



City Council Meeting & Public Hearing

APRIL 28, 2025

OFFICIAL MINUTES

Office of the City Clerk

ALPHARETTA CITY HALL

COUNCIL CHAMBERS | 2 PARK PLAZA | 6:30 PM

OFFICIAL MINUTES

The public is advised that the following minutes are not a verbatim transcription of business presented at the Council Meeting of the date shown; but are a synopsis of pertinent information. The public is further advised that the video recording for said meeting is a matter of public record and is available to be viewed at the City Clerk's office during normal business hours or viewed online at <https://www.youtube.com/user/alpharettagov>.

1. CALL TO ORDER

- Mayor Gilvin called the meeting to order at 6:30 p.m.
- Mayor Gilvin announced that Public Hearing Item MP-25-01/CU-25-05 Fulton Science Academy/Cousins Westside MP Pod R has been deferred by the applicant to the June 23, 2025 City Council Meeting and Public Hearing.

2. ROLL CALL

• Council Members

- Mayor Jim Gilvin
- Donald F. Mitchell
- Brian Will
- John Hipes
- Fergal M. Brady
- Douglas J. DeRito

• Council Members Absent

- Mayor Pro Tem Dan Merkel

• Staff

- Chris Lagerbloom, City Administrator
- Molly Esswein, City Attorney
- Lauren Shapiro, City Clerk
- Charlie Jewell, Director of Economic Development
- John Robison, Director of Public Safety
- Kathi Cook, Director of Community Development
- Morgan Rodgers, Director of Recreation, Parks, and Cultural Services
- Tom Harris, Director of Finance

- Joel Carnow, GIS Planner
- Michael Woodman, Planning and Development Services Manager
- Suzanne Swain, Community Relations Manager

3. PLEDGE TO THE FLAG

4. WORK SESSION ITEMS

A. City Council Fiscal Year 2026 Priorities

Discussion on the City Council priorities and work plan as a result of the annual retreat.

- City Administrator, Chris Lagerbloom, came forward to present this item.
- During the City Council retreat earlier in the year, themes regarding the Fiscal Year 2026 priorities and work plan were discussed. This work session discussion will provide the direction necessary to bring forward the work plan for adoption by resolution, and it will become the basis by which our budget discussions occur in the coming month.
- This will be brought forward with a resolution for future consideration.

5. CONSENT AGENDA

A. City Council Meeting Minutes (Meeting of 4/14/2025)

Consideration of approval of the City Council meeting minutes from the meeting of April 14, 2025.

B. Wills Overlook Subdivision Pedestrian Access Easement

The Developer for Wills Overlook subdivision seeks to dedicate An Access Easement to the city connecting South Main Street with Wills Park through the development.

C. Agreement Approvals: Youth Athletic Associations (Ambush Soccer, AYBA, and AYSA)

Consideration of approval of the renewal of revised annual agreements as partnered athletic associations with the City of Alpharetta's Recreation, Parks and Cultural Services Department: Alpharetta Ambush Youth Soccer Club, Inc., Alpharetta Youth Baseball Association, Inc., Alpharetta Youth Girls Softball Association, Inc. and with authorization for the Mayor to execute all necessary documents.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Mitchell offered a motion to approve the Consent Agenda.
 - Council Member Hipes seconded the motion.
 - The motion was approved unanimously (6-0).

6. PUBLIC HEARING

A. V-25-06 DRB Group/Charlotte Drive – Waiting Period Variance

Consideration of a variance to Unified Development Code Subsection 4.2.1(C) to reduce the waiting period for City Council consideration of a request for zoning change affecting the same property from 12 months to 6 months. The property is located at 12265 Charlotte Drive and is legally described as being located in Land Lots 1245 & 1246, 2nd District, 2nd Section, Fulton County, Georgia.

- Director of Community Development, Kathi Cook, came forward to present this item.
- Staff is recommending that Mayor and Council approve V-25-06 DRB GROUP/Charlotte Drive – Waiting Period Variance.
- The submitted request, if approved, will allow for a reduction of the waiting period for Council consideration from twelve (12) months to six (6) months. Unified Development Code (UDC) Subsection 4.2.1(C) requires a twelve (12) month waiting period for Council consideration of a zoning change affecting the same property. The same subsection states that Council may approve a reduction in the waiting period to no less than six (6) months. The subject property is located at 12265 Charlotte Drive near the northeast corner of Charlotte Drive and Rucker Road.
- The Citizen Participation Plan 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.
- Staff has reviewed the applicant's proposal and believes the variance request is within the allowable reduction that can be approved by City Council.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Hipes offered a motion to approve V-25-06 DRB GROUP/Charlotte Drive – Waiting Period Variance.
 - Council Member Brady seconded the motion.
 - The motion was approved unanimously (6-0).

B. PH-25-08 DRB Group/Charlotte Drive – Change of Condition

Consideration of a change to condition of zoning to remove a requirement for curb and gutter along Charlotte Drive. The property is located at 12265 Charlotte Drive and is legally described as being located in Land Lots 1245 & 1246, 2nd District, 2nd Section, Fulton County, Georgia.

- Director of Community Development, Kathi Cook, came forward to present this item.
- The applicant, DRB Group of Georgia, is requesting a change to a previous condition of zoning related to a 41-lot 'For-Sale' single-family detached subdivision on 36.78 acres. The applicant requests a change of condition to remove a requirement for curb and gutter along the property frontage on Charlotte Drive in order to maintain the rural

character of the street. The subject property is located at 12265 Charlotte Drive near the northeast corner of Charlotte Drive and Rucker Road.

- Staff is recommending that Mayor and Council approve PH-25-08 DRB GROUP/Charlotte Drive - Change of Condition, subject to the following conditions:

7. Developer shall dedicate right-of-way, if necessary, and improve the Charlotte Drive streetscape with minimum 6' planter (planted with street trees), minimum 5' sidewalk, and decorative pedestrian lighting. In lieu of providing curb and gutter, the streetscape design shall include an appropriate drainage system to be maintained by the HOA and shall consider future infrastructure, such as gas, fiber, etc., as approved by Staff. Streetscape modifications shall be permitted for the purpose of tree preservation or utility conflicts, with final approval by Staff.

New Condition:

1. Developer shall construct an off-site sidewalk connection along Charlotte Drive and connecting to the sidewalk at the Rucker Road roundabout. Sidewalk improvements shall be eligible for impact fee credits in conjunction with a development agreement.
- The 36.78-acre property is currently developed as a one (1) story, 900 square foot single-family detached home with pasture for livestock. A rezoning was approved on the property on October 21, 2024 to allow for a 41-lot 'For-Sale' single-family detached subdivision. Surrounding properties are zoned AG and R-15 (Dwelling, 'For-Sale', Residential) to the north, R-15 to the east, AG, R-12 (Dwelling, 'For-Sale', Residential) and R-15 to the south, and R-22 to the west. Charlotte Estates and two (2) unplatted lots are located to the north, Jennifer Oaks is located to the east, The Oaks on Charlotte Drive and The Preserve on Charlotte Drive are located to the west and unplatted lots and Laurelwood Farm are located to the south. The comprehensive land use plan designation of the property is 'Very Low Density Residential'.
 - According to the applicant, the change of condition will allow for aesthetic consistency across subdivisions along Charlotte Drive. Several subdivisions in the area were approved with conditions of zoning requiring that curb and gutter not be provided along Charlotte Drive in order to preserve the rural character of the road. Subdivisions with similar conditions of zoning include The Preserve on Charlotte Drive, The Oaks on Charlotte Drive, and Emerson Hall. The City's Public Works Director weighed in on the applicant's request with the understanding of the community's desire to maintain the rural character of the area. Public Works did not object to the removal of the curb and gutter along Charlotte Drive with the condition that the developer provide an appropriately designed drainage system and consider future infrastructure.
 - The Community Zoning Information Meeting was held on March 12, 2025. There were no public comments on the sign-in sheet.
 - The Citizen Participation Plan 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 outside of the comments received at the March 12th CZIM. Those comments included safety, stormwater, roadway long-term maintenance, and aesthetic preferences related to the curb and gutter on Charlotte Drive.

- City Staff received emails from two (2) residents along Charlotte Drive. One (1) resident supports the removal of curb and gutter in order to maintain the rural character of the area and one (1) resident opposes the removal due to pedestrian/traffic safety, drainage, roadway maintenance, and aesthetics.
- Sudhir Christopher and Cameron Heath came forward to speak on behalf of the applicant and offered a rebuttal at the close of public comment.
- Director Cook shared that “to be maintained by the HOA” should be added to Condition #7.

CITY COUNCIL DISCUSSION:

- Council Member Will asked about the maintenance responsibility of the right-of-way.
- Council Member Mitchell asked about curb and gutter within the development.

PUBLIC COMMENTS:

- **In Favor**
 - Chris Owens
- **In Opposition**
 - Kiranpal Pendyala, 1065 Spence Street, Alpharetta, GA 30004
 - Tracy Puckett, 12220 Charlotte Drive, Alpharetta, GA 30004
 - Ray Appen, 12263 Charlotte Drive, Alpharetta, GA 30004
 - Ray Fowler, 12145 Laurelwood Farm Drive, Alpharetta, GA 30004
- ❖ Council Member Will offered a motion to defer PH-25-08 DRB Group/Charlotte Drive – Change of Condition to May 5, 2025 so that the applicant can have more time to provide Council with a more specific drainage plan that has not already been submitted with curb and gutter and to get answers from Mrs. Esswein on the successor liability.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (5-1; with Council Member Mitchell in opposition).
 - City Attorney, Molly Esswein, clarified before the vote that this motion would be to postpone the item for decision only, not for an additional public hearing.

C. PH-25-04 John C. Weatherford House/193 Canton Street – Historic Designation

FIRST READING

Consideration of a request to designate the John C. Weatherford House as historic. The property is located at 193 Canton Street and is legally described as being located in Land Lots 1197 & 1252, 2nd District, 2nd Section, Fulton County, Georgia.

- City Attorney, Molly Esswein, read the ordinance title aloud.
- Planning and Development Services Manager, Michael Woodman, came forward to present this item.
- The applicant, Chris Davis, requests consideration of a public hearing in order to designate a structure as historic. Conditions of zoning require that the John C. Weatherford House be saved, restored, and designated as historic under the City's Historic Preservation Incentive Ordinance. The subject property is located at 193 Canton Street at the southeast corner of Mayfield Road and Canton Street.
- This item was considered at the April 17, 2025 Historic Preservation Commission meeting. There were no public comments. After discussion, the Commission recommended approval (vote 5-0).
- The John C. Weatherford House was constructed sometime between 1910 and 1920 and is approximately 105-115 years old. The structure is approximately 2,786 square feet and was constructed in the Folk Victorian style. According to Alpharetta, Milton County – the Early Years, John C. Weatherford operated a dairy farm on the property. The property played host to an unusual attraction with Homer Weatherford, younger son of John C. Weatherford, and his wife Annie Tucker Weatherford having charged one dollar (\$1) per person to view a two-headed calf in a barn on the property.
- A Community Zoning Information Meeting was held on March 12, 2025. There were no public comments.
- The Citizen Participation Plan report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that comments were received at the March 12th CZIM meeting. Comments pertained to the design of the structure, including matching windows, maintaining the front porch, ornamental elements on the roof, and front porch columns.
- Staff has reviewed the applicant's proposal against the established review criteria for a historic designation. The proposal meets the criteria for historic designation.
- The proposed Ordinance is attached hereto as "Exhibit A."
- Guy, came forward to speak on behalf of the application.

CITY COUNCIL DISCUSSION:

- Council Member Hipes asked about requiring the developer / owner to retain the structural integrity and historic parts of the structure and to not gut them completely.

PUBLIC COMMENTS:

- ❖ Council Member Mitchell offered a motion to approve PH-24-04 John C. Weatherford House/193 Canton Street – Historic Designation.
 - Council Member Hipes seconded the motion.
 - The motion was approved unanimously (6-0).

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

Consideration of a master plan amendment, comprehensive land use plan amendment, rezoning, conditional use, and variance to allow for the redevelopment of two (2) office buildings with a mixed-use development consisting of 335 'For-Rent' units, 75 'For-Sale' townhomes, 130,000 square feet of office, and 60,000 square feet of commercial on 19.68 acres in the Brookside. A master plan amendment is requested to the Brookside Master Plan Pod A to allow the proposed mixed-use development scheme. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'Mixed Use' and a rezoning is requested from O-I (Office-Institutional) to MU (Mixed Use). A conditional use is requested to allow 'Dwelling, 'For-Rent' and 'For-Sale' and variances are requested to Unified Development Code (UDC) Subsection 2.2.20(D) to reduce the minimum area of the mixed-use development, UDC Subsection 2.5.2 to increase the maximum 25% shared parking reduction, UDC Subsection 3.2.8(D)(1) to reduce the landscape strip along Old Milton Parkway from 20' to 10', and UDC Section 3.5.2(G) to reduce the minimum separation between driveway curb cuts on arterial and collector streets. The property is located at 3625 & 3655 Brookside Parkway and is legally described as being located in Land Lots 02, 03, & 44, 1st District, 1st Section, Fulton County, Georgia.

- Planning and Development Services Manager, Michael Woodman, came forward to present this item.
- The applicant, Portman Holdings, LLC, is requesting a master plan amendment, comprehensive land use plan amendment, rezoning, conditional use, and variance to allow a 19.68-acre mixed-use development consisting of 130,000 square feet of office (existing), 60,000 square feet of retail/restaurant, 75 'For-Sale' townhome units and 335 'For-Rent' units. A master plan amendment is requested to Pod A of the Brookside Master Plan to allow the proposed development mix and establish mixed-use development regulations. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'Mixed Use' and a rezoning is requested from O-I (Office-Institutional) to MU (Mixed Use). A conditional use is requested to allow 'Dwelling, 'For-Rent' and 'Dwelling, 'For-Sale', Attached' and variances are requested to reduce the minimum lot size in the MU zoning district, increase the shared parking reduction, and reduce minimum driveway separation. The property is located at 3625 Brookside Parkway at the southwest corner of Old Milton Parkway and Brookside Parkway (west).
- This item was considered at the April 3, 2025 Planning Commission meeting. There were no public comments. After discussion, the Commission recommended approval

subject to the staff recommended conditions and asked that Staff work with the applicant on conditions related to concurrency and parking management (vote 7-0).

- Staff is recommending that Mayor and Council approve MP-25-03/CLUP-25-01/Z-25-02/CU-25-03/V-25-02 Portman/Brookside MP Pod A, subject to the following conditions:
 1. The 19.68-acre property shall be zoned MU and the site shall be developed substantially similar to the site plan by Kimley Horn, revised 3/20/25, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
 2. The comprehensive land use designation of the property shall be 'Mixed Use'.
 3. Architectural style shall be representative of the submitted renderings prepared by SK+I, dated 3/20/25, with final approval by DRB.
 4. Development regulations shall be as follows (The entitlements below shall be deducted from the Brookside Master Plan non-residential density, including an exchange rate of 800 square feet of non-residential density for each residential unit):
 - a. Office – Office use shall be limited to no more than 130,000 square feet, which shall include the existing office building. Office uses shall be permitted in the ground floor space along the storefront street in the For-Rent building and shall not count against the office maximum area above. Office building shall have a maximum height of 5 stories or 85', whichever is less.
 - b. Commercial – Retail and restaurant (no drive-through) uses shall be limited to no more than 60,000 square feet, of which no more than 32,000 square feet shall be used for restaurant (no drive-through) use. Retail uses shall be limited to service retail incidental to office and residential uses. Retail/restaurant buildings shall have a maximum height of 2 stories or 40', whichever is less.
 - c. 'For-Sale' Residential – Up to 75 'For-Sale' Townhome units shall be permitted with a maximum height of 4 stories or 50', whichever is less. No more than 10% shall be rented as stated in the HOA documents.
 - d. 'For-Rent' Residential – After January 1, 2027, 335 'Dwelling, 'For-Rent' units shall be permitted a Certificate of Occupancy (CO) in accordance with UDC 'For-Rent' requirements. At-grade 'For-Rent' units shall be limited to no more than 3 sides of the building and shall have walkouts with sidewalk connections. Maximum building height shall be 5 stories or 72', whichever is less. Units shall be 1, 2, and 3 bedrooms with no more than 40% of the units being 2-bedroom and no more than 5% being 3-bedroom. A CO shall not be issued for rental units until the street level exterior of the existing office building has been renovated or is substantially under construction to facilitate the proposed commercial conversion of the 7,000 square feet of ground floor space in the

existing office building and the retail village (free-standing buildings) is substantially under construction, as determined by Staff. The exterior improvements shall include creation of a pedestrian approach from the exterior of the building into the proposed commercial space with sidewalks and awning improvements. 'For-Rent' units shall be part of a mixed-use development containing a minimum 19 acres and incorporating retail/restaurant uses, 'For-Sale' residential uses, a neighborhood grocery, and the existing office building depicted on the site plan to be saved. 'For-Rent' units shall have first class amenities, which shall include a private pool, fitness center, secure parking, resident's lounge, business center, on-site management office, concierge services and secure elevator access. If a building permit is not issued by April 28, 2028, residential units shall revert to 'For-Sale' only.

- e. Parking Deck – Maximum 6 levels, substantially as depicted on the site plan prepared by Kimley Horn, revised 3/20/25. Parking decks visible from Old Milton Parkway and Brookside Parkway shall be treated with comparable materials and finishes as the buildings they serve or art such as a mural, as approved by Staff. Screening of parking decks with evergreen landscaping of sufficient size shall be required, as approved by Staff. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the DRB.
5. Brookside Master Plan Pod A shall be limited to the following uses and further restricted by conditions of zoning:
- a. Office
 - b. Service Retail
 - c. Restaurant (no drive thru)
 - d. Residential – 'For-Sale' and 'For-Rent'
6. Service retail uses shall be those customarily accessory to or amenities for office and residential uses, restricted to the following:
- a. Art Gallery
 - b. Bakery
 - c. Barber Shop/Beauty Shop
 - d. Book Store
 - e. Brewery
 - f. Computer Supply Store
 - g. Copy Center/Print Shop
 - h. Dance Studio
 - i. Drug Store (not to exceed 2,000 SF)

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

area split between the planter and landscape strip on both sides of the street. Planter and landscape strips shall be planted with trees.

12. Minimum 20' landscape strip (not including sidewalk) shall be provided along Old Milton Parkway and minimum 10' landscape strip shall be provided along Brookside Parkway. Existing landscape strip and planter trees along Old Milton Parkway and Brookside Parkway, determined to be healthy, shall be preserved, except at relocated curb cuts along Old Milton Parkway and Brookside Parkway and as needed to install a deceleration lane on Old Milton Parkway (if required by GDOT), as approved by Staff. A row of shrubs, minimum 2' at planting, shall be planted in the planter adjacent to the deceleration lane along Old Milton Parkway, as permitted by GDOT.
13. Minimum 10' natural or landscaped buffer shall be provided along the private street to the south, except where the proposed new local street comes within 5' of the southern property line the buffer may be reduced to 5'. Developer shall make reasonable efforts to save the existing trees along the private street to the south.
14. Site landscaping shall be substantially similar to the Landscape Strategy prepared by CORE, dated 3/20/25, with final approval by DRB. A detailed landscape plan shall be approved prior to issuance of a LDP.
15. Storefront streets shall include foundation plantings and/or planted decorative pots, as approved by DRB.
16. In order to obscure parking lots, surface parking shall be screened from Old Milton Parkway and Brookside Parkway with architectural features and/or landscaping, with final approval by DRB.
17. Parking lot islands shall be planted with trees, shrubs and ground covers.
18. Developer shall save healthy trees in the area adjacent to Brookside Park, except where to grade and install pedestrian amenities, as depicted on the site plan prepared by Kimley Horn, revised 3/20/25.
19. Minimum 13.72 acres of open space shall be provided which shall include the off-site Big Creek Greenway trail connection, as depicted on the site plan prepared by Kimley Horn, revised 3/20/25.
20. At-grade pedestrian and bicycle connections shall be provided throughout the site, including between buildings and open space within the development. Pedestrian crossings within the development shall be ramped and surface materials shall be brick pavers, cobblestones, or architecturally treated concrete, as approved by DRB. Pedestrian bridges, stairs, elevators, and escalators may encroach over and into public spaces provided that they do not impede pedestrian circulation or safety. Bicycle facilities shall be provided throughout the development, including a bicycle-share station.

21. Detention facilities shall not be visible from the public right-of-way, except as a decorative water feature, as approved by Staff.
22. Runoff reduction and water quality treatment measures shall add to the decorative or aesthetic nature of the development. Features like bioretention, tree wells, pervious pavers, etc. shall be prioritized in the design.
23. The 2 main entrances off Old Milton Parkway and Brookside Parkway shall include a minimum 750 square feet greenspace incorporating an entrance monument and decorative landscaping, as approved by DRB. Installation shall be required prior to the 1st CO for the development.
24. Developer is encouraged to work with the Brookside Association to improve the corner of Old Milton Parkway and Brookside Parkway as a decorative greenspace incorporating landscaping and entrance monumentation.
25. Developer shall provide a minimum 1 original sculpture, a minimum 1 alternative art installation utilizing light or sound, and minimum 4 murals, as well as entry monumentation as depicted on the Site Program + Amenities Exhibit prepared by CORE, dated 3/20/25, with final locations approved by Staff. Sculptures and murals are subject to final approval by the Cultural Arts Commission. Completion of sculptures shall be required concurrent with the CO for the 'For-Rent' building and murals shall be completed concurrent with the CO for the building where they are located.
26. Parking decks and retaining walls shall have architectural façade treatment or be heavily landscaped, as approved by DRB. Retaining walls visible from developed areas exceeding 16' in height shall be terraced.
27. Developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks, and other street furniture, where appropriate, throughout the development. Existing MARTA bus shelter along Brookside Parkway shall be replaced with a new bus shelter with design subject to final approval by Staff.
28. Developer shall improve a multi-use trail connection through Brookside Park connecting the subject property to the Big Creek Greenway, as depicted on the Connectivity + Pedestrian Circulation Exhibit prepared by CORE, dated 3/20/25, including a minimum 12' concrete (or similar), accessible multi-use trail and bridge with final alignment, design and materials, as approved by Staff. Trail connection shall include lighting (pedestrian and bollard), landscape, hardscape, and amenities. Trail entrance gateways shall be provided in the southwest and northwest corners of the property. Developer shall promote the use of the Big Creek Greenway trail connection by providing a min. 5 shared parking spaces for the public. Wayfinding signage shall be provided at key locations along the trail, as approved by Staff. The trail connection shall be completed prior to a CO for the For-Rent building. Impact fee credits will be provided for the off-site trail connection

improvements, as approved by Staff. Developer's financial obligation to implement the improvements in this condition 28 shall be limited to the amount of the impact fees generated for the development project.

29. Backside of buildings or 'back of house' functions (such as loading, trash, utilities, and similar) shall be screened from the public or private right-of-way or Brookside Park. Parapet walls shall be used as needed to screen rooftop mechanical equipment and views.
30. Min. 1 rooftop amenity shall be provided in the development. Restaurants shall include outdoor dining areas.
31. Prior to LDP, the applicant shall submit for approval a document to be entitled 'Portman Brookside Design Standards'. This document shall include elevations or architectural themes of buildings, specifications for street furniture including benches, trash receptacles, lighting, focal point features, bicycle racks, bus shelter, signage, landscaping themes, and entrance treatments and shall be substantially similar to the submitted renderings, as amended. Design standards will be presented to Staff and the DRB for review and approval.
32. Plans for buildings, landscaping, and signage shall be subject to review and approval by the DRB.
33. Prior to the first LDP, applicant shall submit a revised master plan for the property incorporating the approved conditions, as well as the following:
 - a. Approved specifications and standards identified for each use within the total development.
 - b. Pedestrian/bicycle network; and
 - c. Overall planned green space areas.
34. Every plan submitted for an LDP shall include an on-going density, open space, and acreage tabulation.
35. All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note: "This plan reflects conditions stipulated through public hearing regarding case MP-25-03/CLUP-25-01/Z-25-02/CU-25-03/V-25-02 Portman Brookside."

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

Pedestrian, Bicycle and Transit Facilities

36. Provide pedestrian connectivity between all buildings, uses, and existing/future pedestrian access points.

37. Coordinate with the City of Alpharetta to identify opportunities for future connections to the Big Creek Greenway and to existing and proposed Brookside Trail alignments.

38. Coordinate with MARTA to identify opportunities to enhance existing or proposed bus stops adjacent to the project site.

Roadway Improvements

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

Old Milton Parkway (SR 120) at Site Driveway A

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

Brookside Parkway at Site Driveway B (North Driveway)

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

Brookside Parkway at Site Driveway C (South Driveway)

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

- The property is developed with two (2) office buildings, consisting of approximately 289,720 square feet, and 1,136-space surface parking lot. The property is zoned O-I (Office-Institutional) subject to the Brookside Master Plan Pod A. Surrounding properties are zoned O-I to the west, south, east, and north and O-P (Office-Professional) and CUP (Community Unit Plan) to the north. Olde Milton Commons, a strip shopping center, and Touchmark National Bank are located to the north, Brookside Park is located to the west, Georgia State University is located to the south, and a five (5) story office building is located to the east. The property has a comprehensive land use plan designation of 'Corporate Office', which requires an amendment to allow the proposed mixed-use development.
- Brookside Master Plan was approved in 1997 as an office park with retail nodes along Old Milton Parkway. Pod A, which has a total area of 83.8 acres, was approved with a non-residential density of 20,000 square feet per acre (1,676,000 square feet) and maximum building height of eight (8) stories. Approximately 924,023 square feet, or 55% of non-residential entitlement remains unused in Pod A of the Master Plan. The applicant requests a master plan amendment to allow the proposed mixed-use development and assign development regulations.
- The Horizon 2040 Comprehensive Plan identifies Old Milton Parkway east of Georgia 400 as a priority area in need of redevelopment and promotes retrofitting, repurposing, and mixed-use patterns to create activity nodes near or within existing suburban office

parks. In response, the Brookside Small Area Plan was created and adopted in 2022. The plan's vision is to re-imagine the 155-acre suburban office park as a walkable, connected environment in an effort to re-position the area which currently has one of the City's highest office vacancy rates. In February 2023, CoStar showed an office vacancy rate in Brookside of 36.75% as compared to the Citywide office vacancy rate of 18.81%. The Plan does not include land use recommendations and the future land use designation of Brookside remains 'Corporate Office'.

- A comprehensive land use plan amendment is requested from 'Corporate Office' to 'Mixed Use' and a rezoning is requested from O-I to MU. A conditional use is requested to allow 'Dwelling, 'For-Rent' Residential' and 'Dwelling, 'For-Sale' Attached' use.
- The submitted site plan depicts the office building closest to Old Milton Parkway to be removed and the southernmost office building (approx. 145,000 square feet) to be saved. Approximately 7,000 square feet on the ground floor of the saved office building will be converted to commercial use. A five (5) story 'For-Rent' building wrapping a six (6) level parking deck is proposed along Old Milton Parkway over the existing surface parking lot and office building to be removed. The existing curb cut and driveway off Old Milton Parkway has been shifted to the east, creating the main entrance and storefront street for the proposed development. Approximately 15,700 square feet of ground floor commercial space in the 'For-Rent' building and a one (1) story, 10,700 square foot free-standing commercial building line the main entrance driveway off Old Milton Parkway, which leads to a new roundabout at the center of the development. The roundabout connects to a retail village (approximately 23,200 square feet in five (5), one (1) story buildings), the existing office building, and 75 'For-Sale' townhomes, which are located at the south end of the development. Commercial buildings are depicted in the submitted renderings to be one (1) story. The retail village is positioned south of the existing Touchmark National Bank property located at the southwest corner of Old Milton Parkway and Brookside Parkway. Two (2) existing curb cuts along Brookside Parkway have been relocated with the northernmost curb cut providing access to the retail village and the southernmost curb cut providing access to the 'For-Sale' townhomes. The 75, four (4) story townhomes are proposed to be 22' wide and are rear-loaded fronting on a series of linear open spaces.
- The proposed mixed-use development would include approximately 25% office, 57% residential, and eighteen percent (18%) commercial. The 19.68-acre property is smaller than the minimum lot size (25 acres) required in the MU district, of which the applicant has requested a variance. The subject property is part of the 83.8-acre Pod A in the Brookside Master Plan.
- The site plan reflects a twenty-foot (20') building setback and landscape strip along Old Milton Parkway, ten-foot (10') building setback and landscape strip along Brookside Parkway and five-foot (5') building setback and landscape strip along the private street to the south. A minimum ten-foot (10') building setback and landscape buffer should be provided along the private street to the south. The UDC requires a minimum twenty-foot

(20') landscape buffer on double frontage lots. Building setbacks, landscape strips, and planters are variable along new internal streets.

- Several new streets are proposed within the development, which provide connectivity between Old Milton Parkway and Brookside Parkway through the development. The existing five-foot (5') sidewalk along Old Milton Parkway is depicted to remain, except that the sidewalk has been moved closer to Old Milton Parkway in the area adjacent to the deceleration lane. The future GDOT roadway plans for Old Milton Parkway do not propose improvements to the existing five-foot (5') sidewalks. The existing five-foot (5') sidewalk along Brookside Parkway is also depicted to remain. City Staff is currently working with a consultant for a conceptual re-design of Brookside Parkway (lane diet). The re-design would replace the existing sidewalk on Brookside Parkway with a twelve-foot (12') multi-use trail. New streets are depicted with variable sidewalk widths, with five-foot (5') and six-foot (6') sidewalks depicted along the storefront streets and five-foot (5') sidewalks depicted along streets near the townhomes.
- A six (6) level parking deck with 803 spaces is depicted to be wrapped with a 'For-Rent' building. The parking deck has access from the east and south sides of the building, with the main entrance located on the east side of the building along the new storefront street. The site plan calls out 1,274 parking spaces for the mixed-use development, which will include 52 off-site spaces (existing perpetual non-exclusive easement) on the Touchmark National Bank property. 119 spaces are surface and on-street spaces, and 300 spaces are located in the townhome garages and driveways.
- UDC parking regulations require 1,747 parking spaces for the proposed development. The applicant requested a variance and provided a shared parking study justifying a 27% shared parking reduction. The UDC allows up to a 25% shared parking reduction. Not including the townhomes, the parking study reflects a projected peak parking demand of 922 parking spaces on weekdays and 909 spaces on the weekend, of which 974 parking spaces are provided on-site and off-site at the adjacent bank. Therefore, the parking study demonstrates that the amount of parking provided within the development will exceed the demand for parking during the week and weekend.
- The applicant's site plan calls out 13.72 acres of open space, which includes civic and amenity space, as well as an off-site trail connection improvement. The MU district requires a minimum ten percent (10%) civic space, as well as one (1) acre of open space per 100 population generated by residential uses. The 2020 U.S. Census data reflects 2.52 persons per household for the City, of which the proposed mixed-use development would generate a population of approximately 1,033 residents. Therefore, 10.33 acres of open space and 1.968 acres of civic space (12.29 acres of open space) are required for the mixed-use development. The site plan depicts civic space to include the existing amphitheater, pocket parks, plazas, and the off-site improvement of the Big Creek Greenway connection. Amenity space is depicted to include 'For-Rent' amenities (pool lounge, fitness, courts, etc.), yards, balconies, landscaped areas, entry features, and outdoor seating areas.

- Because the property is already developed, natural tree areas are limited to the west side of the property adjacent to Brookside Park. All other trees on the property would have been planted at the time the property was developed. Existing trees in planters and landscape strips along Old Milton Parkway and Brookside Parkway should be saved, if determined to be healthy. Due to the property's close proximity to Big Creek, the applicant proposes to exempt traditional stormwater detention based on a timing analysis which would allow for release of stormwater in the floodplain associated with Big Creek. There is an existing onsite detention pond on the south end of the property, which was constructed and is maintained by North Point Community Church. The applicant is working with the church to take over ownership and maintenance of the existing detention pond and may modify or remove the pond.
- The applicant provided a development phasing plan, which contemplates two (2) phases of development. In the first phase, an existing office building will be demolished, and the other office building will have approximately 7,000 square feet of ground floor space converted to commercial use. In addition, the 'For-Rent' building, parking deck and retail village will be constructed in the first phase. According to the applicant, the second phase will include the 'For-Sale' townhomes and will commence once a certificate of occupancy is issued for the parking deck.
- There are several factors that should be considered with requests for 'For-Rent' product, such as mix of uses, design, long-term viability, impacts to City facilities and services, as well as traffic and school impacts. Office space already exists on the property and high-density housing should be tied to office space where jobs exist and are created, and service uses are available to limit vehicular trips. The existing 130,000 square feet of office would generate approximately 520 employees (1 employee per 250 square feet) to support the proposed mixed-use development.
- The City's Rental Housing Study (updated June 2022) recommends an annual target entitlement of approximately 116 'For-Rent' units per year in order to achieve Housing Policy 2, as stated above. While the minimum 68% 'owner-occupied' housing policy is included in the Horizon 2040 Comprehensive Plan, the annual target recommendation is not an approved City policy. The latest US Census American Community Survey 5-year estimate (2019 – 2023) reflects that the City is at 68% owner-occupied housing units, which complies with Housing Policy 2. The City has approved 280 'For-Rent' units since 2022, which includes the entitlement from the Continuum mixed-use development.
- it is recommended that a Certificate of Occupancy (CO) not be issued for the proposed 'For-Rent' units until 2027 in order to meet the City's housing policy. Staff adheres to a 5-year horizon when making recommendations on public hearing requests for 'For-Rent' use. Housing policies are developed by the community as part of the City's Comprehensive Plan, which is updated every five (5) years.
- Rental units are proposed in a single five (5) story multi-family building wrapping a six (6) level parking deck with on-site amenities and ground-floor active uses (retail, office,

and amenities). Residents will have access to dedicated covered parking and amenities, such as a pool and private outdoor amenity areas. A mix of one (1), two (2) and three (3) bedroom units are proposed with one (1) and two (2) bedroom units making up approximately 95% of the total units.

- Based on the uses proposed, the mixed-use development is expected to generate a total of 303 new AM Peak Hour trips and a total of 290 new PM Peak Hour trips.
- Based on the scope of the project, the applicant was required to go through the Development of Regional Impact (DRI) process. The DRI Process solicits additional review of the project from regional partners, including the Atlanta Regional Commission (ARC), Georgia Department of Transportation (GDOT), Georgia Regional Transportation Authority (GRTA), as well as adjacent communities. Following the DRI requirements, a traffic study was commissioned to assess traffic impacts anticipated from the proposed project. The study reviewed existing, future no-build, and future build conditions at the site driveways and key intersections near the site. Needed improvements to the three (3) site driveways were identified during the study analysis, which includes reconstructing the site driveways. The site access modifications recommended within the traffic study that are subsequently agreed to as conditions of approval by GRTA in the resultant Notice of Decision, dated March 18, 2025, yield acceptable level of service (LOS) operations at all site access driveways in the future scenario with the development of the project.
- Based on the total figure for all school levels, it can be assumed that the proposed development could house approximately 11 – 166 school age children. Webb Bridge Middle School's current enrollment exceeds state capacity.
- The Community Zoning Information Meeting was held on January 8, 2025 and February 12, 2025. There were no public comments.
- The Citizen Participation Plan 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. In addition, the applicant hosted a virtual meeting on January 29, 2025 and invited all property owners within 500' of the property. No one attended the virtual meeting. The report states that no correspondence was received.
- Staff reviewed the applicant's proposal against the established review criteria for a master plan amendment, comprehensive land use plan amendment, rezoning, conditional use, and variances. The applicant's proposal would complement surrounding properties which are primarily developed as an office park, commercial corridor, city park, and Georgia State University. The 2040 Comprehensive Plan identifies Old Milton Parkway east of Georgia 400 as a priority area in need of redevelopment and promotes retrofitting and mixed-use patterns to create activity nodes near or within existing suburban office parks. While the Brookside Small Area Plan does not include land use recommendations, the plan envisions creating a walkable, connected environment to re-position the suburban office park.

- The conditional use to allow 'Dwelling, 'For-Sale' and 'For-Rent' uses is consistent with the City's housing policy to maintain a housing balance of at least 68% owner-occupied housing units. The City's Rental Housing Study indicates that Alpharetta is moving toward its housing policy at the projected rate in previous rental studies. The latest US Census estimates show that the City is at 68% owner-occupied housing units. In addition, the applicant proposes eighteen percent (18%) of the residential units to be a 'For-Sale' product. If approved, it is recommended that a Certificate of Occupancy (CO) for the 'For-Rent' building not be issued until 2027.
- The property has exceptional and peculiar conditions due to its size and shape. In addition, the proposed development incorporates an existing office building, which limits the site layout. The requested shared parking increase is insignificant, approximately two percent (2%), and is supported by a shared parking study that is based on sound methodology and conclusions supported by Staff.
- Jessica Hill (600 Peachtree Street NE, Atlanta, GA 30308) and Mike Green (303 Peachtree Center Avenue, Atlanta, GA 30308) came forward to speak on behalf of the application.

CITY COUNCIL DISCUSSION:

- Council Member Mitchell asked about flex parking, scale of sculpture, location of curb cuts within the development.
- Council Member DeRito asked about the CO date for the rental product.
- Council Member Hipes asked about the CO date, the connection and activation of the Brookside Trail Park and parking for the park, guest parking, amphitheater parking.
- Council Member Will asked about the applicant is required to provide parking for the amphitheater.
- Council Member Brady asked about retail parking and deck occupancy, construction phasing plan

PUBLIC COMMENTS:

- ❖ Council Member Hipes offered a motion to approve MP-25-03/CLUP-25-01/Z-25-02/CU-25-03/V-25-02 Portman Holdings/Brookside MP Pod A, subject to the following conditions:
 1. The 19.68-acre property shall be zoned MU and the site shall be developed substantially similar to the site plan by Kimley Horn, revised 3/20/25, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
 2. The comprehensive land use designation of the property shall be 'Mixed Use'.

3. Architectural style shall be representative of the submitted renderings prepared by SK+I, dated 3/20/25, with final approval by DRB.
4. Development regulations shall be as follows (The entitlements below shall be deducted from the Brookside Master Plan non-residential density, including an exchange rate of 800 square feet of non-residential density for each residential unit):
 - a. Office – Office use shall be limited to no more than 130,000 square feet, which shall include the existing office building. Office uses shall be permitted in the ground floor space along the storefront street in the For-Rent building and shall not count against the office maximum area above. Office building shall have a maximum height of 5 stories or 85', whichever is less.
 - b. Commercial – Retail and restaurant (no drive-through) uses shall be limited to no more than 60,000 square feet, of which no more than 32,000 square feet shall be used for restaurant (no drive-through) use. Retail uses shall be limited to service retail incidental to office and residential uses. Retail/restaurant buildings shall have a maximum height of 2 stories or 40', whichever is less.
 - c. 'For-Sale' Residential – Up to 75 'For-Sale' Townhome units shall be permitted with a maximum height of 4 stories or 50', whichever is less. No more than 10% shall be rented as stated in the HOA documents.
 - d. 'For-Rent' Residential – After January 1, 2027, 335 'Dwelling, 'For-Rent' units shall be permitted a Certificate of Occupancy (CO) in accordance with UDC 'For-Rent' requirements. At-grade 'For-Rent' units shall be limited to no more than 3 sides of the building and shall have walkouts with sidewalk connections. Maximum building height shall be 5 stories or 72', whichever is less. Units shall be 1, 2, and 3 bedrooms with no more than 40% of the units being 2-bedroom and no more than 5% being 3-bedroom. A CO shall not be issued for rental units until the street level exterior of the existing office building has been renovated or is substantially under construction to facilitate the proposed commercial conversion of the 7,000 square feet of ground floor space in the existing office building and the retail village (free-standing buildings) is substantially under construction, as determined by Staff. The exterior improvements shall include creation of a pedestrian approach from the exterior of the building into the proposed commercial space with sidewalks and awning improvements. 'For-Rent' units shall be part of a mixed-use development containing a minimum 19 acres and incorporating retail/restaurant uses, 'For-Sale' residential uses, a neighborhood grocery, and the existing office building depicted on the site plan to be saved. 'For-Rent' units shall have first class amenities, which shall include a private pool, fitness center, secure parking, resident's lounge, business center, on-site management office, concierge services and secure elevator access. If a building permit is not issued by April 28, 2028, residential units shall revert to 'For-Sale' only.

- e. Parking Deck – Maximum 6 levels, substantially as depicted on the site plan prepared by Kimley Horn, revised 3/20/25. Parking decks visible from Old Milton Parkway and Brookside Parkway shall be treated with comparable materials and finishes as the buildings they serve or art such as a mural, as approved by Staff. Screening of parking decks with evergreen landscaping of sufficient size shall be required, as approved by Staff. Suitability of parking deck elevation, visibility and landscape screening shall be approved by the DRB.
- 5. Brookside Master Plan Pod A shall be limited to the following uses and further restricted by conditions of zoning:
 - a. Office
 - b. Service Retail
 - c. Restaurant (no drive thru)
 - d. Residential – ‘For-Sale’ and ‘For-Rent’
- 6. Service retail uses shall be those customarily accessory to or amenities for office and residential uses, restricted to the following:
 - a. Art Gallery
 - b. Bakery
 - c. Barber Shop/Beauty Shop
 - d. Book Store
 - e. Brewery
 - f. Computer Supply Store
 - g. Copy Center/Print Shop
 - h. Dance Studio
 - i. Drug Store (not to exceed 2,000 SF)
 - j. Dry Cleaning Pick-up Station
 - k. Fitness Studio
 - l. Florist, Retail without Greenhouse
 - m. Nail Salon (subject to approval of a conditional use)
 - n. Neighborhood Grocery (min. 3,000 SF)
 - o. Office Supply Store (not to exceed 2,000 SF)
 - p. Package Shipping Store
 - q. Recreation Facilities (Indoor)
 - r. Restaurant (no drive-through)

- s. Retail Sales and Services Establishment
 - t. Shop or Studio, Craftsman/Artist
 - u. School, Commercial
 - v. Spa Services (subject to approval of a conditional use)
7. Minimum setbacks shall be 20' on Old Milton Parkway and Brookside Parkway and 10' on the private street to the south. Side and rear setbacks shall be 15' and shall be in addition to required buffers. Building setbacks along new streets shall be as depicted on the site plan prepared by Kimley Horn, revised 3/20/25.
 8. Property owner shall provide a public access easement over the existing sidewalk along Old Milton Parkway.
 9. It is anticipated that the Brookside Parkway Lane Diet project to reduce the existing 4-lane road section and add enhanced bicycle and pedestrian facilities on one side of Brookside Parkway will be accomplished within the existing right-of-way. If it is determined that right-of-way is needed for the project, developer shall provide right-of-way and/or construction easements.
 10. Minimum parking requirements shall be as depicted on the site plan and parking study prepared by Kimley Horn, revised 3/20/25 and dated 3/10/25, respectively. The proposed development shall incorporate parking management plans, standard operating procedure plans, as well as other related plans and/or infrastructure that support the shared parking efforts identified for the site, as approved by Staff.
 11. New streets shall be private and substantially similar to the submitted Roadway Section plans prepared by CORE, dated 3/20/25, except for modifications required to comply with the conditions below. Roadway Section B planter (bump outs at the beginning and end of on-street parking) shall be planted with trees. Roadway Section E drive aisle width shall be reduced to 10' with the additional area split between the planter and landscape strip on both sides of the street. Planter and landscape strips shall be planted with trees.
 12. Minimum 20' landscape strip (not including sidewalk) shall be provided along Old Milton Parkway and minimum 10' landscape strip shall be provided along Brookside Parkway. Existing landscape strip and planter trees along Old Milton Parkway and Brookside Parkway, determined to be healthy, shall be preserved, except at relocated curb cuts along Old Milton Parkway and Brookside Parkway and as needed to install a deceleration lane on Old Milton Parkway (if required by GDOT), as approved by Staff. A row of shrubs, minimum 2' at planting, shall be planted in the planter adjacent to the deceleration lane along Old Milton Parkway, as permitted by GDOT.
 13. Minimum 10' natural or landscaped buffer shall be provided along the private street to the south, except where the proposed new local street comes within 5' of the

southern property line the buffer may be reduced to 5'. Developer shall make reasonable efforts to save the existing trees along the private street to the south.

14. Site landscaping shall be substantially similar to the Landscape Strategy prepared by CORE, dated 3/20/25, with final approval by DRB. A detailed landscape plan shall be approved prior to issuance of a LDP.
15. Storefront streets shall include foundation plantings and/or planted decorative pots, as approved by DRB.
16. In order to obscure parking lots, surface parking shall be screened from Old Milton Parkway and Brookside Parkway with architectural features and/or landscaping, with final approval by DRB.
17. Parking lot islands shall be planted with trees, shrubs and ground covers.
18. Developer shall save healthy trees in the area adjacent to Brookside Park, except where to grade and install pedestrian amenities, as depicted on the site plan prepared by Kimley Horn, revised 3/20/25.
19. Minimum 13.72 acres of open space shall be provided which shall include the off-site Big Creek Greenway trail connection, as depicted on the site plan prepared by Kimley Horn, revised 3/20/25.
20. At-grade pedestrian and bicycle connections shall be provided throughout the site, including between buildings and open space within the development. Pedestrian crossings within the development shall be ramped and surface materials shall be brick pavers, cobblestones, or architecturally treated concrete, as approved by DRB. Pedestrian bridges, stairs, elevators, and escalators may encroach over and into public spaces provided that they do not impede pedestrian circulation or safety. Bicycle facilities shall be provided throughout the development, including a bicycle-share station.
21. Detention facilities shall not be visible from the public right-of-way, except as a decorative water feature, as approved by Staff.
22. Runoff reduction and water quality treatment measures shall add to the decorative or aesthetic nature of the development. Features like bioretention, tree wells, pervious pavers, etc. shall be prioritized in the design.
23. The 2 main entrances off Old Milton Parkway and Brookside Parkway shall include a minimum 750 square feet greenspace incorporating an entrance monument and decorative landscaping, as approved by DRB. Installation shall be required prior to the 1st CO for the development.
24. Developer is encouraged to work with the Brookside Association to improve the corner of Old Milton Parkway and Brookside Parkway as a decorative greenspace incorporating landscaping and entrance monumentation.

25. Developer shall provide a minimum 1 original sculpture, a minimum 1 alternative art installation utilizing light or sound, and minimum 4 murals, as well as entry monumentation as depicted on the Site Program + Amenities Exhibit prepared by CORE, dated 3/20/25, with final locations approved by Staff. Sculptures and murals are subject to final approval by the Cultural Arts Commission. Completion of sculptures shall be required concurrent with the CO for the 'For-Rent' building and murals shall be completed concurrent with the CO for the building where they are located.
26. Parking decks and retaining walls shall have architectural façade treatment or be heavily landscaped, as approved by DRB. Retaining walls visible from developed areas exceeding 16' in height shall be terraced.
27. Developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks, and other street furniture, where appropriate, throughout the development. Existing MARTA bus shelter along Brookside Parkway shall be replaced with a new bus shelter with design subject to final approval by Staff.
28. Developer shall improve a multi-use trail connection through Brookside Park connecting the subject property to the Big Creek Greenway, as depicted on the Connectivity + Pedestrian Circulation Exhibit prepared by CORE, dated 3/20/25, including a minimum 12' concrete (or similar), accessible multi-use trail and bridge with final alignment, design and materials, as approved by Staff. Trail connection shall include lighting (pedestrian and bollard), landscape, hardscape, and amenities. Trail entrance gateways shall be provided in the southwest and northwest corners of the property. Developer shall promote the use of the Big Creek Greenway trail connection by providing a min. 5 shared parking spaces for the public. Wayfinding signage shall be provided at key locations along the trail, as approved by Staff. The trail connection shall be completed prior to a CO for the For-Rent building. Impact fee credits will be provided for the off-site trail connection improvements, as approved by Staff. Developer's financial obligation to implement the improvements in this condition 28 shall be limited to the amount of the impact fees generated for the development project.
29. Backside of buildings or 'back of house' functions (such as loading, trash, utilities, and similar) shall be screened from the public or private right-of-way or Brookside Park. Parapet walls shall be used as needed to screen rooftop mechanical equipment and views.
30. Min. 1 rooftop amenity shall be provided in the development. Restaurants shall include outdoor dining areas.
31. Prior to LDP, the applicant shall submit for approval a document to be entitled 'Portman Brookside Design Standards'. This document shall include elevations or architectural themes of buildings, specifications for street furniture including benches,

trash receptacles, lighting, focal point features, bicycle racks, bus shelter, signage, landscaping themes, and entrance treatments and shall be substantially similar to the submitted renderings, as amended. Design standards will be presented to Staff and the DRB for review and approval.

32.Plans for buildings, landscaping, and signage shall be subject to review and approval by the DRB.

33.Prior to the first LDP, applicant shall submit a revised master plan for the property incorporating the approved conditions, as well as the following:

- a. Approved specifications and standards identified for each use within the total development.
- b. Pedestrian/bicycle network; and
- c. Overall planned green space areas.

34.Every plan submitted for an LDP shall include an on-going density, open space, and acreage tabulation.

35.All site plans and civil design plans hereafter submitted to the City of Alpharetta shall state as the first note: "This plan reflects conditions stipulated through public hearing regarding case MP-25-03/CLUP-25-01/Z-25-02/CU-25-03/V-25-02 Portman Brookside."

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

Pedestrian, Bicycle and Transit Facilities

36.Provide pedestrian connectivity between all buildings, uses, and existing/future pedestrian access points.

37.Coordinate with the City of Alpharetta to identify opportunities for future connections to the Big Creek Greenway and to existing and proposed Brookside Trail alignments.

38.Coordinate with MARTA to identify opportunities to enhance existing or proposed bus stops adjacent to the project site.

Roadway Improvements

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

Old Milton Parkway (SR 120) at Site Driveway A

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

Brookside Parkway at Site Driveway B (North Driveway)

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

Brookside Parkway at Site Driveway C (South Driveway)

42. Reconstruct Driveway C to operate as a full movement driveway under driveway stop control including one (1) lane entering and one (1) lane exiting.
43. Applicant will connect the parking lot on the south side of building marked R7 and connect that parking lot to the ingress from the curb cut that is to the south and east of the building currently shown as R7, leaving it to the applicant discretion to adjust the size of building R7 as they determine.
44. The townhomes will have a total of 15 street parking spots, the placement to be determined by the applicant, with agreement of staff.
- Council Member Brady seconded the motion.
 - Council Member Mitchell offered a Friendly Amendment for Condition 43 to add the language “or find an alternative cut through to Brookside Parkway (either/or).”
 - Council Member Hipes shared that he is not comfortable with accepting the amendment absent the determination that we could have 2 curb cuts.
 - Council Member Mitchell shared that if our engineer is okay with it and the other property owners agree to the two curb cuts, that the additional language he is proposing be added to Condition 43 would be an alternative that they could consider instead of adjusting the size of building R7.
 - Council Member Hipes and Council Member Brady accept the friendly amendment, with the assumption it that can be done legally.
 - The motion was approved unanimously (6-0).

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

DEFERRED: This item has been deferred by the applicant to the June 23, 2025 City Council Meeting and Public Hearing. This item will not be heard or considered by the Council during this meeting.

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

- Mayor Gilvin called for a short recess to take a break in the meeting at 9:42 p.m.

- Mayor Gilvin reconvened the meeting at 9:47 p.m.

7. NEW BUSINESS

A. Collaborative Agreement: Pillar EMS Academy

Consideration of approval of a Collaborative Agreement between the City of Alpharetta and Pillar EMS Academy, LLC for public safety employee training from 2025 through 2027 and with authorization for the Mayor to execute all necessary documents.

- Director of Public Safety, John Robison, came forward to present this item.
- In April 2023, the fire department launched an annual Fire Recruit Class in response to the shortage of lateral firefighter applicants. Since then, the department has successfully graduated 12 firefighters from the Recruit Program. Each class must complete 20 weeks of Advanced Emergency Medical Technician (AEMT) training and 12 weeks of fire-specific training.
- The fire department is now seeking to partner with Pillar EMS to deliver the AEMT training, with Pillar EMS offering the program at a cost of \$3,000 per recruit.
- The higher cost of the Pillar program is due to its longer duration and more in-depth instruction. However, it comes highly recommended—Sandy Springs has been using Pillar and reported excellent results, giving us confidence in their quality and effectiveness.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Will offered a motion to approve a Collaborative Agreement between the City of Alpharetta and Pillar EMS Academy, LLC for public safety employee training from 2025 through 2027 and authorize the Mayor to execute all necessary documents.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (6-0).

B. Purchase Approval: 2024 Ford F-550 Dump Truck for Recreation, Parks and Cultural Services

Consideration of approval to purchase a 2024 Ford F-550 Dump Truck from Billy Howell Ford for an amount totaling \$86,754.00 and authorize the Mayor to execute all necessary documents.

- Director of Recreation, Parks, and Cultural Services, Morgan Rodgers, came forward to present the item.
- As part of the Fiscal Year 2025 Capital Budget, the Recreation, Parks, and Cultural Services Department has allocated funds for the purchase of a small dump truck. This new vehicle will replace a 2009 Ford F-250 that was recently auctioned due to extensive

repair needs. Given the vehicle's age and mileage, the cost of repairs was no longer considered financially practical.

- Staff recommends purchasing a Ford F-550 dump truck from Billy Howell Ford for \$86,754.00. If approved, this vehicle will serve as a replacement within the department's fleet and will be utilized across all districts. The addition of this unit will allow staff to pick up materials directly from local supply yards, eliminating delivery fees and improving operational efficiency.
- Multiple vendors were contacted to obtain quotes for this vehicle. Of the three that responded, Billy Howell Ford provided the most cost-effective option and currently has a unit in stock, available for immediate pickup.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Hipes offered a motion to approve the purchase a 2024 Ford F-550 Dump Truck from Billy Howell Ford for an amount totaling \$86,754.00 and authorize the Mayor to execute all necessary documents.
 - Council Member Brady seconded the motion.
 - The motion was approved unanimously (6-0).

C. Ordinance: City Code Text Amendments - Massage and Spa Establishments

SECOND READING

The first reading of this item occurred during the April 14, 2025 City Council Meeting and Public Hearing.

Consideration of adoption of an ordinance to modify Chapter 10, Article IX of The Code of the City of Alpharetta to require enhanced identification and fingerprint background checks; to provide for additional requirements for applications for licensing and permitting; to provide for renewal applications; to amend regulations to authorize the denial of a license or permit; to repeal conflicting ordinances; and for other purposes.

- City Attorney, Molly Esswein, read the ordinance title aloud and came forward to present the item.
- There have been no changes since the first reading.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Will offered a motion to adopt an ordinance to modify Chapter 10, Article IX of The Code of the City of Alpharetta to require enhanced identification and fingerprint background checks; to provide for additional requirements for applications for licensing and permitting; to provide for renewal applications; to amend regulations to authorize the denial of a license or permit; to repeal conflicting ordinances; and for other purposes.

- Council Member Mitchell seconded the motion.
- The motion was approved unanimously (6-0).

D. Ordinance: City Code Text Amendments - Recreation Commission

SECOND READING

The first reading of this item occurred during the April 14, 2025 City Council Meeting and Public Hearing.

Consideration of adoption of an ordinance to modify Chapter 2, Article III and Chapter 32, Article II of The Code of the City of Alpharetta regarding the creation, powers, duties, and obligations of the Recreation Commission; to repeal conflicting ordinances; and for other purposes.

- City Attorney, Molly Esswein, read the ordinance title aloud and came forward to present this item.
- Since the first reading, the city attorney's office made changes to ensure that the terms of the board members will coincide with the council member appointing them and also changed some of the language referencing other boards.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Hipes offered a motion to adopt an ordinance to modify Chapter 2, Article III and Chapter 32, Article II of The Code of the City of Alpharetta regarding the creation, powers, duties, and obligations of the Recreation Commission; to repeal conflicting ordinances; and for other purposes.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (6-0).

8. EXECUTIVE SESSION (IF NECESSARY)

- ❖ Council Member Will offered a motion to recess the meeting for an Executive Session.
 - Council Member Mitchell seconded the motion.
 - The motion was approved unanimously (6-0).
- Mayor Gilvin recessed the meeting at 9:57 p.m. for an Executive Session for the purposes of property acquisition and litigation.
- ❖ Council Member Will offered a motion to reconvene the meeting.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (6-0).
- Mayor Gilvin reconvened the meeting at 10:31 p.m.

9. PUBLIC COMMENT

- There were no public comments.

10. REPORTS

- Council Member Will shared that the Fire Department is conducting their annual live fire training from 6:00 – 10:00 pm each night this week at the Cherokee County Fire Training Facility. There is also a Fire Department Promotional Ceremony at 10:00 am at City Hall on Friday, May 2nd.

11. OLD BUSINESS

A. Resolution to Condemn - Parcel 1 of Cumming Street Corridor Improvements Project

This item was first considered and deferred during the April 14, 2025 City Council Meeting.

Consideration of adoption of a Resolution to condemn property interest in Tax Parcel No. 22 498212540439 (Parcel Owner: Jill Bernard) of the Cumming Street Corridor Improvements Project (Parcel No. 01) and with authorization for the Mayor to execute all necessary documents.

- City Attorney, Molly Esswein, read the resolution aloud and presented this item.
- The City has received an updated appraisal in the amount of \$18,900.

PUBLIC COMMENTS:

- Jill Bernard, 145 Cumming Street, Alpharetta, GA 30009
 - ❖ Council Member Mitchell offered a motion to adopt a Resolution to condemn property interest in Tax Parcel No. 22 498212540439 (Parcel Owner: Jill Bernard) of the Cumming Street Corridor Improvements Project (Parcel No. 01) and authorize the Mayor to execute all necessary documents.
 - Council Member Brady seconded the motion.
 - The motion was approved unanimously (5-1; with Council Member Will in opposition).

12. ADJOURNMENT

- ❖ Council Member DeRito offered a motion to adjourn the meeting.
 - Council Member Will seconded the motion.
 - The motion was approved unanimously (6-0).
- With there being no further items to consider or discuss, Mayor Gilvin adjourned the meeting at 10:38 p.m.

Respectfully submitted,



Lauren Shapiro, City Clerk

EXHIBIT A



AN ORDINANCE BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO AMEND ARTICLE II OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO ADD THE JOHN C. WEATHERFORD HOUSE TO APPENDIX B: HISTORIC RESOURCES INVENTORY – DESIGNATED HISTORIC BUILDINGS; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

WHEREAS, the Mayor and Council of the City of Alpharetta (the “City Council” or “Council”) are charged with the protection of the public health, safety, and welfare of the citizens of the City of Alpharetta;

WHEREAS, the Unified Development Code was designed to be amended from time to time when circumstances warrant that modifications be made in order to make said Codes more responsive to community needs;

WHEREAS, the City Council finds that ordinances and regulations governing the uses of land and development of land within the City, as well as the City’s operations, should be continually improved from time to time and modified as necessary to better protect and promote the public health, safety and welfare of the residents and businesses of the City of Alpharetta;

WHEREAS, the City Council desires to amend Article II of the Unified Development Code for the foregoing purposes; and

WHEREAS, the City Council finds that the following amendments to the Unified Development Code promote the health, safety, morals, convenience, order, prosperity and general welfare of the present and future inhabitants of the City of Alpharetta.

NOW THEREFORE, the Mayor and City Council of the City of Alpharetta hereby ordains, as follows:

Section 1: Article II, Appendix B titled “Historic Resources Inventory – Designated Historic Buildings” of the Unified Development Code is hereby amended by amending same as set forth in Exhibit “A” attached hereto as if fully set forth herein.

Section 2: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 3: This Ordinance shall be effective immediately upon its adoption by the City Council and the amendments made herein shall be incorporated into the Unified Development Code of the City of Alpharetta, Georgia, as applicable. This Ordinance hereby repeals any and all conflicting ordinances and amendments.

SO ORDAINED, this ____ day of May ____.

CITY OF ALPHARETTA

By: _____
Jim Gilvin, Mayor

COUNCIL MEMBERS

Mayor Pro Tem Dan Merkel

Council Member Donald F. Mitchell

Council Member Brian Will

Council Member Douglas J. DeRito

Council Member John Hipes

Council Member Fergal Brady

(SEAL)

Attest:

Approved as to form and legal sufficiency:

Lauren Shapiro, City Clerk

[INSERT ATTORNEY], City Attorney

Exhibit "A"

APPENDIX B HISTORIC RESOURCES INVENTORY—DESIGNATED HISTORIC BUILDINGS

Address	Description	Property Owner
10 Cumming St.	R.D. Manning House	Properties of Duffy, LLC.
40 Cumming St.	Lewis Manning House	Taylor Morrison of Georgia, LLC.
1080 Rucker Rd.	Troy Rucker House	Millie R. Hogan
333 Milton Ave.	Farmhouse Cottage	Blaise Miller, One Ninety Three Residential Group, LLC.
0 Morris Road	Farmhouse Settlement	City of Alpharetta
150 Wills Overlook Alley (Formerly 531 South Main Street)	Earl Wood House	Morley Holdings Coffee Plantation LLC.
133 Cumming Street	Gardner House	Toriano Young & Associates, Inc.
116 North Main Street	Dr. J.L. Morris House	116 North Main LLC
<u>193 Canton Street</u>	<u>John C. Weatherford House</u>	<u>George Jackson</u>

(Ord. No. 764, §§ 1, 2, 9-4-2018; Ord. No. 765, § 2, 9-4-2018; Ord. No. 766, § 2, 9-4-2018; Ord. No. 774, § 1(Exh. A), 4-22-2019; Ord. No. 815, § 1(Exh. A), 11-16-2020; Ord. No. 865, § 1(Exh. A), 10-16-2023; Ord. No. 866, § 1(Exh. A), 10-16-2023; Ord. No. 872, § 1(Exh. A), 5-20-2024)