



PLANNING COMMISSION MEETING AUGUST 7, 2025

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

1. **CALL TO ORDER**

- a. **Welcome Commissioner Dennis Mitchell**

2. **ROLL CALL**

3. **APPROVAL OF MEETING MINUTES**

- a. **Planning Commission Minutes 7.10.25**

4. **ITEMS FROM BOARD MEMBERS**

5. **ITEMS FROM STAFF**

6. **PUBLIC HEARING**

- a. **Public Hearing Procedure**

b. **MP-25-08/CU-25-13/V-25-17 Hanover Windward Park/Windward MP Pod 66**

This item has been deferred by the Applicant until October 2, 2025. It will not be considered at this meeting.

Consideration of a master plan amendment, conditional use, and variances to allow 320 'Dwelling, 'For-Rent' units on 47.65 acres in the Windward Park mixed-use development. A master plan amendment is requested to the Windward Master Plan Pod 66 to add 'Dwelling, 'For-Rent', as well as other modifications to the Windward Park mixed-use development. A conditional use is requested to allow 'Dwelling, 'For-Rent'. Variances are requested to Unified Development Code (UDC) Subsection 2.7.0(b)(1) to increase the distance to/from the off-street parking to the door of the residential unit; UDC Subsection 2.7.0(b)(2)(i) to reduce the ratio of outdoor amenity space; UDC Subsection 2.7.0(b)(3) to allow ground floor dwellings on storefront streets and to allow first floor dwelling units on more than 2 sides of the building; UDC Subsection 2.7.0(b)(4) to reduce the minimum floor area of required balconies; UDC Subsection 2.7.0(b)(6) to reduce the first floor minimum ceiling height; and UDC Subsection 2.7.0(b)(9) to eliminate the requirement for a neighborhood grocery. The property is located at 0 North Point Parkway and 0 Dryden Road and is legally described as being located in Land Lots 1112, 1177 & 1188, 2nd District, 2nd Section, Fulton County, Georgia.

c. **Z-25-04/V-25-07 Madewell/Milton Avenue Tract**

This item has been deferred by the applicant to the September 4th Planning Commission meeting. This request will not be considered at the August 7th Planning Commission meeting.

Consideration of a rezoning and variance to allow for a 1.34-acre property to be subdivided into 2 single-family detached lots. A rezoning is requested from SU (Special Use) to R-12 (Dwelling, 'For-Sale', Residential) and variances are requested to Unified Development Code (UDC) Subsection 2.2.6(D) to reduce the front and side building setbacks and UDC Subsection 3.3.2 to reduce the stream buffer and impervious setback required for a perennial stream. The property is located at 0 Milton Avenue and is legally described as being located in Land Lots 1251 & 1270, 2nd District, 2nd Section, Fulton County, Georgia.

d. **MP-25-09/CU-25-12 Dominique Dawes Gymnastics & Ninja Academy**

Consideration of a master plan amendment and conditional use to allow a 'Recreation Facilities, Indoor' for Dominique Dawes Gymnastics & Ninja Academy. A master plan amendment is requested to the North Point Mall Master Plan to add 'Recreation Facilities, Indoor' as conditional use and a

conditional use is requested to allow 'Recreation Facilities, Indoor' for Dominique Dawes Gymnastics & Ninja Academy. The property is located at 380 North Point Circle and is legally described as being located in Land Lots 741 & 742, 1st District, 2nd Section, Fulton County, Georgia.

e. CU-25-11/V-25-21 Perfekttouch LUXE

Consideration of a conditional use and variance to allow 'Spa Services' for Perfekttouch LUXE. A conditional use is requested to allow 'Spa Services' for Perfekttouch LUXE and a variance is requested to Unified Development Code (UDC) Section 1.4 Definitions to reduce the distance requirement for comparable 'Spa Services' businesses. The property is located at 1115 Upper Hembree Road, Suite B and is legally described as being located in Land Lot 550, 1st District, 2nd Section, Fulton County, Georgia.

f. Z-25-06/V-25-13 KAO Land Group/272 & 276 Thompson Street

Consideration of a rezoning and variance to allow a 16-lot 'For-Sale single-family subdivision, consisting of 9 detached homes and seven townhome units on 2.03 acres in the Downtown. A rezoning is requested from R-12 (Dwelling, 'For-Sale', Residential) to DT-LW (Downtown Live-Work). Variances are requested from Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 2.3.3(G) to reduce the right-of-way width of a local street residential and from UDC Appendix A: Alpharetta Downtown Code Subsection 2.4.6(C) to eliminate the 20' recess requirement for a street-facing garage on a single-family detached home in the Downtown. The property is located at 272 & 276 Thompson Street and is legally described as being located in Land Lots 749 & 802, 1st District, 2nd Section, Fulton County, Georgia.

g. PH-25-13 Unified Development Code Text Amendments – Vertiport

Consideration of text amendments to Section 1.4 Definitions and Section 2.2 Permitted Use Districts and Regulations of the Unified Development Code to add definitions related to Vertiports and to assign Vertiport as a permitted or conditional use in certain zoning districts.

7. ADJOURNMENT



1. CALL TO ORDER

Chair Kung'u called the meeting to order at 6:32 p.m.

- a. Recognition for Commissioner Jeremy Scott.

2. ROLL CALL

A. Commissioners Present:

- o Francis Kung'u -Chair
- o William Perkins
- o Jeremy Scott
- o Todd Stratton
- o Katie Reeves
- o Valerie Manley

B. Staff Present:

- o Kathi Cook, Director of Community Development
- o Michael Woodman, Planning + Development Services Manager
- o George Doyle, Transportation Engineer
- o Erin Cobb, Administrative Office Manager

3. APPROVAL OF MEETING MINUTES

- a. Approval of June 5, 2025 Meeting Minutes.

- o Commissioner Perkins offered a motion to approve meeting minutes from June 5, 2025.
 - o Commissioner Manley seconded the motion.
 - o The motion was approved (4-0-2)(Scott, Stratton).

4. ITEMS FROM BOARD MEMBERS

5. ITEMS FROM STAFF

6. PUBLIC HEARING

- a. Public Hearing Procedure

- b. Z-25-06/V-25-13 KOA Land Group/272 & 276 Thompson Street

This request was deferred by Staff and was not considered at the July 10, 2025 Planning Commission meeting.

Consideration of a rezoning and variance to allow a 16-lot For-Sale single-family subdivision, consisting of 9 detached homes and seven townhome units on 2.03 acres in the Downtown. A

rezoning is requested from R-12 (Dwelling, 'For-Sale', Residential) to DT-LW (Downtown Live- Work). Variances are requested from Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 2.3.3(G) to reduce the right-of-way width of a local street residential and from UDC Appendix A: Alpharetta Downtown Code Subsection 2.4.6(C) to eliminate the 20' recess requirement for a street-facing garage on a single-family detached home in the Downtown. The property is located at 272 & 276 Thompson Street and is legally described as being located in Land Lots 749 & 802, 1st District, 2nd Section, Fulton County, Georgia.

c. MP-25-06/CU-25-10 Sandbox VR/City Center MP

Michael Woodman, Planning & Development Services Manager, presented consideration of a master plan amendment and conditional use to allow 'Recreation Facility, Indoor' for Sandbox VR in the City Center mixed-use development. A master plan amendment is requested to the City Center Master Plan to add 'Recreation Facility, Indoor' as a conditional use and a conditional use is requested to allow 'Recreation Facility, Indoor' for Sandbox VR. The property is located at 2001 Commerce Street, Suite 6HJK and is legally described as being located in Land Lots 749 & 802, 1st District, 2nd Section, Fulton County, Georgia.

The submitted request, if approved, would allow Sandbox VR to operate a 'Recreation Facilities, Indoor' use in a 4,393 square foot suite in the City Center mixed-use development. A master plan amendment is requested to add 'Recreation Facilities, Indoor' as a conditional use in the City Center Master Plan and a conditional use is requested to allow 'Recreation Facilities, Indoor' for Sandbox VR. According to the application, Sandbox VR is an immersive, location-based virtual reality (VR) entertainment venue offering group-oriented, interactive VR adventures.

Presented Location Map showing the property is zoned MU (Mixed Use) subject to the City Center Master Plan. The 25-acre City Center mixed-use development was approved in 2015 and is developed with 'For-Rent' residential, 'For-Sale' residential, office, retail, restaurant, Alpharetta City Hall, Fulton County Library, and a variety of park spaces. The property is developed as a mixed-use development, including retail, office, residential and open space. Surrounding properties are zoned MU (Mixed Use). Vitality Bowl is located to the west, City Center parking deck is located to the south, Natural Body Spa is located to the north, and Al's Alpharetta Barber Shop is located to the east. The comprehensive land use plan designation of the property is 'Central Business District', which supports the applicant's proposal.

According to the application, Sandbox VR is an immersive, location-based virtual reality (VR) entertainment venue offering group-oriented, interactive VR adventures. The business blends cutting-edge VR technology with full-body motion tracking to transport guests into cinematic worlds. Groups of two (2) to six (6) people participate in a "holodeck"-style (fictional room-sized holographic simulator) gameplay within private rooms. The entertainment experience is geared toward families, kids, tourists, and corporate team building. The business has several locations around the world including two (2) locations in Atlanta at The Battery Atlanta and Interlock Midtown. Hours of operation are proposed to be Monday – Thursday 12:00 PM – 9:00 PM, Friday 12:00 PM – 11:00 PM, Saturday 10:00 AM – 11:00 PM, and Sunday 11:00 AM – 9:00 PM. The applicant anticipates approximately five (5) to six (6) employees.

- **Site Plan**

- **Traffic**

- **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 a mixed-use development. The business is similarly located in mixed-use developments, such as The Battery and Interlock Midtown. The*

proposed entertainment use would draw customers to existing businesses in City Center and Downtown.

- *The property is approved for retail and restaurant uses. The proposed entertainment use would draw customers to existing businesses in City Center and Downtown.*
 - *The proposal would not have significant impacts on public facilities and services. The proposed use would not generate any more vehicular trips than the approved retail and restaurant uses.*

 - *The proposal reflects a reasonable balance and would be compatible with surrounding uses and other locations for this business type, which are primarily developed as a mixed-use development. The business is similarly located in mixed-use developments, such as The Battery and Interlock Midtown. The proposed entertainment use would draw customers to existing businesses in City Center and Downtown.*
 - *The zoning proposal is consistent with the comprehensive land use plan designation of the property, which is 'Central Business District'.*
- **Conditional Use Review Criteria:**
 - *The property has multiple points of access from Highway 9, Academy Street and Haynes Bridge Road. The proposed use would not impact vehicular and pedestrian safety.*
 - *Loading and service areas, off street parking, and buffers and screening are provided on the property*
 - *The proposal would not impede the normal and orderly development of surrounding properties, which are developed as a mixed-use development. The business is similarly located in mixed-use developments, such as The Battery and Interlock Midtown. The proposed entertainment use would draw customers to existing businesses in City Center and Downtown.*
 - *The nearest similar business is Immersive Gamebox located at 3920 1st Street in Avalon, which is located approximately one (1) mile to the east of the applicant's proposed location. There are no conflicting uses in the area.*

Staff reviewed the applicant's proposal against the review criteria for a master plan amendment and conditional use. The proposal would not adversely affect the existing use or usability of adjacent or nearby properties, which are primarily developed as a mixed-use development. The business is similarly located in mixed-use developments, such as The Battery and Interlock Midtown. Allowing an entertainment use at City Center would draw additional customers benefiting the existing businesses in Downtown.

Staff's recommendation:

Approve MP-25-06/CU-25-10 SANDBOX VR/City Center MP, subject to the following conditions:

1. 'Recreation Facilities, Indoor' shall be added as a conditional use at 2001 Commerce Street, Suite 6HJK and limited to no more than 4,393 square feet.
2. 'Recreation Facilities, Indoor' shall be added as a conditional use in the City Center Master Plan.
3. Conditional use approval shall be limited to Sandbox VR; no additional 'Recreation Facilities, Indoor' use or subleasing shall be permitted within the approved space.

4. 'Recreation Facilities, Indoor' shall be limited to an indoor active entertainment virtual reality experience.
5. Hours of operation shall be Monday – Thursday 12:00 PM – 9:00 PM, Friday 12:00 PM – 11:00 PM, Saturday 10:00 AM – 11:00 PM, and Sunday 11:00 AM – 9:00 PM.

There was discussion from the Commission:

- Use
- Floor Plan
- Noise attenuation measures.

The Applicant gave a brief presentation:

- Noise Attenuation.
- Types of Activities.
- 35-40 people max in space at a time.
- Peak Hours.
- Target Audience of Families and Adults.
- Requires Reservation.

There was discussion from the Commission:

- Youth being accompanied by adults – Cost prohibitive to average teenager.
- Noise on outside of building.
- Sound accentuation on vertical walls.
- Ceiling Height.
- Noise complaints at other locations – none.
- Parking.

Public Comment:

In Favor:

1. Whitney Spangler, Commercial Leasing Agent, City Center

Reason:

1. The business would complement and benefit existing businesses in City Center.

After discussion by the Commission:

❖ Commissioner Reeves offered a motion to approve MP-25-06/CU-25-10 Sandbox VR/City Center MP, subject to the following conditions:

1. 'Recreation Facilities, Indoor' shall be added as a conditional use at 2001 Commerce Street, Suite 6HJK and limited to no more than 4,393 square feet.
2. 'Recreation Facilities, Indoor' shall be added as a conditional use in the City Center Master Plan.
3. Conditional use approval shall be limited to Sandbox VR; no additional 'Recreation Facilities, Indoor' use or subleasing shall be permitted within the

- approved space.
 - 4. 'Recreation Facilities, Indoor' shall be limited to an indoor active entertainment virtual reality experience.
 - 5. Hours of operation shall be Monday – Thursday 12:00 PM – 9:00 PM, Friday 12:00 PM – 11:00 PM, Saturday 10:00 AM – 11:00 PM, and Sunday 11:00 AM – 9:00 PM.
 - 6. Noise attenuation measures shall be added to the ceiling within the suite, with final approval by Staff.
- Commissioner Stratton seconded the motion.
 - The motion was approved unanimously (6-0)

d. CLUP-25-03/Z-25-05/V-25-18 Wooten Tract Townhomes

Michael Woodman, Planning & Development Services Manager, presented consideration of a comprehensive land use plan amendment, rezoning, and variance to allow 67 'For-Sale' townhomes on 10.19 acres in a gated subdivision. 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). A variance is requested from Unified Development Code (UDC) Subsection 2.10.4(A)(5) to allow a private street to be gated. 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.

The submitted request, if approved, would allow for the development of 67 'For-Sale' townhomes on 10.19 acres in the North Point Overlay. The proposed density is 6.58 dwelling units per acre. A comprehensive land use plan amendment is requested from 'Mixed Use' to 'High Density Residential' and a rezoning is requested from O-I to R-10M. A variance is requested to allow a private street to be gated. The subject property is located at 0 North Fulton Expressway in the southeast quadrant of Georgia 400 and Mansell Road.

The undeveloped property is zoned O-I. The property was previously subject to the Gateway Master Plan, but the master plan has since expired. Surrounding properties are zoned O-I to the north and east. Georgia 400 is located to the west, an undeveloped Georgia Power property is located to the north, Beaver Creek Park (connection to the Big Creek Greenway) is located to the east, and Big Creek and City of Roswell are located to the south. A comprehensive land use plan amendment is requested from 'Mixed Use' to 'High Density Residential' to allow the applicant's proposed residential development.

The Gateway Center Master Plan was approved on the subject property in 2006 and allows 16,635 square feet per acre of office with a maximum building height of twelve (12) stories or 225'. A condition of zoning required reconsideration of the master plan by Planning Commission and City Council if no construction activity occurs by 1/31/2012. Therefore, the Gateway Center Master Plan has expired.

The applicant requests a variance from Unified Development Code (UDC) Subsection 2.10.4(A)(5) to allow a private street to be gated.

- Site Plan
- Parking Requirements

- North Point Overlay Amenity Space and Civic Space Requirements.
- Tree Survey and Assessment.
- Stormwater management and Bioretention Area on south end of property.
- Renderings.
- Reason for request of R-10M Zoning.
- EcoDistrict Measures.
- Traffic.
- Schools.
- CLUP Review Criteria.
 - *The property is located within the North Point Overlay, which includes a vision to create a mixed-use, walkable environment with an emphasis on sustainability, greenspace, and connectivity.*
 - *The applicant's proposal is consistent with goals and policies in the City's 2040 Comprehensive Plan which promotes a walkable, mixed-use environment in the North Point area.*
 - *The proposed change in use from office to residential would likely generate significantly fewer vehicular trips.*
- Standards for Zoning Changes.
 - *The property is located within the North Point Overlay, which envisions a mixed-use, walkable environment with an emphasis on sustainability, greenspace and connectivity. The zoning proposal would permit a use that is suitable given the development and use of surrounding properties, including Georgia 400, Georgia Power utility substation, Big Creek Park and the Big Creek Greenway.*
 - *The zoning proposal would not adversely affect the existing use or usability of adjacent properties, which are developed and/or used as Georgia 400, Georgia Power utility substation, Big Creek Park and the Big Creek Greenway.*
 - *The zoning proposal would not adversely affect the natural environment. The site was previously cleared and there are limited opportunities to save trees outside of required buffers.*
 - *There are substantial reasons why the property cannot be used as currently zoned. The property's location at the dead-end of Beaver Creek Road lacks the visibility necessary for commercial use*
 - *The proposed change in use from office to residential would produce fewer vehicular trips, reducing traffic impacts in the vicinity of the property. However, the change to allow residential use would have a greater impact on public facilities and services, such as parks and schools.*
 - *The property was approved for an office tower, which at the time was thought to be the best use for the property given the close proximity to the interchange at Mansell Road and Georgia 400. Despite the visibility from Georgia 400 that the property offers, the property has not been developed.*
 - *The request to change the use of the property from office to residential reflects a reasonable*

balance, if conditions are included that further the concepts of an EcoDistrict.

- *The applicant requests an amendment to the future land use designation of the property from 'Mixed Use' to 'High Density Residential'.*
- Variance Review Criteria
 - *The property does not have exceptional conditions related to its size, shape, or topography which contribute the requested variance to gate a private street. However, the property is located at the end of a cul-de-sac and is bound by Georgia 400, Beaver Creek Park, and the Big Creek which is the jurisdiction boundary of the City. The need for a future connection through the subject property is very unlikely. In addition, gating the property would deter users of the Big Creek Greenway from parking in the subdivision.*
 - *The application of the Ordinance would not allow the residential subdivision to be gated.*
 - *The property has peculiar conditions related to its location at the end of Beaver Creek Road and at the City's jurisdictional boundary. Future connections through the subject property are extremely unlikely.*
 - *Staff reviewed the applicant's proposal against the review criteria for a comprehensive land use plan amendment and rezoning. The property is located in the North Point Overlay where walkability, mix of uses, site design and EcoDistrict measures are key components to a successful development. The proposal to allow residential use would add to the mix of uses in the North Point area, bringing people closer to where they shop, work and live. Additionally, a residential use would produce significantly fewer vehicular trips on the surrounding roadway network and the property is immediately adjacent to Beaver Creek Park and the Big Creek Greenway.*
 - *The property is located at the end of a cul-de-sac and is bound by Georgia 400, Beaver Creek Park, and the Big Creek which is the jurisdiction boundary of the City. The need for a future connection through the subject property is very unlikely. In addition, gating the property would deter users of the Big Creek Greenway from parking in the subdivision.*

Staff's recommendation is to Approve CLUP-25-05/Z-25-05/V-25-18 Wooten Tract Townhomes, subject to the following conditions:

1. The 10.19-acre property shall be rezoned to R-10M and shall be developed substantially as depicted on the site plan prepared by LJA Engineering, revised 6/12/25, except for modifications required to comply with these conditions. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. The comprehensive land use plan designation of the property shall be 'High Density Residential'.
3. Use of the property shall be limited to 'Dwelling, 'For-Sale', Attached' with a maximum density of 6.58 dwelling units per acre.
4. Architecture and materials shall be developed substantially similar to the submitted renderings, subject to final approval by Staff. Rear and side elevations shall have the same level of materiality and details as the front elevations, as approved by Staff.
5. Subdivision shall be permitted to be gated substantially as depicted on the site plan by LJA Engineering, revised 6/12/25. Gate access shall be provided by siren, keypad, Knox key and meet 2012 IFC 503.6. Median at gated access shall be planted with decorative landscape material, as approved by Staff.
6. EcoDistrict points shall be substantially similar to the description provided on the site plan prepared by LJA Engineering, revised 6/12/25, as approved by Staff. Developer shall provide detailed information at LDP and building permit regarding compliance with each requested EcoDistrict measure.

7. Minimum 4.02 acres of open space, as depicted on the site plan prepared by LJA Engineering, revised 6/12/25, shall be improved within the development, including decorative hardscape, landscape, and North Point EcoDistrict Monument or District Threshold. A unique EcoDistrict monument shall require approval by the Cultural Arts Commission. Hardscape, landscape and monument/district threshold shall be maintained by the HOA.
8. Green stormwater design techniques shall be employed to address run-off reduction, as approved by Staff.
9. Privacy fences and unfinished wood decks shall not be visible from the public right-of-way or Greenway connection.
10. Townhomes shall have connectivity to the public sidewalk system.
11. New internal street (not including alleys) shall be developed with a minimum 4' planter planted with street trees and 5' sidewalk, as approved by Staff. Decorative pedestrian lighting shall be required throughout the development. Internal streets and alleys shall be private and maintained by the HOA. Development and street names shall be representative of the North Point EcoDistrict.
12. Developer shall investigate the possibility of adding on-street parallel parking to Beaver Creek Road and/or the cul-de-sac. If feasible, design shall include on-street parking, planters planted with street trees, and sidewalk, with final design approved by Staff. If a design is approved, developer shall construct streetscape improvements in exchange for impact fee credits in conjunction with a development agreement. The cost of improvements shall not exceed impact fee credits generated by the development.
13. At a minimum, a row of evergreen trees shall be planted in the 10' landscape strip on the north side of the entrance street between Beaver Creek Road and Unit 67 to screen billboard access easement.
14. Georgia 400 buffer shall be replanted, where sparse. If it's determined that GDOT will not construct a sound barrier along the property as part of the expansion project, the developer will take measures to install a sound barrier on their property between the billboard and the screening landscaping, as approved by Staff.
15. Billboard in Georgia 400 buffer shall be screened from the residential subdivision with a minimum 25' buffer. This condition shall be removed if the billboard is removed.
16. Billboard access shall be separated from the residential development as depicted on the site plan prepared by LJA Engineering, revised 6/12/25. Billboard access easement shall be maintained as a sodded area. This condition shall be removed if the billboard is removed.
17. Landscape strips and buffers shall be exclusive of utilities and easements, except that if Fulton County requires an unencumbered easement shrubs shall replace tree requirements on one side of the street.
18. Pedestrian amenities including paths, lighting, and benches shall be included throughout the development.
19. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

There was discussion from the Commission:

- Possibility of additional parking.
- Implications of Widening at GA 400.

Chair Kung'u called a recess at 7:17 p.m.

Chair Kung'u reconvened the meeting at 7:25 p.m.

There was discussion from the Commission:

- Stormwater.
- Condition # 14.
- Billboard.

The Applicant gave a brief presentation:

- Aerial View of Property.
- Gated Entry.
- Central Amenity Area.
- Southside Passive Amenity Area.

- Stormwater Bioretention Area.
- Floodplain.
- Billboard:
 - 25'buffer.
 - Not owned by Bleakley Homes.
- Noise Barriers on GA 400
- Elevations

There was discussion from the Commission:

- Site Plan
- Owner of Billboard is not willing to sell to Bleakley Homes.
- Billboard will be disclosed to buyers in development.

There was no Public Comment:

- ❖ Commissioner Manley offered a motion to approve CLUP-25-05/Z-25-05/V-25-18 Wooten Tract Townhomes, with all conditions as specified by Staff with the exception of rewording of Condition # 14 to read as follows: Georgia 400 buffer shall be replanted, where sparse. If it's determined that GDOT will not construct a sound barrier along their property as part of the expansion project, the developer will take measures to install one on their property between the billboard and the screening landscaping, as approved by Staff.
 - Commissioner Perkins seconded the motion.
 - The motion was approved unanimously (6-0)

Final Conditions:

1. The 10.19-acre property shall be rezoned to R-10M and shall be developed substantially as depicted on the site plan prepared by LJA Engineering, revised 6/12/25, except for modifications required to comply with these conditions. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. The comprehensive land use plan designation of the property shall be 'High Density Residential'.
3. Use of the property shall be limited to 'Dwelling, 'For-Sale', Attached' with a maximum density of 6.58 dwelling units per acre.
4. Architecture and materials shall be developed substantially similar to the submitted renderings, subject to final approval by Staff. Rear and side elevations shall have the same level of materiality and details as the front elevations, as approved by Staff.
5. Subdivision shall be permitted to be gated substantially as depicted on the site plan by LJA Engineering, revised 6/12/25. Gate access shall be provided by siren, keypad, Knox key and meet 2012 IFC 503.6. Median at gated access shall be planted with decorative landscape material, as approved by Staff.
6. EcoDistrict points shall be substantially similar to the description provided on the site plan prepared by LJA Engineering, revised 6/12/25, as approved by Staff. Developer shall provide detailed information at LDP and building permit regarding compliance with each requested EcoDistrict measure.
7. Minimum 4.02 acres of open space, as depicted on the site plan prepared by LJA Engineering, revised 6/12/25, shall be improved within the development, including decorative hardscape, landscape, and North Point EcoDistrict Monument or District Threshold. A unique EcoDistrict monument shall require approval by the Cultural Arts Commission. Hardscape, landscape and monument/district threshold shall be maintained by the HOA.
8. Green stormwater design techniques shall be employed to address run-off reduction, as approved by Staff.
9. Privacy fences and unfinished wood decks shall not be visible from the public right-of-way or Greenway connection.

10. Townhomes shall have connectivity to the public sidewalk system.
11. New internal street (not including alleys) shall be developed with a minimum 4' planter planted with street trees and 5' sidewalk, as approved by Staff. Decorative pedestrian lighting shall be required throughout the development. Internal streets and alleys shall be private and maintained by the HOA. Development and street names shall be representative of the North Point EcoDistrict.
12. Developer shall investigate the possibility of adding on-street parallel parking to Beaver Creek Road and/or the cul-de-sac. If feasible, design shall include on-street parking, planters planted with street trees, and sidewalk, with final design approved by Staff. If a design is approved, developer shall construct streetscape improvements in exchange for impact fee credits in conjunction with a development agreement. The cost of improvements shall not exceed impact fee credits generated by the development.
13. At a minimum, a row of evergreen trees shall be planted in the 10' landscape strip on the north side of the entrance street between Beaver Creek Road and Unit 67 to screen billboard access easement.
14. Georgia 400 buffer shall be replanted, where sparse. If it's determined that GDOT will not construct a sound barrier along their property as part of the expansion project, the developer will take measures to install one on their property between the billboard and the screening landscaping, as approved by Staff.
15. Billboard in Georgia 400 buffer shall be screened from the residential subdivision with a minimum 25' buffer. This condition shall be removed if the billboard is removed.
16. Billboard access shall be separated from the residential development as depicted on the site plan prepared by LJA Engineering, revised 6/12/25. Billboard access easement shall be maintained as a sodded area. This condition shall be removed if the billboard is removed.
17. Landscape strips and buffers shall be exclusive of utilities and easements, except that if Fulton County requires an unencumbered easement shrubs shall replace tree requirements on one side of the street.
18. Pedestrian amenities including paths, lighting, and benches shall be included throughout the development.
19. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

e. PH-25-07 Unified Development Code Text Amendments – Parking

Kathi Cook, Director of Community Development, presented consideration of text amendments to Appendix A: Alpharetta Downtown Code Section 2.4 Parking and Loading.

Staff explored the current Downtown parking ratios to determine if they are appropriate for all areas of Downtown. An article from the National Parking Association in *PARKING* magazine suggests that parking designers typically use a maximum walking distance of 300' – 600' for retail customers. A buffer map depicting these distances from public parking facilities in the Downtown Overlay reveals that properties north of Mayfield Road, as well as properties south of Old Milton Parkway exceed the retail customer maximum walking distance from a public parking facility. Therefore, it is recommended that properties in the Downtown south of Old Milton Parkway and north of Mayfield Road should be subject to the City-wide parking ratios in UDC Section 2.5 Parking and Loading.

Staff researched parking ratios for elementary and middle schools in response to a concern from City Council that the City's current parking ratio may be insufficient. The UDC requires one (1) parking space per classroom and administrative office, plus five (5) parking spaces for guests for an elementary and middle school. Staff looked at school parking ratios in surrounding jurisdictions, as shown in the table below, and compared those to existing parking ratios at Manning Oaks Elementary School and Hopewell Middle School. It is estimated that Manning Oaks Elementary School has 2.12 parking spaces/classroom and administrative office, and Hopewell Middle School has 1.94 parking spaces/classroom and administrative office. Therefore, it is recommended that two (2) parking spaces per classroom and administrative office be required for elementary and middle schools.

There was no Public Comment.

After discussion from the Commission:

- Parking Agreements.
- Parking Solutions for Downtown.
- Amount of parking available in other cities.
- Amount of parking available in Alpharetta.

- ❖ Commissioner Perkins offered a motion to approve as noted by Staff
 - Commissioner Manley seconded the motion.
 - The motion was approved unanimously (6-0)

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

Kathi Cook, Director of Community Development, presented consideration of text amendments to Section 2.1 Zoning Districts and Section 2.2 Permitted Use Districts and Regulations of Article II of the Unified Development Code to clean up zoning district titles and descriptions and to clarify that certain zoning districts are in accordance with a specific master plan.

Staff recommends text amendments to Unified Development Code (UDC) Article II Section 2.1 Zoning Districts and Section 2.2 to clean up zoning district titles and descriptions and to clarify that certain zoning districts are in accordance with a specific master plan.

Amend UDC Section 2.1, Subsection 2.2.8, Subsection 2.2.8a, and Subsection 2.2.9 to clean up titles and descriptions. Delete UDC Section 2.2a and Table 2.2a Conditional Use Review Criteria which represents a duplicate of information provided in UDC Subsection 4.2.3(B). Amend UDC Subsection 2.2.11 CUP Community Unit Plan, Subsection 2.2.13 O-I Office-Institutional, Subsection 2.2.16 PSC Planned Shopping Center, Subsection 2.2.20 MU Mixed Use, and Table 2.2 List of Permissible and Conditional Uses to clarify that the CUP, O-I, PSC, and MU zoning districts are in accordance with a specific master plan.

There was no public comment.

After discussion:

- ❖ Commissioner Manley offered a motion to approve.
 - Commissioner Perkins seconded the motion.
 - The motion was approved unanimously (6-0)

7. ADJOURNMENT

With there being no further items to consider or discuss, Chairman Kung'u adjourned the meeting at 7:41 pm.



CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: MP-25-09/CU-25-12 DOMINIQUE DAWES GYMNASTICS & NINJA ACADEMY/NORTH POINT MALL MP

PLANNING COMMISSION: AUGUST 7, 2025

CITY COUNCIL: AUGUST 25, 2025

II. STAFF RECOMMENDATION:

Approve MP-25-09/CU-25-12 Dominique Dawes Gymnastics & Ninja Academy/North Point Mall MP, subject to the following conditions:

1. 'Recreation Facilities, Indoor' shall be listed as a conditional use in North Point Mall Master Plan.
2. 'Recreation Facilities, Indoor' shall be added as a conditional use at 380 North Point Circle and limited to no more than 20,450 square feet.
3. Conditional use approval shall be limited to Dominique Dawes Gymnastics & Ninja Academy; no additional 'Recreation Facilities, Indoor' use or subleasing shall be permitted within the approved space.
4. 'Recreation Facilities, Indoor' shall be limited to an indoor gymnastics facility offering gymnastics training, an agility obstacle course, children's parties, and open gym time.
5. Hours of operation shall be Monday – Sunday 8:00 AM – 8:30 PM.
6. Any changes to the building exterior shall be consistent with the North Point Overlay District Design Guidelines, subject to final approval by DRB.
7. EcoDistrict points shall be substantially similar to the description provided in the staff report, as approved by Staff. Developer shall provide detailed information at LDP and building permit regarding compliance with each requested EcoDistrict measure.
8. Property owner shall assess site landscaping and replace missing, dead or dying landscape material, with final approval by DRB. New landscape material shall be sustainable (native and/or drought-tolerant) landscaping, with final approval by DRB.
9. Dumpster shall have painted metal doors that complement the principal building, with final approval by DRB.
10. Native and drought-tolerant shrubs and grasses shall be added to the foundation area around the building, planter area along North Point Circle and at the highest elevation of the landscape strip along North Point Parkway, with final approval by DRB.

III. REPORT IN BRIEF:

The applicant, Miguel Durand, is requesting a master plan amendment and conditional use to allow Dominique Dawes Gymnastics & Ninja Academy to re-use a 20,450 square foot building on 2.18 acres in the North Point Overlay. Dominique Dawes Gymnastics & Ninja Academy is an indoor gymnastics facility offering recreational and competitive gymnastics training, as well as an agility obstacle course modeled after the television show "American Ninja Warrior" and a children's party venue. A master plan amendment is requested to add 'Recreation Facilities, Indoor' to the North Point Mall Master Plan and a conditional use is requested to allow 'Recreation Facilities, Indoor' for Dominique Dawes Gymnastics & Ninja Academy. The subject property is located at 380 North Point Circle on the north side of North Point Parkway and between the North Point Mall access driveways.

DISCUSSION

The submitted request, if approved, would allow the applicant to operate a 'Recreation Facilities, Indoor' business in a 20,450 square foot building on 2.18 acres in the North Point Overlay. A master plan amendment is requested to the North Point Mall Master Plan to add 'Recreation Facilities, Indoor' as a conditional use and a conditional use is requested to allow 'Recreation Facilities, Indoor' for Dominique Dawes Gymnastics & Ninja Academy. The subject property is located at 380 North Point Circle on the north side of North Point Parkway and between the North Point Mall access driveways.

The property is zoned PSC (Planned Shopping Center) and is subject to the North Point Mall Master Plan. The property is developed with a one (1) story, 20,450 square foot building formerly occupied by Total Wine. Surrounding properties are also zoned PSC. North Point Mall is located to the north, American Backyard Outdoor Furniture is located to the east, Truist Bank is located to the west, and Outback Steakhouse is located to the south. The comprehensive land use plan designation of the property is 'Mixed Use', which allows the applicant's proposed use.

The North Point Mall Master Plan was approved in 1990 and amended in 1995 to allow retail and restaurant uses on the three (3) outparcels located between North Point Mall and North Point Parkway. A master plan amendment and conditional use was approved in 2008 to allow a Liquor Store for Total Wine on the subject property.

Unified Development Code (UDC) Subsection 1.4.2 defines 'Recreation, Facilities, Indoor' as, "Recreational uses conducted almost wholly indoors, including bowling alley, skating rink, shooting range, health club, etc." The use is permitted by-right in the LI (Light Industrial) district and as a conditional use in the CUP (Community Unit Plan), O-I (Office-Institutional), C-1 (Neighborhood Commercial), C-2 (General Commercial), PSC (Planned Shopping Center) and MU (Mixed Use) districts.

Dominique Dawes Gymnastics & Ninja Academy is an indoor gymnastics facility offering recreational and competitive gymnastics training, as well as an agility obstacle course modeled after the television show "American Ninja Warrior" and children's party venue. The business currently has three (3) locations in Maryland with the proposed location being the first in Georgia. Hours of operation are Monday – Sunday 8:00 AM – 8:30 PM. The applicant anticipates approximately 40 employees for the business. The applicant does not propose any site changes or additions to the building.

SITE PLAN

The submitted site plan proposes re-use of the former Total Wine building by Dominique Dawes Gymnastics & Ninja Academy. The site plan depicts the 20,450 square foot building, as well as the existing driveway and shared driveway on North Point Circle to remain and serve the property. There are 114 parking spaces existing on the property. Unified Development Code (UDC) parking requirements are calculated in the table below, which includes a required 20% parking reduction for properties located in the North Point Overlay. The existing on-site parking exceeds the minimum parking requirement for the proposed use.

Required Parking

Use	Area (SF)	Parking Rate	Required Parking
Recreation Facilities, Indoor Courts	13,633	1/500 SF	21.8
Recreation Facilities, Indoor Support Areas	6,817	1/200 SF	27.3
TOTAL	North Point Overlay	20% reduction	49 spaces

The applicant's proposal does not trigger compliance with North Point open space or EcoDistrict measures. However, the applicant has committed to providing Sustainable Landscaping (1 EcoDistrict point) for all new landscaping provided and Alternative Transportation (1-2 EcoDistrict points) to include van pool and ride share designated parking spaces.

The applicant states that there are no planned changes to the site or expansion of the building. The applicant intends to power wash the sidewalks and building, general clean-up of the property, landscape enhancements, and painting the exterior of the building. Any exterior changes to the building should be consistent with the North Point Overlay District Design Guidelines.

TRAFFIC

Staff estimates that the applicant's business will generate approximately 51 PM Peak Hour trips, which represents a significant reduction (-289) in PM Peak Hour trips generated by the previous use of the property as a liquor store.

STANDARDS FOR MASTER PLAN AMENDMENT

The Planning Commission and the City Council shall consider the following standards in considering a master plan amendment application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

- a. Whether the zoning proposal will permit a use that is suitable in view of the zoning use and development of adjacent and nearby property.

Response: The North Point Mall Master Plan allows retail and restaurant uses on the property, which is consistent with the development pattern along North Point Parkway. In addition, the property is located within the North Point Overlay, which envisions a mixed-use, walkable environment with an emphasis on sustainability, greenspace, and connectivity. The addition of an entertainment use to North Point will aid the continued innovation and reinvention of the area by providing more than just a shopping experience.

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

Response: The North Point Mall Master Plan allows retail and restaurant uses on the property, which is consistent with the development pattern along North Point Parkway. In addition, the property is located within the North Point Overlay, which envisions a mixed-use, walkable environment with an emphasis on sustainability, greenspace, and connectivity. The addition of an entertainment use to North Point will aid the continued innovation and reinvention of the area by providing more than just a shopping experience.

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

Response: The proposed development would not adversely impact the natural environment. The applicant's request is to re-use an existing, vacant building with minimal site changes proposed.

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

Response: The property could be re-used for retail and restaurant uses. However, the addition of an entertainment use to North Point will aid the continued innovation and reinvention of the area by providing more than just a shopping experience.

e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The proposal to allow 'Recreation Facility, Indoor' would add an entertainment use to North Point that will aid the continued innovation and reinvention of the area by providing more than just a shopping experience.

f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

Response: The North Point Mall Master Plan allows retail and restaurant uses on the property, which is consistent with the development pattern along North Point Parkway. In addition, the property is located within the North Point Overlay, which envisions a mixed-use, walkable environment with an emphasis on sustainability, greenspace, and connectivity. The addition of an entertainment use to North Point will aid the continued innovation and reinvention of the area by providing more than just a shopping experience.

g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

Response: The proposal to allow 'Recreation Facility, Indoor' reflects a reasonable balance. Adding an entertainment use to North Point will aid the continued innovation and reinvention of the area by providing more than just a shopping experience.

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

Response: The property could be re-used for retail and restaurant uses. However, the addition of an entertainment use to North Point will aid the continued innovation and reinvention of the area by providing more than just a shopping experience.

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

Response: The zoning proposal meets the comprehensive land use plan designation of the property, which is 'Mixed Use'.

CONDITIONAL USE REVIEW CRITERIA

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

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

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

Response: The property has two (2) points of access from North Point Circle. Approval of the proposed use would reduce impacts on vehicular and pedestrian access due to fewer vehicular trips being generated from the proposed use.

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

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

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

Response: The proposal would not adversely affect the existing use or usability of adjacent or nearby properties, which are developed with retail and restaurant uses. In addition, the property has two (2) points of access from North Point Circle.

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

Response: Not applicable.

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

Response: The proposal would not impede the normal and orderly development of surrounding properties, which are developed with retail and restaurant uses. In addition, the property has two (2) points of access from North Point Circle. Adding an entertainment use to North Point will aid the continued innovation and reinvention of the area by providing more than just a shopping experience.

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

Response: The location and character of the proposed use is appropriate as it relates to the use and development of adjacent or nearby properties. Properties in the immediate vicinity are developed with retail and restaurant uses. In addition, adding an entertainment use to North Point will aid the continued innovation and reinvention of the area by providing more than just a shopping experience.

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

Response: There are other entertainment uses existing or approved in the area. There are no conflicting uses in the area.

CONCURRENCES

Staff has reviewed the applicant's proposal against the review criteria for a master plan amendment and conditional use. The location and character of the proposed use is appropriate as it relates to the use and development of adjacent or nearby properties, which are developed with a mix of retail, restaurant, and entertainment uses. The proposal to allow 'Recreation Facility, Indoor' would add an entertainment use to North Point that will aid the continued innovation and reinvention of the area by providing more than just a shopping experience.

CITIZEN PARTICIPATION PLAN

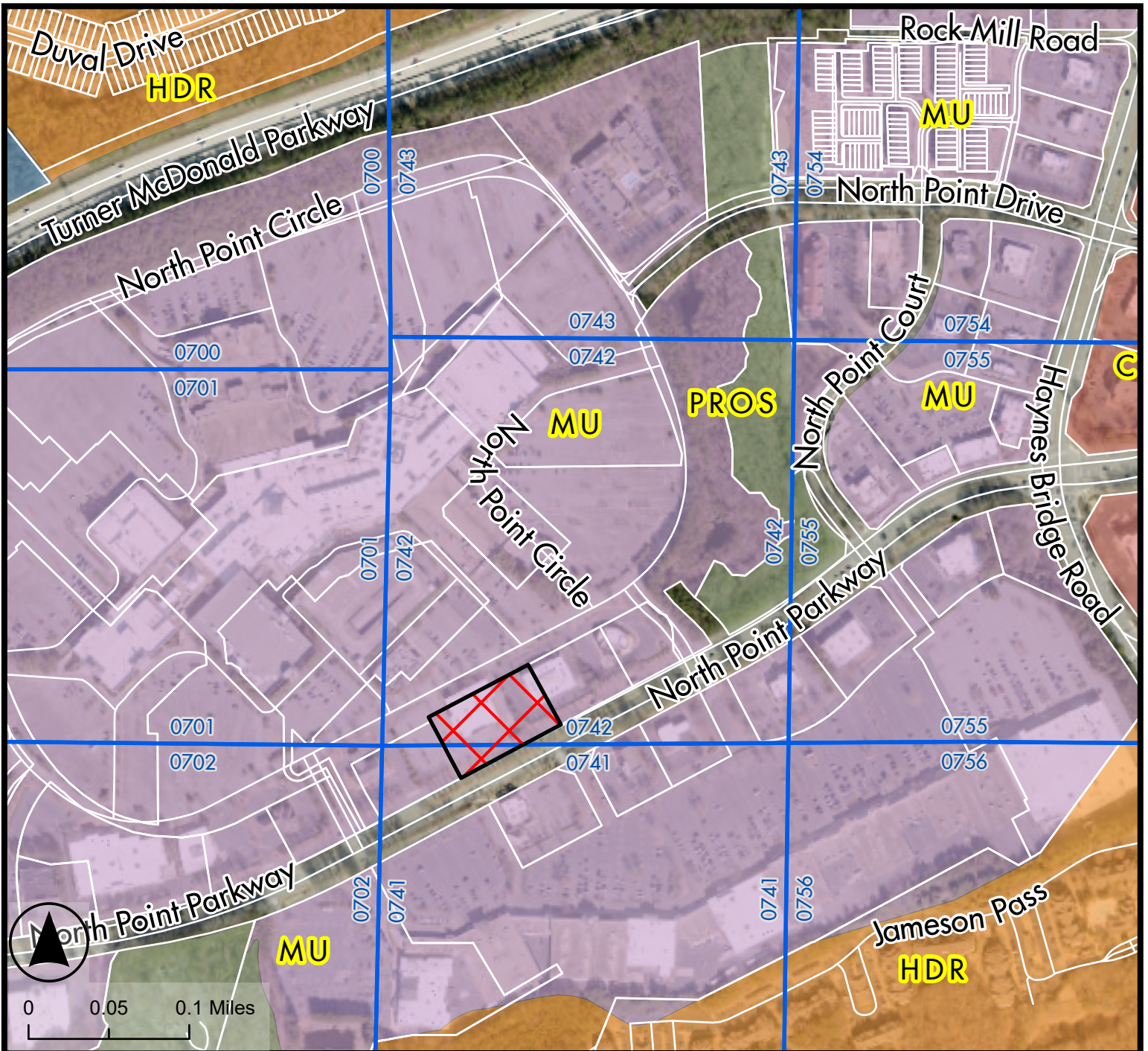
The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that comments received at the CZIM were supportive.





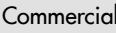


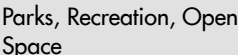

COMMUNITY ZONING INFORMATION MEETING

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

IV. ATTACHMENTS:

- Map Series
- CZIM
- Citizen Part B
- Application

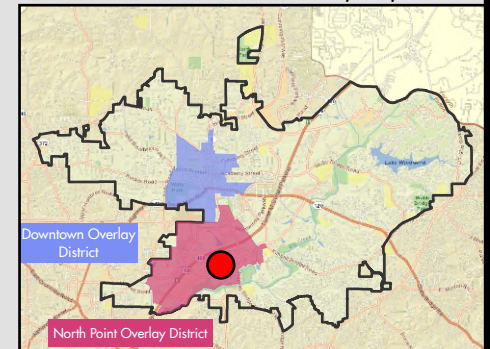


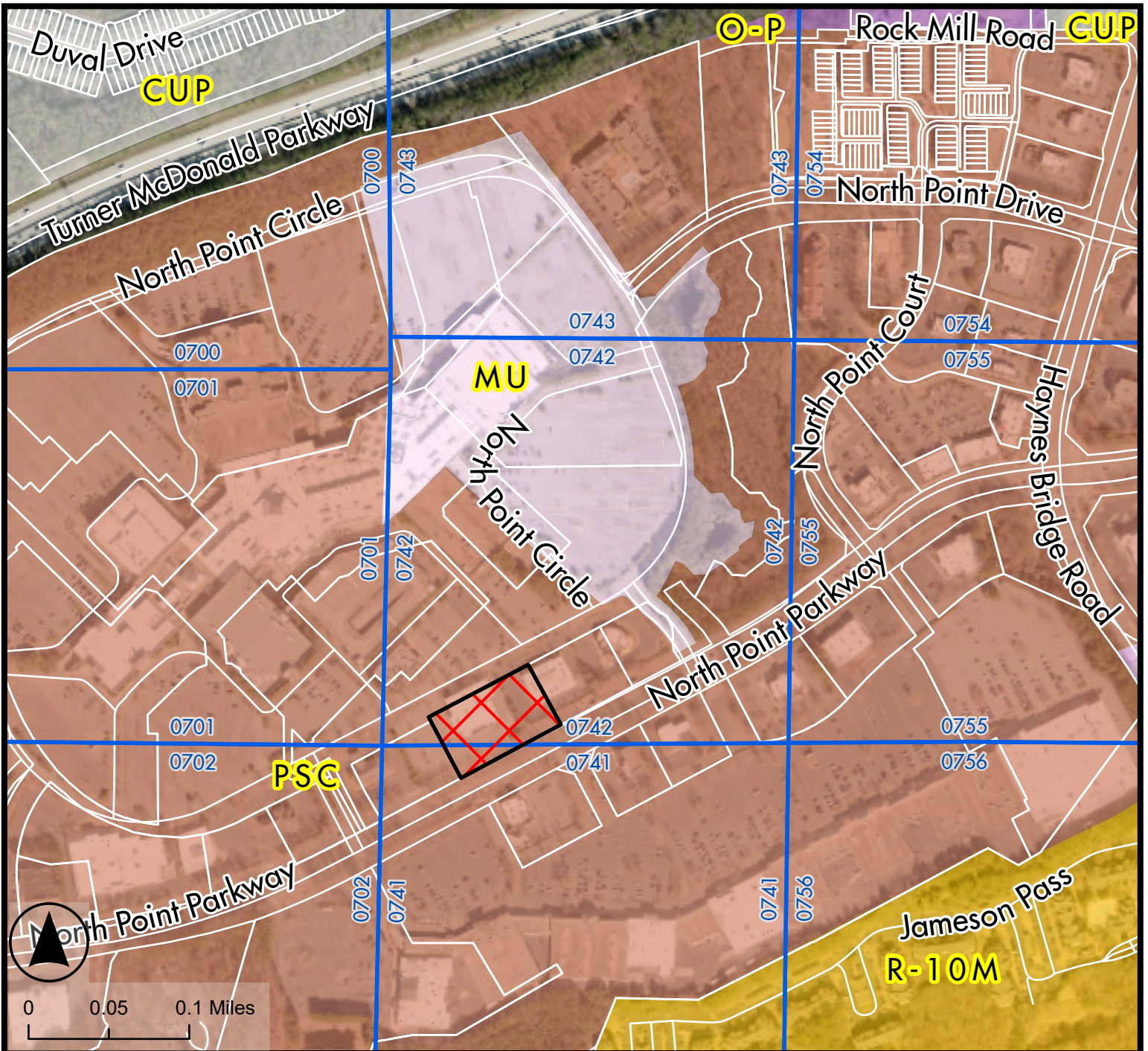
- Legend**
-  MP-25-09, CU-25-12
 -  Land Lots
 -  Tax Parcels
 -  Alpharetta City Limits
 - Future Land Use 2040**
 -  Commercial
 -  High Density Residential
 -  Mixed Use
 -  Parks, Recreation, Open Space
 -  Public, Institutional, Education

Future Land Use Map











Dominique Dawes Gymnastics & Ninja Academy
380 North Point Circle

MP-25-09, CU-25-12
D/LL: 1/2/0741 & 742
PC: 8/7/2025
CC: 8/25/2025





Legend

-  MP-25-09, CU-25-12
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits
- Zoning District**
-  CUP Community Unit Plan
-  MU Mixed Use
-  O-I Office Institutional
-  O-P Office Professional
-  PSC Planned Shopping Center
-  R-10M Multi Family Residential (HDR)

Zoning Map

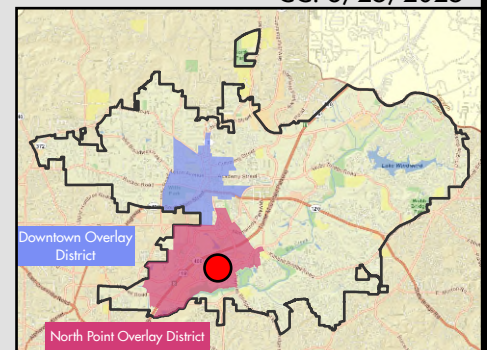
Dominique Dawes Gymnastics & Ninja Academy
 380 North Point Circle

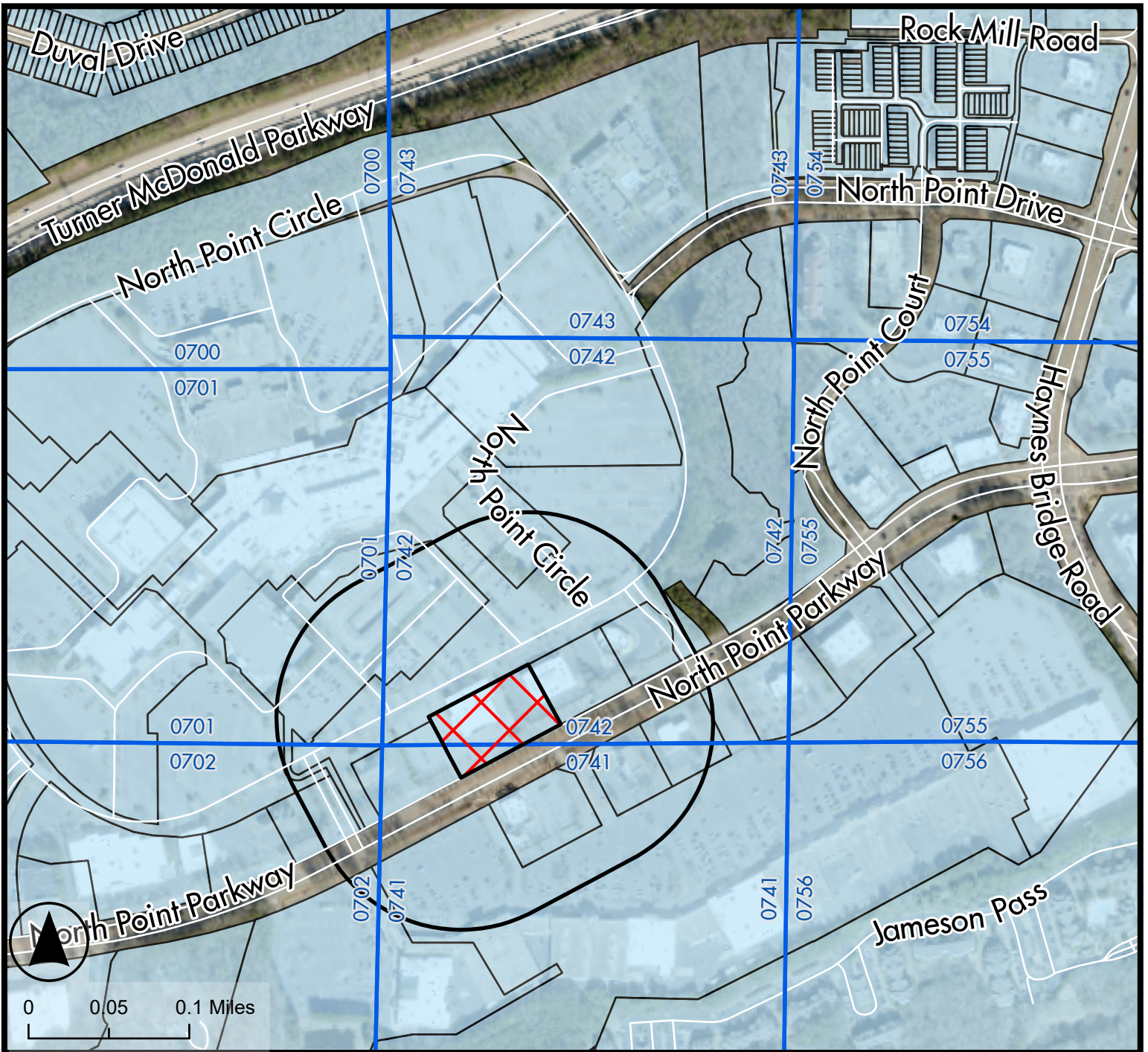
MP-25-09, CU-25-12

D/LL: 1/2/0741 & 742






PC: 8/7/2025

CC: 8/25/2025





Legend

-  MP-25-09, CU-25-12
-  Land Lots
-  Tax Parcels
-  500 ft Buffer
-  Alpharetta City Limits

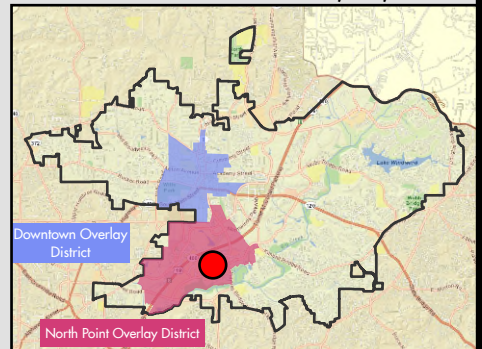
Location Map

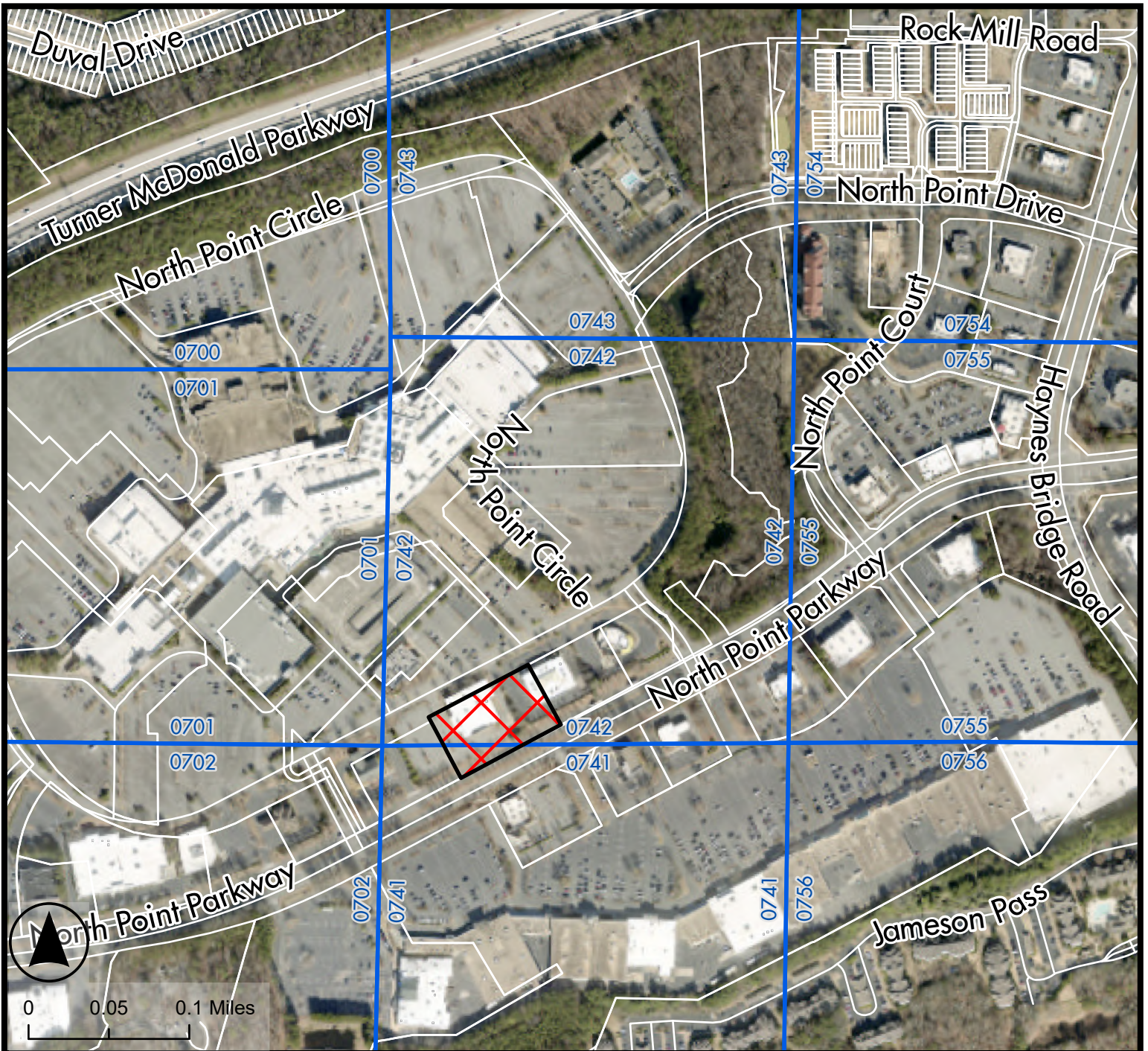
Dominique Dawes Gymnastics & Ninja Academy
 380 North Point Circle

MP-25-09, CU-25-12





D/LL: 1/2/0741 & 742

PC: 8/7/2025
 CC: 8/25/2025





Legend

-  MP-25-09, CU-25-12
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits

Aerial Map

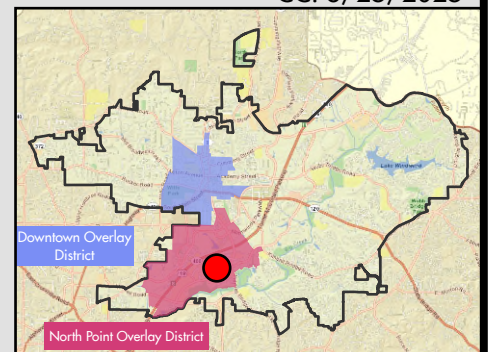
Dominique Dawes Gymnastics & Ninja Academy
 380 North Point Circle

MP-25-09, CU-25-12

D/LL: 1/2/0741 & 742

PC: 8/7/2025

CC: 8/25/2025



Community Zoning Information Meeting (CZIM)

July 9, 2025

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

MP-25-09/CU-25-12 / Dominique Dawes Gymnastics & Ninja Academy - North Point Mall MP

NAME	ADDRESS	COMMENTS
	No Comments	

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City of Alpharetta Community Development Department a minimum of twenty (20) working days prior to the scheduled Public Hearing. Failure to do so will result in cancellation of the scheduled hearing.

Public Hearing or Project Name: MP-25-09, CU-25-12 Dominique Dawes Gymnastics and Ninja Academy

Contact Name: Miguel Durand Telephone: 305-342-9174

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

There were no citizen comments or objections during the hearing. I spoke with a few curious citizens who were at the meeting for other projects — they were very supportive of our efforts. We have not received any written correspondence opposing our use.

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 (Please Specify) _____ |

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent:  Date: 7-20-25

Print Form



June 11, 2025

Cole CP Alpharetta GA, LLC
12181 Bluff Creek Dr 5th Fl
Playa Vista, CA 90094

RE: **MP-25-09/CU-25-12 Dominique Dawes Gymnastics & Ninja Academy**

Dear Property Owner:

Please allow this letter to serve as public notice for Consideration of a master plan amendment and conditional use to allow a 'Recreation Facilities, Indoor' for Dominique Dawes Gymnastics & Ninja Academy. A master plan amendment is requested to the North Point Mall Master Plan to add 'Recreation Facilities, Indoor' as conditional use and a conditional use is requested to allow 'Recreation Facilities, Indoor' for Dominique Dawes Gymnastics & Ninja Academy. The property is located at 380 North Point Circle and is legally described as being located in Land Lots 741 & 742, 1st District, 2nd Section, Fulton County, Georgia.

Dominique Dawes Gymnastics and Ninja Academy provides lessons, open gym, and an Xcel program to kids 9-14 encouraging them to become active and have fun through gymnastics, ninja, and tumbling. Our mission is to empower children and help parents recognize the value of being in an empowering and positive environment. One of Dominique's key priorities for our Academy is to prioritize the mental and physical health and well-being of every child above scores and rankings. Dominique has connections to the Atlanta area, both through the 1996 Olympics and as a limited partner of the Atlanta Falcons making Alpharetta an ideal spot to open our first Georgia gym.

The Community Zoning Information Meeting (CZIM) will be held on **Wednesday, July 9, 2025, at 6:00 PM** in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA, 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

The item will be considered by the Planning Commission on **Thursday, August 7, 2025 at 6:30 p.m.** and **City Council on Monday, August 25, 2025, at 6:30 PM**. The meeting 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 myself or Teri Holl at your convenience. I can be reached at miguel@ddgna.com or 305-342-9174 or Teri at theresa.holl@ddgna.com or 571-215-6402. We encourage responses prior to July 9, 2025 so that we can provide them to the City of Alpharetta, although we are happy to answer any questions throughout the process.

Sincerely,

Miguel Durand
Head of Real Estate and Construction



June 11, 2025

NPMC Retail, LC
2100 Mc Kinney Ave, Ste 700
Dallas, TX 75201

RE: **MP-25-09/CU-25-12 Dominique Dawes Gymnastics & Ninja Academy**

Dear Property Owner:

Please allow this letter to serve as public notice for Consideration of a master plan amendment and conditional use to allow a 'Recreation Facilities, Indoor' for Dominique Dawes Gymnastics & Ninja Academy. A master plan amendment is requested to the North Point Mall Master Plan to add 'Recreation Facilities, Indoor' as conditional use and a conditional use is requested to allow 'Recreation Facilities, Indoor' for Dominique Dawes Gymnastics & Ninja Academy. The property is located at 380 North Point Circle and is legally described as being located in Land Lots 741 & 742, 1st District, 2nd Section, Fulton County, Georgia.

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Sincerely,

Miguel Durand
Head of Real Estate and Construction



June 11, 2025

Palm J, LLC
13833 Wellington Trc E4 #238
West Palm Beach, FL 33414

RE: MP-25-09/CU-25-12 Dominique Dawes Gymnastics & Ninja Academy

Dear Property Owner:

Please allow this letter to serve as public notice for Consideration of a master plan amendment and conditional use to allow a 'Recreation Facilities, Indoor' for Dominique Dawes Gymnastics & Ninja Academy. A master plan amendment is requested to the North Point Mall Master Plan to add 'Recreation Facilities, Indoor' as conditional use and a conditional use is requested to allow 'Recreation Facilities, Indoor' for Dominique Dawes Gymnastics & Ninja Academy. The property is located at 380 North Point Circle and is legally described as being located in Land Lots 741 & 742, 1st District, 2nd Section, Fulton County, Georgia.

Dominique Dawes Gymnastics and Ninja Academy provides lessons, open gym, and an Xcel program to kids 9-14 encouraging them to become active and have fun through gymnastics, ninja, and tumbling. Our mission is to empower children and help parents recognize the value of being in an empowering and positive environment. One of Dominique's key priorities for our Academy is to prioritize the mental and physical health and well-being of every child above scores and rankings. Dominique has connections to the Atlanta area, both through the 1996 Olympics and as a limited partner of the Atlanta Falcons making Alpharetta an ideal spot to open our first Georgia gym.

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If you have any questions regarding the request, please feel free to contact myself or Teri Holl at your convenience. I can be reached at miguel@ddgna.com or 305-342-9174 or Teri at theresa.holl@ddgna.com or 571-215-6402. We encourage responses prior to July 9, 2025 so that we can provide them to the City of Alpharetta, although we are happy to answer any questions throughout the process.

Sincerely,

Miguel Durand
Head of Real Estate and Construction



June 11, 2025

Dillard Department Stores Inc
4501 North Beach St
Fort Worth, TX 76137

RE: **MP-25-09/CU-25-12 Dominique Dawes Gymnastics & Ninja Academy**

Dear Property Owner:

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Sincerely,

Miguel Durand
Head of Real Estate and Construction



June 11, 2025

Reep Rtl NPM GA, LLC
51 Madison Ave
New York, NY 10010

RE: MP-25-09/CU-25-12 Dominique Dawes Gymnastics & Ninja Academy

Dear Property Owner:

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Miguel Durand
Head of Real Estate and Construction



June 11, 2025

Swann Investments L P
850 Kennesaw Ave Nw Ste C2
Marietta, GA 30060-1095

RE: **MP-25-09/CU-25-12 Dominique Dawes Gymnastics & Ninja Academy**

Dear Property Owner:

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Sincerely,

Miguel Durand
Head of Real Estate and Construction



June 11, 2025

Sun Trust Bank Atl
Po Box 26665, Va-Ric-8614
Richmond, VA 23261-6665

RE: MP-25-09/CU-25-12 Dominique Dawes Gymnastics & Ninja Academy

Dear Property Owner:

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Miguel Durand
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June 11 , 2025

Alpha Regions Partners, LLC
289 S Culver Street
Lawrenceville, GA 30046-4805

RE: **MP-25-09/CU-25-12 Dominique Dawes Gymnastics & Ninja Academy**

Dear Property Owner:

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Miguel Durand
Head of Real Estate and Construction

COLE CP ALPHARETTA GA LLC
12181 BLUFF CREEK DR 5TH FL
PLAYA VISTA CA 90094

PALM J LLC
13833 WELLINGTON TRC E4 #238
WEST PALM BEACH FL 33414

NPMC RETAIL LC
2100 MC KINNEY AVE STE 700
DALLAS TX 75201

ALPHA REGIONS PARTNERS LLC
289 S CULVER ST
LAWRENCEVILLE GA 30046-4805

DILLARD DEPARTMENT STORES INC
4501 NORTH BEACH ST
FORT WORTH TX 76137

REEP RTL NPM GA LLC
51 MADISON AVE
NEW YORK NY 10010

SWANN INVESTMENTS L P
850 KENNESAW AVE NW STE C2
MARIETTA GA 30060-1095

SUN TRUST BANK ATL
PO BOX 26665, VA-RIC-8614
RICHMOND VA 23261-6665

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

PH #: _____

Property Taxes & Code Violations Verified

Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta." Please note that a 3% convenience fee will be added to all credit card transactions.
5. Applications will be accepted on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

Contact Information:

Contact Name: Miguel Durand

Telephone: 305-342-9174

Address: 5626 Randolph Road

Suite: _____

City: Rockville

State: MD

Zip: 20852

Fax: _____

Mobile Tel: _____

Email: miguel@ddgna.com

Subject Property Information:

Address: 380 North Point Circle

Current Zoning: PSC

District: 1

Section: 2

Land Lot: 741 and 742

Parcel ID: 12 273007420415

Proposed Zoning: n/a

Current Use: former Total Wine

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

Conditional Use

Master Plan Amendment

Comprehensive Plan Amendment

Rezoning

Master Plan Review

Variance

Public Hearing

Exception

Other *(Specify):* _____

APPLICANT REQUEST AND INTENT

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

gymnastics and ninja academy (fitness studio or recreational facility)

DDGNA Alpharetta, LLC d/b/a Dominique Dawes Gymnastics and Ninja Academy

Applicant's Request (Please itemize the proposal):

PSC has the option for conditional use of a recreational facility or fitness studio - we are requesting this conditional use for the property

It's currently zoned, or was previously occupied by Total Wine.

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

We would like to obtain allowance for this parcel to allow a fitness studio/recreational facility.

Dominique Dawes Gymnastics and Ninja Academy is seeking to promote helping get children of all ages active in a positive and nurturing environment.

At Dominique Dawes Gymnastics & Ninja Academy, our mission is to empower children and help parents recognize the value of being in an empowering and positive environment.

We understand the importance of gymnastics as a sport, but we also recognize the toxic culture that has plagued the sport in the past. Our goal is to change this paradigm and create a healthy and nurturing environment for all children.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Wales Georgia Real Estate, LLC Telephone: _____

Address: 1121 Oakleigh Drive Suite: _____

City East Point State: GA Zip: 30344

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

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


Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Miguel Durand Telephone: 305-342-9174

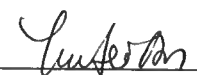
Address: _____ Suite: _____

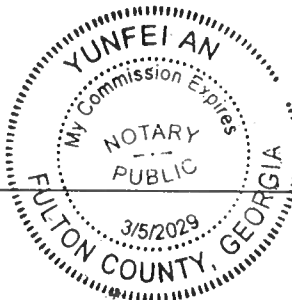
City Rockville State: MD Zip: 20852

So Sworn and Attested:

Owner Signature:  Date: 5/22/2015

Notary:

Notary Signature:  Date: 5/22/2015



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: Miguel Durand

Subject Public Hearing Case: Dominique Dawes Gymnastics and Ninja Academy

Campaign Contribution Information:

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

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

Name of Official: n/a Position: _____

Description of Contribution: _____ Value: 0

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: 

Date: 5/26/23

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

Dominique Dawes Gymnastics and Ninja Academy offers a space for kids to come and be active. Parents have the opportunity to stay and observe lessons in the seating area, or take time to run over to the mall or nearby shopping centers. This market is a destination with similar uses. Our business is synergistic with the surrounding businesses such as SkyZone, Dave and Busters, Top Golf, to name a few.

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

Dominique Dawes Gymnastics and Ninja Academy will increase the value of the surrounding area by bringing families to the site. There are currently no other gymnastics or ninja studios in the immediate vicinity. As a single tenant building with self parking, we will not negatively affect parking for surrounding tenants.

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

This is an approved conditional use under PSC, although not previously approved for this site specifically on the master plan. We are requesting the use be changed from retail/Total Wine to gymnastics/recreational facility.

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

No, there would be no change to the traffic as planned for the property.

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

No impact to the surrounding schools.

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

As part of the concerns addressed or mentioned in the Horizon 2040 plan, moving forward with a gymnastics and ninja studio will address not only the concern about retail vacancies, but addresses growth management concerns by limiting retail expansion.

This specifically links to the Community Development Vision in the 2040 Plan by infilling a vacant retail space with a compatible uses and amenities that enhance synergy within the development.

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

N/A

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: Dominique Dawes Gymnastics and Ninja Academy

Contact Name: Miguel Durand Telephone: 305-342-9174

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

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Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

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

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

We will provide the phone numbers and email addresses for Miguel Durand and Teri Holl as the individuals to submit any questions or concerns to.

12 261006880440	REEP RTL NPM GA LLC	51 MADISON AVE	NEWYORK NY 10010
12 273007410341	NPMC RETAIL LC	2100 MC KINNEY AVE STE 700	DALLAS TX 75201
12 273007410119	SUN TRUST BANK ATL	PO BOX 26665 VA-RIC-8614	RICHMOND VA 23261-6665
12 273007020355	NPMC RETAIL LC	2100 MC KINNEY AVE STE 700	DALLAS TX 75201
12 273007420399	REEP RTL NPM GA LLC	51 MADISON AVE	NEWYORK NY 10010
12 273007410325	NPMC RETAIL LC	2100 MC KINNEY AVE STE 700	DALLAS TX 75201
12 273007020363	NPMC RETAIL LC	2100 MC KINNEY AVE STE 700	DALLAS TX 75201
12 261007010435	DILLARD DEPARTMENT STORES INC	4501 NORTH BEACH ST	FORT WORTH TX 76137
12 261007020418	ALPHA REGIONS PARTNERS LLC	289 S CULVER ST	LAWRENCEVILLE GA 30046-4805
12 273007420415	PALM J LLC	13833 WELLINGTON TRC E4 #238	WEST PALM BEACH FL 33414
12 273007420381	SWANN INVESTMENTS L P	850 KENNESAWAVE NW STE C2	MARIETTA GA 30060-1095
12 273007420423	COLE CP ALPHARETTA GA LLC	12181 BLUFF CREEK DR 5TH FL	PLAYA VISTA CA 90094
12 273007410333	NPMC RETAIL LC	2100 MC KINNEY AVE STE 700	DALLAS TX 75201
12 273007420431	REEP RTL NPM GA LLC	51 MADISON AVE	NEWYORK NY 10010



May 28, 2025

City of Alpharetta
Public Hearing Applications
Michael Woodman
2 Park Plaza
Alpharetta, Georgia 30009

RE: Public Hearing application for Dominique Dawes Gymnastics and Ninja Academy at 380 N Point Circle, Alpharetta, GA 30022

Dear Mr. Woodman and the City of Alpharetta Intake:

Enclosed please find the Public Hearing application for Dominique Dawes Gymnastics and Ninja Academy at 380 N Point Circle, Alpharetta, GA 30022. We are requesting conditional use approval for the above mentioned address to be changed to a recreational facility or fitness studio.

I understand that there will be a total fee of \$1825.00 due at time of submission. As these are arriving via FedEx, I will keep an eye out and call once delivered. You may also reach me at 571-215-6402 and I can arrange to pay the fee over the phone.

Should you have any additional questions, please do not hesitate to reach out. You can also reach me via email at theresa.holl@ddgna.com.

Sincerely

Teri Holl

Teri Holl
Development Project Manager



May 21, 2025

City of Alpharetta
Community Development
2 Park Plaza
Alpharetta, Georgia 30009

RE: Letter of Intent for 380 N Point Circle, Alpharetta, GA 30022 for the Public Hearing for Dominique Dawes Gymnastics and Ninja Academy

To Whom It May Concern:

I am writing to request conditional approval for the use of the property at 380 N Point Circle to be used for Dominique Dawes Gymnastics and Ninja Academy. Below is the required information as it relates to the property and the letter of intent:

- a) Business name: DDGNA Alpharetta, LLC d/b/a Dominique Dawes Gymnastics and Ninja Academy
- b) Address: 380 N. Point Circle, Alpharetta, GA 30022
- c) Building size: 20,356 sq ft
- d) Description of business: Gymnastics and ninja academy offering lessons and open gym time to children ages 9 months and up.
- e) Hours of operation: 8:00 am - 8:30 pm, 7 days a week
- f) Number of employees: approximately 40
- g) Number of customers/occupants at once on a given day (all ages): 200

We have no plans to modify the footprint of the building and believe that there is more than adequate parking to accommodate the space.

Please do not hesitate to reach out with any additional questions. We look forward to the review and response to the request.

Sincerely,

Miguel Durand
Head of Real Estate and Construction



CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: CU-25-11/V-25-21 PERFECTTOUCH LUXE/OSWALD UPPER HEMBREE MP

PLANNING COMMISSION: AUGUST 7, 2025

CITY COUNCIL: AUGUST 25, 2025

II. RECOMMENDATION:

Approve CU-25-11/V-25-21 Perfekttouch LUXE/Oswald Upper Hembree MP, subject to the following conditions:

1. 'Spa Services' shall be added as a permitted use at 1115 Upper Hembree Road, Suite B, and limited to no more than 2,000 square feet.
2. Conditional use approval shall be limited to Perfekttouch LUXE; no additional 'Spa Services' businesses or subleasing shall be permitted within the approved space.
3. The business' services shall be limited to a holistic wellness center offering aromatherapy, guided meditation therapy, breath work sessions, massage therapy, healthy lifestyle support, wellness workshops, paint and sip tea, wellness tea tastings, and herbal foot soak.
4. Hours of operation shall be Monday – Saturday 9:00 AM – 9:00 PM.
5. No lighted window trim or window signage.

III. REPORT IN BRIEF:

The applicant, Shaquira Diggs, is requesting a conditional use and variance to allow a 'Spa Services' for Perfekttouch LUXE. Perfekttouch LUXE is described by the applicant as a holistic wellness center offering aromatherapy, guided meditation therapy, breath work sessions, massage therapy, healthy lifestyle support, wellness workshops, paint and sip tea, wellness tea tastings, and herbal foot soak. A conditional use is requested to allow 'Spa Services' for Perfekttouch LUXE and a variance is requested to Unified Development Code (UDC) Section 1.4 to reduce the 'Spa Services' distance requirement between comparable businesses. The subject property is located at 1115 Upper Hembree Road, Suite B in the Alpha Medical Plaza.

DISCUSSION

The submitted request, if approved, would permit 'Spa Services' for Perfekttouch LUXE in a 2,000 square foot suite. Perfekttouch LUXE is described by the applicant as a holistic wellness center offering aromatherapy, guided meditation therapy, breath work sessions, massage therapy, healthy lifestyle support, wellness workshops, paint and sip tea, wellness tea tastings, and herbal foot soak. A conditional use is requested to allow 'Spa Services' for Perfekttouch LUXE and a variance is requested to Unified Development Code (UDC) Section 1.4 to reduce the 'Spa Services' distance requirement between comparable businesses. The subject property is located at 1115 Upper Hembree Road, Suite B in the Alpha Medical Plaza.

The property is zoned O-I (Office-Institutional) subject to the George Oswald/Upper Hembree Master Plan which allows 'Spa Services' as a conditional use. The buildings on the property were converted from residential to office use in 1995. Alpha Medical Plaza is developed with two (2) office buildings, which are two (2) stories from Upper Hembree Road and three (3) stories at the rear. Suites have access from the front and back of the buildings. Other businesses operating in the buildings include Atlanta Cosmetic Surgery and Medspa, Far East Beauty, Extra Mile Dentist, Revitalize You MD, BMI Surgical Institute, and several doctor's offices. Surrounding properties are zoned O-I to the north, east, and south, O-P (Office-Professional) to the north, and City of Roswell (Taylor Oaks subdivision) to the west. Peach State Pool Service & Builders and a professional office are located to the north, Taylor Oaks to the west, and undeveloped office parcels to the south and east.

The City's UDC allows 'Spa Services' as a permitted use in the LI (Light Industrial) zoning district and as a conditional use in the CUP (Community Unit Plan), O-I, O-P, C-1 (Neighborhood Commercial), C-2 (General Commercial), PSC (Planned Shopping Center), and MU (Mixed Use) zoning districts. The UDC defines 'Spa Services' as follows:

Spa Services. A business that provides services requiring a customer to disrobe, which may include non-medical massage, other personal services such as skin, nail, hair treatments, hair removal/waxing, and may have the sale of associated retail products. Such business shall be located within a zoning category allowing retail use, shall not occupy more than 4,000 sq. ft. and shall not be closer than 2,000 ft. to a comparable business. The term "spa establishment" shall not include hospitals or other professional health care establishments separately licensed as such by the state.

It shall be unlawful to establish a spa establishment in the city, unless said establishment is located:

- (1) At least 300 feet from State Route 9;
- (2) At least 300 feet from State Route 120; and
- (3) At least 300 feet from any parcel occupied by a house of worship, public or private elementary or secondary school, public park, state-licensed day care facility, or any residence.

The foregoing minimum distance requirements shall not apply to any spa establishment located within a mixed-use development in the MU district. For the purpose of this subsection, measurements shall be made in a straight line in all directions without regard to intervening structures or objects, from the closest point on a boundary line of the spa establishment parcel to the closest point on the State Route 9 or State Route 120 right-of-way, or to the closest point on a boundary line of any parcel containing a house of worship, public or private elementary or secondary school, public park, or residence.

The applicant is requesting a variance to the definition of 'Spa Services' to reduce the minimum 2,000' distance requirement between comparable businesses. Far East Beauty was approved for 'Spa Services' in 2021 and is located at 1115 Upper Hembree Road, Suite A in the same building as the applicant's suite.

Perfekttouch LUXE is a holistic wellness center and has been in operation since 2019. The business offers the following services: aromatherapy, guided meditation therapy, breath work sessions, massage therapy, healthy lifestyle support, wellness workshops, paint and sip tea, wellness tea tastings, and herbal foot soak. Services are provided by appointment only. The applicant's business is proposed in Suite B, which is located on the 1st floor of the building facing Upper Hembree Road. Hours of operation are proposed to

be Monday – Saturday 9:00 AM – 9:00 PM. The applicant anticipates between three (3) to five (5) employees at the proposed location.

TRAFFIC

Staff estimates that the proposed use would generate two (2) AM Peak Hour trips and three (3) 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 subject property was developed in compliance with site access regulations.

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 site requirements have been met 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: Approval of the applicant’s request would not be injurious to the use and enjoyment of other properties in the area, which are primarily developed with commercial uses. The applicant’s business is related to health and wellness with services offered by appointment only, which is consistent with the other businesses operating at Alpha Medical Plaza.

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

Response: Not applicable.

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

Response: Approval of the applicant's business should not impede the normal and orderly development of surrounding properties. The applicant's business is related to health and wellness with services offered by appointment only, which is consistent with the other businesses operating at Alpha Medical Plaza.

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

Response: The applicant's business is related to health and wellness with services offered by appointment only, which is consistent with the other businesses operating at Alpha Medical Plaza.

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 applicant's business is related to health and wellness with services offered by appointment only, which is consistent with the other businesses operating at Alpha Medical Plaza. There is a 'Spa Services' business operating in the same building; however, that business, Far East Beauty, provides cosmetology personal services such as facials, makeup, waxing, and nails. There are no conflicting uses in the immediate vicinity of the applicant's property.

VARIANCE REVIEW CRITERIA

The City of Alpharetta Unified Development Code Article IV, Section 4.5.4 outlines the criteria set forth for granting a 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: Not applicable.

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 permit another 'Spa Services' business on the subject property due to the presence of Far East Beauty, which was approved to allow spa services, such as facials, makeup, microblading, waxing, lash extensions, and nails in 2021. The applicant's business focuses on holistic wellness and mental well-being, providing an experience beyond the typical aesthetic spa services offered by Far East Beauty.

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

Response: There are no peculiar conditions on the subject property that affect its reasonable use as currently zoned. However, the applicant's business differs from the existing 'Spa Services' business in that Perfekttouch LUXE focuses on holistic wellness and mental well-being, providing an experience beyond the traditional services offered by Far East Beauty.

CONCURRENCES

Staff has reviewed the applicant's proposal against the review criteria for a conditional use and variance. The proposal would not adversely affect the existing use or usability of adjacent or nearby properties, which are primarily developed with professional and medical office. The applicant's business is related to health and wellness with services offered by appointment only, which is consistent with the other businesses operating at Alpha Medical Plaza. The applicant's business model focuses on holistic wellness and mental well-being, which differs from the existing 'Spa Services' business operating in the plaza. If approved, conditions are recommended limiting the approval to the applicant's business and limiting any expansion of services.

CITIZEN PARTICIPATION PLAN

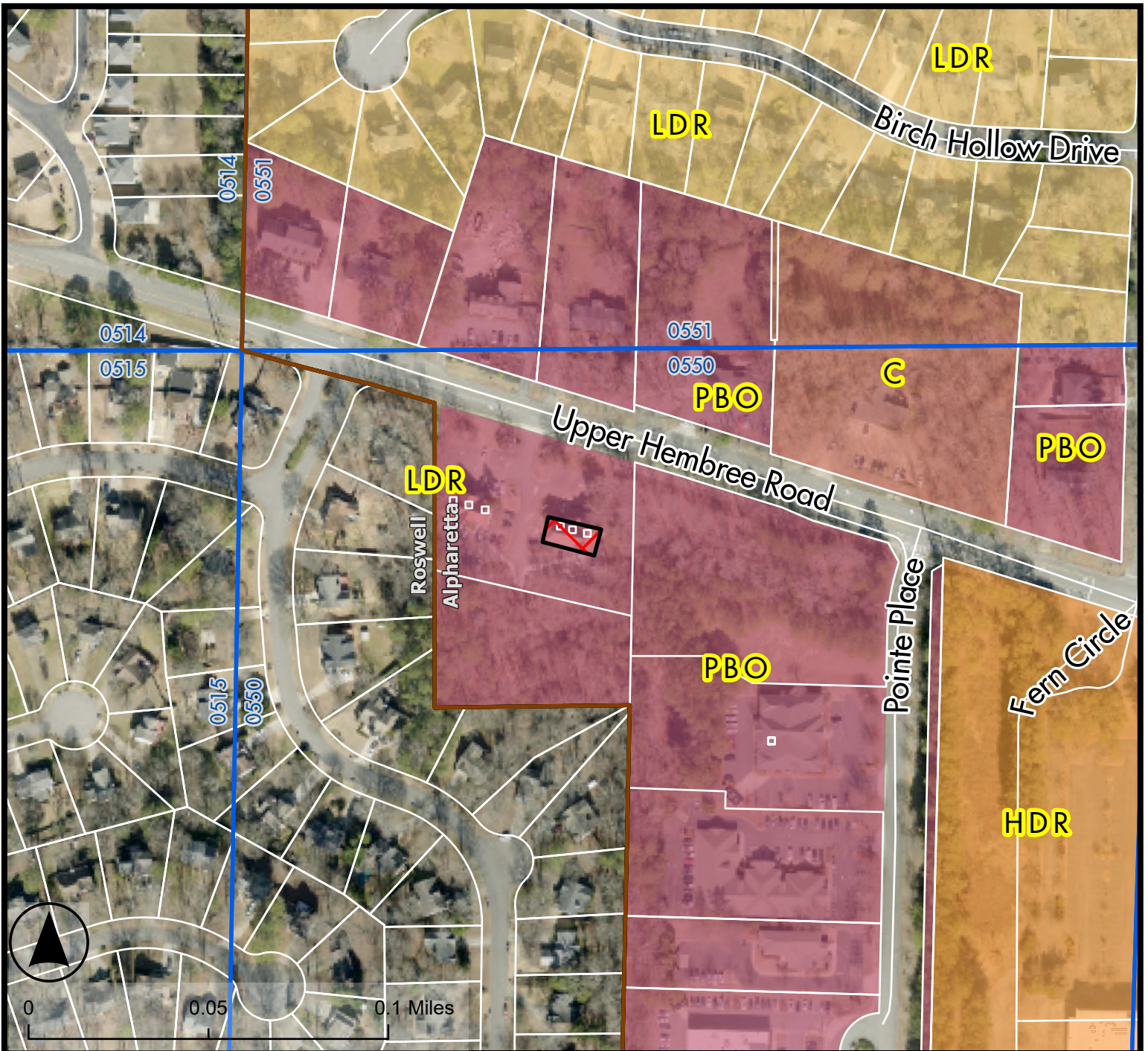
The report submitted by the applicant states that property owners were contacted regarding the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING





The CZIM was held on July 9, 2025. There was one (1) public comment in support.

IV. ATTACHMENTS:

- Map Series
- CZIM
- Citizen Part B
- Application



Legend

-  MP-25-07, CU-25-11
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits

Future Land Use 2040

-  Commercial
-  High Density Residential
-  Low Density Residential
-  Professional Business Office

Future Land Use Map

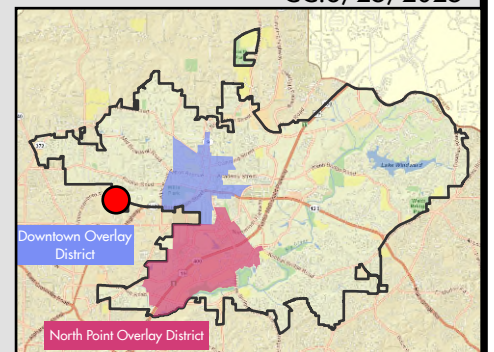
Perfektouch LUXE
1115 Upper Hembree Road, Suite B

MP-25-07, CU-25-11

D/LL: 1/2/0550

PC: 8/7/2025

CC: 8/25/2025





- Legend**
- MP-25-07, CU-25-11
 - Land Lots
 - Tax Parcels
 - Alpharetta City Limits
 - Zoning District**
 - C-1 Neighborhood Commercial
 - CUP Community Unit Plan
 - 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/D Single Family Attached/Detached Residential

Zoning Map

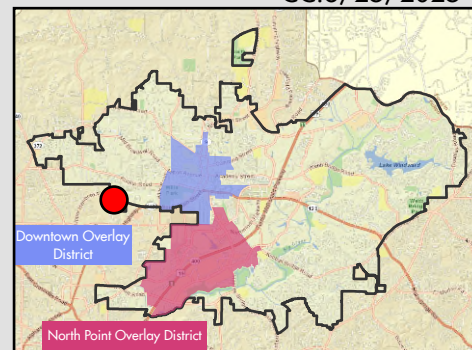
Perfektouch LUXE
1115 Upper Hembree Road, Suite B

MP-25-07, CU-25-11

D/LL: 1/2/0550






PC: 8/7/2025

CC: 8/25/2025





Legend

-  MP-25-07, CU-25-11
-  Land Lots
-  Tax Parcels
-  500 ft Buffer
-  Alpharetta City Limits

Location Map

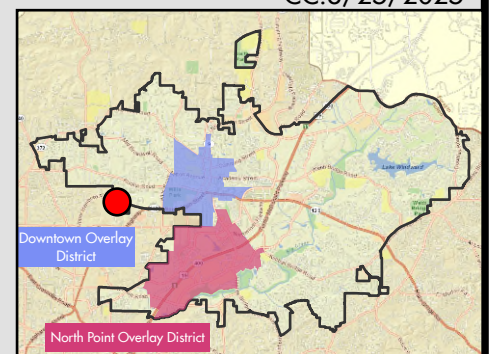
Perfekttouch LUXE
 1115 Upper Hembree Road, Suite B

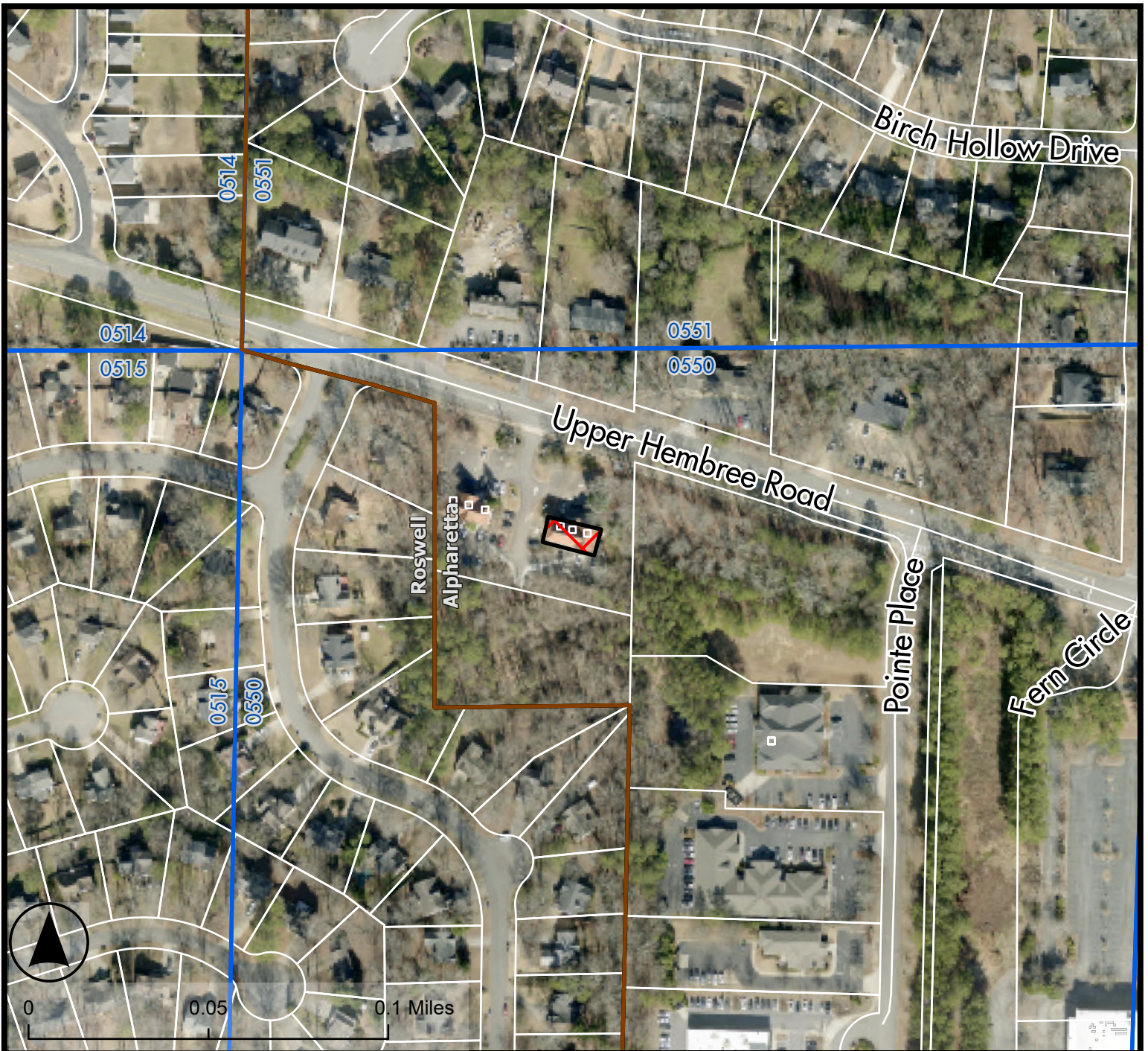
MP-25-07, CU-25-11

D/LL: 1/2/0550

PC: 8/7/2025





CC:8/25/2025





0 0.05 0.1 Miles

Legend

-  MP-25-07, CU-25-11
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits

Aerial Map

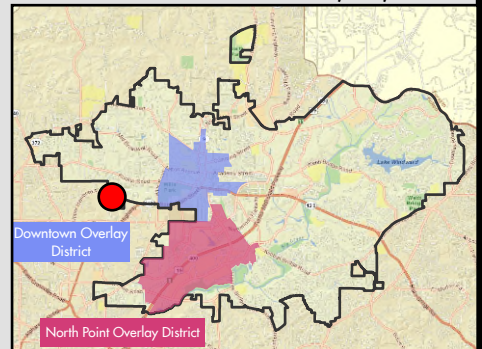
Perfekttouch LUXE
1115 Upper Hembree Road, Suite B

MP-25-07, CU-25-11

D/LL: 1/2/0550

PC: 8/7/2025

CC: 8/25/2025



Community Zoning Information Meeting (CZIM)

July 9, 2025

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

MP-25-07/CU-25-11 / Perfekttouch LUXE

NAME	ADDRESS	COMMENTS
TOM ABOUASSAF	1105 Upper Hembree Rd.	In favor

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: Perfekttouch LUXE

Contact Name: Shaquira Diggs Telephone: 678-216-7288

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

No comments or concerns.

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

- Letter Personal Visits
 Telephone Group Meeting
 Email Other (Please Specify) _____

Attach a list of people who have been notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified.

I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided in support of this report are true and accurate. I further understand that any false statements provided by representatives of the applicant as part of this report may result in penalties up to and including denial of the subject application.

Signature of Authorized Agent: Shaquira Diggs Date: 7/14/25

July 14, 2025

Shaquira Diggs
675 Mansell Road
Roswell, GA 30076 STE 115

RE: **CU-25-11/V-25-21 Perfekttouch LUXE**

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a conditional use and variance to allow 'Spa Services' for Perfekttouch LUXE. A conditional use is requested to allow 'Spa Services' for Perfekttouch LUXE and a variance is requested to Unified Development Code (UDC) Section 1.4 Definitions to reduce the distance requirement for comparable 'Spa Services' businesses. The property is located at 1115 Upper Hembree Road, Suite B and is legally described as being located in Land Lot 550, 1st District, 2nd Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) was held on **Wednesday, July 9, 2025, at 6:00 PM** in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA, 30009. This was an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

The item will be considered by **the Planning Commission on Thursday, August 7, 2025 at 6:30 p.m. and City Council on Monday, August 25, 2025, at 6:30 PM**. The meeting 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 info@perfekttouch.com or 678-216-7288.

Sincerely,

Shaquira Diggs

LANCELLOTTI ROBERT J
1000 TAYLOR OAKS DR
ROSWELL GA 30076

RODRIGUEZ JAMIE
1010 TAYLOR OAKS DR
ROSWELL GA 30076

FLEMING LINDA B
1020 TAYLOR OAKS DR
ROSWELL GA 30076

MC DONALD COLIN P
1025 TAYLOR OAKS DR
ROSWELL GA 30076

DESAI JASHVANT & PUSHPA
1030 TAYLOR OAKS DR
ROSWELL GA 30076

VIRTUOSO OLIVIA
1035 TAYLOR OAKS DR
ROSWELL GA 30076

ROJO ESTEFANA & MEJIA ROGELIO
1040 TAYLOR OAKS DR
ROSWELL GA 30076

SNOW MARK R
1045 TAYLOR OAKS DR
ROSWELL GA 30076

GRIFFIN REVOCABLE TRUST THE
1050 TAYLOR OAKS DR
ROSWELL GA 30076

DORSETT DAVID EDWARDS &
DORSETT LAUREN MARIE
1060 TAYLOR OAKS DR
ROSWELL GA 30076

ECHOLS BRANDON T
1070 TAYLOR OAKS DR
ROSWELL GA 30076

MIODUSER SUSAN A &
HUNTER JEFFREY E
1080 TAYLOR OAKS DR
ROSWELL GA 30076

ALEMANY REAL ESTATE HOLDINGS LLC
1080 UPPER HEMBREE RD
ROSWELL GA 30076

MAUNEY JAMES ROBERT &
JENNIFER ELIZABETH
1085 TAYLOR OAKS DR
ROSWELL GA 30076

LEET JOHN M & JUDITH L
1095 TAYLOR OAKS DR
ROSWELL GA 30076

PERKSA INC
1100 UPPER HEMBREE RD
ROSWELL GA 30076-1142

ABOUASSAF WAFI
1105 UPPER HEMBREE RD
ROSWELL GA 30076

STEEZI MELANIE MILLS & MATTHEW
1110 UPPER HEMBREE RD
ROSWELL GA 30076

AJTW HOLDINGS LLC
1115 UPPER HEMBREE RD UNIT A
ROSWELL GA 30076

NATURAL MEDICAL SOLUTIONS LLC
1130 UPPER HEMBREE RD
ROSWELL GA 30076

ICREATE LLC
11755 POINTE PL
ALPHARETTA GA 30076

HARBEN ALAN
11775 POINTE PL # 103
ROSWELL GA 30076

HEINZELMANN KARL
11775 POINTE PL SUITE A
ROSWELL GA 30076-4636

CUNNINGHAM THOMAS
11775 POINTE PL SUITE B
ROSWELL GA 30076

COE STUART
11775 POINTE PL SUITE C
ROSWELL GA 30076-4636

TUDOR PATRICK
1355 TAYLOR OAKS DR
ROSWELL GA 30076

ALCHAAR SAMI GHASSAN
1370 BRENTWOOD LANE
MARIETTA GA 30062

MOAFO SAMUEL TCHIO &
TIGWA HONORINE D
1470 TAYLOR OAKS DR
ROSWELL GA 30076-1170

OSWALD GEORGE JR
195 FOREST AVE
MARIETTA GA 30060

TOXQUI ROLANDO TEUTLE
215 TERRAMONT WAY
ROSWELL GA 30076

7451 STATE HWY 20W LLC
4516 CAVENDISH CT
MICCOSUKEE FL 32309

ABOUASSAF AMAL
490 LAHONTAN PASS
BOWMAN GA 30624

ABOUASSAF Wafa
490 LAHONTAN PASS
SUWANEE GA 30024

ORTEGA ENTERPRISES LLC
5369 FOREST BROOK PKWY
MARIETTA GA 30068

S2 PARTNERS LLC
5755 NORTH POINT PKWY STE 210
ALPHARETTA GA 30022

LUDWICZAK TOMASZ
850 PADEN ST UNIT 8306
WOODSTOCK GA 30188

SAFSTROM DAVID D & SHIRLEY E
8620 BIRCH HOLLOW DR
ROSWELL GA 30076

CURRENT OCCUPANT
1115 UPPER HEMBREE RD
ROSWELL GA 30076

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
 Case #: CU-25-11 V-25-21
 PH #: 250026
 Property Taxes & Code Violations Verified
 Fee Paid Initial: JAB

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: Shaquira Diggs Telephone: 678.8.78.1029
 Address: 675 Mansell Road Suite: 115
 City: Roswell State: GA Zip: 30076 Fax: _____
 Mobile Tel: 678.878.1029 Email: info@perfekttouch.com

Subject Property Information:

Address: 1115 Upper Hembree Road, Suite B Current Zoning: O-I
 District: _____ Section: _____ Land Lot: _____ Parcel ID: _____
 Proposed Zoning: _____ Current Use: N/A

This Application For (Check All That Apply):

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Conditional Use | <input checked="" 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?

The proposed use is to operate a health and wellness based business, offering holistic wellness and massage therapy services that support clients overall mental and physical health.

Applicant's Request (Please itemize the proposal):

- Aromatherapy Diffusion and Custom Scent Bar
- Guided Meditation Therapy
- Breath work Sessions
- Massage Therapy
- Healthy Lifestyle Support
- Wellness Workshops
- Paint and Sip with Tea
- Wellness Tea Tastings
- Herbal Foot Soaks

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

Our goal at Perfekttouch LUXE is to help our clients maintain a healthy, balanced lifestyle by offering intentional experiences and practical support that extends beyond their time with us. Clients come to our establishment for peace, tranquility, and rejuvenation. Whether it's to reconnect, or simply pause and reset, our clients value intentional wellness, and a space where they can truly unwind.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

S. ALCHAAR Investment LLC

Contact Name: TAMMAM ABOUASSAF

Telephone: (708) 715-0064

Address: 490 Lakontan Pass

Suite: _____

City: John's Creek

State: GA

Zip: 30024

Authorization:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.

As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Shaquira Diggs

Telephone: 678-878-1029

Address: 675 Mansell Road

Suite: 115

City: Roswell

State: GA

Zip: 30076

So Sworn and Attested:

Owner Signature: [Signature]

Date: 05-30-2025

Notary:

Notary Signature: [Signature]



Date: 5/30/2025



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: Shaquira Diggs

Subject Public Hearing Case: Perfekttach LUXE

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: \$0

Description of Contribution: _____ Value: _____

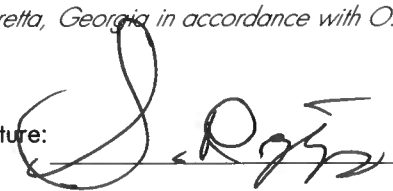
Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: 

Date: 5/29/25

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties? The proposal is compatible with surrounding properties because Perfekttouch LUXE operates by appointment only in a calm setting. All activities are quiet, low impact, and conducted indoors, ensuring minimal noise or traffic. our presence will blend seamlessly with nearby businesses

How will this proposal affect the use and value of the surrounding properties? and contribute positively to the ~~the~~ areas atmosphere. This proposal will have a positive effect by introducing a well-maintained wellness space that attracts a respectful clientele. our model ensures minimal disruption, while the nature of the business will enhance the overall appeal. ~~and etc~~

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not. Yes, the property can be developed for a reasonable economic use. Perfekttouch LUXE aligns with commercial zoning through its appointment-based wellness services. The business supports local economic activity while maintaining a quiet, professional, presence that compliments the surrounding area.

What would be the increase to population and traffic if the proposal were approved? There will be no significant increase to the traffic or population. our controlled flow of clients ensures limited and predictable traffic, consistent with all other professional service businesses in the area.

What would be the impact to schools and utilities if the proposal were approved? There will be no impact to schools or utilities. Perfekttouch LUXE is a commercial wellness space with no residential component, and it operates with minimal utility usage similar to other small professional service providers.

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

Perfekttouch LUXE promotes wellness, entrepreneurship, and community enhancement - all of which align with the ~~city's~~ City's vision for sustainable, high quality development that serves both residents and ~~visitors~~ visitors.

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

Yes, existing conditions support the proposed request. The property is located in a commercially zoned area with similar service-based businesses nearby. There is also a growing demand for wellness-focused spaces that offer stress relief and intentional experiences. These conditions make the proposed use timely and appropriate for the location.

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.

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.

No. There are no extraordinary or exceptional conditions, related to the size, shape, or topography of the subject property.

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

Yes, this would create unnecessary hardship as I have already lawfully leased the space and invested thousands of dollars for the space to operate as such. Denying the variance solely because there is another business offering services under the same industry, however not offering the same services, would prevent me from using the space for its intended purpose, forcing me to make costly and impractical changes to the business plan. This hardship is unnecessary because Perfekttouch LUXE offers different services and targets a separate clientele.

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

The unit is located on a different level from the existing business, which is located at the back of the property. Although the space was built out prior to signing the lease, it is ideally suited for the specific needs of Perfekttouch LUXE as far as build out and the amount of rooms inside of the unit. These characteristics create a distinct and separate environment that supports the specialized use, and the need for a variance.

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 harm the public good or the intent of the zoning code. Our spa offers wellness and therapeutic services focused on mental health, which are distinctly different from the existing spa's skin and head spa treatments. This creates more choice for the community without causing over concentration or direct competition.

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.

Statement on Service Differentiation and Alignment with the Public Good

While the existing spa downstairs primarily focuses on skin-based and aesthetic services such as facials, head spa treatments, and skincare procedures designed to enhance outward appearance, my business offers a distinctly different and complementary approach centered on holistic wellness, therapeutic massage, and mental health support.

Our services are intentionally designed to help clients reconnect with themselves, reduce stress, and address the mental and emotional dimensions of well-being through curated massage treatments and wellness-focused care. Rather than providing beauty or cosmetic enhancements, our mission is to create a restorative space that promotes inner balance, mindfulness, and emotional resilience.

This differentiation is not just cosmetic; it is fundamental to our business philosophy and service model. Where the existing spa helps clients care for and rejuvenate the skin and scalp, our practice addresses deeper mind-body wellness needs by offering therapeutic relief for anxiety, stress, and physical tension, and supporting clients on their journey toward holistic health.

By granting this variance, the community is served through an expanded range of wellness choices that do not overlap in purpose, clientele, or treatment outcomes. This diversity of services aligns with the zoning code's intent to foster balanced, community-enhancing commercial uses without causing oversaturation or direct competition. Ultimately, approval of this variance helps meet a broader spectrum of client needs from aesthetic care to mental and emotional wellness, benefiting the public good.



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: PerfekTouch LUXE

Contact Name: Shaquira Diggs Telephone: 678.878.1029

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.

_____	_____
_____	_____
<u>See attached list</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____

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.*

- Letter
- Telephone
- Email
- Personal Visits
- Group Meeting
- 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.

Email - info@perfektouch.com
phone - 678.878.1029

LANCELLOTTI ROBERT J
1000 TAYLOR OAKS DR
ROSWELL GA 30076

RODRIGUEZ JAMIE
1010 TAYLOR OAKS DR
ROSWELL GA 30076

FLEMING LINDA B
1020 TAYLOR OAKS DR
ROSWELL GA 30076

MC DONALD COLIN P
1025 TAYLOR OAKS DR
ROSWELL GA 30076

DESAI JASHVANT & PUSHPA
1030 TAYLOR OAKS DR
ROSWELL GA 30076

VIRTUOSO OLIVIA
1035 TAYLOR OAKS DR
ROSWELL GA 30076

ROJO ESTEFANA & MEJIA ROGELIO
1040 TAYLOR OAKS DR
ROSWELL GA 30076

SNOW MARK R
1045 TAYLOR OAKS DR
ROSWELL GA 30076

GRIFFIN REVOCABLE TRUST THE
1050 TAYLOR OAKS DR
ROSWELL GA 30076

DORSETT DAVID EDWARDS &
DORSETT LAUREN MARIE
1060 TAYLOR OAKS DR
ROSWELL GA 30076

ECHOLS BRANDON T
1070 TAYLOR OAKS DR
ROSWELL GA 30076

MIODUSER SUSAN A &
HUNTER JEFFREY E
1080 TAYLOR OAKS DR
ROSWELL GA 30076

ALEMANY REAL ESTATE HOLDINGS LLC
1080 UPPER HEMBREE RD
ROSWELL GA 30076

MAUNEY JAMES ROBERT &
JENNIFER ELIZABETH
1085 TAYLOR OAKS DR
ROSWELL GA 30076

LEET JOHN M & JUDITH L
1095 TAYLOR OAKS DR
ROSWELL GA 30076

PERKSA INC
1100 UPPER HEMBREE RD
ROSWELL GA 30076-1142

ABOUASSAF WAFIA
1105 UPPER HEMBREE RD
ROSWELL GA 30076

STEEZZI MELANIE MILLS & MATTHEW
1110 UPPER HEMBREE RD
ROSWELL GA 30076

AJTW HOLDINGS LLC
1115 UPPER HEMBREE RD UNIT A
ROSWELL GA 30076

NATURAL MEDICAL SOLUTIONS LLC
1130 UPPER HEMBREE RD
ROSWELL GA 30076

ICREATE LLC
11755 POINTE PL
ALPHARETTA GA 30076

HARBEN ALAN
11775 POINTE PL # 103
ROSWELL GA 30076

HEINZELMANN KARL
11775 POINTE PL SUITE A
ROSWELL GA 30076-4636

CUNNINGHAM THOMAS
11775 POINTE PL SUITE B
ROSWELL GA 30076

COE STUART
11775 POINTE PL SUITE C
ROSWELL GA 30076-4636

TUDOR PATRICK
1355 TAYLOR OAKS DR
ROSWELL GA 30076

ALCHAAR SAMI GHASSAN
1370 BRENTWOOD LANE
MARIETTA GA 30062

MOAFO SAMUEL TCHIO &
TIGWA HONORINE D
1470 TAYLOR OAKS DR
ROSWELL GA 30076-1170

OSWALD GEORGE JR
195 FOREST AVE
MARIETTA GA 30060

TOXQUI ROLANDO TEUTLE
215 TERRAMONT WAY
ROSWELL GA 30076

7451 STATE HWY 20W LLC
4516 CAVENDISH CT
MICCOSUKEE FL 32309

ABOUASSAF AMAL
490 LAHONTAN PASS
BOWMAN GA 30624

ABOUASSAF WAFI
490 LAHONTAN PASS
SUWANEE GA 30024

ORTEGA ENTERPRISES LLC
5369 FOREST BROOK PKWY
MARIETTA GA 30068

S2 PARTNERS LLC
5755 NORTH POINT PKWY STE 210
ALPHARETTA GA 30022

LUDWICZAK TOMASZ
850 PADEN ST UNIT 8306
WOODSTOCK GA 30188

SAFSTROM DAVID D & SHIRLEY E
8620 BIRCH HOLLOW DR
ROSWELL GA 30076

CURRENT OCCUPANT
1115 UPPER HEMBREE RD
ROSWELL GA 30076



PLANNING COMMISSION MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: Z-25-06/V-25-13 KOA LAND GROUP/272 & 276 THOMPSON STREET

PLANNING COMMISSION: AUGUST 7, 2025

CITY COUNCIL: AUGUST 25, 2025

II. RECOMMENDATION:

Approve Z-25-06/V-25-13 KOA Land Group/272 & 276 Thompson Street, subject to the following conditions:

1. The site, consisting of approximately 2.03 acres, shall be rezoned to DT-LW and developed substantially similar to site plan submitted by AEC, revised 7/23/25, 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. Uses shall be limited to 'Dwelling, 'For-Sale', Detached and Attached.
2. Architecture and materials shall be developed substantially similar to the renderings prepared by Main Street Designs, dated 7/23/25, except for modifications required to comply with the conditions below and in compliance with the Alpharetta Downtown Code and Downtown Consultant's comments, subject to final approval by DRB. Each detached home shall have a unique elevation, and detached homes and townhomes shall have 4-sided architecture, materials and details, as approved by DRB.
3. Density shall not exceed 7.88 dwelling units per acre.
4. Front yards shall be framed with a decorative low wall, metal fencing, or hedge with brick or stone columns, as approved by DRB. The front yard of the townhomes is the Alpha Loop side of the building.
5. Thompson Street streetscape shall generally be improved as follows: 30' half width right-of-way to incorporate 10' travel lanes, 8' sidewalk (concrete with brick paver banding), 8' planter (planted with shade trees), decorative pedestrian lighting, and street furnishings, with final approval by Staff. There shall be no on-street parking spaces along the property's frontage due to conflicts with sight distance requirements.
6. New shared private street shall have a minimum 40' right-of-way, as depicted on the plan prepared by AEC, revised 7/23/25. Streetscape shall include 10' travel lanes, mountable header curbs, 6' sidewalk (one side of street), 6' planters (planted with street trees on the side of street with sidewalk and planted with shrubs on the other side), and decorative pedestrian lighting, with final design approved by Staff. Maintenance of the private street shall be addressed in the HOA covenants.
7. New shared private alley that connects to the new private street shall have a 40' right-of-way. Streetscape shall include 10' travel lanes, mountable header curbs, 6' sidewalk (one side of the street), 8' planter (planted with street trees) and overlapping on-street parking spaces (one side of street), 6' planter (planted with street trees) on the other side of street, and decorative pedestrian lighting, with final design approved by Staff. Maintenance of the private alley shall be addressed in the HOA covenants.
8. Project entrance shall have a decorative paver entrance minimum 20' deep with concrete banding on each end and located in the private street right-of-way, as approved by Staff.
9. Project entrance shall include decorative landscaping, low walls or hedge with brick or stone columns, as approved by DRB. HOA shall be responsible for regular maintenance of entrance improvements.
10. Developer shall construct a decorative pedestrian crosswalk (pavers with concrete banding) across Thompson Street just west of project entrance, as approved by Staff.

11. Homes on Lots 1 & 5 shall be oriented to Thompson Street with vehicular access from the private street within the subdivision. Garage doors shall not be visible from Thompson Street. Detached home garage doors facing the new private street shall be recessed a minimum 10' behind the front façade.
12. Creeping vines shall be planted to cover retaining walls and low walls, as approved by DRB.
13. Central amenity space shall be developed with decorative landscaping, hardscape, and seating, as approved by DRB. Landscape material shall include plant selections promoting the historic Downtown. Improvements shall be maintained by the HOA.
14. The northern 40' of the property shall be a tree save area with limited tree removal as approved by Staff and related to the construction of the Alpha Loop. Specific construction techniques to limit impacts to existing trees shall be utilized, as approved by the City Arborist.
15. Encroachment into the critical root zone (CRZ) of off-site, saved trees shall be limited to no more than 20%, subject to final approval by Staff. Off-site tree removal resulting from CRZ encroachments exceeding 20% shall require written approval from the property owner.
16. Developer shall plant minimum 6" caliper canopy trees on either side of new private street at the beginning and end of the street and in the 10' landscape strips, as approved by DRB.
17. Developer shall make reasonable efforts to save trees within the 5' landscape strips along the east and west property lines, as approved by Staff. The remaining area of the landscape strips shall be planted with a mix of evergreen and shade trees, as approved by DRB.
18. Developer shall maintain line of sight distances to the maximum extent possible on either side of the project entrance at Thompson Street, as well as on either side of the new private street at new private alley intersection, by providing street furnishings and landscaping that offer inviting shaded spaces at intersection corners without obstructing vertical and horizontal sight distance requirements, as approved by Staff.
19. Developer shall dedicate a minimum 20' public right-of-way or easement for the future construction of the Alpha Loop through the northern 40' of the property. If a plan for the Alpha Loop is developed prior to the applicant's development of the subject property, developer shall construct Alpha Loop (12' concrete, accessible multi-use trail) within the northern 40' of the property, with final alignment, design and materials approved by Staff. Alpha Loop shall include lighting (pedestrian and bollards), landscaping, hardscape, wayfinding signage, and amenities. Alpha Loop improvements constructed by the developer shall be eligible for impact fee credits, as approved by Staff.
20. Level spreader or alternative approved by Staff shall be used at the discharge of the underground stormwater system to protect downstream areas from erosive conditions. Point of discharge shall be setback a minimum 20' from the property line. Structures associated with the discharge of stormwater shall be clad with decorative material and/or screened, as approved by Staff.
21. Developer shall provide interparcel access to allow for future connections to the east and west.
22. Fences and walls visible from the public right-of-way shall be decorative, as approved by Staff. Unfinished wood fences and decks shall not be visible from the street.
23. HVAC and similar equipment shall not be visible from the public right-of-way.
24. Garbage pickup shall be from within the development.
25. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
26. Per agreement with Academy Park HOA, developer shall design stormwater system to discharge at no more than 90% of the pre-development discharge rate.
27. Per agreement with Academy Park HOA, developer shall install an 8' tall decorative fence with maintenance access gate along the common boundary of the subject property and Academy Park.

III. REPORT IN BRIEF:

The applicant, KOA Land Group, LLC, is requesting a rezoning and variances to allow for the construction of a sixteen (16) lot 'For-Sale' single-family subdivision, including nine (9) detached homes and seven (7) townhome units on 2.03 acres in the Downtown. A rezoning is requested from R-12 (Dwelling, 'For-Sale', Residential) to DT-LW (Downtown Live-Work) and variances are requested to reduce the minimum right-of-way width of a local

residential street and eliminate the minimum twenty-foot (20') recess requirement applicable to street-facing garages associated with a detached home in the Downtown. The subject property is located at 272 & 276 Thompson Street on the north side of Thompson Street and west of Westside Parkway.

DISCUSSION

The submitted request, if approved, would allow for the construction of a sixteen (16) lot 'For-Sale' single-family subdivision, consisting of nine (9) single-family detached homes and seven (7) townhome units on 2.03 acres in the Downtown. The proposed residential density is 7.88 dwelling units per acre. A rezoning is requested from R-12 to DT-LW and variances are requested to reduce the right-of-way width of a local residential street and to eliminate the minimum twenty-foot (20') recess requirement applicable to street-facing garages associated with a detached home in the Downtown. The subject property is located at 272 & 276 Thompson Street on the north side of Thompson Street and west of Westside Parkway.

The property represents two (2) parcels of land with frontage on Thompson Street. Both properties are developed with single-family detached homes. Surrounding properties are zoned R-4A (Dwelling, 'For-Sale', Residential Attached – Low Density) to the north, R-12 to the east and west, and MU (Mixed Use) to the south. Academy Park is located to the north, unplatted single-family detached lots are located to the east and west, and the Foundry is located to the south. The proposal is consistent with the comprehensive land use plan designation of the property, which is 'Mixed Use Live Work'.

The applicant is requesting variances from Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 2.3.3(G) to reduce the local street residential right-of-way width from 50' to 40' and UDC Appendix A: Alpharetta Downtown Code Subsection 2.4.6 (C) to eliminate the minimum twenty-foot (20') recess requirement applicable to street-facing garages associated with detached homes in the Downtown. According to the applicant, the variances are necessary due to the size, shape and topography of the property, as well as the need to reserve land for the Alpha Loop.

SITE PLAN

The submitted site plan depicts nine (9) single-family detached lots and seven (7) townhome units served by a private street and alley. Detached lots are oriented to the private street on the south end of the property and two (2) townhome buildings are oriented to the Alpha Loop at the north end of the property with access from an alley. Detached lots range in size from 4,343 to 5,272 square feet, with an average lot size of 4,530 square feet. Detached lot width is approximately 45' to 50' wide. Townhomes are proposed to be 22' by 50'. Detached homes are proposed to be two (2) stories and townhome buildings are proposed to be three (3) stories. District regulations, including minimum building setbacks, lot size, and lot width, are consistent with the DT-LW development standards.

The new private street is depicted as a 40' right-of-way, including a five-foot (5') sidewalk on one (1) side of the street. The street terminates into an alley serving the townhomes. The alley includes four (4) on-street parallel parking spaces and a five-foot (5') sidewalk on one side of the alley. Thompson Street is depicted with an eight-foot (8') planter and eight-foot (8') sidewalk. On-street parallel parking along the property's frontage conflicts with sight distance requirements.

Each home and townhome unit will have two (2) side-by-side parking spaces within a garage and a Code-compliant driveway accommodating two (2) additional cars. Four (4) on-street guest spaces are provided along the alley. The Downtown Code requires 40 parking spaces for the proposed subdivision, of which 68 spaces are proposed.

The site plan calls out 15.27% open space for the subdivision, which includes a central amenity space, Alpha Loop connection, and Alpha Loop. In addition, yards, courtyards, patios, and rooftop terraces count toward amenity space. The applicant's proposal exceeds the minimum ten percent (10%) amenity space required in the DT-LW district.

The Alpha Loop is depicted within the northern 40' of the property with the townhomes having a minimum ten-foot (10') front setback along the Alpha Loop. Currently, the City does not have an approved design for the Alpha Loop on the subject property and adjacent properties. Installation of the Alpha Loop will be subject to an approved design, which may not be available at the time the property is developed. The area is described on the site plan and public hearing application as a tree save area with the Alpha Loop installation limited to specific construction techniques prescribed by the City Arborist to limit impacts to existing trees. This is consistent with the natural setting associated with the Thompson Street portion of the Alpha Loop. There are additional tree save opportunities along the east and west property lines and the remaining perimeter of the property should be planted with evergreen landscape material. The site plan depicts underground stormwater management in the central amenity space north of Lot 4. The applicant has indicated a desire to discharge the underground stormwater management facility through a level spreader at the northern property line near Goswick Creek.

RENDERINGS

According to the applicant's architect, the proposed renderings reflect Tudor Eclectic, Queen Anne, and Stick architectural styles for the detached homes and Tudor Eclectic for the townhome buildings. Detached homes are depicted to be two (2) stories with pitched rooftops and townhomes are depicted to be three (3) stories with a rooftop balcony recessed into habitable attic space. Detached homes on Lots 1 & 5 will have side-loaded garages facing the new private street. The City's Downtown Consultant reviewed the submitted renderings and believes that they generally comply with the Downtown design regulations, subject to the following comments:

- Lot 1 – Front stoop/canopy should be reconfigured to present a more authentic Tudor front door similar to Lot 2.
- Lot 6 – Wrap the small strip of stucco across the front elevation. Brick may be better, and to have the brick wrap the side elevation instead, stopping naturally beneath the roof fascia and return. The significant area of stucco on the side elevation would benefit from half timbering.
- Lot 2 & 7 – No additional corrections required.
- Townhome Building – Recommend against inverting the trim pattern on garage doors. They should all be alike.

TRAFFIC

The applicant provided a trip generation report, which estimates that the proposed development would generate twelve (12) AM Peak Hour trips and sixteen (16) PM Peak Hour trips.

USE	PROGRAM TOTAL S.F.	AM Peak Factor	Total AM Peak	PM Peak Factor	Total PM Peak	Total Trips Per Day Factor	Total Trips Per Day
Retail	0 s.f.	1.03	0	3.74	0	42.92	0
Restaurant	0 s.f.	14.62	0	19.38	0	130.34	0
Office	0 s.f.	1.56	0	1.49	0	11.01	0
Hotel	0 rooms	0.64	0	0.74	0	8.92	0
Mini-Warehouse	0 s.f.	0.28	0	0.29	0	2.50	0
Residential (Senior)	0 units	0.21	0	0.23	0	3.48	0
Residential (Multi-Family)	0 units	0.44	0	0.54	0	5.86	0
Residential (Single-Family)	16 units	0.77	12	1.02	16	9.57	153
Totals			12		16		153

SCHOOLS

Residential development is known to increase school enrollment. Fulton County calculated the potential maximum number of children who may live on the property by using the Fulton County Schools standard calculation to identify the number of children that a residential development will generate. The following chart outlines these figures:

FULTON COUNTY SCHOOLS – 9 Detached Homes and 7 Townhome Units

School	Single Family Average #
Manning Oaks Elementary School	1 to 4 students
Hopewell Middle School	0 to 2 students
Alpharetta High School	1 to 4 students
TOTAL	2 to 10 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 2 – 10 school age children. Numbers provided by Fulton County Schools show that all three (3) schools are under maximum capacity.

STANDARDS FOR ZONING CHANGES

The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:

- a. Whether the zoning proposal will permit a use that is suitable in view of the zoning use and development of adjacent and nearby property.

Response: The zoning proposal would be suitable as it relates to the use and development of adjacent or nearby properties, which are primarily developed with similar residential uses and densities.

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

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

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

Response: The applicant's proposal should not have significant impacts on the natural environment. Trees will be saved in the northern 40' of the property.

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

Response: The subject property could be developed with minimum 12,000 square foot single-family detached lots, which would likely result in five (5) to six (6) buildable lots. However, the R-12 zoning district has building setbacks that are inconsistent with the walkable vision in the Downtown and the proposed rezoning to DT-LW is consistent with the comprehensive land use plan designation of the property.

e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection.

Response: The zoning proposal does not represent a change of use, as residential could be developed on the property under the current zoning district. The zoning proposal will not result in a burden on public facilities and services.

f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property.

Response: The property is located in the Downtown Overlay, which includes opportunities to develop under the Downtown zoning districts.

g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare against the right to unrestricted use of property.

Response: The applicant's zoning proposal reflects a reasonable balance and is consistent with the comprehensive land use plan designation of the property.

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

Response: The subject property could be developed with minimum 12,000 square foot single-family detached lots, which would likely result in five (5) to six (6) buildable lots. However, the R-12 zoning district has building setbacks that are inconsistent with the walkable vision in the Downtown and the proposed rezoning to DT-LW is consistent with the comprehensive land use plan designation of the property.

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

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

VARIANCE REVIEW CRITERIA

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance 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 property has exceptional conditions due to its shape. The property's long, narrow shape limits site layout resulting in shallow lots and making it difficult to recess street-facing garages and provide the full right-of-way width. If approved, street-facing garages should be recessed a minimum ten-feet (10') behind the front façade of detached homes.

(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 require a minimum 20' recess of street-facing garage doors behind the front façade of the detached homes and a 50' local street width. The long, narrow shape of the property, as well as an alignment of the Alpha Loop on the property limit site layout.

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

Response: The peculiar condition of the property having a future alignment of the Alpha Loop makes it difficult to recess street-facing garages, as required by the UDC. If approved, street-facing garages should be recessed a minimum ten-feet (10') behind the front façade of detached homes.

CONCURRENCES

Staff has reviewed the applicant's proposal against the review criteria for a rezoning and variance. The zoning proposal is consistent with the vision of the Downtown Master Plan and the City's Comprehensive Plan. The proposal would be suitable as it relates to the use and development of adjacent or nearby properties, which are developed with similar residential uses and densities. The zoning proposal is consistent with the walkable vision in the Downtown and the comprehensive land use plan designation of the property.

The requested variances relate to exceptional and peculiar conditions on the subject property. The long, narrow shape of the property and future alignment of the Alpha Loop limit site layout resulting in shallow lots. If approved, street-facing garages should be recessed a minimum ten-feet (10') behind the front façade of detached homes.

CITIZEN PARTICIPATION PLAN

The applicant's report states that property owners within 500' were contacted regarding the applicant's intent. In addition, the applicant states that they met with Academy Park HOA Board on May 29, 2025. The report states that Academy Park had questions and concerns over erosion of Goswick Creek, request

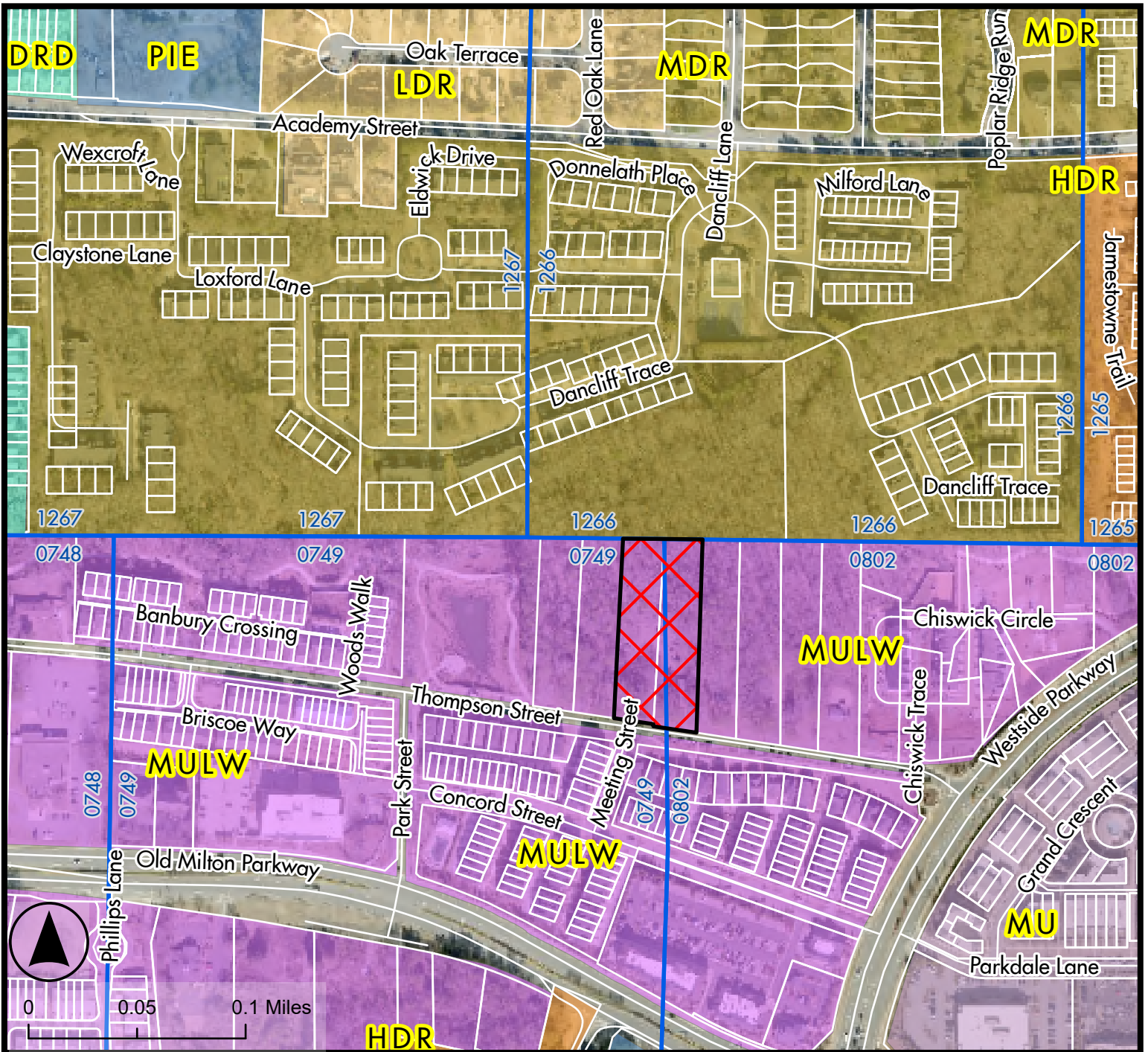
that developer design stormwater discharge at 90% of the pre-development discharge rate, tree wind damage during construction, adequate guest parking, request for fence along rear property line, location of utility connections, and price points. The reports states that the following questions and concerns were raised at the CZIM meeting: stormwater runoff, tree preservation, price points, off-street parking on Thompson Street, will the Alpha Loop be extended with the development, orientation of homes and townhomes, location of garage on detached homes, and length of driveway.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on June 11, 2025. Several people signed the sign-in sheet but did not leave comments.

IV. ATTACHMENTS:

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



- Legend**
- Z-25-06, V-25-13
 - Land Lots
 - Tax Parcels
 - Alpharetta City Limits
- Future Land Use 2040**
- 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

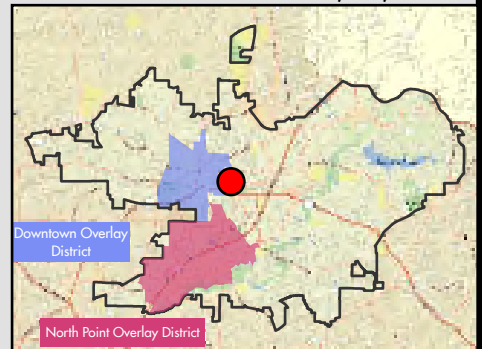
272 & 276 Thompson St

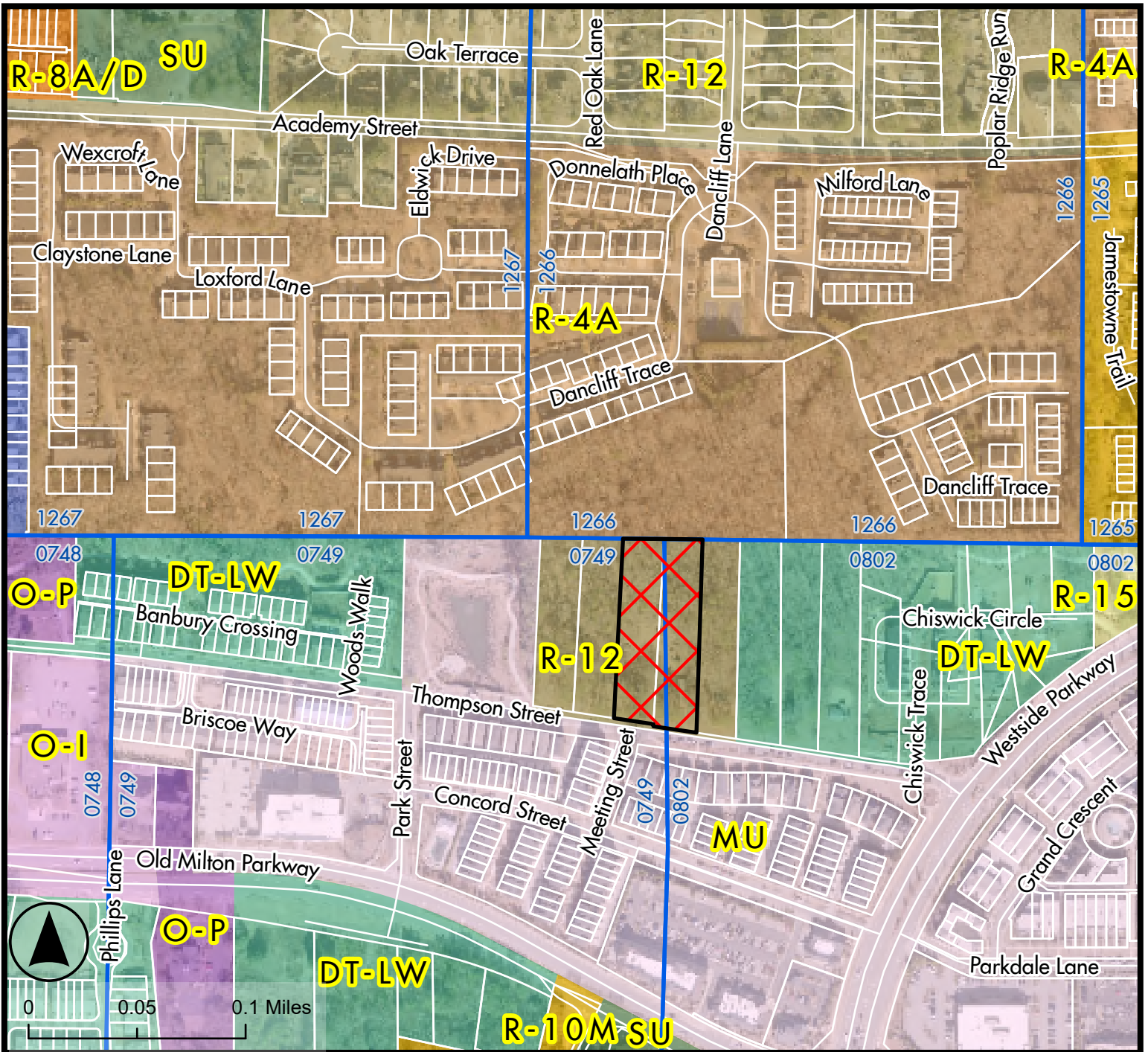
Z-25-06, V-25-13

D/LL: 1/2/749

PC: 7/10/2025

CC: 7/28/2025





- Legend**
- Z-25-06, V-25-13
 - Land Lots
 - Tax Parcels
 - Alpharetta City Limits
 - Zoning District**
 - DT-LW Downtown Live Work
 - DT-R Downtown Residential
 - MU Mixed Use
 - O-I Office Institutional
 - O-P Office Professional
 - R-10M Multi Family Residential (HDR)
 - R-12 Single Family Detached Residential
 - R-15 Single Family Detached Residential
 - R-4A Single Family Detached Residential (Low Density)
 - R-8A/D Single Family Attached/Detached Residential
 - SU Special Use

Zoning Map

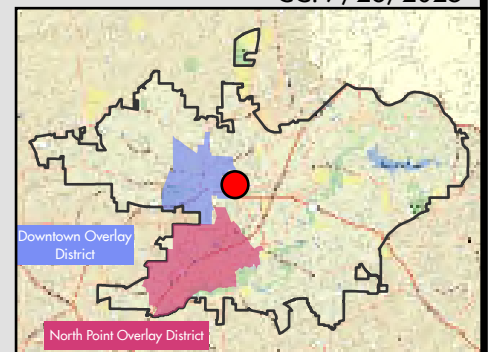
272 & 276 Thompson St

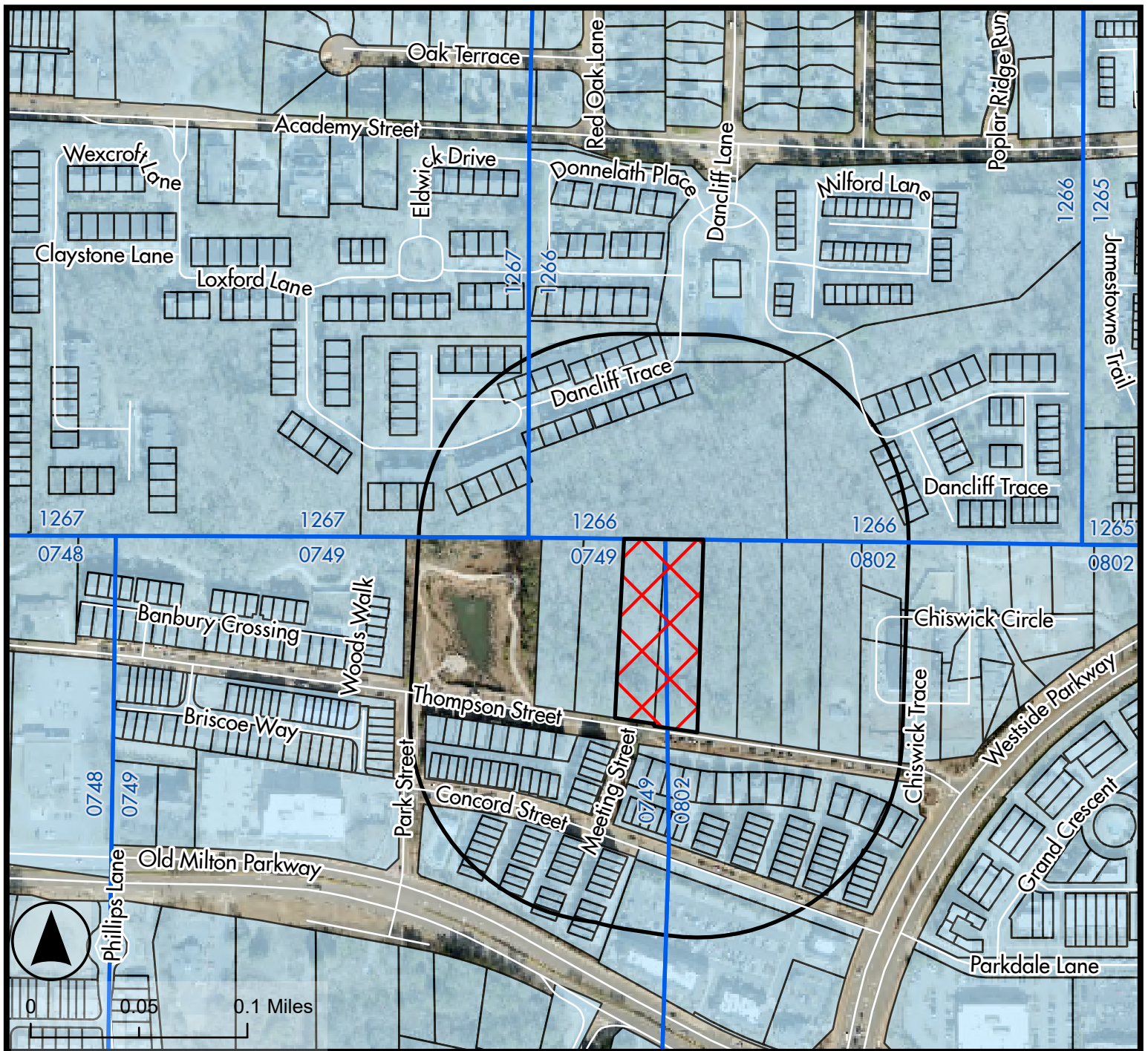
Z-25-06, V-25-13






D/LL: 1/2/749

PC: 7/10/2025

CC: 7/28/2025



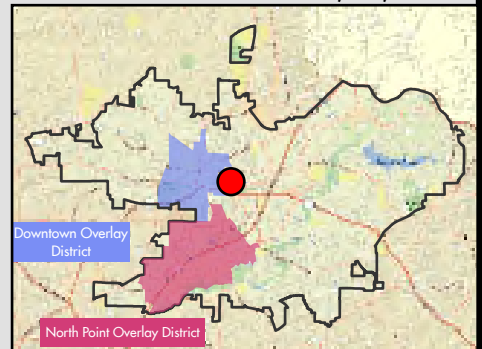


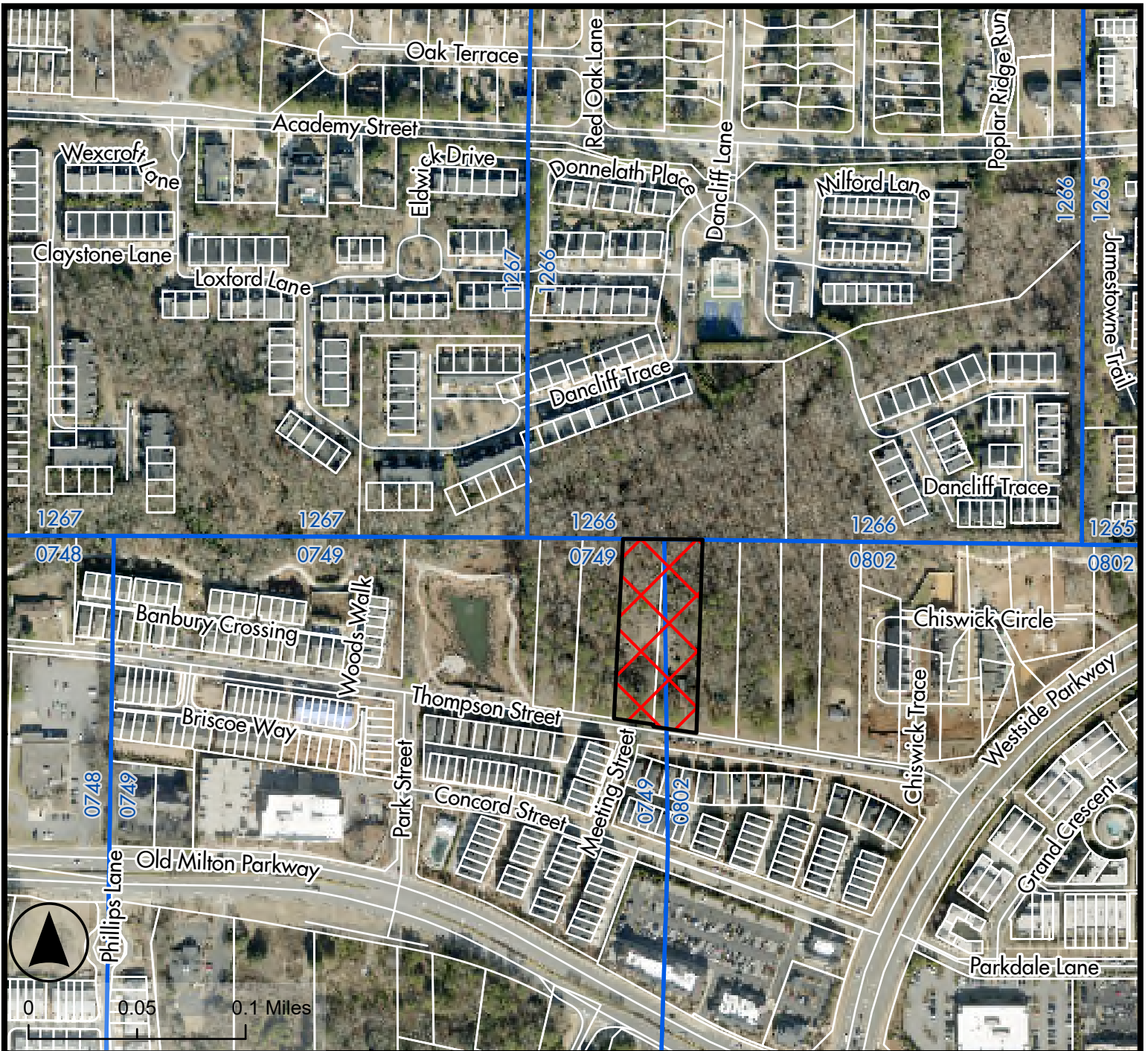
- Legend**
-  Z-25-06, V-25-13
 -  Land Lots
 -  Tax Parcels
 -  500 ft Buffer
 -  Alpharetta City Limits

Location Map





272 & 276 Thompson St

Z-25-06, V-25-13
 D/LL: 1/2/749
 PC: 7/10/2025
 CC: 7/28/2025





Legend

-  Z-25-06, V-25-13
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits

Aerial Map

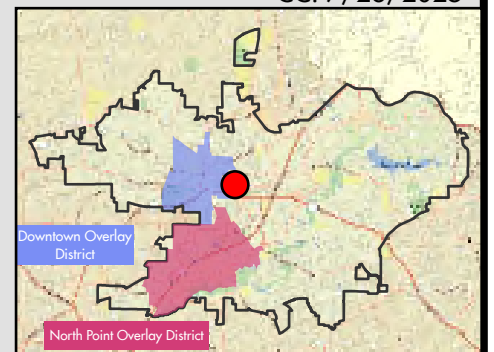
272 & 276 Thompson St

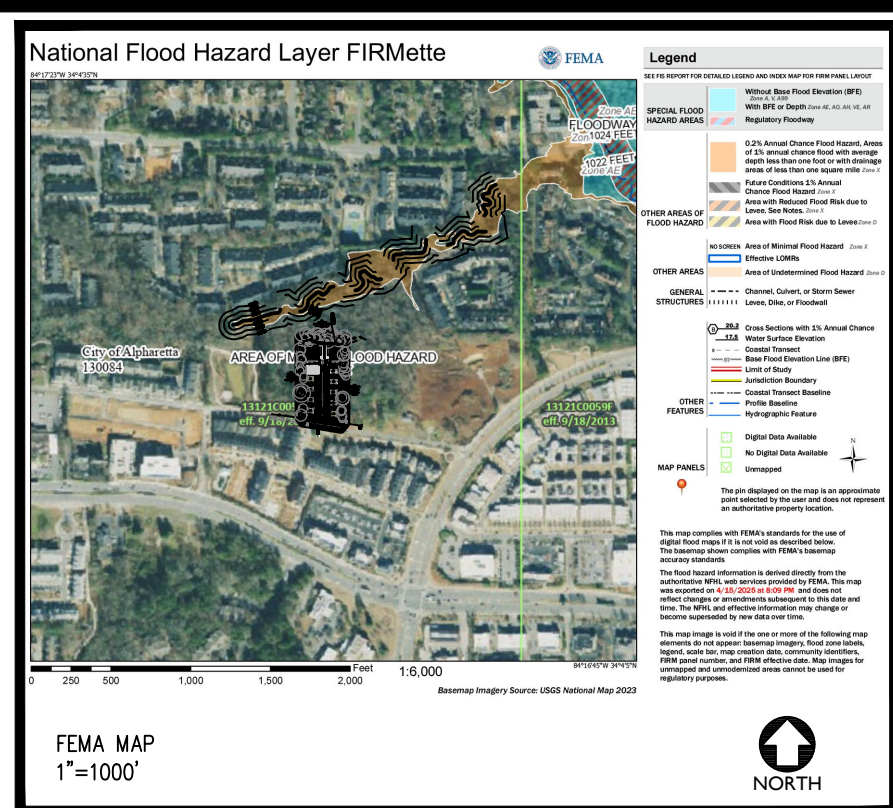
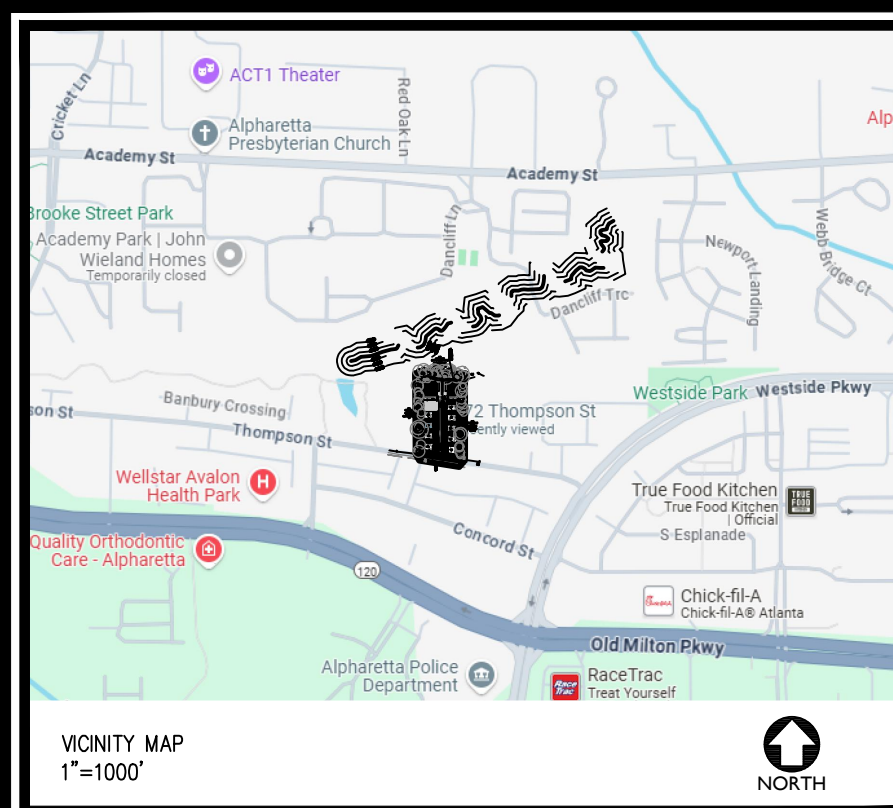
Z-25-06, V-25-13

D/LL: 1/2/749

PC: 7/10/2025

CC: 7/28/2025





- NOTES:**
1. THERE ARE NO WETLANDS LOCATED ON THE PROPERTY.
 2. STORMWATER MANAGEMENT WILL BE HANDLED UNDERGROUND BENEATH THE PROPOSED AMENITY.
 3. THERE IS NO FEMA FLOODPLAIN LOCATED ON THE PROPERTY.

- CITY OF ALPHARETTA NOTES:**
1. THIS PROPERTY IS LOCATED IN THE DOWNTOWN OVERLAY AND THE DESIGN, AMENITIES, AND PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE CITY'S THOMPSON STREETSCAPE STANDARDS.
 2. THE MAIL KIOSK SHALL COMPLY WITH USPS NATIONAL DELIVERY PLANNING STANDARDS PER USPS GROWTH MANAGER APPROVALS.
 3. ALL DRIVEWAYS SHALL BE AT LEAST 18' IN LENGTH. RESIDENTIAL ON STREET PARKING SHALL MEET MINIMUM STANDARDS PER THE CITY OF ALPHARETTA'S UNIFIED DEVELOPMENT CODE.
 5. TOWNHOMES SHALL MEET THE 40' MAX HEIGHT.
 6. THERE SHALL BE NO DIRECT ACCESS TO THOMPSON STREET FOR ANY INDIVIDUAL LOT.

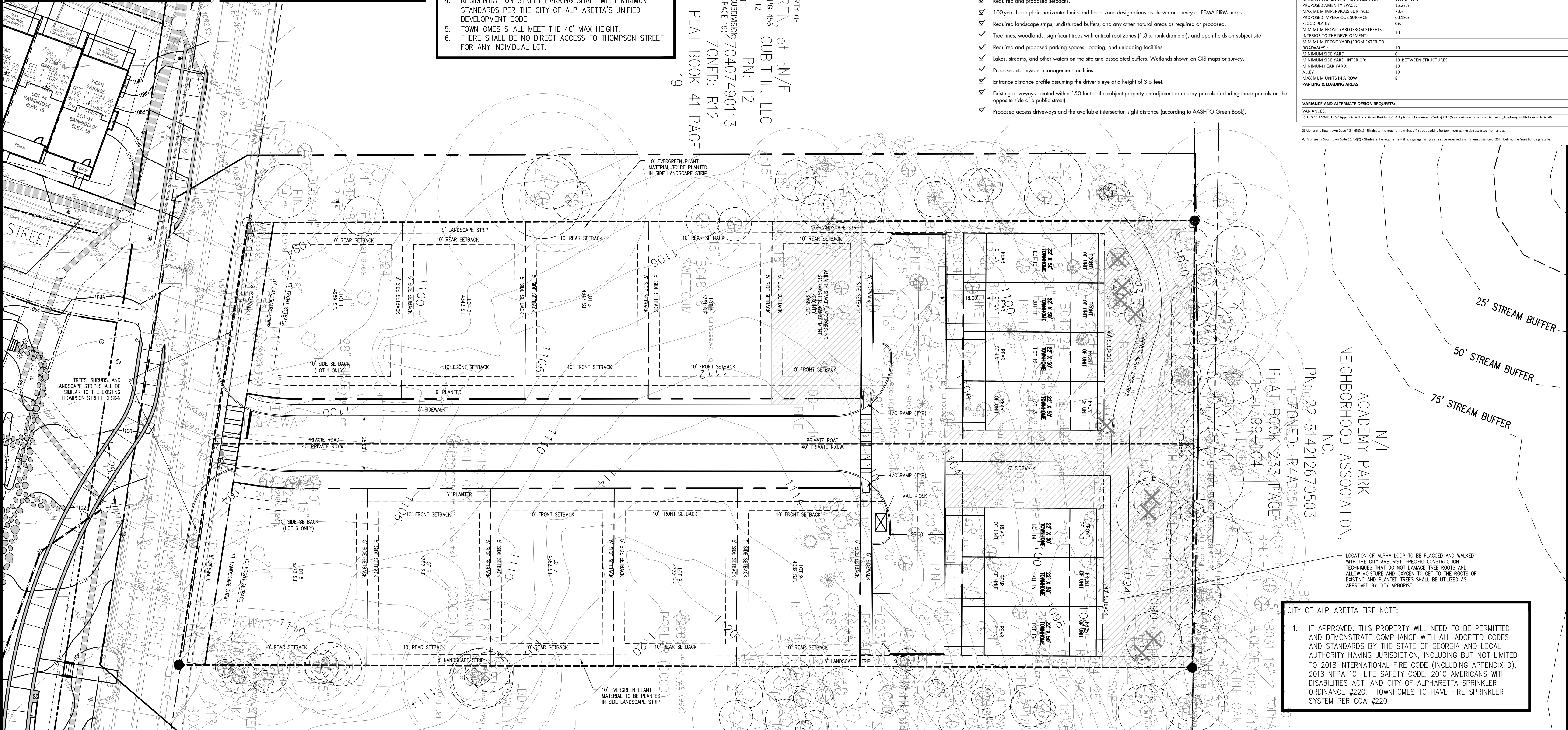
- CITY OF ALPHARETTA ARBORIST NOTES:**
1. PLANTER STRIP SHALL BE PLANTED WITH ORNAMENTAL GRASSES AND SHRUBS NOT TURF GRASS.
 2. FRONT YARDS OF DETACHED HOMES SHALL BE PLANTED TO REFLECT A TYPICAL RESIDENTIAL FRONT YARD WITH APPROPRIATELY SIZED TREES AND SHRUBS.
 3. ON SITE AND OFF SITE PARALLEL PARKING SHALL HAVE A SHADE TREE PLANTED AT EACH END.
 4. LARGER TREES SHALL BE PLANTED BETWEEN THE TOWNHOME BUILDINGS.
 5. ALPHA LOOP SHALL BE INSTALLED AND CONSTRUCTED WITH THE LEAST IMPACT POSSIBLE TO EXISTING TREES.

- CITY OF ALPHARETTA STORMWATER NOTE:**
1. STORMWATER MANAGEMENT INCLUDING RRV WILL BE REQUIRED WITH LAND DEVELOPMENT PERMIT. RRV CANNOT BE IMBEDDED IN THE DETENTION POND. RELEASE OF THE DETENTION CAN NOT BE DONE IN SUCH A WAY TO CAUSE AN EROSION CONDITION BETWEEN THIS PROPERTY AND THE STREAM.

CITY OF
 REN, et al N/F
 PO 456
 CUBIT III, LLC
 PN: 12
 SUBDIVISION 70407490113
 PAGE (9) 2
 ZONED: R12
 PLAT BOOK 41 PAGE
 19

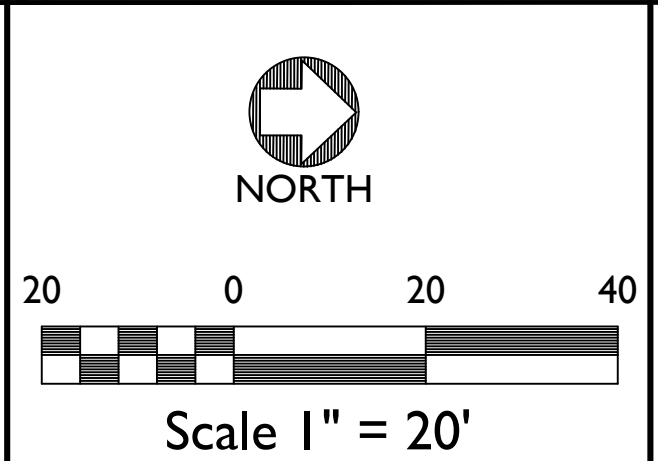
Element Description
Key and/or legend and site location map with North arrow
Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning.
Acreage of the subject property.
Location of land lot lines and identification of land lots.
Existing, proposed, new dedicated, and future reserved rights-of-way of all streets, roads, and rail lines adjacent to and on the subject property.
Proposed streets on the subject site.
Current zoning of the subject site and adjoining properties.
Existing buildings (with square footages, heights, and stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property.
Location of proposed buildings with square footages, heights, and stories.
Layout and minimum lot size of proposed single-family residential lots.
Topography of subject site.
Required and proposed setbacks.
100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps.
Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed.
Tree lines, woodlands, significant trees with critical root zones (1.3 x trunk diameter), and open fields on subject site.
Required and proposed parking spaces, loading, and unloading facilities.
Lakes, streams, and other waters on the site and associated buffers. Wetlands shown on GIS maps or survey.
Proposed stormwater management facilities.
Entrance distance profile assuming the driver's eye at a height of 3.5 feet.
Existing driveways located within 150 feet of the subject property on adjacent or nearby parcels (including those parcels on the opposite side of a public street).
Proposed access driveways and the available intersection sight distance (according to AASHTO Green Book).

SITE DATA	
OWNER(S):	Sahar Investment, LLC 8270 Rhoads Lane Cumming, GA 30041
PARCEL ID LOT 13:	No. 12 270407490113
PARCEL ID LOT 14:	No. 12 270407490112
LAND LOT:	749 & 802
DISTRICT:	1st District
SECTION:	2nd
TOTAL SITE AREA:	2.030
ZONING:	R-12
PROPOSED ZONING:	LOT L/W
PROPOSED USE:	Mixed Use Live-Work
PERFORMANCE STANDARDS	
TOTAL PROPOSED UNITS:	7 Townhomes 9 Detached Houses
PROPOSED DENSITY:	7.88 u/ac
MAXIMUM HEIGHT OF STRUCTURE:	40'
PROPOSED HEIGHT OF STRUCTURE:	40'
MINIMUM TOWNHOME LOT AREA:	900 SF, 20' width
MINIMUM DETACHED HOUSE LOT AREA:	2,500 SF, 25' width
MINIMUM UNIT WIDTH:	20 FT
MAXIMUM BUILDING COVERAGE:	70%
ACTUAL BUILDING COVERAGE:	36%
MINIMUM LANDSCAPE OPEN SPACE:	N/A
ACTUAL LANDSCAPE OPEN SPACE:	15.27%
MINIMUM AMENITY SPACE REQUIRED:	10% OF SITE
PROPOSED AMENITY SPACE:	15.27%
MAXIMUM IMPERVIOUS SURFACE:	70%
PROPOSED IMPERVIOUS SURFACE:	60.59%
FLOOD PLAIN:	0%
MINIMUM FRONT YARD (FROM STREETS INTERIOR TO THE DEVELOPMENT)	10'
MINIMUM FRONT YARD (FROM EXTERIOR ROADWAYS)	10'
MINIMUM SIDE YARD:	0'
MINIMUM SIDE YARD-INTERIOR:	10' BETWEEN STRUCTURES
MINIMUM REAR YARD:	10'
ALLEY:	10'
MAXIMUM UNITS IN A ROW:	8
PARKING & LOADING AREAS	
VARIANCE AND ALTERNATE DESIGN REQUESTS:	
1) USDC § 2.3.1(b); UCC Appendix A "Local Street Residential"; & Alpharetta Downtown Code § 2.3.3(G) - Variance to reduce minimum right-of-way width from 50 ft. to 40 ft. 2) Alpharetta Downtown Code § 2.4.6(B)(1) - Eliminate the requirement that off-street parking for townhomes must be accessed from alleys. 3) Alpharetta Downtown Code § 2.4.6(C) - Eliminate the requirement that a garage factor a street be recessed a minimum distance of 20 ft. behind the front building facade.	



- CITY OF ALPHARETTA FIRE NOTE:**
1. IF APPROVED, THIS PROPERTY WILL NEED TO BE PERMITTED AND DEMONSTRATE COMPLIANCE WITH ALL ADOPTED CODES AND STANDARDS BY THE STATE OF GEORGIA AND LOCAL AUTHORITY HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO 2018 INTERNATIONAL FIRE CODE (INCLUDING APPENDIX D), 2018 NFPA 101 LIFE SAFETY CODE, 2010 AMERICANS WITH DISABILITIES ACT, AND CITY OF ALPHARETTA SPRINKLER ORDINANCE #220. TOWNHOMES TO HAVE FIRE SPRINKLER SYSTEM PER COA #220.

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 50 Warm Springs Circle
 Roswell - Georgia - 30075
 (770) 641-1942 • www.aecatl.com

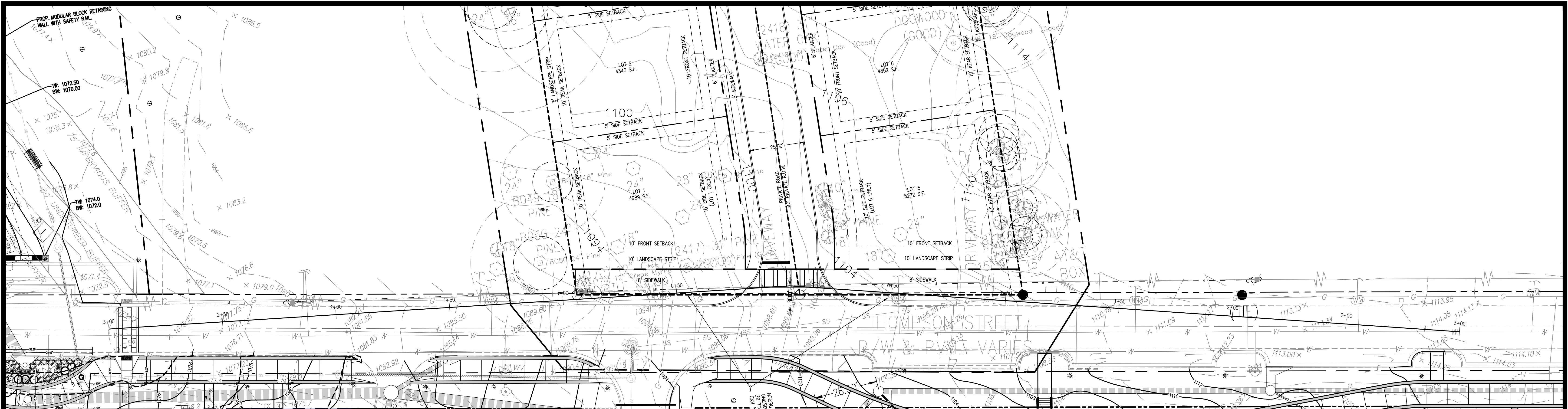


PRELIMINARY SITE PLAN

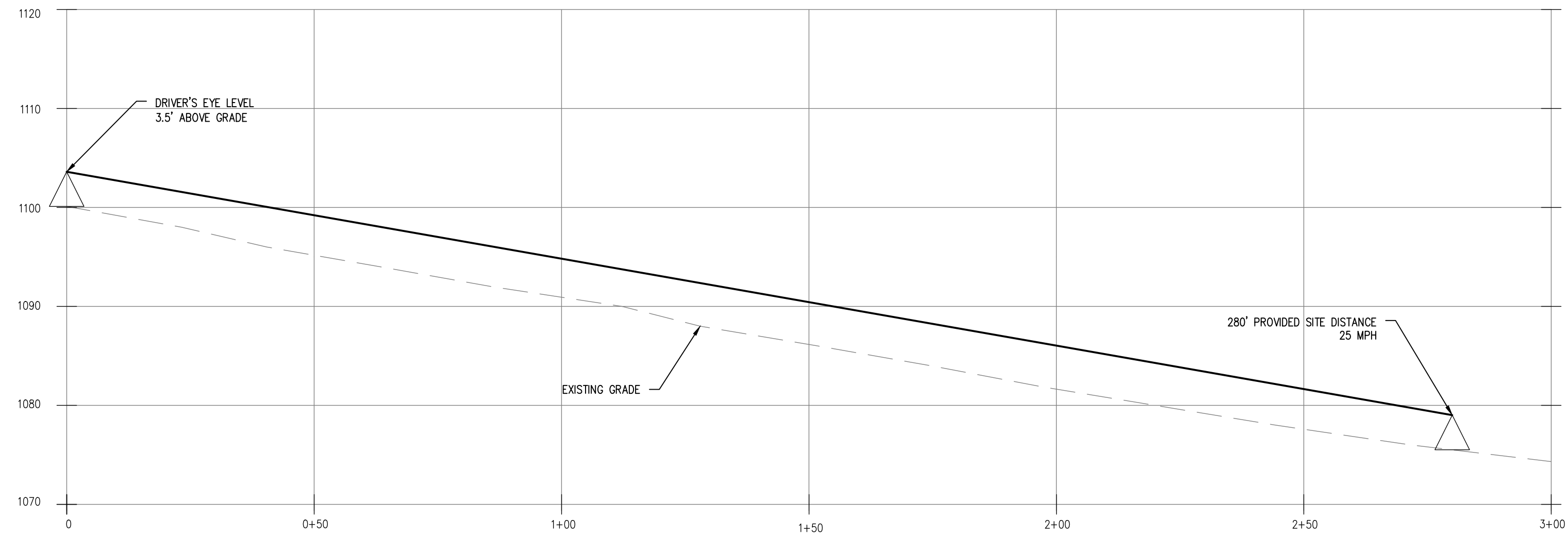
Thompson Street

Alpharetta, Georgia

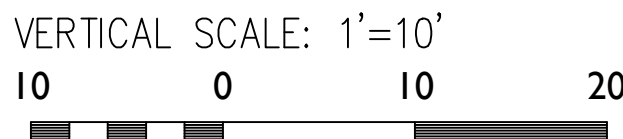
PROJECT INFORMATION	
PROJECT NO.:	25-5206
DATE:	July 23, 2025
SCALE:	1" = 20'
FILE NAME:	25-5206_THOMPSON STREET_P05.dwg
DESIGN/DRAWN:	PLG/PLG



SITE DISTANCE PROFILE (RIGHT)
 THOMPSON STREET
 25 MPH, 280' STOPPING SIGHT DISTANCE PER GDOT DRIVEWAY AND ENCROACHMENT CONTROL MANUAL (CALCULATED)

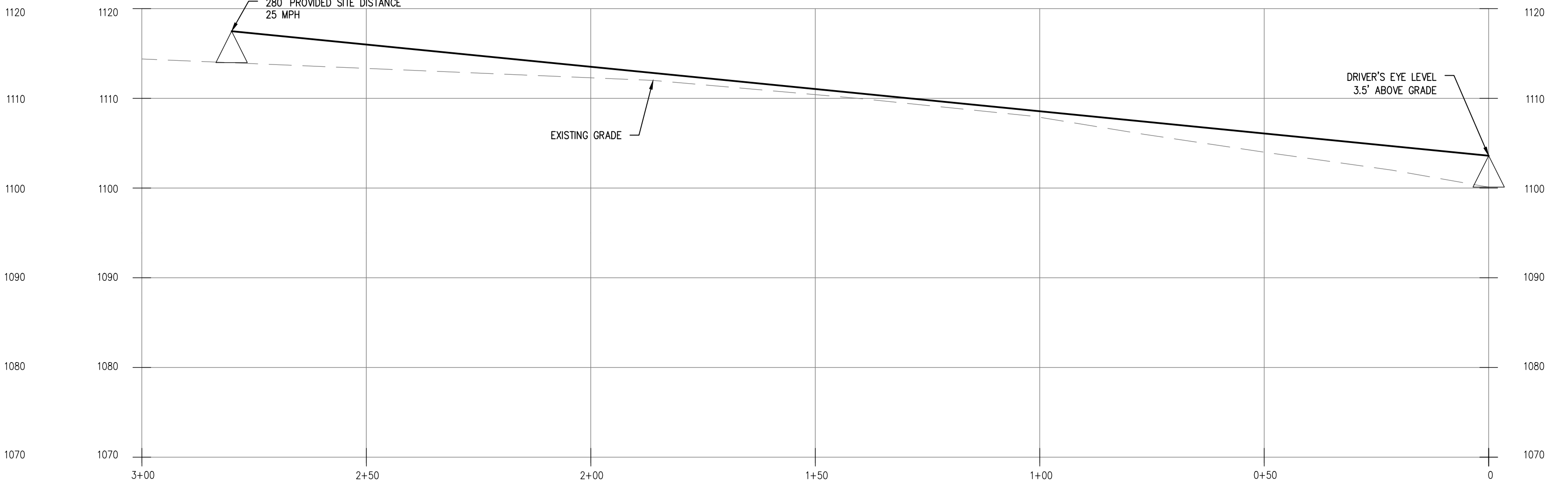


Scale 1" = 20'

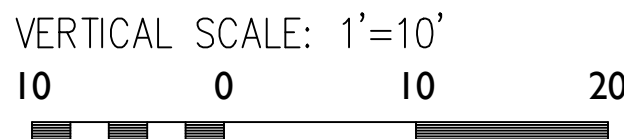


Scale 1" = 10'

SITE DISTANCE PROFILE (LEFT)
 THOMPSON STREET
 25 MPH, 280' STOPPING SIGHT DISTANCE PER GDOT DRIVEWAY AND ENCROACHMENT CONTROL MANUAL (CALCULATED)



Scale 1" = 20'



Scale 1" = 10'



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SITE DISTANCE PROFILE

Thompson Street

Alpharetta, Georgia

PROJECT INFORMATION

PROJECT NO.: 25-5206
DATE: July 15, 2025
FILE NAME: 25-5206_THOMPSON STREET_P05.dwg
DESIGN/DRAWN: PLG/PLG



FRONT ELEVATION C - LOT 1 (THOMPSON STREET VIEW)

SCALE: 1/8" = 1'-0" (11x17 SHEET)



SIDE ELEVATION C - LOT 1 (INTERNAL STREET VIEW)

SCALE: 1/8" = 1'-0" (11x17 SHEET)

272 & 276 THOMPSON STREET

3050 Royal Blvd., South Suite 135
Alpharetta, GA 30022



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MainStreetDesignsLLC.com

MAYFAIR RESIDENTIAL

July 23, 2025

Main Street Designs of Georgia, LLC is a residential drafting and design firm. Because the design conditions may vary, Main Street Designs of Georgia, LLC cannot warrant the suitability of these plans for use on your specific site. Construction of these plans should not be undertaken without the assistance of a construction professional.



SIDE ELEVATION B - LOT 6 (INTERNAL STREET VIEW)

SCALE: 1/8" = 1'-0" (11x17 SHEET)



FRONT ELEVATION B - LOT 6 (THOMPSON STREET VIEW)

SCALE: 1/8" = 1'-0" (11x17 SHEET)

272 & 276 THOMPSON STREET

3050 Royal Blvd., South Suite 135
Alpharetta, GA 30022



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FRONT ELEVATION A - LOT 7

SCALE: 1/8" = 1'-0" (11x17 SHEET)



FRONT ELEVATION D - LOT 2

SCALE: 1/8" = 1'-0" (11x17 SHEET)

272 & 276 THOMPSON STREET

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Alpharetta, GA 30022



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FRONT ELEVATION A - LOT 16

FRONT ELEVATION B - LOT 15

FRONT ELEVATION C - LOT 14

3 UNIT TH ELEVATION - ALPHA LOOP SIDE

SCALE: 1/8" = 1'-0" (11x17 SHEET)

272 & 276 THOMPSON STREET



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FRONT ELEVATION C - LOT 14

FRONT ELEVATION B - LOT 15

FRONT ELEVATION A - LOT 16

3 UNIT TH ELEVATION - INTERNAL STREET VIEW

SCALE: 1/8" = 1'-0" (11x17 SHEET)

272 & 276 THOMPSON STREET



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Community Zoning Information Meeting (CZIM)

June 11, 2025

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

Z-25-06/V-25-13 / KOA Land Group/272 & 276 Thompson Street

NAME	ADDRESS	COMMENTS
Fernando Chavarria	253 Thompson St.	
Karen Richard	11680 Dancliff TR	
Katie Reuss	4165 Big Creek Ovk	
René Nielsen	269 Thompson ST	
J E SAUERTEIG	12160 DANCLIFF TR	
Steve Saetts	12200 Dancliff Trace	

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: 272 & 276 Thompson Street

Contact Name: Underwood Scoggins, LLC - J. Ethan Underwood Telephone: 470-995-1776

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, mailed May 27, 2025, notified nearby property owners of a Community Zoning Information Meeting (CZIM) held on June 11, 2025 at 6:00 PM and the Public Hearing held on July 10, 2025 at 6:30 PM at the Alpharetta City Hall. Copies of this letter and mailing certification are attached as Exhibits "A" and "B". A copy of the Community Zoning Information Meeting sign in and comment sheet is attached as Exhibit "C".

Prior to the CZIM, the Applicant met with Academy Park Homeowners Association Board on May 29, 2025.

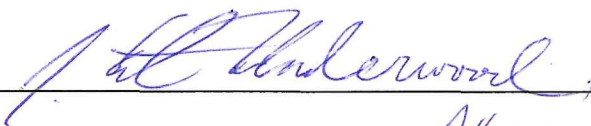
A summary of issues raised and discussed during the Citizen Participation Process is attached as Exhibit "D".

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 checked="" type="checkbox"/> Group Meeting |
| <input type="checkbox"/> Email | <input checked="" type="checkbox"/> Other <i>(Please Specify)</i> <u>Community Zoning Information Meeting</u> |

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: 6/12/25

Attorney for Applicant

Print Form



J. Ethan Underwood
eunderwood@underwoodscoggins.com

May 27, 2025

Re: Z-25-06/V-25-13 – KAO Land Group/272 & 276 Thompson Street

Dear Property Owner:

In an effort to foster community accord, KAO Land Group LLC, (the "Applicant") would like to inform interested property owners that land use applications have been submitted to the City of Alpharetta regarding approximately 2.03 acres located at 272 & 276 Thompson Street. The Applicant proposes to develop approximately 16 Single Family Dwellings (9 Detached and 7 Townhouses).

The Applicant is requesting the following:

- a) **Z-25-06 – 16 Single Family Dwellings (9 Detached and 7 Townhouses) on 2.03 acres in the Downtown Overlay**
Rezone the Subject Property from Dwelling 'For Sale', Detached Residential District (R-12) to Downtown Live-Work District (DT-LW).
- b) **V-25-13 – Variance(s):**
 1. Reduce the minimum right-of-way width from 50 ft. to 40 ft. [UDC § 3.5.2(B), UDC Appendix A "Local Street Residential", and Alpharetta Downtown Code § 2.3.3(G)].
 2. Eliminate the requirement that off-street parking for townhouses must be accessed from alleys. [Alpharetta Downtown Code § 2.4.6(B)(1)].
 3. Eliminate the requirement that a garage facing a street must be recessed a minimum distance of 20 ft behind the front building façade. [Alpharetta Downtown Code § 2.4.6(C)].

A copy of the proposed site plan for these applications is enclosed.

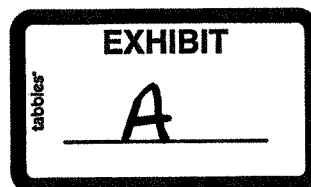
The Community Zoning Information Meeting (CZIM) for this request will be held on **Wednesday, June 11, 2025 at 6:00PM** in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is located at 2 Park Plaza, Alpharetta, GA 30009.

The requests will be considered by the **Planning Commission on Thursday, July 10, 2025, at 6:30PM** and the **City Council on Monday, July 28, 2025, at 6:30PM**. The meetings will be held in the Council Chambers at Alpharetta City Hall, 2 Park Plaza, Alpharetta, GA 30009.

The Applicant is committed to keeping the public informed during the process of these applications. If you have any questions, comments, or concerns, please contact us at (470) 955-1776 or eunderwood@underwoodscoggins.com. When contacting our office, please reference 272 & 276 Thompson Street so that we may facilitate your request more efficiently.

Sincerely,

Ethan Underwood
Attorney for Applicant



Community Zoning Information Meeting (CZIM)

June 11, 2025

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

Z-25-06/V-25-13 / KOA Land Group/272 & 276 Thompson Street

NAME	ADDRESS	COMMENTS
Fernando Chavarria	253 Thompson St.	
Karen Richard	11680 Dancliff TR	
Katie Reeves	4165 Big Creek Oval	
René Nielsen	269 Thompson ST	
J E SAUERTEIG	12160 DANCLIFF TR	
Steve Saetts	12200 Dancliff Trace	



Exhibit "D"

Summary of the Issues/Questions Raised and the Applicant's Responses during the Citizen Participation Process and Supporting Documents

A. Summary of Issues raised at a meeting between the Applicant and the Academy Park Home Owners Association Board of Directors on May 29, 2025 at the Academy Park Community Room.

Issue #1: The HOA expressed concern regarding erosion of the creek on Academy Park's Common Area.

Response: The Applicant will abide by the City's Tree Ordinance and the City's grading requirements during the development and construction of the Subject Property.

Issue #2: The HOA asked that stormwater detention be designed discharge at 90% of pre-development discharge rates.

Response: The Applicant is agreeable to this.

Issue #3: The HOA expressed concern as to potential wind damage to trees in Academy Park during the development.

Response: The Applicant will preserve as many trees as possible. The Applicant is working with the City regarding a Tree Save plan until the installation of Alpha Loop.

Issue #4: The HOA inquired as to whether there will be adequate guest parking.

Response: Each home will have a two-car garage, and be able to park additional cars in a driveway. The Applicant is also providing limited on-street parking.

Issue #5: The HOA requested a fence be installed along the rear of the Subject Property. The HOA has a fence specification to match a fence agreed to by developers of nearby properties.

Response: The Applicant is agreeable to this.

Issue #6: The HOA inquired as to the proposed location of utility connections.

Response: All utilities will be connected to on Thompson Street.

Issue #7: The HOA inquired regarding anticipated price points of the proposed homes.

Response: The Applicant anticipates detached residences will have a starting price point around \$1,800,000.00 and townhomes will have a starting price point around \$1,300,000.00.

B. Summary of Issues raised at the Community Zoning Information Meeting (CZIM) at Alpharetta City Hall located at 2 Park Plaza, Alpharetta, GA 30009 on June 11, 2025.

Summary of Issues/Questions & Responses:

Issue #1: An attendee expressed concern regarding stormwater runoff.

Response: The Applicant has agreed to design the stormwater management system so that discharge rates will not exceed 90% of pre-development discharge rates.

Issue #2: An attendee expressed concern regarding tree preservation.

Response: The Applicant will retain the existing specimen trees along the Alpharetta Loop.

Issue #3: An attendee asked about price points for the single family detached and townhome units.

Response: The Applicant anticipates detached residences will have a starting price point around \$1,800,000.00 and townhomes will have a starting price point around \$1,300,000.00.

Issue #4: An attendee asked whether there will be off-street parking along Thompson Street.

Response: The Applicant is not proposing any off-street parking along Thompson Street but will continue to work with the City of Alpharetta if this is desired.

Issue #5: An attendee inquired as to whether the Alpharetta Loop will be extended along the northern boundary of the Subject Property.

Response: The Applicant shall provide the Alpharetta Loop along the northern boundary of the subject property.

Issue #6: An attendee expressed concern regarding the direction the respective units face.

Response: The two single family detached units fronting on Thompson Street will face Thompson Street. The remaining 7 single family detached units will face toward the interior of the property. The 7 townhomes will face northward toward the Alpharetta Loop.

Issue #7: An attendee expressed concern regarding the location of the garages for the single-family detached units.

Response: The garages will be recessed from the front of the house, but, per the variance request, will not be recessed a minimum distance of 20 feet.

Issue #8: An attendee expressed concern regarding the approximate length of the driveway.

Response: It is anticipated that the garage will be 15-20 feet from the edge of the curb of the private interior road.

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY	
Case #:	Z-25-06 V-25-13
PH #:	PHA250021
<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: Underwood Scoggins, LLC - J. Ethan Underwood Telephone: 470-995-1776

Address: 202 Tribble Gap Road Suite: 200

City Cumming State: GA Zip: 30040 Fax: 470-998-2684

Mobile Tel: N/A Email: eunderwood@underwoodscoggins.com / tfisher@underwoodscoggins.com

Subject Property Information:

Address: 272 & 276 Thompson Street, Alpharetta, GA 30009 Current Zoning: R-12

District: 1st Section: 2nd Land Lot: 749 Parcel ID: 12 270407490121 & 12 284108020012

Proposed Zoning: DT-LW Current Use: Dwellings, Single Family Detached

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 checked="" 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?

16 Residential Dwellings (9 Dwellings, Single Family Detached and 7 Townhouses).

Applicant's Request (Please itemize the proposal):

a) Rezone the Subject Property from R-12 to DT-LW.

b) Variances:

- 1) UDC § 3.5.2(B); UDC Appendix A "Local Street Residential"; & Alpharetta Downtown Code § 2.3.3(G) - Variance to reduce minimum right-of-way width from 50 ft. to 40 ft.
- 2) Alpharetta Downtown Code § 2.4.6(B)(1) - Eliminate the requirement that off-street parking for townhouses must be accessed from alleys.
- 3) Alpharetta Downtown Code § 2.4.6(C) - Eliminate the requirement that a garage facing a street be recessed a minimum distance of 20 ft. behind the front building façade.

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

The Applicant's Proposal will facilitate construction of 16 single-family residences. 9 of these residences will be single-family detached dwellings; the remaining 7 will be townhouses. The Subject Property will incorporate the design standards of the Downtown Overlay District and increase the vibrancy of Downtown Alpharetta. The Subject Property will also provide pedestrian and cyclist interconnectivity via a public sidewalk along Thompson Street on the south side of the Property and to an extension of the proposed Alpha Loop trail on the north side of the Property. A more complete description of the Applicant's Intent is included with the Letter of Intent, which is submitted with this Application and incorporated herein by reference.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Sahar Invesments, LLC Telephone: 678-859-6646
Address: 8740 Rhapsody Lane Suite: _____
City: Cumming State: GA Zip: 30041

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 checked="" 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: _____ Telephone: _____
Address: _____ Suite: _____
City: _____ State: _____ Zip: _____

So Sworn and Attested:

Owner Signature:  Date: 04/29/2025
Afsaneh (Fay) Razavi, Managing member

Notary:

Notary Signature:  Date: 04/29/2025



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: KAO Land Group LLC

Subject Public Hearing Case: 272 & 276 Thompson Street

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: Andrew C. Hill
Andrew C. Hill

Date: 4/29/25

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

This Proposal to rezone to DT-LW for 16 single-family dwellings on 2.03 acres is compatible with the surrounding properties because the surrounding properties are also zoned for residential development. The Future Development Map shows the Subject Property in the Mixed Use Live Work category within the Downtown Overlay District, where the DT-LW zoning classification is an appropriate category. The adjacent properties to the west, south, and east are in the Mixed Use Live Work category as well, and the adjacent property to the north is in the Medium Density Residential category. The Proposal to rezone to DT-LW is therefore consistent with the medium- to high-density residential development that either already exists or is anticipated on the surrounding properties.

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

This Proposal will positively affect the use and value of the surrounding residential properties. The use of the surrounding properties will be enhanced by the interconnectivity provided to the proposed Alpha Loop trail on the northern end of the Subject Property and by the interconnectivity provided to the sidewalk along Thompson Street along the southern end of the Subject Property. The value of the surrounding properties will be enhanced by the Subject Property's high-end residences and premium site design.

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

No. The Subject Property cannot be developed for a reasonable economic use as currently zoned, because the current zoning, R-12, would likely yield less than half as many dwellings, making development cost-prohibitive based upon current and anticipated development costs.

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

The increase to population if the Proposal were approved would be minor: approximately 40 people (assuming 2.5 people per residence). The increase to traffic would be minor as well: approximately 98 trips per 24 hours (17 residences multiplied by 9.57 vehicle trips per residence per 24 hours equals 153 vehicle trips per 24 hours). A Trip Generation Report analyzing the projected effects of the Proposal on traffic is submitted with this Application, and incorporated by reference.

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

The impact to schools would be minimal. The number of new students that will live at the Subject Property is estimated to be approximately 12 (assuming 0.75 students per residence) spread across all grades. With regard to public utilities, sanitary sewer, water, natural gas, electricity and cable are available to the Subject Property. The impact on public utilities will be in keeping with growth projected by utility providers.

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

The Proposal is consistent with the Alpharetta Comprehensive Plan and the Future Land Use Map. The Future Land Use Map shows the Subject Property in the Mixed Use Live Work land use category within the Downtown Overlay District, where the proposed DT-LW zoning category is the only recommended zoning district. (See 2040 Comp. Plan at p. 58). Up to 8 residential units per acre is allowed in the DT-LW zoning category without a conditional use permit, and the Proposal calls for 7.88 units per acre.

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

Yes. The Subject Property is located near the Avalon development, where high-quality, high-density residential products already exist and are being added. Also, several nearby properties have already been rezoned to the DT-LW zoning category. Presumably, other nearby and adjacent properties will also be rezoned to DT-LW. Thus, rezoning the Subject Property to the DT-LW zoning category will ensure that high-quality development consistent with nearby and adjacent properties continues as envisioned in the Alpharetta Comprehensive Plan.

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.

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.

UDC § 3.5.2(B); UDC Appendix A "Local Street Residential"; & Alpharetta Downtown Code § 2.3.3(G) – Variance to reduce minimum right-of-way width from 50 ft. to 40 ft.

There are extraordinary and exceptional conditions pertaining to the Subject Property because of its size, shape, or topography that necessitate the requested variance. The narrow shape, size, and topography of the property, and the resulting setbacks and landscaping requirements along the boundary lines, substantially limit the buildable area of the Subject Property and necessitate both the lot configuration and placement of proposed structures in the locations proposed by the Applicant. The Subject Property's length (approximately 435') is substantially greater than its width (approximately 200'), resulting in a long, narrow tract that is not wide enough to allow for a 50'-wide right-of-way after accounting for the necessary separation from the dwellings' respective building facades.

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

The application of the UDC and Downtown Code performance standards for the proposed DT-LW zoning classification would create an unnecessary hardship for the Subject Property. Based upon the shape, size, and topography of the Subject Property, strict application of the 50' right-of-way standard would prevent the reasonable economic development of the Subject Property because a significant portion of the Subject Property would be rendered unbuildable.

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

The Subject Property is providing a tree save area, which is consuming developable space that could otherwise be used for development by the Applicant. In addition, the proportions of the Subject Property (approximately 435' in length and approximately 200' in width) are peculiarly ill-suited for development under the UDC and Downtown Code performance standards that require a 50' right-of-way for a private, local residential street. However, by slightly varying the standards to allow for a 40' right-of-way, the Subject Property can be developed in an economically feasible manner.

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.

The requested variance would not cause substantial detriment to the public good or impair the purpose and intent of the UDC or Downtown Code. First, the variance is minimal and applies only to the private, local residential street located wholly within the Subject Property. Even after granting a variance to allow for a 40' right-of-way, the private street will still be 26' curb-to-curb, leaving adequate area for utility easements within the right-of-way.

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.

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.

Alpharetta Downtown Code § 2.4.6(B)(1) - Eliminate the requirement that off-street parking for townhouses must be accessed from alleys.

There are extraordinary and exceptional conditions pertaining to the Subject Property because of its size, shape, or topography that necessitate the requested variance. The narrow shape, size, and topography of the property, and the resulting setbacks and landscaping requirements along the boundary lines, substantially limit the buildable area of the subject property and necessitate placement of the structures in the locations proposed by the Applicant. Consequently, the size, shape, and topography of the Subject Property prohibit the developer from providing alley fed, off-street parking for townhouses.

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

The application of the UDC and Downtown Code performance standards for the proposed DT-LW zoning classification would create an unnecessary hardship for the Subject Property. Based upon the shape, size, and topography of the Subject Property, strict application of the requirement that off-street parking for townhouses must be accessed from alleys would conflict with the proposed portion of the Alpha Loop being developed behind the proposed townhouses and would prevent the reasonable economic development of the Subject Property because a significant portion of the Subject Property would be rendered unbuildable.

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

The Subject Property is reserving land for the City to utilize for the extension of the proposed Alpha Loop, which is consuming developable space that could otherwise be used for development by the Applicant. In addition, the proportions of the Subject Property (approximately 435' in length and approximately 200' in width) are peculiarly ill-suited for development under the UDC standard that requires off-street parking for townhouses must be accessed from alleys. Due to the shape, size and topography of the site, the only feasible access to a garage door on a townhouse will be from the central access drive.

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.

The requested variance would not cause substantial detriment to the public good or impair the purpose and intent of the UDC or Downtown Code. The variance is the minimum necessary to facilitate the proposed project and applies only to 7 of the proposed units. The project will accomplish the intent of the UDC provision at issue, which is to provide superior aesthetic appeal, wall articulation (rather than monolithic facades), and encourage walkability within the project and surrounding area.

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.

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.

3) Alpharetta Downtown Code § 2.4.6(C) - Eliminate the requirement that a garage facing a street be recessed a minimum distance of 20 ft. behind the front building façade.

The narrow shape, size, and topography of the property, and the resulting setbacks and landscaping requirements along the boundary lines, substantially limit the buildable area of the subject property and necessitate placement of the structures in the locations proposed by the Applicant. Unless the proposed variance is approved, the narrowness of the Subject Property will not allow for construction of the proposed housing types and architectural designs, as the resulting house shapes would significantly reduce the finished square footage of each home and prohibit the development of the walled courtyards proposed for each of the detached dwellings.

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

The application of the UDC standards for the proposed DT-LW zoning classification would create an unnecessary hardship for the Subject Property. Based upon the shape and size of the Subject Property, strict conformity to the requirement to offset garage doors 20 feet behind the front façade would prevent the reasonable economic development of the Subject Property (i.e. using the proposed housing type and architectural design).

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

The Subject Property is reserving land for the City to utilize for the extension of the proposed Alpha Loop, which is consuming developable space that could otherwise be used for development by the Applicant. In addition, the proportions of the Subject Property (approximately 435' in length and approximately 200' in width) are peculiarly ill-suited for development under the UDC standard that requires the offset of front-loaded garage doors 20 feet behind the front façade. Due to the shape, size and topography of the site, the only feasible access to a garage door will be from the central access drive, and if the facades facing this central access drive are deemed the "front facades," the shape of the homes resulting from strict conformity to UDC § 2.4.6(C) would detract from the aesthetics of the project design and create driveway courtyards that are prone to be used for outside storage.

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.

The requested variance would not cause substantial detriment to the public good or impair the purpose and intent of the UDC. The variance is the minimum necessary to facilitate the proposed project. The project will accomplish the intent of the UDC provision at issue, which is to provide superior aesthetic appeal, wall articulation (rather than monolithic facades), and encourage walkability within the project and surrounding area.

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: KAO Land Group LLC / 272 & 276 Thompson Street

Contact Name: Underwood Scoggins, LLC - J. Ethan Underwood Telephone: 470-995-1776

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.

Owners of properties located within 500 ft. of the Subject Property

Affected government departments

City officials

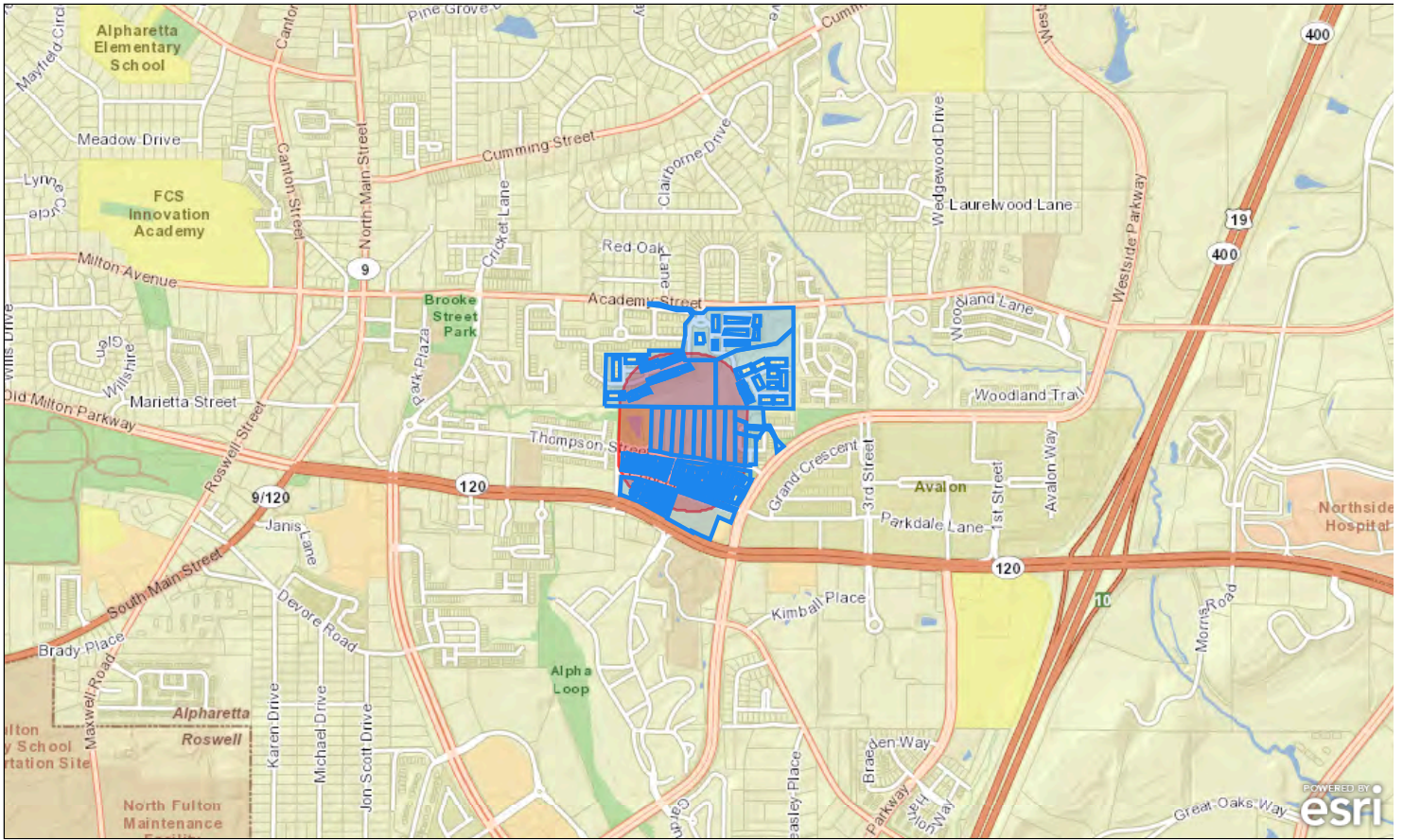
Interested parties noted on any list provided by the City

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

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

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.

Individuals can contact Ethan Underwood via telephone at 470-995-1776 or via email eunderwood@underwoodscoggins.com as well as during the public participation process.



HUNG HSIAO CHIU LIVING TRUST THE
12185 DANCLIFF TRC
ALPHARETTA GA 30009

BARBER LAWRENCE & BARBER KATHERINE
E
12225 DANCLIFF TRC
ALPHARETTA GA 30009

ACADEMY PARK NEIGHBORHOOD ASSN INC
12102 DANCLIFF TRC
ALPHARETTA GA 30009

LENKE MARK E & LAURIE L
12110 DNACLIFF TRCE
ALPHARETTA GA 30009

GARY J CARDOZA REVOCABLE TRUST
12255 DANCLIFF TRCE
ALPHARETTA GA 30009

ACADEMY PARK NEIGHBORHOOD ASSOC INC
12102 DANCLIFF TRC
ALPHARETTA GA 30009

KONKEL JOHN & STUMPE BEATE
12120 DANCLIFF TRCE
ALPHARETTA GA 30009

STEVENS ROBERT & CONNELL DEBORAH
12280 DANCLIFF TRCE
ALPHARETTA GA 30009

ACADEMY PARK NEIGHBORHOOD ASSOCIAT
ION INC
12102 DANCLIFF TRC
ALPHARETTA GA 30009

SMEAL SCOTT A & SMEAL DIANNA
12130 DANCLIFF TRCE
ALPHARETTA GA 30009

GREGORY WAYNE COMSTOCK REVOCABLE L
IVING TRUST THE
12300 DANCLIFF TRCE
ALPHARETTA GA 30009-8710

ALBURY ANTHONY & WATERS SYREETA
343 CONCORD ST
ALPHARETTA GA 30009

NIECE DEREK S
2575 MILFORD LN
ALPHARETTA GA 30009

CUBIT III LLC
8740 ISLESWORTH CT
DULUTH GA 30097

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

FOWLER WILLIAM M & FOWLER PAMELA J
11710 DANCLIFF TRC
ALPHARETTA GA 30009

CUBIT III LLC
8740 ISLESWORTH CT
DULUTH GA 30097

CARPENTER CHAD
325 CONCORD ST
ALPHARETTA GA 30009

BREIER RUSSELL & RITA
11720 DANCLIFF TRCE
ALPHARETTA GA 30009

SAHAR INVESTMENTS LLC
8740 RHAPSODY LANE
CUMMING GA 30041

STOKES MAYLON SCOTT & JANA BOYD
410 CONCORD ST
ALPHARETTA GA 30009

BENSON HOWARD & BENSON SHELIA KATH
LEEN
12195 DANCLIFF TRC
ALPHARETTA GA 30009

SAHAR INVESTMENTS LLC
8740 RHAPSODY LANE
CUMMING GA 30041

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

LAURA JACKSON REVOCABLE TRUST THE
12205 DANCLIFF TRC
ALPHARETTA GA 30009

306 THOMPSON STREET LLC
203 N ESPLANADE
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

BJORSETH RICHARD & HELENE
12215 DANCLIFF TRCE
ALPHARETTA GA 30009

EA HOMES LP
5757 GLENRIDGE DR STE D350
ATLANTA GA 30328

BALAMOIROUGAN USHA
430 CONCORD ST
ALPHARETTA GA 30009

HALL JASON & RICHIE NICOLE
347 CONCORD ST
ALPHARETTA GA 30009

TAYLOR GREGORY P
305 CONCORD ST
ALPHARETTA GA 30009

JONATHAN D RAPP & ROSANNE RAPP REV
OCABLE TRUST THE
109 MEETING ST
ALPHARETTA GA 30009

CASE ROBIN THORNTON
311 CONCORD ST
ALPHARETTA GA 30009

PARKER MICHAEL K
390 CONCORD ST
ALPHARETTA GA 30009

CARPENTER MICHAEL & CARPENTER MARY
JO
277 THOMPSON ST
ALPHARETTA GA 30009

FANCHER JOE D & FANCHER THERESA B
432 CONCORD ST
ALPHARETTA GA 30009

DODD ANN WILLIAMSON
301 CONCORD ST
ALPHARETTA GA 30009

SEXTON DANIEL LEE & SEXTON MARY JE
AN
273 THOMPSON ST
ALPHARETTA GA 30009

DIPAULO LOUIS VINCENT & LAURA P
345 CONCORD ST
ALPHARETTA GA 30009

GUPTA MANISH K
372 CONCORD ST
ALPHARETTA GA 30009

NIELSEN RENE G & WIGGINS PEGGY LAD
ALE
269 THOMPSON ST
ALPHARETTA GA 30009

QUIMBY GREGORY ALEXANDER & JENNIF
ER LYN
309 CONCORD ST
ALPHARETTA GA 30009

FUSSELL THURMAN TROY & HYONHUI KWON
392 CONCORD ST
ALPHARETTA GA 30009

HODSDON PATRICIA & MARK
249 THOMPSON ST
ALPHARETTA GA 30009

MIRSKY BURT S & MIRSKY RUTH BARBARA
384 CONCORD ST
ALPHARETTA GA 30009

JACOBSEN JOSEPH & JILL
364 CONCORD ST
ALPHARETTA GA 30009

LM VAN LLC
107 MEETING ST
ALPHARETTA GA 30009

SCHNEIDER MONICA C
416 CONCORD ST
ALPHARETTA GA 30009

CORYER ERIC
293 THOMPSON ST
ALPHARETTA GA 30009

STIMSON JOHN H
245 THOMPSON ST
ALPHARETTA GA 30009

RUTLEDGE CINDI
418 CONCORD ST
ALPHARETTA GA 30009

MCCAULEY EDWARD F & MARY KAY
362 CONCORD ST
ALPHARETTA GA 30009

SHAIRSON SCHAUD BRADLEY
316 CONCORD ST
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

BREADY KAREN ANN & BROWN JAMES HOW
ARD
360 CONCORD ST
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

PATKOWSKI KONRAD JOZEF & PATKOWSKA
ANNA KATARZYNA
317 CONCORD ST
ALPHARETTA GA 30009

PAULETTE P SIMPSON REVOCABLE TRUST
THE
113 MEETING ST
ALPHARETTA GA 30009

JOYCE JOHN CURTIS
105 MEETING ST
ALPHARETTA GA 30009

PARKER BLAIR C
306 CONCORD ST
ALPHARETTA GA 30009

WECONNECT LLC
398 CONCORD ST
ALPHARETTA GA 30009

BAILEY EILEEN A
213 S HARRISON ST
PRINCETON NJ 08540

MOORE DENISE MARIE & DAREN E
304 CONCORD ST
ALPHARETTA GA 30009

WEIS EDWARD H & ELAINE JOYCE
400 CONCORD ST
ALPHARETTA GA 30009

BONDUR RICHARD D & SUSAN M
12155 DANCLIFF TRCE
ALPHARETTA GA 30009

COCHRAN FAMILY JOINT REVOCABLE TRU
ST
302 CONCORD ST
ALPHARETTA GA 30009

ANNAPRAGADA SUBRAMANYARAVI & PADMA
VATHI
402 CONCORD ST
ALPHARETTA GA 30009

ROEMER SIDNEY & ADELE J
12175 DANCLIFF TRCE
ALPHARETTA GA 30009

GONZALEZ VIRGINIA ANN & CARLOS M
233 THOMPSON ST
ALPHARETTA GA 30009

FOUNDRY NEIGHBORHOOD ASSOCIATION I
NC
675 PACES FERRY RD SE STE 125
ATLANTA GA 30339

GODDWIN ANDREW J III & SANDRA G
12140 DANCLIFF TRC
ALPHARETTA GA 30009

JAMES TONYA & JAMES NEIL
229 THOMPSON ST
ALPHARETTA GA 30009

STEVEN & SHELLY SHIFFMAN REVOCABLE
TRUST THE
376 CONCORD ST
ALPHARETTA GA 30009

GREEN PATRICE H
12150 DANCLIFF TRC
ALPHARETTA GA 30009-8730

GILLMAN EDWARD
225 THOMPSON ST
ALPHARETTA GA 30009

LATHAM KIMBERLY J
378 CONCORD ST
ALPHARETTA GA 30009

SAUERTEIG JAIME E & IRENE
12160 DANCLIFF TRCE
ALPHARETTA GA 30009

DEROSE LAWRENCE & DEROSE DEBRA
221 THOMPSON ST
ALPHARETTA GA 30009

WILSON JAMES M & RISA
380 CONCORD ST
ALPHARETTA GA 30009

ROBERTON WALL KAREN K & RAINSFORD
JAMES J
12020 DANCLIFF TRC
ALPHARETTA GA 30009

LAGRASSA EILEEN E & THOMAS A JR
3705 SCHOONER RDG
ALPHARETTA GA 30005

FOUNDRY NEIGHBORHOOD ASSOCIATION I
NC
675 PACES FERRY RD SE STE 125
ATLANTA GA 30339

RICHARD JOHN F & RICHARD KAREN A
11680 DANCLIFF TRC
ALPHARETTA GA 30005

BATISTA CARLOS M & BATISTA ALMA
394 CONCORD ST
ALPHARETTA GA 30009

EA HOMES LP
5757 GLENRIDGE DR STE D350
ATLANTA GA 30328

CONTE RICHARD E & ROBERTA J
11690 DANCLIFF TRCE
ALPHARETTA GA 30009

LUXURY PROPERTIES INVESTMENT LLC
510 BROOK MANOR DR
ALPHARETTA GA 30022

MORRIS WAYNE ALAN & LAURIE ELLEN
12135 DANCLIFF TRC
ALPHARETTA GA 30009

SHAW JOHN
11700 DANCLIFF TRCE
ALPHARETTA GA 30009

ISRAEL ROBERT SOLOMON & DALE MENDE
LSON
12190 DANCLIFF TRCE
ALPHARETTA GA 30009

EA HOMES LP
5757 GLENRIDGE DR STE D 350
ATLANTA GA 30328

KING STEVEN C & STACEY VALERIO
351 CONCORD ST
ALPHARETTA GA 30009

SACHS NANCY & STEVEN
12200 DANCLIFF TRCE
ALPHARETTA GA 30009

EA HOMES LP
5757 GLENRIDGE DR SUITE D350
ATLANTA GA 30328

CINNELLA MICHAEL & DONNA
349 CONCORD ST
ALPHARETTA GA 30009

OTT STEPHEN LOUIS & CYNTHIA LOUISE
12210 DANCLIFF TRCE
ALPHARETTA GA 30009

EA HOMES LP
5757 GLENRIDGE DR STE 30328
ATLANTA GA 30328

MARTIN JEREMY D & MISTY D
313 CONCORD ST
ALPHARETTA GA 30009

KEITH A & SANDRA PHILBROOK JOINT R
EVOCABLE TRUST T
12245 DANCLIFF TRC
ALPHARETTA GA 30009

PSV LLC
P O BOX 1385
ALPHARETTA GA 30009

WHEATLEY ANNE M & TIMOTHY HENRY
323 CONCORD ST
ALPHARETTA GA 30009

STROM WALLACE & ANGELA G
12240 DANCLIFF TRC
ALPHARETTA GA 30009

PSV LLC
P O BOX 1385
ALPHARETTA GA 30009

MABRY JAMES MICHAEL & NANCY LOU
412 CONCORD ST
ALPHARETTA GA 30009

CATROPPA FRANK A & LINDA M
12250 DANCLIFF TRCE
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

GUO YUANTA & RUAN LAN
382 CONCORD ST
ALPHARETTA GA 30009

MAGLEY WILLIAM J & MARGARET J
12260 DANCLIFF TRCE
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

FERRARA DOMINICK JR & MELISSA HOLLY
414 CONCORD ST
ALPHARETTA GA 30009

LEVY WILLIAM A & LAUREN S
12270 DANCLIFF TRCE
ALPHARETTA GA 30009-8709

FRANCESCHI MARINES & CARLOS A
353 CONCORD ST
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

DRM ESTATE LLC
12570 PINDELL CIR
ALPHARETTA GA 30004

KLARIC GARY F
327 CONCORD ST
ALPHARETTA GA 30009

JAVADI GOLI & HADDADI PARVIZ
321 CONCORD ST
ALPHARETTA GA 30009

EA HOMES LP
5757 GLENRIDGE DR STE D350
ATLANTA GA 30328

PATEL NIMISHA
408 CONCORD ST
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

HOLMQUIST LARS ERIC & ANGELE VERON
IQUE
319 CONCORD ST
ALPHARETTA GA 30009

PORCELLI ANTHONY D & DEBORAH S
289 THOMPSON ST
ALPHARETTA GA 30009

AMACHER LANCE B & KELLI SMITH
310 CONCORD ST
ALPHARETTA GA 30009

GUO YUANTA & RUAN LAN
307 CONCORD ST
ALPHARETTA GA 30009

PECQUEUR ANDRE JUSTIN & FU KING FEI
285 THOMPSON ST
ALPHARETTA GA 30009

HOPPERTON MICHAEL R & LAURA S
308 CONCORD ST
ALPHARETTA GA 30009

RIGGINS BRIAN
386 CONCORD ST
ALPHARETTA GA 30009

BONDI DAVID & KATHLEEN
111 MEETING ST
ALPHARETTA GA 30009

PULTE HOME CORPORATION
2475 NORTHWINDS PKWY STE 600
ALPHARETTA GA 30009

FARMER MEGHAN & BOWLES COREY
388 CONCORD ST
ALPHARETTA GA 30009

MALCOLM FAMILY LIVING TRUST THE
281 THOMPSON ST
ALPHARETTA GA 30009

DOCTOR DAVID
300 CONCORD ST
ALPHARETTA GA 30009

NANCY ROSENBLUM TILLISON REVOCABLE
TRUST THE
420 CONCORD ST
ALPHARETTA GA 30009

ROBERT & SUSAN RUPPEL REVOCABLE LI
VING TRUST THE
261 THOMPSON ST
ALPHARETTA GA 30009

MICHAELS PHILLIP & LAURIE RENEGAR
103 MEETING ST
ALPHARETTA GA 30009

GUTIERREZ ADRIAN
315 CONCORD ST
ALPHARETTA GA 30009

265 THOMPSON STREET LLC
2660 BETHANY CHURCH RD
ALPHARETTA GA 30004-4558

MICHAELS PHILLIP
101 MEETING ST
ALPHARETTA GA 30009

ELLIS DAVID B ELLIS PAMELA
303 CONCORD ST
ALPHARETTA GA 30009

BEAM BRIAN KEITH & SONYA DENISE
257 THOMPSON ST
ALPHARETTA GA 30009

WILLIAMS KEVIN D & LISA
217 THOMPSON ST
ALPHARETTA GA 30009

WERTZ JEFFREY KENNETH & LANA M
370 CONCORD ST
ALPHARETTA GA 30009

CHAVARRIA FERNANDO & CHAVARRIA ROSA
253 THOMPSON ST
ALPHARETTA GA 30009

SMITH ROBERT BRADFORD & SMITH KRIS
TIN GABRIELLE
213 THOMPSON ST
ALPHARETTA GA 30009

LIGHT GEOFFREY & DANA
368 CONCORD ST
ALPHARETTA GA 30009

NICHOLSON ANTHONY & NICHOLSON CLAI
RE ELAINE
314 CONCORD ST
ALPHARETTA GA 30009

FARMER OCTAVIUS & RAQUEL ROBINSON
209 THOMPSON ST
ALPHARETTA GA 30009

BOYD GREGG WARREN & JOHANNA DEKKER
366 CONCORD ST
ALPHARETTA GA 30009

ADKINS MARK J & ADKINS ADRIANA
312 CONCORD ST
ALPHARETTA GA 30009

WILLIAMS ALISON
205 THOMPSON ST
ALPHARETTA GA 30009

CHARLIE FIVE LLC
623 INDIES RD
RAMROD KEY FL 33042

KOURLIAK ROMAN & NATALIYA
339 CONCORD ST
ALPHARETTA GA 30009

LIBERTY PARK VILLAGE LLC
5100 PEACHTREE PKWY STE 200
NORCROSS GA 30092

FOUNDRY NEIGHBORHOOD ASSOCIATION I
NC
2475 NORTHWINDS PKWY STE 600
MABLETON GA 30126

LIBERTY PARK VILLAGE LLC
5100 PEACHTREE PKWY STE 200
NORCROSS GA 30092

WANG XIUYING
404 CONCORD ST
ALPHARETTA GA 30009

KENNETT KELLY B & MARY H
406 CONCORD ST
ALPHARETTA GA 30009

FINDLEY DAVID T & ANN E
322 CONCORD ST
ALPHARETTA GA 30009

ADEGUN VICTOR & WILSON PAMELA
320 CONCORD ST
ALPHARETTA GA 30009

GAMBLE GEORGE B & ZHANG GAMBLE XIA
OYING
318 CONCORD ST
ALPHARETTA GA 30009

CABRERA GREG R & LISA
374 CONCORD ST
ALPHARETTA GA 30009

BOOTH MICHELE
341 CONCORD ST
ALPHARETTA GA 30009



Real Estate

View Bill

As of	4/10/2025
Bill Year	2024
Bill	2407472
Owner	SAHAR INVESTMENTS LLC
Parcel ID	12 -2704-0749-012-1

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2024	\$821.56	\$821.56	\$0.00	\$0.00	\$0.00
TOTAL		\$821.56	\$821.56	\$0.00	\$0.00	\$0.00

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Real Estate

View Bill

As of	4/10/2025
Bill Year	2024
Bill	2407973
Owner	SAHAR INVESTMENTS LLC
Parcel ID	12 -2841-0802-001-2

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2024	\$796.95	\$796.95	\$0.00	\$0.00	\$0.00
TOTAL		\$796.95	\$796.95	\$0.00	\$0.00	\$0.00

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Code Violation Search Results

272 Thompson Street
No Results

Showing 25 of 168 rows									
Type Description	Number	Tag	Status Code	Assigned To	Initiated Date	Z Location	Reference ID	created_user	
Code Enforcement-Co...	CE220057	From-SR: COM DEV RESIDE...	OPEN		2/7/2022, 9:38 AM	11980 Morning Mist Dr	53386	ARCGIS	4
Code Enforcement-Trees	CE220065	Tree Removal w/o Permit	OPEN		2/9/2022, 3:16 PM	4098 Big Creek Overlook	53475	ARCGIS	4
Code Enforcement-Co...	CE220084	Stop Work Order	OPEN		2/18/2022, 3:17 PM	905 Lake Union Hill Way	53699	ARCGIS	4
Code Enforcement-Co...	CE220097	Stop Work Order	OPEN		2/25/2022, 2:44 PM	10125 Lauren Hall Court	53844	ARCGIS	4
Code Enforcement-Co...	CE220136	From-SR: COM DEV RESIDE...	OPEN		3/15/2022, 11:36 AM	203 Pinetree Circle	54372	ARCGIS	4
Code Enforcement-Co...	CE220145	Stop Work Order	OPEN		3/17/2022, 3:59 PM	18014 Lake Union Hill Way	54486	ARCGIS	4
Code Enforcement-Co...	CE220185	STOP WORK ORDER - Rear R...	OPEN		3/30/2022, 12:15 PM	160 Clipper Bay Drive	54879	ARCGIS	4
Code Enforcement-Trees	CE220217	Tree Removal Without Permit	OPEN		4/12/2022, 3:37 PM	11600 Vista Forest Drive	55224	ARCGIS	4
Code Enforcement-Co...	CE220246	From-SR: COM DEV RESIDE...	OPEN	JODONNELL	4/22/2022, 2:05 PM	185 Lantern Ridge Ct	55510	ARCGIS	4
Code Enforcement-Trees	CE220254		OPEN		4/26/2022, 11:50 AM	200 Summerfield Drive	55568	ARCGIS	4
Code Enforcement-Co...	CE220291	Stop Work Order - Fence Viol...	OPEN	JMCADAMS	5/9/2022, 3:46 PM	325 Jayne Ellen Way	55885	ARCGIS	4
Code Enforcement-Trees	CE220309	Tree - Violation	OPEN		5/12/2022, 3:03 PM	2525 Clairview Street	55993	ARCGIS	4
Code Enforcement-Trees	CE220313	Tree Removal in excess of pe...	OPEN		5/13/2022, 11:32 AM	229 Meadow Drive	56022	ARCGIS	4
Code Enforcement-Co...	CE220355	Construction without permit ...	OPEN		5/23/2022, 2:42 PM	2005 Hembree Road	56324	ARCGIS	4
Code Enforcement-Co...	CE220361	Inoperable Vehicles/ Parking ...	OPEN		5/25/2022, 12:10 PM	345 Birch Hill Drive	56392	ARCGIS	4
Code Enforcement-Co...	CE220414	Stop Work Order	OPEN		6/9/2022, 3:48 PM	1720 Bates Road	56844	ARCGIS	4
Code Enforcement-Trees	CE220418	Tree Removal w/o Permit	OPEN		6/10/2022, 2:34 PM	775 Barnesley Lane	56882	ARCGIS	4

276 Thompson Street
No Results

Showing 25 of 168 rows									
Type Description	Number	Tag	Status Code	Assigned To	Initiated Date	Z Location	Reference ID	created_user	
Code Enforcement-Co...	CE220057	From-SR: COM DEV RESIDE...	OPEN		2/7/2022, 9:38 AM	11980 Morning Mist Dr	53386	ARCGIS	4
Code Enforcement-Trees	CE220065	Tree Removal w/o Permit	OPEN		2/9/2022, 3:16 PM	4098 Big Creek Overlook	53475	ARCGIS	4
Code Enforcement-Co...	CE220084	Stop Work Order	OPEN		2/18/2022, 3:17 PM	905 Lake Union Hill Way	53699	ARCGIS	4
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Code Enforcement-Co...	CE220291	Stop Work Order - Fence Viol...	OPEN	JMCADAMS	5/9/2022, 3:46 PM	325 Jayne Ellen Way	55885	ARCGIS	4
Code Enforcement-Trees	CE220309	Tree - Violation	OPEN		5/12/2022, 3:03 PM	2525 Clairview Street	55993	ARCGIS	4
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Code Enforcement-Co...	CE220355	Construction without permit ...	OPEN		5/23/2022, 2:42 PM	2005 Hembree Road	56324	ARCGIS	4
Code Enforcement-Co...	CE220361	Inoperable Vehicles/ Parking ...	OPEN		5/25/2022, 12:10 PM	345 Birch Hill Drive	56392	ARCGIS	4
Code Enforcement-Co...	CE220414	Stop Work Order	OPEN		6/9/2022, 3:48 PM	1720 Bates Road	56844	ARCGIS	4
Code Enforcement-Trees	CE220418	Tree Removal w/o Permit	OPEN		6/10/2022, 2:34 PM	775 Barnesley Lane	56882	ARCGIS	4

J. Ethan Underwood
eunderwood@underwoodscoggins.com

May 1, 2025

CAMPAIGN DISCLOSURE

Applicant:	KAO Land Group LLC
Subject Property:	2.03 Acres Designated as Fulton County Tax Parcels: 12 270407490121 & 12 284108020012
Current Zoning:	R-12 – Agricultural District
Proposed Zoning:	DT-LW – Highway Business District
Proposed Use:	16 Single Family Dwellings (9 Detached and 7 Townhouses)
Application:	Rezoning with Variances
ROW Access:	Thompson Street
Governing Jurisdiction:	City of Alpharetta, Georgia

To Whom It May Concern:

Pursuant to Section 36-67A-3 of the Official Code of Georgia Annotated, adopted by the Georgia General Assembly, effective July 1, 1986, please be advised that as of the date of this letter, Underwood Scoggins, LLC has not given campaign contributions to local officials of the Governing Jurisdiction:

In addition, I made the following contributions through my solely owned entity, J. Ethan Underwood, P.C., a Georgia professional corporation, to the following elected officials:

- April 26, 2023 – Councilman Fergal Brady - \$500.00
- May 3, 2023 – City Councilman John Hipes - \$500.00

This letter constitutes the disclosure of campaign contributions with respect to the above-referenced application.

Sincerely,



Ethan Underwood
Attorney for Applicant

RESERVATION OF CONSTITUTIONAL AND OTHER LEGAL RIGHTS

Applicant:	KAO Land Group LLC
Subject Property:	2.03 Acres Designated as Fulton County Tax Parcels: 12 270407490121 & 12 284108020012
Current Zoning:	R-12 – Agricultural District
Proposed Zoning:	DT-LW – Highway Business District
Proposed Use:	16 Single Family Dwellings (9 Detached and 7 Townhouses)
Application:	Rezoning with Variances
ROW Access:	Thompson Street
Governing Jurisdiction:	City of Alpharetta, Georgia

This Reservation of Constitutional and Other Legal Rights (“the Reservation”) is intended to supplement and form a part of the land use application (including any request for zoning, conditional use permit, site plan approval, and variances) (collectively, the “Application”) of the Applicant and the owners of the Subject Property (collectively, the “Owner”) and to put the Governing Jurisdiction on notice of the Applicant’s assertion of its constitutional and legal rights.

The Applicant has filed a timely application, has provided all required information and has submitted the appropriate application fees. The Application meets all judicial and statutory requirements for approval.

The Applicant objects to the standing of any opponents who are not owners of land adjoining the Subject Property and to the consideration by the Governing Jurisdiction of testimony or evidence presented by any party without standing in making its decision regarding the Application. The Applicant also objects to the consideration of testimony or evidence that is hearsay, violates any applicable rules of procedure or evidence, or that is presented by any party who fails to comply with notice and campaign disclosure requirements.

The Current Zoning (and/or zoning conditions) of the Subject Property is unconstitutional and deprives the Subject Property and all viable economic use thereof. The Proposed Use is the only viable economic use of the Subject Property, and the Governing Jurisdiction has deemed this Application necessary to allow the Proposed Use. As such, the Applicant and Owner file this Application for the purpose of changing the Current Zoning (and/or zoning conditions and requesting variances) to facilitate the Proposed Use, and to exhaust administrative remedies in the event the Application is denied. As such, the filing of this application is not an admission of the need for any such approval of the Applicant’s right to develop the property. The Applicant and Owner reserve the right to challenge the Current Zoning and any zoning conditions and other restrictions affecting the Subject Property.

Denial of the Application or approval of the Application in any form that is different than as requested by the Applicant will impose a disproportionate hardship on the Applicant and Owner of the Subject Property without benefiting any surrounding property owners. There is no reasonable use of the Subject Property

other than as proposed by the Application and no resulting benefit to the public from denial of or modification to the Application.

Any provisions in the applicable land use, subdivision, and /or zoning ordinances (collectively the “Zoning Ordinance”) that classify, or may classify, the Subject Property into any of the non-requested zoning or use classifications, including the Proposed Zoning District and Proposed Use at a density or intensity less than that requested by the Applicant, are unconstitutional in that they constitute a taking of the Applicant’s and Owner’s property rights without first paying fair, adequate, and just compensation for such rights in violation of Article I, Section III, Paragraph I of the Georgia Constitution of 1983, as amended and the Fifth and Fourteenth Amendments to the Constitution of the United States.

The Subject Property is suitable for development as proposed in the Application and it is not suitable for development under any other zoning classification, use, or at a density or intensity less than that requested by the Applicant. Failure to approve the Application as requested by the Applicant would be an unreasonable application of local land use authority, which bears no relationship to the public health, safety, morality or general welfare of the public and would constitute an arbitrary and capricious abuse of discretion in violation of Article I, Section I, Paragraph I of the Georgia Constitution of 1983, as amended and the Due Process Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States.

A refusal by the Governing Jurisdiction to approve the Application as requested by the Applicant will prohibit the only viable economic use of the Subject Property, will be unconstitutional and will discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and Owner and the owners of similarly situated properties in violation of Article I, Section I, Paragraph II of the Georgia Constitution of 1983, as amended, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Governing Jurisdiction to approve the Application as requested by the Applicant without the consent of persons elected to the governing body of the Governing Jurisdiction will amount to an unlawful delegation of the Governing Jurisdiction’s authority, in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution of 1983, as amended.

Furthermore, the Governing Jurisdiction cannot lawfully impose more restrictive standards on the Subject Property’s development than are presently set forth in the Zoning Ordinance. Any conditions or other restrictions imposed on the Subject Property without the consent of the Applicant and Owner that do not serve to reasonably ameliorate the negative impacts of the development are invalid and void. The imposition of improvements or design requirements unnecessary to facilitate the proposed development constitute an illegal impact fee, an unconstitutional condemnation, or both. As such, the Applicant and Owner reserve the right to challenge any such conditions, restrictions, or design requirements.

The Applicant and Owner assert that each has expended substantial sums and significantly changed its economic position in reliance upon versions of the Zoning Ordinance that allow the development of the Subject Property as proposed by the Applicant. As such, the Applicant has acquired vested rights to develop the property and the filing of this Application shall not constitute a waiver of those vested rights.

Finally, the Applicant and Owner assert that the current Zoning Ordinance, Character Area Map, Future Development Map and Comprehensive Plan were not adopted in compliance with the laws or constitutions of the State of Georgia or of the United States, and a denial of the Applicant's request based upon provisions illegally adopted will deprive the Applicant and Owner of due process under the law.

By filing this Reservation, the Applicant reserves all rights and remedies available to it under the United States Constitution, the Georgia Constitution, all applicable federal, state, and local laws and ordinances, and in equity.

The Applicant and Owner respectfully request that the Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. This Reservation forms an integral part of the Application, and we ask that this Reservation be included with the Applicant's other Application materials. The Applicant and Owner reserve the right to amend and supplement this Reservation at any time.

Sincerely,



Ethan Underwood
Attorney for Applicant



LETTER OF INTENT

Applicant:	KAO Land Group LLC
Subject Property:	2.03 Acres Designated as Fulton County Tax Parcels: 12 270407490121 & 12 284108020012
Current Zoning:	R-12 – Agricultural District
Proposed Zoning:	DT-LW – Highway Business District
Proposed Use:	16 Single Family Dwellings (9 Detached and 7 Townhouses)
Application:	Rezoning with Variances
ROW Access:	Thompson Street
Governing Jurisdiction:	City of Alpharetta, Georgia

This Letter of Intent is intended to comply with the application procedures established by The City of Alpharetta, Georgia for submittal of land use applications, as required by the City of Alpharetta Unified Development Code (the “UDC”), City of Alpharetta Public Hearing Application Requirements, and other City of Alpharetta Ordinances and Standards.

The Applicant has submitted contemporaneously with this Letter of Intent the Public Hearing Application package for a variance, as may be amended (the “Application”). With regard to any zoning, conditional use permit, and variances requested in the Application (as applicable), the Applicant incorporates all statements made in the Public Hearing Application as part of this Letter of Intent.

Specifically, the Applicant requests the following:

- a) **Rezone the Subject Property from R-12 to DT-LW.**
 - 1) **UDC § 3.5.2(B); UDC Appendix A "Local Street Residential"; & Alpharetta Downtown Code § 2.3.3(G) – Variance to reduce minimum right-of-way width from 50 ft. to 40 ft.**
 - 2) **Alpharetta Downtown Code § 2.4.6(B)(1) - Eliminate the requirement that off-street parking for townhouses must be accessed from alleys.**
 - 3) **Alpharetta Downtown Code § 2.4.6(C) - Eliminate the requirement that a garage facing a street be recessed a minimum distance of 20 ft. behind the front building façade.**

The Proposed Action is consistent with the Alpharetta Comprehensive Plan and the Future Land Use Map/Future Development Map. The Future Development Map shows the Subject Property in the Mixed Use Live Work land use category within the Downtown Overlay District, where the proposed DT-LW zoning category is an approved category. Up to 8 residential units per acre is allowed in the DT-LW zoning category, and the Proposal calls for 7.88 units per acre.

This Proposed Action to rezone to DT-LW for 9 single-family dwellings, plus 7 townhouses on 2.03 acres is compatible with the surrounding properties because the surrounding properties are also zoned for residential development. The Future Development Map shows the Subject Property in the Mixed Use Live Work category within the Downtown Overlay District, where the DT-LW zoning classification is an appropriate category. The adjacent properties to the west, south, and east are in the Mixed Use Live Work category as well, and the adjacent property to the north is in the Medium Density Residential category. The Proposal to rezone to DT-LW is therefore consistent with the medium- to high-density residential development that either already exists or is anticipated on the surrounding properties.

The Proposed Use will positively affect the use and value of the surrounding residential properties. The use of the surrounding properties will be enhanced by the interconnectivity provided to the Alpha Loop trail on the northern portion of the Subject Property and by the interconnectivity provided to the sidewalk along Thompson Street along the southern portion of the Subject Property. The value of the surrounding properties will be enhanced by the Subject Property's high-end residences and premium site design.

The impact to schools would be minimal. The number of new students that will live at the Subject Property is estimated to be approximately 12 (assuming 0.75 students per residence) spread across all grades. With regard to public utilities, sanitary sewer, water, natural gas, electricity and cable are available to the Subject Property. The impact on public utilities will be in keeping with growth projected by utility providers.

The increase to population if the Proposal were approved would be minor: approximately 40 people (assuming 2.5 people per residence). The increase to traffic would be minor as well: approximately 98 trips per 24 hours (17 residences multiplied by 9.57 vehicle trips per residence per 24 hours equals 153 vehicle trips per 24 hours). A Trip Generation Report analyzing the projected effects of the Proposal on traffic is submitted with this Application, and incorporated by reference.

CONCLUSION

Because the Applicant's Proposal complies with all criteria appropriate for consideration for the Application, the Applicant respectfully requests that this Application, which is incorporated herein by reference, be approved as requested. The Applicant and owner reserve the right to amend and supplement this Letter of Intent at any time.

Sincerely,



Ethan Underwood
Attorney for Applicant

Traffic

USE	PROGRAM TOTAL S.F.		AM Peak Factor	Total AM Peak	PM Peak Factor	Total PM Peak	Total Trips Per Day Factor	Total Trips Per Day
Retail	0	s.f.	1.03	0	3.74	0	42.92	0
Restaurant	0	s.f.	14.62	0	19.38	0	130.34	0
Office	0	s.f.	1.56	0	1.49	0	11.01	0
Hotel	0	rooms	0.64	0	0.74	0	8.92	0
Mini-Warehouse	0	s.f.	0.28	0	0.29	0	2.50	0
Residential (Senior)	0	units	0.21	0	0.23	0	3.48	0
Residential (Multi-Family)	0	units	0.44	0	0.54	0	5.86	0
Residential (Single-Family)	16	units	0.77	12	1.02	16	9.57	153
Totals				12		16		153

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OR PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Jerry D. Wood
 Jerry D. Wood GA RLS# 2999

4-11-2025
 Date

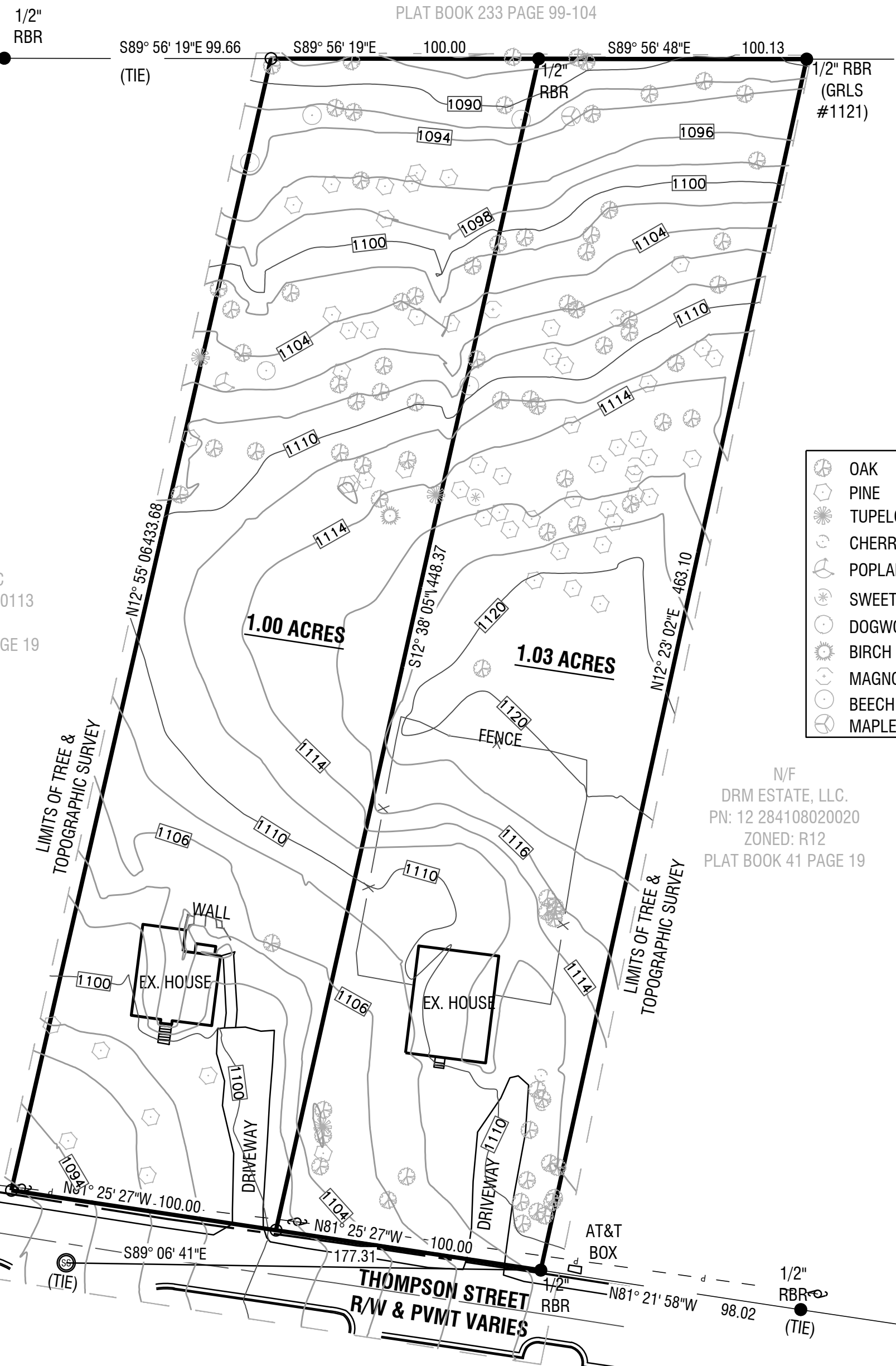


**Land Surveying
 Civil Engineering
 Civil Contracting**

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

Clerk of Superior Court Filing Information

N/F
 ACADEMY PARK NEIGHBORHOOD
 ASSOCIATION, INC.
 PN: 22 514212670503
 ZONED: R4A
 PLAT BOOK 233 PAGE 99-104



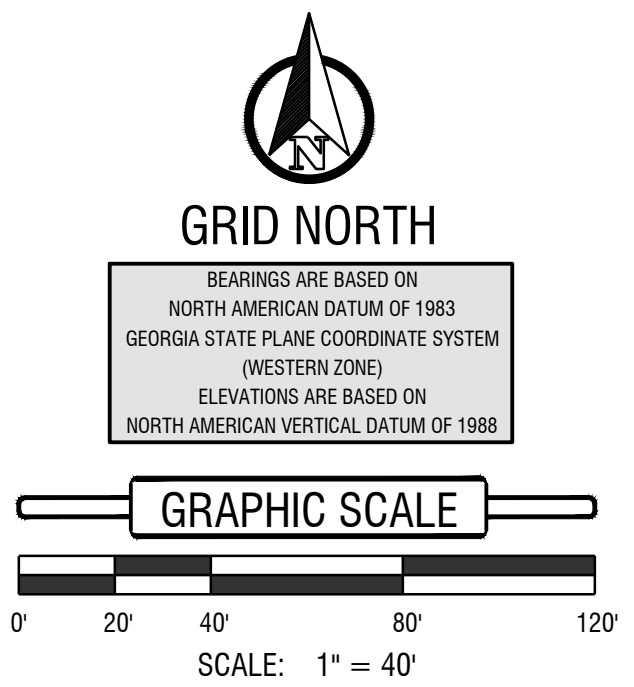
- OAK
- PINE
- TUPELO
- CHERRY
- POPLAR
- SWEETGUM
- DOGWOOD
- BIRCH
- MAGNOLIA
- BEECH
- MAPLE

PROJECT DATA

- TOTAL PROJECT ACREAGE: 2.03 ACRES
 PARCEL # 12 270407490121: 1.00 ACRES
 PARCEL # 12 284108020012: 1.03 ACRES
- TAX PARCEL #:
 272 THOMPSON STREET: 12 270407490121
 276 THOMPSON STREET: 12 284108020012
- FLOOD PLAIN: NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13121C0058F, DATED SEPTEMBER 18, 2013.
- CURRENT ZONING: R12
- UNDERGROUND UTILITY SERVICES SUCH AS ELECTRIC, WATER, GAS, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST AND MAY OR MAY NOT BE SHOWN HEREON.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
- PLAT AND DEED REFERENCES:
 P.B. 41, PG. 19
 P.B. 233, PG. 99-104
 P.B. 249, PG. 57-61

N/F
 DRM ESTATE, LLC.
 PN: 12 284108020020
 ZONED: R12
 PLAT BOOK 41 PAGE 19

N/F
 CUBIT III, LLC
 PN: 12 270407490113
 ZONED: R12
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MONUMENTATION LEGEND

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

PLAT ABBREVIATIONS

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

TREE, TOPOGRAPHIC & BOUNDARY SURVEY FOR:
272 SEED THOMPSON, LLC.

272 & 276 THOMPSON STREET
 LAND LOT 749,
 1st DISTRICT, 2nd SECTION
 FULTON COUNTY, GEORGIA

REVISIONS

CHANGES	DATE

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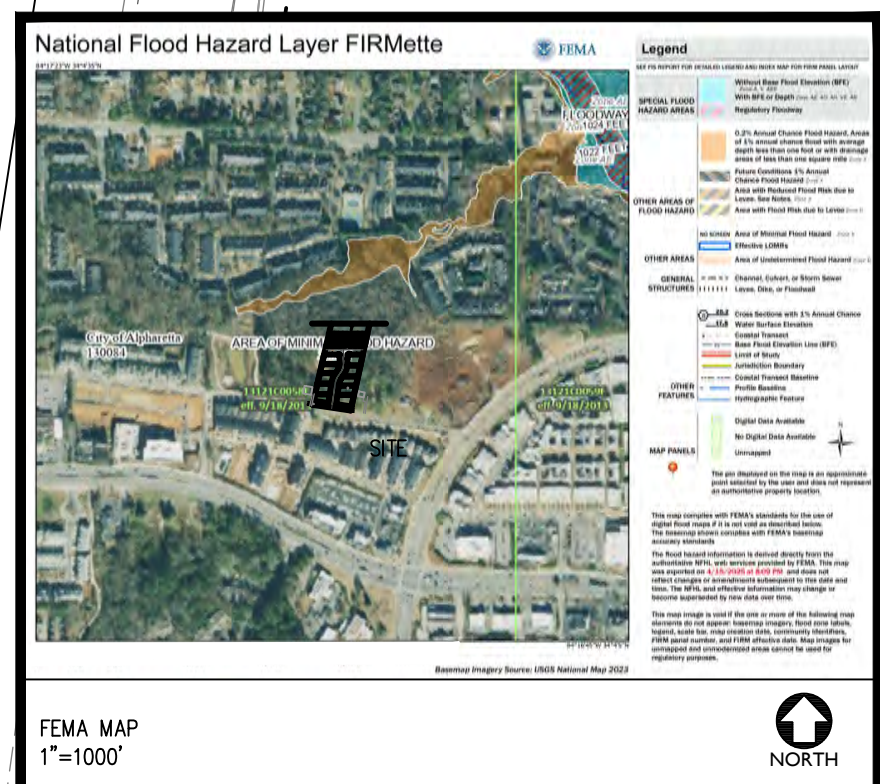
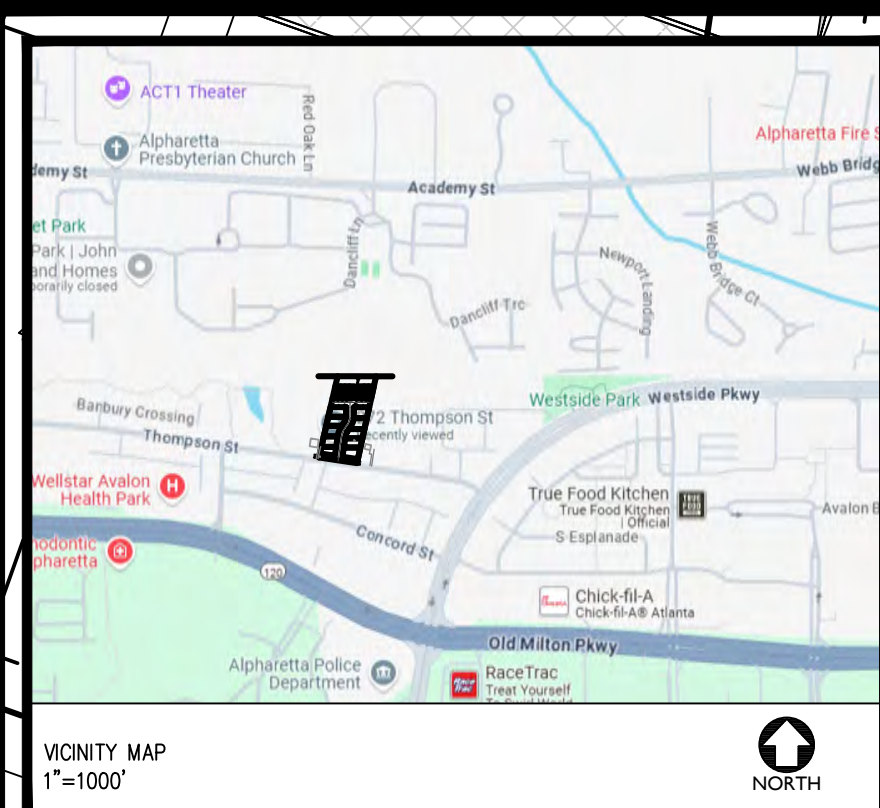
DATE
 4-11-2025

PROJECT
 25-100



TREE, TOPOGRAPHIC & BOUNDARY SURVEY

FILE NAME: Z:\Project\050505\Project\25-100_Thompson Street Topo\272 Thompson Street Loh-fing LAST SAVED BY: Ruff Allen 4/11/2025 12:13 PM PLOTTED BY: Ruff Allen 4/11/2025 PAPER: ANSI FULL BLEED C (22.00 X 17.00 INCHES) DEVICES: DWG TO PDF.PCS PLOT STYLE: USE THIS ONE.CCTB



NOTES:

1. THERE ARE NO WETLANDS LOCATED ON THE PROPERTY.
2. STORMWATER MANAGEMENT WILL BE HANDLED UNDERGROUND BENEATH THE PROPOSED AMENITY.
3. THERE IS NO FEMA FLOODPLAIN LOCATED ON THE PROPERTY.

N/F
 CURBIT III, LLC
 P.N.: 12
 Z70407490113
 ZONED: R12
 PLAT BOOK: 41 PAGE
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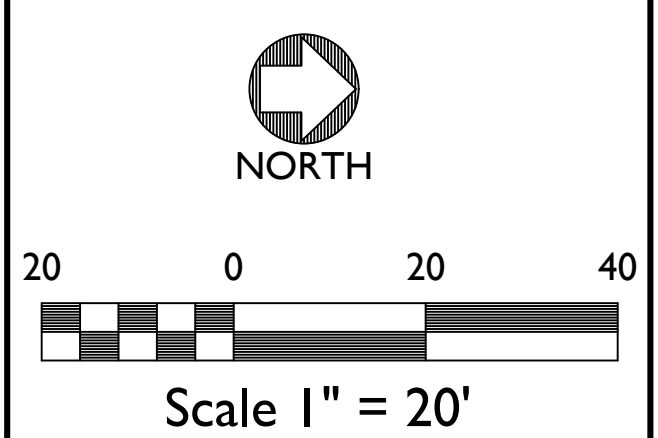
Element Description
Key and/or legend and site location map with North arrow
Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning.
Acres of the subject property.
Location of land lot lines and identification of land lots.
Existing, proposed, new dedicated, and future reserved rights-of-way of all streets, roads, and rail lines adjacent to and on the subject property.
Proposed streets on the subject site.
Current zoning of the subject site and adjoining properties.
Existing buildings (with square footages, heights, and stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property.
Location of proposed buildings with square footages, heights, and stories.
Layout and minimum lot size of proposed single-family residential lots.
Topography of subject site.
Required and proposed setbacks.
100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps.
Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed.
Tree lines, woodlands, significant trees with critical root zones (1.3 x trunk diameter), and open fields on subject site.
Required and proposed parking spaces, loading, and unloading facilities.
Lakes, streams, and other waters on the site and associated buffers. Wetlands shown on GIS maps or survey.
Proposed stormwater management facilities.
Entrance distance profile assuming the driver's eye at a height of 3.5 feet.
Existing driveways located within 150 feet of the subject property on adjacent or nearby parcels (including those parcels on the opposite side of a public street).
Proposed access driveways and the available intersection sight distance (according to AASHTO Green Book).

SITE DATA	
OWNER(S):	Sahar Investment, LLC 8270 Shady Lane Cumming, GA 30041
PARCEL ID LOT 13:	No. 12 270407490113
PARCEL ID LOT 14:	No. 12 284106020012
LAND LOT:	749 & 802
DISTRICT:	31 District
SECTION:	2nd
TOTAL SITE AREA:	2.03 AC
ZONING:	R-12
CURRENT ZONING:	DT-LW
PROPOSED ZONING:	Mixed Use Live-Work
PERFORMANCE STANDARDS	
TOTAL PROPOSED UNITS:	6 Townhomes 9 Detached Houses 1.88 un/fc
PROPOSED DENSITY	
MAXIMUM HEIGHT OF STRUCTURE:	40'
PROPOSED HEIGHT OF STRUCTURE:	40'
MINIMUM TOWNHOME LOT AREA:	800 SF, 20' width
MINIMUM DETACHED HOUSE LOT AREA:	2,500 SF, 25' width
MINIMUM UNIT WIDTH:	20 FT
MAXIMUM BUILDING COVERAGE:	70%
ACTUAL BUILDING COVERAGE:	70%
MINIMUM LANDSCAPE OPEN SPACE:	N/A
ACTUAL LANDSCAPE OPEN SPACE:	15.84%
MINIMUM AMENITY SPACE REQUIRED:	10% OF SITE
PROPOSED AMENITY SPACE:	15.84%
MAXIMUM IMPERVIOUS SURFACE:	70%
PROPOSED IMPERVIOUS SURFACE:	59.25%
FLOOR PLAN:	10'
MINIMUM FRONT YARD (FROM STREETS INTERIOR TO THE DEVELOPMENT)	10'
MINIMUM FRONT YARD (FROM EXTERIOR ROADWAYS):	10'
MINIMUM SIDE YARD:	0'
MINIMUM SIDE YARD-INTERIOR:	10' BETWEEN STRUCTURES
MINIMUM REAR YARD:	10'
ALLEY:	10'
MAXIMUM UNITS IN A ROW	8
PARKING & LOADING AREAS	



VARIANCE AND ALTERNATE DESIGN REQUESTS:
 VARIANCES:
 1) MDC § 15-2-15, LDC Appendix A, Typical Street Roadway, & Alpharetta Government Code § 2.3.3(G). We have to reduce maximum right-of-way width from 50 ft. to 45 ft.
 2) Alpharetta Government Code § 2.4.6(B)(1) - Elevation of the requirement that all street parking for townhomes must be assessed from 20 ft.
 3) Alpharetta Government Code § 2.4.6(2) - Elevation of the requirement that a garage facing a street be received a minimum distance of 20 ft. behind the front building facade.

N/F
 CURBIT III, LLC
 P.N.: 12
 Z70407490113
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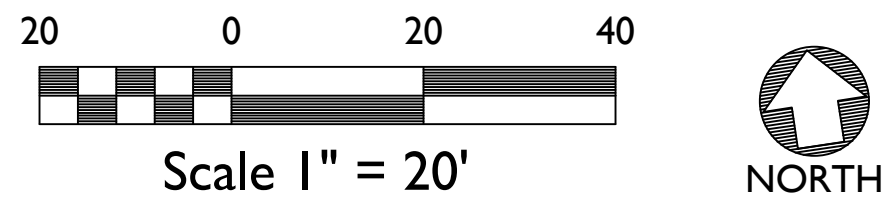
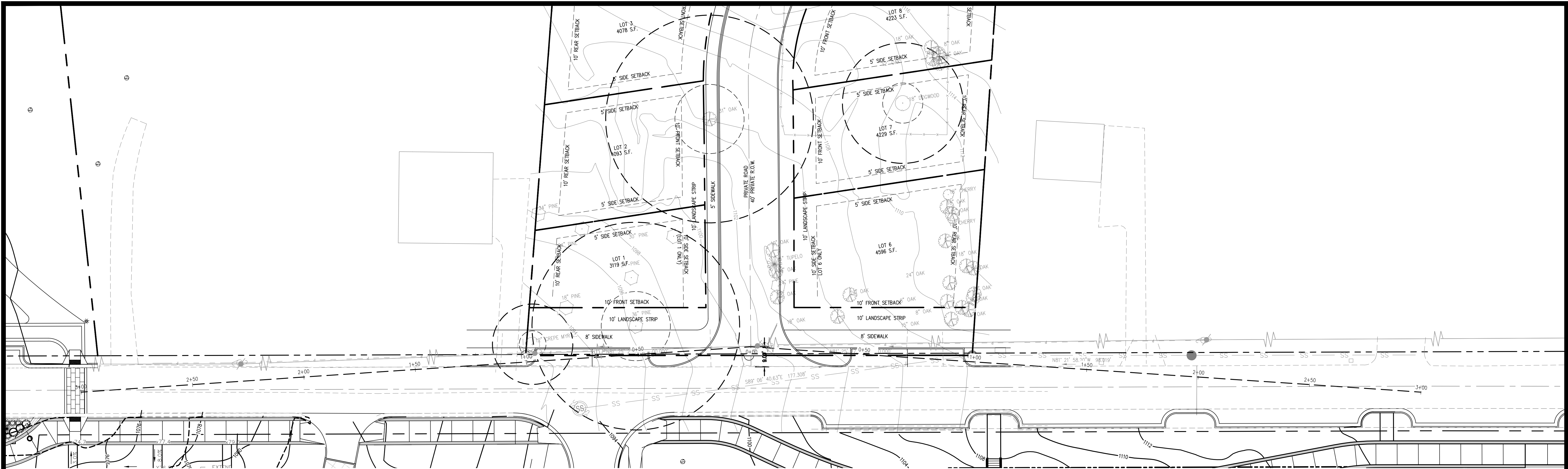


PRELIMINARY SITE PLAN

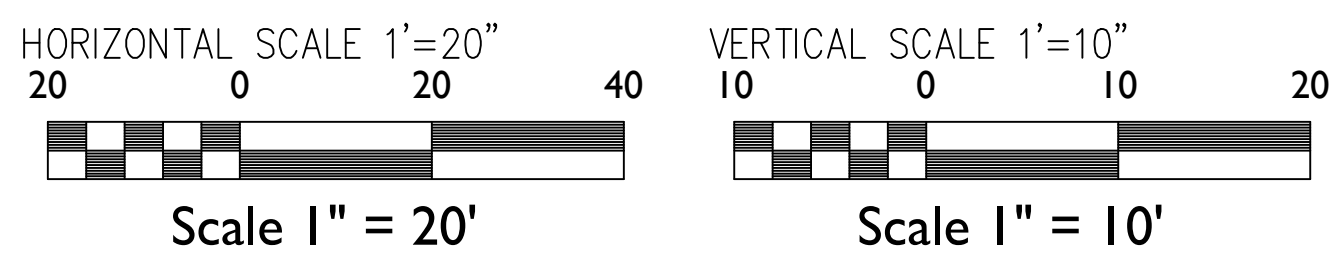
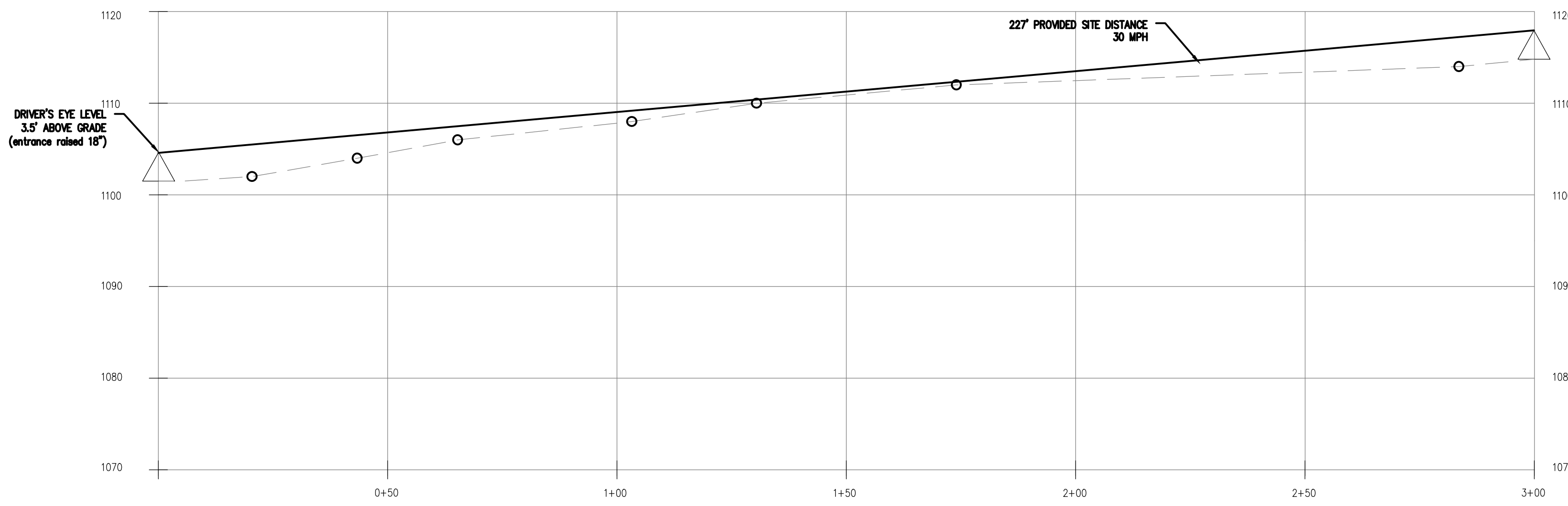
THOMPSON STREET

ALPHARETTA, GEORGIA

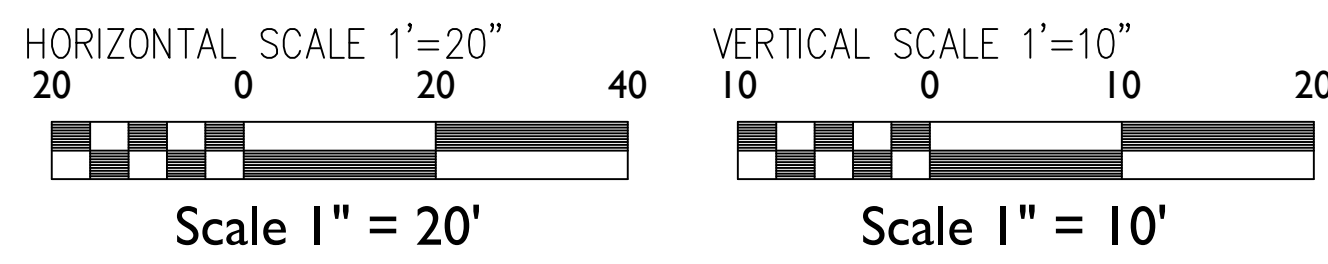
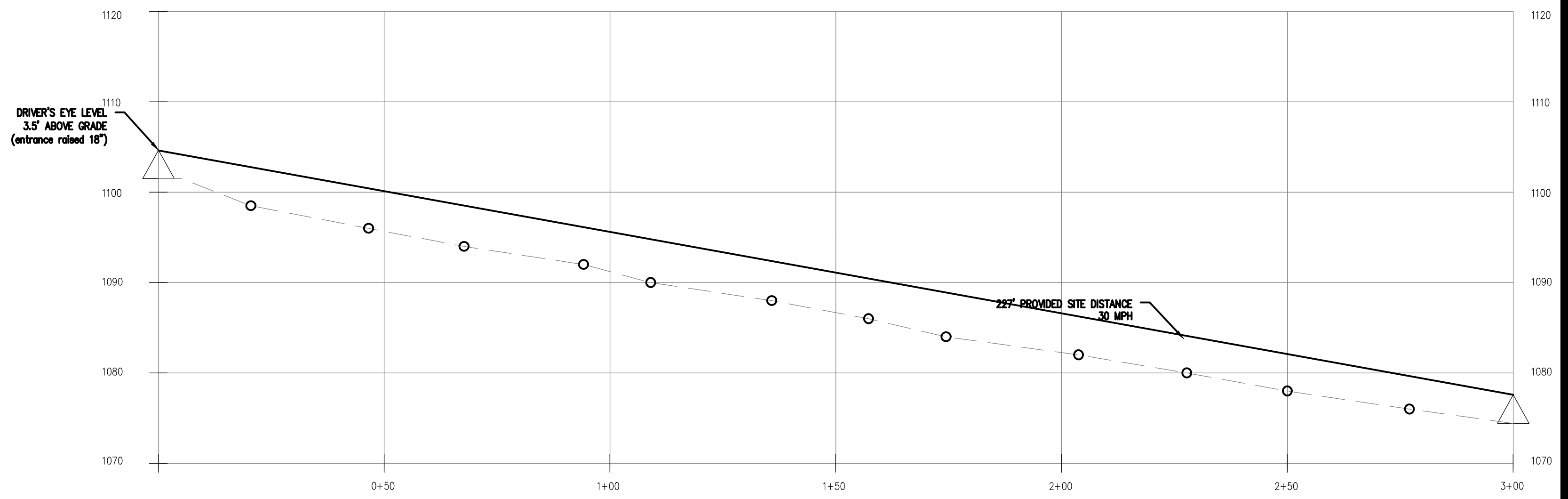
PROJECT INFORMATION
PROJECT NO.: 25-5206
DATE: 5/11/2025
SCALE: 1" = 20'
FILE NAME: AEC-PRELIM TITLEBLOCK.dwg
DESIGN/DRAWN: SLR/PLG



SITE DISTANCE PROFILE (LEFT)



SITE DISTANCE PROFILE (RIGHT)



SITE DISTANCE PROFILE

THOMPSON STREET

ALPHARETTA, GEORGIA

PROJECT INFORMATION	
PROJECT NO.:	25-5206
DATE:	05/1/2025
SCALE:	1" = 20'
FILE NAME:	AEC-PRELIM TITLEBLOCK.dwg
DESIGN/DRAWN:	SLR/PLG

SPECIMEN TREE REPORT

CITY OF ALPHARETTA

Client

AEC

Address

272 & 276 Thompson St



Project

25021

Survey Date

4/18/2025

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



Canopy
Consultants
www.canopy-consultants.com
404.858.7471

272 & 276 Thompson St

Specimen Tree Inventory

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

Flowering Understory trees over 8" DBH

Sourwood trees over 10" DBH

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

Magnolia trees over 20" DBH

Cedrus and Thuja trees over 20" DBH

Overstory Hardwood over 24" DBH

Poplars and Sweetgums trees over 30" DBH

Pine trees over 30" DBH

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

Life expectancy less than 15 years

A trunk with visible decay

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

Major insect or pathological problems

Landscape Tree Inventory

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

Site Location

The site is an assemblage of two properties on Thompson St. Both properties are 1 acre single family lots. There are trees directly around the houses and then an open rear yard that transitions into a wooded area. The woodlands are mostly Oaks, Sweetgums, Poplars and Pines. There are some small diameter understory sourwoods towards the rear of the parcels.



272 & 276 Thompson St

Definitions

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

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

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

Condition:

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

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

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

Dead: Tree has no bud or leaf production. All limbs are barren and rot is visible.

Invasive: Tree species whose native range is not within the Piedmont classification.

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



272 & 276 Thompson St

Specimen Tree Report

Tag #	DBH	Species	Condition	Comment
170	12"	<i>Lagerstroemia indica</i> Crape myrtle	Good	Tree is in good health.
263	27"	<i>Quercus falcata</i> S Red Oak	Good	Tree is in good health.
264	25"	<i>Quercus falcata</i> S Red Oak	Good	Tree is in good health.
265	37"	<i>Liriodendron tulipifera</i> Poplar	Good	Tree is in good health.
266	33"	<i>Liriodendron tulipifera</i> Poplar	Good	Tree is in good health.
2417	31"	<i>Pinus Taeda</i> Loblolly Pine	Good	Tree is in good health.
2418	31"	<i>Quercus nigra</i> Water Oak	Good	Tree is in good health.
2419	46"	<i>Liriodendron tulipifera</i> Poplar	Poor	Poor 1: Split with included bark. Pic 1
2420	33"	<i>Liriodendron tulipifera</i> Poplar	Good	Tree is in good health.
2421	18"	<i>Cornus florida</i> Dogwood	Good	Tree is in good health.

Total Specimen Sized Trees: 9

Good Condition: 8

Fair Condition: 0

Poor Condition: 1



272 & 276 Thompson St



**Pic # 1: Split with included bark.
Poor #1**



272 & 276 Thompson St

Tree of Quality Report

Tag #	DBH	Species	Condition	Comment
TOQ 1	8"	<i>Quercus alba</i> White Oak	Good	Tree is in good health.
TOQ 2	8"	<i>Carya tomentosa</i> Hickory	Good	Tree is in good health.

Tree of Quality Summary: Two trees located at the center of the property.

Landscape Tree Report

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

Boundary Tree Report

Boundary Tree Summary: Waiting on survey crew to finalize drawings showing boundary trees. There are large Poplars, Sweetgums, Oaks and Pines along all 3 property lines.



272 & 276 Thompson St

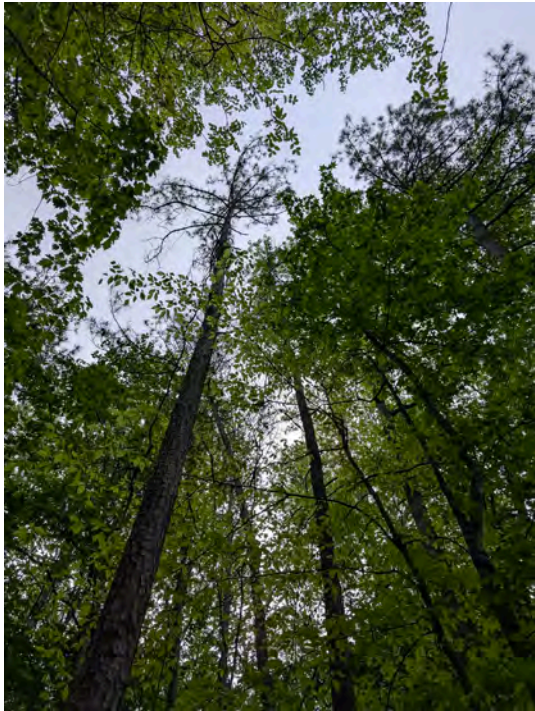
DDH Tree Report

TAG #	DBH	Species	Comment
DDH 1	10"	<i>Pinus Taeda</i> Loblolly Pine	Dead. Pic 1
DDH 2	18"	<i>Liquidambar styraciflua</i> Sweetgum	Split with included bark. Pic 2
DHH 3	29"	<i>Liriodendron tulipifera</i> Poplar	15 lean with heave. Pic 3
DDH 4	8"	<i>Pinus Taeda</i> Loblolly Pine	Dead. Pic 4
DDH 5	27"	<i>Liquidambar styraciflua</i> Sweetgum	Split with included bark. Pic 5

DDH Tree Summary: Five undersized trees on site. Dead Pines, Lean and splits.



272 & 276 Thompson St



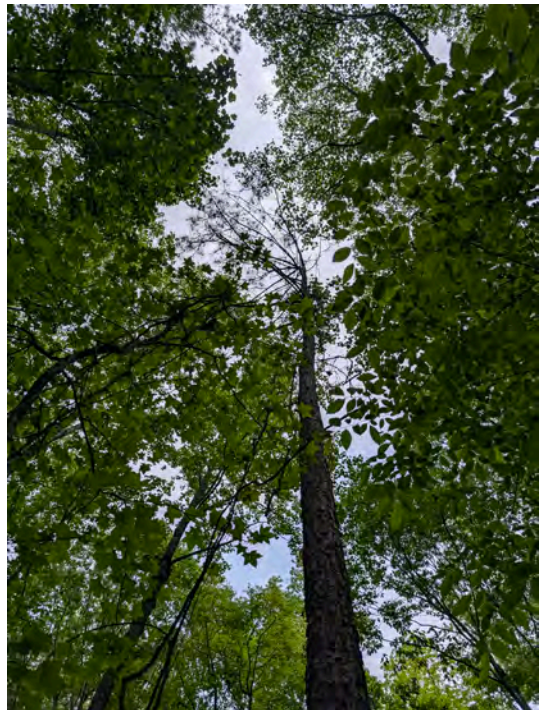
Pic # 1: Dead. Poor #1



**Pic # 2: Split with included bark.
Poor #2**



**Pic # 3: 15 degree lean with heave.
Poor #3**



**Pic # 4: Dead.
Poor #4**



272 & 276 Thompson St



**Pic # 5: Split with included bark.
Poor #5**





THOMPSON STREET
FRONT ELEVATION



272 and 276 Thompson Street
April 24, 2025





ELEVATION D - RIGHT SIDE ELEVATION



272 and 276 Thompson Street
April 24, 2025





3 UNIT TOWNHOME
ALPHA LOOP ELEVATION



272 and 276 Thompson Street
April 24, 2025



272 & 276 Thompson Street
Alpharetta, Georgia
06/10/2025

3 Elevation Styles: Tudor Eclectic, Queen Anne, Stick Style

Architectural Design Styles

Single Family Elevations

Elevations vary between 3 main styles, Tudor Eclectic, Queen Anne, and Stick Style architecture. It is intended to blend the classic details of each style with architecture found throughout Alpharetta.

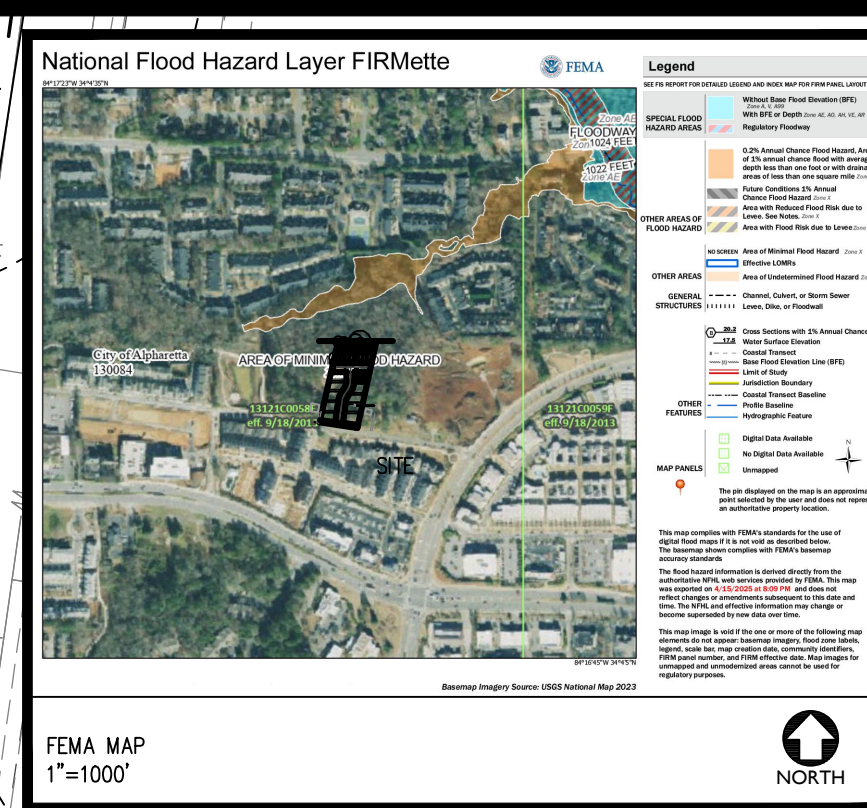
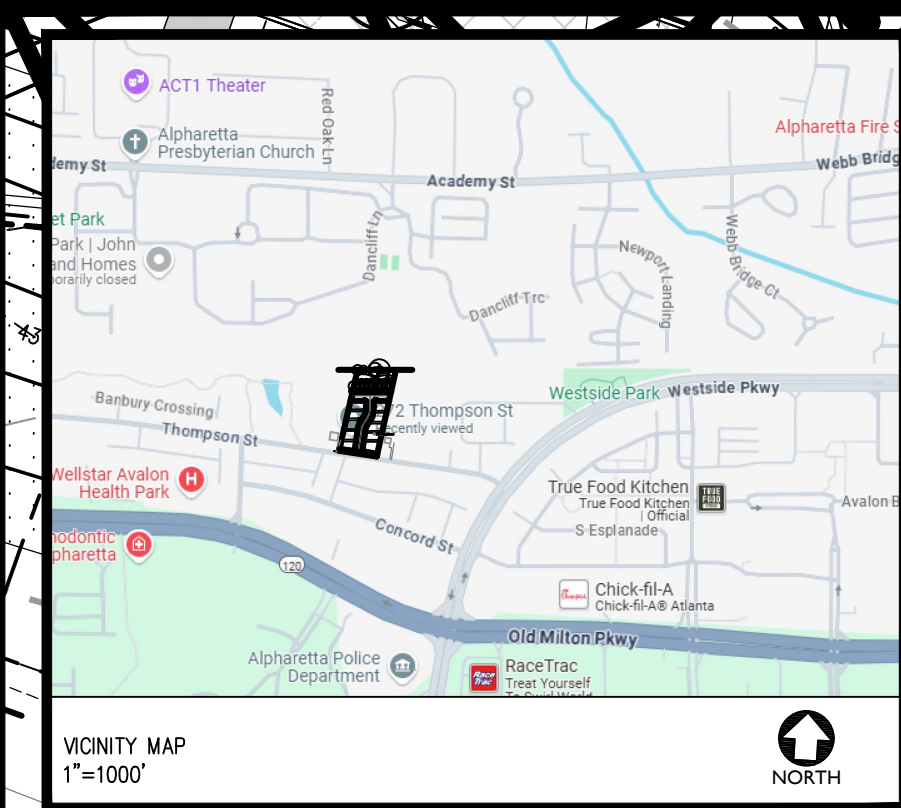
Tudor Eclectic elevations will include prominent front-facing gables with steep pitches, masonry, timber window headers on some elevations, and the typical tall narrow multi paned windows of the Tudor style. Queen Anne style elevations will include timeless details with pitched gables and cross gables, hipped main roof, horizontal siding with decorative siding accents in gables and front porches with decorative brackets. Stick style elevations will include classic details of added trim at horizontal and shingle siding, larger overhangs and large gables with bracket accents and front porches. It is intended these details will be used in different ways throughout the community.

Townhome Elevations

Elevations will be predominately Tudor Eclectic with each unit defined by unique window locations and front stoop styling. The architecture for the Townhomes will wrap on all 4 sides to give the look of a cohesive overall building.

Overall Approach to Alpharetta Design Guidelines

Unique elevations are proposed for each of the 9 single family lots. The side elevations facing Thompson Street will be enhanced to offer more interest, including chimneys and additional design elements to increase the overall appeal of the views from Thompson Street. All elevations of the Townhomes will wrap the front elevation's architecture to the sides and rear with appropriate detailing and materials. The Alpha Loop facing townhome elevations will have garden walls with gates for yard access and indoor-outdoor connections.



- NOTES:**
1. THERE ARE NO WETLANDS LOCATED ON THE PROPERTY.
 2. STORMWATER MANAGEMENT WILL BE HANDLED UNDERGROUND BENEATH THE PROPOSED AMENITY.
 3. THERE IS NO FEMA FLOODPLAIN LOCATED ON THE PROPERTY.

- CITY OF ALPHARETTA NOTES:**
1. THIS PROPERTY IS LOCATED IN THE DOWNTOWN OVERLAY AND THE DESIGN, AMENITIES, AND PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE CITY'S THOMPSON STREETScape STANDARDS.
 2. THE MAIL KIOSK SHALL COMPLY WITH USPS NATIONAL DELIVERY PLANNING STANDARDS PER USPS GROWTH MANAGER APPROVALS.
 3. ALL DRIVEWAYS SHALL BE AT LEAST 18' IN LENGTH.
 4. RESIDENTIAL ON STREET SHALL MEET MINIMUM STANDARDS PER THE CITY OF ALPHARETTA'S UNIFIED DEVELOPMENT CODE.
 5. TOWNHOMES SHALL MEET THE 40' MAX HEIGHT.
 6. THERE SHALL BE NO DIRECT ACCESS TO THOMPSON STREET FOR ANY INDIVIDUAL LOT.

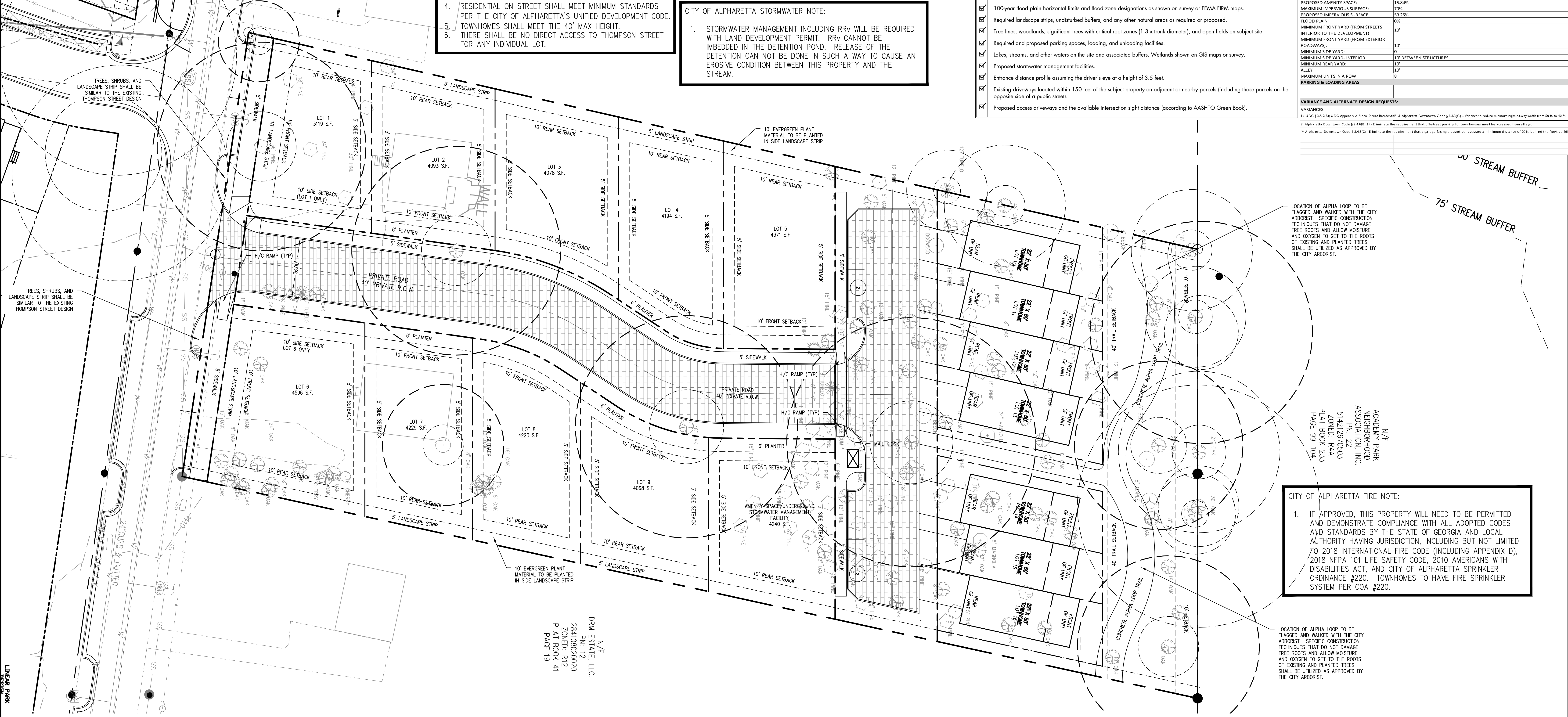
- CITY OF ALPHARETTA ARBORIST NOTES:**
1. PLANTER STRIP SHALL BE PLANTED WITH ORNAMENTAL GRASSES AND SHRUBS NOT TURF GRASS.
 2. FRONT YARDS OF DETACHED HOMES SHALL BE PLANTED TO REFLECT A TYPICAL RESIDENTIAL FRONT YARD WITH APPROPRIATELY SIZED TREES AND SHRUBS.
 3. ON SITE AND OFF SITE PARALLEL PARKING SHALL HAVE A SHADE TREE PLANTED AT EACH END.
 4. LARGER TREES SHALL BE PLANTED BETWEEN THE TOWNHOME BUILDINGS.

N/F
 CURBIT III, LLC
 P.N.: 12
 270407490113
 ZONED: R12
 PLAT BOOK 41 PAGE 19

- CITY OF ALPHARETTA STORMWATER NOTE:**
1. STORMWATER MANAGEMENT INCLUDING RRv WILL BE REQUIRED WITH LAND DEVELOPMENT PERMIT. RRv CANNOT BE IMBEDDED IN THE DETENTION POND. RELEASE OF THE DETENTION CAN NOT BE DONE IN SUCH A WAY TO CAUSE AN EROSION CONDITION BETWEEN THIS PROPERTY AND THE STREAM.

Element Description	
Key and/or legend and site location map with North arrow	
Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning.	
Acres of the subject property.	
Location of land lot lines and identification of land lots.	
Existing, proposed, new dedicated, and future reserved rights-of-way of all streets, roads, and rail lines adjacent to and on the subject property.	
Proposed streets on the subject site.	
Current zoning of the subject site and adjoining properties.	
Existing buildings (with square footages, heights, and stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property.	
Location of proposed buildings with square footages, heights, and stories.	
Layout and minimum lot size of proposed single-family residential lots.	
Topography of subject site.	
Required and proposed setbacks.	
100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps.	
Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed.	
Tree lines, woodlands, significant trees with critical root zones (1.3 x trunk diameter), and open fields on subject site.	
Required and proposed parking spaces, loading, and unloading facilities.	
Lakes, streams, and other waters on the site and associated buffers. Wetlands shown on GIS maps or survey.	
Proposed stormwater management facilities.	
Entrance distance profile assuming the driver's eye at a height of 3.5 feet.	
Existing driveways located within 150 feet of the subject property on adjacent or nearby parcels (including those parcels on the opposite side of a public street).	
Proposed access driveways and the available intersection sight distance (according to AASHTO Green Book).	

SITE DATA	
OWNER(S):	Sabar Investment, LLC 8270 Rhoads Lane Cumming, GA 30041
PARCEL ID LOT 13:	No. 12 270407490121
PARCEL ID LOT 14:	No. 12 284400000012
LAND LOT:	749 & 802
DISTRICT:	1st District
SECTION:	2nd
TOTAL SITE AREA:	2.93 AC
ZONING:	R-12
CURRENT ZONING:	DT-LW
PROPOSED ZONING:	Neighborhood Live-Work
PROPOSED USE:	
PERFORMANCE STANDARDS	
TOTAL PROPOSED UNITS:	6 Townhomes 9 Detached Houses
PROPOSED DENSITY:	2.88 units/acre
MAXIMUM HEIGHT OF STRUCTURE:	40'
PROPOSED HEIGHT OF STRUCTURE:	40'
MINIMUM TOWNHOME LOT AREA:	900 SF, 20' width
MINIMUM DETACHED HOUSE LOT AREA:	2,500 SF, 20' width
MINIMUM UNIT WIDTH:	20 FT
MAXIMUM BUILDING COVERAGE:	70%
ACTUAL BUILDING COVERAGE:	70%
MINIMUM LANDSCAPE OPEN SPACE:	N/A
ACTUAL LANDSCAPE OPEN SPACE:	15.84%
MINIMUM AMENITY SPACE REQUIRED:	10% OF SITE
PROPOSED AMENITY SPACE:	15.84%
MAXIMUM IMPERVIOUS SURFACE:	70%
PROPOSED IMPERVIOUS SURFACE:	59.25%
FLOOD PLAIN:	0%
MINIMUM FRONT YARD (FROM STREETS INTERIOR TO THE DEVELOPMENT):	10'
MINIMUM FRONT YARD (FROM EXTERIOR SIDEWAYS):	10'
MINIMUM SIDE YARD:	0'
MINIMUM SIDE YARD - INTERIOR:	10' BETWEEN STRUCTURES
MINIMUM REAR YARD:	10'
MINIMUM REAR YARD - INTERIOR:	10'
MAXIMUM UNITS IN A ROW:	8
PARKING & LOADING AREAS	
VARIANCE AND ALTERNATE DESIGN REQUESTS:	
VARIANCES:	
1) UDC §3.5.2(b), UDC Appendix A "Local Street Resurfacing" & Alpharetta Downtown Code §3.3.3(c) - Variance to reduce minimum right-of-way width from 50 ft. to 40 ft.	
2) Alpharetta Downtown Code § 2.4.6(8)(1) - Eliminate the requirement that off street parking for townhomes must be accessed from a street.	
3) Alpharetta Downtown Code § 2.4.6(8) - Eliminate the requirement that a garage facing a street be recessed a minimum distance of 20 ft. behind the front building.	

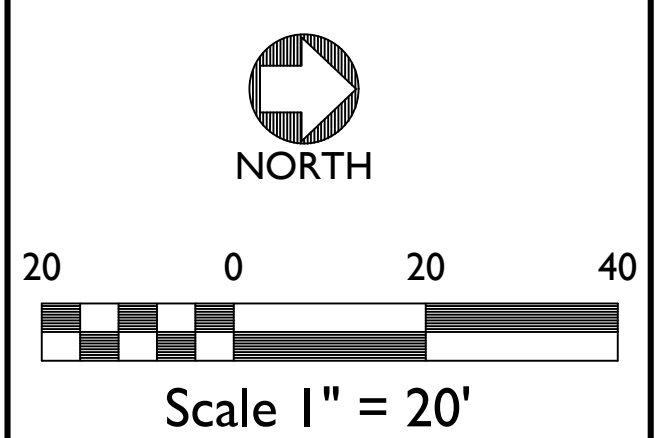


LOCATION OF ALPHA LOOP TO BE FLAGGED AND WALKED WITH THE CITY ARBORIST. SPECIFIC CONSTRUCTION TECHNIQUES THAT DO NOT DAMAGE TREE ROOTS AND ALLOW MOISTURE AND OXYGEN TO GET TO THE ROOTS OF EXISTING AND PLANTED TREES SHALL BE UTILIZED AS APPROVED BY THE CITY ARBORIST.

- CITY OF ALPHARETTA FIRE NOTE:**
1. IF APPROVED, THIS PROPERTY WILL NEED TO BE PERMITTED AND DEMONSTRATE COMPLIANCE WITH ALL ADOPTED CODES AND STANDARDS BY THE STATE OF GEORGIA AND LOCAL AUTHORITY HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO 2018 INTERNATIONAL FIRE CODE (INCLUDING APPENDIX D), 2018 NFPA 101 LIFE SAFETY CODE, 2010 AMERICANS WITH DISABILITIES ACT, AND CITY OF ALPHARETTA SPRINKLER ORDINANCE #220. TOWNHOMES TO HAVE FIRE SPRINKLER SYSTEM PER COA #220.

LOCATION OF ALPHA LOOP TO BE FLAGGED AND WALKED WITH THE CITY ARBORIST. SPECIFIC CONSTRUCTION TECHNIQUES THAT DO NOT DAMAGE TREE ROOTS AND ALLOW MOISTURE AND OXYGEN TO GET TO THE ROOTS OF EXISTING AND PLANTED TREES SHALL BE UTILIZED AS APPROVED BY THE CITY ARBORIST.

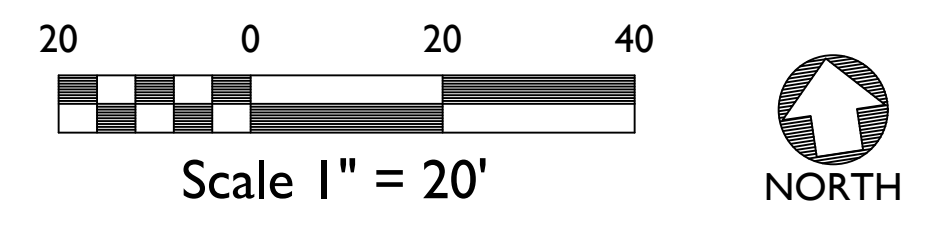
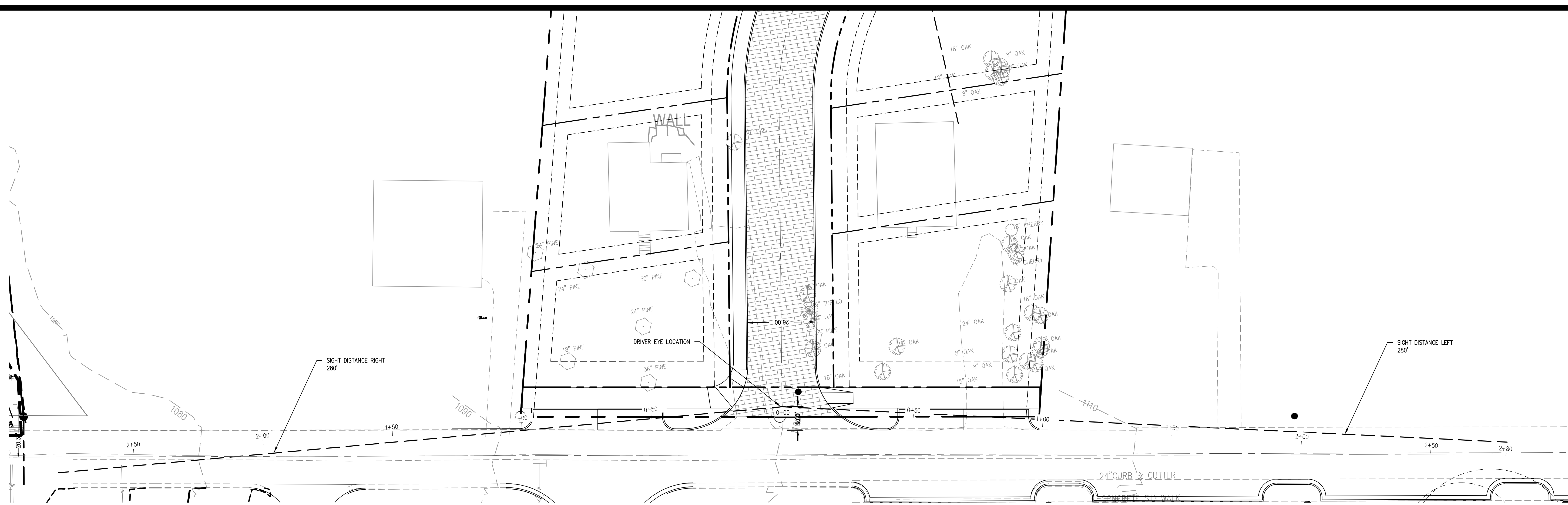
N/F
 DRM ESTATE, LLC
 P.N.: 12
 284108020020
 ZONED: R12
 PLAT BOOK 41 PAGE 19



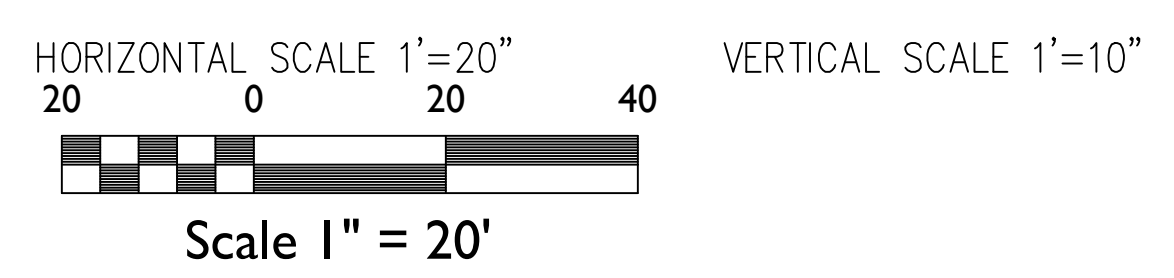
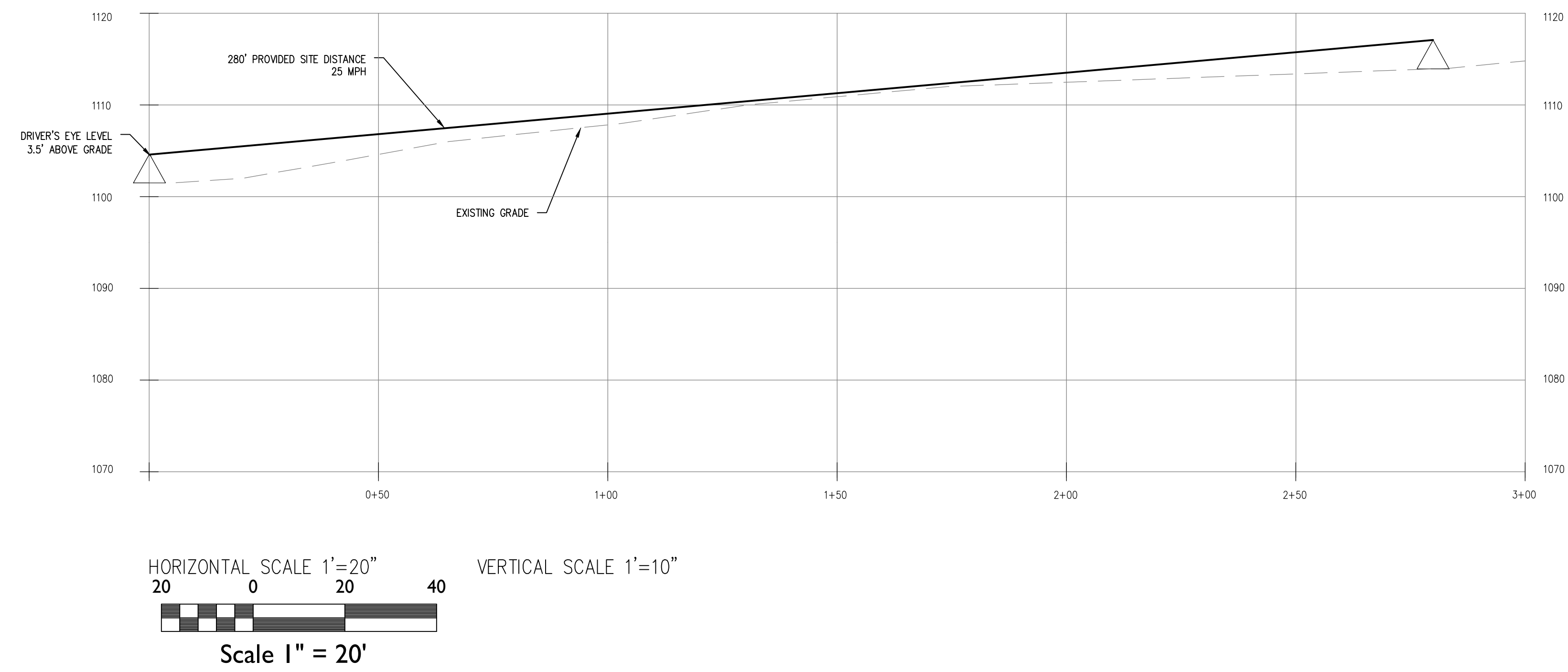
PRELIMINARY SITE PLAN

THOMPSON STREET
 ALPHARETTA, GEORGIA

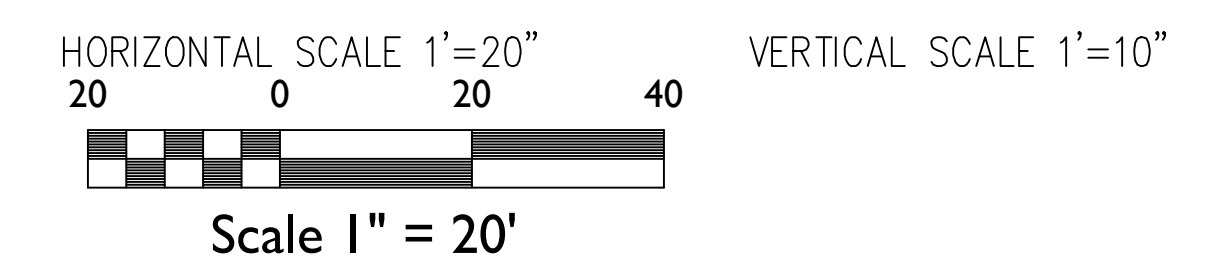
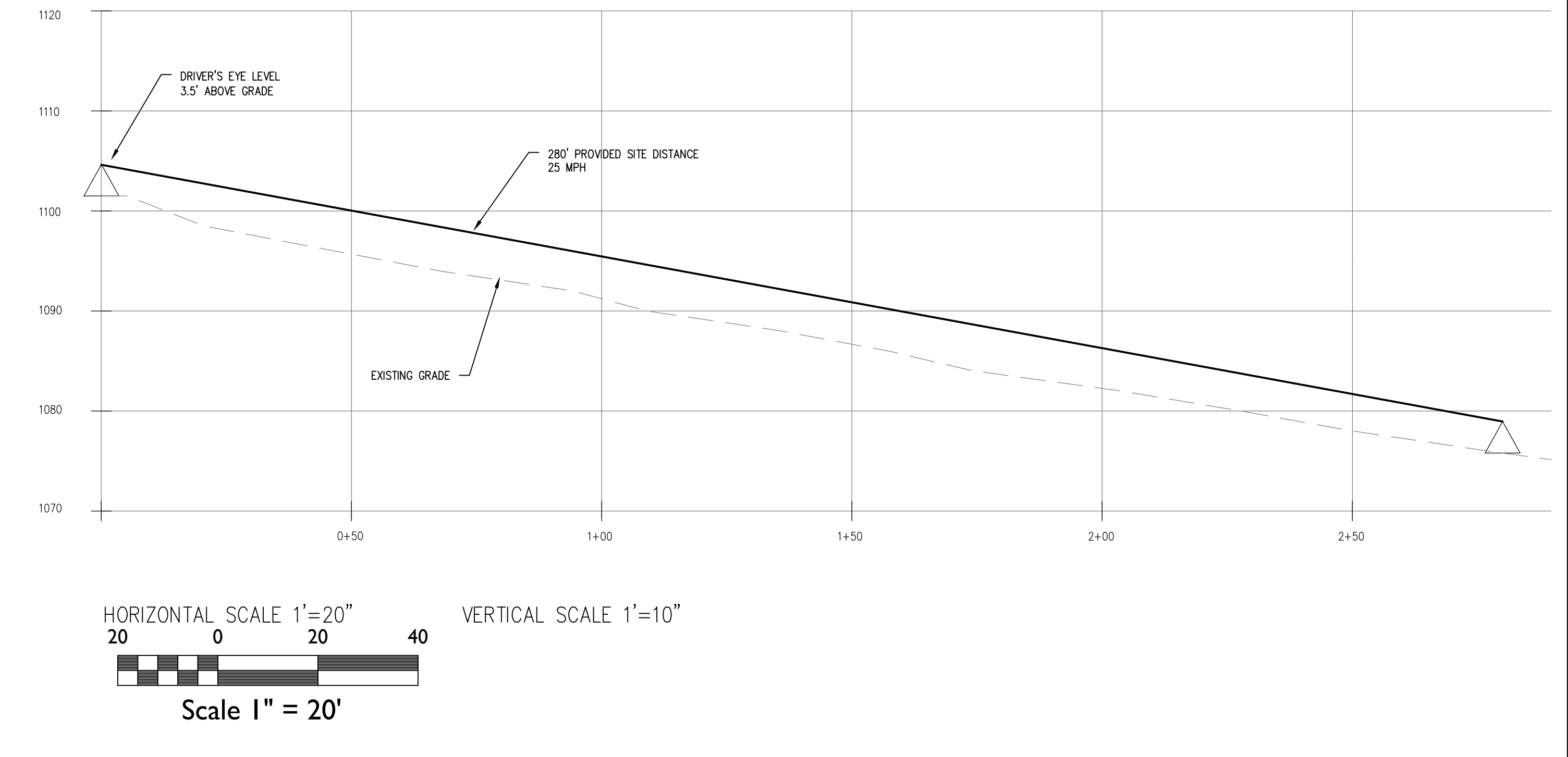
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DATE:	5/11/2025, 6/4/2025
SCALE:	1" = 20'
FILE NAME:	25-5206 P03.dwg
DESIGN/DRAWN:	SLR/PLG



SITE DISTANCE PROFILE (LEFT)
THOMPSON STREET
25 MPH, 280' STOPPING SIGHT DISTANCE PER GDOT DRIVEWAY AND ENCROACHMENT CONTROL MANUAL (CALCULATED)



SITE DISTANCE PROFILE (RIGHT)
THOMPSON STREET
25 MPH, 280' STOPPING SIGHT DISTANCE PER GDOT DRIVEWAY AND ENCROACHMENT CONTROL MANUAL (CALCULATED)



SITE DISTANCE PROFILE

THOMPSON STREET

ALPHARETTA, GEORGIA

PROJECT INFORMATION	
PROJECT NO.:	25-5206
DATE:	05/1/2025
SCALE:	1" = 20'
FILE NAME:	AEC-PRELIM TITLEBLOCK.dwg
DESIGN/DRAWN:	SLR/PLG



PLANNING COMMISSION MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN
CITY COUNCIL SPONSOR: DAN MERKEL

I. AGENDA ITEM TITLE: PH-25-13 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – VERTIPORT

PLANNING COMMISSION: AUGUST 7, 2025
CITY COUNCIL: AUGUST 25, 2025

II. REPORT IN BRIEF:

Consideration of text amendments to the Unified Development Code (UDC) to amend Articles I and II to add definitions related to Vertiports and assign 'Vertiport' as a permitted and conditional use in certain zoning districts.

DISCUSSION

Staff recommends text amendments to Unified Development Code (UDC) Article I Section 1.4 Definitions and Article II Section 2.1 Zoning Districts and Section 2.2 to add definitions related to a Vertiport and assign 'Vertiport' as a permitted and conditional use in certain zoning districts.

Amend UDC Section 1.4 Definitions, to add definitions for Advanced Air Mobility (AAM), eVTOL, Heliport, and Vertiport. Amend UDC Subsection 2.2.1 AG Agriculture, Subsection 2.2.11 CUP Community Unit Plan, Subsection 2.2.13 O-I Office-Institutional, Subsection 2.2.16 PSC Planned Shopping Center, and Subsection 2.2.20 MU Mixed Use to add Vertiport as a conditional use. Amend UDC Subsection 2.2.17 LI Light Industrial and Subsection 2.2.19 SU Special Use to add Vertiport as a permitted use.

III. ATTACHMENTS:

- UDC Section 1.4
- UDC Section 2.2

SECTION 1.4 DEFINITIONS

1.4.1 Use of words and phrases.

For the purpose of this Ordinance, the following shall apply to the use of words and phrases:

- A. Words used in the present tense include the future tense. Words used in the singular tense include the plural tense, and words used in the plural tense include the singular tense. The masculine person "his" also means "her."
- B. The word "shall" is always mandatory and not discretionary.
- C. The word "may" is permissive.
- D. The word "and" indicates that all of the conditions, requirements, or factors so connected must be met or fulfilled, whereas the word "or" indicates that at least one condition, requirement, or factor so connected must be met.
- E. The term "such as" is intended to introduce one or more examples in illustration of a requirement or point, and is used herein to mean "including but not limited to the following."
- F. The word "structure" includes the word "building."
- G. The word "lot" shall include the words "plot," "tract," "parcel," and "property."
- H. The word "used" or "occupied" as applied to any land or building shall be construed to include the words "intended," "arranged," or "designed to be used or occupied."
- I. The verbs "zone" and "rezone" have the same meaning and refer to the act of amending the Official Zoning Map through the process established by this Ordinance.
- J. The nouns "zone," "zoning district" and "district" have the same meaning and refer to the Zoning Districts established under this Ordinance.
- K. All words and phrases shall be interpreted within the context of the sentence, Section and Article in which they occur.

1.4.2 Defined terms.

Words and phrases defined herein shall be interpreted as defined without regard to other meanings in common or ordinary use, unless the context of the word or phrase indicates otherwise. Words and phrases not defined in this Ordinance shall be construed to have the meaning given by common and ordinary use as defined by Webster's New International Dictionary, Latest Edition. Figures associated with defined terms in this Section are provided for illustration only and do not limit or change the meaning of the term as defined in writing.

Advanced Air Mobility (AAM). 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).

eVTOL. An electric vertical takeoff and landing aircraft associated with Advanced Air Mobility (AAM) which may use a vertiport for takeoff and landing purposes. An eVTOL shall not include helicopters.

Heliport, Public/Private. A takeoff and landing facility for a helicopter, which may also include fueling, storage, and maintenance facilities.

Vertiport. An Advanced Air Mobility (AAM) station consisting of takeoff and landing facilities, and may also include charging, fueling, storage, and maintenance facilities for use by electric vertical takeoff and landing aircraft (eVTOL). A Vertiport shall not be used by helicopters.

SECTION 2.2 PERMITTED USE DISTRICTS AND REGULATIONS

2.2.1 AG agriculture.

- A. *Permitted Principal Uses.* A property in the AG district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:
1. Agricultural and Residential Uses.
 - a. Bed and Breakfast.
 - b. Dwelling, 'For-Sale' Detached.
 - c. Farmlands, including livestock, poultry.
 2. Business Uses.
 - a. Taxidermist.
 3. Semipublic Uses, Utilities.
 - a. Park or Playground.
- B. *Accessory Uses.* A property in the AG district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
 2. Home Occupation in a residence.
 3. Family Day Care Home in a residence.
 4. Group Home.
 5. Special Care Home in a detached 'For-Sale' dwelling.
 6. Swimming pool, tennis court, detached garage, play house, green house, storage shed, patio, gazebo and other private recreation facilities.
 7. Clubhouse, swimming pool, or community recreation facilities serving a development.
 8. Barns, stables and similar structures for the housing, repair, storing, or processing of farm products of the property.
 9. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
 10. Signs, subject to all of the requirements regulating signage herein.
 11. Retaining walls and other site improvement structures approved as part of the development permit.
- C. *Conditional Uses.* A property in the AG district may be used for any of the following only upon approval as a conditional use by the City Council:
1. Residential and Agricultural Uses.

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- a. Additional 'For-Sale' detached dwelling.
 - b. Greenhouse, Nursery.
2. Business Uses.
- a. Animal Hospital, Veterinarian.
 - b. Broadcasting (Radio or TV).
 - c. Builder's Equipment.
 - d. Carpenter Shop, Woodworking.
 - e. Equestrian Center.
 - f. Golf Course, Driving Range.
 - g. Kennel.
 - h. Special Event Facility.
3. Semipublic Uses, Utilities.
- a. Airport.
 - b. Auditorium.
 - c. Cemetery.
 - d. Church, Synagogue or any other religious institution.
 - e. Club or Lodge.
 - f. Country Club.
 - g. Heliport, Public/Private.
 - h. Utility Substation.
 - i. Vertiport.
 - j. Wireless Tower.

D. *District Regulations.*

Minimum lot size—5 acres.

Minimum Lot Width—200 feet.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—25 feet.

Rear yard—50 feet.

Maximum Ground Coverage By Principal Buildings—25%.

Maximum Building Height—35 feet.

Minimum Floor Area of a Dwelling Unit—1,800 square feet.

2.2.11 CUP community unit plan.

This district is intended to allow for the development of a mix of uses in accordance with a specific master plan. Every rezoning to this district must include a condition that development occur in accordance with a master plan, which master plan shall include permitted uses allowed on the property. The district regulations are intended to allow greater design flexibility without increasing overall density.

- A. *Permitted Principal Uses.* A property in the CUP district may be used only for those uses approved as part of the conditions of approval of the CUP zoning on the property including those identified in the master plan, and for related accessory uses, as further limited under "Accessory Uses" and "Conditional Uses" below. The use of land within an overall CUP development is further limited by the following requirements:

Dwelling, 'For-Sale', Detached Residential: A minimum of 25% of the gross land area of the CUP shall be utilized for 'For-Sale' detached dwellings and related accessory uses, streets and other facilities.

Dwelling, 'For-Sale', Attached Residential: No more than 20% of the gross land area of the CUP may be used for 'For-Sale' attached dwellings and related accessory uses, streets and other facilities.

Dwelling, 'For-Rent', Residential: Rental units and related accessory uses, streets and other facilities shall not exceed 20% of the gross land area of the CUP.

Commercial: Uses permitted in the C-1 category shall not exceed (in aggregate) 10% of the gross land area of the CUP.

Open Space: A minimum of 15% of the gross land area must be set aside as open space.

Office and Light Industrial: The following uses shall not exceed (in aggregate) 25% of the gross land area of the CUP:

Office buildings, office parks, research and development and related accessory uses, streets and other facilities.

Wholesale, storage or industrial uses and related accessory uses, streets and other facilities.

- B. *Accessory Uses.* A property in the CUP district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted under the conditions of approval for the CUP zoning on the property.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Home Occupation in a residence.
3. Family Day Care Home in a residence.
4. Special Care Home in a 'For-Sale' detached dwelling.
5. Swimming pool, tennis court, play house, storage shed, patio and other private recreation facilities.
6. Clubhouse, swimming pool, or community recreation facilities serving a development.
7. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
8. Signs, subject to all of the requirements regulating signage herein.
9. Retaining walls and other site improvement structures approved as part of the development permit.

- C. *Conditional Uses.* A property in the CUP district may be used for those uses listed in Table 2.2, including any of the following uses if the uses have been included in the conditions of approval for the CUP zoning on the

property; or if the uses are designated on the CUP's Concept Plan; or if the CUP's concepts plan identifies district categories (i.e. commercial, office) wherein the use would otherwise be permitted by right or as a conditional use:

1. *Agricultural and Residential Uses.*

- a. Dwelling, Group (congregate housing, assisted living facility, home-elderly, nursing).
- b. Dwelling, 'For-Sale' Attached.
- c. Dwelling, 'For-Sale' Detached.
- d. Dwelling, 'For-Rent'.
- e. Bed and Breakfast.

2. *Business Uses.*

- a. Animal Hospital, small animals.
- b. Art Galleries.
- c. Athletic Facility.
- d. Automobile Sales and Leasing.
- e. Automobile Service and Service Station.
- f. Automotive Parts.
- g. Bakery.
- h. Barber Shop.
- i. Bank, Savings and Loan.
- j. Beauty Shop.
- k. Book Store or Stationery.
- l. Boutique Hotel.
- m. Bowling Alley.
- n. Brewery.
- o. Broadcasting Studio (radio or TV).
- p. Building Equipment/Material.
- q. Clinic.
- r. Contractor's Office with and without outside storage.
- s. Convenience Market with or without gas pumps.
- t. Dance Studio.
- u. Day Care Center.
- v. Distillery.
- w. Drug Store.
- x. Dry Cleaning Pick-up Station.
- y. Equestrian Center.

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- z. Extended stay hotel (see Section 2.7).
 - aa. Fitness Studio.
 - bb. Florist, Retail without Greenhouse.
 - cc. Funeral Home w/no cemetery or mausoleum.
 - dd. Golf, Miniature.
 - ee. Grocery Store.
 - ff. Hardware and Garden Supply Store.
 - gg. Hotel or Motel.
 - hh. Hotel, Hybrid.
 - ii. Laboratory, Research or Commercial.
 - jj. Laundry, Self-Serve, Pick-up.
 - kk. Liquor Store.
 - ll. Office Building or Office Park (Research and Development shall be a permitted use within an existing Office Building or Office Park or where office is a permitted use within an existing master plan).
 - mm. Park, playground.
 - nn. Pet Day Care.
 - oo. Pet Grooming.
 - pp. Print Shop.
 - qq. Public Building.
 - rr. Recreation Facilities, Indoor and Outdoor.
 - ss. Rental Services Establishment without outside storage.
 - tt. Research and Development.
 - uu. Restaurant.
 - vv. Restaurant, with Drive-thru window.
 - ww. Retail Sales and Services Establishments not otherwise listed for this zoning district.
 - xx. Retail Establishment, Mixed Sales.
 - yy. School, Commercial.
 - zz. Shop or Studio, Craftsman/Artist.
 - aaa. Spa Services.
 - bbb. Special Event Facility.
 - ccc. Theater, Cinema.
3. *Wholesale, Storage and Industrial Uses.*
- a. Laundry, Industrial.
 - b. Locker, Frozen Food or Cold Storage.

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- c. Manufacturing, Light.
 - d. Wholesale Establishment.
 - 4. *Semipublic Uses, Utilities.*
 - a. Airport, public or private.
 - b. Amphitheater.
 - c. Auditorium.
 - d. Church, Synagogue.
 - e. Club, association or lodge.
 - f. Country Club.
 - g. Fire Station.
 - h. Golf Course, Driving Range.
 - i. Heliport, public or private.
 - j. Hospital.
 - k. Library.
 - l. Museum.
 - m. Parle or Playground.
 - n. Power Station.
 - o. School, Academic.
 - p. Switching Station (Telecom).
 - q. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.
 - r. Vertiport.
 - s. Wireless Tower.

D. *District Regulations.* Minimum Lot Size; the minimum area permitted to be zoned for a CUP is 100 acres.

Lot sizes in use areas: Each area within the CUP shall be designated for use in accordance with one of the various zoning districts in this Ordinance, and shall comply with the minimum lot size required by such designated zoning district or, if more restrictive, the conditions of approval of the CUP zoning on the property.

Maximum Density of Dwelling Units: Each area within the CUP shall be designated for use in accordance with one of the various zoning districts in this Ordinance, and shall comply with the lot size or, when applicable, density limitations of such designated zoning district or, if more restrictive, the conditions of approval of the CUP zoning on the property.

Minimum Lot Width, Minimum Setbacks, Maximum Coverage by Principal Buildings, Maximum Building Height, Minimum Floor Area of a Dwelling Unit, Screening and Buffers: Each area within the CUP shall be designated for use in accordance with one of the various zoning districts in this Ordinance, and shall comply with the requirements of such designated zoning district or, if more restrictive, the conditions of approval of the CUP zoning on the property.

Open space: Each CUP shall have a minimum of 15% of the gross acres of the CUP dedicated or set aside as open space. Amenities may be included within the 15% open space requirement. However, open space shall not

include any other required open areas such as required building set backs, buffers, landscape strips or other similar requirements of this Ordinance or other applicable laws.

(Ord. No. 718, §§ 2, 4, 12-14-2015; Ord. No. 741, § 4, 6-5-2017; Ord. No. 744, §§ 2, 6, 7-10-2017; Ord. No. 808, § 2(Exh. B), 9-8-2020; Ord. No. 836, § 1(Exh. A), 10-4-2021; Ord. No. 843, § 2(Exh. B), 4-18-2022; Ord. No. 871, § 2(Exh. B), 5-20-2024)

2.2.13 O-I office-institutional.

This district is intended for the development of planned office areas which allow for design flexibility in accordance with a specific master plan. Every rezoning to this district must include a condition that development occur in accordance with a master plan, which master plan shall include permitted uses allowed on the property. Commercial activities are permitted as subordinate uses to office development.

- A. *Permitted Principal Uses.* A property in the O-I district may be used only for those uses approved as part of the conditions of approval of the O-I zoning on the property including those identified in the master plan, and for related accessory uses, as further limited under "Accessory Uses" and "Conditional Uses" below. The use of land within an overall O-I development is further limited by the following requirements:
1. *Business Uses.*
 - a. Bank (lots less than 5 acres)
 - b. Office (lots less than 5 acres)
 - c. Research and Development (lots less than 5 acres subject to Design Review Board approval)
 - d. A use that is permitted in accordance with an approved master plan that is required for rezoning to the O-I district.
 - B. *Conditional Principal Uses.* A property in the O-1 district may be used for the uses listed below and shown in Table 2.2 in accordance with an approved masterplan, unless superseded by applicable conditions of approval for rezoning, variance, master plan, master plan amendment, or conditional use.
 1. *Residential Uses.*
 - a. Dwelling, Group (nursing home, children's home, congregate housing, assisted living facility).
 2. *Business Uses.*
 - a. Bank, Savings and Loan.
 - b. Broadcasting Studio (radio or TV).
 - c. Clinic.
 - d. Congregate Housing.
 - e. Day Care Center.
 - f. Drug Store.
 - g. Manufacturing, Heavy.
 - h. Office Building or Office Park (Research and Development shall be a permitted use within an existing Office Building or Office Park or where office is a permitted use within an existing master plan).
 - i. Recreational Facilities (Indoor or Outdoor).
 - j. Research and Development.

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- k. Special Event Facility.
 - l. Theater, Cinema.
3. *Semipublic Uses, Utilities.*
- a. Church, Synagogue.
 - b. Club, association or lodge.
 - c. Golf Course, Driving Range.
 - d. Heliport, Public/Private.
 - e. Hospital.
 - f. Library.
 - g. Museum.
 - h. Public Building.
 - i. School, Academic.
 - j. Vertiport.
- C. *Accessory Uses.* A property in the O-I district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.
- Permitted accessory structures and uses include but are not limited to the following:
1. Dwelling, 'For-Sale', Accessory: A 'For-Sale' accessory dwelling shall be permitted under the following conditions:
 - The dwelling shall be located above or to the rear of the commercial or office structure to which it is an accessory.
 - The dwelling shall be attached by a common wall with the commercial or office structure to which it is accessory.
 - The dwelling shall be occupied by a single family, a member of whom is the owner or tenant of the commercial or office structure to which it is accessory.
 - The square footage of the dwelling shall not exceed 40% of the combined square footage of the commercial or office structure and the dwelling.
 - The dwelling and the commercial or office structure to which it is accessory shall be in compliance with all applicable provisions of the life safety code, the building code, and other standard codes of the City.
 2. Privacy and decorative fences and walls.
 3. Swimming pool, tennis court, patio and other private recreation facilities.
 4. Clubhouse, swimming pool, or community recreation facilities serving a development.
 5. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
 6. Signs, subject to all of the requirements regulating signage herein.
 7. Retaining walls and other site improvement structures approved as part of the development permit.

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8. Retail service uses up to 25% of the floor area of an office building for services incidental to the associated office use.
- D. *Conditional Subordinate Uses.* A property in the O-I district may be used for any of the following listed uses upon approval as a conditional use by the City Council provided that the uses in aggregate do not constitute more than 25% of the total project and are not segregated so as to create a retail strip center.
1. *Residential Uses.*
 - a. Reserved.
 2. *Business Uses.*
 - a. Animal Hospital, Small Animal.
 - b. Art Galleries.
 - c. Athletic Facility.
 - d. Automobile Service and Service Station.
 - e. Bakery.
 - f. Barber Shop.
 - g. Beauty Shop.
 - h. Book Store.
 - i. Boutique Hotel.
 - j. Bowling Alley.
 - k. Brewery.
 - l. Car Wash.
 - m. Contractor's Office without outside storage.
 - n. Convenience Market with or without gas pumps.
 - o. Dance Studio.
 - p. Distillery.
 - q. Dry Cleaning Pick-up Station.
 - r. Extended Stay Hotel (see Sec. 2. 7).
 - s. Fitness Studio.
 - t. Florist, Retail without Greenhouse.
 - u. Funeral Home w/out cemetery or mausoleum.
 - v. Golf, Miniature, or Golf Driving Range.
 - w. Hotel/motel.
 - x. Hotel, Hybrid.
 - y. Laboratory, Research or Commercial.
 - z. Liquor Store.
 - aa. Parking Lot, Commercial.

- bb. Print Shop.
 - cc. Restaurant.
 - dd. Restaurant, with Drive-thru window.
 - ee. Retail Sales & Services Establishments subject to the limitation of [subsection] 2.2.13 B 8.
 - ff. School, Commercial.
 - gg. Spa Services.
3. *Wholesale, Storage and Industrial Uses.*
- a. Manufacturing, Light.
4. *Semipublic Uses, Utilities.*
- a. Airport.
 - b. Amphitheater.
 - c. Auditorium.
 - d. Country Club.
 - e. Fire Station.
 - f. Park or Playground.
 - g. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.
 - h. Wireless Tower.

E. *District Regulations.*

Minimum Lot Area—the development shall occupy a total of not less than 25 acres. No minimum lot size is required for each building within the development.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—40 feet.

E. *Screening and buffers.* (See Sec. 2.3.5.)

- F. *Open space.* All areas zoned O-I shall have a minimum of 10% of the gross acres dedicated or set aside as open space for developments up to 100 acres, and shall have a minimum of 15% of the gross acres dedicated or set aside as open space for developments containing 100 acres or more. Amenities may be included and are encouraged within the open space requirement. However, open space shall not include any other

required open areas such as required building setbacks, buffers, landscape strips or other similar requirements of this ordinance.

(Ord. No. 718, §§ 3, 6, 12-14-2015; Ord. No. 741, § 4, 6-5-2017; Ord. No. 744, §§ 2, 6, 7-10-2017; Ord. No. 808, § 2(Exh. B), 9-8-2020; Ord. No. 813, § 1(Exh. A), 10-26-2020; Ord. No. 836, § 1(Exh. A), 10-4-2021; Ord. No. 843, § 2(Exh. B), 4-18-2022; Ord. No. 871, § 2(Exh. B), 5-20-2024)

2.2.16 PSC planned shopping center.

This district is intended for the development of planned shopping center or specialty shopping center areas which allow for design flexibility in accordance with a specific master plan. Every rezoning to this district must include a condition that development occur in accordance with a master plan, which master plan shall include permitted uses allowed on the property. Certain residential uses are permitted as principal uses in the shopping center development.

- A. *Permitted Principal Uses.* A property in the PSC district may be used only for those uses approved as part of the conditions of approval of the PSC zoning on the property, including those identified in the master plan, and for related accessory uses, as further limited under "Accessory Uses" and "Conditional Uses" below. The use of land within an overall PSC development is further limited by the following requirements:
2. *Uses.*
 - a. A use that is permitted in accordance with an approved master plan that is required for rezoning to the PSC district.
- B. *Conditional Principal Uses.* A property in the PSC district may be used for the uses listed below and shown in Table 2.2 in accordance with an approved master plan, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.
1. *Residential Uses.*
 - a. Dwelling, 'For-Sale', Attached (only allowed in the North Point Overlay and not exceeding (8) dwelling units/acre unless additional density is authorized in accordance with said overlay).
 - b. Dwelling, 'For-Sale', Detached (only allowed in the North Point Overlay and not exceeding (8) dwelling units/acre unless additional density is authorized in accordance with said overlay).
 2. *Business Uses.*
 - a. Art Galleries.
 - b. Bakery.
 - c. Barber Shop.
 - d. Bank, Savings and Loan.
 - e. Beauty Shop.
 - f. Brewery.
 - g. Book Store.
 - h. Car Wash.
 - i. Carpet and Rug Sales.
 - j. Clinic.
 - k. Dance Studio.

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- l. Day Care Center.
 - m. Distillery.
 - n. Drug Store (Pharmacy).
 - o. Florist, Retail without Greenhouse.
 - p. Grocery Store (max. 50,000 SF in the North Point Overlay).
 - q. Hardware Store (max. 50,000 SF in the North Point Overlay).
 - r. Home Improvement Store.
 - s. Laundry, Self-Serve, Pick-up.
 - t. Liquor Store.
 - u. Office Building or Park.
 - v. Pest Control Business.
 - w. Rental Services Establishment without outside storage.
 - x. Restaurant.
 - y. Restaurant w/Drive-thru window.
 - z. Retail Sales and Services Establishments not otherwise listed for this zoning district as a permitted or conditional use.
 - aa. Retail Establishment, Mixed Sales.
- C. *Accessory Uses.* A property in the PSC district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.
- Permitted accessory structures and uses include but are not limited to the following:
- 1. Privacy and decorative fences and walls.
 - 2. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
 - 3. Signs, subject to all of the requirements regulating signage herein.
 - 4. Retaining walls and other site improvement structures approved as part of the development permit.
- D. *Conditional Subordinate Uses.* A property in the PSC district may be used for any of the following only upon approval as a conditional use by the City Council and provided that these uses in aggregate do not constitute more than 50% of the site area:
- 1. *Residential Uses.*
 - a. Reserved.
 - 2. *Business Uses.*
 - a. Animal Hospital, small animals.
 - b. Athletic Facility.
 - c. Automobile Service and Service Station.

-
- d. Automotive Parts.
 - e. Bowling Alley.
 - f. Boutique Hotel.
 - g. Broadcasting Studio (radio or TV).
 - h. Convenience Center with gas pumps.
 - i. Dry Cleaning Plant.
 - j. Dry Cleaning Plant with pick-up station.
 - k. Fitness Studio.
 - l. Funeral Home with no cemetery or mausoleum.
 - m. Greenhouse, Nursery.
 - n. Golf, Miniature.
 - o. Hotel or Motel.
 - p. Hotel, Hybrid.
 - q. Nail Salon.
 - r. Parking Lot, Commercial.
 - s. Pet Day Care.
 - t. Pet Grooming.
 - u. Print Shop.
 - v. Recreation Facilities, Indoor.
 - w. School, Commercial.
 - x. Shop or Studio, Craftsman/Artist.
 - y. Spa Services.
 - z. Special Event Facility.
 - aa. Theater, Cinema.
3. *Semipublic Uses, Utilities.*
- a. Auditorium.
 - b. Church, Synagogue.
 - c. Club, fraternity, association or lodge.
 - d. Heliport, public or private.
 - e. Libraries.
 - f. Museum.
 - g. Park or Playground.
 - h. Public Building.
 - i. Recreational Facilities (Outdoor).

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- j. School, Academic.
 - k. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

l. Vertiport.

- m. Wholesale Establishment.
- n. Wireless Tower.

E. *District Regulations.*

Minimum Lot Area—the planned development shall occupy a total of at least 10 acres. No minimum lot size is required for each building or related development site within the overall development.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—40%.

Maximum Building Height—40 feet.

F. *Screening and buffers.* (See Sec. 2.3.5)

G. *Review Criteria.* The PSC district is intended to promote specific objectives. Therefore, the following shall be considered when reviewing a PSC master plan:

1. Pedestrian connectivity to all uses.
2. Large parking areas below grade, in decks or screened. Design efforts to provide shared parking will also be considered.
3. Accommodations for public transportation.
4. Buildings that face or appear to face public roadways.
5. Appearance standards for buildings and structured parking.
6. Limitations on uninterrupted building elevations.
7. Creation of vistas and view corridors within development.
8. Focal point features at prominent locations and ends of vistas.
9. Incorporation of natural site features.
10. Block lengths conducive to pedestrian traffic.
11. Detention and retention facilities designed to be aesthetically pleasing.
12. Creative methods for stormwater management to provide additional open space.
13. Attractive and usable street furniture in public spaces.

14. Emphasis on a high quality landscape plan.

(Ord. No. 715, § 2, 9-28-2015; Ord. No. 718, §§ 3, 4, 12-14-2015; Ord. No. 741, § 4, 6-5-2017; Ord. No. 744, §§ 2, 4, 6, 7-10-2017; Ord. No. 767, §§ 1—3, 10-22-2018; Ord. No. 808, § 2(Exh. B), 9-8-2020; Ord. No. 836, § 1(Exh. A), 10-4-2021; Ord. No. 843, § 2(Exh. B), 4-18-2022; Ord. No. 871, § 2(Exh. B), 5-20-2024)

2.2.17 L-I industrial.

A. *Permitted Principal Uses.* A property in the L-I district may be used for those uses listed in Table 2.2, including any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. *Agricultural and Residential Uses.*
 - a. Dwelling, Group (home-elderly, children, nursing).
2. *Business Uses.*
 - a. Animal Hospital, small and large animals.
 - b. Art Gallery.
 - c. Athletic Facility.
 - d. Automobile Service and Service Station.
 - e. Automotive Parts.
 - f. Automotive Sales and Leasing.
 - g. Bakery.
 - h. Bank, Savings and Loan.
 - i. Book Store.
 - j. Bowling Alley.
 - k. Brewery.
 - l. Broadcasting Studio (radio or TV).
 - m. Builder's Equipment/Material.
 - n. Car Wash.
 - o. Carpenter Shop, Woodworking.
 - p. Carpet and Rug Sales.
 - q. Check Cashing.
 - r. Church, Synagogue.
 - s. Congregate Housing.
 - t. Contractor's Office with and without outside storage.
 - u. Convenience Market with or without gas pumps.
 - v. Dance Studio.
 - w. Day Care Center.
 - x. Discount Store.

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- y. Distillery.
 - z. Drug Store.
 - aa. Dry Cleaning Pick-up Station.
 - bb. Fireworks Sales.
 - cc. Fitness Studio.
 - dd. Funeral Home.
 - ee. Greenhouse, Nursery.
 - ff. Grocery Store.
 - gg. Hardware and Garden Center.
 - hh. Home Improvement Store.
 - ii. Kennel.
 - jj. Laboratory, Research or Commercial.
 - kk. Laundry, Self-Serve, Pick-up.
 - ll. Limousine Service and Taxi.
 - mm. Liquor Store.
 - nn. Massage Therapy (see Sec. 2.7).
 - oo. Nail Salon.
 - pp. Office Building or Office Park.
 - qq. Parking Lot, Commercial.
 - rr. Pawn Shop.
 - ss. Pest Control.
 - tt. Pet Day Care.
 - uu. Pet Grooming.
 - vv. Print Shop.
 - ww. Recreation Facilities, Indoor and Outdoor.
 - xx. Rental Services Establishment with outside storage.
 - yy. Rental Services Establishment without outside storage.
 - zz. Research and Development.
 - aaa. Restaurant.
 - bbb. Restaurant w/ Drive-thru Window.
 - ccc. Retail Sales and Services Establishments not otherwise listed for this zoning district as a permitted or conditional use.
 - ddd. Retail Establishment, Mixed Sales.
 - eee. Shop or Studio, Craftsman/Artist.

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- fff. Small Appliance Repair Shop.
 - ggg. Smoke Shop and Tobacco Store.
 - hhh. Spa Services.
 - iii. Special Event Facility.
 - jjj. Tattoo Parlor, Body Piercing.
 - kkk. Taxidermist.
 - lll. Theater, Cinema.
 - mmm. Tire Retreading.
3. *Wholesale, Storage and Industrial Uses.*
- a. Bottled Gas, storage and distribution.
 - b. Locker, Frozen Food or Cold Storage.
 - c. Machine Shop.
 - d. Manufacturing, Light.
 - e. Mini-Warehouse.
 - f. Septic Tank Sales, Construction.
 - g. School, Commercial.
 - h. Storage, Inside and Outside.
 - i. Welding Shop.
 - j. Wholesale Trade Establishment.
4. *Semipublic Uses, Utilities.*
- a. Amphitheater.
 - b. Auditorium.
 - c. Church, Synagogue.
 - d. Heliport, Public/Private.
 - e. Hospital.
 - f. Library.
 - g. Museum.
 - h. Park or Playground.
 - i. Public Building.
 - j. School, Academic.
 - k. Switching Station, Telecom.

I. Vertiport.

- B. *Accessory Uses.* A property in the L-I district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional

use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
 2. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
 3. Signs, subject to all of the requirements regulating signage herein.
 4. Retaining walls and other site improvement structures approved as part of the development permit.
- C. *Conditional Uses.* When reviewing a conditional use, consideration shall be given to factors associated with the use including, but not limited to, the following:
1. Site design.
 2. Property access.
 3. Hours of operation of the business.
 4. Vehicular trips generated by the use.
 5. Impact of the use on surrounding properties.
 6. Impact of the use on the natural features of the site.

A property in the L-I district may be used for any of the following only upon approval as a conditional use by the City Council:

1.0 *Business Uses.*

- a. Adult Entertainment Establishment (see Sec. 2.7).
- b. Boutique Hotel.
- c. Extended Stay Hotel.
- d. Golf Driving Range.
- e. Glass Fabrication.
- f. Hotel, Hybrid.
- g. Tire Retreading.

2.0 *Wholesale, Storage and Industrial Uses.*

- a. Asphalt Plant.
- b. Dry Cleaning Plant.
- c. Concrete Plant.
- d. Indoor Shooting Range (see Sec. 2.7).
- e. Junk or Salvage Yard.
- f. Laundry Industrial.
- g. Manufacturing, Heavy.
- h. Recycling Center.

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- i. Sawmill.
 - j. Sewage Disposal Plant.
 - k. Transfer Station.
- 3.0 *Semipublic Uses, Utilities.*
- a. Airport, public or private.
 - b. Power Station.
 - c. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.
 - d. Wireless Tower.
- 4.0 *Transfer Station.* Any facility associated with waste or a facility used to transfer solid waste from one transportation vehicle to another for transportation to a disposal facility or processing operation.
- 4.1 *General Standards.*
- a. No access to transfer station facility shall be allowed from streets that primarily access residential developments;
 - b. Access streets shall be paved and shall be able to withstand maximum load limits established by the State of Georgia as approved by the Engineering Director;
 - c. No portion of a new transfer station shall be located within a three-mile radius of the property lines of an existing transfer station;
 - d. A minimum 200 foot undisturbed buffer and ten-foot improvement setback shall be required along all property lines except public rights-of-way;
 - e. A minimum 50 foot buffer and ten-foot improvement setback shall be required along all public rights-of-way;
 - f. A minimum six foot high solid fence or wall shall be located on property lines or interior to the required buffers and improvement setback;
 - g. Operation of the facility shall be limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday; 9:00 a.m. to 7:00 p.m., Saturday; 12:00 p.m. to 5:00 p.m., Sunday (for routine maintenance and other non-operational facility activities).
 - h. Only municipal solid waste is accepted at the facility. No treated or untreated regulated medical waste, treated and destroyed medical waste or asbestos waste debris shall be accepted;
 - i. All solid waste is removed from the transfer station within 24 hours of receipt;
 - j. A transfer station with permanent operating mechanical equipment must have an attendant on duty whenever the facility is open;
 - k. The facility shall be designed and constructed in a manner to ensure that odor will not be emitted from the site;
 - l. The transfer facility must be cleaned at least once every 24 hours;
 - m. The entrance and exit shall be cleaned at a frequency which prevents the tracking or off-site migration of waste materials;

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- n. The operator shall take adequate measures to minimize the creation, emission, or accumulation of excessive dust and particulates;
 - o. The operator shall take adequate steps to control or prevent the propagation, harborage and attraction of pests;
 - p. All floors must be free from standing water. All drainage from cleaning areas must be discharged to sanitary sewers, authorized cleaning areas must be discharged to sanitary sewers, authorized sanitary waste treatment facilities, or a corrosion-resistant holding tank;
 - q. The facility shall provide fire suppression equipment as directed by the City of Alpharetta Fire Department;
 - r. All solid waste passing through the transfer station must be ultimately treated or disposed of at an authorized facility;
 - s. The transfer station must have adequate storage space for incoming solid waste;
 - t. Operational records must be maintained at facilities with permanent operating mechanical equipment. These records must include a daily log of the quantity of solid waste received and transported, specifying the origin by hauler and the destination of the solid waste transported daily;
 - u. The facility shall not generate more than 150 total vehicle trips per day;
 - v. An annual report must be submitted to the Community Development Department which summarized the information gathered in (t), above;
 - w. The facility shall be developed, operated and maintained in a safe, nuisance-free manner; and
 - x. The facility and its operation must be in compliance with GA EPD requirements.

4.2 *Additional Permit Application Requirements.*

- a. *Application requirements.* An application for a solid waste transfer station permit must confirm to the requirements set forth herein. Applications for initial permits to construct and operate a solid waste transfer station must include the following:
 - (1) *Regional plan or map.* The regional plan or map must delineate the service area of the proposed transfer station.
 - (2) *Site plan.* The site plan must include:
 - (a) Site conditions and projected site utilization, including all site structures (such as buildings, fences, gates, entrances and exits, parking areas);
 - (b) Property boundaries, access roads, the locations of all surface water bodies, and 100-year floodplain boundaries;
 - (c) All proposed structures and areas designated for unloading, sorting, storage, and loading, including dimensions, elevations and floor plans of these structures and areas, and the general process flow; and
 - (d) Adjacent properties, including the location of public and private water supplies on these properties.
 - (3) *Engineering report.* The engineering report must include:

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- (a) A description of the general operating plan for the proposed facility, including the origin, composition, and expected weight or volume of all solid waste to be accepted, the maximum time any such waste will be stored, where all waste will be disposed of, and the proposed capacity operating hours, and the expected life of the facility;
 - (b) A description of all machinery and equipment, including the design capacity;
 - (c) A proposed transfer plan specifying the transfer route, the number and type of transfer vehicles to be used, and how often solid waste will be transferred to the disposal site;
 - (d) A description of the facility's drainage system and water supply system; and
 - (e) A contingency plan that details an alternative solid handling system for periods when not operating, or for delays in transporting solid waste due to undesirable conditions, such as delivery of unauthorized waste, fires, dust, odor, vectors, unusual traffic conditions, equipment breakdown or other emergencies.

4.3 *Design Standards.* All transfer stations must meet minimum design requirements as follows:

a. *Unloading and loading areas.*

- (1) The unloading area must be adequate in size and design to facilitate efficient unloading from the collection vehicles and the unobstructed movement of vehicles;
- (2) The unloading and loading pavement areas must be constructed of concrete or asphalt paving material and equipped with adequate drainage structures;
- (3) Processing, tipping, sorting, storage, and compaction areas must be located within an enclosed building;
- (4) Provisions must be made for weighing or measuring all solid waste transferred to the facility;
- (5) Sufficient internal storage areas must be provided for incoming solid waste;
- (6) Exhaust removal systems must be installed in enclosed areas; and
- (7) The facility must be designed to accommodate expected traffic flow in a safe and efficient manner.

4.4 *Expansion or Modification of Existing Facilities.* No transfer station facility existing as of 12/06/04 may make modifications which require a permit, make changes that require a permit modification from the GA EPD or increase the square footage of any buildings on site without City Council approval. When reviewing modification or expansion plans, the Council may consider the extent to which the proposed modification or expansion meets the standards established in Sections 4.1 and 4.3, herein; however, any existing buildings which do not meet setback requirements shall be considered non-conforming and shall remain, but may not be expanded with regard to the setback non-conformity pursuant to UDC Sec. 2.4.2.

D. *District Regulations.*

Minimum lot size—one acre.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—15 feet.

Rear yard—15 feet.

Maximum Coverage By Principal Buildings—35%.

Maximum Building Height—35 feet.

Development on property over 25 acres in size requires masterplan approval through a Public Hearing process.

E. *Screening and buffers.* (See Sec. 2.3.5.)

(Ord. No. 708, § 1, 8-10-2015; Ord. No. 715, § 3, 9-28-2015; Ord. No. 718, §§ 7, 10—12, 12-14-2015; Ord. No. 741, §§ 2, 3, 6-5-2017; Ord. No. 744, §§ 2, 3, 5, 6, 7-10-2017; Ord. No. 808, § 2(Exh. B), 9-8-2020; Ord. No. 835, § 1(Exh. B), 10-4-2021; Ord. No. 836, § 1(Exh. A), 10-4-2021; Ord. No. 843, § 2(Exh. B), 4-18-2022; Ord. No. 871, § 2(Exh. B), 5-20-2024)

2.2.19 SU special use.

A. *Permitted Principal Uses.* A property in the SU district may be used for any of the following by right, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use:

1. Business Uses.

a. Golf, Miniature.

2. Semipublic Uses, Utilities.

a. Airport.

b. Amphitheater.

c. Equestrian Center.

d. Fire Station.

e. Golf Course, Driving Range.

f. Heliport, Public/Private.

g. Hospital.

h. Library.

i. Museum.

j. Park or Playground.

k. School, Academic.

l. Utility Substation, including gas, electric, telephone switching, and similar uses operated by companies regulated by the Georgia Public Service Commission.

m. Vertiport.

- B. *Accessory Uses.* A property in the SU district may contain any accessory structure or use customarily related to and clearly subordinate to any principal use that is permitted by right or through approval as a conditional use on the same property, unless superseded by applicable conditions of approval for rezoning, variance, or conditional use.

Permitted accessory structures and uses include but are not limited to the following:

1. Privacy and decorative fences and walls.
2. Swimming pool, tennis court, patio and other recreation facilities.
3. Clubhouse, swimming pool, or community recreation facilities serving a development.
4. Vehicle access, parking and loading areas, subject to the requirements of the Parking and Loading regulations herein.
5. Signs, subject to all of the requirements regulating signage herein.
6. Retaining walls and other site improvement structures approved as part of the development permit.

- C. *Conditional Uses.* A property in the SU district may be used for any of the following only upon approval as a conditional use by the City Council:

1. Semipublic Uses, Utilities.
 - a. Cemetery.
 - b. Church, Synagogue, or other religious institutions.
 - c. Club, association or lodge.
 - d. Power Station.
 - e. Prison.
 - f. Public Building.
 - g. Recreation Facilities, Outdoor.
 - h. Wireless Tower.

- D. *District Regulations.*

Minimum Lot Size—none.

Minimum Lot Width—none.

Minimum Setbacks.

Front yard—from all street frontages:

From right-of-way of local street—50 feet.

From right-of-way of all other streets—65 feet.

Side yard—10 feet.

Rear yard—10 feet.

Maximum Coverage By Principal Buildings—70%.

Maximum Building Height—40 feet.

Screening and buffers—Where a property in this district abuts a residential use or zoning district, a 50 foot wide buffer strip shall be provided along the abutting property lines, in addition to the minimum setback requirements.

(Ord. No. 744, § 6, 7-10-2017; Ord. No. 836, § 1(Exh. A), 10-4-2021)

2.2.20 MU mixed use district.

This district is intended to allow for the development of a mix of uses in accordance with a specific master plan. Every rezoning to this district must include a condition that development occur in accordance with a master plan, which master plan shall include permitted uses allowed on the property. The district regulations are intended to allow greater design flexibility in order to accommodate a pedestrian focused environment that provides opportunities for living, working, shopping, recreation and entertainment.

A. *Applicability.* This zoning district is applicable to properties located within:

1. Areas that are primarily non-residential in character; or
2. Along major roadways that are primarily commercial in character; or
3. Historic Downtown Alpharetta; or
4. As noted in the Comprehensive Land Use Plan.

B. *Permitted Principal Uses.* A property in the MU district may be used only for those uses approved as part of the conditions of approval of the MU zoning on the property, including those identified in the master plan, and for "Conditional Uses" below. The use of land within an overall MU development is further limited by the following requirements:

1. Dwelling, attached or detached: At least 25% of the MU development shall be utilized as residential dwellings. Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses. Dwelling, 'For-Rent' and 'For-Sale' units shall require conditional use approval as set forth in Table 2.2.
2. Commercial: At least 10% of the MU development shall be utilized as commercial uses (as approved in the MU master plan). Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.
3. Open Space: MU developments shall incorporate the following amounts and types of open space:
 - a. All developments: A minimum of 10% of the gross land area shall be designed for use as civic space in conformance with Sec. 2.10.10.C of the North Point Overlay.
 - b. Developments with residential uses: In addition to the requirements of "a" immediately above, each MU development containing residential uses shall provide a minimum of one acre of open space/100 population generated by residential uses. Household size shall be calculated using the most current US Census data for the City of Alpharetta. This requirement shall not apply in the North Point Overlay, where alternate standards apply.
4. Office/Institutional: At least 25% of the MU development shall be utilized for office buildings. Land use calculations shall utilize gross floor area for vertical mix of uses and land area for horizontal mix of uses.
5. Redevelopment projects that incorporate existing buildings and do not conform to the dwelling, commercial, or office/institutional percentages set forth in "1", "2" or "4" above (prior to redevelopment) are not subject to said requirements when all of the following are met:
 - a. At least 75% of the total existing floor area remains after redevelopment; and

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- b. The total floor area of new construction does not exceed the total floor area of existing buildings to remain; and
 - c. The redevelopment does not increase the degree of non-conformity with regards to the percentages set forth in "1", "2" or "4" above.

As determined by City staff, uses shall be calculated using one of the following methods:

Horizontal Mixed Use: Land Use Land Area (acres)/Total MU Land Area (acres) = % Land Use of MU Development

Example: 25 acres of Residential Land Use/100 acres of MU Land Area = 25% Residential Land Use of MU Development

Vertical Mixed Use: Land Use Gross Floor Area (square feet)/Total Gross Floor Area of All MU Development (square feet) = % Land Use of MU Development

Example: 25,000 SF of Commercial Land Use/100,000 SF for All Vertical Development = 25% Commercial Land Use of MU Development

Combination of Horizontal and Vertical Mixed Use: Land Use Gross Floor Area (square feet)/Total Gross Floor Area of All MU Vertical and Horizontal Development (square feet) = % Land Use of MU Development

Example: [25,000 SF of Vertical Commercial Land Use + 25,000 SF of Horizontal Commercial Development]/200,000 SF for All Vertical and Horizontal Development = 25% Commercial Land Use of MU Development

- C. *Conditional Uses.* A property in the MU district may be used for those uses listed below and in Table 2.2, as well as, any additional uses included in the conditions of approval for the MU zoning on the property. Conditional uses not included in the master plan shall require a public hearing by the Planning Commission and approval by the City Council.

1. *Residential Uses:*

- a. Dwelling, Group (assisted living facility, congregate housing).
- b. Dwelling, 'For-Rent'.
- c. Dwelling, 'For-Sale', Attached and Detached.
- d. Bed and Breakfast.

2. *Commercial Uses:*

- a. Art Gallery.
- b. Athletic Facility.
- c. Bakery.
- d. Bank, Savings & Loan.
- e. Barber Shop.
- f. Beauty Shop.
- g. Book Store.
- h. Boutique Hotel.
- i. Brewery.

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- j. Clinic.
 - k. Dance Studio.
 - l. Day Care Center.
 - m. Distillery.
 - n. Drug Store (Pharmacy).
 - o. Dry cleaning, Pickup Station.
 - p. Fitness Studio.
 - q. Florist, Retail.
 - r. Grocery Store (max. 50,000 SF in the North Point Overlay).
 - s. Hardware and Garden Supply Store (max. 50,000 SF in the North Point Overlay).
 - t. Hotel/Motel.
 - u. Hotel, Hybrid.
 - v. Liquor Store.
 - w. Manufacturing. Heavy.
 - x. Nail Salon.
 - y. Office.
 - z. Pet Grooming.
 - aa. Print Shop.
 - bb. Recreation Facilities, Indoor and Outdoor.
 - cc. Restaurant.
 - dd. Retail Establishment.
 - ee. School, Commercial.
 - ff. Spa Services.
 - gg. Special Event Facility.
 - hh. Theater, Cinema.
3. *Semipublic Uses, Utilities:*
- a. Church, Synagogue.
 - b. Heliport, Public/Private.
 - c. Library.
 - d. Museum.
 - e. Park or Playground.
 - f. Public Building.
 - g. School, Academic.
 - h. Vertiport.

D. *District Regulations.*

Minimum Lot Size: The minimum area permitted to be zoned for an MU development is 25 acres.

Maximum Density of Dwelling Units: The MU master plan shall establish maximum density for each area within the development. Density for all residential units combined shall not exceed eight (8) dwelling units/acre, except when City Council approves greater density by conditional use in the North Point Overlay. Density shall be calculated based on the gross acreage of the entire MU master plan.

Development Standards: Regulations governing lot size, lot width, setbacks, principal building coverage, floor area of dwelling unit, and height shall be established for each area within the MU master plan and approved through the public hearing process.

Maximum Impervious Area: 80% for the entire MU development.

Civic Space: See Sec. 2.20.B.3.

Open Space: Open space may include residential recreational amenities. However, at least 50% of the required open space shall be provided in passive land area(s).

E. *Review Criteria.* The MU district is intended to promote specific objectives. Therefore, the following shall be considered when reviewing an MU master plan:

1. Retail, restaurant, office, and personal service uses at ground level.
2. Pedestrian connectivity to all uses.
3. Large parking areas below grade, in decks or screened. Design efforts to provide shared parking will also be considered.
4. Accommodations for public transportation.
5. Buildings that face or appear to face public roadways.
6. Appearance standards for buildings and structured parking.
7. Limitations on uninterrupted building elevations.
8. Creation of vistas and view corridors within development.
9. Focal point features at prominent locations and ends of vistas.
10. Incorporation of natural site features.
11. Block lengths conducive to pedestrian traffic.
12. Detention and retention facilities designed to be aesthetically pleasing.
13. Creative methods for stormwater management to provide additional open space.
14. Attractive and usable street furniture in public spaces.
15. Emphasis on a high quality landscape plan.
16. Number of office jobs internally captured on-site.

F. *Time Linkage/Concurrency.* In order to ensure that the objectives of MU district are met and development occurs which incorporates a mix of uses, a development phasing strategy or time line shall be established for each MU project, subject to the following:

1. *Open Space and Civic Space.* No certificate of occupancy for any use shall be issued until a proportional amount of required open space and civic space has been installed.

Furthermore, when reviewing the phasing strategy or timeline, the City Council may link the issuance of other permits and/or certificates of occupancy for a portion of the development with the completion of other portions of the development.

(Ord. No. 702, § 1(Exh. A), 3-2-2015; Ord. No. 732, § 1, 2-6-2017; Ord. No. 741, § 4, 6-5-2017; Ord. No. 744, § 2, 7-10-2017; Ord. No. 749, §§ 2, 3, 9-18-2017; Ord. No. 767, § 4(Exh. A), 10-22-2018; Ord. No. 808, § 2(Exh. B), 9-8-2020; Ord. No. 836, § 1(Exh. A), 10-4-2021; Ord. No. 843, § 2(Exh. B), 4-18-2022; Ord. No. 871, § 2(Exh. B), 5-20-2024)

TABLE 2.2 LIST OF PERMISSIBLE AND CONDITIONAL USES

On the following table, an "O" means that the use will be permitted in that district only if a Conditional Use Permit is granted by the City Council. An "X" means that the use is permitted in the zoning district subject to the general provisions of the Unified Development Code. An "M" means that a use that is permitted in accordance with an approved master plan that is required for rezoning to the district. An "A" means that the use is permitted as an accessory use in the zoning district subject to the general provisions of the Unified Development Code. An "S" means that the use will be permitted as a subordinate use in accordance with an approved master plan that is required for rezoning to the district. For uses not included in this list or when the Director of Community Development is unable to determine placement, application shall be made to the Board of Appeals for interpretation.

USES	AG	RE	R	R-22	R-15	R-12	R-10	R-4A	R-4D	R-8A/D	R-10M	CUP*	OI*	OP	C-1	C-2	PSC*	LI	OS-R	SU	MU*
Adult Entertainment Establishment																		O			
Airport, Public/Private	O											O	S					O		X	
Amphitheater												O	S					X	O	X	
Animal Hospital, Small Animal (Veterinarian)	O											O	S		O	O	S	X			
Animal Hospital, Large Animal	O																	X			
Art Galleries												O	S	O	X	X	M	X			O
Asphalt Plant																		O			
Athletic Facility												O	S		O	X	S	X			O
Auditorium	O											O	S	O	O	O	S	X			
Auto Sales and Leasing (Trucks, Vans, Cars and Accessories)												O				O		X			

Automotive Parts													O			O	X	S	X			
Automotive Service & Service Station													O	S			X	S	X			
Bakery													O	S	O	X	X	M	X			O
Bank, Savings and Loan, Mortgage Company													O	M	X	X	X	M	X			O
Barber/Beauty Shop													O	S	X	X	X	M				O
Bed and Breakfast	X	O	O	O	O						X		O		X	X	X					O
Book Store or Stationery													O	S	A	X	X	M	X			O
Bottle Gas Storage and Distribution																						X
Boutique Hotel													O	S			O	S	O			O
Bowling Alley													O	S		O	X	S	X			
Brewery													O	S		O	O	M	X			O
Broadcasting Studio (Radio and TV)	O												O	M			X	S	X			
Builder's Equipment/Material	O												O				O		X			
Car Wash														S			O	M	X			
Carpenter Shop, Woodworking	O																					X
Carpet and Rug Sales																X	X	M	X			
Cemetery	O																					O
Check Cashing																O	O		X			
Church, Synagogue	O	O	O	O	O	O	O	O	O	O	O	O	O	M	O	O	O	S	X		O	O

Clinic, Public/Private												O	M	X	X	X	M				O
Club, associations, or Lodge	O			O	O	O	O	O	O	O	O	O	M	O	O	O	S			O	
Concrete Plant																		O			
Congregate Housing, Assisted Living Facility										O	O	M		O	O		X				O
Contractor's Office without outside storage												O	S	X	O	X		X			
Contractor's Office with outside storage												O				O		X			
Convenience Center w/Gas Pumps												O	S			X	S	X			
Country Club	O	O	O	O	O	O	O	O	O	O	O	O	S								
Dance Studio												O	S		X	X	M	X			O
Day Care Center												O	M	X	X	X	M	X			O
Discount Store																		X			
Distillery												O	S		O	O	M	X			O
Drug Store (Pharmacy)												O	M		X	X	M	X			O
Dry Cleaning, Pick-Up Station												O	S	O	X	X	S	X			O
Dry Cleaning, Plant																		O			
Dwelling, 'For-Sale', Attached								X		X	X	O					M				O

Dwelling, 'For-Sale', Detached	X	X	X	X	X	X	X		X	X		O					M				O
Dwelling, 'For-Rent'											X	O									O
Dwelling, Group											O	O	M		O	O					O
Equestrian Center	O	O	O	O	O							O								X	
Extended Stay Hotel (see Section 2.7)												O	S			O		O			
Family Day Care Home (accessory use)	X	X	X	X	X	X	X	X	X	X	X	O									
Farmlands (including Livestock, poultry)	X																				
Fire station												O	S							X	
Fireworks Sales																		X			
Fitness Studio												O	S	O	X	X	S	X			O
Florist, Retail												O	S	O	X	X	M				O
Funeral Homes with no cemetery or mausoleum												O	S		O	O	S	X			
Glass Fabrication																		O			
Golf Course, Driving Range	O	O	O	O	O	O	O	O	O	O	O	O	M					O		X	
Golf, Miniature												O	S		O	O	S			X	
Greenhouse, Nursery	O														O	S	X				
Grocery Store												O			O	X	M	X			O

Utility Substation	O	O	O	O	O	O	O	O	O	O	O	O	S	O	O	O	S	O	O	X	
<u>Vertiport</u>	<u>O</u>											<u>O</u>	<u>M</u>				<u>O</u>	<u>X</u>		<u>X</u>	<u>O</u>
Welding Shop																		X			
Wholesale Establishment												O					S	X			
Wireless Tower (subject to approval of conditional use permit in accordance with Section 2.8.7)	O											O	S			O	S	O		O	

(Ord. No. 671, § 1, 2-4-2013; Ord. No. 675, § 1, 6-3-2013; Ord. No. 692, § 1(Exh. 1), 7-21-2014; Ord. No. 703, § 1, 6-1-2015; Ord. No. 704, § 2, 6-1-2015; Ord. No. 708, § 1, 8-10-2015; Ord. No. 715, § 4, 9-28-2015; Ord. No. 718, § 14(Exh. B), 12-14-2015; Ord. No. 730, § 5, 12-5-2016; Ord. No. 741, § 5(Exh. A), 6-5-2017; Ord. No. 744, § 7(Exh. A), 7-10-2017; Ord. No. 767, § 7(Exh. C), 10-22-2018; Ord. No. 772, § 8(Exh. A), 2-4-2019; Ord. No. 808, § 2(Exh. B), 9-8-2020; Ord. No. 813, § 1(Exh. A), 10-26-2020; Ord. No. 835, § 1(Exh. B), 10-4-2021; Ord. No. 836, § 1(Exh. A), 10-4-2021; Ord. No. 843, § 2(Exh. B), 4-18-2022; Ord. No. 881, § 1(Exh. A), 1-6-2025; Ord. No. 882, § 2, 1-6-2025)

* Uses under the CUP, PSC, MU and O-I Zoning Districts shall be permissible through an approved master plan and statement of intent.