residential

Zoning Map

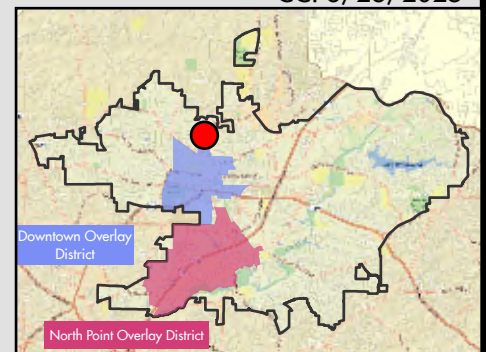
Chung's Tae Kwon Do Academy
480 North Main Street

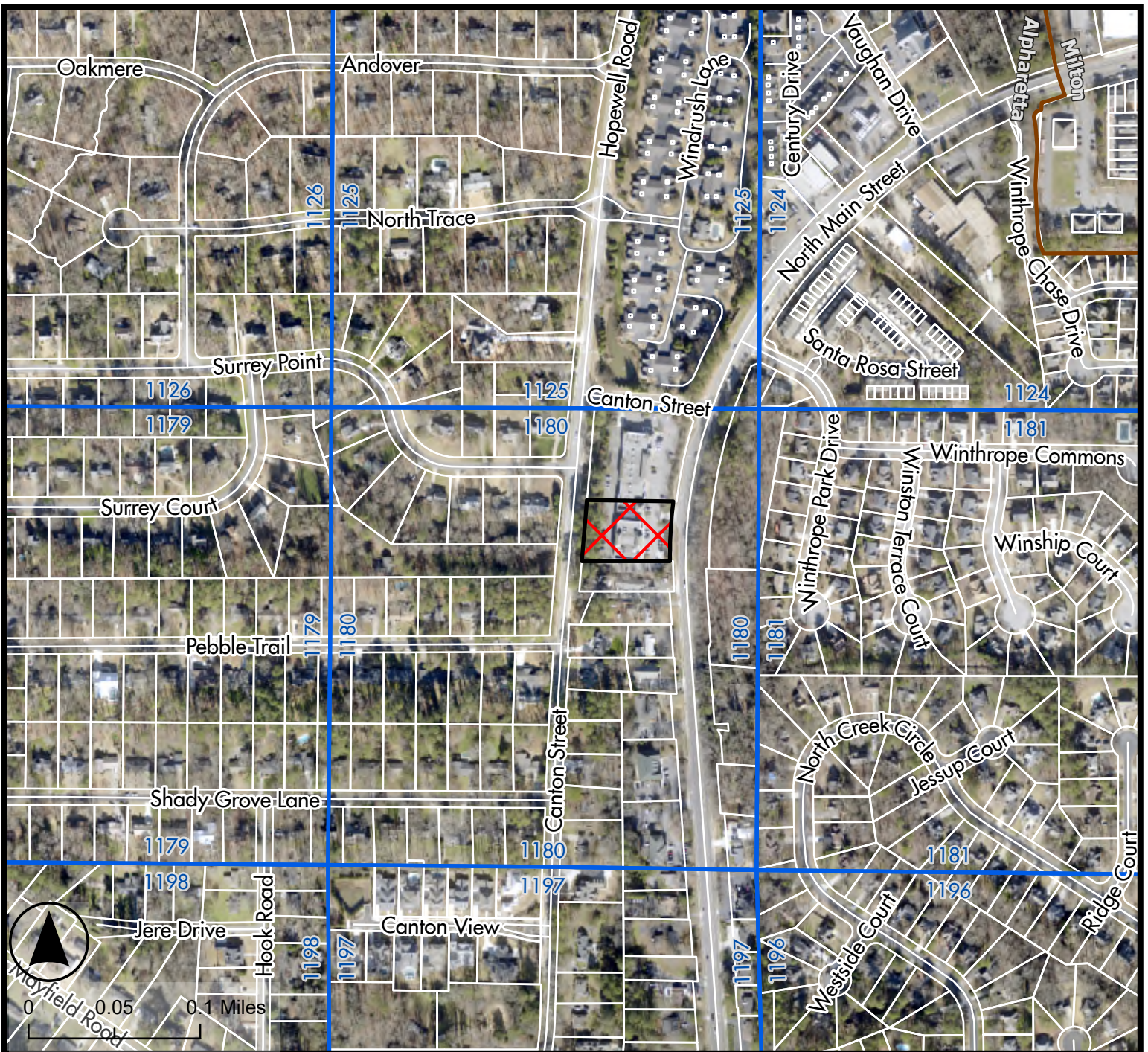
CU-25-09

D/LL: 2/2/1180





PC: 6/5/2025

CC: 6/23/2025






Legend

-  CU-25-09
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits

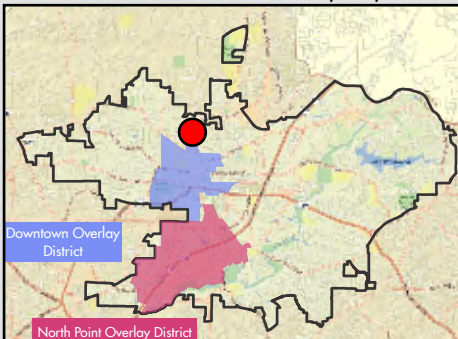
Aerial Map

Chung's Tae Kwon Do Academy
480 North Main Street

CU-25-09
D/LL: 2/2/1180
PC: 6/5/2025
CC: 6/23/2025



THE CITY OF
ALPHARETTA
GEORGIA



Downtown Overlay District
North Point Overlay District

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: Chung's Taekwondo Academy

Contact Name: Mr. Chung Telephone: 305- 725-0577

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.

We have not received any comments. We will provide the City with any comments we receive.

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:  Date: 5/22/25

Print Form

GANT DEREK & GANT SHAWN
100 PEBBLE TRL
ALPHARETTA GA 30009

NEESE LEAH M & ASHWELL REUBEN T
100 PEBBLE TRL
ALPHARETTA GA 30009

CLAYBORN DANIEL & CLAYBORN FELICIA
1005 WINTHROPE PARK DR
ALPHARETTA GA 30009

SEABAUGH MICHELLE L
1015 WINTHROPE PARK DR
ALPHARETTA GA 30009

MELMAN DIANA
1025 WINTHROPE PARK DR
ALPHARETTA GA 30009

CURTIS JACKSON SANDRA A ET AL
1030 WINTHROPE PARK DR
ALPHARETTA GA 30009

GROSSMAN SANDRA E
1040 WINTHROPE PARK DR
ALPHARETTA GA 30004

FOSTER JULIANA MARY &
CHAD EVERETTE
1045 WINTHROPE PARK DR
ALPHARETTA GA 30009

379 MAIN LLC
1049 SAINT LILY PL
MARIETTA GA 30068

479 MAIN LLC
1049 SAINT LILY PL
MARIETTA GA 30068

WILLIAMS JOSEPH & ROSE
105 PEBBLE TRL
ALPHARETTA GA 30009

TOMLINSON JOHN E & KAREN A
1050 WINTHROPE PARK DR
ALPHARETTA GA 30004

UDDIN NASIR
1055 WINTHROPE PARK DR
ALPHARETTA GA 30009-2385

BOZANOVIC DUSKO & DANICA
1060 WINTHROPE PARK DR
ALPHARETTA GA 30004

BURGIN CAROLYN M
1070 WINTHROPE PARK DR
ALPHARETTA GA 30004

PHILLIP & TANYA L MAGNON
REVOCABLE TRUST THE
1075 WINTHROPE PARK DR
ALPHARETTA GA 30009

TEAL JULIUS
1085 WINTHROPE PARK DR
ALPHARETTA GA 30009

WILLIAMS MONIQUE
1090 WINTHROPE PARK DR
ALPHARETTA GA 30009

WANG PEIGENG
1095 WINTHROPE PARK DR
ALPHARETTA GA 30009

GUENTHER BONNIE L & SIEGFRIED O
1105 WINTHROPE PARK DR
ALPHARETTA GA 30004

CAL ESTATE HOLDINGS LLC
11100 ATLANTIS PL
ALPHARETTA GA 30022

REGAN MALIHEH L
1115 WINTHROPE PARK DR
ALPHARETTA GA 30009

EVES DEBORAH E
115 PEBBLE TRL
ALPHARETTA GA 30009

RENDINE EILEEN ANN ET AL
12101 WINDRUSH LN
ALPHARETTA GA 30009

INSLEY DONNA L & INSLEY THOMAS M
12103 WINDRUSH LANE
ALPHARETTA GA 30009

HILLER LINDA
12105 WINDRUSH LANE
ALPHARETTA GA 30009

HARRISON STEPHANIE ANN
12107 WINDRUSH LANE
ALPHARETTA GA 30009

THOMAS MARY M
12476 HOPEWELL RD
ALPHARETTA GA 30009-2347

ROSEN JASON & KAREN
12480 HOPEWELL RD
ALPHARETTA GA 30009

GOLDEN ARROW PROPERTIES LLC
125 PEBBLE TRL
ALPHARETTA GA 30009

KIM RYAN HYO CHUNG &
HAILEY HYUNG HWA
12530 BETHANY RD
ALPHARETTA GA 30004

CRUCE JOSEPH
12550 HOPEWELL RD
ALPHARETTA GA 30009

418 NORTH MAIN STREET LLC
131 ROSWELL ST STE B 201
ALPHARETTA GA 30009

BUCHANAN MICHAEL D
135 PEBBLE TRL
ALPHARETTA GA 30004-1224

MARGIE B CARGILE
DECLARATION OF TRUST AGREEMENT THE
160 S FALCON BLF
ALPHARETTA GA 30022

SHEEHAN JAYMIE NICHOLE & C
ARSON TIMOTHY JOSEPH
1890 N CREEK CIR
ALPHARETTA GA 30009

BROWN JASON S & BROWN ERIKA L
1900 N CREEK CIR
ALPHARETTA GA 30009

HALL DENNIS EDWARD & ALEXANDRA
2020 WEESSEX CT
ALPHARETTA GA 30009

STONE GEORGE WILLIAM CROFT &
YAP CHING CHING
270 TARRAGON DR
FAYETTEVILLE GA 30215

3MJ LLC
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SIX TWENTY EIGHT VENTURES LLC
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WHITE JOHN W & STEPHANIE
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7101 SURREY POINT
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7114 SURREY POINT
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HUNGERFORD ANNE L
7119 SURREY PT
ALPHARETTA GA 30009

CHENGGIS CODY
7122 SURREY PT
ALPHARETTA GA 30009

DELAY THOMAS M & DELLA H
7125 SURREY POINT
ALPHARETTA GA 30004-1275

CURRENT OCCUPANT
480 NORTH MAIN ST
ALPHARETTA GA 30009

[Insert Date]

[Your Name]

[Your Address]

[City, State Zip]

RE: **CU-25-09 Chung's Taekwondo Academy**

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a conditional use to allow a 'School, Commercial' for Chung's Taekwondo Academy. A conditional use is required to allow a 'School, Commercial' in the O-P (Office-Professional) zoning district. The property is located at 480 North Main Street, Suite 216 and is legally described as being located in Land Lot 1180, 2nd District, 2nd Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) for this request will be held on **Wednesday, May 14, at 6:00 PM** in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by **the Planning Commission on Thursday, June 5, 2025 at 6:30 PM and City Council on Monday, June 23, 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 ehchung824@gmail.com or (305)725-0577.

Sincerely,

Eui Hwang Chung

Level 4 121125

CITY OF ALPHARETTA

FOR OFFICE USE ONLY	
Case #:	PHA250017
PH #:	
<input type="checkbox"/> Property Taxes & Code Violations Verified	
<input checked="" type="checkbox"/> Fee Paid	Initial: JHB

PUBLIC HEARING APPLICATION

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: Eui HWANG CHUNG Telephone: 305) 725-0577

Address: 480 N Main St Suite: 216

City: Alpharetta State: GA Zip: 30009 Fax: _____

Mobile Tel: 770) 696-2164 Email: tkd.chungs@gmail.com

Subject Property Information:

Address: 480 N Main St Suite 216 Current Zoning: OP

District: _____ Section: _____ Land Lot: _____ Parcel ID: 22 481311 8006 80

Proposed Zoning: _____ Current Use: _____

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 (Specify): _____ | |

APPLICANT REQUEST AND INTENT

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

Martial Arts (TAEKWON DO) class

Applicant's Request (Please itemize the proposal):

Conditional use permit.

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

Conditional use permit

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Peter Chen Telephone: 404-388-3866
Address: 3925 - 56th street Suite: _____
City: Woodside State: NY Zip: 11377-3345

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 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: EUI HWANG CHUNG Telephone: (404) 725-0577
Address: 8620 Merion DR Suite: _____
City: Duluth State: GA Zip: 30009

So Sworn and Attested:

Owner Signature: Peter Chen Date: 4/3/25

Notary:

Notary Signature: _____ Date: 4/3/2025



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: Eui Hwang Chung

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

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

Description of Contribution: _____ 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: 4/15/25

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The proposed Tae Kwon Do Academy will integrate with surrounding properties by providing a service to residents in the community while following zoning regulations.

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

This business may boost foot traffic in the area benefiting businesses in the area.

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

Yes. The center contains many different commercial businesses.

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

Approval may increase traffic slightly. Increase will be in off peak hours as proposed business hours are 1:00 to 8:00 p.m.

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

It will provide an activity for children after school.

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

The proposal aligns with the Comprehensive Plan and Future Land Use Map. The use provides an active lifestyle opportunity.

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

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: _____

Contact Name: Eui Hwang Chung Telephone: (305) 725-0577

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 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.

GANT DEREK & GANT SHAWN
100 PEBBLE TRL
ALPHARETTA GA 30009

NEESE LEAH M & ASHWELL REUBEN T
100 PEBBLE TRL
ALPHARETTA GA 30009

CLAYBORN DANIEL & CLAYBORN FELICIA
1005 WINTHROPE PARK DR
ALPHARETTA GA 30009

SEABAUGH MICHELLE L
1015 WINTHROPE PARK DR
ALPHARETTA GA 30009

MELMAN DIANA
1025 WINTHROPE PARK DR
ALPHARETTA GA 30009

CURTIS JACKSON SANDRA A ET AL
1030 WINTHROPE PARK DR
ALPHARETTA GA 30009

GROSSMAN SANDRA E
1040 WINTHROPE PARK DR
ALPHARETTA GA 30004

FOSTER JULIANA MARY &
CHAD EVERETTE
1045 WINTHROPE PARK DR
ALPHARETTA GA 30009

379 MAIN LLC
1049 SAINT LILY PL
MARIETTA GA 30068

479 MAIN LLC
1049 SAINT LILY PL
MARIETTA GA 30068

WILLIAMS JOSEPH & ROSE
105 PEBBLE TRL
ALPHARETTA GA 30009

TOMLINSON JOHN E & KAREN A
1050 WINTHROPE PARK DR
ALPHARETTA GA 30004

UDDIN NASIR
1055 WINTHROPE PARK DR
ALPHARETTA GA 30009-2385

BOZANOVIC DUSKO & DANICA
1060 WINTHROPE PARK DR
ALPHARETTA GA 30004

BURGIN CAROLYN M
1070 WINTHROPE PARK DR
ALPHARETTA GA 30004

PHILLIP & TANYA L MAGNON
REVOCABLE TRUST THE
1075 WINTHROPE PARK DR
ALPHARETTA GA 30009

TEAL JULIUS
1085 WINTHROPE PARK DR
ALPHARETTA GA 30009

WILLIAMS MONIQUE
1090 WINTHROPE PARK DR
ALPHARETTA GA 30009

WANG PEIGENG
1095 WINTHROPE PARK DR
ALPHARETTA GA 30009

GUENTHER BONNIE L & SIEGFRIED O
1105 WINTHROPE PARK DR
ALPHARETTA GA 30004

CAL ESTATE HOLDINGS LLC
11100 ATLANTIS PL
ALPHARETTA GA 30022

REGAN MALIHEH L
1115 WINTHROPE PARK DR
ALPHARETTA GA 30009

EVES DEBORAH E
115 PEBBLE TRL
ALPHARETTA GA 30009

RENDINE EILEEN ANN ET AL
12101 WINDRUSH LN
ALPHARETTA GA 30009

INSLEY DONNA L & INSLEY THOMAS M
12103 WINDRUSH LANE
ALPHARETTA GA 30009

HILLER LINDA
12105 WINDRUSH LANE
ALPHARETTA GA 30009

HARRISON STEPHANIE ANN
12107 WINDRUSH LANE
ALPHARETTA GA 30009

THOMAS MARY M
12476 HOPEWELL RD
ALPHARETTA GA 30009-2347

ROSEN JASON & KAREN
12480 HOPEWELL RD
ALPHARETTA GA 30009

GOLDEN ARROW PROPERTIES LLC
125 PEBBLE TRL
ALPHARETTA GA 30009

KIM RYAN HYO CHUNG &
HAILEY HYUNG HWA
12530 BETHANY RD
ALPHARETTA GA 30004

CRUCE JOSEPH
12550 HOPEWELL RD
ALPHARETTA GA 30009

418 NORTH MAIN STREET LLC
131 ROSWELL ST STE B 201
ALPHARETTA GA 30009

BUCHANAN MICHAEL D
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SIX TWENTY EIGHT VENTURES LLC
5400 LAUREL SPRINGS PKWY S 108
SUWANEE GA 30024

VISHAL 1 LLC
5675 JIMMY CARTER BLVD STE 500
NORCROSS GA 30071

WHITE JOHN W & STEPHANIE
7100 SURREY PT
ALPHARETTA GA 30009

PERSAUD GANESH & BISSOONDAI
7101 SURREY POINT
ALPHARETTA GA 30004-1275

ROUNTREE AMY
7114 SURREY POINT
ALPHARETTA GA 30004

DESIO RENATO & DESIO FERNANDA
7115 SURREY PT
ALPHARETTA GA 30009

BURKHALTER RICHARD & ROBIN
7118 SURREY PT
ALPHARETTA GA 30009

HUNGERFORD ANNE L
7119 SURREY PT
ALPHARETTA GA 30009

CHENGGIS CODY
7122 SURREY PT
ALPHARETTA GA 30009

DELAY THOMAS M & DELLA H
7125 SURREY POINT
ALPHARETTA GA 30004-1275

CURRENT OCCUPANT
480 NORTH MAIN ST
ALPHARETTA GA 30009

Letter Of Intent

Adress : 480 N Main St Suite 216 Alpharetta GA 30009

Business name : Chung's Tae Kwon Do Academy

Size of suite : 2200 S/F

Business Hour : 1:00 PM ~ 8:00 PM

Estimate students : about 80 students



CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: E-25-05/V-25-09 DOGWOOD SQUARE

PLANNING COMMISSION: JUNE 5, 2025

CITY COUNCIL: JUNE 23, 2025

II. RECOMMENDATION:

Approve E-25-05/V-25-09 Dogwood Square, subject to the following conditions:

1. Site improvements shall be developed substantially as depicted on the submitted site plan, as approved by Staff.
2. Janis Lane shall be permitted to be gated substantially as depicted on the submitted site plan and gating shall be privately maintained by the property owner.
3. Gate access shall be provided by siren, keypad, Knox key and meet 2012 IFC 503.6.
4. Parking shall be permitted as requested by the applicant.
5. No parking and no turnaround signs shall be added along Janis Lane, as approved by Staff.
6. Subject to HUD approval, a 10' public access easement shall be dedicated to the City at the end of Alpha Loop for a future pedestrian crossing, as depicted in Exhibit A.
7. Chain link fence around detention pond on Janis Lane shall be replaced with a decorative black metal fence, as approved by Staff. A row of shrubs shall be planted along the perimeter of the fence where visible from Janis Lane, as approved by Staff.

III. REPORT IN BRIEF:

The applicant, Dogwood Square, is requesting a parking special exception to reduce parking and a variance to gate a private street on 3.17 acres in the Downtown Overlay. The applicant's request is related to a rehabilitation of the property, including ADA and emergency accessibility improvements, and outdoor amenity improvements. A parking special exception is requested to reduce the existing parking from 90 to 86 spaces and a variance is requested from Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 2.4.1 to gate a private street. The subject property is located at 555 Janis Lane near the southeast corner of South Main Street and Old Milton Parkway.

DISCUSSION

The submitted request, if approved, would allow for a reduction in parking and allow a private street to be gated. The applicant's request is related to a rehabilitation of the property, including ADA and emergency accessibility improvements, and outdoor amenity improvements. The subject property is located at 555 Janis Lane near the southeast corner of South Main Street and Old Milton Parkway.

The 3.1-acre property is zoned C-2 (General Commercial) and was developed in 1987 with a five (5) story, multi-family building currently known as Dogwood Square. According to the application, Dogwood Square is a 100-unit residential building serving low-income seniors and physically handicapped

individuals. Surrounding properties are zoned C-2, except that the property to the south and west is zoned DT-MU (Downtown Mixed-Use). The Maxwell is located to the south and west, Alpharetta Crossing shopping center is located to the east, and Park Plaza office building and Boutique Karma are located to the north. The comprehensive land use plan designation of the property is 'Mixed Use'.

In the Downtown Overlay, parking can be met with on-site parking and on-street parking located adjacent to and on the same side of the street as the site. If parking cannot be satisfied as described above, Parking In-Lieu Fees or a Parking Special Exception may be pursued. A Parking Special Exception may be considered when some or all of the required parking is not satisfied on-site or with adjacent on-street parking and the requirement is not satisfied through parking in-lieu fees. Parking special exceptions may be granted when the character of the use is such that the full provisions of on-site parking facilities is unnecessary, or when a site is unable to accommodate the required number of parking spaces due to the site's size, shape, topography, existing buildings, existing trees, other natural features, or required buffers.

The applicant is undergoing a rehabilitation of the property, which includes gating the property, addressing ADA and emergency accessibility, and creating more outdoor spaces for residents. The building has 100 units with a combination of studio and one (1) bedroom units. At the time Dogwood Square was developed, the City's Unified Development Code (UDC) required one (1) space per bedroom, or 100 spaces. A parking variance was previously granted on the property in 1985 to reduce the required parking from 100 to 90 spaces. The applicant requests a reduction in the existing parking from 90 to 86 spaces to allow for a rehabilitation of the property, including ADA and emergency accessibility improvements, and outdoor amenity improvements. According to the application, Dogwood Square Management reports anywhere from ten (10) to fifteen (15) vacant parking spaces on a normal day.

The applicant also requests a variance from Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 2.4.1 to allow a private street to be gated. Janis Lane is private street providing the only access for Dogwood Square. Recently, The Maxwell mixed-use development added the only other curb cut on Janis Lane near South Main Street. According to the application, Dogwood Square is experiencing issues with customers from The Maxwell using Dogwood Square's parking lot for overflow on weekend nights and during events. In response, the applicant is requesting to gate Janis Lane at the point where Janis Lane terminates into the parking lot for Dogwood Square. The gating design includes a turnaround area.

EXCEPTION REVIEW CRITERIA

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

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

Response: The subject property has exceptional conditions due to its unusual shape.

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

Response: Application of the ordinance would require the full complement of parking spaces, which would make it difficult to improve additional open space areas for residents.

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

Response: The subject property has peculiar conditions which affect its reasonable use. Dogwood Square serves seniors and physically handicapped individuals and does not demand as much parking as required by the UDC.

(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances.

Response: Approval of the parking special exception would not cause a substantial detriment to the public good. Dogwood Square serves seniors and physically handicapped individuals and does not demand as much parking as required by the UDC.

VARIANCE REVIEW CRITERIA

The Alpharetta Unified Development Code Article IV, Section 4.5.4 outlines the criteria set forth for granting a hardship variance. The ordinance specifically states...“a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that”:

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

Response: The exceptional conditions pertaining to the property due to its shape do not relate to the requested variance. The variance to allow the property to be gated would improve the safety of Dogwood Square residents and deter customers of The Maxwell from utilizing Dogwood Square’s parking lot.

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

Response: The application of the Ordinance would not allow for the property to be gated.

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

Response: The property has peculiar conditions due to its proximity to The Maxwell and location on a dead-end street. Dogwood Square is requesting to gate the property due to customers of The Maxwell utilizing Dogwood Square for overflow parking. In addition, Janis Lane terminates at the parking lot for Dogwood Square and does not serve any other properties except for The Maxwell.

CONCURRENCES

Staff has reviewed the applicant's request against the review criteria for a parking special exception and variance. Dogwood Square serves seniors and physically handicapped individuals and does not demand as much parking as required by the UDC. The variance to allow the property to be gated would improve the safety of Dogwood Square residents and deter customers of The Maxwell from utilizing Dogwood Square's parking lot. If approved, aesthetic improvements are recommended along Janis Lane, as well as an easement for a future connection to the Alpha Loop.

CITIZEN PARTICIPATION PLAN

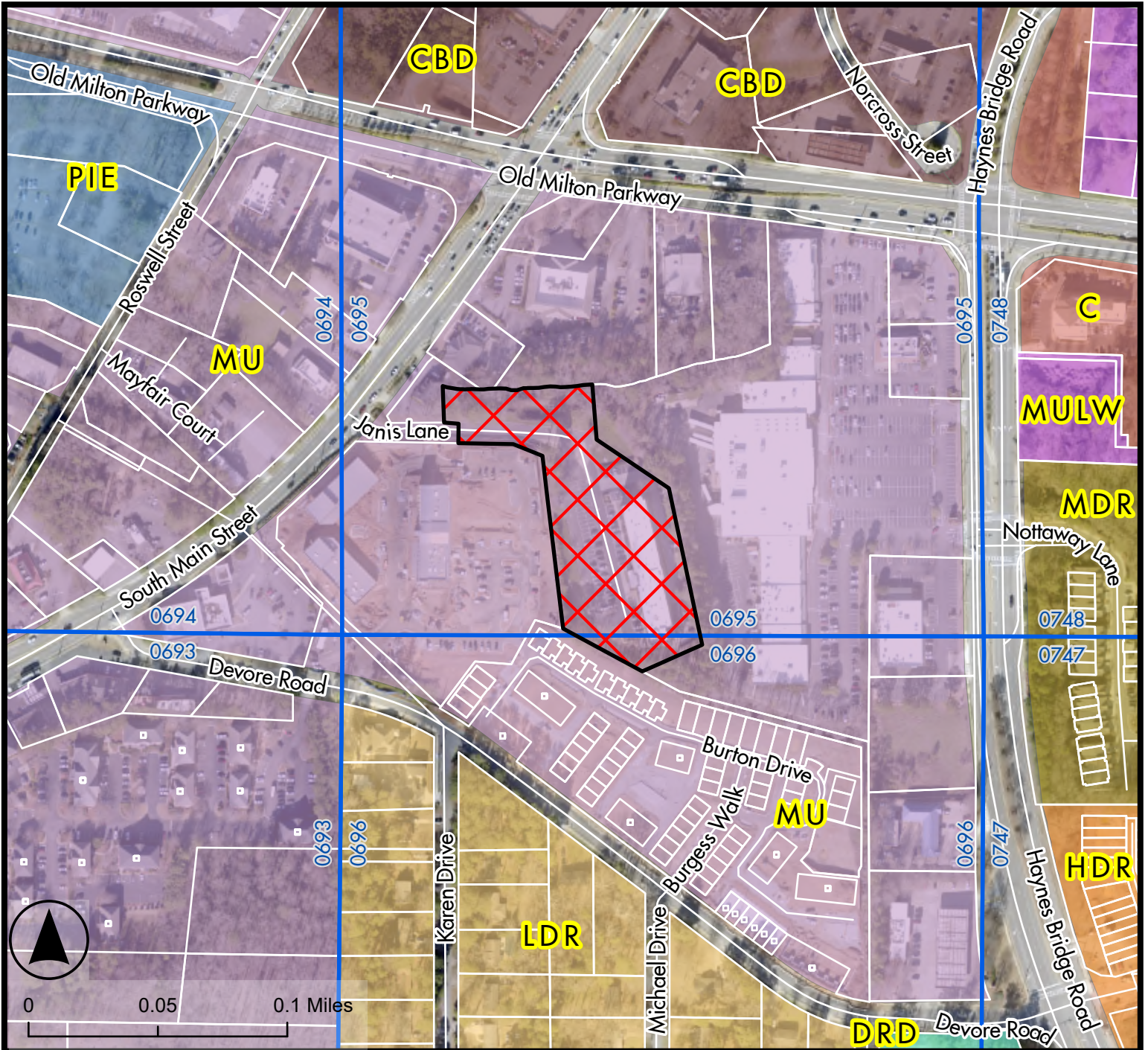
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on May 14, 2025. There was one (1) public comment in support of the request.

IV. ATTACHMENTS:

- Map Series
- CZIM
- Citizen Part B
- Application



0 0.05 0.1 Miles

- Legend**
- E-25-05, V-25-09
 - Land Lots Tax
 - Parcels
- Future Land Use 2040**
- Central Business District
 - Commercial
 - Downtown Residential Density
 - High Density Residential
 - Low Density Residential
 - Medium Density Residential
 - Mixed Use
 - Mixed Use Live Work
 - Public, Institutional, Education

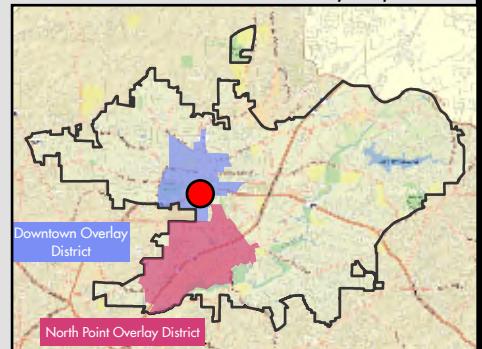
Future Land Use Map

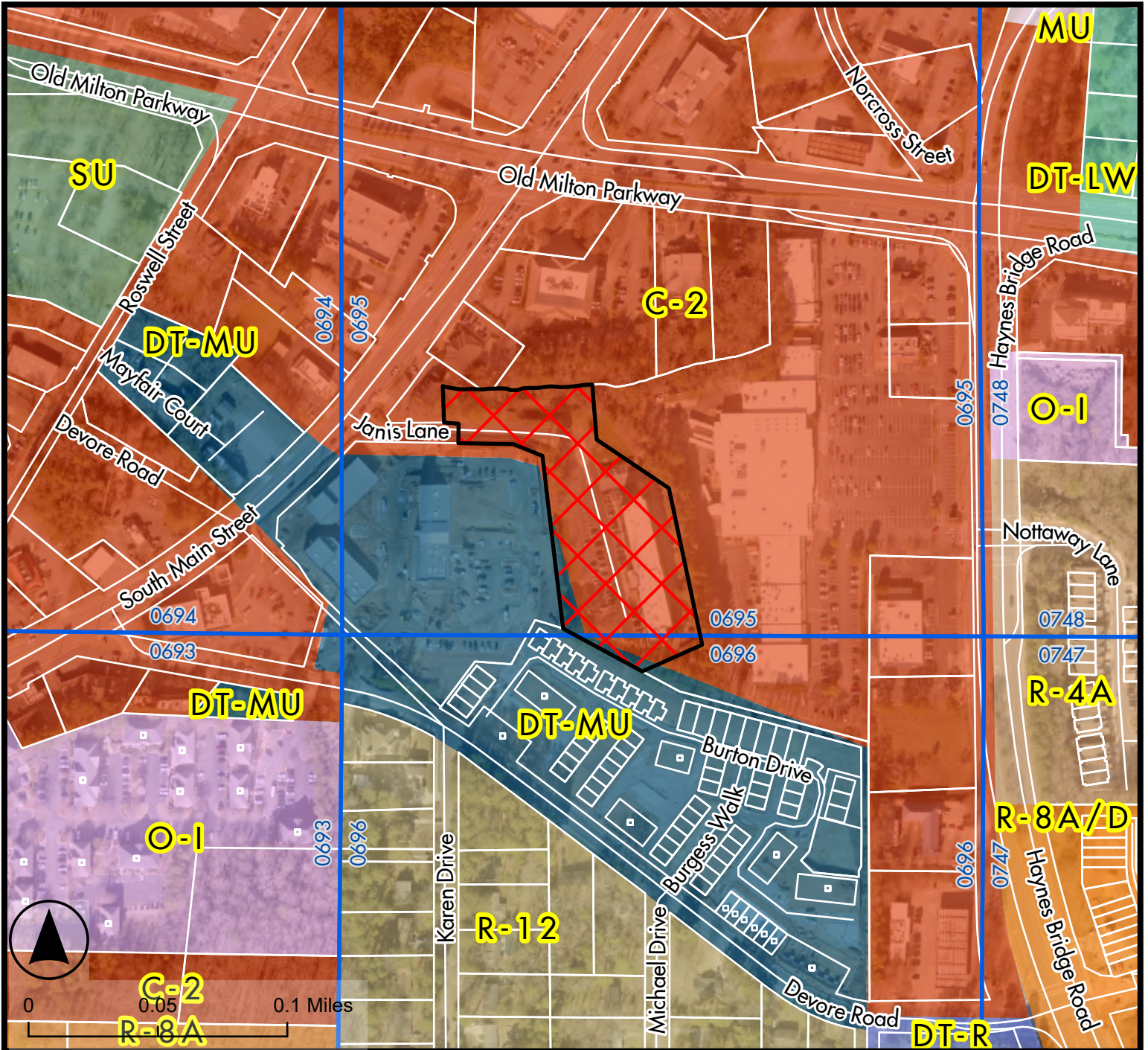
Dogwood Square Parking
Exception and Variance
555 Janis Lane

E-25-05, V-25-09

D/LL: 1/2/0695,0696

CC: 6/23/2025





Legend

- E-25-05, V-25-09
- Land Lots Tax
- Parcels

Zoning District

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

Zoning Map

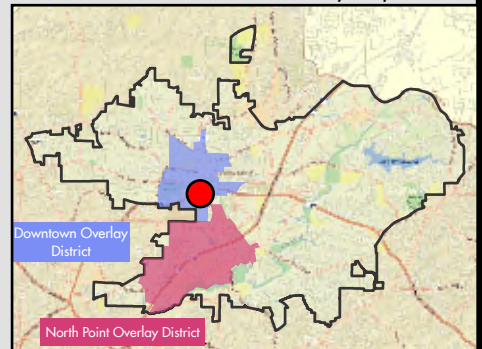
Dogwood Square Parking Exception and Variance

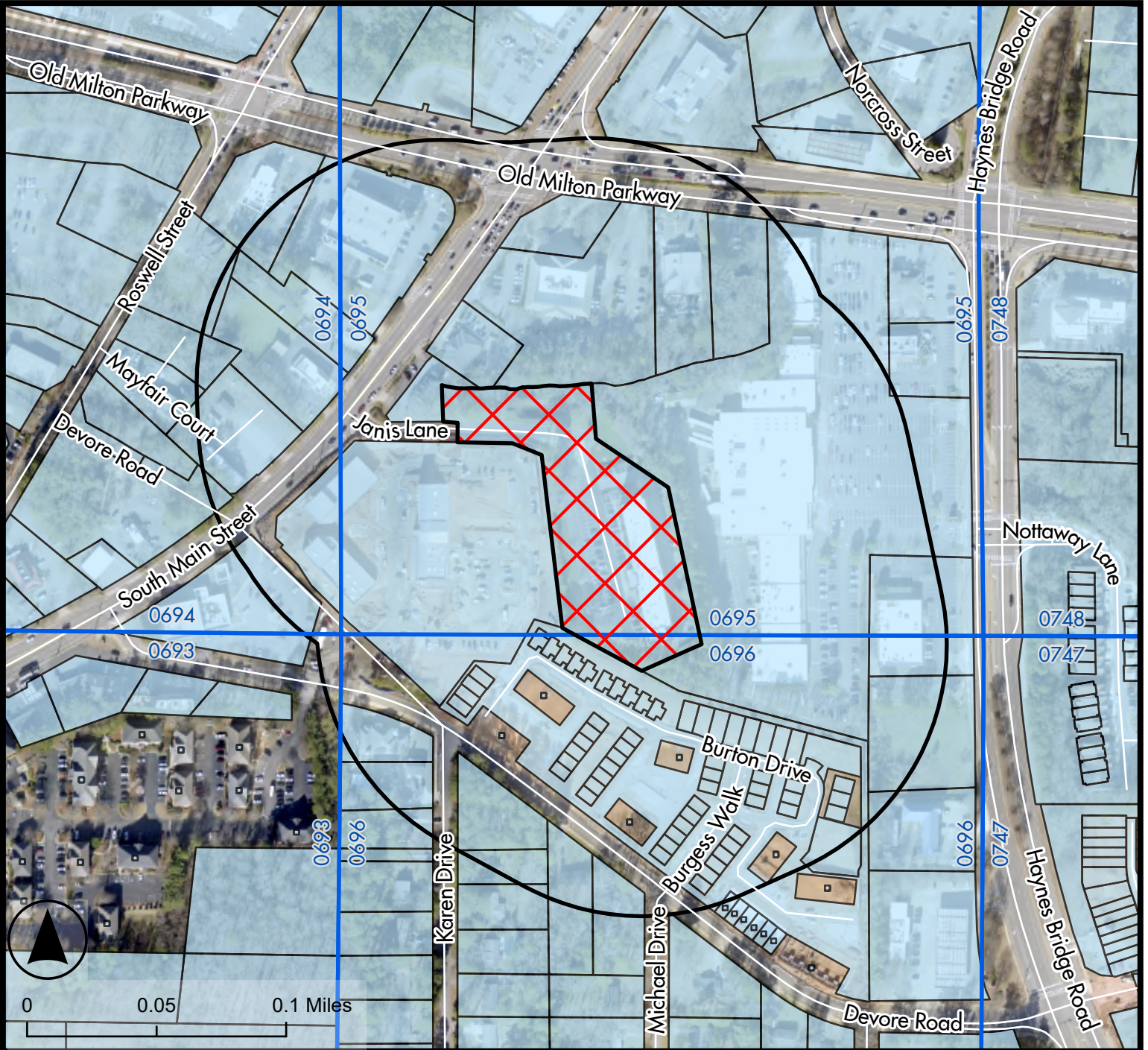
555 Janis Lane

E-25-05, V-25-09

D/LL: 1/2/0695,0696

CC: 6/23/2025





0 0.05 0.1 Miles

Legend E-25-05, V-25-09

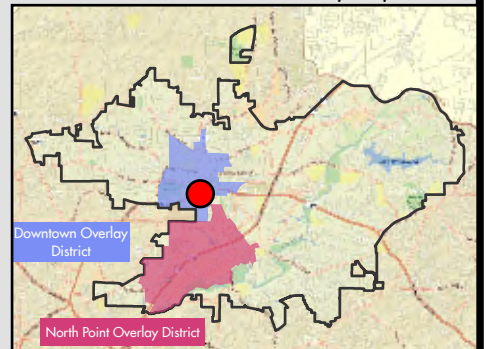
Location Map

- E-25-05, V-25-09
- Land Lots
- Tax Parcels
- 500 ft Buffer

Dogwood Square Parking
Exception and Variance
555 Janis Lane




D/LL: 1/2/0695,0696

CC: 6/23/2025





Legend

-  E-25-05, V-25-09
-  Land Lots Tax
-  Parcels

Aerial Map

Dogwood Square Parking
Exception and Variance
555 Janis Lane

E-25-05, V-25-09

D/LL: 1/2/0695,0696

CC: 6/23/2025

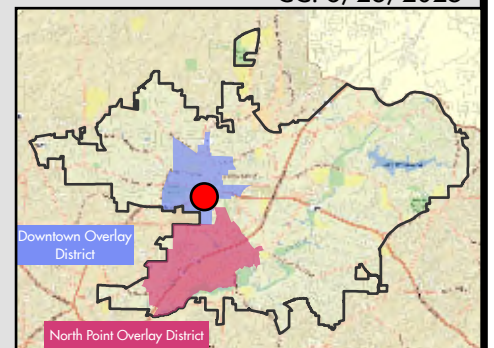
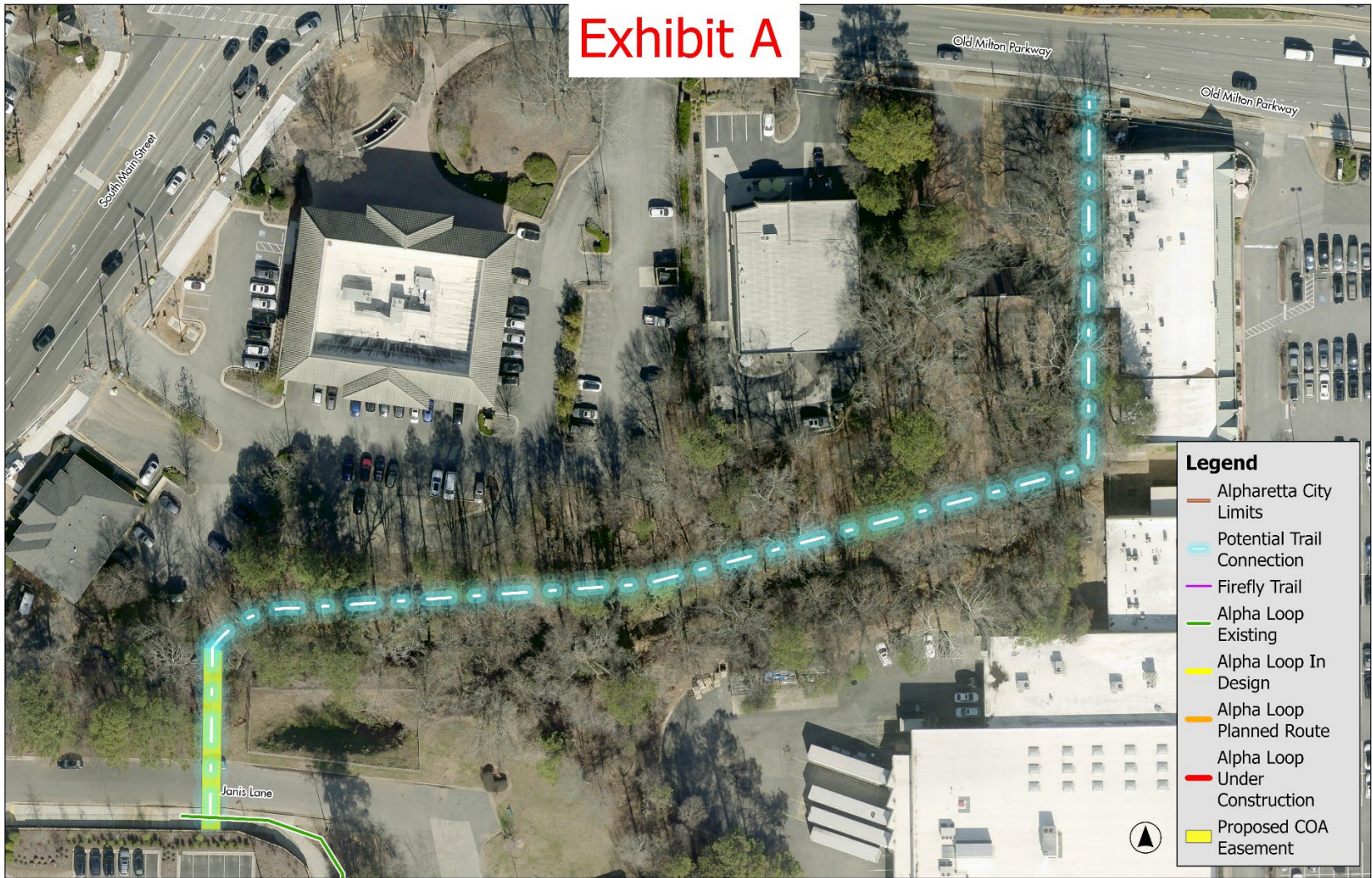


Exhibit A



Community Zoning Information Meeting (CZIM)

May 14, 2025

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

E-25-05/V-25-09 / Dogwood Square

NAME	ADDRESS	COMMENTS
<i>Louise Mulkey</i>	<i>Alpharetta 202 S. Main St</i>	<i>appears that the proposed changes will be beneficial - T. Foster</i>

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: Dogwood Square

Contact Name: Ali Watson Telephone: 706-769-4617

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.

Letters were sent to all neighboring properties within 500 feet of Dogwood Square notifying them of the variance request. The letter contained a phone number, email, and address for them to provide any feedback. We did not receive any comments or concerns from the individuals contacted.

At the community zoning information meeting, we received one comment which was in favor of the variance request. The feedback from the CZIM is attached.

Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

- | | |
|--|--|
| <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: Ali Watson

Date: 5/16/2025

Print Form

April 9, 2025

Ali Watson
1720 Gracewood Parkway
Bishop, GA 30621

RE: V-25-09/E-25-05 Dogwood Square Parking Exception & Variance

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of two variance requests for the property located at 555 Janis Lane, legally described as being located in Land Lots 695 & 696, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia. The first request is to reduce the number of parking spaces from 90 to 86 in order to accommodate updated ADA accessibility and improve emergency vehicle access as part of a property-wide rehabilitation. The second request is to install a gate at the entrance of the property to prevent unauthorized access into the parking lot.

The Community Zoning Information Meeting (CZIM) for this request will be held on **Wednesday, May 14, at 6:00 PM** in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

This item will be considered by **the Planning Commission on Thursday, June 5, 2025 and City Council on Monday, June 23, 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 awatson@mansermar.com or 706-338-9682.

Sincerely,

Ali Watson
Vice President & Director of Operations
Mansermar Development, LLC

KJ LUXURY HOMES LLC
1005 CHASEWOOD TRL
ALPHARETTA GA 30005

FULTON COUNTY BANK
101 N TRYON ST
CHARLOTTE NC 28255

TPG MAXWELL LLC
11340 LAKEFIELD DR STE 250
DULUTH GA 30097

VENKATA ARUN KUMAR DEVARAKONDA &
KUMAR REVATHI ARUN
121 DEVORE RD
ALPHARETTA GA 30009

FOGG TAYLOR BRIGGS
123 DEVORE RD
ALPHARETTA GA 30009

HITES KAREN & JOHN
125 DEVORE RD
ALPHARETTA GA 30009

FOGG BRIAN
129 DEVORE RD
ALPHARETTA GA 30009

JENNINGS BRIAN F &
JENNINGS SUSAN J
130 EVERLEY WALK
ALPHARETTA GA 30009

BERRY CAROL
131 DEVORE RD
ALPHARETTA GA 30009

ESTRADA CARLOS
133 DEVORE RD
ALPHARETTA GA 30009

ANANTHASANE SENGSOURIYA
134 DEVORE RD
ALPHARETTA GA 30009

LEE JONATHAN D
13488 HIPWORTH RD
ALPHARETTA GA 30004

MACHLEIT LYNN M
135 DEVORE RD UNIT 207
ALPHARETTA GA 30009

MULKEY LAWRENCE W
13630 BIRMINGHAM HWY
ALPHARETTA GA 30004

PADUANO NICHOLAS R & WENDY
137 DEVORE RD # 210
ALPHARETTA GA 30009

RAISLER RICHARD
139 DEVORE RD
ALPHARETTA GA 30009

MAINSTREET PORTFOLIO LLC
13913 TREE LOFT RD
ALPHARETTA GA 30004

HEARN LIVING TRUST THE
141 DEVORE RD
ALPHARETTA GA 30009

KJM HOLDINGS LLC
1418 DRESDEN DR #220
ATLANTA GA 30319

HALES JOSEPH MARK
143 DEVORE RD UNIT 402
ALPHARETTA GA 30009

TUCK DALE AUSTIN & TUCK CHARLENE
14480 MORNING MOUNTAIN WAY
ALPHARETTA GA 30004

PARADIS MARY L
145 DEVORE RD UNIT 403
ALPHARETTA GA 30009

SIEGEL BLAKE
147 DEVORE RD
ALPHARETTA GA 30009

WILLARD KARRIE WHITEHEAD
149 DEVORE RD UNIT 405
ALPHARETTA GA 30009

HORNYAK JOLIE & HORNYAK STEVE
151 DEVORE RD
ALPHARETTA GA 30009

PARK PLAZA PARTNERS LLC
15144 TAYLOR RD
ALPHARETTA GA 30004

PINO CARLOS & JENNIFER
15235 FAIRFAX LN
MILTON GA 30004

POWER MICHAEL PATRICK
161 DEVORE RD UNIT 501
ALPHARETTA GA 30009

CENTER DEBRA LYNN
163 DEVORE RD UNIT 502
ALPHARETTA GA 30009

HAIGLER CAPITAL LLC
164 ROSWELL ST
ALPHARETTA GA 30009

GRBK DEVORE LLC
175 DEVORE RD
ALPHARETTA GA 30009

C S H F OF GA INC
1800 CENTURY BLVD NE
ATLANTA GA 30345

CITY OF ALPHARETTA
2 SOUTH MAIN ST # 19
ALPHARETTA GA 30004

HAIGLER CAPITAL LLC
2005 OLD MILTON PKWY
ALPHARETTA GA 30009

SCHIRMER GINGER POMERANCE
201 ALLEN RD SUITE 300
ATLANTA GA 30328

KIMBELL KEVIN & LAURIE
210 BURGESS WALK
ALPHARETTA GA 30009

NEW MAMMOTH DETAIL SALON INC
2145 OLD MILTON PKWY
ALPHARETTA GA 30004

TAYLOR HAROLD T
2165 OLD MILTON PKWY
ALPHARETTA GA 30004-1910

STRS OHIO GA REAL ESTATE INVESTMENTS LLC
275 EAST BROAD ST
COLUMBUS OH 43215

HFT INVESTMENT HOLDINGS LLC
285 KAREN DR
ALPHARETTA GA 30009

ROZATI JAMAL & SALARI NAVA
294 KAREN DR
ALPHARETTA GA 30009

WATSKY RUSSELL & WATSKY SANDRA
301 BURGESS WALK
ALPHARETTA GA 30009

JAN SZ HUNG & PENG CAIHONG
302 BURGESS WALK
ALPHARETTA GA 30009

OGUNSUA ADENIYI KEVIN
303 BURGESS WALK
ALPHARETTA GA 30009

OMOTAYO OLUSOLA
304 BURGESS WALK
ALPHARETTA GA 30009

HORNYAK GRIFFIN MARK
305 BURGESS WALK
ALPHARETTA GA 30009

STOUT LOUIS B & TAMARA
306 BURGESS WALK
ALPHARETTA GA 30009

HILL BRANDON SR & LATRESSAREE
307 BURGESS WALK
ALPHARETTA GA 30009

CLARK TRUST THE
309 BURGESS WALK
ALPHARETTA GA 30009

GOLD JOHN L JR
311 BURGESS WALK
ALPHARETTA GA 30009

DUFFY CHRISTOPHER F
312 BURGESS WALK
ALPHARETTA GA 30009

TOKMAKCI MEHMET P
3127 LENOX RD NE APT 5
ATLANTA GA 30324

BURGESS TIA L & CEDRIC
314 BURGESS WALK
ALPHARETTA GA 30009

BURD KIMBERLY WATKINS
315 BURGESS WALK
ALPHARETTA GA 30009

SHERRY DAVID M & SHERRY ANNA
316 BURGESS WALK
ALPHARETTA GA 30009

RASORI PAUL & LEAH K
317 BURGESS WALK
ALPHARETTA GA 30009

RICHER WILLIAM & LUCIA
319 BURGESS WALK
ALPHARETTA GA 30009

SCC ALPHA SODA CENTER LLC
3300 ENTERPRISE PKWY
BEACHWOOD OH 44122

DALTEX ALPHARETTA LLC
3715 NORTHSIDE PKWY
ATLANTA GA 30327

RICHMOND INVESTMENTS INC
3771 ARC WAY
LAWRENCEVILLE GA 30044

BRAHMBHATT RISHI KAPIL
3771 ARC WAY
LAWRENCEVILLE GA 30044

MALHOTRA VISHAL & ZINKI
3970 GRIFFIN TRAIL WAY
CUMMING GA 30041

LEGGETT DANIEL JOSEPH
401 BURTON DR
ALPHARETTA GA 30009

EUBANKS ROBERT E JR & AMANDA R
405 BURTON DR
ALPHARETTA GA 30009

SMITH KENNETH H & SHERRI
4051 SAINT ANDREWS SQ
DULUTH GA 30096

DEGERTEKIN FAHRETTIN LEVENT &
DEGERTEKIN MINE HATUN HASHAS
4091 PARAN POINTE DR NW
ATLANTA GA 30327

MILLER KATHLEEN MARKAY
413 BURTON DR
ALPHARETTA GA 30009

GONZALEZ MARTIN &
CARDOZO NORMAN
416 BURTON DR
ALPHARETTA GA 30009

REVOCABLE LIVING TRUST OF KURT ALAN
HARTMAN & SHARON MICHELE WARNING THE
417 BURTON DR
ALPHARETTA GA 30009

KHUNTIA MADHUSMITA
418 BURTON DR
ALPHARETTA GA 30009

DUCASA ROCIOJ URENA &
RUBIO II RICHARD
419 BURTON DR
ALPHARETTA GA 30009

RIVAS JULIO & JONATHAN ALEXANDRE
420 BURTON DR
ALPHARETTA GA 30009

HAMMITT RYAN STEARNS &
JENNINGS KAYLEIGH ALEXANDRA
422 BURTON DR
ALPHARETTA GA 30009

HUGUELET ERIC
424 BURTON DR
ALPHARETTA GA 30009

SMITH LAURENCE C & JARVIS TRACY D
425 BURTON DR
ALPHARETTA GA 30009

ORLANDI MONICA
426 BURTON DR
ALPHARETTA GA 30009

KOTWICZ HERNICZEK LOGAN MARIE & MARK
428 BURTON DR
ALPHARETTA GA 30009

BONDER MATTHEW & JOANNA
429 BURTON DR
ALPHARETTA GA 30009

YOO JUNGMIN
430 BURTON DR
ALPHARETTA GA 30009

RANIER RETIREMENT TRUST THE
431 BURTON DR
ALPHARETTA GA 30009

KLEENSTEPS PROPERTIES LTD
432 BURTON DR
ALPHARETTA GA 30009

LOOFT KORINA
433 BURTON DR
ALPHARETTA GA 30009

GOLDBERG GEOFFERY & KATHERINE
434 BURTON DR
ALPHARETTA GA 30009

RAPAPORT IAN
435 BURTON DR
ALPHARETTA GA 30009

LESLEY GRAY
REVOCABLE LIVING TRUST THE
438 BURTON DR
ALPHARETTA GA 30009

LENT FAMILY
REVOCABLE LIVING TRUST THE
440 BURTON DR
ALPHARETTA GA 30009

MARTIN CHRISTOPHER & MARISSA
442 BURTON DR
ALPHARETTA GA 30009

KIM HYE JIN
443 BURTON DR
ALPHARETTA GA 30009

REESE ANGELA NADINE & FOX MARY A
444 BURTON DR
ALPHARETTA GA 30009

DRUMMOND TRYSTAN WANYE &
DRUMMOND ALIXANDRIA GRACE
445 BURTON DR
ALPHARETTA GA 30009

YI WONCHOL & NAMESONG KIM
446 BURTON DR
ALPHARETTA GA 30009

ZENG XI
447 BURTON DR
ALPHARETTA GA 30009

MARINICH ROBERT C
448 BURTON DR
ALPHARETTA GA 30009

ZEDELL KARL F JR
449 BURTON DR
ALPHARETTA GA 30009

VAN DYK ASHLEY C
450 BURTON DR
ALPHARETTA GA 30009

NYSENBAUM ROBERT & JENNYLYN
451 BURTON DR
ALPHARETTA GA 30009

DICKERSON KARMBALA ANDREA
453 BURTON DR
ALPHARETTA GA 30009

BLEAKLEY FAMILY REVOCABLE
TRUST AGREEMENT THE
454 BURTON DR
ALPHARETTA GA 30009

TECHO JESSICA
454 BURTON DR
ALPHARETTA GA 30009

EIBLER JAY & KATHRYN
455 BURTON DR
ALPHARETTA GA 30009

LESLEY GRAY
REVOCABLE LIVING TRUST THE
457 BURTON DR
ALPHARETTA GA 30009

TURNER WESLEY B
461 BURTON DR
ALPHARETTA GA 30009

MC LAUGHIN STEPHEN & GAIL
463 BURTON DR
ALPHARETTA GA 30009

MILLER SUE B
465 BURTON DR
ALPHARETTA GA 30009

HOPEY MARCIE
468 BURTON DR
DULUTH GA 30097

CARLETON GARY
469 BURTON DR
ALPHARETTA GA 30009

SHERRY LEE ANN &
SHERRY DAVID KEVIN JR
470 BURTON DR
ALPHARETTA GA 30009

DOS SANTOS MARK & KERI
471 BURTON DR
ALPHARETTA GA 30009

BOBE GLENN BYRON JR &
RAGGO BOBE TABORA
472 BURTON DR
ALPHARETTA GA 30009

REARDON JOSEPH CLARENCE &
REARDON HEATHER MC GEE
473 BURTON DR
ALPHARETTA GA 30009

MUNSTER & ROHRBACH
FAMILY TRUST THE
4909 JESPERSEN RD
SAN LUIS OBISPO CA 93401

HUFFMAN BRIANA
503 BURTON DR
ALPHARETTA GA 30009

ENDLER DOMINIK & ANJA BEATE
5045 HUNTWOOD WAY
ROSWELL GA 30075

BRUNSON PHILLIP & WILLIAMS JULIA HAYDEN
505 BURTON DR
ALPHARETTA GA 30009

PICA GABRIEL ALLEANDRO &
ROONEY AMANDA CHRISTINE
507 BURTON DR
ALPHARETTA GA 30009

PEREZ JONATHAN ALEXANDER &
CARLSON JORDAN MORAN
509 BURTON DR
ALPHARETTA GA 30009

CABRERA ALEX LOGAN & GREG ROY
511 BURTON DR
ALPHARETTA GA 30009

GUO YUANTA & RUAN LAN
513 BURTON DR
ALPHARETTA GA 30009

BERBERIAN PROPERTIES LLC
515 LYELL DR STE 101
MODESTO CA 95356

PATEL SAMIR
5180 BRIARSTONE RIDGE WAY
ALPHARETTA GA 30022

THOMPSON SANDRA B
6107 MENLOW CT
CUMMING GA 30041

TIC 2 S MAIN LLC
6260 AVALON BLVD
ALPHARETTA GA 30009

GANDHI RAHUL & KADU SHREYA
8410 MANOR PARK RUN
DULUTH GA 30097

J & SD REVOCABLE LIVING TRUST THE
8525 ABINGDON LN
DULUTH GA 30097

SOMEILLAN LIZETTE
8891 SW 78 PL
MIAMI FL 33156

COLONNADE RIVER CLUB LLC
P O BOX 769329
ROSWELL GA 30076

BUR ROG INC
P.O. BOX 642
ALPHARETTA GA 30009

JMA HOMES ONE SIXTY LLC
PO BOX 768731
ROSWELL GA 30076

CD II PROPERTIES LLC
PO BOX 99
DEMOREST GA 30535

Community Zoning Information Meeting (CZIM)

May 14, 2025

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

E-25-05/V-25-09 / Dogwood Square

NAME	ADDRESS	COMMENTS
<i>Louise Mulkey</i>	<i>Alpharetta 202 S. Main St</i>	<i>appears that the proposed changes will be beneficial - T. Foster</i>

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY	
Case #:	V-25-09
PH #:	PHA250012
<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: Ali Watson Telephone: 706-769-4617
Address: 1720 Gracewood Parkway Suite: _____
City: Bishop State: GA Zip: 30621 Fax: _____
Mobile Tel: 706-338-9682 Email: awatson@mansermar.com

Subject Property Information:

Address: 555 Janie Lane Current Zoning: C-2
District: 1st Section: 2nd Land Lot: 695 & 696 Parcel ID: 12 258406950997
Proposed Zoning: C-2 Current Use: Multifamily Apartment Complex for Seniors - Affordable

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

- | | | |
|--|--|---|
| <input 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 checked="" 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?

The property is currently a 100 unit apartment complex that serves seniors and physically handicapped that are low income. The property will continue to serve the same population. The proposed project is complete a rehabilitation of the property to update major systems as needed, unit and common area upgrades, new appliances, new fixtures, fresh paint, new furnishings throughout buildings, updated accessibility, and an updated parking lot and landscaping, as needed.

Applicant's Request (Please itemize the proposal):

1. Approval to reduce the current parking spaces from 90 spaces to 86.
2. Approval to install a gate at the entrance of the parking lot.

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

1. The existing 90 parking spaces at the property is sufficient for the residents. Management has reported that on a normal day there are 10-15 vacant parking spots. The management company has been managing the property for over 30 years, and has not seen any issues with the parking lot regarding residents need for parking. (Other than the issue discussed in our second request.) During the rehabilitation, we are updating ADA accessibility at the property, including in the parking lot. In order to update the the parking lot to meet ADA requirements, we need additional spaces for ADA parking spots, which requires us to remove existing parking spaces. We have also endeavored to increase the turn around radius to emergency vehicles near the front entrance, which has created a need to remove two parking spaces. We have done our best to maximize parking where possible, but due to these changes and the size of the lot, we are only able to achieve 86 parking spaces on the lot.

2. This property was originally built in 1987. Since it was built, the residents have not have any issues with parking. However, since the neighboring commercial development was built, they have been encountering an issue with overflow parking from the neighboring development in their parking lot and along the private drive leading up to their parking lot, specifically on weekend nights or when events seem to be going on at the neighboring development. This has created issues at the property when the seniors living there can't find a parking spot at night or have strangers using their parking lot. This is dangerous for the residents that live at the property and a liability issue for the owner. We are requesting the approval to add gate access to the entrance of the parking lot. This will help the property management access and limit it to only their residents or resident's guests. It will also help to ensure a path for emergency vehicles if there they need access to the building.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: CSHF of Georgia, Inc. Telephone: 678-330-2003

Address: 3237 Satellite Blvd. Suite: 310

City: Duluth State: GA Zip: 30096

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 type="checkbox"/> Conditional Use |
| <input checked="" 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: Ali Watson Telephone: 706-769-4617

Address: 1720 Gracewood Parkway Suite: _____

City: Bishop State: GA Zip: 30624

So Sworn and Attested:

Owner Signature:  Date: 3/27/25

Notary:
Notary Signature:  Date: 3/27/25



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: CSHF of Georgia, Inc.

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: 

Date: 3/27/25

BOARD OF ZONING APPEALS REVIEW CRITERIA

Please respond to the following ONLY if you are applying for a zoning variance.

Are there extraordinary and exceptional conditions pertaining to the subject property because of its size, shape, or topography? Please describe them.

Yes, due to the property being an existing development, the only areas where additional parking could be added are sloped to transition to the existing grades of adjacent properties, making expansion unfeasible. Additionally, the project will not increase the number of units or overall parking demand at the property. Instead, the rehab is intended to enhance amenities for current residents. The existing parking is more than adequate for residents, but the need for a gate arises due to external parking demand from adjacent businesses, whose patrons often occupy spaces in the Dogwood Square parking lot.

Would the application of the Zoning Code standards as they relate to the subject property create an unnecessary hardship? Please explain.

Given that the property is already fully developed, there is no feasible location to add additional parking due to site constraints. In order to update the the parking lot to meet ADA requirements, we need more ADA parking spots, which requires us to remove existing parking spaces. Additionally, without the ability to implement a gate, the property would continue to experience parking shortages caused by patrons of adjacent businesses, negatively impacting residents.

Are there conditions that are peculiar to the subject property? Please describe them in detail.

The property is an existing development and the site includes sloped areas to transition to the existing grades of adjacent properties, limiting the feasibility of adding additional parking.

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

No, granting relief would not cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code. The proposed project does not increase the number of units at the property or create additional parking demand. The variance request will be creating greater accessibility for the residents that live at the property and their guests, by allowing for the additional of more ADA parking spaces, which requires us to remove existing standard parking spaces. If granted, these modifications will significantly enhance the quality of life for residents while maintaining adequate parking capacity and improving overall safety at the property.

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: Dogwood Square

Contact Name: Ali Watson

Telephone: 706-769-4617

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 (Please Specify) |

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

KJ LUXURY HOMES LLC
1005 CHASEWOOD TRL
ALPHARETTA GA 30005

FULTON COUNTY BANK
101 N TRYON ST
CHARLOTTE NC 28255

TPG MAXWELL LLC
11340 LAKEFIELD DR STE 250
DULUTH GA 30097

VENKATA ARUN KUMAR DEVARAKONDA &
KUMAR REVATHI ARUN
121 DEVORE RD
ALPHARETTA GA 30009

FOGG TAYLOR BRIGGS
123 DEVORE RD
ALPHARETTA GA 30009

HITES KAREN & JOHN
125 DEVORE RD
ALPHARETTA GA 30009

FOGG BRIAN
129 DEVORE RD
ALPHARETTA GA 30009

JENNINGS BRIAN F &
JENNINGS SUSAN J
130 EVERLEY WALK
ALPHARETTA GA 30009

BERRY CAROL
131 DEVORE RD
ALPHARETTA GA 30009

ESTRADA CARLOS
133 DEVORE RD
ALPHARETTA GA 30009

ANANTHASANE SENGSOURIYA
134 DEVORE RD
ALPHARETTA GA 30009

LEE JONATHAN D
13488 HIPWORTH RD
ALPHARETTA GA 30004

MACHLEIT LYNN M
135 DEVORE RD UNIT 207
ALPHARETTA GA 30009

MULKEY LAWRENCE W
13630 BIRMINGHAM HWY
ALPHARETTA GA 30004

PADUANO NICHOLAS R & WENDY
137 DEVORE RD # 210
ALPHARETTA GA 30009

RAISLER RICHARD
139 DEVORE RD
ALPHARETTA GA 30009

MAINSTREET PORTFOLIO LLC
13913 TREE LOFT RD
ALPHARETTA GA 30004

HEARN LIVING TRUST THE
141 DEVORE RD
ALPHARETTA GA 30009

KJM HOLDINGS LLC
1418 DRESDEN DR #220
ATLANTA GA 30319

HALES JOSEPH MARK
143 DEVORE RD UNIT 402
ALPHARETTA GA 30009

TUCK DALE AUSTIN & TUCK CHARLENE
14480 MORNING MOUNTAIN WAY
ALPHARETTA GA 30004

PARADIS MARY L
145 DEVORE RD UNIT 403
ALPHARETTA GA 30009

SIEGEL BLAKE
147 DEVORE RD
ALPHARETTA GA 30009

WILLARD KARRIE WHITEHEAD
149 DEVORE RD UNIT 405
ALPHARETTA GA 30009

HORNYAK JOLIE & HORNYAK STEVE
151 DEVORE RD
ALPHARETTA GA 30009

PARK PLAZA PARTNERS LLC
15144 TAYLOR RD
ALPHARETTA GA 30004

PINO CARLOS & JENNIFER
15235 FAIRFAX LN
MILTON GA 30004

POWER MICHAEL PATRICK
161 DEVORE RD UNIT 501
ALPHARETTA GA 30009

CENTER DEBRA LYNN
163 DEVORE RD UNIT 502
ALPHARETTA GA 30009

HAIGLER CAPITAL LLC
164 ROSWELL ST
ALPHARETTA GA 30009

GRBK DEVORE LLC
175 DEVORE RD
ALPHARETTA GA 30009

C S H F OF GA INC
1800 CENTURY BLVD NE
ATLANTA GA 30345

CITY OF ALPHARETTA
2 SOUTH MAIN ST # 19
ALPHARETTA GA 30004

HAIGLER CAPITAL LLC
2005 OLD MILTON PKWY
ALPHARETTA GA 30009

SCHIRMER GINGER POMERANCE
201 ALLEN RD SUITE 300
ATLANTA GA 30328

KIMBELL KEVIN & LAURIE
210 BURGESS WALK
ALPHARETTA GA 30009

NEW MAMMOTH DETAIL SALON INC
2145 OLD MILTON PKWY
ALPHARETTA GA 30004

TAYLOR HAROLD T
2165 OLD MILTON PKWY
ALPHARETTA GA 30004-1910

STRS OHIO GA REAL ESTATE INVESTMENTS LLC
275 EAST BROAD ST
COLUMBUS OH 43215

HFT INVESTMENT HOLDINGS LLC
285 KAREN DR
ALPHARETTA GA 30009

ROZATI JAMAL & SALARI NAVA
294 KAREN DR
ALPHARETTA GA 30009

WATSKY RUSSELL & WATSKY SANDRA
301 BURGESS WALK
ALPHARETTA GA 30009

JAN SZ HUNG & PENG CAIHONG
302 BURGESS WALK
ALPHARETTA GA 30009

OGUNSUA ADENIYI KEVIN
303 BURGESS WALK
ALPHARETTA GA 30009

OMOTAYO OLUSOLA
304 BURGESS WALK
ALPHARETTA GA 30009

HORNYAK GRIFFIN MARK
305 BURGESS WALK
ALPHARETTA GA 30009

STOUT LOUIS B & TAMARA
306 BURGESS WALK
ALPHARETTA GA 30009

HILL BRANDON SR & LATRESSAREE
307 BURGESS WALK
ALPHARETTA GA 30009

CLARK TRUST THE
309 BURGESS WALK
ALPHARETTA GA 30009

GOLD JOHN L JR
311 BURGESS WALK
ALPHARETTA GA 30009

DUFFY CHRISTOPHER F
312 BURGESS WALK
ALPHARETTA GA 30009

TOKMAKCI MEHMET P
3127 LENOX RD NE APT 5
ATLANTA GA 30324

BURGESS TIA L & CEDRIC
314 BURGESS WALK
ALPHARETTA GA 30009

BURD KIMBERLY WATKINS
315 BURGESS WALK
ALPHARETTA GA 30009

SHERRY DAVID M & SHERRY ANNA
316 BURGESS WALK
ALPHARETTA GA 30009

RASORI PAUL & LEAH K
317 BURGESS WALK
ALPHARETTA GA 30009

RICHER WILLIAM & LUCIA
319 BURGESS WALK
ALPHARETTA GA 30009

SCC ALPHA SODA CENTER LLC
3300 ENTERPRISE PKWY
BEACHWOOD OH 44122

DALTEX ALPHARETTA LLC
3715 NORTHSIDE PKWY
ATLANTA GA 30327

RICHMOND INVESTMENTS INC
3771 ARC WAY
LAWRENCEVILLE GA 30044

BRAHMBHATT RISHI KAPIL
3771 ARC WAY
LAWRENCEVILLE GA 30044

MALHOTRA VISHAL & ZINKI
3970 GRIFFIN TRAIL WAY
CUMMING GA 30041

LEGGETT DANIEL JOSEPH
401 BURTON DR
ALPHARETTA GA 30009

EUBANKS ROBERT E JR & AMANDA R
405 BURTON DR
ALPHARETTA GA 30009

SMITH KENNETH H & SHERRI
4051 SAINT ANDREWS SQ
DULUTH GA 30096

DEGERTEKIN FAHRETTIN LEVENT &
DEGERTEKIN MINE HATUN HASHAS
4091 PARAN POINTE DR NW
ATLANTA GA 30327

MILLER KATHLEEN MARKAY
413 BURTON DR
ALPHARETTA GA 30009

GONZALEZ MARTIN &
CARDOZO NORMAN
416 BURTON DR
ALPHARETTA GA 30009

REVOCABLE LIVING TRUST OF KURT ALAN
HARTMAN & SHARON MICHELE WARNING THE
417 BURTON DR
ALPHARETTA GA 30009

KHUNTIA MADHUSMITA
418 BURTON DR
ALPHARETTA GA 30009

DUCASA ROCIOJ URENA &
RUBIO II RICHARD
419 BURTON DR
ALPHARETTA GA 30009

RIVAS JULIO & JONATHAN ALEXANDRE
420 BURTON DR
ALPHARETTA GA 30009

HAMMITT RYAN STEARNS &
JENNINGS KAYLEIGH ALEXANDRA
422 BURTON DR
ALPHARETTA GA 30009

HUGUELET ERIC
424 BURTON DR
ALPHARETTA GA 30009

SMITH LAURENCE C & JARVIS TRACY D
425 BURTON DR
ALPHARETTA GA 30009

ORLANDI MONICA
426 BURTON DR
ALPHARETTA GA 30009

KOTWICZ HERNICZEK LOGAN MARIE & MARK
428 BURTON DR
ALPHARETTA GA 30009

BONDER MATTHEW & JOANNA
429 BURTON DR
ALPHARETTA GA 30009

YOO JUNGMIN
430 BURTON DR
ALPHARETTA GA 30009

RANIER RETIREMENT TRUST THE
431 BURTON DR
ALPHARETTA GA 30009

**KLEENSTEPS PROPERTIES LTD
432 BURTON DR
ALPHARETTA GA 30009**

**LOOFT KORINA
433 BURTON DR
ALPHARETTA GA 30009**

**GOLDBERG GEOFFERY & KATHERINE
434 BURTON DR
ALPHARETTA GA 30009**

**RAPAPORT IAN
435 BURTON DR
ALPHARETTA GA 30009**

**LESLEY GRAY
REVOCABLE LIVING TRUST THE
438 BURTON DR
ALPHARETTA GA 30009**

**LENT FAMILY
REVOCABLE LIVING TRUST THE
440 BURTON DR
ALPHARETTA GA 30009**

**MARTIN CHRISTOPHER & MARISSA
442 BURTON DR
ALPHARETTA GA 30009**

**KIM HYE JIN
443 BURTON DR
ALPHARETTA GA 30009**

**REESE ANGELA NADINE & FOX MARY A
444 BURTON DR
ALPHARETTA GA 30009**

**DRUMMOND TRYSTAN WANYE &
DRUMMOND ALIXANDRIA GRACE
445 BURTON DR
ALPHARETTA GA 30009**

**YI WONCHOL & NAMESONG KIM
446 BURTON DR
ALPHARETTA GA 30009**

**ZENG XI
447 BURTON DR
ALPHARETTA GA 30009**

**MARINICH ROBERT C
448 BURTON DR
ALPHARETTA GA 30009**

**ZEDELL KARL F JR
449 BURTON DR
ALPHARETTA GA 30009**

**VAN DYK ASHLEY C
450 BURTON DR
ALPHARETTA GA 30009**

**NYSENBAUM ROBERT & JENNYLYN
451 BURTON DR
ALPHARETTA GA 30009**

**DICKERSON KARMBALA ANDREA
453 BURTON DR
ALPHARETTA GA 30009**

**BLEAKLEY FAMILY REVOCABLE
TRUST AGREEMENT THE
454 BURTON DR
ALPHARETTA GA 30009**

**TECHO JESSICA
454 BURTON DR
ALPHARETTA GA 30009**

**EIBLER JAY & KATHRYN
455 BURTON DR
ALPHARETTA GA 30009**

LESLEY GRAY
REVOCABLE LIVING TRUST THE
457 BURTON DR
ALPHARETTA GA 30009

TURNER WESLEY B
461 BURTON DR
ALPHARETTA GA 30009

MC LAUGHIN STEPHEN & GAIL
463 BURTON DR
ALPHARETTA GA 30009

MILLER SUE B
465 BURTON DR
ALPHARETTA GA 30009

HOPEY MARCIE
468 BURTON DR
DULUTH GA 30097

CARLETON GARY
469 BURTON DR
ALPHARETTA GA 30009

SHERRY LEE ANN &
SHERRY DAVID KEVIN JR
470 BURTON DR
ALPHARETTA GA 30009

DOS SANTOS MARK & KERI
471 BURTON DR
ALPHARETTA GA 30009

BOBE GLENN BYRON JR &
RAGGO BOBE TABORA
472 BURTON DR
ALPHARETTA GA 30009

REARDON JOSEPH CLARENCE &
REARDON HEATHER MC GEE
473 BURTON DR
ALPHARETTA GA 30009

MUNSTER & ROHRBACH
FAMILY TRUST THE
4909 JESPERSEN RD
SAN LUIS OBISPO CA 93401

HUFFMAN BRIANA
503 BURTON DR
ALPHARETTA GA 30009

ENDLER DOMINIK & ANJA BEATE
5045 HUNTWOOD WAY
ROSWELL GA 30075

BRUNSON PHILLIP & WILLIAMS JULIA HAYDEN
505 BURTON DR
ALPHARETTA GA 30009

PICA GABRIEL ALLEANDRO &
ROONEY AMANDA CHRISTINE
507 BURTON DR
ALPHARETTA GA 30009

PEREZ JONATHAN ALEXANDER &
CARLSON JORDAN MORAN
509 BURTON DR
ALPHARETTA GA 30009

CABRERA ALEX LOGAN & GREG ROY
511 BURTON DR
ALPHARETTA GA 30009

GUO YUANTA & RUAN LAN
513 BURTON DR
ALPHARETTA GA 30009

BERBERIAN PROPERTIES LLC
515 LYELL DR STE 101
MODESTO CA 95356

PATEL SAMIR
5180 BRIARSTONE RIDGE WAY
ALPHARETTA GA 30022

THOMPSON SANDRA B
6107 MENLOW CT
CUMMING GA 30041

TIC 2 S MAIN LLC
6260 AVALON BLVD
ALPHARETTA GA 30009

GANDHI RAHUL & KADU SHREYA
8410 MANOR PARK RUN
DULUTH GA 30097

J & SD REVOCABLE LIVING TRUST THE
8525 ABINGDON LN
DULUTH GA 30097

SOMEILLAN LIZETTE
8891 SW 78 PL
MIAMI FL 33156

COLONNADE RIVER CLUB LLC
P O BOX 769329
ROSWELL GA 30076

BUR ROG INC
P.O. BOX 642
ALPHARETTA GA 30009

JMA HOMES ONE SIXTY LLC
PO BOX 768731
ROSWELL GA 30076

CD II PROPERTIES LLC
PO BOX 99
DEMOREST GA 30535



March 25, 2025

City of Alpharetta Department of Community Development
2 Park Place
Alpharetta, GA 30009

RE: Letter of Intent for Variance Request – Dogwood Square Rehabilitation Project

Dear Planning Commission and Board of Zoning Appeals,

We are writing on behalf of CSHF of Georgia, Inc. to formally request approval for a variance related to the rehabilitation of Dogwood Square, a 100-unit apartment complex that serves seniors and physically handicapped individuals with low incomes.

Requested Variances

1. Reduction in Parking Spaces from 90 to 86 Spaces

The existing parking at Dogwood Square consists of 90 spaces, which has been sufficient for residents. Management has reported that on a normal day there are 10-15 vacant parking spots. The management company has been managing the property for over 30 years and has not seen any issues with the parking lot regarding residents need for parking. (Other than the issue discussed in our second request.) During the rehabilitation, we are updating ADA accessibility at the property, including in the parking lot. In order to update the parking lot to meet ADA requirements, we need to add additional ADA parking spots, which requires us to remove existing parking spaces, due to the additional space need for an ADA parking spot. Additionally, in order to improve emergency vehicle access, the turn-around radius near the front of the building is being expanded, requiring the removal of two parking spaces. This is an existing property and the available space at the property for parking is limited. Every effort has been made to maximize available parking; however, due to these necessary improvements and the constraints of the existing lot size, we are only able to achieve 86 parking spaces.

2. Installation of a Gate at the Entrance of the Parking Lot

Dogwood Square was built in 1987, and since it was built, the residents have not had any issues with parking. However, following the construction of a neighboring commercial development, an issue has arisen where overflow parking from the adjacent development spills into Dogwood Square’s parking lot and along the private drive leading up to it, particularly on weekend nights or during events. This has created issues at the property when the seniors living there can't find a parking spot at night or have strangers using their parking lot. This poses a security concern for residents and creates a liability issue for

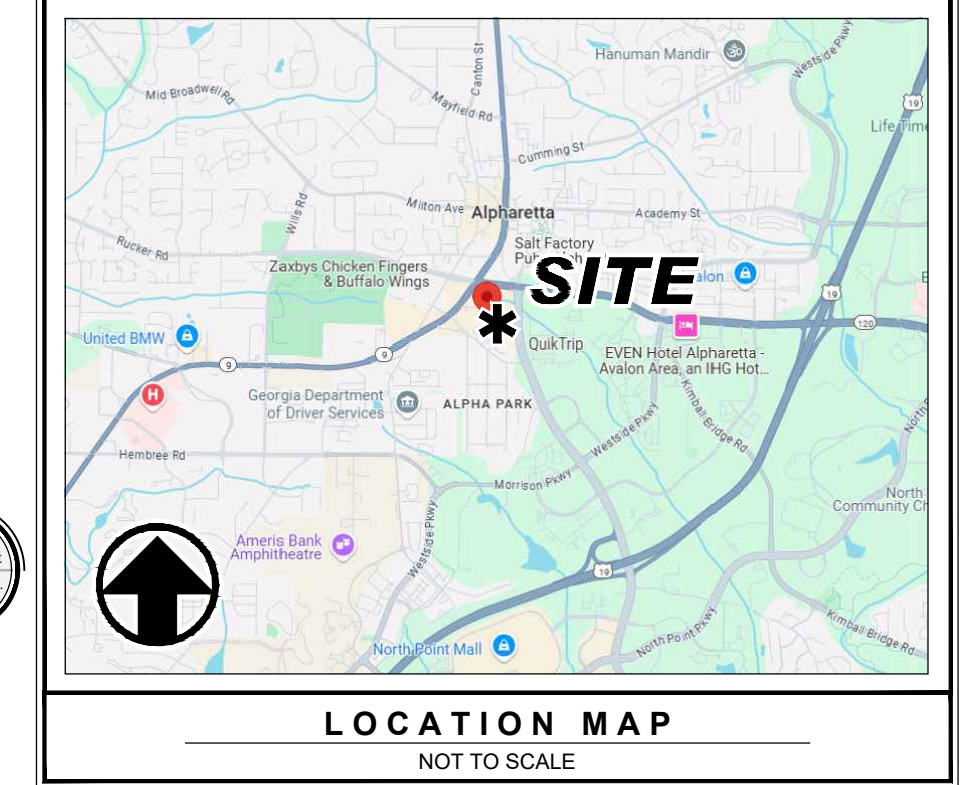
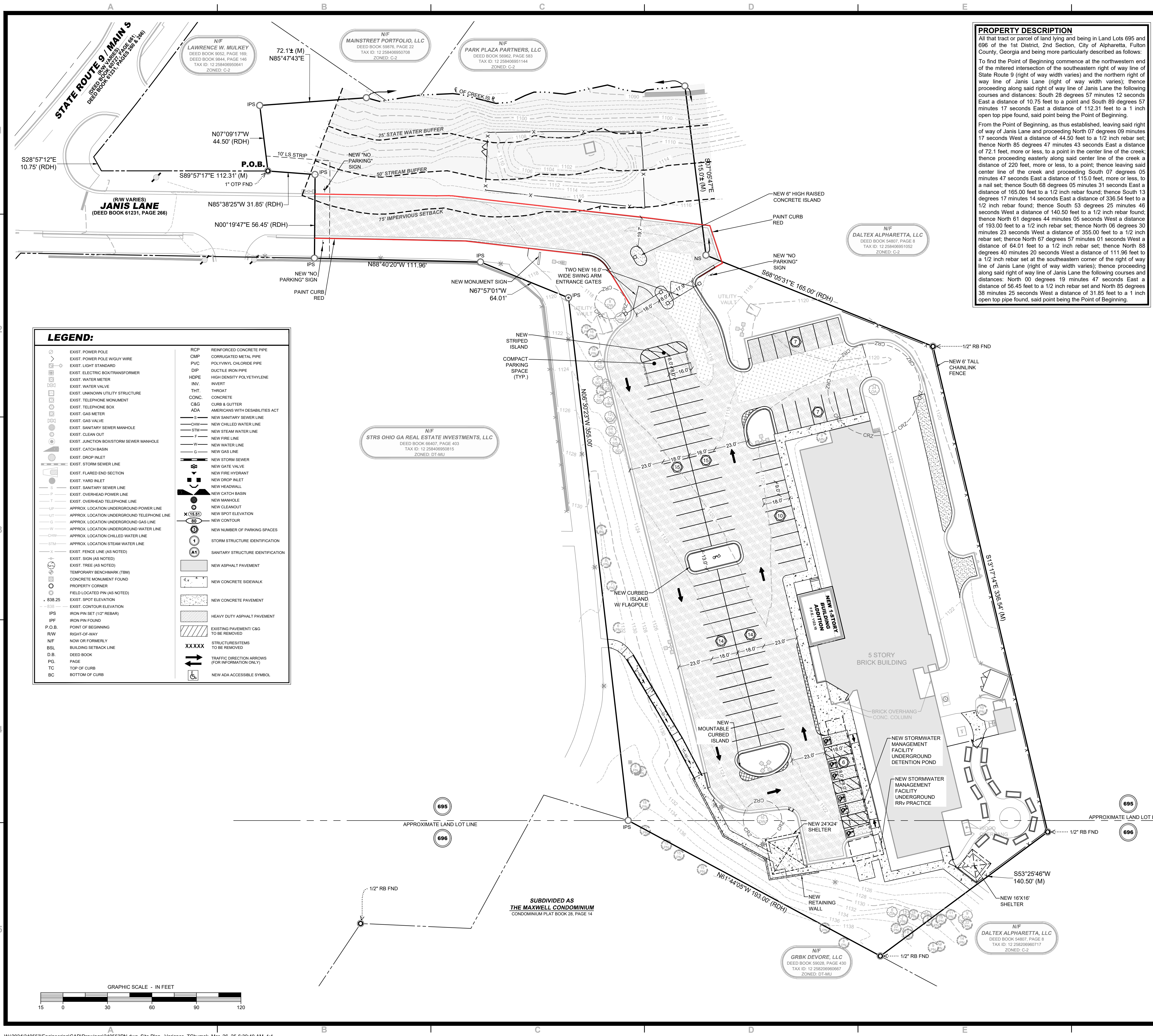
the property owner. To address this issue, we are requesting approval to install a gate at the entrance of the parking lot, which will restrict access to residents and their guests only. The gate will also help ensure that emergency vehicles maintain an unobstructed path to the building when necessary.

We believe these modifications will significantly enhance the quality of life for residents while maintaining adequate parking capacity and improving overall safety. We appreciate your consideration of this request and welcome the opportunity to discuss the proposal further. Please feel free to reach out if you require any additional information.

Sincerely,



Ali Watson
Vice President and Director of Operations
Mansermar Development, LLC



DEVELOPER
Manser Development, LLC
 1720 Gracewood Parkway
 Bishop, GA 30621
 706-769-4617
 Ms. Ali Watson
 706-338-9682
 E-mail: awatson@manser.com

SITE ZONING: C-2 (DOWNTOWN OVERLAY)
SITE AREA: 3.17 ACRES
TAX PARCEL ID: 12 258406950997

BUILDING SUMMARY:

5-STORY
 EXISTING BUILDING AREA: 73,835 SQ.FT.
 AREA OF 1-STORY BUILDING ADDITION: 939 SQ.FT.
 TOTAL BUILDING AREA: 73,835 SQ.FT. + 939 SQ.FT. = 74,774 SQ.FT.
 BUILDING HEIGHT: 48 FT.

PARKING SUMMARY

DESCRIPTION	REQUIRED*	PROVIDED**
REGULAR PARKING:	144	82
ADA ACCESSIBLE PARKING:	6	6
TOTAL PARKING SPACES:	150	88

*ONE SPACE PER DWELLING + 0.5 FOR VISITORS (100 Units)
 **INCLUDES 4 COMPACT PARKING SPACES (4.5% OF THE TOTAL NUMBER OF PARKING SPACES PROVIDED)

PROJECT DESCRIPTION:
 New Building Addition and Additional Site Improvements.

- ASPHALT PAVEMENT OVERLAY ON EXISTING ASPHALT PAVEMENT
- ASPHALT PAVEMENT OVERLAY ON EXISTING CONCRETE PAVEMENT
- NEW PAVEMENT PATCH
- NEW CONCRETE PAVEMENT
- NEW CONCRETE SIDEWALK

FLOOD HAZARD NOTE:
 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF FULTON COUNTY GEORGIA COMMUNITY PANEL NUMBER 130570334E, DATED 06/07/2019.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.



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REVISIONS

NO	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

DEVELOPER
Manser Development, LLC
 1720 Gracewood Parkway
 Bishop, GA 30621
 706-769-4617
 Ms. Ali Watson
 706-338-9682
 E-mail: awatson@manser.com

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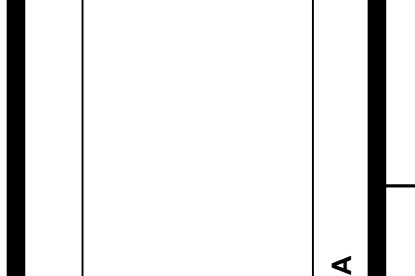
- ASPHALT PAVEMENT OVERLAY ON EXISTING ASPHALT PAVEMENT
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GEORGIA811
 1-800-282-7411
 Know what's below. Call before you dig.

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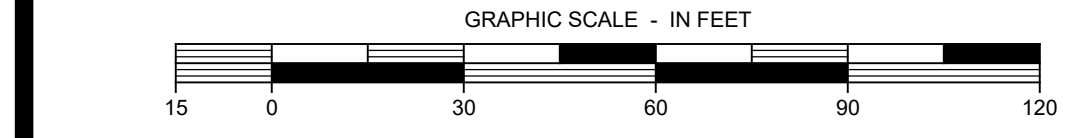


SITE PLAN

DOGWOOD SQUARE RENOVATIONS

555 JANIS LANE, LAND LOTS 695 & 696, 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

DATE: 02-05-2025
SCALE: 1" = 30'
CN: 240553PN
JN: 1-24-0553
FN: 174-D-096
SHEET NO: 1 of 1





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

Tree Study Report

555 Janis Lane, Alpharetta GA 30009

Date of Inspection 3/18/2025

Inspector

Jesse Milton
ISA #SO-1170B
Email: jesse@onebark.com

Project Manager

Watson, Ali
Dogwood Square, LP
555 Janis Lane
Alpharetta GA 30009

INTRODUCTION

This inspection was made to verify trees that meet Specimen tree criteria and/or meet the criteria for an Arborist Report as outlined in the Alpharetta municipal code. The study area for this assignment was confined to the area where a proposed shelter structure will be built.

METHODOLOGY

The specific study area was traversed to identify trees that meet the minimum size criteria for Specimen trees. This inspection uses Level I and Level II assessment standards. Level III standards can be applied at the customers request. All tree sizes were measure

The project site was traversed to identify trees that meet the minimum size criteria for Specimen trees, including boundary trees within 30 feet outside of the parcel limits and potential 'Trees of Quality.' (Pine, Tuliptree, and Sweetgum cannot be considered Quality trees). Boundary trees can only be inspected from the subject parcel, unless written permission is given by the neighboring parcel owner. This inspection uses Level I and Level II assessment standards. Level III standards can be applied at the customers request.

Any tree which qualifies for special consideration for preservation due to its size, type, condition, location or historical significance and which also meets the minimum size criteria set forth below:

- 30-inch DBH or larger for trees in the Pinus genus
- 30-inch diameter or larger for trees in the Sweetgum or Tulip poplar genus
- 20-inch DBH or larger for trees in the Cedrus, Thuja, or other ecologically similar trees
- 20-inch diameter or larger for trees in the Beech, Nyssa, Persimmon, Sassafras, or other ecologically similar trees
- 20-inch diameter or larger for Magnolia grandiflora and those cultivars that generally reach a mature height over 40'
- 24-inch DBH or larger for trees in all other genera
- 10-inch DBH or larger for Sourwood
- Understory Trees: 8-inch DBH diameter or larger

DEFINITIONS OF TREE HEALTH

GOOD - Few if any pathological problems exist; canopy is full, leaf density is above average, and live crown ratio is generally 50% or greater

FAIR - vigor is reasonable but a minor pathological problem may exist; leaf density is average; live crown ratio may be less than 50%. Most urban trees fall in this category.

POOR - vigor is waning, some dieback may be present, leaf density is below average; a significant pathological problem may be present; decay may exist within vital structures.

DECLINING - vigor is terminal, dieback is developing or is inevitable; tree has a limited life expectancy of less than 5 years.

1

Status: **SPECIMEN**

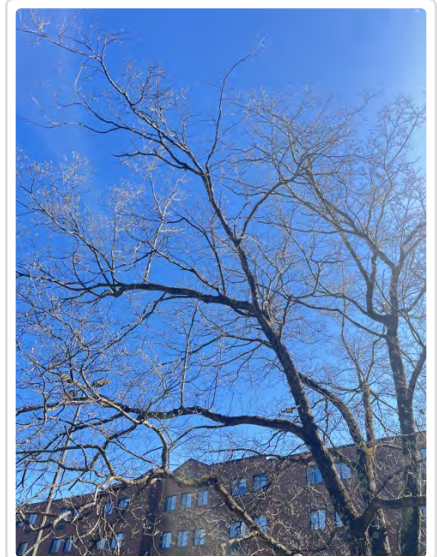
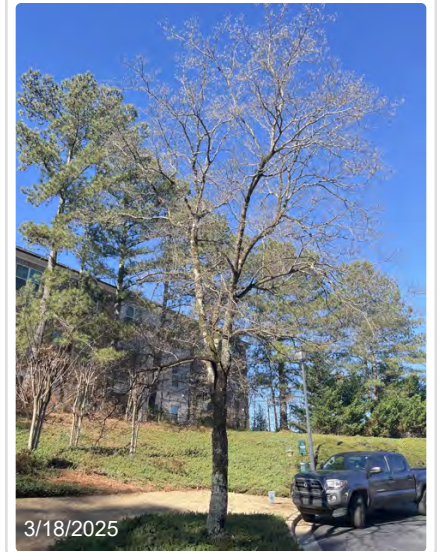
Tree: 11" Dogwood, flowering

Cornus florida

Condition: fair health. Vigor is above average for its age; some twig and branch dieback in canopy, although most terminals have live flower buds; Structure is single, bifurcates at 5' above soil level

Other notes: Tree meets the size and condition criteria for specimen trees

Cataloged : 3/18/2025



2

Status: **NOT SPECIMEN**

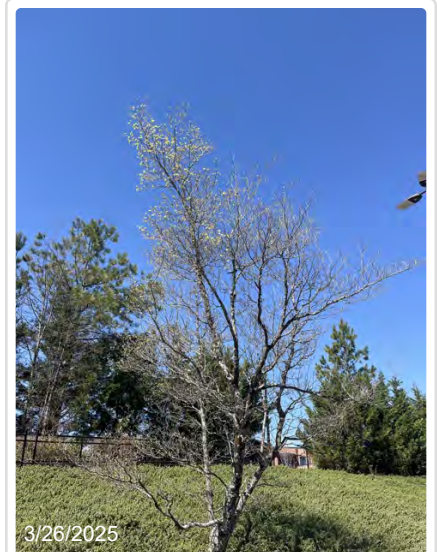
Tree: 9" Dogwood, flowering

Cornus florida

Condition: poor health. Low vigor, tip dieback ; Structure is multiple trunks

Other notes: Does not meet condition criteria for specimen trees

Cataloged : 3/26/2025



3

Status: **SPECIMEN**

Tree: 11" Dogwood, flowering

Cornus florida

Condition: fair health. No significant insect or disease problems identified in canopy;;

Structure is multiple trunks

Other notes:

Cataloged : 3/26/2025

4

Tree: 5" Dogwood, flowering *Cornus florida*

Condition: fair health. No significant problems identified; Structure is single

Other notes:

Cataloged : 3/26/2025



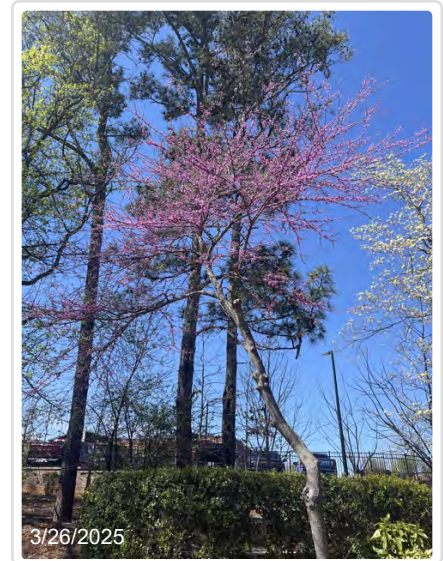
5

Tree: 5" redbud *Cercis canadensis*

Condition: fair health. No significant problems identified; Structure is asymmetric

Other notes:

Cataloged : 3/26/2025



6 Status: **SPECIMEN**

Tree: 8" Dogwood, flowering
Cornus florida

Condition: fair health. No significant problems identified; Structure is asymmetric
Other notes:

Cataloged : 3/26/2025

7

Tree: 5" Dogwood, flowering
Cornus florida

Condition: poor health. Shear plane crack, bark delamination ; Structure is single
Other notes: Does not meet condition criteria for specimen trees

Cataloged : 3/26/2025



8

Tree: 4" oak, shumard, *Quercus shumardii*

Condition: good health. No significant problems identified; Structure is single
Other notes:

Cataloged : 3/26/2025

9 Status: **SPECIMEN**

Tree: 25" oak, willow
Quercus phellos

Condition: good health. No significant problems identified ; Structure is single
Other notes:

Cataloged : 3/26/2025

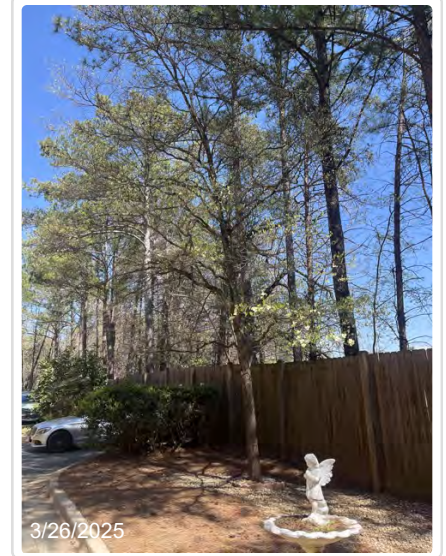
10

Tree: 7" Dogwood, flowering *Cornus florida*

Condition: fair health. No significant problems identified; Structure is asymmetric

Other notes:

Cataloged : 3/26/2025



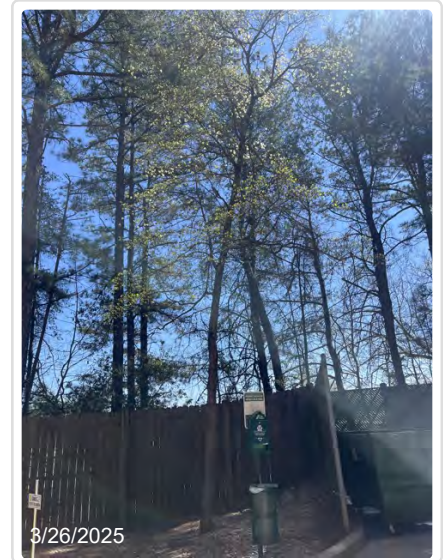
11

Tree: 7" Dogwood, flowering *Cornus florida*

Condition: fair health. No significant problems identified; Structure is asymmetric

Other notes:

Cataloged : 3/26/2025



Summary

Total Specimen trees identified within study area: 4

Additional Notes

LIMITATIONS

This report is not meant to override any determination by Alpharetta regarding the status of Specimen trees. Additional tree information may be required by the City once this Tree Report is submitted to Alpharetta, including but not limited to: Trees of Character, Level III assessments, site meetings with the Municipal arborist, and any Tree Maintenance Plan preparation.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments cannot be guaranteed. Clients may choose to accept or disregard the recommendations of the arborists, or to seek additional advice. This inspection was made without the expectation of a particular result.

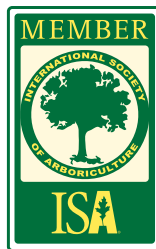
Certification

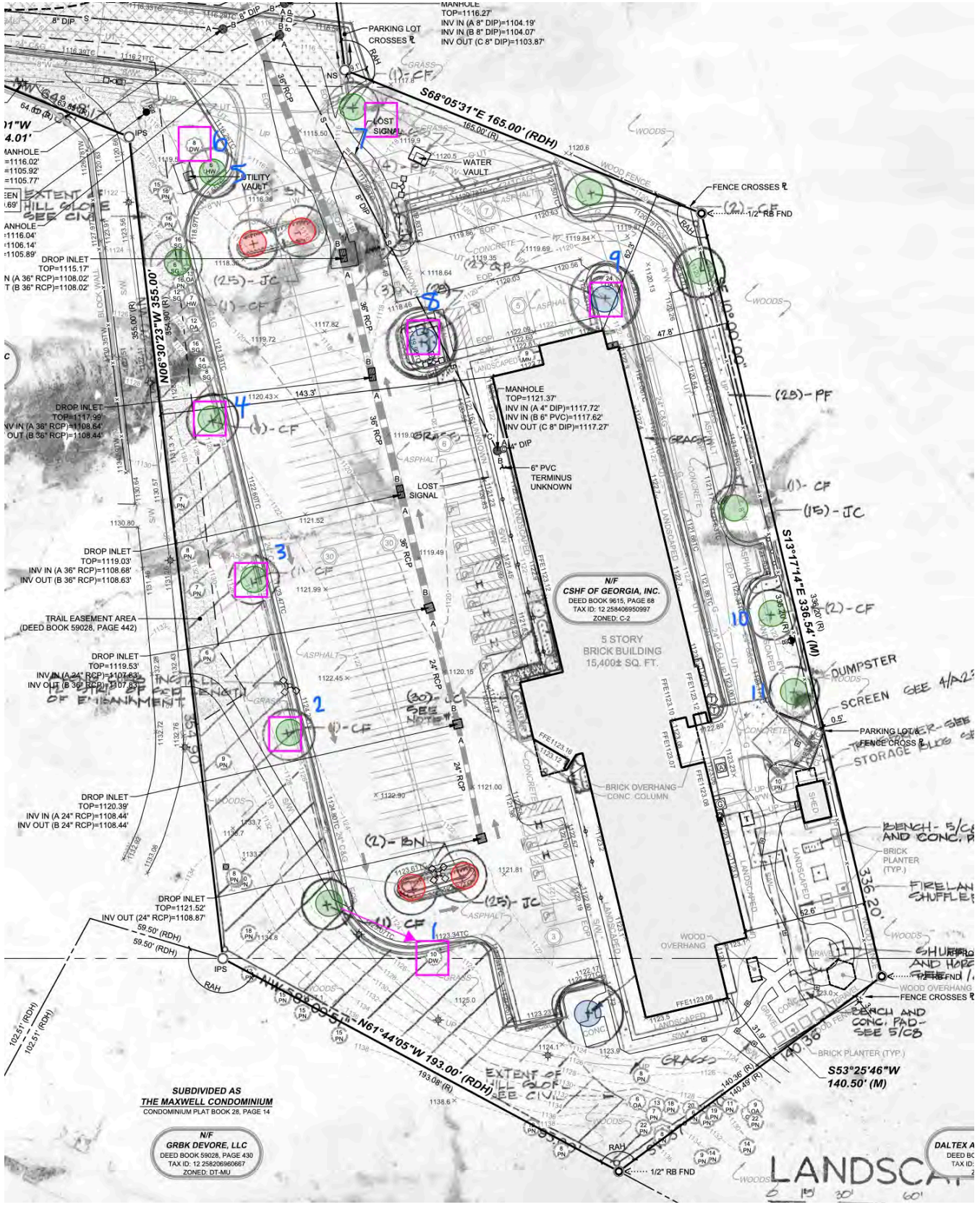
Date Certified: 3/26/2025

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



Samuel Milton
Certified Arborist GO-0137A





11" W
4.01'
MANHOLE
TOP=1116.02
=1105.92
=1105.77
IN
=1116.04
=1106.14
=1105.89
DROP INLET
TOP=1115.17
N (A 36" RCP)=1108.02
T (B 36" RCP)=1108.02

DROP INLET
TOP=1117.99
W IN (A 36" RCP)=1108.84
OUT (B 36" RCP)=1108.44

DROP INLET
TOP=1119.03
INV IN (A 36" RCP)=1108.68
INV OUT (B 36" RCP)=1108.63
TRAIL EASEMENT AREA
(DEED BOOK 59028, PAGE 442)

DROP INLET
TOP=1119.53
INV IN (A 24" RCP)=1107.63
INV OUT (B 36" RCP)=1107.83

DROP INLET
TOP=1120.39
INV IN (A 24" RCP)=1108.44
INV OUT (B 24" RCP)=1108.44

DROP INLET
TOP=1121.52
INV OUT (24" RCP)=1108.87
59.50' (RDH)
59.50' (RDH)

SUBDIVIDED AS
THE MAXWELL CONDOMINIUM
CONDOMINIUM PLAT BOOK 28, PAGE 14

N/F
GRBK DEVORE, LLC
DEED BOOK 59028, PAGE 430
TAX ID: 12 2582069697
ZONED: DT-MU

N/F
CSHF OF GEORGIA, INC.
DEED BOOK 9615, PAGE 68
TAX ID: 12 2584089097
ZONED: C-2

5 STORY
BRICK BUILDING
15,400± SQ. FT.

DALTEX A
DEED BK
TAX ID: 2

3/26/2025