



CITY COUNCIL MEETING & PUBLIC HEARING AUGUST 25, 2025

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE TO THE FLAG**
4. **CONSENT AGENDA**
 - A. **City Council Meeting Minutes (Meeting of 8/18/2025)**
Consideration of approval of the City Council meeting minutes from the meeting of August 18, 2025.
 - B. **Contract Approval: Chrisally Events Contract**
Consideration of approval of the contract with Chrisally Events, provider for Wills Park Boo Bash for the Recreation Division of Recreation, Parks & Cultural Services and with authorization for the Mayor to execute all necessary documents.
 - C. **Financial Management Report (Month Ending June 30, 2025)**
Consideration of approval of the Financial Management Report for the month ending June 30, 2025.
5. **PUBLIC HEARING**
 - A. **Announcement of Public Hearing Procedures**
 - B. **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.
 - C. **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.
 - D. **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 nine 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.
 - E. **V-25-14 Hampton Hall – Waiting Period Variance**
Consideration of a variance to Unified Development Code Subsection 4.2.1(C) to reduce the waiting period for City Council consideration of a request for zoning change affecting the same property from

12 months to 6 months. The property is located at 0 Blake Road and is legally described as being located in Land Lot 917, 1st District, 2nd Section, Fulton County, Georgia.

F. PH-25-10/E-25-07 Hampton Hall – Change of Condition & Exception

Consideration of a change to conditions of zoning and exception related to a 9-lot single-family detached subdivision. The requested changes to conditions of zoning relate to landscape buffers, lighting, and streetscape standards. A variance is requested from Unified Development Code (UDC) Subsection 3.2.8(B)(3) to allow a fence in a buffer. The property is located at 0 Blake Road and is legally described as being located in Land Lot 917, 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.

H. Ordinance: Budget Amendment (Jail Operations)

FIRST READING

Consideration of an Ordinance to adopt a Mid-Year Fiscal 2026 Budget Amendment (Jail Operations) for certain funds of the City of Alpharetta, Georgia, appropriating the amounts shown in each budget as expenditures, adopting the item of revenue anticipation, prohibiting expenditures to exceed appropriations, and prohibiting expenditures to exceed actual funding available.

I. Ordinance: Alcohol Ordinance Text Amendments

FIRST READING

Consideration of adoption of an Ordinance to amend Chapter 4 of The Code of the City of Alpharetta, referred to as the Alcohol Ordinance; to provide for effective dates; and for other purposes.

J. THE FOLLOWING ITEMS HAVE BEEN DEFERRED:

1. 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 326 '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.

6. NEW BUSINESS

A. Resolution: Alpharetta Adult Activity Membership Fee

Consideration to adopt a Resolution establishing the Adult Activity Membership and Annual Membership Fee for the Alpharetta Adult Activity Center and Preston Ridge Community Center.

7. PUBLIC COMMENT

8. REPORTS

9. EXECUTIVE SESSION (IF NECESSARY)

10. ADJOURNMENT



STAFF REPORT

Department: City Clerk
Submitted By: Lauren Shapiro
Meeting Date: August 25, 2025

AGENDA ITEM:

City Council Meeting Minutes (Meeting of 8/18/2025)

Consideration of approval of the City Council meeting minutes from the meeting of August 18, 2025.

STAFF RECOMMENDATION:

Approve, as part of the Consent Agenda, the City Council meeting minutes from the meeting of August 18, 2025.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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ITEM DESCRIPTION:

City Clerk, Lauren Shapiro, prepared a synopsis of the pertinent information that occurred during the City Council meeting on August 18, 2025.

ALTERNATIVES:

Do not approve as part of the Consent Agenda and consider as a new business item.

ATTACHMENTS:

1. CC Minutes 8.18.2025



City Council Meeting & Public Hearing

AUGUST 18, 2025

UNOFFICIAL MINUTES

Office of the City Clerk

ALPHARETTA CITY HALL

COUNCIL CHAMBERS | 2 PARK PLAZA | 6:30 PM

This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. This is not an official record of the Alpharetta City Council Meeting proceedings. Meetings are recorded and available for review at <https://www.youtube.com/user/alpharettagov>.

1. CALL TO ORDER

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

2. ROLL CALL

- Council Members

- Mayor Jim Gilvin
- Mayor Pro Tem Dan Merkel
- Donald F. Mitchell
- John Hipes
- Fergal M. Brady
- Douglas J. DeRito

- Staff

- Chris Lagerbloom, City Administrator
- Molly Esswein, City Attorney
- Lauren Shapiro, City Clerk
- Adam Montgomery, Director of Information Technology
- Brooke Lappin, Director of Courts
- Charlie Jewell, Director of Economic Development
- Cris Randall, Director of Human Resources
- John Robison, Director of Public Safety
- Kathi Cook, Director of Community Development
- Morgan Rodgers, Director of Recreation, Parks, and Cultural Services

- Pete Sewczwicz, Director of Public Works
- Tom Harris, Director of Finance
- Brad Denkinger, Fire
- Deanna McKay, Public Communication & Engagement Coordinator
- Trent Lindgren, Police Major

3. PLEDGE TO THE FLAG

4. PRESENTATIONS & PROCLAMATIONS

A. Service Presentation: Council Member Brian Will

- Mayor Gilvin presented an Obelisk to commemorate Brian Will's service as a member of the City Council.

B. Proclamation: Marie Lewis Garrett

- Mayor Gilvin presented a proclamation to Steve Garrett, husband of Marie Lewis Garrett, and her family.
- Representative Chuck Martin presented the Georgia House of Representatives proclamation honoring Marie Lewis Garret as well.

5. CONSENT AGENDA

A. City Council Meeting Minutes (Meeting of 7/28/2025)

Consideration of approval of the City Council meeting minutes from the meeting of July 28, 2025.

B. City Council Meeting Minutes (Special Called Meeting of 7/23/2025)

Consideration of approval of the Special Called City Council meeting minutes from the meeting of July 23, 2025 at 11:30 a.m.

C. Ratification of Purdue Opioid Settlement

Consideration of council ratification of the settlement opt-in for National Opioid Settlements with Purdue (its affiliates) and the Sackler family and with authorization for the Mayor to execute all necessary documents.

D. Quitclaim Deed and Release: Haynes Park Neighborhood Association, Inc.

Consideration of approval of Quitclaim Deed and Release between the Haynes Park Neighborhood Association and the City of Alpharetta and with authorization for the Mayor to execute all necessary documents.

E. Public Access Easement Agreement: Chiswick Subdivision

Consideration of approval of a Public Access Easement Agreement between EA Homes, LP and the City of Alpharetta and with authorization for the Mayor to execute all necessary documents.

F. Premises Usage Agreement: Alpharetta First Methodist Church for Wire & Wood Festival

Consideration of approval of the premises usage agreement between the City of Alpharetta and Alpharetta First Methodist Church, Inc. located at 59 North Main Street, permitting the use of the parking lot for Wire & Wood 2025 and with authorization for the Mayor to execute all necessary documents.

- ❖ Council Member Hipes offered a motion to approve the Consent Agenda.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (6-0).

6. NEW BUSINESS

A. Staff Appointments: Assistant City Administrator

Consideration of approval of the appointment of John Robison as Assistant City Administrator.

- City Administrator, Chris Lagerbloom, came forward to present this item.
- John Robison would serve as Assistant City Administrator to help establish a staff strategy to meet the priorities of the City Council.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to approve the Consent Agenda.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (6-0).

B. Staff Appointments: Fire Chief

Consideration of approval of the appointment of Brad Denkinger as Fire Chief.

- City Administrator, Chris Lagerbloom, came forward to present this item.
- Brad Denkinger will serve as Fire Chief to the Alpharetta Fire Department.

PUBLIC COMMENTS:

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

C. Staff Appointments: Police Chief

Consideration of approval of the appointment of Trent Lindgren as Police Chief.

- City Administrator, Chris Lagerbloom, came forward to present this item.

- Trent Lindgren will serve as Police Chief to the Alpharetta Police Department.

PUBLIC COMMENTS:

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

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

SECOND READING

The first reading and public hearing for this item occurred during the July 28, 2025 City Council Meeting.

Consideration of text amendments to Appendix A: Alpharetta Downtown Code Section 2.4 Parking and Loading and Section 2.5 Parking and Loading of the Unified Development Code to amend certain parking ratios for properties over a certain distance from a public parking facility in the Downtown and to amend parking ratios for an elementary and middle school.

- City Attorney, Molly Esswein, read the Ordinance title aloud.
- Director of Community Development, Kathi Cook, came forward to present this item.
- Staff recommends text amendments to Unified Development Code (UDC) Section 2.5 Parking and Loading to amend the parking ratio for an elementary and middle school and Appendix A: Alpharetta Downtown Code Section 2.4 Parking and Loading to amend parking requirements for Downtown properties that are located beyond a certain distance from a public parking facility.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to approve PH-25-07 Unified Development Code Text Amendments – Parking.
 - Council Member Brady seconded the motion.
 - The motion was approved unanimously (6-0).

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

SECOND READING

The first reading and public hearing of this item occurred during the July 28, 2025 City Council Meeting.

Consideration of text amendments to Section 2.1 Zoning Districts and Section 2.2 Permitted Use Districts and Regulations of Article II of the Unified Development Code to clean up

zoning district titles and descriptions and to clarify that certain zoning districts are in accordance with a specific master plan.

- City Attorney, Molly Esswein, read the Ordinance title aloud.
- Director of Community Development, Kathi Cook, came forward to present this item.
- 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.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to PH-25-03 Unified Development Code Text Amendments – Zoning Districts and Permitted Use Districts and Regulations.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (6-0).

F. Purchase Approval: Public Works Fleet Replacement Bucket Truck

Consideration to approve the purchase of a 2024 Ram 5500 equipped with an ALTEC Model AT40-G telescopic articulating aerial device with ISO-Boom utilizing Sourcewell Contract #110421-ALT from ALTEC, Inc. in an amount not to exceed \$162,510, and authorize the Mayor to execute all necessary documents.

- Director of Public Works, Pete Sewczwicz, came forward to present this item.
- Staff recommends that Mayor and Council approve the purchase of a 2024 Ram 5500 equipped with an ALTEC Model AT40-G telescopic articulating aerial device with ISO-Boom utilizing Sourcewell Contract #110421-ALT from ALTEC, Inc. in an amount not to exceed \$162,510.
- Included in the FY 26 Capital Budget for Public Works is the replacement of a 2012 F-550 Crew Cab Bucket Truck (Unit #735) with a RAM 5500 and a Bucket attachment. The 2012 F-550 has approximately 64,000 miles and is currently out of service due to safety issues. The safety concerns consist of cracks within the bucket and boom. Additionally, the vehicle did not pass the annual inspection, due to the cracks found, but also due to a lack of power able to be reached to operate the boom and bucket.

The boom and bucket on this vehicle is difficult to maintain due to limited parts availability and few qualified service technicians are able to work on the vehicle due to its age.

- Due to safety issues, age, and wear and tear on the vehicle, the vehicle and associated equipment needs to be replaced. Currently, Public Works only has one operable bucket truck to maintain the existing 119 traffic signals, 5 HAWK signals, and 3 Emergency Traffic Signals at Fire Stations throughout the City.
- Staff recommends the ALTEC equipment (bucket and boom) for the availability of maintenance needs. Additionally, the ALTEC equipment is used by neighboring municipalities and utility companies.
- Per policy, the equipment being replaced will be surplus by the Finance Department.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member DeRito offered a motion to approve the purchase of a 2024 Ram 5500 equipped with an ALTEC Model AT40-G telescopic articulating aerial device with ISO-Boom utilizing Sourcewell Contract #110421-ALT from ALTEC, Inc. in an amount not to exceed \$162,510, and authorize the Mayor to execute all necessary documents.
 - Council Member Mitchell seconded the motion.
 - The motion was approved unanimously (6-0).

G. Philanthropy Partnership Agreement: Old Rucker Farm and the South Forsyth National Charity League

Consideration of approval of a Philanthropy Partnership Agreement Between the City of Alpharetta (on behalf of Recreation, Parks and Cultural Services) and National Charity League, Inc., South Forsyth Chapter and with authorization for the Mayor to execute all necessary documents.

- Director of Recreation, Parks and Cultural Services, Morgan Rodgers, came forward to present this item.
- Staff recommends that Mayor and Council approve a Philanthropy Partnership Agreement Between the City of Alpharetta (on behalf of Recreation, Parks and Cultural Services) and National Charity League, Inc., South Forsyth Chapter and authorize for the Mayor to execute all necessary documents.
- The National Charity League, Inc. South Forsyth Chapter is a group of mothers and daughters who have come together in a commitment to community service, leadership development and cultural experiences. Members shall reside in or attend school in South Forsyth County, North Fulton County and the surrounding areas. The NCL, Inc. has decided to partner with the Community Agriculture & Sustainability division of the

Recreation, Parks & Cultural Services Department because of the uniqueness of the division and the fact that it is a way to learn the importance of food and farming.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Hipes offered a motion to approve a Philanthropy Partnership Agreement Between the City of Alpharetta (on behalf of Recreation, Parks and Cultural Services) and National Charity League, Inc., South Forsyth Chapter and with authorization for the Mayor to execute all necessary documents.
 - Council Member Brady seconded the motion.
 - The motion was approved unanimously (6-0).

H. Intergovernmental Agreement: November 4, 2025 General Election and December 2, 2025 Runoff Election

Consideration of approval of an Intergovernmental Agreement for the Provision of Election Services between Fulton County, Georgia and City of Alpharetta, Georgia and with authorization for the Mayor to execute all necessary documents.

- City Clerk, Lauren Shapiro, came forward to present this item.
- On November 4, 2025 the City will hold a General Municipal Election to elect three City Council Members for Post 1, Post 2, and Post 3.
- The City wishes to contract with Fulton County to conduct the City's 2025 General Municipal Election and Potential Runoff Elections. If approved, the attached IGA will dictate the City's and Fulton County's responsibilities in conducting this year's election and future runoffs, if needed.
- The County will be responsible for things like: designating advance voting sites, compiling and proofing ballots, hiring and paying poll officers, performing as Election Superintendent, providing supplies, certifying election results, and notifying residents of voting districts and precincts. The City will be responsible for things like: recommending voting sites, adopting election ordinances, preparing and performing candidate qualifying, performing ethics campaign filings, and reviewing ballot proofs.
- This agreement is for this year's election only and will terminate on December 31, 2025.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Mitchell offered a motion to approve an Intergovernmental Agreement for the Provision of Election Services between Fulton County, Georgia and City of Alpharetta, Georgia and authorize for the Mayor to execute all necessary documents.
 - Mayor Pro Tem Merkel seconded the motion.
 - The motion was approved unanimously (6-0).

I. Resolution: Appointment of Conflict Council

Consideration of adoption of a resolution to appoint the law firm of Carothers & Mitchell as conflict counsel to initiate condemnation actions against City of Alpharetta employees, agents, or officers where Jarrard & Davis, LLP representation of the City of Alpharetta is conflicted and see these actions through to completion.

- City Attorney, Molly Esswein, read the Resolution title aloud and came forward to present this item.
- The City has a number of on-going transportation road improvement projects where acquisition of property rights and interests are required from property owners within the City.
- Some of these property owners may be employees, agents, board members, or officers of the City, and because Jarrard & Davis represents the City, their firm is conflicted from initiating a condemnation action against City employees, agents, board members, or officers, which would require the need of conflict counsel.
- If adopted, this resolution would retain Carothers & Mitchell as conflict counsel.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Mayor Pro Tem Merkel offered a motion to adopt a resolution to appoint the law firm of Carothers & Mitchell as conflict counsel to initiate condemnation actions against City of Alpharetta employees, agents, or officers where Jarrard & Davis, LLP representation of the City of Alpharetta is conflicted and see these actions through to completion.
 - Council Member DeRito seconded the motion.
 - The motion was approved unanimously (6-0).

J. Resolution: Appointment of Conflict Counsel - Tallant Howell Law Firm

Consideration of adoption of a Resolution to appoint Tallant Howell Law Firm as conflict counsel in alcoholic beverage license hearings and appeals, where Jarrard & Davis, LLP's representation of the City of Alpharetta is conflicted and with authorization for the Mayor to execute an Engagement Letter.

- City Attorney, Molly Esswein, read the Resolution title aloud and came forward to present this item.
- Prior to suspending or revoking an alcoholic beverage license, the City has the authority to call a licensee to appear before a hearing examiner.
- The City Council, by its adoption of Resolution 2292, appointed a hearing examiner (David C. Will) to adjudicate alcohol license hearings through December 31, 2025.
- Because Jarrard & Davis, LLP would represent the City Council during any potential appeals of the hearing examiner's decision, Jarrard & Davis, LLP is conflicted from

representing both the City and/or its staff during an initial alcohol license hearing and any other future proceedings. As such, conflict counsel is needed.

- Tallant Howell Law Firm has the requisite expertise and experience working with local governments in similar type of actions and proceedings to represent the City and its staff for this purpose.
- If adopted, this Resolution would appoint Tallant Howell Law Firm as conflict counsel for purposes of representing the City and/or its staff for alcohol license hearings and appeals and would also authorize the Mayor to execute an Engagement Letter for this purpose.

PUBLIC COMMENTS:

- There were no public comments.
- ❖ Council Member Hipes offered a motion to adopt a resolution to appoint the law firm of Carothers & Mitchell as conflict counsel to initiate condemnation actions against City of Alpharetta employees, agents, or officers where Jarrard & Davis, LLP representation of the City of Alpharetta is conflicted and see these actions through to completion.
 - Council Member Brady seconded the motion.
 - The motion was approved unanimously (6-0).

7. WORK SESSION ITEMS

A. City of Alpharetta Arts & Culture Master Plan

City Council review and discussion of the proposed Arts & Culture Master Plan. This item is for work session discussion purposes only.

- Director of Recreation, Parks, and Cultural Services, Morgan Rodgers, came forward to present this item.
- Susannah Darrow, representative from TSW, came forward to present their work on the Arts & Culture Master Plan.

CITY COUNCIL DISCUSSION:

- Council Member Hipes shared that there is not information in the plan about how to bring private citizens and organization more into the arts community and would like to get serious about our facilities and private funding. Further, he believes that we need people to advocate for the arts in this community.
- Council Member Mitchell did not see information in the plan about fundraising and would like to see more ways to fundraise within the community.
- Council Member DeRito shared that he would like to see specifics about how funding opportunities could be created and include a road-map; public private partnerships are a great opportunity and would like for TSW to take this a step further to come up with concrete ideas of fundraising.

B. Adult Activity Center Membership Fees

City Council review and discussion of a membership fee for the Adult Activity Center. This item is for work session discussion purposes only.

- Director of Recreation, Parks, and Cultural Services, Morgan Rodgers, came forward to present this item.

CITY COUNCIL DISCUSSION:

- Council Member Mitchell asked about if seniors would also have to pay for classes or if would be included with the membership.
- Council Member DeRito asked about seniors who could not afford the \$40 per year membership and contrasted with how we handle non-resident sport activities with neighboring jurisdictions.
 - Director Rodgers shared that there is not a reciprocal program in other jurisdictions that offer our residents free membership and there is a sliding

C. Stormwater Projects Update

Staff presentation and City Council discussion of city-wide stormwater projects. This item is for work session discussion purposes only.

- Director of Public Works, Pete Sewczwicz, came forward to present this item.

CITY COUNCIL DISCUSSION

- Council Member Hipes asked at what point will we no longer be able to re-line pipes and have to replace them instead and recommended prioritizing budgeting for this in the future.
 - Director Sewczwicz shared that you can line a piper more than one time, but some points are located in individual yards or are affected by trees.
- Council Member Mitchell asked about Meadowbrook Subdivision and digging up trees in their backyard.
- Council Member DeRito commented on that there has been a significant investment made to these improvements.

8. PUBLIC COMMENT

- Nancy Emmons (348 Meadow Drive, Alpharetta, GA 30009) came forward to speak about stormwater and eminent domain.

9. REPORTS

- There were no reports.

10. EXECUTIVE SESSION (IF NECESSARY)

- ❖ Council Member Hipes offered a motion to recess the meeting for Executive Session.
 - Council Member Mitchell seconded the motion.

- The motion was approved unanimously (6-0).
- Mayor Gilvin recessed the meeting at 8:57 pm for the purposes of litigation and real estate.
- ❖ Mayor Pro Tem Merkel offered a motion to reconvene the meeting.
 - Council Member Mitchell seconded the motion.
 - The motion was approved unanimously (6-0).
- Mayor Gilvin reconvened the meeting at 9:11 pm.

11. ADJOURNMENT

- ❖ Mayor Pro Tem Merkel offered a motion to adjourn the meeting.
 - Council Member Brady seconded the motion.
 - The motion was approved unanimously (6-0).
- With there being no further items to consider or discuss, Mayor Gilvin adjourned the meeting at 9:11 p.m.

Respectfully submitted,



Lauren Shapiro, City Clerk



STAFF REPORT

Department: Recreation, Parks & Cultural Services

Submitted By: Morgan Rodgers

Meeting Date: August 25, 2025

AGENDA ITEM:

Contract Approval: Chrisally Events Contract

Consideration of approval of the contract with Chrisally Events, provider for Wills Park Boo Bash for the Recreation Division of Recreation, Parks & Cultural Services and with authorization for the Mayor to execute all necessary documents.

STAFF RECOMMENDATION:

Approve the Chrisally Events Contract and authorize the Mayor to execute all necessary documents.

BUDGET & PROCUREMENT:

BUDGETED ITEM: YES

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: YES

TOTAL PROJECT COST: THE TOTAL COST OF THE PROJECT IS \$4,807.22.

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
Community Center Equipment Rental/10061400 522320 RCC00	\$4,807.22

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
N/A	\$0.00

ITEM DESCRIPTION:

Background:

Wills Park Boo Bash offers a wide variety of exciting activities for school-aged children, making it a favorite Fall activity. This event keeps families and children entertained and eager to return each year. As part of the dynamic experience, Chrisally Events will be providing a fun and interactive bounce house play experience for the children, adding to the excitement and energy of the Boo Bash event.

The rentals have been included in this year's budget. Because this rental requires a contract, this item has been added to the Consent Agenda to request that City Council approve for the Mayor to execute the contract on behalf of the City.

Recommendation Explanation:

Staff recommends approval of the Chrisally Events Contract to provide entertainment for our Wills Park Boo Bash. If the Mayor and Council approve the contract, Staff will proceed with issuing the document for signatures.

ALTERNATIVES:

Deny approval of the contract and forego the opportunity to have Chrisally Events as part of the Wills Park Boo Bash.

ATTACHMENTS:

1. Chrisally Events Contract - Boo Bash

Pritchard, Lindsey

From: receipt=ers-mail.com@mailgun.ers-mail.com on behalf of Chrisally Events and Party Rental <receipt@ers-mail.com>
Sent: Monday, May 19, 2025 10:55 AM
To: Pritchard, Lindsey
Subject: Your Quote from Chrisally Events and Party Rental

This message could be suspicious

- This name is similar to someone in the City of Alpharetta.
- No employee in the City of Alpharetta has ever replied to this email address.

Mark as Safe Report this Email

Powered by Mimecast



Chrisally Events and Party Rental

QUOTE:

Your Quote:

Please Note - This quote is for informational purposes only. **The inventory has not been reserved and price may change.** Please click on the link below to pay the deposit and confirm or call our office to reserve this date. Weekends fill up fast so reserve early for best selection.

513 Industrial Dr.

Woodstock, GA 30189 **Important Information - Please Read Below!**

678-752-8718

www.chrisally.com

The City of Alpharetta
Lindsey Pritchard
175 Roswell St

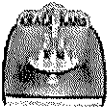
Alpharetta, GA 30009

LPritchard@alpharetta.ga.us

/678-297-6115

Customer Comments:Need sand bags

Sat, Oct 18 3:00 → 8:00 pm			
	Dino Kingdom Playground	\$209.00	x 1 = \$209.00
	Pumpkin Bouncer XL	\$345.00	x 1 = \$345.00
	Mini Bounce Circus	\$155.00	x 1 = \$155.00
	Spooky House Jump and Slide	\$319.00	x 1 = \$319.00
	Halloween Radical Run 45' Obstacle Course	\$415.00	x 1 = \$415.00
	Marble Purple Modular 16 Ft. Double Lane Dry Slide	\$319.00	x 1 = \$319.00
	Xtreme Ninja Combo Obstacle Course	\$498.00	x 1 = \$498.00
	Inflatable Skee Ball Game	\$183.00	x 1 = \$183.00
	Basketball Carnival	\$189.00	x 1 = \$189.00
	Ring Toss Carnival	\$189.00	x 1 = \$189.00
	Grand Carnival Game Booth	\$689.00	x 1 = \$689.00

	Stop & Throw		x 1	
	Can Toss		x 1	
	Fat Cats		x 1	
	Tip A Troll		x 1	
	Mechanical Halloween pumpkin	\$1,275.00	x 1	= \$1,275.00
	Ninja Wall Toxic	\$679.00	x 1	= \$679.00
	Rides or Concessions Attendant	\$140.00	x 8	= \$1,120.00
	6500 Watts Generator	\$145.00	x 5	= \$725.00

SubTotal		\$7,309.00
General Discount: 2743	-\$2,743.00	\$4,566.00
Tax: 0%	\$0.00	\$4,566.00
Damage Waiver - Yes	\$241.22	\$4,807.22
Travel Fee (17 mi)	\$0.00	\$4,807.22

Total \$4,807.22

Deposit Required \$1,201.81

Due \$4,807.22

A few tips and reminders: (PLEASE READ BELOW)

WE DO NOT DELIVER AND/OR SET UP TABLES, CHAIRS, TENTS, LINEN, ETC. WITHOUT AN INFLATABLE BETWEEN FRIDAY AND SUNDAY.

To pay and confirm this reservation please go to the link below, sign contract and pay:

(Click here to Complete your Order)

Mechanical Bull Requirements

- *1 Attendant to assist with line control and verify waiver signatures**
- *1 Dedicated 20 amp circuit with 25' (console) and 1 dedicated 20 amp circuit within 100' (inflated base) of setup area**
- *Size: 18L x 18W x 10H**
- *20' X 20' level area free of debris/sharp objects**
- *Electrical outlet can NOT have a reset/test button (CFGI)**
- *Delivery/Setup area must be clear of cars**
- *If indoors, remove center bar in double door for entrance on ground level (need at least 6' path)**
- *Maximum 1 participant at a time**
- *Minimum height: 48" tall**
- *Maximum weight: 300 lbs**
- *Recommended Participant Ages: All ages**
- *Setup area does NOT involve steps or hills**
- *Ability to drive up and drop equipment is preferred. If not, we must be able to park no more than 50' from setup area**
- *Customer to provide a strong volunteer to assist the participants with getting on and off the bull**

Please read and make sure you understand and agree before confirming reservation. Once the reservation is confirmed we understand that all of the following information has been understood and agreed upon:

- * [X] Pricing displayed is for curbside delivery of tables, tents and/or chairs WITH an inflatable rental. Please call if tables, tents and/or chairs are requested without an inflatable or you're requesting additional delivery or set-up services. At the time of pick up all tables, chairs need to be clean, folded and stacked in the front of the house or hall. Due to the normal condition of rental tables and chairs, it is strongly recommended that your planning includes table covers and chair covers. We offer rental linen as well for your convenience**
- * [X] On Location At Time Of Delivery: Customer or representative must be on site at time of delivery. We will call with 20 minutes' notice to let you know that we are on our way. If there is no one at site after 5 minutes of our arrival, we will leave and continue our schedule route to avoid delays. We may or may not have time to return. Delivery Path Clearance: We need a 4 feet wide path from truck to set up location. Inflatables can be 300-700 lbs. and have to roll on a smooth path of cement, dirt or grass. We will not go through your home or into your home to set up. We cannot go through steps or steep hills to get to the Set Up location. We will not be responsible for damages arising getting to Set Up Location. Set Up Area Clearance: Measure for Width, Length and Height clearance. Look out for electrical lines and tree branches that may get in contact with the inflatable. We will only set up once. If not enough space or not safe we will leave, we need to continue with our route to avoid delays. Set Up Area Cleaning: Please clean the set up area before we arrive to set up, we will not set up on top of rocks, branches, pine cones, or any other sharp object. We won't set up over Pet**

Waste. Please be mindful of other customers: Our teams have a limited amount of time to complete the delivery and set up of each customer. Please have driveway and path to set up location clear before we arrive.

* ☒ Deposit Required to Reserve: Please note that we required a minimum payment up front upon check out that is not refundable, but we will be credited toward the full balance. If you cancel within the 7 days prior to the event we will retain that minimum payment, If the cancellation is because of weather we will provide a rain-check, good for one full year toward a future event. Orders can not be cancelled within 24 hours from the event unless it is because of weather. Deposit is not refundable for any reason. *Within seven business days of the scheduled event, items cannot be cancelled. Cancelled items within these seven days will be charged to the renter at rental cost.

* ☒ To continue, please acknowledge the following: We do not set up on rock or gravel. You will need to provide a separate circuit for each blower, some inflatables may need 2 blowers. Units must have electricity located within 50'. If you will be at a park, you will need a generator. You can add a generator per outlet needed to your car or provide your own, it needs to be at least 3500 watts per outlet or better. (We won't be responsible if at the time of set up there is not enough power to inflate the unit). You agree to review our cancellation/bad weather policy. All units must be secured. Any use of Silly String, Shaving Cream, Color Powder (color run powder), etc. is completely prohibited. If any of these are used close to or inside the inflatable, there will be a \$500 automatic charge to the customer and Chrisally Events will assess the condition of the inflatable in case of full replacement needed by the customer.

* ☒ Delivery: On all reservations the delivery address will be checked for distance from our warehouse to determine a delivery fee. We do offer a 16 miles' radius free delivery for orders of more than \$200 with an inflatable. We may not be able to deliver past the 16 miles radius. Everything will be determined on a per reservation basis. WITH AN INFLATABLE OR MECHANICAL RIDE. Any address farther than 16 miles will be assessed a delivery fee that will range from \$76 to \$100 depending on the distance if we can deliver. We can not promise delivery farther than 16 miles from our location. Any order for less than \$200 will need to be customer pick up. We do not deliver tables, chairs and concession machines unless it is delivered together with a bounce house. We accept pickups on most of our rentals including some bounce houses. If you want to pick up the rented equipment, please contact our office to make an appointment.

* ☐ If customer is renting ONLY tents, tables, chairs and/or linen. Additional curbside delivery and pick up fee will be assessed by Chrisally Events and Party Rentals after the order has been received. (Tables, chairs, linen, concession machines, ez up tents, etc. DO NOT HAVE FREE DELIVERY). If customer needs to know the cost of the curbside delivery before placing the order, please call our offices 678-752-8718 Monday Through Thursday between 9:00 am and 6:00 pm. Delivery of any items that are NOT inflatables or mechanical games will be done 1 to 3 days before the event and pick up will be 1 to 3 days after the event. We do not deliver tables, chairs, linen or tents on Weekends.

* **FLEXIBLE DELIVERY AND PICK UP:**

☐ Due to the amount of deliveries and difference in times on one day we may need to deliver up to 48 hours before your event and pick up up to 48 hours after. If you need a tighter delivery window, we can make arrangement but, you need to understand that this means longer travel, changes in schedules and up to the possibilities that we will need to have a specific team just for your delivery.

We offer the following options to our customers.

Please select your Delivery Window

Flexible Delivery (\$.01): Means we will deliver up to 48 hours from the Start time on your reservation and pick up up to 48 hours after (we will call you with 20 minutes' notice).

Same Day Delivery (\$100.00):: Means we will deliver anytime between 7:00 am and the Start time on your reservation and we will pick up anytime between the end time of your reservation and 10:00 pm (we will call you with 20 minutes' notice).

Exact Time Delivery (\$200.00) Means that we will deliver up to an hour before the Start time on your reservation (we will call you with 20 minutes' notice).

If customer is renting ONLY tents, tables, chairs and/or linen. Additional curbside delivery and pick up fee will be assessed by Chrisally Events and Party Rentals after the order has been received. (Tables, chairs, linen, concession machines, ez up tents, etc. DO NOT HAVE FREE DELIVERY). If customer needs to know the cost of the curbside delivery before placing the order, please call our offices 678-752-8718 Monday Through Thursday between 9:00 am and 6:00 pm. Delivery of any items that are NOT inflatables or mechanical games will be done 1 to 3 days before the event and pick up will be 1 to 3 days after the event. We do not deliver tables, chairs, linen or tents on Weekends.

1) We accept cash, checks and if necessary most credit cards. If paying with cash, please note that our drivers don't carry change. Payment is due at time of set up. 2) We can set up on most surfaces but not rocks of any kind. Please call us if you are unsure.

3) All inflatable units MUST be staked in the ground for safety. If this is not possible, you will need to park vehicles around the unit so it can be secured on all 4 corners. Sandbags will be used in the case that the above is not feasible.

4) We will call you the day before or early morning on the day of your event with a set up time (we sometimes have to arrive very early to get all of the jumps out on time but we do not charge for the extra time)

5) Please call as early as possible if you need to cancel due to weather. Once we've set up, we do not give refunds for any reason including weather. We do not allow cancellations, other than weather related with less than 7 days in advance. Full payment will be required. We do not allow any changes that lower the amount of the rental with less than 7 days notice.

6) If your event will be at a park. Please tell us. It affects our scheduling. You will need to either provide electricity within 50' or rent a generator which we can provide at an additional cost. 7)

7) All inflatables and tents need to be staked in to the ground, stakes will vary from 18 inches (small inflatables) to up to 40 inches (Commercial tents and some water slides) Chrisally Events is not responsible for any damages to any sprinklers, water lines, sewer, utilities, landscaping, lawn lights, concrete, asphalt, lawn, etc. Chrisally Events recommend customer to contact 811 or 1-800-282-7411 prior to bounce house or tent set up.

8) Delivery of tables, chairs and any other item that is not an inflatable or mechanical game are available at an additional charge. Any delivery of tables and chairs (even when with an inflatable) is a curbside delivery, we will leave it on the driveway stacked up for the customer to move and set up. At the time of pick up, Tables and chairs must be knocked down and stacked ready for pick up on the driveway as we left them. We are not allowed to go into houses, churches or any building to deliver items due to liability reasons, please do not ask the delivery team to drop items off inside the house.

9) Setup and knock down service is available at a reasonable additional cost if arranged for in advance. Because of time frames set up for deliveries, we cannot accommodate last minute requests of set up at the time of delivery

10) Any attended rental or mechanical game (Trackless train, The Meltdown, Mechanical Bull, Rockwall, Etc) cannot be cancelled with less than 14 days notice. Customer will be responsible for full payment.

11) FLEXIBLE DELIVERY AND PICK UP:

Due to the amount of deliveries and difference in times on one day we may need to deliver up to 48 hours before your event and pick up up to 48 hours after. If you need a tighter delivery window, we can make arrangement but, you need to understand that this means longer travel, changes in schedules and up to the possibilities that we will need to have a specific team just for your delivery.

We offer the following options to our customers.

Please select your Delivery Window

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Exact Time Delivery (\$200.00) Means that we will deliver up to an hour before the Start time on your reservation (we will call you with 20 minutes' notice).

Please Click here to watch our Inflatable Safety Video

We want your party to go as smoothly as possible. Please call if you have any questions. Thanks!



STAFF REPORT

Department: Finance
Submitted By: Shawn Mitchell
Meeting Date: August 25, 2025

AGENDA ITEM:

Financial Management Report (Month Ending June 30, 2025)

Consideration of approval of the Financial Management Report for the month ending June 30, 2025.

STAFF RECOMMENDATION:

Approve the Financial Management Report for the month ending June 30, 2025.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
-----------------------------	----------------------

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
-----------------------------	----------------------

ITEM DESCRIPTION:

On a monthly basis, the Finance Department prepares detailed revenue and expenditure statements for all city operating funds (including prior-year comparisons for the General Fund). In addition, this report includes:

1. Detailed capital project report including life-to-date activity;
2. Payments \$5,000 and greater; and
3. Purchase orders with an estimated cost between \$5,000 and \$50,000.

ALTERNATIVES:

ATTACHMENTS:

1. FY 2025 Financial Management Report (12-June)

Financial Management Reports



**for the month ending
June 30, 2025
(period 12 of 12 – unaudited)**

Please visit the Financial Transparency Portal for additional information including audited financial statements, adopted budgets, and automated tools aimed at simplifying access to the City's financial data.

<https://www.alpharetta.ga.us/212/Financial-Transparency>

Financial Management Reports

Fiscal Year 2025

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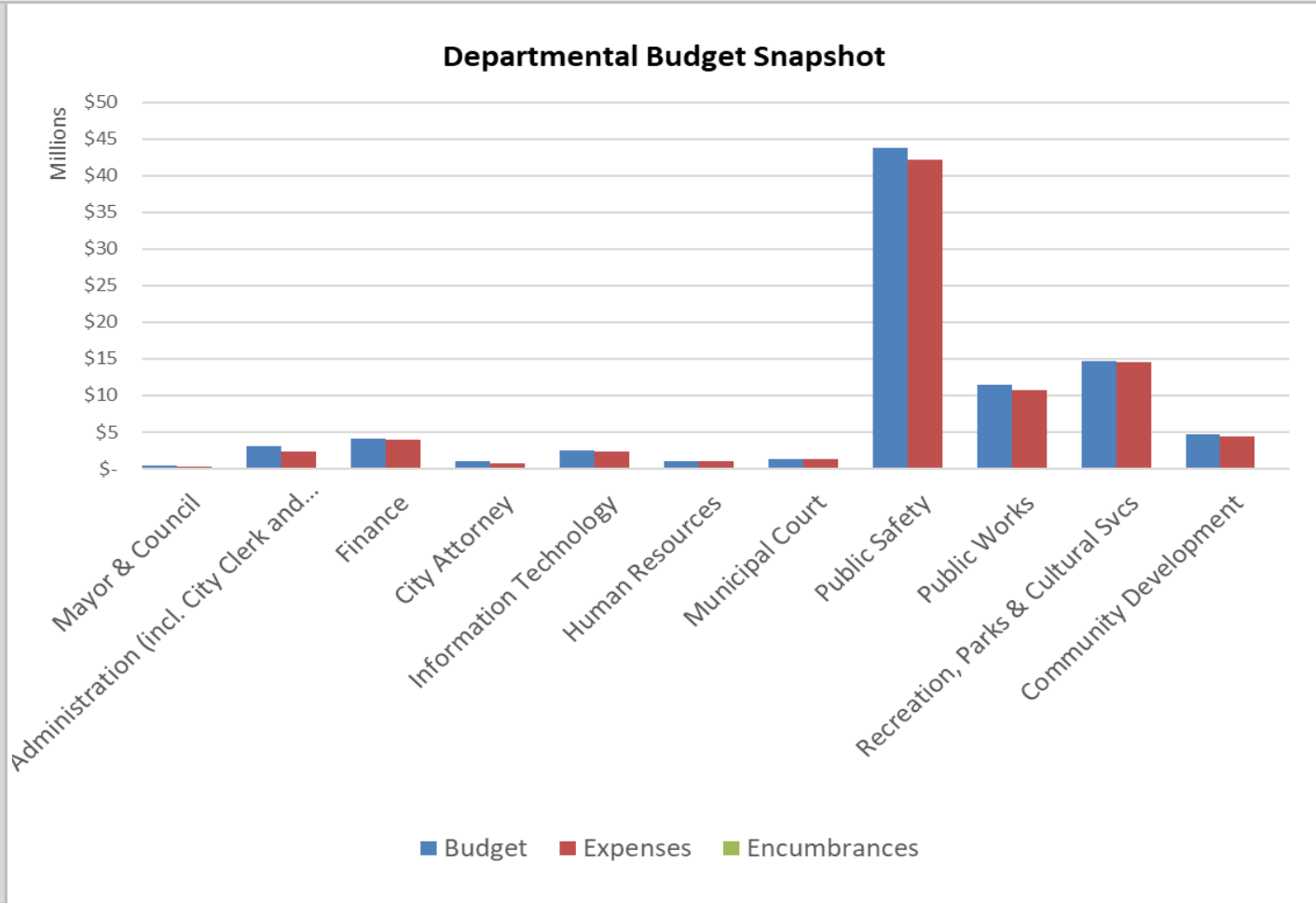
CITY OF ALPHARETTA

Financial Management Reports
Performance Dashboard
For the month ended June 30, 2025

LEGEND	
↑	Positive
↔	Neutral
↓	Negative

GENERAL FUND DETAIL

Revenues	Performance Status	Forecasted Gain/Loss
Top-10		
Property/Motor Vehicle Taxes	↔	(\$71,960)
Local Option Sales Tax	↔	\$83,319
Franchise Tax	↔	\$375,055
Insurance Premium Tax	↔	\$204,075
Alcohol Beverage Excise Tax	↔	(\$50,000)
Building Permit Fees	↔	\$634,028
Business and Occupational Tax	↔	(\$35,000)
Court/Traffic Fines	↓	(\$225,000)
Recreation/Special Event Fees	↔	(\$200,746)
Hotel/Motel Tax (City portion)	↔	\$8,409
Other Revenues	↔	\$1,547,839
Minimum Surplus Goal Needed to Fund Capital: (\$15M Annual Capital Need less \$3.1M allocated in the annual budget)		\$11.9M
Less: Forecasted Revenue Gain		\$2.3M
Less: Forecasted Expenditure Savings		(\$4.8M)
Favorable (Unfavorable) Net Surplus vs \$15M Capital Need:		(\$4.8M)



FUND SYNOPSIS

	Revenue	Expenses	Non-Allocated
General Fund (1)	↔	↔	\$752,874
Special Revenue Funds			
Confiscated Assets Fund (DEA)	↔	↔	\$295,061
Opioid Settlement Fund	↔	↔	\$61,930
Emergency 911 Fund (1)	↓	↔	\$0
Impact Fee Fund	↔	↔	\$1,097,564
Hotel/Motel Fund (1)	↔	↔	\$1,655,663
Debt Service Fund	↔	↔	\$953,873
Proprietary Funds			
Solid Waste Fund (1),(2)	↔	↔	\$0
Risk Management Fund	↔	↔	\$1,835,239
Medical Insurance Fund	↔	↔	\$63,041

	Non-Allocated
Grant Funds	
Operating Grant Fund (3)	\$30,641
Capital Grant Fund (3)	(\$15,030)
Capital Project Funds	
Capital Project Fund (3)	\$2,862,443
Stormwater Capital Fund	\$107,581
Series 2022 Bond Fund (Parks) (3)	\$1,850,000
TSPLOST I Capital Fund	\$504,763
TSPLOST II Capital Fund	\$7,490,031
Blended Component Unit	
Development Authority Fund	\$260,087

BOND RATING

AAA

strongest rating available

EMERGENCY RESERVE

General Fund

\$23.5M (25%)

Emergency 911 Fund

\$1.1M (19%)*

Sanitation Fund

\$15K (<1%)*

* less than 25% Target

Please Note: Current year revenue in excess of budgeted amounts may be available to augment Non-Allocated balances upon City Council approval (e.g. Impact Fees and Confiscated Asset collections).

(1) General Fund value represents Contingency balance/Reserve for Operating Initiatives. Hotel/Motel Fund represents Debt Service Reserve (target is \$1.5 million). Other Funds represents amounts in excess of the 25% fund balance target.

(2) Solid Waste Fund operational trends require further review and may necessitate an adjustment in rates or reallocation of expenses to other operating Funds of the City (i.e. General Fund).

(3) Does not include amounts, if any, currently set aside for matches on active grant applications or arbitrage liability (Series 2022 Bond Fund).



2 PARK PLAZA
ALPHARETTA, GA 30009
PHONE: 678.297.6000
WWW.ALPHARETTA.GA.US

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: THOMAS G. HARRIS, FINANCE DIRECTOR *TH*

DATE: AUGUST 25, 2025

RE: FINANCIAL MANAGEMENT REPORTS AS OF JUNE 30, 2025

The documents contained herein represent the financial management reports for the City of Alpharetta ("city") as of the period ending June 30, 2025.

The Finance Department is currently in the process of closing the accounting books for Fiscal Year 2025 (FY 2025). The figures represented herein are subject to change in accordance with accounting entries made during the closing process.

General Fund

Revenue: The following section pertains to information detailed in the attached Revenue Summary and Collection Comparison report. FY 2025 revenues are budgeted at \$94.2 million (net of Carryforward Fund Balance totaling \$9 million). As of June 30, 2025, actual revenue collections total over 100% or \$95.5 million and forecasts through the year-end accrual process indicate collections exceeding the budget by \$2.3 million.

Motor Vehicle Title Fee collections is trending 4% greater than FY 2024 (\$3.5 million). Collection estimates for FY 2026 total \$3.7 million (\$250,000 less than budget).

Franchise tax collections represents an estimated gain of \$375,055. Specifically, the forecast for electricity franchise tax collections reflects Georgia Power (\$5.2 million) remittances which equate to growth of 16% compared to 2024 actuals (\$4.4 million). Partially offsetting the growth in electricity franchise tax collections is the cable and telephone components. Franchise taxes for cable have been declining since FY 2020 (\$919,107) and is down -14% year-to-date resulting in a revised forecast of \$545,000 in FY 2025 (\$115,000 less than budget). Franchise taxes for telecommunication have been declining since FY 2022 and is down -43% year-to-date due primarily to a settlement with a telecom provider resulting in a revised forecast of \$138,526 in FY 2025 (\$141,474 less than budget).

Insurance Premium Tax collections total \$6.3 million in FY 2025 and represent an 8% increase (\$204,075 greater than budget) over FY 2024 collections of \$5.8 million.

MAYOR
JIM GILVIN

MAYOR PRO TEM
DAN MERKEL

COUNCIL MEMBERS
FERGAL M. BRADY
DOUGLAS J. DERITO
JOHN HIPES
DONALD F. MITCHELL

CITY
ADMINISTRATOR
CHRIS LAGERBLOOM

Collections for Alcohol Beverage Excise Taxes is trending 2% lower than FY 2024. Estimates for FY 2025 total \$2.85 million which is -\$50,000 less than budget.

Building Permit Fee collections is trending 39% higher than FY 2024 (\$1.8 million). This revenue source is non-standard in that it experiences high variability dependent upon development/construction trends occurring within the City. Estimates for FY 2025 total \$2.46 million which is \$634,028 greater than budget.

Collections for Municipal Court Fines is trending 3% higher than FY 2024 (\$1.6 million). While the revenue trend is positive, the trend is not strong enough to cover the budgetary growth programmed into the FY 2025 budget. Collection estimates for FY 2025 total \$1.6 million which is -\$225,000 less than budget.

Hotel/Motel tax collections is discussed within the Special Revenue Funds section of this letter.

Expenditures: The following section pertains to information detailed in the attached Expenditure Summary by Department (expenditure rollup by department) and Expenditure Summary by Category (expenditure rollup by account) reports. As of June 30, 2025, city departments (not including General Government¹) have expensed 95%, or \$84.1 million, of their FY 2025 budget appropriations. The year-end accrual process will result in expenses growing, albeit the totals are anticipated to be diminimis overall.

Forecasts indicate a surplus estimate of \$4.9 million compared to budget and is composed of savings at the personnel services category (e.g., approximately 20 vacancies within General Fund departments as of July 2025), maintenance & operations category, and contingency.

Contingency: The General Fund contingency balance totals \$752,874.

Other Funds

The following section references information included within the attached Performance Dashboard, Grant and Capital Funds Detail Reports, GAAP Financial Statements, etc.

Operating Grant Fund (Fund 220): Unspent/unencumbered project appropriations total \$95,461. Remaining appropriations are set aside for a non-allocated reserve (\$30,641).

Capital Grants Fund (Fund 340): Unspent/unencumbered project appropriations total \$1.4 million.

General Capital Project Fund (Fund 301): Unspent/unencumbered project appropriations total \$13.2 million. Remaining appropriations are set aside for a non-allocated reserve (\$2.9 million for general non-allocated and \$26,000 constituting matching funds for grant applications).

Stormwater Capital Fund (Fund 302): Unspent/unencumbered project appropriations total \$2.6 million. Remaining appropriations are set aside for a non-allocated reserve (\$107,581).

Series 2022 Parks Bond Fund (Fund 318): Unspent/unencumbered project appropriations total \$22.2 million. Remaining appropriations are set aside for a non-allocated reserve (\$1.9 million) and a reserve for future arbitrage liability (\$1.1 million).

¹ General Government is utilized to account for non-operating transactions such as transfers-out to other city funds, contingency, etc.

TSPLOST 1 Capital Project Fund (Fund 335): This fund accounts for collections under the Transportation Special Local Option Sales Tax (TSPLOST) that went into effect on April 1, 2017, and expired on March 31, 2022. Unspent/unencumbered project appropriations total \$6.4 million. Remaining appropriations are set aside for a non-allocated reserve (\$504,763).

TSPLOST 2 Capital Project Fund (Fund 336): This fund accounts for collections under the Transportation Special Local Option Sales Tax (TSPLOST) that went into effect on April 1, 2022. Appropriated funding totals \$52 million and represents Tier-1 project funding.

Current project funding levels approximate 90% of forecasted revenue collections over the life of the 5-year tax (as provided by Georgia State University). For comparison purposes, TSPLOST 1 collections trended at over 90% of forecasted revenue collections. Life-to-date collections for TSPLOST 2 have trended at 121% of the original forecasted revenue collections.

Unspent/unencumbered project appropriations total \$21.4 million. Remaining appropriations are set aside for a non-allocated reserve (\$7.5 million).

Hotel/Motel Fund: FY 2025 revenues are budgeted at \$9.3 million (net of carryforward fund balance totaling \$1.4 million) with budgeted disbursements as follows: Alpharetta Convention & Visitor's Bureau (43.75% or \$4 million); Facilities (18.75% and a portion of the carryforward fund balance detailed above; \$1.4 million for debt service on the Series 2016 Convention Center Bonds; \$15,070 for eligible initiatives such as Wills Park Master Plan Improvements; with residual funding for bond/debt service reserve); and the city (37.5% or \$3.5 million).

Specifically, Debt Service Reserve funding (Convention Center Bonds) from the Facilities portion of the tax totals \$1.7 million and is in excess of the \$1.5 million target.

Hotel tax collections is trending 2% higher than FY 2024 (\$9.1 million). Estimates for FY 2025 total \$9.3 million which aligns with budget estimates.

E911 Fund: FY 2025 revenues are budgeted at \$5.3 million (net of carryforward fund balance totaling \$512,920). As of June 30, 2025, the city has collected 64%. E911 Fund collections (non-prepaid) is trending -16% down compared to FY 2024 and has been declining since October 2023 (on average).

Expenditures/encumbrances during the same time period total \$5.5 million and represent general operations and blanket purchase orders that will sustain operations. E911 Fund revenues cannot sustain expenditure trends; accordingly, the FY 2026 adopted budget included a reallocation of \$1.2 million in expenditure appropriations to the General Fund.

Other Items

Council Member Stipend Activity Listing: The FY 2025 budget includes appropriations of \$9,200 for the Mayor and \$8,000 for each City Council Post and the available balances as of June 30, 2025 are as follows:

	Budget	Expenditures	Available Balance
Mayor: Jim Gilvin	\$ 9,200	\$ 8,489	\$ 711
Post #1: Donald Mitchell	\$ 8,000	\$ 8,000	\$ 0
Post #2: Vacant	\$ 8,000	\$ 109	\$ 7,891
Post #3: Doug DeRito	\$ 8,000	\$ 1,455	\$ 6,545
Post #4: John Hipes	\$ 8,000	\$ 4,030	\$ 3,970
Post #5: Fergal Brady	\$ 8,000	\$ 1,595	\$ 6,405
Post #6: Dan Merkel	\$ 8,000	\$ 3,401	\$ 4,599

Development Authority² (Component Reporting Unit)

As of June 30, 2025, the Development Authority has \$260,087 in forecasted resources to support its main functions of promoting the public good and general welfare, trade, commerce, industry, general tax base and the employment opportunities available in the city.



² The Development Authority is a public corporation created and existing under the Constitution and laws of the State of Georgia and is governed by seven directors duly appointed by the Alpharetta City Council.



GENERAL FUND

Revenue Report



CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (Unaudited)
Revenue Summary and Collection Comparison
 As of June 30, 2025

	Current Fiscal Year					Prior Fiscal Year		
	2025 Budget	2025 YTD	% Collected	2025 Estimated	Variance	2024 Actual	2024 YTD	% Collected
Top 10 Revenues:								
Property Taxes								
Current Year	\$ 33,180,000	\$ 33,273,803	100.3%	\$ 33,273,803	\$ 93,803	\$ 30,901,251	\$ 30,900,241	100.0%
Delinquent	249,000	341,237	137.0%	341,237	92,237	516,431	346,478	67.1%
Motor Vehicle Tax	58,000	47,377	81.7%	50,000	(8,000)	58,343	54,962	94.2%
Motor Vehicle Title Fee	3,950,000	3,434,458	86.9%	3,700,000	(250,000)	3,535,536	3,290,701	93.1%
Local Option Sales Tax	22,250,000	22,333,319	100.4%	22,333,319	83,319	22,003,613	20,155,046	91.6%
Franchise Tax	6,785,000	7,038,971	103.7%	7,160,055	375,055	6,657,758	6,452,002	96.9%
Insurance Premium Tax	6,075,000	6,279,075	103.4%	6,279,075	204,075	5,837,570	5,837,570	100.0%
Alcohol Beverage Excise Tax	2,900,000	2,590,774	89.3%	2,850,000	(50,000)	2,915,349	2,634,114	90.4%
Building Permit Fees	1,825,000	2,459,028	134.7%	2,459,028	634,028	1,767,446	1,767,446	100.0%
Business and Occupational Tax	1,210,000	1,162,682	96.1%	1,175,000	(35,000)	1,286,921	1,266,618	98.4%
Court/Traffic Fines	2,600,000	2,387,290	91.8%	2,375,000	(225,000)	2,515,143	2,481,952	98.7%
Recreation/Special Event Fees	3,867,180	3,666,434	94.8%	3,666,434	(200,746)	3,330,531	3,330,531	100.0%
Hotel/Motel Tax (City portion)	3,468,750	3,161,426	91.1%	3,477,159	8,409	3,418,049	3,079,893	90.1%
subtotal	\$ 88,417,930	\$ 88,175,874	99.7%	\$ 89,140,109	\$ 722,179	\$ 84,743,942	\$ 81,597,554	96.3%
Other Revenues	5,803,863	7,288,383	125.6%	7,351,702	1,547,839	6,414,013	6,303,605	98.3%
Total Revenues	\$ 94,221,793	\$ 95,464,257	101.3%	\$ 96,491,811	\$ 2,270,018	\$ 91,157,956	\$ 87,901,159	96.4%
 Carryforward Fund Balance	 9,447,780							



GENERAL FUND

Expenditure Reports



CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (unaudited)
Expenditure Summary by Department
 As of June 30, 2025

		Current Fiscal Year						Prior Fiscal Year		
		2025 Budget	2025 Encumbrances	2025 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2024 Exp. (Total)	2024 Exp. (YTD)	% Exp.
Expenditures by Department:										
	Mayor & Council	\$ 394,044	\$ -	\$ 339,638	\$ 54,406	86.2%	86.2%	\$ 330,619	\$ 329,454	99.6%
(1)	City Administration (incl. City Clerk and Economic Development)	3,025,435	-	2,398,674	626,761	79.3%	79.3%	1,962,226	1,952,245	99.5%
	Finance	4,124,713	-	4,008,449	116,264	97.2%	97.2%	3,884,976	3,861,794	99.4%
	City Attorney	1,000,000	-	719,057	280,943	71.9%	71.9%	636,323	533,923	83.9%
	Information Technology	2,543,961	-	2,354,726	189,235	92.6%	92.6%	2,441,958	2,428,402	99.4%
	Human Resources	1,065,277	-	993,063	72,214	93.2%	93.2%	898,324	891,568	99.2%
	Municipal Court	1,362,008	-	1,264,975	97,033	92.9%	92.9%	1,140,547	1,138,747	99.8%
	Public Safety	43,748,581	-	42,219,343	1,529,238	96.5%	96.5%	38,510,158	38,275,022	99.4%
	Public Works	11,462,030	-	10,771,101	690,929	94.0%	94.0%	10,157,660	9,770,291	96.2%
	Recreation, Parks & Cultural Svcs	14,727,917	-	14,548,337	179,580	98.8%	98.8%	13,424,187	12,781,104	95.2%
(1)	Community Development	4,733,725	-	4,459,181	274,544	94.2%	94.2%	4,668,399	4,657,037	99.8%
	subtotal	\$ 88,187,691	\$ -	\$ 84,076,545	\$ 4,111,146	95.3%	95.3%	\$ 78,055,376	\$ 76,619,588	98.2%
General Government:										
	Insurance Premiums (Risk)	\$ 966,800	\$ -	\$ 966,800	\$ -	100.0%	100.0%	\$ 928,885	\$ 928,885	100.0%
	Gwinnett Tech Bond P&I	286,978	-	286,978	1	100.0%	100.0%	287,490	285,520	99.3%
	Transfer(s) to other Funds	13,447,780	-	13,447,780	-	100.0%	100.0%	16,457,920	16,457,920	100.0%
	Contingency	780,324	-	27,450	752,874	3.5%	3.5%	9,062	9,062	100.0%
	subtotal	\$ 15,481,882	\$ -	\$ 14,729,008	\$ 752,875	95.1%	95.1%	\$ 17,683,357	\$ 17,681,387	100.0%
	Total Expenditures	\$ 103,669,573	\$ -	\$ 98,805,552	\$ 4,864,021	95.3%	95.3%	\$ 95,738,733	\$ 94,300,975	98.5%

Notes:

- (1) The Economic Development function has been organized under City Administration for FY 2025. All prior year activity for the Economic Development function is reflected under the Community Development Department.



CITY OF ALPHARETTA
 Financial Management Reports
 General Fund (unaudited)
Expenditure Summary by Category
 As of June 30, 2025

		Current Fiscal Year						Prior Fiscal Year		
		2025 Budget	2025 Encumbrances	2025 Exp. (YTD)	Funds Available	% Enc./Exp.	% Exp.	2024 Exp. (Total)	2024 Exp. (YTD)	% Exp.
Expenditures by Category:										
Salaries & Benefits:										
(1)	Regular Salaries	\$ 37,952,893	\$ -	\$ 36,765,832	\$ 1,187,061	96.9%	96.9%	\$ 34,229,593	\$ 34,227,005	100.0%
	Overtime	2,905,279	-	3,718,642	(813,363)	128.0%	128.0%	3,436,814	3,436,814	100.0%
	Group Insurance	10,136,444	-	9,009,203	1,127,241	88.9%	88.9%	8,350,514	8,299,249	99.4%
	FICA and Social Security	3,128,159	-	2,951,904	176,255	94.4%	94.4%	2,760,264	2,760,264	100.0%
	Defined Benefit Pension	3,537,725	-	3,537,725	-	100.0%	100.0%	3,187,015	3,187,015	100.0%
	401(A) Retirement/Match	4,007,115	-	3,586,378	420,737	89.5%	89.5%	3,269,287	3,269,287	100.0%
(2)	Other	1,861,963	-	1,846,107	15,856	99.1%	99.1%	1,768,250	1,768,250	100.0%
	subtotal	\$ 63,529,578	\$ -	\$ 61,415,791	\$ 2,113,787	96.7%	96.7%	\$ 57,001,736	\$ 56,947,883	99.9%
Maintenance & Operations:										
	Professional Services	\$ 3,954,889	\$ -	\$ 3,783,882	\$ 171,007	95.7%	95.7%	\$ 3,196,835	\$ 2,939,559	92.0%
	Legal Services	1,000,000	-	719,057	280,943	71.9%	71.9%	636,323	533,923	83.9%
	Vehicle Fuel/Maintenance	1,357,271	-	1,444,497	(87,226)	106.4%	106.4%	1,646,154	1,528,622	92.9%
	Maintenance Contracts	3,959,306	-	3,678,506	280,800	92.9%	92.9%	3,179,338	2,782,306	87.5%
	IT Professional Services	4,699,323	-	3,661,422	1,037,901	77.9%	77.9%	3,267,577	3,214,959	98.4%
	General Supplies	1,319,154	-	1,283,457	35,697	97.3%	97.3%	1,120,732	1,107,031	98.8%
	Utilities	3,277,825	-	3,539,559	(261,734)	108.0%	108.0%	3,250,163	2,972,665	91.5%
	Insurance Premiums (Risk)	966,800	-	966,800	-	100.0%	100.0%	928,885	928,885	100.0%
	Other	4,097,021	-	3,599,423	497,598	87.9%	87.9%	3,607,377	3,447,953	95.6%
	subtotal	\$ 24,631,589	\$ -	\$ 22,676,602	\$ 1,954,987	92.1%	92.1%	\$ 20,833,384	\$ 19,455,904	93.4%
Capital/Leases/Other:										
	Fire Vehicle/Equip. Leases	\$ 779,066	\$ -	\$ 779,059	\$ 7	100.0%	100.0%	\$ 779,059	\$ 779,059	100.0%
	City Hall HVAC	-	-	-	-	-	-	128,355	128,355	100.0%
	Equipment/Capital	206,758	-	160,361	46,397	77.6%	77.6%	236,726	232,272	98.1%
	Other	7,500	-	11,531	(4,031)	153.8%	153.8%	5,000	5,000	100.0%
	subtotal	\$ 993,324	\$ -	\$ 950,951	\$ 42,373	95.7%	95.7%	\$ 1,149,141	\$ 1,144,686	99.6%
General Government:										
	Gwinnett Tech Bond P&I	\$ 286,978	\$ -	\$ 286,978	\$ 1	100.0%	100.0%	\$ 287,490	\$ 285,520	99.3%
	Transfer(s) to other Funds	13,447,780	-	13,447,780	-	100.0%	100.0%	16,457,920	16,457,920	100.0%
	Contingency	780,324	-	27,450	752,874	3.5%	3.5%	9,062	9,062	100.0%
	subtotal	\$ 14,515,082	\$ -	\$ 13,762,208	\$ 752,875	94.8%	94.8%	\$ 16,754,472	\$ 16,752,502	100.0%
Total Expenditures		\$ 103,669,573	\$ -	\$ 98,805,552	\$ 4,864,021	95.3%	95.3%	\$ 95,738,733	\$ 94,300,975	98.5%

Notes:

- (1) Includes the following components: regular salaries, holiday leave, temporary and seasonal salaries, and separation payout.
- (2) Includes the following components: workers compensation, educational programs, automobile allowance, tuition reimbursement, and employee service awards.



GRANT AND CAPITAL FUNDS

Revenue & Expenditure Reports



CITY OF ALPHARETTA
Financial Management Reports
Grant Funds

Operating Grant Fund Detail (Fund 220; life-to-date for active projects)
As of June 30, 2025

		Project Snapshot: FY2013 - FY2024		FY 2025					
Account #	Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenues									
Administration									
22013230-371000	C2100 MURAL ART PROJECT	6,787	-	\$ -	\$ 6,787	\$ 6,787	\$ 6,786		\$ 1
	subtotal			\$ -	\$ 6,787	\$ 6,787	\$ 6,786		\$ 1
Public Safety									
22031150-331110	C2243 2022 BULLETPROOF VEST (DOJ)	27,409	7,728	\$ -	\$ 19,681	\$ 19,681	\$ 19,680		\$ 1
22031150-371000	C2310 ALPHA BUS. ASSOC. K-9	17,000	17,000	-	-	-	-		-
22031150-331110	C2317 2023 BULLETPROFF VEST (DOJ)	17,000	-	-	17,000	17,000	5,400		11,600
22031150-331110	G2509 2024 BULLETPROOF VEST (DOT)	13,334	-	-	13,334	13,334	-		13,334
	subtotal			\$ -	\$ 50,015	\$ 50,015	\$ 25,081		\$ 24,935
Public Works									
22041100-371000	G2512 KEEP AMERICA BEAUTIFUL	10,000	-	\$ -	\$ 10,000	\$ 10,000	\$ -		\$ 10,000
	subtotal			\$ -	\$ 10,000	\$ 10,000	\$ -		\$ 10,000
Recreation, Parks & Cultural Services									
22061150-347509	C2039 WIRE & WOOD (ACVB SPONSOR)	341,324	256,000	\$ -	\$ 85,324	\$ 85,324	\$ 85,324		\$ -
22061150-371000	C2234 ARTS CENTER (CERAMICS)	1,813	-	-	1,813	1,813	1,813		-
22061150-347509	C2308 MUSIC MATCH SPONSORSHIPS	2,550	-	-	2,550	2,550	2,550		-
22061150-371000	C2308 MUSIC MATCH APPLICATIONS	5,002	3,926	-	1,076	1,076	1,075		1
22061150-371000	C2528 SENIOR TALENT SHOW	2,500	-	-	2,500	2,500	2,500		-
22061150-336000	G2508 FC ARTS & CULTURE	9,000	-	-	9,000	9,000	9,000		-
22061150-336000	G2511 2025 CAMP HAPPY HEARTS	5,000	-	-	5,000	5,000	5,000		-
	subtotal			\$ -	\$ 107,263	\$ 107,263	\$ 107,262		\$ 1
General Government									
22090200-361000	INTEREST EARNINGS			\$ -	\$ -	\$ -	\$ 5,942		\$ (5,942)
22090200-362000	REALIZED GAIN/LOSS			-	-	-	(93)		93
22090200-363000	UNREALIZED GAIN/LOSS			-	-	-	1,943		(1,943)
22090200-395000	CARRYFORWARD FUND BALANCE			-	105,337	105,337	-		105,337
	subtotal			\$ -	\$ 105,337	\$ 105,337	\$ 7,792		\$ 97,545
	Total			\$ -	\$ 279,402	\$ 279,402	\$ 146,921		\$ 132,481



CITY OF ALPHARETTA
Financial Management Reports
Grant Funds

Operating Grant Fund Detail (Fund 220; life-to-date for active projects)
As of June 30, 2025

		Project Snapshot: FY2013 - FY2024		FY 2025					
Account #	Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Expenditures									
City Administration									
22013230-521200	C2100 MURAL ART PROJECT	24,002	2,800	\$ -	\$ 21,202	\$ 21,202	\$ 7,500	\$ -	\$ 13,702
	subtotal			\$ -	\$ 21,202	\$ 21,202	\$ 7,500	\$ -	\$ 13,702
Public Safety									
22031150-542100	C2243 2022 BULLETPROOF VEST (DOJ)	49,433	38,376	\$ -	\$ 11,057	\$ 11,057	\$ 11,057	\$ -	\$ -
22031150-521200	C2310 ALPHA BUS. ASSOC K-9	17,000	10,560	-	6,440	6,440	-	-	6,440
22031150-542100	C2317 2023 BULLETPROOF VEST (DOJ)	34,000	-	-	34,000	34,000	34,000	-	-
22031150-542100	G2509 2024 BULLETPROOF VEST (DOT)	26,668	-	-	26,668	26,668	15,440	-	11,228
	subtotal			\$ -	\$ 78,165	\$ 78,165	\$ 60,497	\$ -	\$ 17,668
Public Works									
22041100-522240	G2512 KEEP AMERICA BEAUTIFUL	10,000	-	\$ -	\$ 10,000	\$ 10,000	\$ 5,433	\$ -	\$ 4,567
	subtotal			\$ -	\$ 10,000	\$ 10,000	\$ 5,433	\$ -	\$ 4,567
Recreation, Parks & Cultural Services									
22061159-521200	C2039 WIRE & WOOD (ACVB SPONSOR)	289,324	181,454	\$ -	\$ 107,870	\$ 107,870	\$ 10,905	\$ 50,000	\$ 46,965
22061150-531100	C2101 SPECIAL NEEDS EXPO / EVENT	1,018	925	-	93	93	93	-	-
22061150-531100	C2102 FULTON GOLDEN GAMES	3,630	-	-	3,630	3,630	-	-	3,630
22061150-531100	C2212 PARKING PERMIT - FILM	4,000	3,750	-	250	250	-	-	250
22061150-531100	C2234 ARTS CENTER (CERAMICS)	6,692	3,023	-	3,669	3,669	244	-	3,426
22061150-531100	C2237 PARTNERED EVENTS	5,000	4,305	-	695	695	-	-	695
22061150-521200	C2308 MUSIC MATCH APPLICATIONS	9,623	5,615	-	4,008	4,008	2,700	-	1,308
22061150-531100	C2418 2023 CAMP HAPPY HEARTS	6,000	3,321	-	2,679	2,679	2,679	-	-
22061150-531100	C2528 SENIOR TALENT SHOW			-	2,500	2,500	-	-	2,500
22061150-521200	G2508 FC ARTS & CULTURE	9,000	-	-	9,000	9,000	8,250	-	750
22061150-531100	G2511 2025 CAMP HAPPY HEARTS	5,000	-	-	5,000	5,000	3,976	1,024	-
	subtotal			\$ -	\$ 139,394	\$ 139,394	\$ 28,847	\$ 51,024	\$ 59,524
Non-Allocated									
22090200-579000	CONTINGENCY			\$ -	\$ 30,641	\$ 30,641	\$ -	\$ -	\$ 30,641
	subtotal			\$ -	\$ 30,641	\$ 30,641	\$ -	\$ -	\$ 30,641
	Total			\$ -	\$ 279,402	\$ 279,402	\$ 102,276	\$ 51,024	\$ 126,102



CITY OF ALPHARETTA
 Financial Management Reports
 Grant Funds
Capital Grant Fund Detail (Fund 340; life-to-date for active projects)
 As of June 30, 2025

			Project Snapshot: FY2013 - FY2024		FY 2025					
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project									
Revenue										
Public Works										
34041100-331150	C2242	NORTHPOINT ALPHALINK (ARC/LCI)	353,308	313,774	\$ -	\$ 39,534	\$ 39,534	\$ 39,534		\$ (0)
34041100-331350	C2305	ALPHALOOP (LANDWATER)	500,000	-	-	500,000	500,000	500,000		-
34041100-334310	G2500	FY 2025 LMIG GRANT (MILLING/RESURFACING)	693,744	-	-	693,744	693,744	693,743		1
34041100-334310	G2501	FY 2025 LRA GRANT (MILLING/RESURFACING)	1,675,031	837,515	-	837,516	837,516	837,515		1
34041100-334310	G2600	FY 2026 LRA GRANT (MILLING/RESURFACING)	576,107	-	-	576,107	576,107	576,107		0
34041100-334310	g2602	FY 2026 LRA GRANT (BRIDGE MAINTENANCE)	275,000	-	-	275,000	275,000	275,000		-
subtotal					\$ -	\$ 2,921,901	\$ 2,921,901	\$ 2,921,900		\$ 1
Recreation, Parks & Cultural Services										
34061150-371000	C2248	CITY AGRICULTURE PLAN (FOOD WELL)	150,000	75,000	\$ -	\$ 75,000	\$ 75,000	\$ -		\$ 75,000
34061150-331310	G2507	LWCF GRANT (N PARK LIGHTING)	495,000	-	-	495,000	495,000	-		495,000
subtotal					\$ -	\$ 570,000	\$ 570,000	\$ -		\$ 570,000
General Government										
34090200-361000		INTEREST EARNINGS			\$ -	\$ -	\$ -	\$ 38,500		\$ (38,500)
34090200-362000		REALIZED GAIN/LOSS			-	-	-	(661)		661
34090200-363000		UNREALIZED GAIN/LOSS			-	-	-	8,869		(8,869)
34090200-395000		CARRYFORWARD FUND BALANCE			-	(554,564)	(554,564)	-		(554,564)
subtotal					\$ -	\$ (554,564)	\$ (554,564)	\$ 46,708		\$ (601,272)
Total					\$ -	\$ 2,937,337	\$ 2,937,337	\$ 2,968,607		\$ (31,270)



CITY OF ALPHARETTA
 Financial Management Reports
 Grant Funds
Capital Grant Fund Detail (Fund 340; life-to-date for active projects)
 As of June 30, 2025

			Project Snapshot: FY2013 - FY2024		FY 2025						
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget	
Account #	Project										
Expenditures											
Public Works											
34041100-521200	C2242	NORTHPOINT ALPHALINK (ARC/LCI)	417,316	417,316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
34041100-541420	C2305	ALPHALOOP (LANDWATER)	500,000	500,000	-	-	-	-	-	-	
34041100-541410	G2500	FY 2025 LMIG GRANT (MILLING/RESURFACING)	693,744	-	-	693,744	693,744	693,744	-	-	
34041100-541410	G2501	FY 2025 LRA GRANT (MILLING/RESURFACING)	837,516	-	-	837,516	837,516	837,516	-	-	
34041100-541410	G2600	FY 2026 LRA GRANT (MILLING/RESURFACING)	576,107	-	-	576,107	576,107	-	-	576,107	
34041100-541410	G2602	FY 2026 LRA GRANT (BRIDGE MAINTENANCE)	275,000	-	-	275,000	275,000	-	-	275,000	
		subtotal			\$ -	\$ 2,382,367	\$ 2,382,367	\$ 1,531,260	\$ -	\$ 851,107	
Recreation, Parks & Cultural Services											
34061150-541500	C2248	CITY AGRICULTURE PLAN (FOOD WELL)	75,000	-	\$ -	\$ 75,000	\$ 75,000	\$ 5,314	\$ -	\$ 69,686	
34061150-541500	G2507	LWCF GRANT (N PARK LIGHTING)	495,000	-	-	495,000	495,000	-	-	495,000	
		subtotal			\$ -	\$ 570,000	\$ 570,000	\$ 5,314	\$ -	\$ 564,686	
Non-Allocated											
34090200-579000		CONTINGENCY			\$ -	\$ (15,030)	\$ (15,030)	\$ -	\$ -	\$ (15,030)	
		subtotal			\$ -	\$ (15,030)	\$ (15,030)	\$ -	\$ -	\$ (15,030)	
		Total			\$ -	\$ 2,937,337	\$ 2,937,337	\$ 1,536,574	\$ -	\$ 1,400,763	



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
General Capital Project Fund Detail (Fund 301; life-to-date for active projects)
 As of June 30, 2025

				Project Snapshot: FY2013 - FY2024		FY 2025					
						Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrance	Available Budget
Account #	Project			Total Project Authorization	Prior Year Actuals						
Revenue											
30131150-337051	C2421	CAD/RECORDS MGMT (MILTON)		241,538	-	\$ -	\$ 241,538	\$ 241,538	\$ -	\$ 241,538	
30131150-332200	C2526	TESLA FLEET TAX CREDIT FY2025		30,000	-	-	30,000	30,000	-	30,000	
30141100-336000	C2104	WBR PH 4 (NPP-GREENWAY)		333,925	-	-	333,925	333,925	-	333,925	
30141100-371000	C2113	ENCORE GREENWAY GATEWAY		1,930,001	421,466	-	1,508,535	1,508,535	8,515	1,500,020	
30161150-371000	C0922	SYNTHETIC TURF (AMBUSH)		14,100	-	-	14,100	14,100	7,050	7,050	
30161150-371000	C1929	COMM AG PROGRAM		122,164	102,525	-	19,639	19,639	19,639	0	
30161150-371000	C2010	MEMORIAL-PARK ENHANCEMENTS		19,640	-	-	19,640	19,640	19,640	-	
30161150-371000	C2309	WACKY WORLD 2.0 (DONATIONS)		224,335	204,874	-	19,461	19,461	19,460	1	
30161150-371000	C2415	PUBLIC ART FUND (CITY LOC)		32,500	20,000	-	12,500	12,500	12,500	-	
30161150-337052	C2426	MAYFIELD PARK - MILTON IGA		59,555	-	-	59,555	59,555	-	59,555	
30161150-371000	C2519	GREENHOUSE (RUCKER ROAD)		3,000	-	-	3,000	3,000	3,000	-	
30174150-337000	C0910	TREE REPLACEMENT FUND		1,380,150	417,450	-	962,700	962,700	965,700	(3,000)	
30174150-347509	C2500	DOWNTOWN WAYFINDING SIGNAGE		21,692	-	-	21,692	21,692	21,692	-	
subtotal						\$ -	\$ 3,246,285	\$ 3,246,285	\$ 1,077,196	\$ 2,169,089	
Non-Departmental											
30190200-395000		CARRYFORWARD FUND BALANCE				\$ 3,405,350	\$ 10,945,336	\$ 14,350,686	\$ -	\$ 14,350,686	
30190200-391100		TRANSFER-IN FROM THE GENERAL FUND				11,843,416	-	11,843,416	11,843,416	-	
30190200-362000		REALIZED GAIN/LOSS				-	-	-	(8,192)	8,192	
30190200-363000		UNREALIZED GAIN/LOSS				-	-	-	162,586	(162,586)	
30190200-361000		INTEREST EARNINGS				325,000	-	325,000	441,492	(116,492)	
30190200-361000	C2309	WACKY WORLD 2.0 INTEREST				-	80	80	79	1	
subtotal						\$ 15,573,766	\$ 10,945,416	\$ 26,519,182	\$ 12,439,381	\$ 14,079,801	
Total						\$ 15,573,766	\$ 14,191,701	\$ 29,765,467	\$ 13,516,577	\$ 16,248,890	



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			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrance	Available Budget
Account #	Project									
Expenditures										
Administration										
30113230-544100	C1300	CITY ECONOMIC DEVELOPMENT INITIATIVES	43,750	-	\$ -	\$ 43,750	\$ 43,750	\$ -	\$ -	\$ 43,750
30113230-542400	C1404	WEBSITE UPGRADE	88,820	63,647	-	25,173	25,173	25,173	-	0
30113230-521200	C2524	PARKING MANAGEMENT PLAN	53,197	-	-	53,197	53,197	47,947	-	5,250
		subtotal			\$ -	\$ 122,120	\$ 122,120	\$ 73,120	\$ -	\$ 49,000
Finance										
30115150-542400	C1141	TYLER ERP SYSTEM	362,163	358,550	\$ -	\$ 3,613	\$ 3,613	\$ 1,050	\$ -	\$ 2,563
		subtotal			\$ -	\$ 3,613	\$ 3,613	\$ 1,050	\$ -	\$ 2,563
Information Technology										
30117400-542400	C1103	NETWORK AND VOIP	717,679	401,067	\$ -	\$ 316,612	\$ 316,612	\$ 95,745	\$ 31,634	\$ 189,233
30117400-542400	C1312	BACKUP DATA STORAGE MGMT.	510,003	488,947	-	21,056	21,056	14,706	-	6,350
30117400-542400	C1313	TECHNOLOGY REPLACEMENT	3,892,370	3,276,902	390,000	225,468	615,468	353,007	37,525	224,936
30117400-542400	C1519	WIRELESS ACCESS POINTS	100,000	-	50,000	50,000	100,000	-	-	100,000
30117400-542400	C1615	APP/DESKTOP VIRTUALIZATION	400,145	128,749	-	271,396	271,396	38,161	-	233,235
30117400-544200	C2300	BUSINESS CONTINUITY STUDY	50,000	-	-	50,000	50,000	-	35,500	14,500
		subtotal			\$ 440,000	\$ 934,532	\$ 1,374,532	\$ 501,620	\$ 104,659	\$ 768,253
Public Safety										
30131150-542200	C1202	FLEET REPLACEMENT	9,890,847	8,860,834	\$ -	\$ 1,030,013	\$ 1,030,013	\$ 973,356	\$ 45,714	\$ 10,943
30131150-542100	C1401	PS EQUIPMENT REPLACEMENT	1,513,925	1,482,159	-	31,766	31,766	14,995	14,656	2,114
30131150-541300	C1706	RAPSTC IMPROVEMENTS	492,531	198,250	-	294,281	294,281	56,292	-	237,989
30131150-542400	C2052	SECURITY SYSTEM REFRESH	472,060	377,455	72,000	22,605	94,605	898	73,727	19,981
30131150-542400	C2301	CAD/RECORDS MANAGEMENT SOFTWARE	2,250,001	894,887	-	1,355,114	1,355,114	14,033	1,335,263	5,818
30131150-542100	C2303	2023 OP INITIATIVES EQUIPMENT	449,501	298,063	-	151,438	151,438	118,036	9,636	23,765
30131150-541300	C2314	FIRE STATION FACILITIES ASSESSMENT	300,001	98,413	-	201,588	201,588	2,438	-	199,151
30131150-542400	C2406	REAL TIME CRIME CENTER	128,901	8,776	-	120,125	120,125	35,568	-	84,557
30131150-542200	C2407	ASST FIRE MARSHAL EQUIPMENT	66,001	51,863	-	14,138	14,138	8,138	2,485	3,515
30131150-542400	C2421	CAD/RECORDS MGMT (MILTON)	241,538	-	-	241,538	241,538	-	241,537	1
30131150-541300	C2501	FS81 RENOVATIONS	2,830,000	-	2,830,000	-	2,830,000	53,627	215,427	2,560,947



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		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrance	Available Budget
30131150-541300	C2502 2972 WB RD RENOVATIONS	150,000	-	150,000	-	150,000	72,787	61,006	16,207
30131150-542200	C2504 FY2025 FLEET REPLACEMENT	1,558,689	-	1,875,000	(316,311)	1,558,689	35,469	-	1,523,220
30131150-542200	V2505 FY2025 FIRE LT VEHICLE	50,000	-	50,000	-	50,000	-	-	50,000
30131150-542100	C2506 FIRE TRUCK EQUIPMENT	75,000	-	75,000	-	75,000	75,000	-	-
30131150-542400	C2508 CLICK-2-ENTER SYSTEM	-	-	31,400	(31,400)	-	-	-	-
30131150-542200	C2526 TESLA FLEET (FY 2025)	346,311	-	-	346,311	346,311	345,908	-	403
	subtotal			\$ 5,083,400	\$ 3,461,206	\$ 8,544,606	\$ 1,806,544	\$ 1,999,451	\$ 4,738,611
Public Works									
30141100-541200	C0910 TREE REPLACEMENT FUND	\$ 3,028,302	\$ 1,515,151	\$ -	\$ 1,513,151	\$ 1,513,151	\$ 20,485	\$ 31,055	\$ 1,461,612
30141100-541200	C1008 CEMETERY AUTHORITY-MAINTENANCE	493,161	246,994	-	246,167	246,167	20,000	12,375	213,792
30141100-541410	C1207 BRIDGE MAINTENANCE	1,115,212	722,040	250,000	143,172	393,172	38,800	-	354,372
30141100-541410	C1208 MAST ARM MAINTENANCE	45,000	-	45,000	-	45,000	34,700	-	10,300
30141100-541410	C1215 STRIPING & SIGNAGE	2,494,665	2,181,836	170,000	142,829	312,829	294,820	-	18,009
30141100-541410	C1217 TRAFFIC CALMING & INTERSECTION IMP	613,584	553,584	60,000	-	60,000	24,018	-	35,982
30141100-541410	C1218 TRAFFIC SIGNAL SYSTEM MAINTENANCE	974,268	880,436	100,000	(6,168)	93,832	73,630	4,750	15,452
30141100-541410	C1219 MILLING AND RESURFACING	29,051,629	26,627,537	2,500,000	(75,908)	2,424,092	1,584,443	126,031	713,617
30141100-541410	G2500 FY 2025 LMIG GRANT (MILLING/RES.)	208,123	-	-	208,123	208,123	208,123	-	-
30141100-541410	C1220 TRAFFIC CONTROL EQUIPMENT	1,157,079	1,041,602	100,000	15,477	115,477	102,401	-	13,076
30141100-541410	C1221 DESIGN SERVICES	1,068,301	954,705	50,000	63,596	113,596	40,304	50,134	23,158
30141100-542200	C1223 FLEET REPLACEMENT	2,025,223	1,484,474	353,000	187,749	540,749	251,571	172,280	116,899
30141100-541300	C1229 FACILITY ROOF REPAIR/REPLACE	810,000	325,000	550,000	(65,000)	485,000	485,000	-	-
30141100-541200	C1302 TREE PLANTING & LANDSCAPING IMP	1,534,772	1,171,890	160,000	202,882	362,882	29,234	12,718	320,931
30141100-541420	C1801 SIDEWALK MAINTENANCE & REPAIR	240,000	25,841	140,000	74,159	214,159	137,767	-	76,392
30141100-542100	C1802 PW EQUIPMENT REPLACEMENT	277,374	203,793	60,000	13,581	73,581	49,990	-	23,591
30141100-541410	C1901 TRAFFIC RESPONSIVE SYSTEM MAINT	550,002	528,894	-	21,108	21,108	18,652	-	2,456
30141100-541300	C1902 FIRE STATION RENOVATIONS	435,003	422,819	-	12,184	12,184	9,586	-	2,598
30141100-541300	C1906 CITY HALL RENOVATIONS	65,000	25,000	40,000	-	40,000	11,060	-	28,940
30141100-541300	C2003 HVAC REPLACEMENTS	491,730	391,730	100,000	-	100,000	100,000	-	-
30141100-542400	C2026 TCC HARDWARE/SOFTWARE	170,002	107,770	-	62,232	62,232	4,801	-	57,431
30141100-541410	C2048 STREETLIGHT MAINTENANCE	434,080	270,126	85,000	78,954	163,954	31,623	3,601	128,730



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		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrance	Available Budget
30141100-541500	C2050 REC FACILITY MAINTENANCE	155,000	135,938	-	19,062	19,062	19,062	-	-
30141100-541300	C2053 PARKING GARAGE MAINTENANCE	331,308	159,118	150,000	22,190	172,190	140,101	1,100	30,989
30141100-541410	C2104 WEBB BR ROAD PH4 (NPP-GREENWAY)	333,925	24,570	-	309,355	309,355	204,595	104,760	-
30141100-541410	C2113 ENCORE GREENWAY GATEWAY	1,930,001	429,981	-	1,500,020	1,500,020	179,847	1,320,153	20
30141100-521200	C2242 NORTHPOINT ALPHALINK (ARC/LCI)	365,001	72,092	-	292,909	292,909	34,100	35,638	223,171
30141100-541200	C2409 SR9 LANDSCAPING	925,000	-	575,000	350,000	925,000	-	-	925,000
30141100-542100	C2410 WINTER WEATHER EQUIPMENT	65,000	-	-	65,000	65,000	-	-	65,000
30141100-541410	C2509 BRICK PAVER MAINTENANCE/REPAIR	50,000	-	50,000	-	50,000	26,399	23,051	550
30141100-544200	C2510 DOWNTOWN BUS SHELTERS	80,000	-	80,000	-	80,000	3,970	2,950	73,080
30141100-541300	C2511 FACILITY ASSESSMENT/RENOVATIONS	189,647	-	300,000	(110,353)	189,647	-	189,647	-
30141100-541300	C2512 PS FACILITY MAINTENANCE	75,000	-	75,000	-	75,000	74,999	-	1
30141100-542200	C2513 FY 2025 FORESTRY ASST VEHICLE	50,000	-	50,000	-	50,000	43,915	-	6,085
	subtotal			\$ 6,043,000	\$ 5,286,471	\$ 11,329,471	\$ 4,297,995	\$ 2,090,243	\$ 4,941,233
Recreation, Parks & Cultural Services									
30161150-541500	C0922 SYNTHETIC TURF REPLACEMENT	1,635,779	1,021,629	\$ -	\$ 614,150	\$ 614,150	\$ 614,150	\$ -	\$ -
30161150-541200	C1210 TREE MAINT-PLANTING-REMOVAL	585,001	434,219	125,000	25,782	150,782	150,538	-	244
30161150-541500	C1221 DESIGN SERVICES	235,424	212,646	21,200	1,578	22,778	8,023	7,400	7,356
30161150-542200	C1232 FLEET	534,009	434,009	100,000	-	100,000	86,829	-	13,171
30161150-542100	C1402 RP EQUIPMENT REPLACEMENT	1,145,788	885,567	177,000	83,221	260,221	134,264	34,754	91,203
30113230-544200	C1527 VETERANS MEMORIAL	105,667	75,806	-	29,861	29,861	-	-	29,861
30161150-541500	C1614 THE STORIES PROJECT	85,000	54,565	-	30,435	30,435	23,500	-	6,935
30161150-541510	C1636 GREENWAY REPAIR AND MAINTENANCE	1,188,594	402,166	275,000	511,428	786,428	85,905	1,956	698,567
30161150-541500	C1804 PARK REPAIRS/IMPROVEMENTS	1,036,212	809,095	160,000	67,117	227,117	165,171	22,515	39,431
30161150-541500	C1806 PARKS PLAYGROUND EQUIPMENT	738,640	288,640	50,000	400,000	450,000	450,000	-	-
30161150-544100	C1807 PUBLIC ARTS PROGRAM	341,000	262,340	55,000	23,660	78,660	41,500	-	37,160
30161150-541500	C1926 NORTHSIDE MOU (PARKS)	149,904	138,991	-	10,913	10,913	10,509	-	404
30161150-541500	C1929 COMMUNITY AGRICULTURE PROGRAM	122,168	69,990	-	52,178	52,178	35,003	5,353	11,822
30161150-541500	C2010 PARK ENHANCEMENTS	668,218	631,629	-	36,589	36,589	28,677	-	7,912
30161150-541500	C2030 TOWN GREEN IMPROVEMENTS	250,001	237,421	-	12,580	12,580	12,580	-	-
30161150-541500	C2035 NORTH PARK RESTROOM 1 - 4 (DESIGN)	16,180	-	16,180	-	16,180	-	-	16,180



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30161150-541500	C2051 FOUNTAIN MAINTENANCE	86,306	76,156	-	10,150	10,150	5,450	-	4,700
30161150-541500	C2202 ATHLETIC COURTS RESURFACING	198,433	154,470	-	43,963	43,963	21,185	-	22,778
30161150-541500	C2217 MID-BROADWELL PARK	51,840	51,840	-	-	-	-	(0)	0
30161150-541500	C2248 CITY AGRICULTURE PLAN (FOOD WELL)	75,000	-	-	75,000	75,000	5,314	-	69,686
30161150-541500	C2309 WACKY WORLD 2.0 (DONATIONS)	224,416	6,673	-	217,743	217,743	738	-	217,005
30161150-541500	C2411 PARK TRAIL MAINTENANCE	200,000	-	-	200,000	200,000	190,717	3,055	6,228
30161150-541500	C2412 CULTURAL ARTS MASTER PLAN	30,001	11,693	-	18,308	18,308	17,429	878	1
30161150-544100	C2415 PUBLIC ART FUND (CITY LOCATIONS)	57,500	-	25,000	32,500	57,500	-	-	57,500
30161150-544100	C2416 PUBLIC ART DEV (CITY PROP)	10,000	-	10,000	-	10,000	-	-	10,000
30161150-544100	C2417 PUBLIC ART IN PARKS	20,000	-	20,000	-	20,000	10,111	-	9,889
30161150-541500	C2419 WEBB BRIDGE PARK DOG PARK	50,000	45,215	-	4,785	4,785	4,785	-	-
30161150-541500	C2426 MAYFIELD PARK - MILTON IGA	124,555	-	-	124,555	124,555	123,962	-	594
30161150-541500	C2514 INNOV ACADEMY SOCCER	40,000	-	40,000	-	40,000	33,473	2,709	3,819
30161150-541500	C2515 PARK SECURITY IMPROVEMENTS	80,000	-	80,000	-	80,000	-	-	80,000
30161150-541300	C2519 GREENHOUSE (RUCKER PARK)	3,000	-	-	3,000	3,000	3,000	-	-
30161150-541500	G2507 LWCF GRANT MATCH (NORTH PARK LIGHTING)	500,001	101,164	300,000	98,837	398,837	-	-	398,837
	subtotal			\$ 1,454,380	\$ 2,728,333	\$ 4,182,713	\$ 2,262,812	\$ 78,620	\$ 1,841,281
Community Development									
30174150-544100	C0019 DOWNTOWN PARKING FUND	523,552	315,748	\$ -	\$ 207,804	\$ 207,804	\$ -	\$ -	\$ 207,804
30174150-541410	C1603 DESIGN SERVICES	649,604	493,832	62,400	93,372	155,772	22,146	47,492	86,134
30174150-542400	C2111 COMMUNITY DEVELOPMENT EQUIPMENT	21,001	16,037	-	4,964	4,964	4,659	-	305
30174150-521200	C2307 WINDWARD-HWY9 MASTER PLAN MOU	60,000	700	-	59,300	59,300	59,300	-	-
30174150-521200	C2401 NORTH POINT FRAMEWORK PLAN	200,000	20,506	-	179,494	179,494	179,102	-	392
30174150-523400	C2402 GARDEN DISTRICT SIGNAGE	12,700	6,350	-	6,350	6,350	4,488	-	1,862
30174150-544100	C2403 SOUTH MAIN DISTRICT	200,000	27,407	150,000	22,593	172,593	9,200	16,393	147,000
30174150-544100	C2404 BROOKSIDE PARK GATEWAY	300,000	-	225,000	75,000	300,000	6,863	21,637	271,500
30174150-541410	C2414 BROOKSIDE PARKWAY LAND DIET	40,000	-	-	40,000	40,000	37,128	2,872	-
30174150-544100	C2500 DWTN WAYFINDING SIGNAGE	33,692	-	12,000	21,692	33,692	32,538	-	1,154
30174150-544200	C2516 MILTON AVE LIGHTING	50,000	-	50,000	-	50,000	-	11,375	38,625



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30174150-541410	C2517	ENTRY MONUMENTS	50,000	-	50,000	-	50,000	-	-	50,000
30174150-521200	C2527	NF COMP TRANSPORTATION PLAN			-	60,000	60,000	-	-	60,000
subtotal					\$ 549,400	\$ 770,569	\$ 1,319,969	\$ 355,424	\$ 99,769	\$ 864,776
Non-Departmental										
30190200-579000		NON-ALLOCATED			\$ 2,003,586	\$ 858,857	\$ 2,862,443	\$ -	\$ -	\$ 2,862,443
30190200-579011		MATCH (GRANTS UNDER REVIEW)			-	26,000	26,000	-	-	26,000
subtotal					\$ 2,003,586	\$ 884,857	\$ 2,888,443	\$ -	\$ -	\$ 2,888,443
Total					\$ 15,573,766	\$ 14,191,701	\$ 29,765,467	\$ 9,298,564	\$ 4,372,742	16,094,161



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Stormwater Capital Fund Detail (Fund 302; life-to-date for all projects)
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		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project								
Revenue									
Non-Departmental									
30290200-361000	INTEREST EARNINGS	522,470	412,470	\$ 110,000	\$ -	\$ 110,000	\$ 184,030		\$ (74,030)
30290200-362000	REALIZED GAIN/LOSS INV	-	-	-	-	-	(4,142)		4,142
30290200-363000	UNREALIZED GAIN/LOSS INV	-	-	-	-	-	66,226		(66,226)
30290200-391100	TRANSFER IN/GENERAL FUND MATCH	20,014,364	18,410,000	1,604,364	-	1,604,364	1,604,364		-
30290200-395000	CARRYFORWARD FUND BALANCE	6,276,426	-	285,636	5,990,790	6,276,426	-		6,276,426
	subtotal			\$ 2,000,000	\$ 5,990,790	\$ 7,990,790	\$ 1,850,478		\$ 6,140,312
	Total			\$ 2,000,000	\$ 5,990,790	\$ 7,990,790	\$ 1,850,478		\$ 6,140,312
Expenditures									
Public Works									
30241100-541430-C1308	SW PIPE & STRUCTURE R&M	17,069,356	9,811,131	\$ 2,000,000	\$ 5,258,225	\$ 7,258,225	\$ 2,315,656	\$ 2,399,886	\$ 2,542,683
30241100-541430-C2423	DOUGLAS ROAD DRAINAGE	11,768	11,700	-	68	68	68	-	1
30241100-541430-C2428	HARRIS ROAD DRAINAGE	122,595	-	-	122,595	122,595	115,345	-	7,250
30241100-541430-C2429	WINDWARD PKWY DRAINAGE	383,506	-	-	383,506	383,506	379,072	-	4,434
30241100-541430-C2518	MID-BORADWELL CULVERT	118,815	-	-	118,815	118,815	99,899	18,916	-
	subtotal			\$ 2,000,000	\$ 5,883,209	\$ 7,883,209	\$ 2,910,040	\$ 2,418,803	\$ 2,554,367
Non-Departmental									
30290200-579000	NON-ALLOCATED			\$ -	\$ 107,581	\$ 107,581	\$ -	\$ -	\$ 107,581
	subtotal			\$ -	\$ 107,581	\$ 107,581	\$ -	\$ -	\$ 107,581
	Total			\$ 2,000,000	\$ 5,990,790	\$ 7,990,790	\$ 2,910,040	\$ 2,418,803	\$ 2,661,948



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2022 Parks Bond Fund Detail (Fund 318; life-to-date for all projects)
 As of June 30, 2025

			Project Snapshot: FY2017 - FY2024		FY 2025					
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue										
Non-Departmental										
31890200-361000	INTEREST EARNINGS				\$ 900,000	\$ -	\$ 900,000	\$ 1,186,260		\$ (286,260)
31890200-395000	CARRYFORWARD FUND BALANCE				-	27,383,446	27,383,446	-		27,383,446
	subtotal				\$ 900,000	\$ 27,383,446	\$ 28,283,446	\$ 1,186,260		\$ 27,097,186
	Total				\$ 900,000	\$ 27,383,446	\$ 28,283,446	\$ 1,186,260		\$ 27,097,186
Expenditures										
31841100-541420	C1712	ALPHALOOP	7,335,240	-	\$ -	\$ 7,335,240	\$ 7,335,240	\$ 677,971	\$ 9,293	\$ 6,647,976
31841100-541420	C2520	ALPHALOOP (ROSWELL ST)	43,675	-	-	43,675	43,675	43,675	-	-
31841100-541420	C2521	ALPHALOOP (DEVORE RD)	33,265	-	-	33,265	33,265	30,644	2,621	-
31841100-541420	C2522	ALPHALOOP (OMP TO THOMPSON)	52,725	-	-	52,725	52,725	47,025	5,700	-
31841100-541420	C2523	ALPHALOOP (HBR TO WESTSIDE)	35,095	-	-	35,095	35,095	34,952	143	-
31861150-541500	C0922	SYNTHETIC TURF	1,632,541	47,597	-	1,584,944	1,584,944	1,584,180	-	764
31861150-541500	C1911	EQUESTRIAN CENTER (CITY)	5,000,000	914,017	-	4,085,983	4,085,983	530,579	20,820	3,534,584
31861150-541500	C2011	WILLS PARK MASTER PLAN IMP	5,671,367	759,165	-	4,912,202	4,912,202	14,250	18,250	4,879,702
31861150-541500	C2216	UNION HILL PARK	3,250,002	581,769	-	2,668,233	2,668,233	116,638	-	2,551,596
31861150-541500	C2217	MID-BROADWELL PARK	496,021	494,463	-	1,558	1,558	1,558	-	0
31861150-541500	C2218	OLD RUCKER PARK	3,000,000	395,470	-	2,604,530	2,604,530	15,060	3,925	2,585,545
31861150-541500	C2219	FARMHOUSE PARK	2,000,000	30,570	-	1,969,430	1,969,430	-	-	1,969,430
31861150-541500	C2220	WATERS ROAD PARK	1,256,501	1,256,501	-	-	-	-	-	-
31861150-541500	C2245	WILLS PARK MAINTENANCE FACILITY	328,634	328,634	-	-	-	-	-	-
31890200-579000	PARKS RESERVE		1,850,000	-	900,000	950,000	1,850,000	-	-	1,850,000
31890200-579012	RESERVE FOR ARBITRAGE		1,106,566	-	-	1,106,566	1,106,566	-	-	1,106,566
31890200-584000	DEBT ISSUANCE COSTS		368,549	368,549	-	-	-	-	-	-
	Total				\$ 900,000	\$ 27,383,446	\$ 28,283,446	\$ 3,096,533	\$ 60,752	\$ 25,126,162



CITY OF ALPHARETTA
Financial Management Reports
Capital Project Funds
TSPLOST I Fund Detail (Fund 335; life-to-date for all projects)
As of June 30, 2025

			Project Snapshot: FY2017-FY2024		FY 2025					
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project									
Revenue										
Non-Departmental										
33590200-395000	CARRYFORWARD FUND BALANCE				\$ -	\$ 31,602,130	\$ 31,602,130	\$ -		\$ 31,602,130
33541100-361000	INTEREST EARNINGS				500,000	350,000	850,000	1,434,340		(584,340)
	Total				\$ 500,000	\$ 31,952,130	\$ 32,452,130	\$ 1,434,340		\$ 31,017,790
Expenditures										
33541100-541410	C1219	MILLING AND RESURFACING	2,000,000	2,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
33541100-541410	C1631	MCGINNIS FERRY IGA (FORSYTH)	5,026,414	1,228,787	-	3,797,627	3,797,627	93,859	-	3,703,768
33541100-541410	C1713	KIMBALL BR RD OP IMP.	1,359,742	1,297,487	-	62,255	62,255	-	61,170	1,085
33541100-541410	C1717	OLD MILTON PKWY CAPACITY IMP.	5,579,475	3,066,278	-	2,513,197	2,513,197	1,644,647	90,196	778,353
33541100-541410	C1800	HAYNES BRIDGE RD IMP	187,598	187,598	-	-	-	-	-	-
33541100-541410	C1933	WEBB BRIDGE RD (DESIGN-PROJ. MGMT., ETC.)	876,389	876,389	-	-	-	-	-	-
33541100-541410	C1934	WINDWARD PKWY EAST IMPROVEMENTS	1,427,989	1,427,989	-	-	-	-	-	-
33541100-541410	C2054	GA 400 BRIDGES (WEBB; KIMBALL)	4,886,000	2,811,714	-	2,074,286	2,074,286	-	2,074,286	0
33541100-541410	C2104	WEBB BR RD PHASE 4 (NPP TO GREENWAY)	692,472	692,472	-	-	-	-	-	-
33541100-541410	C2113	ENCORE GREENWAY GATEWAY	6,678,124	294,485	-	6,383,639	6,383,639	979,307	5,190,898	213,435
33541100-541410	C2211	WEBB BRIDGE RD PHASE 1 (WESTWIND TO GREENWAY)	725,037	725,037	-	-	-	-	-	-
33541100-541410	C2229	WEBB BRIDGE RD PHASE 2 (ROUNDAABOUT-PARK)	6,000,001	3,666,445	-	2,333,556	2,333,556	505,211	774,102	1,054,244
33541100-541410	C2232	WEBB BRIDGE RD PHASE 3 (GREENWAY-ROUNDAABOUT)	17,000,001	2,217,194	-	14,782,807	14,782,807	4,817,477	9,336,459	628,871
33541100-541420	C2305	ALPHALOOP (OMP-NORTHWINDS)	825,000	825,000	-	-	-	-	-	-
33590200-579000	CONTINGENCY				500,000	4,763	504,763	-	-	504,763
	Total				\$ 500,000	\$ 31,952,130	\$ 32,452,130	\$ 8,040,501	\$ 17,527,111	\$ 6,884,518



CITY OF ALPHARETTA
 Financial Management Reports
 Capital Project Funds
TSPLOST II Fund Detail (Fund 336; life-to-date for all projects)
 As of June 30, 2025

Account #Project			Project Snapshot: FY2017-FY2024		FY 2025					
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue										
Non-Departmental										
33690200-313400	TSPLOST II				\$ -	\$ 21,945,421	\$ 21,945,421	\$ 13,658,587		\$ 8,286,834
33641100-361000	INTEREST EARNINGS				300,000	150,000	450,000	960,299		(510,299)
33690200-395000	CARRYFORWARD FUND BALANCE				-	15,625,733	15,625,733	-		15,625,733
	Total				\$ 300,000	\$ 37,721,154	\$ 38,021,154	\$ 14,618,886		\$ 23,402,268
Expenditures										
33641100-541410	C1713	KIMBALL BR RD GAP	500,000	25,356	\$ -	\$ 474,644	\$ 474,644	\$ 170,019	\$ 198,574	\$ 106,051
33641100-541410	C2040	TRADEWINDS PARKWAY	2,000,000	437,015	-	1,562,985	1,562,985	-	-	1,562,985
33641100-541410	C2104	WEBB BRIDGE ROAD (NPP- GREENWAY)	13,500,001	5,564,700	-	7,935,301	7,935,301	2,650,823	1,747,766	3,536,712
33641100-541410	C2107	NORTH POINT PARKWAY IMP	703,442	263,800	-	439,642	439,642	175,407	188,099	76,135
33641100-541410	C2221	CROSSWALK (ALPHARETTA ELEM)	107,670	107,670	-	-	-	-	-	-
33641100-541410	C2222	CROSSWALK (MANNING OAKS ELEM)	18,537	18,537	-	-	-	-	-	-
33641100-541410	C2223	CROSSING (92 MILTON GARAGE)	208,128	208,128	-	-	-	-	-	-
33641100-541410	C2224	RAISED INTSECTION (MARIETTA ST)	350,001	93,685	-	256,316	256,316	196,221	60,095	-
33641100-541410	C2225	CROSSINGS (CITY CTR/CHURCHES)	750,001	38,061	-	711,940	711,940	-	80,639	631,301
33641100-541410	C2226	PEDESTRIAN BRIDGES (WW PKWY)	4,000,002	611,856	-	3,388,146	3,388,146	1,676,928	1,486,194	225,024
33641100-541410	C2227	CROSSWALK (COGBURN PARK)	129,616	129,616	-	-	-	-	-	-
33641100-541410	C2228	CROSWALK (CHARLOTTE DR)	146,000	146,000	-	-	-	-	-	-
33641100-541410	C2230	CUMMING ST CORRIDOR	4,757,526	2,056	-	4,755,470	4,755,470	335,786	59,666	4,360,018
33641100-541420	C2242	NP ALPHALINK			-	7,937,063	7,937,063	-	-	7,937,063
33641100-541420	C2305	ALPHALOOP (OMP - NORTHWINDS)	11,110,929	11,041,215	-	69,714	69,714	7,522	62,182	10
33641100-541410	C2427	DRYDEN RD EXTENSION	3,000,000	98	-	2,999,902	2,999,902	1,000	-	2,998,902
33690200-579000	CONTINGENCY		7,490,031	-	300,000	7,190,031	7,490,031	-	-	7,490,031
	Total				\$ 300,000	\$ 37,721,154	\$ 38,021,154	\$ 5,213,705	\$ 3,883,217	\$ 28,924,233



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Impact Fee Fund (Fund 270; life-to-date for active projects)
 As of June 30, 2025

			Project Snapshot: FY2013 - FY2024		FY 2025					
			Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project									
Revenue										
27074110-341321	IMPACT FEES STREETS & HIGHWAYS		3,791,936	3,691,936	\$ -	\$ 100,000	\$ 100,000	\$ 446,830		\$ (346,830)
27074110-341323	IMPACT FEES RECREATION & PARKS		8,616,029	8,506,029	-	110,000	110,000	615,007		(505,007)
27074110-341324	IMPACT FEES PUBLIC SAFETY		1,093,145	1,075,145	-	18,000	18,000	57,820		(39,820)
27074110-362000	REALIZED GAIN/LOSS				-	-	-	(3,055)		3,055
27074110-363000	UNREALIZED GAIN/LOSS				-	-	-	72,863		(72,863)
27074110-395000	CARRYFORWARD FUND BALANCE		5,603,670	-	353,820	5,249,850	5,603,670	-		5,603,670
27074110-361000	INTEREST EARNINGS		553,222	553,222	-	-	-	216,256		(216,256)
Total					\$ 353,820	\$ 5,477,850	\$ 5,831,670	\$ 1,405,721		\$ 4,425,949
Expenditures										
Public Safety										
27031150-541300	C2501	FS 81 RENOVATIONS	170,000	-	\$ 170,000	\$ -	170,000	\$ -	\$ -	\$ 170,000
subtotal					\$ 170,000	\$ -	\$ 170,000	\$ -	\$ -	\$ 170,000
Public Works										
27041100-541410	C1410	RUCKER RD CORRIDOR	1,002,447	1,001,847	\$ -	\$ 600	600	\$ -	\$ -	\$ 600
27041100-541420	C2242	NP ALPHALINK	2,062,937	-	-	2,062,937	2,062,937.00	-	-	2,062,937.00
subtotal					\$ -	\$ 2,063,537	\$ 2,063,537	\$ -	\$ -	\$ 2,063,537
Recreation, Parks & Cultural Services										
27061150-541500	C2011	WILLS PARK MASTER PLAN	328,634	21,930	\$ -	\$ 306,704	\$ 306,704	\$ -	\$ -	\$ 306,704
27061150-541500	C2035	NORTH PARK RESTROOM 1 - 4 (DESIGN)	183,820	-	183,820	-	183,820	-	-	183,820
27061150-541410	C2113	ENCORE GREENWAY GATEWAY	2,000,000	27,480	-	1,972,520	1,972,520	153,058	1,819,462	-
subtotal					\$ 183,820	\$ 2,279,224	\$ 2,463,044	\$ 153,058	\$ 1,819,462	\$ 490,524



CITY OF ALPHARETTA
Financial Management Reports
Special Revenue Funds
Impact Fee Fund (Fund 270; life-to-date for active projects)
As of June 30, 2025

		Project Snapshot: FY2013 - FY2024		FY 2025					
		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Account #	Project								
Non-Departmental									
27074110-521200	PROFESSIONAL SERVICES			\$ -	\$ 37,525	\$ 37,525	\$ -	\$ 37,525	\$ -
27074110-579001	NON-ALLOCATED STREETS & HIGHWAYS			-	-	-	-	-	-
27074110-579002	NON-ALLOCATED PARKS				1,029,038	1,029,038	-	-	1,029,038
27074110-579003	NON-ALLOCATED PUBLIC SAFETY			-	68,526	68,526	-	-	68,526
	subtotal			\$ -	\$ 1,135,089	\$ 1,135,089	\$ -	\$ 37,525	\$ 1,097,564
	Total			\$ 353,820	\$ 5,477,850	\$ 5,831,670	\$ 153,058	\$ 1,856,987	\$ 3,821,625



CITY OF ALPHARETTA
 Financial Management Reports
 Special Revenue Funds
Hotel/Motel Fund (Fund 275; life-to-date for active projects)
 As of June 30, 2025

			Project Snapshot: FY2013 - FY2024		FY 2025					
Account #	Project		Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue										
27590150-314100	HOTEL/MOTEL TAXES		88,934,129	79,684,129	\$ 9,250,000	\$ -	\$ 9,250,000	\$ 8,428,815		\$ 821,185
27590150-319201	PEALTY/INT HOTEL/MOTEL TAX		(3,413)	(3,413)	-	-	-	1,654		(1,654)
27590150-362000	REALIZED GAIN/LOSS		7,903	7,903	-	-	-	(954)		954
27590150-363000	UNREALIZED GAIN/LOSS		117,443	117,443	-	-	-	24,529		(24,529)
27590150-361000	INTEREST EARNINGS		122,977	102,977	20,000	-	20,000	74,559		(54,559)
	subtotal				\$ 9,270,000	\$ -	\$ 9,270,000	\$ 8,528,604		\$ 741,397
Non-Departmental										
27590150-395000	CARRYFORWARD FUND BALANCE		1,339,071	-	\$ -	\$ 1,339,071	\$ 1,339,071	\$ -		\$ 1,339,071
	subtotal				\$ -	\$ 1,339,071	\$ 1,339,071	\$ -		\$ 1,339,071
	Total				\$ 9,270,000	\$ 1,339,071	\$ 10,609,071	\$ 8,528,604		\$ 2,080,468
Expenditures										
Alpharetta Convention & Visitors Bureau										
27590150-572002	ALPHA CONV & VISITORS BUREAU DISTRIBUTION		38,756,603	34,709,728	\$ 4,046,875	\$ -	\$ 4,046,875	\$ 3,688,330	\$ -	\$ 358,545
	subtotal				\$ 4,046,875	\$ -	\$ 4,046,875	\$ 3,688,330	\$ -	\$ 358,545
City of Alpharetta										
27590150-611100	CITY OF ALPHARETTA DISTRIBUTION		33,618,657	30,149,907	3,468,750	-	3,468,750	2,505,230	-	963,520
	subtotal				\$ 3,468,750	\$ -	\$ 3,468,750	\$ 2,505,230	\$ -	\$ 963,520
Tourism Product Development										
27590150-521200	PROFESSIONAL SERVICES		47,635	42,135	\$ 5,500	\$ -	\$ 5,500	\$ -	\$ -	\$ 5,500
27590150-579006	DEBT SERVICE RESERVE		2,392,485	736,822	331,662	1,324,001	1,655,663	-	-	1,655,663
27590450-541500	C2011	WILLS PARK MASTER PLAN	3,646,892	3,631,822	-	15,070	15,070	-	-	15,070
27590151-581100	D1600	PRINCIPAL (2016 CONF CTR BOND)	9,691,367	8,921,367	770,000	-	770,000	770,000	-	-
27590151-582100	D1600	INTEREST PAYMENT (2016 CONF CTR BOND)	6,673,580	6,026,367	647,213	-	647,213	647,213	-	1
	subtotal				\$ 1,754,375	\$ 1,339,071	\$ 3,093,446	\$ 1,417,213	\$ -	\$ 1,676,234
	Total				\$ 9,270,000	\$ 1,339,071	\$ 10,609,071	\$ 7,610,773	\$ -	\$ 2,998,298



CITY OF ALPHARETTA
Financial Management Reports
Special Revenue Funds
Confiscated Assets Fund (Fund 210; life-to-date for active projects)
As of June 30, 2025

		Project Snapshot: FY2013 - FY2024		FY 2025					
Account #	Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue									
DEA									
21031110-351300	CONFISCATION/FEDERAL SEIZURE	3,441,365	3,411,430	\$ -	\$ 29,935	\$ 29,935	\$ 145,050		\$ (115,115)
21031110-395000	CARRYFORWARD FUND BALANCE	346,851	-	43,800	303,051	346,851	-		346,851
	Total			\$ 43,800	\$ 332,986	\$ 376,786	\$ 145,050		\$ 231,736
Expenditures									
DEA									
21031110-523500	EMPLOYEE TRAVEL	47,178	32,030	\$ -	\$ 15,148	\$ 15,148	\$ -	\$ -	\$ 15,148
21031110-523700	EMPLOYEE TRAINING	66,279	63,779	-	2,500	2,500	-	-	2,500
21031110-531100	GENERAL SUPPLIES AND MATERIALS	127,897	107,620	-	20,277	20,277	-	-	20,277
21031110-542100	C2503 ARTIC FURNITURE	25,000	-	25,000	-	25,000	-	-	25,000
21031110-542100	C2507 DRONE 1ST RESPONDER PROGRAM	18,800	-	18,800	-	18,800	-	-	18,800
21031110-579000	CONTINGENCY		-	-	295,061	295,061	-	-	295,061
	Total			\$ 43,800	\$ 332,986	\$ 376,786	\$ -	\$ -	\$ 376,786



CITY OF ALPHARETTA
Financial Management Reports
Special Revenue Funds
State Confiscated Assets Fund (Fund 211; life-to-date for active projects)
As of June 30, 2025

		Project Snapshot: FY2019 - FY2024		FY 2025					
Account #	Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue									
State									
21131120-351301	CONFISCATION/STATE SEIZURE	324,868	324,868	\$ -	\$ -	\$ -	\$ 9,843		\$ (9,843)
21131120-395000	CARRYFORWARD FUND BALANCE	32,101	-	-	32,101	32,101	-		32,101
	subtotal			\$ -	\$ 32,101	\$ 32,101	\$ 9,843		\$ 22,258
	Total			\$ -	\$ 32,101	\$ 32,101	\$ 9,843		\$ 22,258
Expenditures									
State									
21131120-532400	NON-RECURRING EXPENSES	351,643	319,542	\$ -	\$ 32,101	\$ 32,101	\$ 14,808	\$ -	\$ 17,293
	subtotal			\$ -	\$ 32,101	\$ 32,101	\$ 14,808	\$ -	\$ 17,293
	Total			\$ -	\$ 32,101	\$ 32,101	\$ 14,808	\$ -	\$ 17,293



CITY OF ALPHARETTA

Financial Management Reports

Special Revenue Funds

Opioid Settlement Fund (Fund 213; life-to-date for active projects)

As of June 30, 2025

		Project Snapshot: FY2024 - FY2024		FY 2025					
Account #	Project	Total Project Authorization	Prior Year Actuals	Original Appropriation	Transfers / Adjustments	Revised Budget	Collections / Expenditures	Encumbrances	Available Budget
Revenue									
State									
21331510-351920	OPIOID SETTLEMENT	61,930	61,930	\$ -	\$ -	\$ -	\$ 17,028		\$ (17,028)
21331510-395000	CARRYFORWARD	61,930	-	-	61,930	61,930	-		61,930
	subtotal			\$ -	\$ 61,930	\$ 61,930	\$ 17,028		\$ 44,902
	Total			\$ -	\$ 61,930	\$ 61,930	\$ 17,028		\$ 44,902
Expenditures									
State									
21331510-579000	CONTINGENCY	61,930	-	\$ -	\$ 61,930	\$ 61,930	\$ -	\$ -	\$ 61,930
	subtotal			\$ -	\$ 61,930	\$ 61,930	\$ -	\$ -	\$ 61,930
	Total			\$ -	\$ 61,930	\$ 61,930	\$ -	\$ -	\$ 61,930



OTHER REPORTS



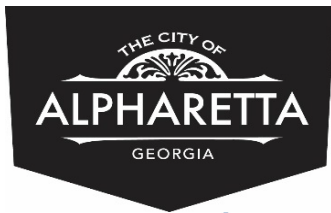
CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended June 30, 2025

Vendor	Description	Department	\$ Amount
A. B. GYMNASTICS LLC	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	\$ 9,993.75
A. B. GYMNASTICS LLC	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	\$ 13,559.62
AECOM TECHNICAL SERVICES	DESIGN BUILD SERVICES (OLD MILTON PKWY CAPACITY IMP)	Public Works	\$ 143,906.86
AFLAC	VOL SUPP ACCIDENT INS	General Government	\$ 10,585.66
AIMS COMPANIES	MAINTENANCE AND REPAIR, PIPELINE (INCLUDES REMOVAL)	Public Works	\$ 10,420.00
AKINS FORD LLC	VEHICLE REPAIR & MAINTENANCE	Public Works	\$ 5,633.44
AKINS FORD LLC	VEHICLE REPAIR & MAINTENANCE	Public Works	\$ 6,074.89
AKINS FORD LLC	VEHICLE REPAIR & MAINTENANCE	Public Works	\$ 5,789.39
ALCALDE & FAY LTD	LOBBY SERVICES RETAINER MAY	City Administration	\$ 5,000.00
ALLIED PAVING	MILLING AND RESURFACING	Public Works	\$ 399,077.88
ALLIED WASTE SERVICE	WASTE MANAGEMENT SERVICES	Various Departments	\$ 484,474.91
ALLIED WASTE SERVICES	WASTE MANAGEMENT SERVICES	Various Departments	\$ 493,861.69
ALPHA LOOP FOUNDATION	ALPHA LOOP ART	City Administration	\$ 7,500.00
ALPHARETTA CONVENTION & VISITORS BUREAU	MAY FY25 OCCUPANCY TAX ALLOCATION	General Government	\$ 353,846.79
AMERICAN FACILITY	CLEANING OF ROADSIDE PARK (REST STOP)	Rec., Parks & Cultural Services	\$ 29,613.50
AMERICAN FACILITY	JANITORIAL/CUSTODIAL SERVICES	Various Departments	\$ 9,712.75
AQUA-NOMICS EXTERIOR	BUILDING CLEANING, EXTERIOR	Public Works	\$ 17,115.00
AT&T/BELLSOUTH @ 85	TELEPHONE SERVICES, LONG DISTANCE AND LOCAL (E-911)	Public Safety	\$ 17,299.96
AT&T/BELLSOUTH @ 85	TELEPHONE SERVICES, LONG DISTANCE AND LOCAL (E-911)	Public Safety	\$ 10,105.21
ATKINSREALIS USA INC	PROJECT MANAGEMENT SERVICES (OLD MILTON PKWY CAPACITY IMP)	Public Works	\$ 17,580.88
ATLANTA SWIM ASSOCIATION	ASA CHAMPIONSHIP SWIM MEET FEES	Rec., Parks & Cultural Services	\$ 6,300.00
AZIMUTH CONTRACTORS	CONSTRUCTION, HIGHWAY AND ROAD	Public Works	\$ 33,756.23
AZIMUTH CONTRACTORS	CONSTRUCTION, HIGHWAY AND ROAD	Public Works	\$ 79,305.02
BRIT GLOBAL	DEDUCTIBLE CLAIM #P655-20-15412	Risk Management	\$ 10,000.00
CARL BLACK BUICK GMC	VEHICLE REPAIRS	Risk Management	\$ 9,172.22
CARL BLACK BUICK GMC	CLAIMS (VEHICLE)	Risk Management	\$ 5,493.11
CARL BLACK BUICK GMC	CLAIMS (VEHICLE)	Risk Management	\$ 8,490.14
CITY OF MILTON	LEASE-COURTROOM IGA-JUNE 2025	Municipal Court	\$ 6,775.00
CORPORATE BILLING	VEHICLE REPAIR & MAINTENANCE	Public Safety	\$ 18,611.65



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended June 30, 2025

Vendor	Description	Department	\$ Amount
CORPORATE BILLING	VEHICLE REPAIR & MAINTENANCE	Public Safety	\$ 13,190.08
CRABAPPLE TURF	GROUPS REPAIR & MAINTENANCE	Rec., Parks & Cultural Services	\$ 46,495.01
CRABAPPLE TURF	ROADSIDE, GROUPS, RECREATIONAL AND PARK AREA SERVICES	Rec., Parks & Cultural Services	\$ 15,573.31
CUMBERLAND LANDSCAPE	ROADSIDE, GROUPS, RECREATIONAL AND PARK AREA SERVICES	Rec., Parks & Cultural Services	\$ 5,660.17
CURBCO INC	CONCRETE RESURFACING SERVICES	Rec., Parks & Cultural Services	\$ 15,350.00
DANA SAFETY SUPPLY	AUTOMOBILES, POLICE AND SECURITY EQUIPPED	Public Safety	\$ 34,302.26
DATA MEDIA ASSOCIATE	PRINTING AND BINDING	Finance	\$ 14,229.83
DC POOL SERVICE LLC.	SWIMMING POOL MANAGEMENT AND OPERATION	Rec., Parks & Cultural Services	\$ 11,747.00
DC POOL SERVICE LLC.	SWIMMING POOL MANAGEMENT AND OPERATION	Rec., Parks & Cultural Services	\$ 22,520.00
DELL MARKETING LP	MICROCOMPUTERS, HANDHELD, LAPTOP, AND NOTEBOOK	Information Technology	\$ 7,200.36
DREAM HOUSE PAINTING	PAINTING, MAINTENANCE AND REPAIR SERVICES	Public Works	\$ 11,490.00
EAGLE DEMOLITION & ENVIRONMENTAL	DEMOLITION SERVICES (MAYFIELD PARK)	Rec., Parks & Cultural Services	\$ 119,109.00
EAGLE DEMOLITION & ENVIRONMENTAL	RETAINAGE PAYABLE (Contract Withholding: 25-007)	General Government	\$ 5,955.45
EMERGENCY CARE MEDICAL GROUP PC	MEDICAL DIRECTOR STIPEND 7/1/24-6/30/25	Public Safety	\$ 31,500.00
ESIS INC	MONTHLY WC INVOICE	Risk Management	\$ 17,463.99
FLOORING ATLANTA	FLOORING MAINTENANCE AND REPAIR TO INCLUDE REFINISHING	Various Departments	\$ 33,686.26
FORSYTH REMODELING	2972 WB RD RENOVATIONS	Public Safety	\$ 42,967.50
FULTON COUNTY BOARD OF COMMISSIONERS	MAY 25 LOCAL CRIME VICTIMS ASSIST	Public Safety	\$ 7,020.23
FULTON COUNTY BOARD OF COMMISSIONERS	MUNICIPAL COURT FINES	Public Safety	\$ 6,698.41
FULTON COUNTY BOARD OF EDUCATION	FUEL PAYMENTS	Various Departments	\$ 38,603.46
FULTON COUNTY-DEPT OF FINANCE	WATER AND SEWER UTILITIES	Various Departments	\$ 7,739.71
FULTON COUNTY-DEPT OF FINANCE	WATER AND SEWER UTILITIES	Various Departments	\$ 9,079.97
FULTON COUNTY-DEPT OF FINANCE	WATER AND SEWER UTILITIES	Various Departments	\$ 6,434.08
GALLS INC	EMPLOYEE UNIFORMS	Public Safety	\$ 16,584.44
GALLS INC	EMPLOYEE UNIFORMS	Public Safety	\$ 8,903.53
GARLAND DBS INC	WEATHER AND WATERPROOFING MAINTENANCE AND REPAIR	Public Works	\$ 6,837.00
GARLAND DBS INC	ROOF REPAIR/REPLACEMENT	Public Works	\$ 53,015.00
GARLAND DBS INC	ROOFING, GUTTERS, AND DOWNSPOUTS MAINTENANCE AND REPAIR	Public Works	\$ 12,663.00



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended June 30, 2025

Vendor	Description	Department	\$ Amount
GEORGIA BRIDGE AND CONCRETE	CONSTRUCTION, STREET (WBR PH4 (NPP-GREENWAY))	Public Works	\$ 182,724.81
GEORGIA GREEN GROUND	GROUNDS MAINTENANCE: MOWING, EDGING, PLANT	Public Works	\$ 17,267.80
GEORGIA GREEN GROUND	GROUNDS MAINTENANCE: MOWING, EDGING, PLANT	Public Works	\$ 17,267.80
GEORGIA INFRASTRUCTURE	CONSTRUCTION, HIKE AND BIKE TRAIL (ENCORE GREENWAY GATEWAY)	Various Departments	\$ 165,152.40
GEORGIA INTERLOCAL	COMPONENT 1: LUMP SUM CANCER BENEFIT	Public Safety	\$ 6,850.04
GEORGIA POWER CO	ELECTRICITY UTILITIES	Various Departments	\$ 209,592.30
GEORGIA SUPERIOR COURT	MUNICIPAL COURT MAY 25	Public Safety	\$ 32,488.89
GEORGIA SUPERIOR COURT CLERK'S CO-OP AUTH.	MUNICIPAL COURT FINES	Public Safety	\$ 30,055.63
GESSNER	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	\$ 8,415.76
GREENTREE BEDDING	BEDDING (ALL TYPES)	Rec., Parks & Cultural Services	\$ 6,891.20
GREENTREE BEDDING	BEDDING (ALL TYPES)	Rec., Parks & Cultural Services	\$ 6,608.00
GREG MALCOLM & ASSOCIATES	APPRAISAL SERVICES, REAL ESTATE	Public Works	\$ 6,000.00
HARDY CHEVROLET INC.	CLASS 3 TRUCKS (10,001 - 14,000 LB. GVWR)	Public Works	\$ 80,268.00
HIS MAJESTY COACHES	TRANSPORTATION SERVICES	Rec., Parks & Cultural Services	\$ 17,403.75
ICON VENUE GROUP	FEASIBILITY STUDIES (CONSULTING)	City Administration	\$ 7,650.00
INLINER SOLUTIONS, L	PIPE AND PIPE FITTINGS MAINTENANCE AND REPAIR	Public Works	\$ 95,982.01
INLINER SOLUTIONS, LLC	PIPE AND PIPE FITTINGS MAINTENANCE AND REPAIR	Public Works	\$ 94,411.42
INTERNATIONAL CODE	TRAINING MATERIAL SUBSCRIPTIONS	Community Development	\$ 11,910.00
JARRARD & DAVIS	LEGAL SERVICES	Legal Services	\$ 102,949.05
JCB ATLANTA LLC	EQUIPMENT REPAIR & MAINTENANCE	Public Works	\$ 5,944.78
KECK & WOOD INC	DESIGNING SERVICES (VARIOUS PROJECTS)	Public Works	\$ 22,119.86
KIDCREATE STUDIO	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	\$ 5,565.00
KIMBROUGH INDUSTRIAL	HVAC REPAIR	Public Works	\$ 29,957.32
KIMBROUGH INDUSTRIAL	FACILITY REPAIR & MAINTENANCE	Public Works	\$ 9,120.69
KIMBROUGH INDUSTRIAL	HEATING, VENTILATING AND AIR CONDITIONING (HVAC)	Public Works	\$ 11,471.27
KRISTEN THIGPEN ORR	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	\$ 6,333.36
LD GYMNASTICS INC	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	\$ 10,080.00
LD GYMNASTICS INC	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	\$ 7,891.80



CITY OF ALPHARETTA
 Financial Management Reports
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 for the month ended June 30, 2025

Vendor	Description	Department	\$ Amount
LD GYMNASTICS INC	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	\$ 29,332.80
MASON TRACTOR	LOADERS, FRONT END (FOR CRAWLER TRACTORS)	Rec., Parks & Cultural Services	\$ 35,262.85
MCALISTER	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	\$ 9,000.00
MEER ELECTRIC	ELECTRICAL SERVICES	Rec., Parks & Cultural Services	\$ 6,095.00
MEER ELECTRIC	ELECTRICAL SERVICES	Various Departments	\$ 14,027.43
MERIDIAN RAPID DEFENCE	TRAFFIC CONES, LANE MARKERS, AND BARRICADES	Various Departments	\$ 22,679.93
MILLER ENVIRONMENTAL	OIL/WATER SEPARATOR INSPECTION AND TESTING SERVICE	Public Works	\$ 9,123.18
MJM PRODUCTIONS LLC	VIDEO PRODUCTION	Rec., Parks & Cultural Services	\$ 23,500.00
MOFFATT & NICHOL	DESIGNING SERVICES: KIMBALL BR RD GAP	Public Works	\$ 5,610.00
MOFFATT & NICHOL	DESIGN BUILD SERVICES (CUMMING ST CORRIDOR)	Public Works	\$ 10,052.00
MXI ENVIRONMENTAL SERVICES LLC	HAZARDOUS MATERIAL AND WASTE SERVICES	Finance	\$ 22,881.48
NGT GROUP LLC	CONSTRUCTION, STREET LIGHTING (KIMBALL BR RD GAP)	Public Works	\$ 60,840.72
OHMSHIV	CONSTRUCTION, SIDEWALK (WBR PH3 (GREENWAY-ROUNDAABOUT))	Public Works	\$ 464,361.47
PEACE OFFICER'S ANNUITY BENEFIT FUND OF GA	MUNICIPAL COURT FINES	Public Safety	\$ 14,372.46
PEACE OFFICER'S ANNUITY BENEFIT FUND OF GA	MUNICIPAL COURT FINES	Public Safety	\$ 13,730.51
PENNBROOKE HOMEOWNER	OLD MILTON PKWY - PARCEL 18	Public Works	\$ 13,314.50
PLAY WELL TEKNOLOGIES	INSTRUCTORS, CLASSES FOR THE PUBLIC	Rec., Parks & Cultural Services	\$ 5,820.00
PORTER LUPO BARRESI	BUILDING CONSTRUCTION, AGRICULTURAL	Rec., Parks & Cultural Services	\$ 7,226.00
PREMIER EVENTS LLC	EVENT PLANNING SERVICES	Rec., Parks & Cultural Services	\$ 35,000.00
PROLOGIC ITS, LLC	AUTOMOBILES, POLICE AND SECURITY EQUIPPED	Risk Management	\$ 31,376.34
PROSOURCE WHOLESALE	FLOORING	Public Safety	\$ 15,485.56
PYRO SHOWS EAST COAST	FIREWORKS DISPLAY AND CARNIVAL SERVICES	Rec., Parks & Cultural Services	\$ 17,500.00
RINGCENTRAL, INC.	COMMUNICATION SYSTEMS, INTEGRATED (INCLUDES TELEPHONES)	Information Technology	\$ 9,475.76
RUMMEL, KLEPPER & KA	DESIGNING SERVICES (SW PIPE & STRUCTURE R&M)	Public Works	\$ 35,362.50
RURAL METRO	EMERGENCY MEDICAL SERVICES (INCL. EMERGENCY AMBULANCE)	Public Safety	\$ 31,317.99
RUSSELL LANDSCAPE	GROUNDS MAINTENANCE: MOWING, EDGING, PLANT	Public Works	\$ 137,862.72
RUSSELL LANDSCAPE	LANDSCAPING (INCLUDING DESIGN, FERTILIZING, PLANTING)	Public Works	\$ 47,047.50
RUSSELL LANDSCAPE	GROUNDS MAINTENANCE: MOWING, EDGING, PLANT	Public Works	\$ 56,619.91



CITY OF ALPHARETTA
 Financial Management Reports
Listing of Payments \$5,000 and greater
 for the month ended June 30, 2025

Vendor	Description	Department	\$ Amount
SAWNEE ELECTRIC MEMBERSHIP	ELECTRICITY UTILITIES	Various Departments	\$ 32,737.19
SCREENSMITH	GENERAL SUPPLIES AND MATERIALS	Rec., Parks & Cultural Services	\$ 6,867.25
SHERWIN WILLIAMS	COMPRESSORS, PORTABLE PAINT SPRAYER, ELECTRIC MOTORS	Public Works	\$ 8,249.00
SHI INTERNATIONAL CO	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	\$ 22,075.00
SHI INTERNATIONAL CO	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	\$ 89,749.00
SHI INTERNATIONAL CO	SOFTWARE MAINTENANCE/SUPPORT	Various Departments	\$ 22,840.00
SOUTHEAST RESTORATION	DOOR INSTALLATION, MAINTENANCE, AND REPAIR (METAL)	Public Works	\$ 12,077.49
SOUTHEAST RESTORATION	BUILDING MAINTENANCE, INSTALLATION AND REPAIR SERVICES	Public Works	\$ 21,071.14
SPECIALTY CAR	CARTS, INDUSTRIAL, ALL KINDS	Rec., Parks & Cultural Services	\$ 14,949.98
SPORTSCON LLC	BASKETBALL EQUIPMENT (INCLUDING BACKBOARDS)	Rec., Parks & Cultural Services	\$ 9,487.00
SUMTER LOCAL GOVERNMENT	TEMPORARY AND SEASONAL SALARIES	City Clerk	\$ 9,540.00
SUMTER LOCAL GOVERNMENT	TEMPORARY AND SEASONAL SALARIES	City Clerk	\$ 7,500.00
SUMTER LOCAL GOVERNMENT	TEMPORARY AND SEASONAL SALARIES	City Clerk	\$ 7,500.00
SUSTAINABLE WATER	CIVIL ENGINEERING: SW PIPE & STRUCTURE R&M	Public Works	\$ 26,980.00
T&T UNIFORMS, INC.	EMPLOYEE UNIFORMS	Public Safety	\$ 29,193.16
TECHNOLOGY ASSOCIATION	SPONSORSHIPS (ALL TYPES)	City Administration	\$ 7,500.00
TERRAMARK LAND	SURVEYOR SERVICES, LAND: SW PIPE & STRUCTURE R&M	Public Works	\$ 6,020.00
THE DUMPSTER CO	ROADSIDE, GROUNDS, RECREATIONAL AND PARK AREA SERVICES	Rec., Parks & Cultural Services	\$ 29,931.60
THE F. A. BARTLETT	TREE AND SHRUB REMOVAL SERVICES	Public Works	\$ 6,667.00
THE F. A. BARTLETT	TREE AND SHRUB REMOVAL SERVICES	Rec., Parks & Cultural Services	\$ 38,100.00
THE F. A. BARTLETT	TREE AND SHRUB REMOVAL SERVICES	Rec., Parks & Cultural Services	\$ 21,682.00
THE F. A. BARTLETT T	GROUNDS REPAIR & MAINTENANCE	Public Works	\$ 12,925.50
TREVOR LEWIS RICHARD	CUMMING ST CORRIDOR PARCEL 13	Public Works	\$ 14,600.00
TRI SCAPES	ROADSIDE, GROUNDS, RECREATIONAL AND PARK AREA SERVICES	Rec., Parks & Cultural Services	\$ 47,475.51
TRI SCAPES	ROADSIDE, GROUNDS, RECREATIONAL AND PARK AREA SERVICES	Rec., Parks & Cultural Services	\$ 47,600.51
TRUIST BANK	JUNE 2025 PCARD	General Government	\$ 188,779.64
TUNNELL-SPANGLER	CULTURAL ARTS MASTER PLAN	Rec., Parks & Cultural Services	\$ 17,429.44
VERIZON WIRELESS	TELECOMMUNICATION SERVICES	Various Departments	\$ 7,318.13



CITY OF ALPHARETTA
Financial Management Reports
Listing of Payments \$5,000 and greater
for the month ended June 30, 2025

Vendor	Description	Department	\$ Amount
VERIZON WIRELESS	TELEPHONE SERVICES, CELLULAR	Various Departments	\$ 13,612.34
VERIZON WIRELESS SER	TELEPHONE SERVICES, CELLULAR	Various Departments	\$ 13,468.44
VERIZON WIRELESS SER	PHONE SERVICE, TECHNOLOGY REPLACEMENT	Various Departments	\$ 36,781.95
VERTICAL EARTH	CONSTRUCTION, HIKE AND BIKE TRAIL (PEDESTRIAN BRIDGES (WW PKW\	Public Works	\$ 149,663.12
WEST CHATHAM WARNING	WARNING LIGHTS, FLASHERS, AND FLASHING ARROW BOARD	Public Works	\$ 13,190.40



CITY OF ALPHARETTA
 Financial Management Reports
Listing of PO's between \$5,000.01 and \$50,000.00
 for the month ended June 30, 2025

Purchase Order #	Vendor	Department	Purchase Order Amt.	Description
25000818	ICON VENUE GROUP, LLC	ADMINISTRATION	7,650.00	MARKETING COMPARISON STUDY
25000820	THE F. A. BARTLETT TREE EXPERT COMPANY	PUBLIC WORKS	5,632.00	TREE/SHRUB REMOVAL SERVICES AT 100 WILLS LN
25000824	AQUA-NOMICS EXTERIOR CLEANING	PUBLIC WORKS	17,115.00	PRESSURE WASHING SERVICES FOR EXTERIOR OF CITY HALL & INTERIOR OF MILTON AVE DECK
25000826	THE F. A. BARTLETT TREE EXPERT COMPANY	REC., PARKS & CULTURAL SVCS	28,985.00	TREE REMOVAL SERVICES FROM THE BIG CREEK GREENWAY
25000827	WINSTON'S OUTDOOR CONTRACTORS, LLC	PUBLIC WORKS	23,050.74	3967 SQ FT OF BRICK PAVER MAINTENANCE IN DOWNTOWN
25000828	ATLAS TECHNICAL CONSULTANTS LLC	PUBLIC WORKS	6,350.00	PAVEMENT EVALUATION AND SOIL CEMENT MIX DESIGN FOR SEALE DR
25000829	SOUTHEAST RESTORATION GROUP OF GEORGIA, II	PUBLIC WORKS	17,964.94	PUBLIC WORKS HEADQUARTERS BUILDING MAINT SERVICES - ATRIUM REMOVAL SERVICES
25000830	RUSSELL LANDSCAPE, LLC	PUBLIC WORKS	9,180.25	WEBB BRIDGE ROAD SOIL AND MULCH FOR RAIN WASHOUT REPAIR
25000834	THE F. A. BARTLETT TREE EXPERT COMPANY	REC., PARKS & CULTURAL SVCS	21,682.00	TREE PRUNING AND REMOVAL SERVICES AT EQUESTRIAN CENTER
25000837	TECHNOLOGY ASSOCIATION OF GEORGIA, INC.	ADMINISTRATION	7,500.00	AFFINITY EXHIBITOR SPONSORSHIP FOR FINTECH SOUTH CONFERENCE 2025
25000838	MEER ELECTRICAL CONTRACTORS INC	REC., PARKS & CULTURAL SVCS	7,745.43	POWER PANEL FOR MARKET ST & PERMANENT OUTLET INSTALLATION BROOKE ST PARK
25000839	CURBCO INC	REC., PARKS & CULTURAL SVCS	15,350.00	300' CONCRETE SIDEWALK INSTALLATION FOR NORTH PARK FIELDS 7 - 8
25000841	DC POOL SERVICE LLC.	REC., PARKS & CULTURAL SVCS	21,800.00	CLEANING, WAXING, REPAIRING, AND POLISHING OF WATER FEATURES AT POOL
25000842	AG-PRO LLC	REC., PARKS & CULTURAL SVCS	34,754.28	(3) JOHN DEERE GATORS
25000857	GREG MALCOLM & ASSOCIATES INC	PUBLIC WORKS	6,000.00	APPRAISAL SERVICES FOR MEADOW DRIVE CULVERT
25000858	THE F. A. BARTLETT TREE EXPERT COMPANY	PUBLIC WORKS	7,080.00	TREE/SHRUB REMOVAL SERVICES AT MID BROADWELL AT JENNIFER OAKS DR
25000862	HALFF ASSOCIATES, INC.	PUBLIC WORKS	10,320.00	GUARDRAIL DESIGN SERVICES FOR NORTH POINT PKWY
25000869	GRIFFIN GREENHOUSE SUPPLIES INC	REC., PARKS & CULTURAL SVCS	5,353.28	GREENHOUSE PARTS TO COMPLETE INSTALLATION
25000871	BOUND TREE MEDICAL LLC	PUBLIC SAFETY	14,656.24	(4) HAZMAT SUITS FOR HAZMAT TEAM

**City of Alpharetta
Balance Sheet
Governmental Funds
June 30, 2025**

	Major Governmental Funds						Non-Major	Total
	General Fund	Capital Project Fund	Capital Grant Fund	2022 Bond Fund	T-SPLOST Capital Fund	T-SPLOST II Capital Fund	Governmental Funds	Governmental Funds
ASSETS								
Cash / Cash Equivalents / Investments	\$ 35,810,702	\$ 18,969,772	\$ 1,489,254	\$ 25,508,075	\$ 25,667,299	\$ 25,682,299	\$ 16,200,243	\$ 149,327,644
Receivables (net of allowance for uncollectibles)								
Taxes Receivable								
Property Taxes	536,516	-	-	-	-	-	1,421	537,937
Other Taxes	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-
Accounts	113,919	-	-	-	-	-	97,939	211,858
Due from Other Funds	553,582	-	-	-	-	-	12,831	566,413
Intergovernmental Receivable	10,998	247,707	(0)	-	-	-	-	258,704
Cash - Restricted	175,257	466,679	-	-	-	-	-	641,936
Total Assets	37,200,975	19,684,157	1,489,254	25,508,075	25,667,299	25,682,299	16,312,433	151,544,492
LIABILITIES AND FUND BALANCES								
Liabilities								
Current								
Accounts Payable	1,510,252	750,607	2,000	4,347	339,107	214,519	167,373	2,988,206
Retainage Payable	-	117,143	76,563	30,554	332,223	436,866	61,860	1,055,209
Intergovernmental Payable	-	-	-	-	-	-	-	-
Claims Payable	-	-	-	-	-	-	-	-
Payroll Payable	162,909	-	-	-	-	-	-	162,909
Due to Other Funds	-	-	458,221	-	-	-	13,447	471,668
Deferred Revenue	1,689,446	247,707	(0)	-	-	-	112,190	2,049,342
Unearned Revenue	95,395	-	75,000	-	-	-	3,965	174,360
Non-Current								
Unclaimed Property	105,106	-	-	-	-	-	-	105,106
Claims Payable	-	-	-	-	-	-	-	-
Total Liabilities	3,563,109	1,115,457	611,784	34,901	671,331	651,385	358,834	7,006,801
Fund Balances:								
Restricted for:								
Capital Projects	-	11,308,615	892,500	22,455,856	6,964,095	13,657,667	6,592,265	61,870,997
Law Enforcement	-	-	-	-	-	-	241,005	241,005
Emergency Telephone Activities	-	-	-	-	-	-	(475,096)	(475,096)
Debt Service	-	-	-	-	-	-	313,340	313,340
Promotion of Tourism	-	-	-	-	-	-	601,239	601,239
Assigned for:								
Grant Projects	-	26,000	-	-	-	-	68,318	94,318
Arbitrage	-	-	-	1,106,566	-	-	-	1,106,566
Encumbrances	691,390	4,371,642	-	60,752	17,527,111	3,883,217	4,410,215	30,944,325
Unallocated	32,946,476	2,862,443	(15,030)	1,850,000	504,763	7,490,031	4,202,313	49,840,996
Total Fund Balances	33,637,865	18,568,700	877,470	25,473,174	24,995,969	25,030,915	15,953,598	144,537,691
Total Liabilities and Fund Balances	\$ 37,200,975	\$ 19,684,157	\$ 1,489,254	\$ 25,508,075	\$ 25,667,299	\$ 25,682,299	\$ 16,312,433	\$ 151,544,492

City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Period Ended June 30, 2025

	Major Governmental Funds						Non-Major	Total
	General	Capital	Capital	S2022 Const	T-SPLOST	T-SPLOST II	Governmental	Governmental
	Fund	Project Fund	Grant Fund	Bond Fund	Capital Fund	Capital Fund	Funds	Funds
REVENUES								
Taxes:								
Property Tax	\$ 37,421,295	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,309,075	\$ 43,730,370
Local Option Sales Tax	20,515,108	-	-	-	-	-	-	20,515,108
Transportation SPLOST	-	-	-	-	-	13,658,587	-	13,658,587
Other Taxes	18,044,681	-	-	-	-	-	8,430,468	26,475,150
Licenses and permits	4,119,458	-	-	-	-	-	-	4,119,458
Intergovernmental	194,513	965,700	2,921,900	-	-	-	3,573,899	7,656,011
Charges for services	5,420,738	21,692	-	-	-	-	87,874	5,530,304
Impact Fees	-	-	-	-	-	-	1,119,657	1,119,657
Fines/Forfeitures	2,356,018	-	-	-	-	-	9,843	2,365,861
Investment earnings (Loss)	1,931,792	595,965	46,708	1,186,260	1,434,340	960,299	779,519	6,934,883
Contributions and Donations	113,986	89,804	-	-	-	-	12,175	215,965
Misc Revenue	129,257	-	-	-	-	-	-	129,257
Other	-	-	-	-	-	-	17,028	17,028
Total revenues	90,246,847	1,673,161	2,968,607	1,186,260	1,434,340	14,618,886	20,339,538	132,467,639
EXPENDITURES								
Current:								
Unallocated	-	-	-	-	-	-	-	-
General government	12,860,650	575,790	-	-	-	-	5,115,392	18,551,832
Public safety	41,522,462	1,806,544	-	-	-	-	5,231,208	48,560,214
Public works	10,590,391	4,297,995	1,531,260	834,268	8,040,501	5,213,705	2,915,473	33,423,592
Economic and community development	4,394,247	355,424	-	-	-	-	-	4,749,671
Alpharetta Business Community	-	-	-	-	-	-	-	-
Culture and recreation	14,249,541	2,262,812	5,314	2,262,265	-	-	181,905	18,961,836
Contingency	-	-	-	-	-	-	-	-
Professional Services	-	-	-	-	-	-	-	-
Debt service:								
Principal	215,000	-	-	-	-	-	3,646,006	3,861,006
Interest	71,978	-	-	-	-	-	3,188,099	3,260,077
Other Costs	-	-	-	-	-	-	-	-
Bond issuance costs	-	-	-	-	-	-	-	-
Capital outlay	-	-	-	-	-	-	-	-
Total expenditures	83,904,268	9,298,564	1,536,574	3,096,533	8,040,501	5,213,705	20,278,083	131,368,228
Excess (deficiency) of revenues over (under) expenditures	6,342,579	(7,625,402)	1,432,033	(1,910,273)	(6,606,161)	9,405,181	61,455	1,099,411
OTHER FINANCING SOURCES (USES)								
Transfers in	2,505,230	11,843,416	-	-	-	-	1,604,364	15,953,010
Transfers out	(13,447,780)	-	-	-	-	-	(2,505,230)	(15,953,010)
Loan Proceeds	-	-	-	-	-	-	-	-
Capital Leases	-	-	-	-	-	-	-	-
Sale of capital assets	247,574	-	-	-	-	-	-	247,574
Sale of non-capital assets	5,435	-	-	-	-	-	-	5,435
Land Sale	-	-	-	-	-	-	-	-
Insurance Proceeds	-	-	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	-	-	-
Total other financing sources and (uses)	(10,689,541)	11,843,416	-	-	-	-	(900,866)	253,009
Net change in fund balances	(4,346,962)	4,218,014	1,432,033	(1,910,273)	(6,606,161)	9,405,181	(839,411)	1,352,420
Fund balances - beginning	37,984,828	14,350,686	(554,563)	27,383,447	31,602,130	15,625,733	16,793,010	143,185,270
Fund balances - ending	\$ 33,637,865	\$ 18,568,700	\$ 877,470	\$ 25,473,174	\$ 24,995,969	\$ 25,030,915	\$ 15,953,598	\$ 144,537,691

City of Alpharetta
Combining Balance Sheet
Non-Major Governmental Funds
June 30, 2025

	Special Revenue							Total Non-major		
	Hotel Motel	Impact Fee	Federal Confiscated Assets	State Confiscated Assets	Grant Operating	E911	Opioid Settlement Fund	Debt Service Fund	Stormwater Capital Fund	Governmental Funds
ASSETS										
Cash / Cash Equivalents / Investments	\$ 2,256,902	\$ 6,889,090	\$ 491,902	\$ 27,136	\$ 165,603	\$ (357,110)	\$ 78,958	\$ 1,271,178	\$ 5,376,584	\$ 16,200,243
Taxes Receivable	1,421	-	-	-	-	-	-	-	-	1,421
Pre-Paid Expenditures	-	-	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-	-	-
Property Taxes	-	-	-	-	-	-	-	97,939	-	97,939
Intergovernmental Receivable	-	-	-	-	12,831	-	-	-	-	12,831
Due From Other Funds	-	-	-	-	-	-	-	-	-	-
Restricted	-	-	-	-	-	-	-	-	-	-
Total Assets	2,258,323	6,889,090	491,902	27,136	178,433	(357,110)	78,958	1,369,117	5,376,584	16,312,433
LIABILITIES										
Accounts Payable	-	25,103	-	-	15,620	21,137	-	-	105,512	167,373
Retainage Payable	-	7,653	-	-	-	-	-	-	54,207	61,860
Intergovernmental Payable	-	-	-	-	-	-	-	-	-	-
Arbitrage Payable	-	-	-	-	-	-	-	-	-	-
Compensated Absences	-	-	-	-	-	-	-	-	-	-
Payroll Liabilities	-	-	-	-	-	13,447	-	-	-	13,447
Due to Other Fund	-	-	-	-	-	-	-	-	-	-
Deferred Revenue	1,421	-	-	-	12,831	-	-	97,939	-	112,190
Unearned Revenue	-	-	-	-	-	-	-	3,965	-	3,965
Total Liabilities	1,421	32,756	-	-	28,451	34,584	-	101,904	159,719	358,834
FUND BALANCES										
Restricted:										
Capital Projects	-	3,901,783	-	-	-	-	-	-	2,690,481	6,592,265
Law Enforcement	-	-	196,841	27,136	-	-	17,028	-	-	241,005
Promotion of Tourism	601,239	-	-	-	-	-	-	-	-	601,239
Emergency Telephone Activities	-	-	-	-	-	(475,096)	-	-	-	(475,096)
Debt Service	-	-	-	-	-	-	-	313,340	-	313,340
Assigned for: Grant Projects	-	-	-	-	-	-	-	-	-	-
Grant Projects	-	-	-	-	68,318	-	-	-	-	68,318
Encumbrances	-	1,856,987	-	-	51,024	83,401	-	-	2,418,803	4,410,215
Unallocated	1,655,663	1,097,564	295,061	-	30,641	-	61,930	953,873	107,581	4,202,313
Total Fund Balances	2,256,902	6,856,334	491,902	27,136	149,983	(391,695)	78,958	1,267,213	5,216,865	15,953,598
Total Liabilities and Fund Balances	\$ 2,258,323	\$ 6,889,090	\$ 491,902	\$ 27,136	\$ 178,433	\$ (357,110)	\$ 78,958	\$ 1,369,117	\$ 5,376,584	\$ 16,312,433

City of Alpharetta
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Non-major Governmental Funds
For the Period Ended June 30, 2025

	Special Revenue							Total Non-major		
	Hotel Motel	Impact Fee	Federal Confiscated Assets	State Confiscated Assets	Grant Operating	E911 Fund	Opioid Settlement Fund	Debt Service Fund	Stormwater Service Fund	Governmental Funds
REVENUES:										
Hotel Motel Tax	\$ 8,430,468	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,430,468
Property tax	-	-	-	-	-	-	-	6,309,075	-	6,309,075
Charges for Service	-	-	-	-	87,874	-	-	-	-	87,874
Impact Fees	-	1,119,657	-	-	-	-	-	-	-	1,119,657
Forfeiture Income	-	-	-	9,843	-	-	-	-	-	9,843
Intergovernmental	-	-	145,050	-	39,081	3,389,768	-	-	-	3,573,899
Contributions & Donations	-	-	-	-	12,175	-	-	-	-	12,175
Investment Earnings (Loss)	98,135	286,064	-	-	7,792	(11,024)	-	152,438	246,114	779,519
Other	-	-	-	-	-	-	17,028	-	-	17,028
Total revenues	8,528,604	1,405,721	145,050	9,843	146,921	3,378,744	17,028	6,461,513	246,114	20,339,538
EXPENDITURES:										
Tourism	5,105,542	-	-	-	-	-	-	-	-	5,105,542
Community Development	-	-	-	-	-	-	-	-	-	-
Culture/Recreation	-	153,058	-	-	28,847	-	-	-	-	181,905
Public Safety	-	-	-	14,808	60,497	5,155,903	-	-	-	5,231,208
Public Works	-	-	-	-	5,433	-	-	-	2,910,040	2,915,473
General Government	-	-	-	-	7,500	-	-	2,350	-	9,850
Debt Service:	-	-	-	-	-	-	-	-	-	-
Principal	-	-	-	-	-	226,006	-	3,420,000	-	3,646,006
Interest	-	-	-	-	-	-	-	3,188,099	-	3,188,099
Bond Issuance Costs	-	-	-	-	-	-	-	-	-	-
Total expenditures	5,105,542	153,058	-	14,808	102,276	5,381,910	-	6,610,449	2,910,040	20,278,083
Excess (deficiency) of revenues over expenditures	3,423,061	1,252,663	145,050	(4,965)	44,645	(2,003,166)	17,028	(148,936)	(2,663,926)	61,455
OTHER FINANCING SOURCES (USES):										
Transfers in / out:										
General fund	(2,505,230)	-	-	-	-	-	-	-	1,604,364	(900,866)
Budgeted Fund Balance:	-	-	-	-	-	-	-	-	-	-
Capital Leases	-	-	-	-	-	-	-	-	-	-
Total other financing sources	(2,505,230)	-	-	-	-	-	-	-	1,604,364	(900,866)
Net change in fund balances	917,831	1,252,663	145,050	(4,965)	44,645	(2,003,166)	17,028	(148,936)	(1,059,562)	(839,411)
Fund balances - beginning	1,339,072	5,603,671	346,852	32,101	105,337	1,611,471	61,930	1,416,149	6,276,427	16,793,010
Fund balances - ending	\$ 2,256,902	\$ 6,856,334	\$ 491,902	\$ 27,136	\$ 149,983	\$ (391,695)	\$ 78,958	\$ 1,267,213	\$ 5,216,865	\$ 15,953,598

City of Alpharetta
Enterprise Fund -Solid Waste
Statement of Net Position
June 30, 2025

	<u>Solid Waste</u>
ASSETS	
Current Assets:	
Cash and Cash Equivalents & Investments	\$ 2,028,778
Inventories, at cost	-
Accounts Receivables (net of allowance for uncollectibles)	230,417
Prepaid Insurance Expenses	-
Total Current Assets	<u>2,259,195</u>
Noncurrent Assets:	
Restricted Cash, Cash Equivalents, and Investments	-
Total Restricted Assets	<u>-</u>
Other	-
Capital Assets	
Buildings and System	-
Machinery and Equipment	-
Less Accumulated Depreciation	-
Total Capital Assets (net of accumulated depreciation)	<u>-</u>
Total Noncurrent Assets	<u>-</u>
Total Assets	<u>2,259,195</u>
LIABILITIES	
Current Liabilities:	
Accounts Payable	523,921
Accounts Payable/ Customer Credit Balances	17,057
Accounts Payable/ Customer Pre-Paid Service	-
Payroll Liabilities	-
Accrued Salaries	-
Accrued Interest Payable	-
Compensated Absences Payable	-
Notes Payable - Revenue Bonds	-
Due to Other Funds	-
Total Current Liabilities	<u>540,979</u>
Current Liabilities Payable from Restricted Assets:	
Revenue Bonds Payable	-
Total Current Liabilities Payable from Restricted Assets	<u>-</u>
Noncurrent Liabilities:	
Customer Deposits	-
Compensated Absences less Current Portion	-
Revenue Bonds Payable	-
Total Noncurrent Liabilities	<u>-</u>
Total Liabilities	<u>540,979</u>
NET ASSETS	
Invested in Capital Assets, net of related debt	-
Reserved for Debt Service	-
Reserved for Encumbrances	-
Unreserved	1,718,216
Total Net Assets	<u>1,718,216</u>
Total Liabilities & Net Assets	<u>\$ 2,259,195</u>

City of Alpharetta
Enterprise Fund - Solid Waste
Statement of Revenues, Expenses, and Changes in Net Position
For the Period Ended June 30, 2025

Operating revenues:	
Charges for sales and services:	
Refuse Collection charges	\$ 7,435,388
Misc Revenue	-
Total operating revenues	<u>7,435,388</u>
Operating expenses:	
Administration	5,807,771
Non-departmental	-
Total operating expenses	<u>5,807,771</u>
Operating Gain (loss)	1,627,616
Non-operating revenues (expenses):	
Investment earnings (Loss)	65,485
Total non-operating revenue (expenses)	<u>65,485</u>
Income (loss) before transfers	1,693,102
Transfers In	-
Transfers Out	<u>-</u>
Change In Net Assets	1,693,102
Total net assets-beginning	<u>15,351</u>
Total net assets-ending (net of encumbrances)	<u>1,708,452</u>
Adjustments to GAAP basis:	
Encumbrances	9,763
Misc adj-Encumbrances Resv/Prior Year	
Total net assets-ending	<u>\$ 1,718,216</u>

DEVELOPMENT AUTHORITY



Revenue & Expenditure Report GAAP Financial Statements



ALPHARETTA DEVELOPMENT AUTHORITY

Financial Management Report - As of June 30, 2025 (unaudited)

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Encumbrances	Remaining
Revenues					
99575100-346900	Bond Application Fee	\$ 164,563	\$ 164,563		\$ 0
99575100-361000	Investment Earnings	-	15,250		(15,250)
99575100-371000-C1532	Tech Alpharetta Operational Funding (IGA with COA)	95,000	95,000		-
99575100-371000-C2529	Market Feasibility Study (ACVB Contribution)	75,000	75,000		-
(2) 99575100-381000-C1535	Tech Alpharetta Incubator Operations	7,356	7,355		-
	subtotal	\$ 341,919	\$ 357,168		\$ (15,250)
(1) 99575100-395000	Carryforward Fund Balance	\$ 284,976	\$ -		\$ 284,976
	subtotal	\$ 284,976	\$ -		\$ 284,976
	Total	\$ 626,895	\$ 357,168		\$ 269,726
Expenditures					
99575100-571000	Local Job Creation Grant Program	\$ 32,500	\$ -	\$ -	\$ 32,500
99575100-521200-C2529	Market Feasibility Study	150,000	10,900	139,100	-
99575100-544100-C1532	Tech Alpharetta Operational Funding	95,000	95,000	-	-
(2) 99575100-544100-C2525	Tech Alpharetta Relocation MOU	27,865	27,865	-	-
99575100-544100-C1601	High Impact Permitting Grant Program (IGA with COA)	20,948	-	-	20,948
99575100-544100-C2422	Connect Forward Grant Program	50,000	-	-	50,000
	subtotal	\$ 376,313	\$ 133,765	\$ 139,100	\$ 103,448
(2) 99575100-523860-C1535	Tech Alpharetta Incubator Operation (Maint. Contracts)	\$ 2,888	\$ 2,888	\$ -	\$ 0
(2) 99575100-531200-C1535	Tech Alpharetta Incubator Operation (Misc. Utilities)	317	316	-	1
(2) 99575100-531210-C1535	Tech Alpharetta Incubator Operation (Water/Sewer)	44	43	-	1
(2) 99575100-531220-C1535	Tech Alpharetta Incubator Operation (Natural Gas)	881	880	-	1
(2) 99575100-531230-C1535	Tech Alpharetta Incubator Operation (Electricity)	1,617	1,617	-	0
	subtotal	\$ 5,747	\$ 5,744	\$ -	\$ 3
99575100-579000	Reserve	\$ 244,835	\$ -	\$ -	\$ 244,835
	Total	\$ 626,895	\$ 139,509	\$ 139,100	\$ 348,286

(1) Carryforward Fund Balance represents cash available at the end of the prior fiscal year that is programmed into the current fiscal year budget. As this account represents cash already received, there will not be actual collections.

(2) These initiatives are complete with no further collections/expenses anticipated.



ALPHARETTA DEVELOPMENT AUTHORITY
Financial Management Report - As of June 30, 2025 (unaudited)

Account #	Project	Total Budget	Actuals (Collections/ Expenditures)	Encumbrances	Remaining
Fund Balance Reconciliation					
Fund Balance (beginning of Fiscal Year)			\$ 284,976		
Revenues collected to date			357,168		
Expenditures incurred to date			(139,509)		
Fund Balance (current)			\$ 502,635		
Forecasted revenue collections (Tech Alpharetta Operational Funding from the City)			-		
Fund Balance*			\$ 502,635		
Fund Balance Allocation (forecasted):					
Non-Spendable (unspent/remaining project allocations)			\$ 242,548		
Spendable (available for investment by the Board)			260,087		
			\$ 502,635		

* May differ from the Fund Balance figures in the attached Balance Sheet due to forecasted revenue collections that are anticipated, but not yet collected.

City of Alpharetta
Balance Sheet
COMPONENT UNIT-DEVELOPMENT AUTHORITY
June 30, 2025

ASSETS

Current Assets:

Cash and Cash Equivalents	\$ 513,535
Investments	-
Receivables	-
Restricted Cash for Bond Issuance Costs	-
Total Assets	513,535

LIABILITIES

Current Liabilities:

Accounts Payable	10,900
Deferred Revenue	-
Due to Other Funds	-
Total Current Liabilities	10,900

Current Liabilities Payable from Restricted Assets:

	-
Total Current Liabilities Payable from Restricted Assets	-

Noncurrent Liabilities:

	-
Total Noncurrent Liabilities	-
Total Liabilities	10,900

Fund Balance

Restricted	242,548
Unallocated	260,087
Total Fund Balance	502,635

Total Liabilities & Fund Balance	\$ 513,535
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City of Alpharetta
Statement of Revenues, Expenditures, and Changes in Fund Balance
COMPONENT UNIT-DEVELOPMENT AUTHORITY
For the Period Ended June 30, 2025

	<u>Actual Amounts</u>
Revenues	
Rent/Royalties	\$ 164,563
State Grant	-
Fees	-
Contributions & Donations	170,000
Miscellaneous Income-Interest	15,250
Miscellaneous Revenue	<u>7,355</u>
Total Revenues	<u>357,168</u>
Expenditures	
Economic Development	272,865
Maintenance Contracts	2,888
Donation to private source	-
Utilities - Miscellaneous	2,856
Debt Service:	
Principal	-
Interest	<u>-</u>
Total Expenditures	<u>278,609</u>
Excess (deficiency) of revenues over (under) expenditures	78,559
Other Financing Sources (Uses)	
Sale of capital assets	<u>-</u>
Net Change in Fund Balances	78,559
Fund Balance, Beginning of Year	<u>284,976</u>
Encumbrances	139,100
Fund Balance, End of Year	<u>502,635</u>





STAFF REPORT

Department: City Clerk

Submitted By:

Meeting Date: August 25, 2025

AGENDA ITEM:

Announcement of Public Hearing Procedures

STAFF RECOMMENDATION:

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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ITEM DESCRIPTION:

ALTERNATIVES:

ATTACHMENTS:



CITY COUNCIL STAFF REPORT

Department: Community Development

Submitted By: Kathi Cook

Prepared By: Michael Woodman

Meeting Date: August 25, 2025

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

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.

This item was considered at the August 7, 2025 Planning Commission meeting. There were no public comments. After discussion, the Commission recommended approval subject to the staff recommended conditions. Vote 7-0

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.

ITEM DESCRIPTION:

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.

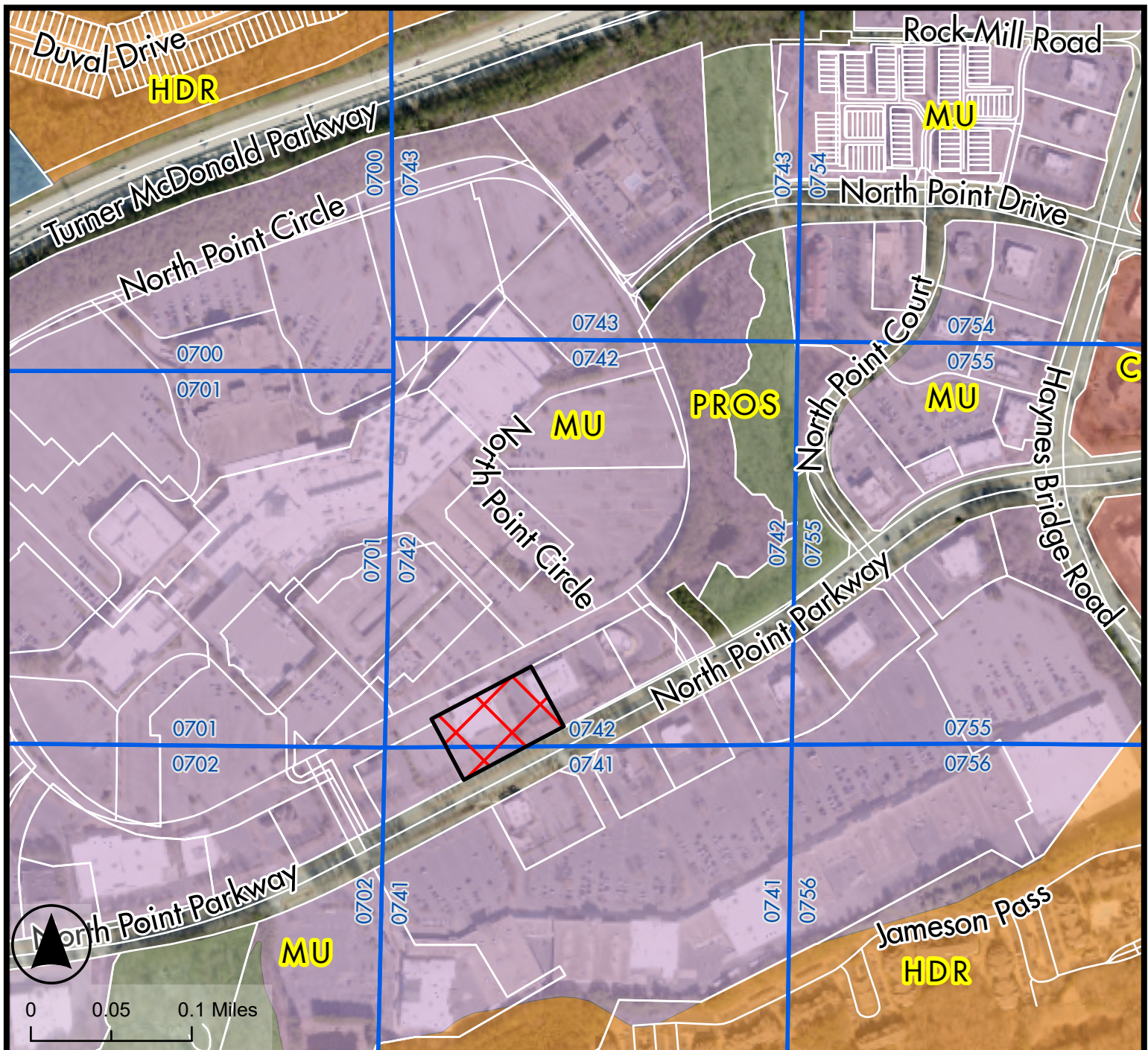
CITIZEN PARTICIPATION PLAN

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.

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

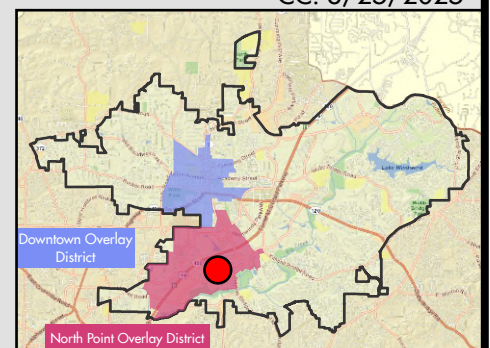
Dominique Dawes Gymnastics & Ninja Academy
380 North Point Circle

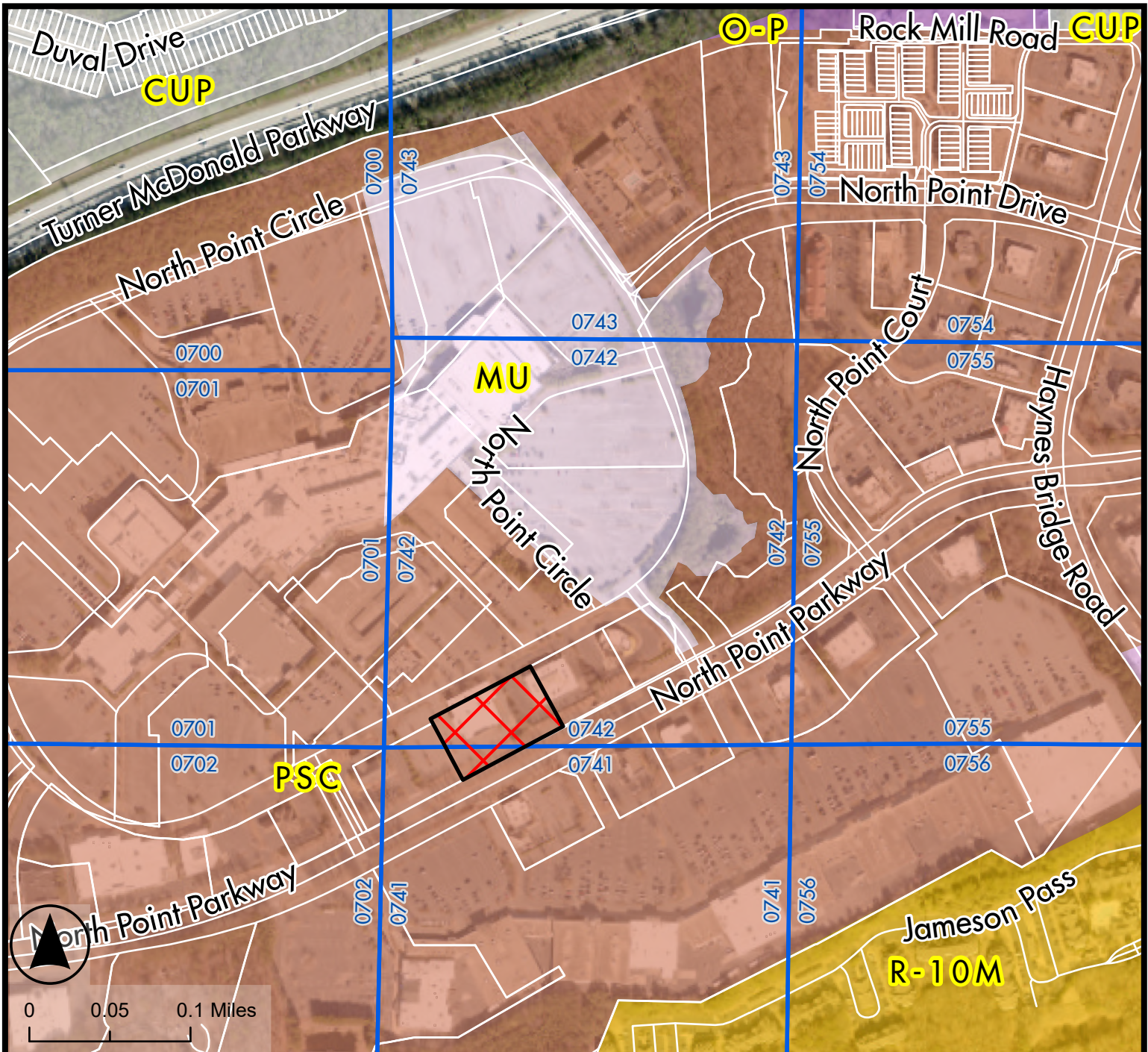
MP-25-09, CU-25-12

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

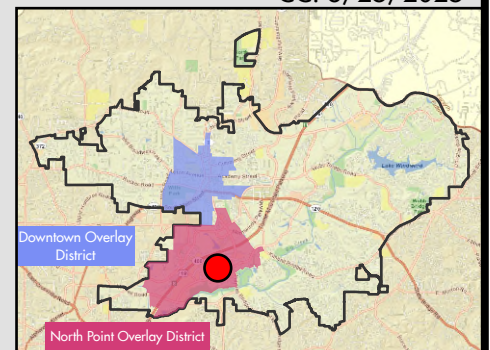
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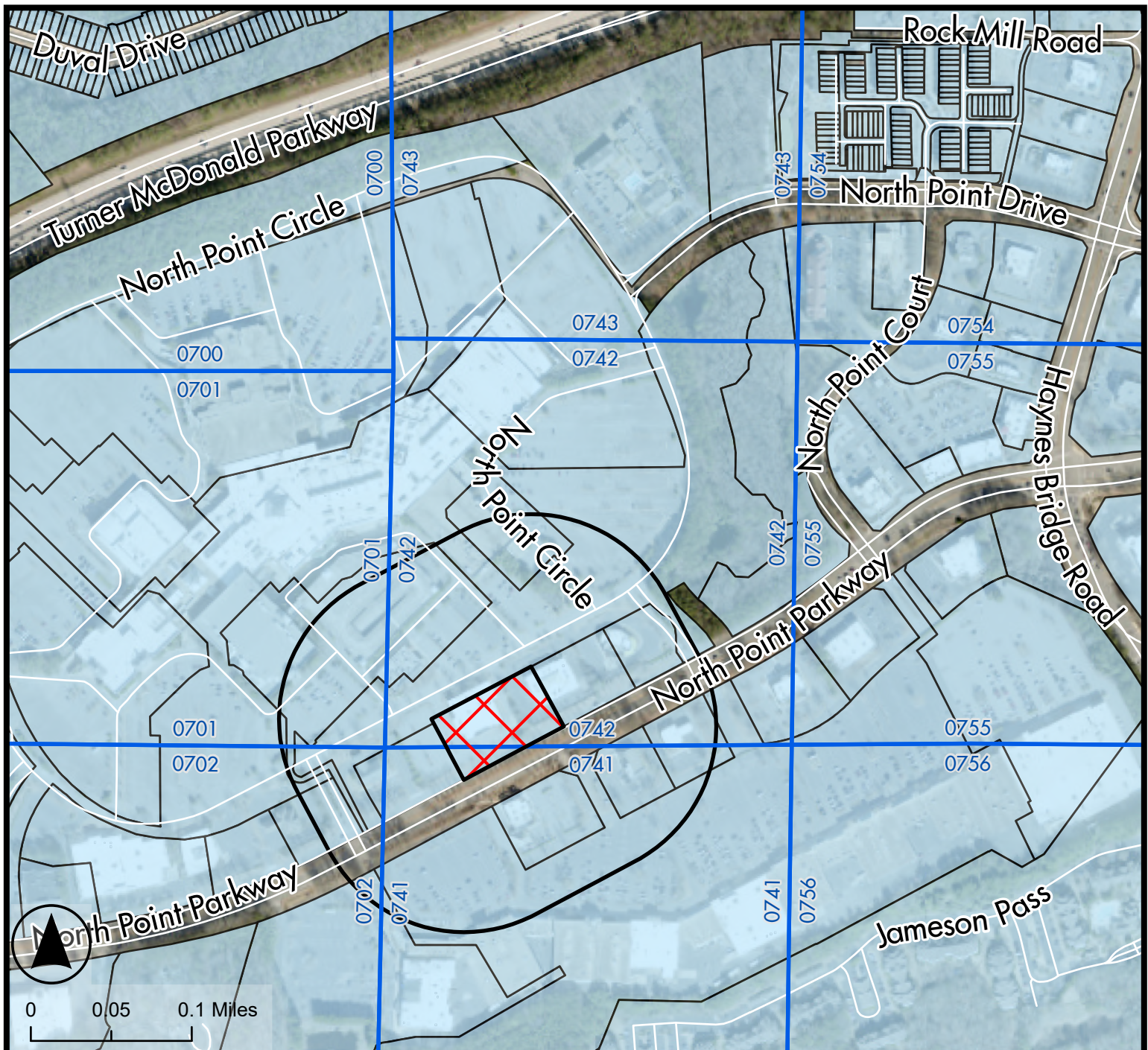
MP-25-09, CU-25-12

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

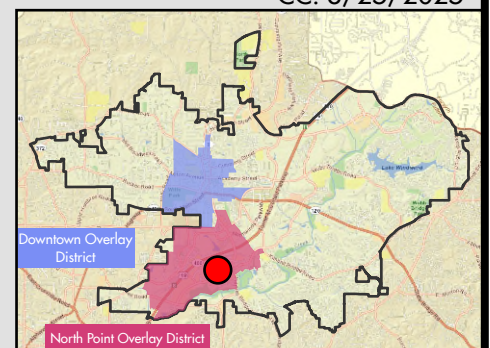
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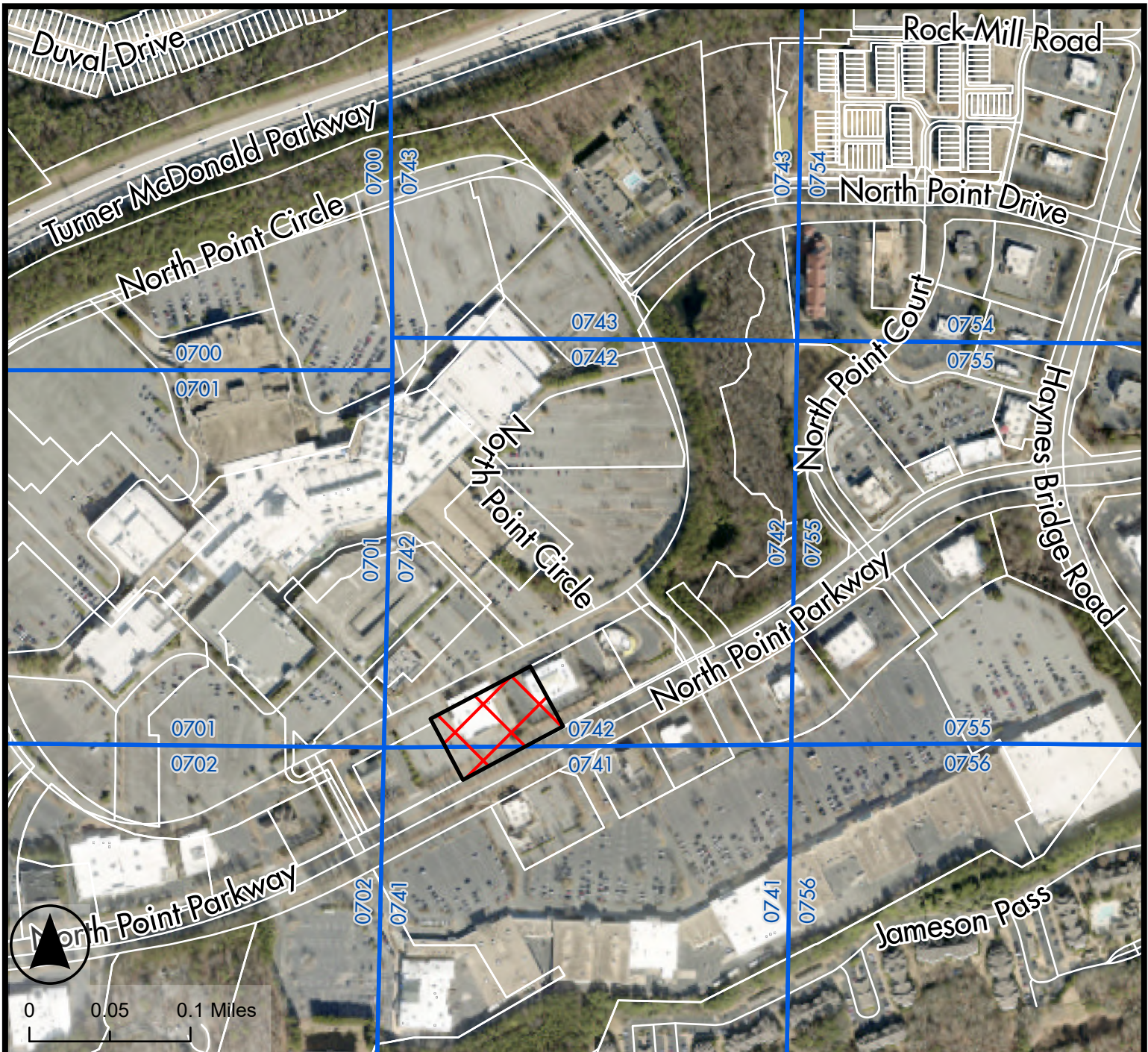
MP-25-09, CU-25-12

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

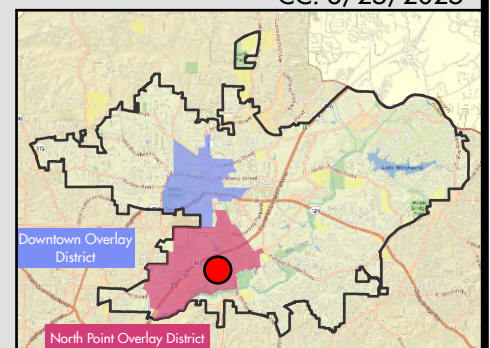
Aerial Map

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.

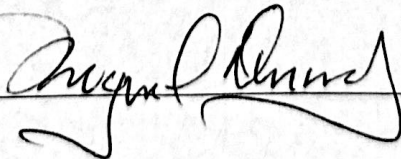
Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

- | | |
|--|---|
| ☒ 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: _____



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:

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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:

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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:

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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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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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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

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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

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.

- | | |
|---|---|
| ☐ Annexation | ☐ Special Use |
| ☐ Rezoning | ☒ Conditional Use |
| ☐ Variance | ☒ Master Plan |
| ☐ Land Use Application | ☐ 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:

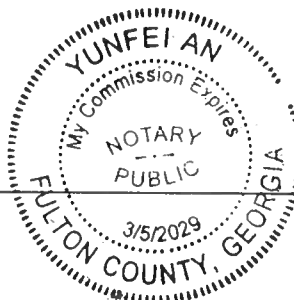
Owner Signature: _____

Date: 5/22/25

Notary:

Notary Signature: _____

Date: 5/22/2025



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: **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

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 | ☐ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☐ Email | ☐ 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 KENNESAW AVE 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 STAFF REPORT

Department: Community Development

Submitted By: Kathi Cook

Prepared By: Michael Woodman

Meeting Date: August 25, 2025

AGENDA ITEM: CU-25-11/V-25-21 PERFEKTTTOUCH LUXE/OSWALD UPPER HEMBREE MP

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 health and wellness center. 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.

This item was considered at the August 7, 2025 Planning Commission meeting. There were no public comments. After discussion, the Commission recommended approval subject to the staff recommended conditions. Vote 7-0

STAFF 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.

ITEM DESCRIPTION:

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 health and wellness center. 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 health and wellness center with the owner in business 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 health and wellness and mental well-being, which differs from the existing 'Spa Services' business operating in the plaza that provides aesthetic day spa services. If approved, conditions are recommended limiting the approval to the applicant's business and limiting any expansion of services.

CITIZEN PARTICIPATION PLAN

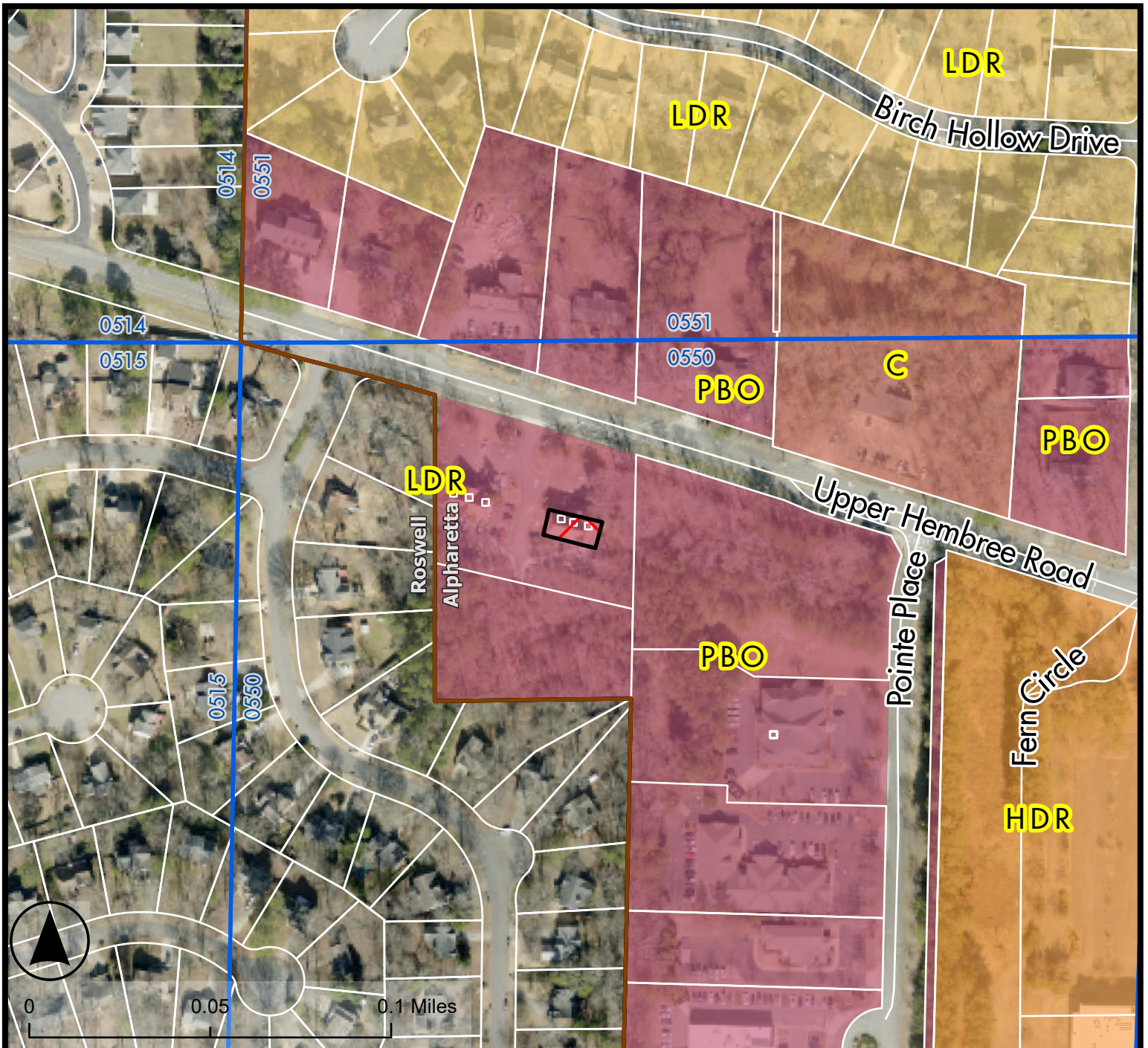
The report submitted by the applicant states that property owners were contacted regarding the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

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

ATTACHMENTS:
• Map Series • CZIM • Citizen Part B

- Application



Legend

 CU-25-11, V-25-21

 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

CU-25-11, V-25-21

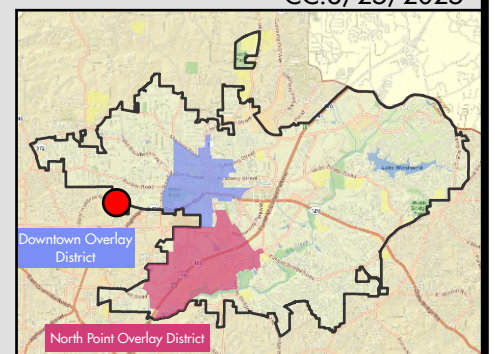
Perfekttouch LUXE

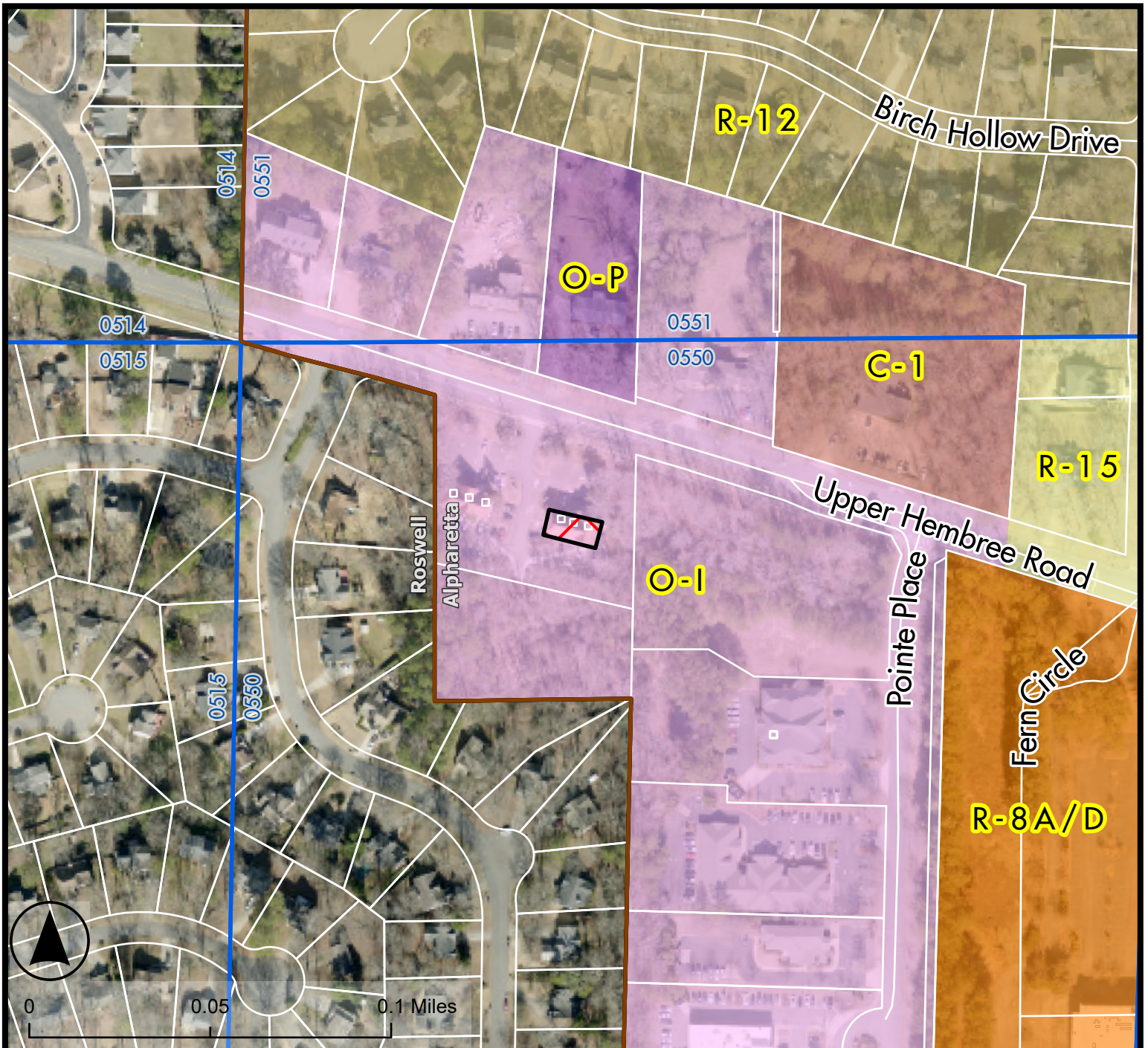
D/LL: 1/2/0550

1115 Upper Hembree Road, Suite B

PC: 8/7/2025

CC: 8/25/2025





Legend

- CU-25-11, V-25-21
- 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

Perfekttouch LUXE

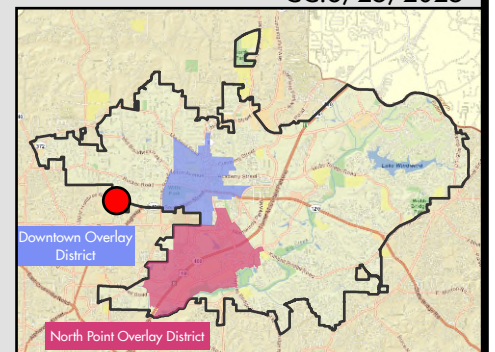
1115 Upper Hembree Road, Suite B

CU-25-11, V-25-21

D/LL: 1/2/0550

PC: 8/7/2025

CC: 8/25/2025





Legend

-  CU-25-11, V-25-21
-  Land Lots
-  Tax Parcels
-  500 ft Buffer
-  Alpharetta City Limits

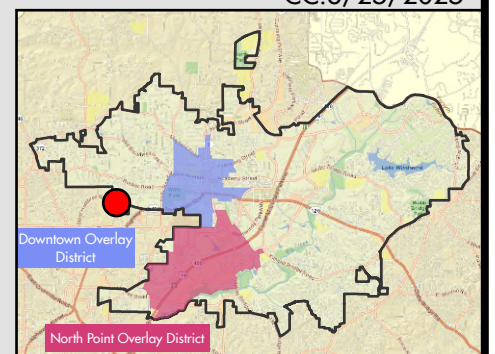
Location Map

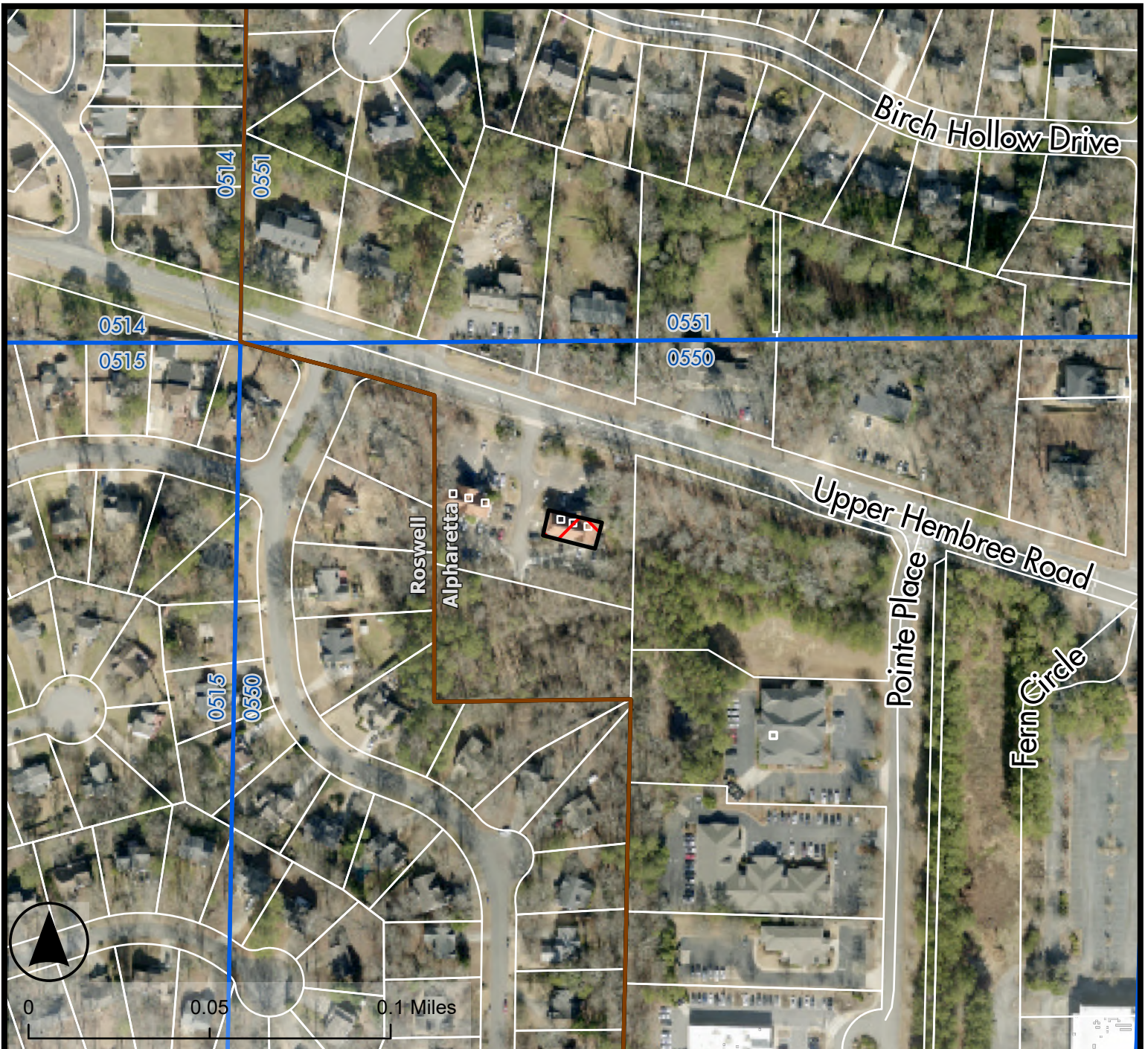
Perfekttouch LUXE
1115 Upper Hembree Road, Suite B

CU-25-11, V-25-21

D/LL: 1/2/0550

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





Legend

-  CU-25-11, V-25-21
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits

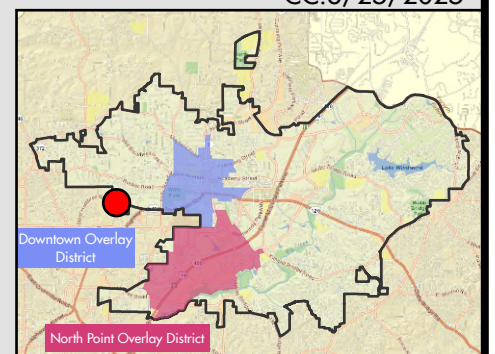
Aerial Map

Perfekttouch LUXE
1115 Upper Hembree Road, Suite B

CU-25-11, V-25-21

D/LL: 1/2/0550

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



Community Zoning Information Meeting (CZIM)
Please sign-in and leave your comments and/or concerns.

July 9, 2025

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

LANCELOTTI ROBERT J
1000 TAYLOR OAKS DR
ROSWELL GA 30076

RODRIGUEZ JAMIE
1010 TAYLOR OAKS DR
ROSWELL GA 30076

FLEMING LINDA B
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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: JHB

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: 678.878.1029

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):

- | | | |
|---|---|---|
| ☒ 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?

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.

- | | |
|---|---|
| ☐ Annexation | ☐ Special Use |
| ☐ Rezoning | ☒ Conditional Use |
| ☐ Variance | ☒ Master Plan |
| ☐ Land Use Application | ☐ Other |

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant:

Shaquira Diggs

Telephone:

678-878-1229

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: _____

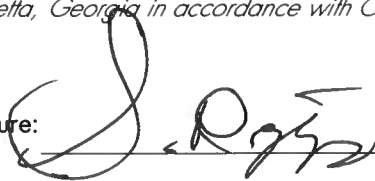
Description of Contribution: _____ Value: _____

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 ~~area~~ 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.

See attached list

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

- | | |
|--|---|
| ☒ Letter | ☐ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☐ Email | ☐ 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

LANCELOTTI ROBERT J
1000 TAYLOR OAKS DR
ROSWELL GA 30076

RODRIGUEZ JAMIE
1010 TAYLOR OAKS DR
ROSWELL GA 30076

FLEMING LINDA B
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8620 BIRCH HOLLOW DR
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CURRENT OCCUPANT
1115 UPPER HEMBREE RD
ROSWELL GA 30076

#1105 BUILDING
UNIT A
UNIT B
UNIT C

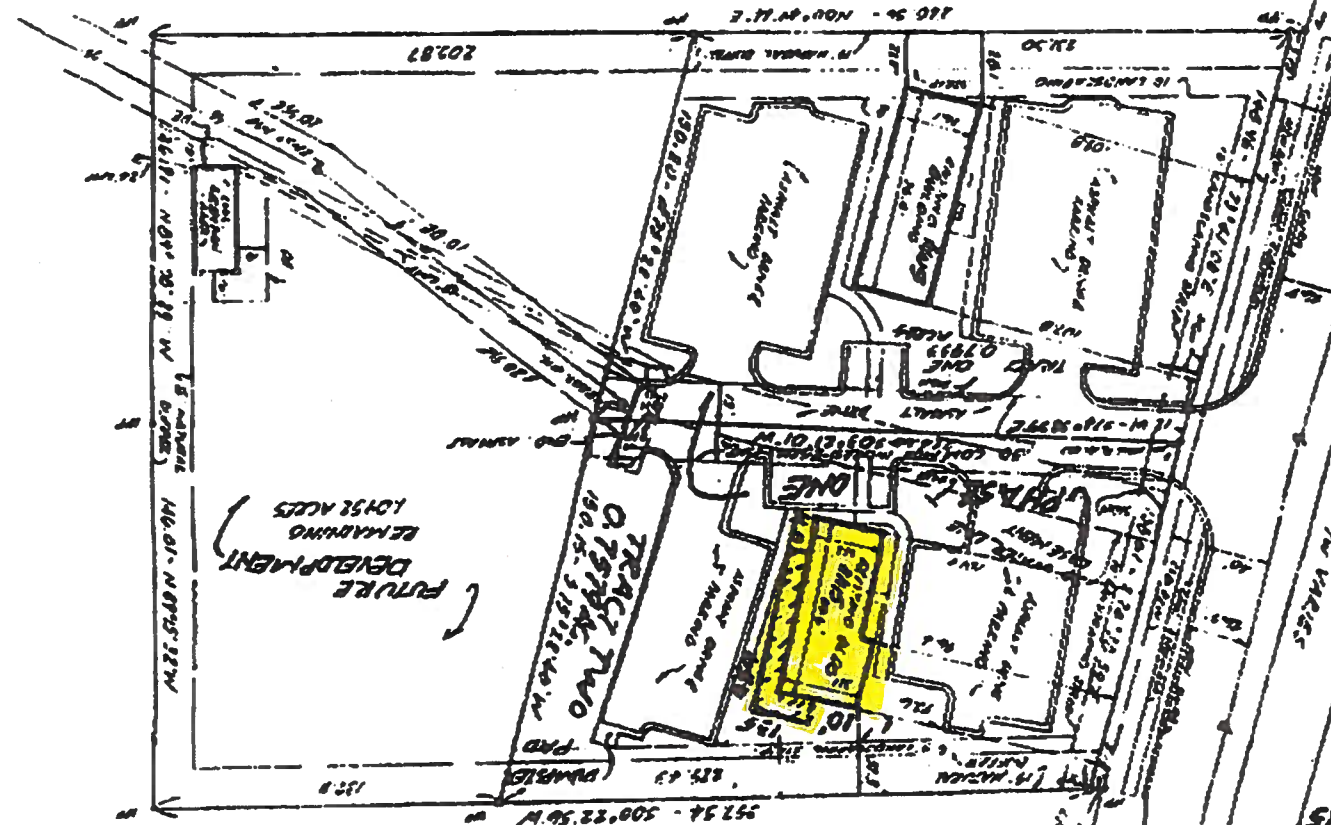
4/15 BUILDING
UNIT A
UNIT B
UNIT C

NOTE: ALL AREAS OUTSIDE THE STUCCOED EXTERIOR WALLS OF THE BUILDINGS ARE COMMON AREAS. THE MECHANICAL ROOMS IN UNIT "A" OF EACH BUILDING IS ALSO COMMON AREA.

COMMON AREA.
2.5622 AC

0.0832 AC.

1. COMPANY INFORMATION IS NOT AVAILABLE BY MAILING LIST
- NAMES -
- ADDRESSES -



ACREAGE SUMMARY	
PHASE ONE	TRACT ONE
	TRACT TWO
FUTURE DEV.	
1.6952	
0.7579	
0.7933	
2.0504	TOTAL





CITY COUNCIL STAFF REPORT

Department: Community Development

Submitted By: Kathi Cook

Prepared By: Michael Woodman

Meeting Date: August 25, 2025

AGENDA ITEM: Z-25-06/V-25-13 KAO LAND GROUP/272 & 276 THOMPSON STREET

The applicant, KAO 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.

This item was considered at the August 7, 2025 Planning Commission meeting. There were public comments with concerns over density, stormwater runoff, and guest parking. After discussion, the Commission recommended approval subject to the staff recommended conditions. Vote 7-0

STAFF RECOMMENDATION:

Approve Z-25-06/V-25-13 KAO 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 8/8/25, 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 8/8/25. 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 may not face 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.

ITEM DESCRIPTION:

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, except Lots 1 and 5 are oriented to Thompson Street, 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:

- 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.

- 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.

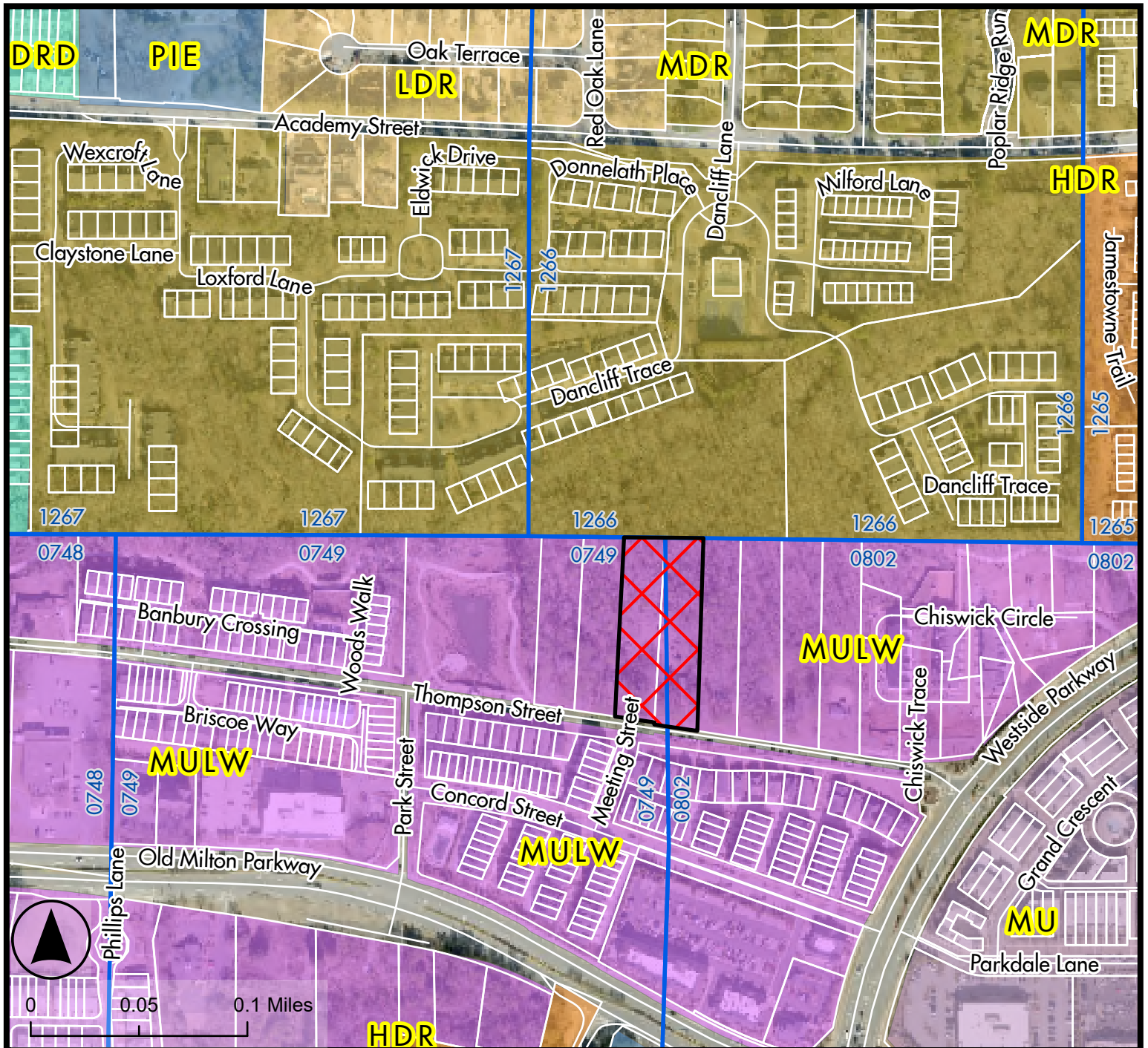
CITIZEN PARTICIPATION PLAN

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.

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

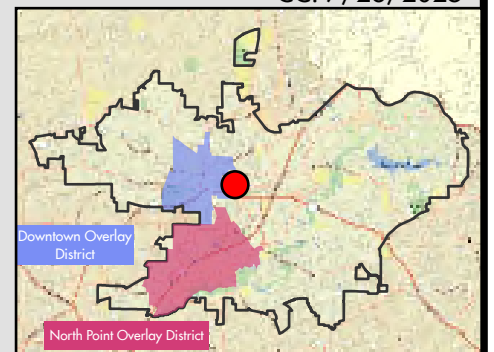
272 & 276 Thompson St

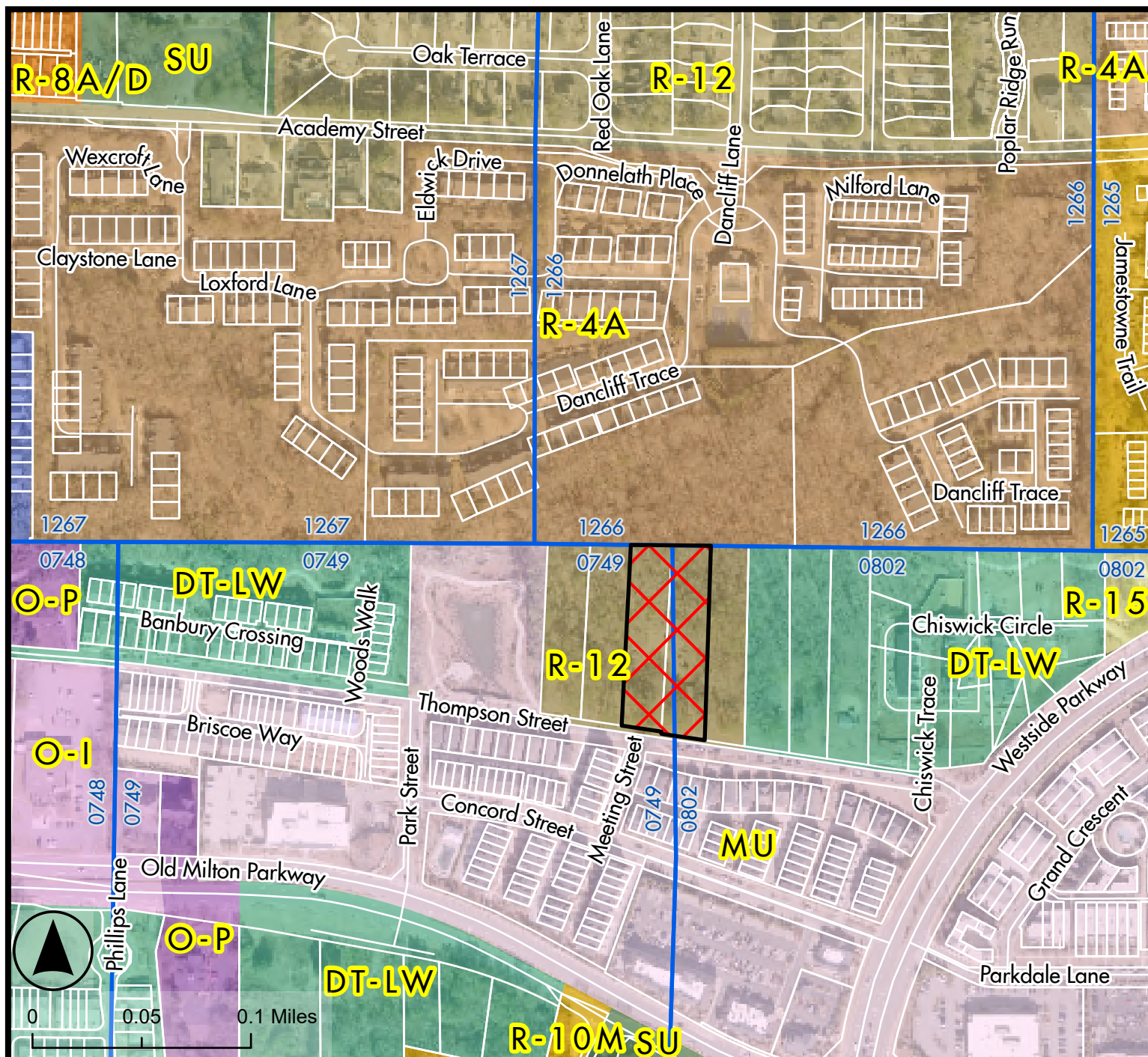
Z-25-06, V-25-13

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

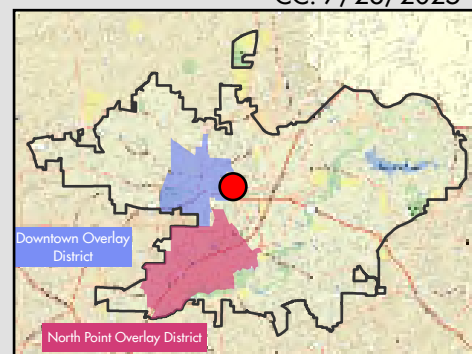
272 & 276 Thompson St

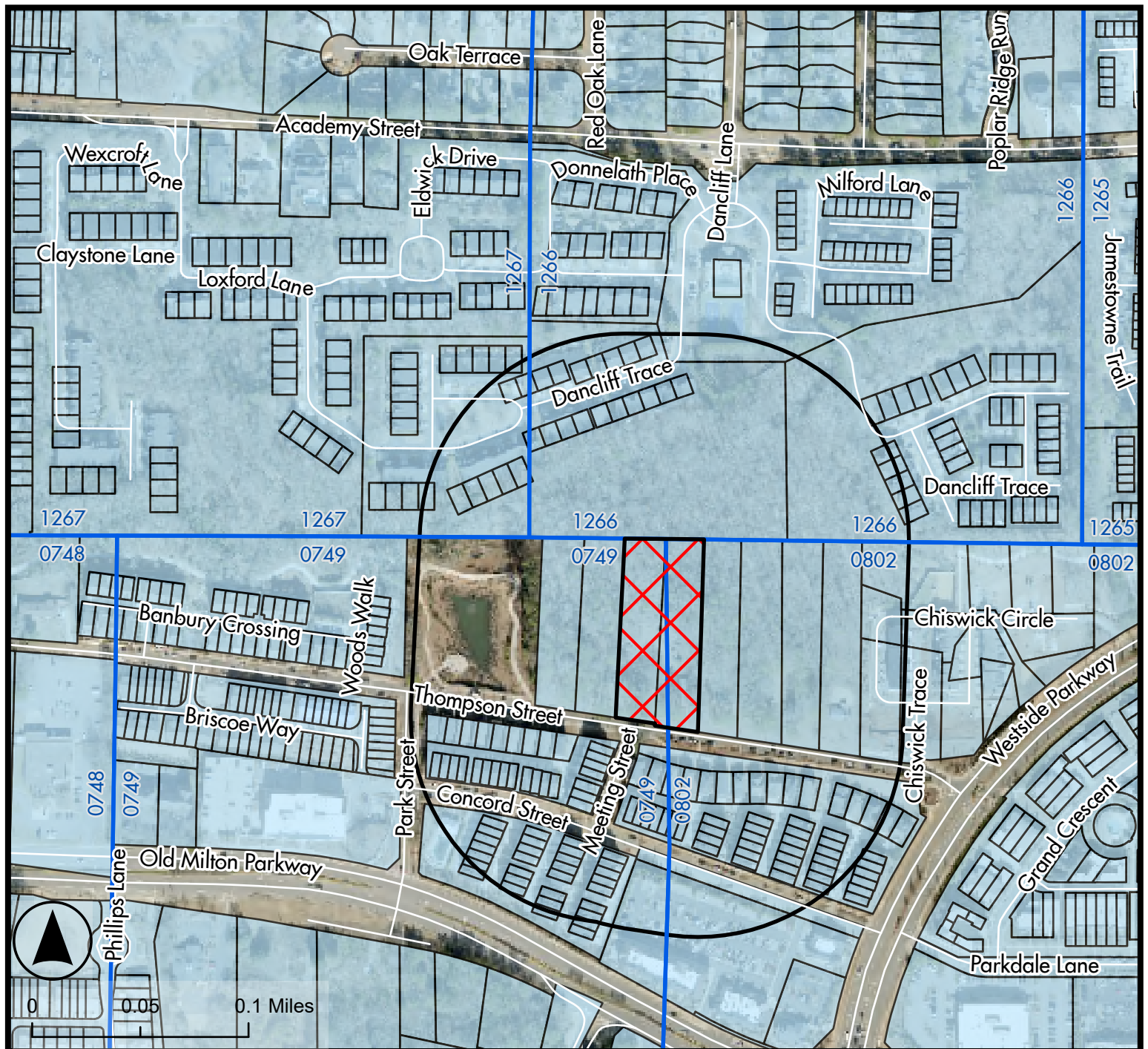
Z-25-06, V-25-13

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

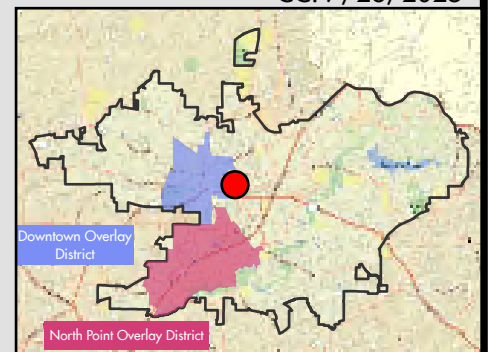
272 & 276 Thompson St

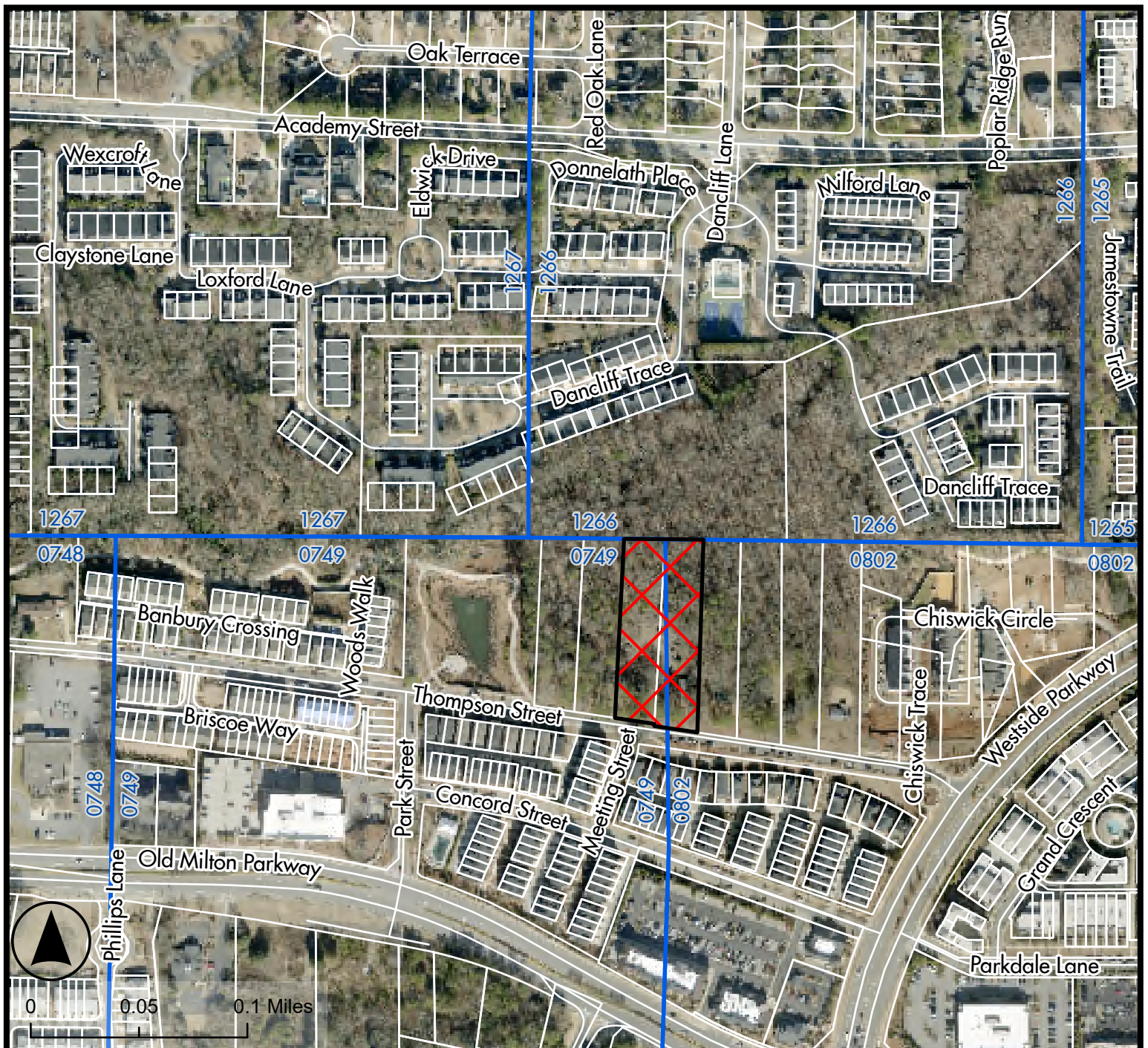
Z-25-06, V-25-13

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

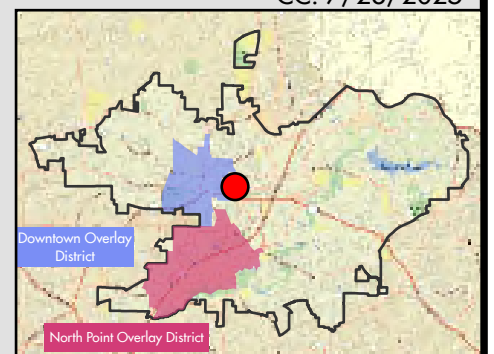
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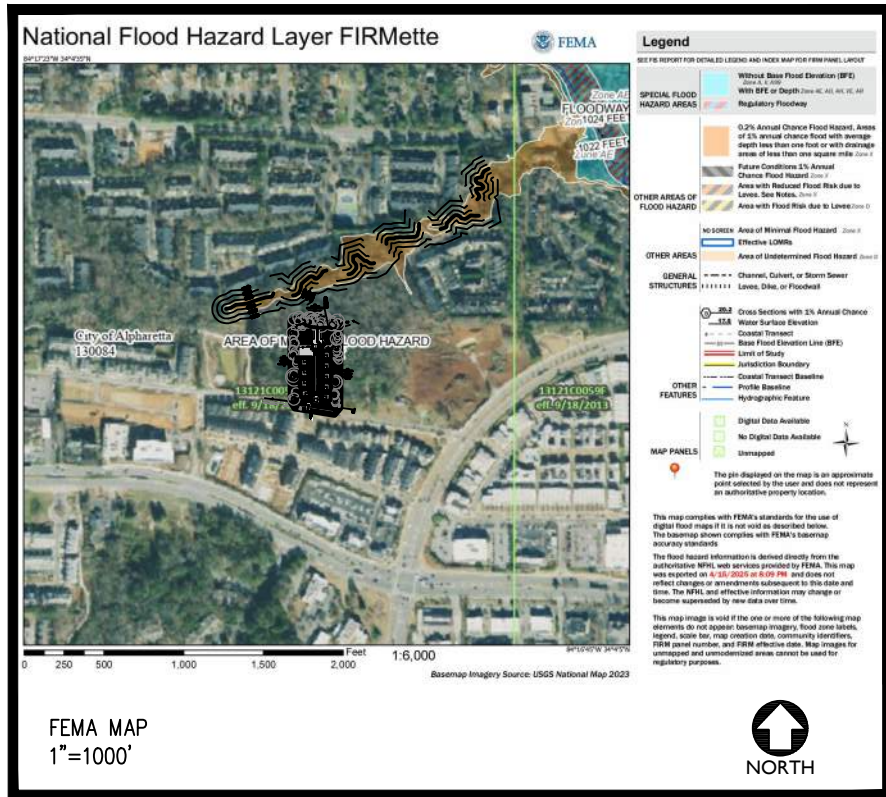
Z-25-06, V-25-13

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.
4. 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:

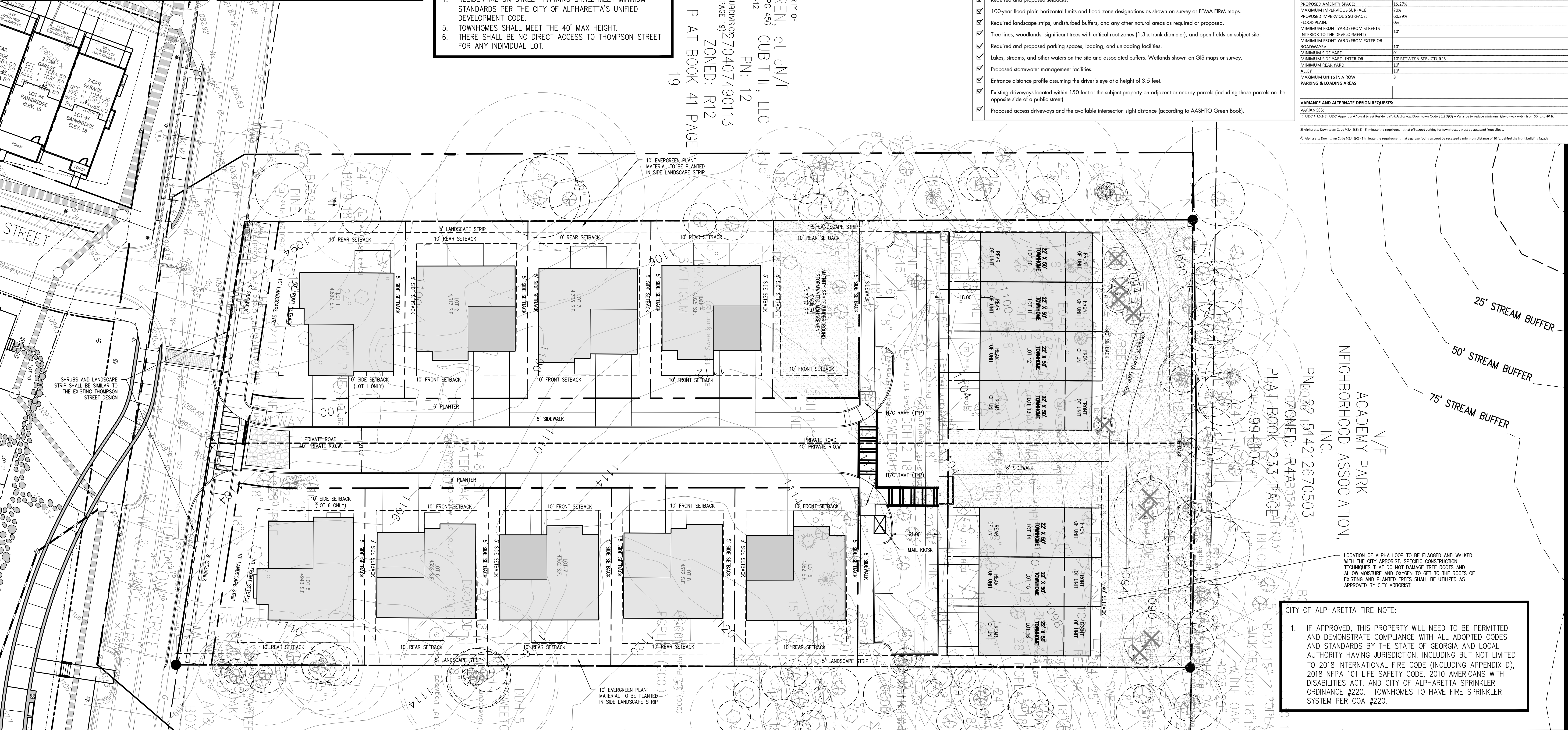
1. PLANTER STRIP SHALL BE PLANTED WITH ORNAMENTAL GRASSES AND SHRUBS NOT TURF GRASS.
2. FRONT YARDS OF DETACHED HOMES SHAHLL BE PLANTED TO REFLECT A TYPICAL RESIDENTIAL FRONT YARD WITH APPROPRIATELY SIZED TREES AND SHRUBS.
3. ON SITE AND OFF SITE PARALLEL PARKING SHALL HAVE A SHADE TREE PLANTED AT EACH 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.

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):
PARCEL ID LOT 13:	No. 12 220407600121
PARCEL ID LOT 14:	No. 12 26410200012
LAND LOT:	749 & 802
DISTRICT:	1st District
SECTION:	2nd
TOTAL SITE AREA:	2.030
ZONING:	R-12
CURRENT ZONING:	LOT LWR
PROPOSED ZONING:	Mixed Use Live-Work
PROPOSED USE:	
PERFORMANCE STANDARDS	
TOTAL PROPOSED UNITS	7 Townhomes
	9 Detached Houses
PROPOSED DENSITY	7.88 un/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:	
VARIANCES:	
1) USC § 15.53(b); UGC Appendix A "Local Street Resurfacing"; & Alpharetta Downtown Code § 2.2.3(G) - Variance to reduce minimum right-of-way width from 50 ft to 40 ft.	
2) Alpharetta Downtown Code § 2.4.8(B)(1) - Eliminate the requirement that off-street parking for townhouses must be accessed from alleys.	
3) Alpharetta Downtown Code § 2.4.8(C) - Eliminate the requirement that a garage facing a street be recessed a minimum distance of 30 ft, behind the front building facade.	



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NORTH

Scale 1" = 20'

PRELIMINARY SITE PLAN

Thompson Street

Alpharetta, Georgia

PROJECT INFORMATION

PROJECT NO.: 25-5206

DATE: August 8, 2025

SCALE: 1" = 20'

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

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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

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



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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.



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

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.



3 UNIT TH ELEVATION - 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.

Community Zoning Information Meeting (CZIM)

June 11, 2025

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

PH-25-10 / Hampton Hall - Change of Condition

~~MP-25-06 / CU-25-10 / Sandbox VR / City Center MP~~

NAME	ADDRESS	COMMENTS
DANNY & KAIA HALL	8205 HIGH HAMPTON CHASE	REQUESTING TREE BUFFER ALONG HIGH HAMPTON CHASE! HOPE SET BACK FROM HIGH HAMPTON CHASE IS A MINIMUM OF 40 FEET
Stephen + Jess Clough Cloughfamily2018@gmail.com	175 STARBOARD WAY 330-998-0582	1-Tree buffer uncomfortably small due to easement line 2-Trees on property exponentially vulnerable once area cleared 3-noise pollution for work at home during construction please contact

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.*

- | | |
|--|---|
| ☒ Letter | ☐ Personal Visits |
| ☐ Telephone | ☒ Group Meeting |
| ☐ Email | ☒ 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: J. Ethan Underwood

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.

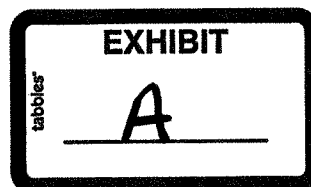
The Community Zoning Information Meeting (CZIM) for this request will be held on **Wednesday, June 11, 2025 at 6:00PM** in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is located at 2 Park Plaza, Alpharetta, GA 30009.

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 Danduff TR	
Katie Reeves	4165 Big Creek Oval	
René Nielsen	269 Thompson ST	
J E SAUTERIG	12160 DANDUFF TR	
Steve Sattis	12200 Danduff Trace	

tabbles



EXHIBIT

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
☐ 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: 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):

- | | | |
|--|---|---|
| ☐ 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?

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.

- | | |
|---|--|
| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
| ☒ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☐ Other |

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: _____

Telephone: _____

Address: _____

Suite: _____

City: _____

State: _____

Zip: _____

So Sworn and Attested:

Owner Signature: _____

Afsaneh (Fay) Razavi, Managing member

Date: 04/29/2025

Notary: _____

Notary Signature: _____

S. Lim

Date: _____

04/29/2025



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.*



Letter



Personal Visits



Telephone



Group Meeting



Email

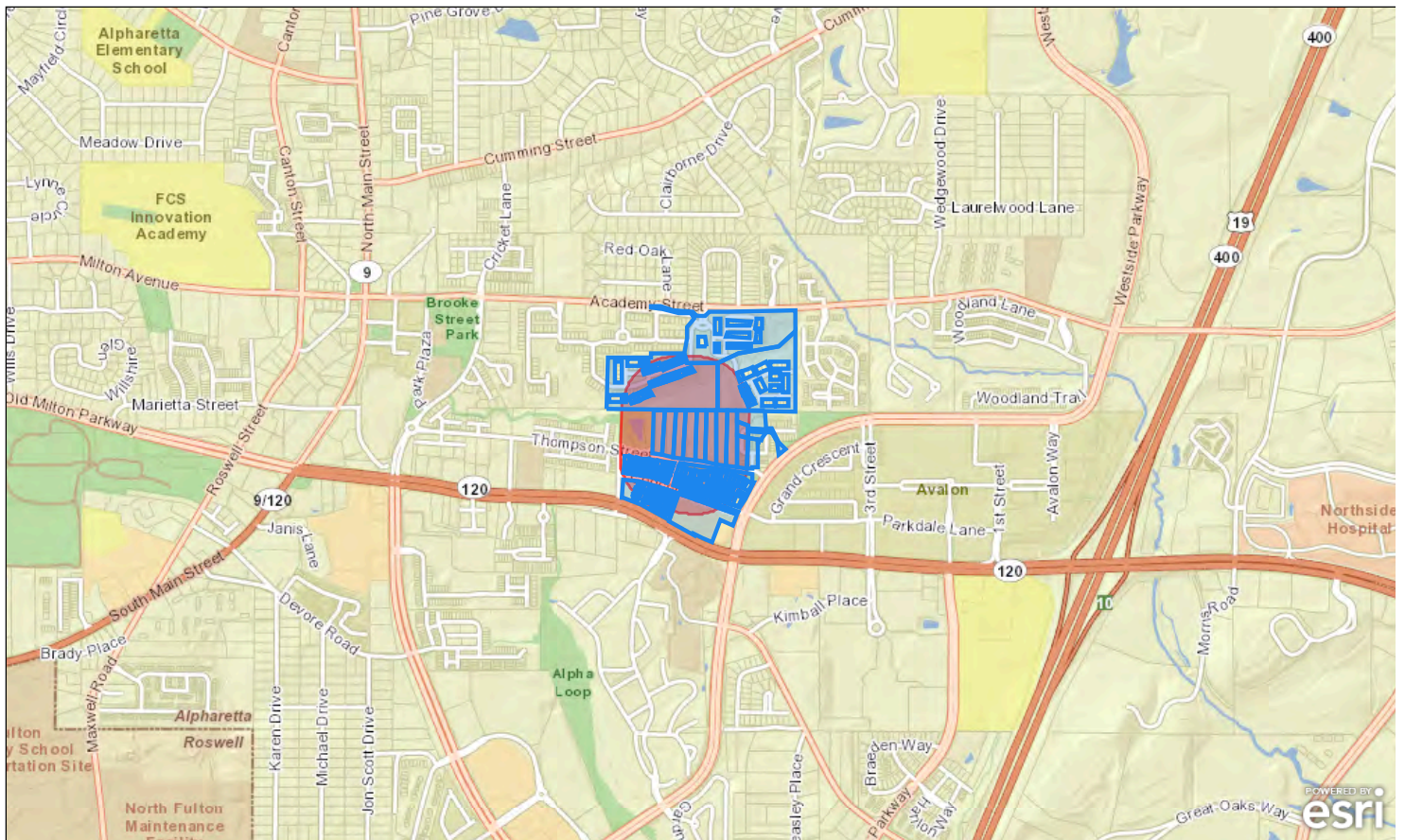


Other (Please Specify)

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 DANCLIIF 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

BALAMOUROUGAN 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

DIPAOLLO 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 MENDELSON
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 REVOCABLE TRUST
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



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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272 Thompson Street
No Results

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 Hemlock 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

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
Code Enforcement-Trees	CE220055	Tree Removal w/o Permit	OPEN		2/9/2022, 3:16 PM	4098 Big Creek Overlook	53475	ARCGIS
Code Enforcement-Co...	CE220084	Stop Work Order	OPEN		2/18/2022, 3:17 PM	905 Lake Union Hill Way	53699	ARCGIS
Code Enforcement-Co...	CE220097	Stop Work Order	OPEN		2/25/2022, 2:44 PM	10125 Laurer Hall Court	53844	ARCGIS
Code Enforcement-Co...	CE220136	From-SR: COM DEV RESIDE...	OPEN		3/15/2022, 11:36 AM	203 Pinetree Circle	54372	ARCGIS
Code Enforcement-Co...	CE220145	Stop Work Order	OPEN		3/17/2022, 3:59 PM	18014 Lake Union Hill Way	54486	ARCGIS
Code Enforcement-Co...	CE220185	STOP WORK ORDER - Rear R...	OPEN		3/30/2022, 12:15 PM	160 Clipper Bay Drive	54879	ARCGIS
Code Enforcement-Trees	CE220217	Tree Removal Without Permit	OPEN		4/12/2022, 3:37 PM	11600 Vista Forest Drive	55224	ARCGIS
Code Enforcement-Co...	CE220246	From-SR: COM DEV RESIDE...	OPEN	JODONNELL	4/22/2022, 2:05 PM	185 Lantern Ridge Ct	55510	ARCGIS
Code Enforcement-Trees	CE220254		OPEN		4/28/2022, 11:50 AM	200 Summerfield Drive	55568	ARCGIS
Code Enforcement-Co...	CE220291	Stop Work Order - Fence Viol...	OPEN	JMCADAMS	5/9/2022, 3:46 PM	325 Jayne Ellen Way	55885	ARCGIS
Code Enforcement-Trees	CE220309	Tree - Violation	OPEN		5/12/2022, 3:03 PM	2525 Clairview Street	55993	ARCGIS
Code Enforcement-Trees	CE220313	Tree Removal in excess of pe...	OPEN		5/13/2022, 11:32 AM	229 Meadow Drive	56022	ARCGIS
Code Enforcement-Co...	CE220355	Construction without permit ...	OPEN		5/23/2022, 2:42 PM	2005 Hembree Road	56324	ARCGIS
Code Enforcement-Co...	CE220361	Inoperable Vehicles/ Parking ...	OPEN		5/25/2022, 12:10 PM	345 Birch Hill Drive	56392	ARCGIS
Code Enforcement-Co...	CE220414	Stop Work Order	OPEN		6/9/2022, 3:48 PM	1720 Bates Road	56844	ARCGIS
Code Enforcement-Trees	CE220418	Tree Removal w/o Permit	OPEN		6/10/2022, 2:34 PM	775 Barnesley Lane	56882	ARCGIS

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

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.

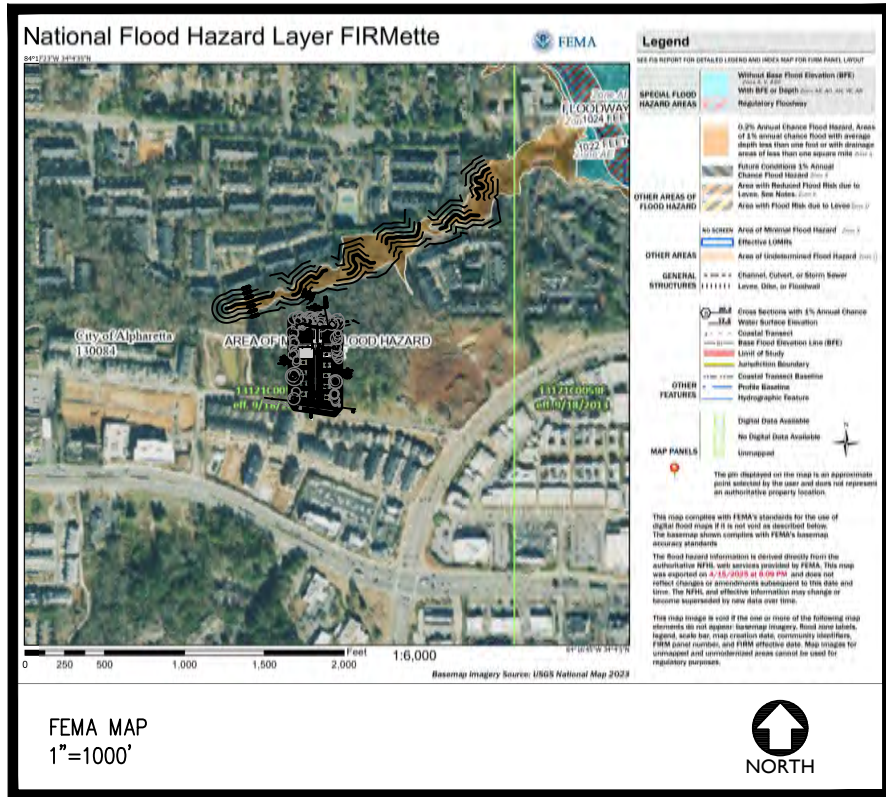
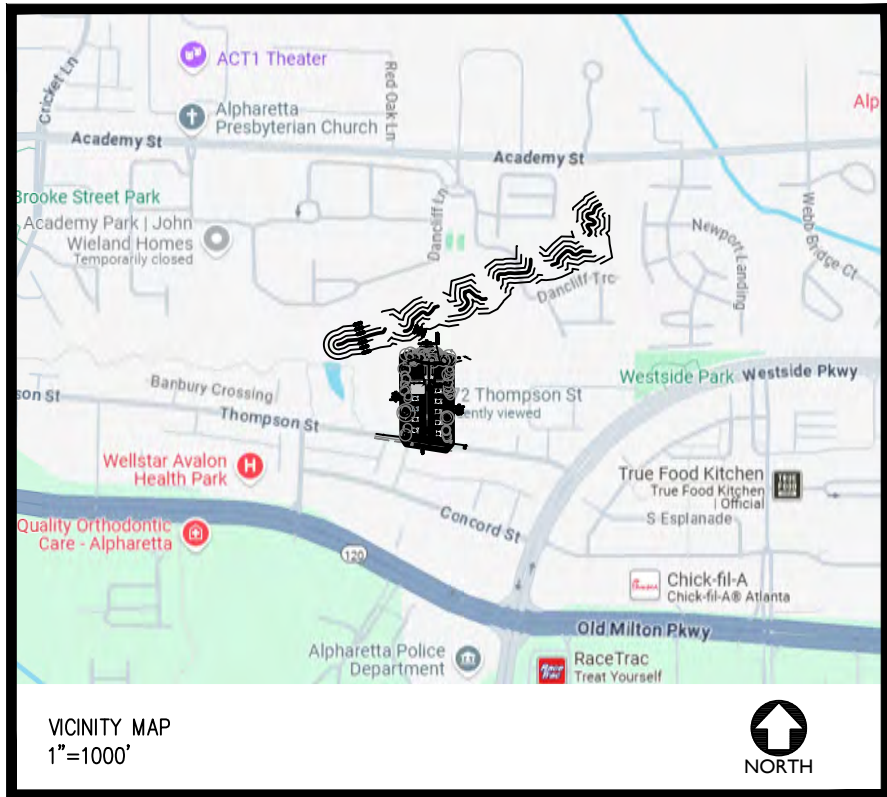
Tudor Eclectic elevations will include prominent front-facing gables with steep pitches, masonry, timber window headers on some elevations, and the typical tall narrow multi paned windows of the Tudor style. Queen Anne style elevations will include timeless details with pitched gables and cross gables, 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

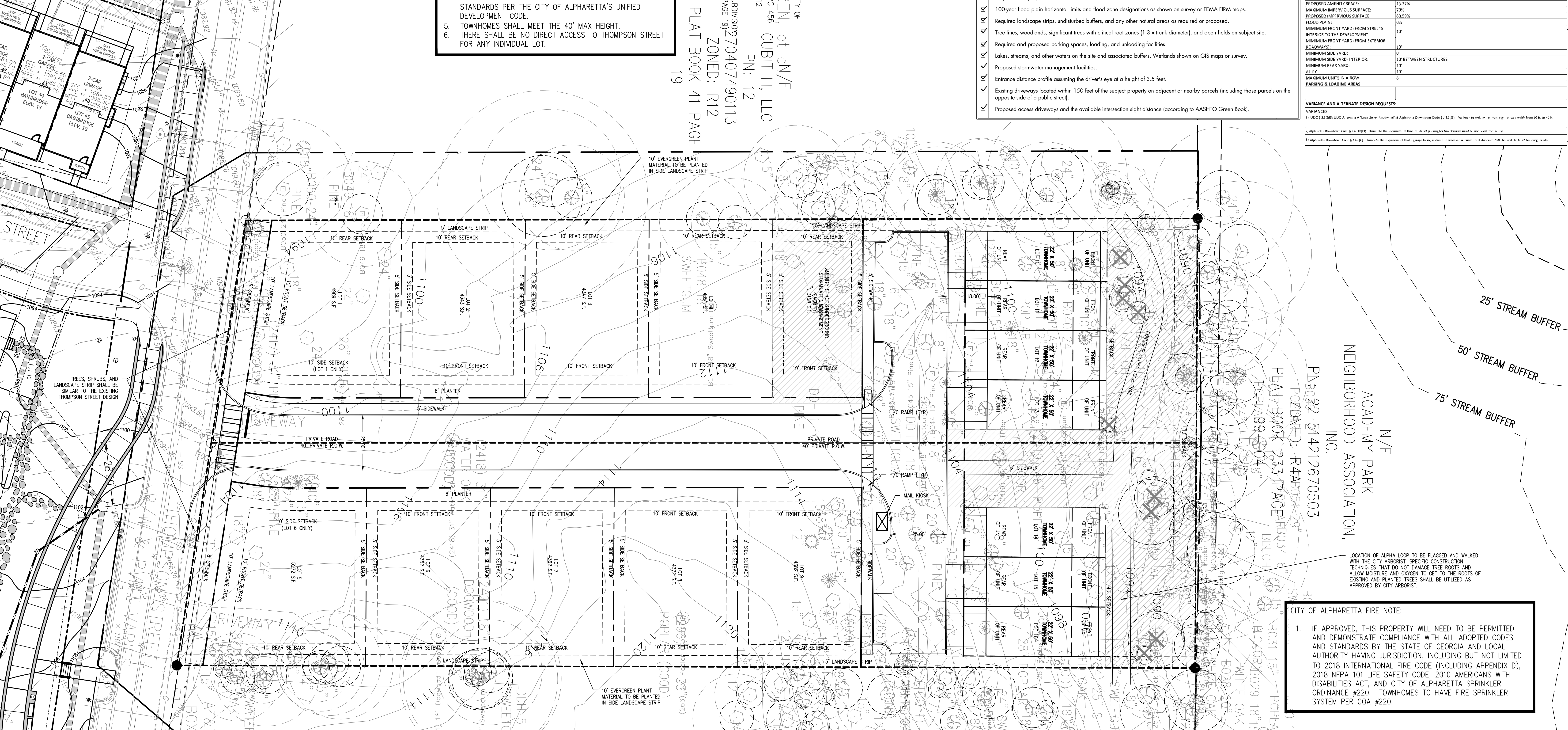
- CITY OF ALPHARETTA NOTES:
1. THIS PROPERTY IS LOCATED IN THE DOWNTOWN OVERLAY AND THE DESIGN, AMENITIES, AND PLANT MATERIALS SHALL BE IN COMPLIANCE WITH THE CITY'S THOMPSON STREETSCAPE STANDARDS.
 2. THE MAIL KIOSK SHALL COMPLY WITH USPS NATIONAL DELIVERY PLANNING STANDARDS PER USPS GROWTH MANAGER APPROVALS.
 3. ALL DRIVEWAYS SHALL BE AT LEAST 18' IN LENGTH.
 4. RESIDENTIAL ON STREET 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 SHAHLL 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.

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 270407490131
PARCEL ID LOT 34:	No. 12 28410020912
LAND LOT:	749 & 802
DISTRICT:	1st District
SECTION:	2nd
TOTAL SITE AREA:	2.030
ZONING:	R-12
CURRENT ZONING:	9 Detached Houses
PROPOSED ZONING:	DT-LW
PROPOSED USE:	Medium Use Live-Work
PERFORMANCE STANDARDS	
TOTAL PROPOSED UNITS	6 Townhomes
PROPOSED DENSITY	9 Detached Houses
MAXIMUM HEIGHT OF STRUCTURE:	7.39 units
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
ACTUAL BUILDING COVERAGE:	70%
MINIMUM LANDSCAPE OPEN SPACE:	N/A
ACTUAL LANDSCAPE OPEN SPACE	15.27%
MINIMUM AMENITY SPACE REQUIRED:	35% OF SITE
PROPOSED AMENITY SPACE:	15.27%
MAXIMUM IMPERVIOUS SURFACE:	70%
PROPOSED IMPERVIOUS SURFACE:	60.59%
FLOOD PLAIN	0%
MINIMUM FRONT YARD FROM STREETS	10'
INTERIOR TO THE DEVELOPMENT	10'
MINIMUM FRONT YARD (FROM EXTERIOR	10'
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) UDC § 6.3.2(B) UDC Appendix A "Typical Street Roadway" & Alpharetta Ordinance Code § 2.3.3(G) "Variation to reduce maximum right of way width from 50 ft. to 40 ft."	
2) Alpharetta Ordinance Code § 2.3.3(G) "Eliminate the requirement that all street parking for townhomes must be reserved from alleys."	
3) Alpharetta Ordinance Code § 2.3.3(G) "Eliminate the requirement that signage being a device for removal of a minimum of 20 ft. behind the front building facade."	



CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
50 Warm Springs Circle
Roswell • Georgia • 30075
(770) 641-1942 • www.aecat.com

NORTH

Scale 1" = 20'

PRELIMINARY SITE PLAN

Thompson Street

Alpharetta, Georgia

PROJECT INFORMATION

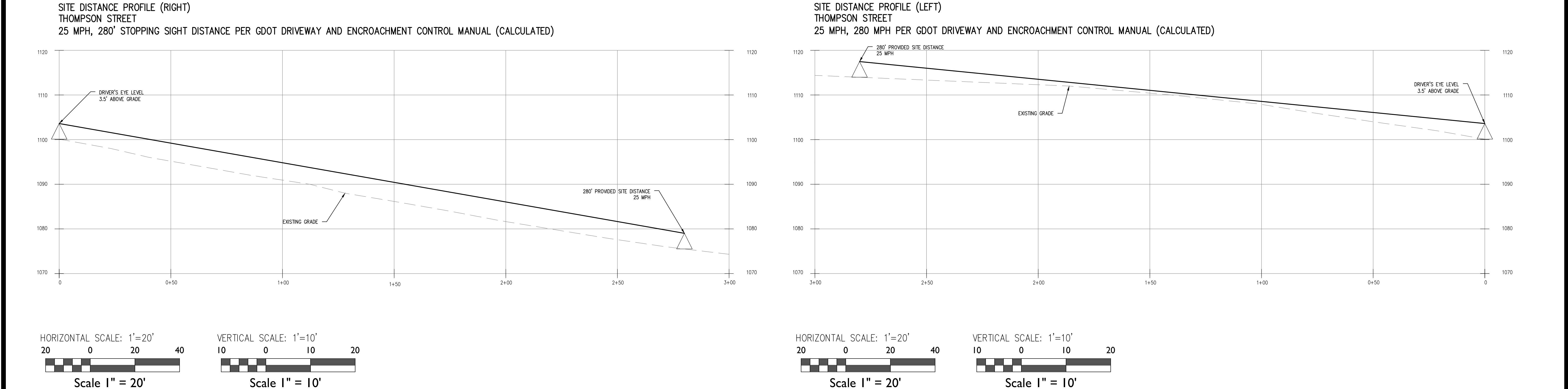
PROJECT NO.: 25-5206

DATE: July 15, 2025

SCALE: 1" = 20'

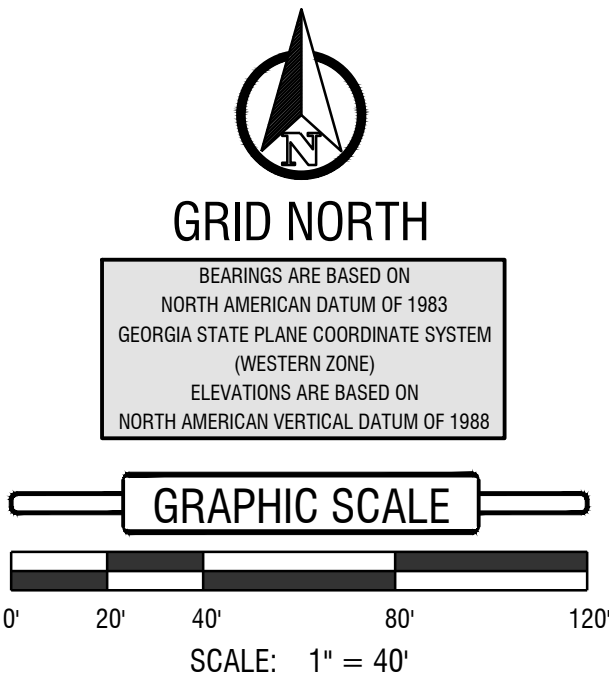
FILE NAME: 25-5206_THOMPSON STREET_P05.dwg

DESIGN/DRAWN: PLG/PLG



 CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE 50 Warm Springs Circle Roswell • Georgia • 30075 (770) 641-1942 • www.aecatd.com		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

Clerk of Superior Court Filing Information



N/F
CUBIT III, LLC
PN: 12 270407490113
ZONED: R12
PLAT BOOK 41 PAGE 19

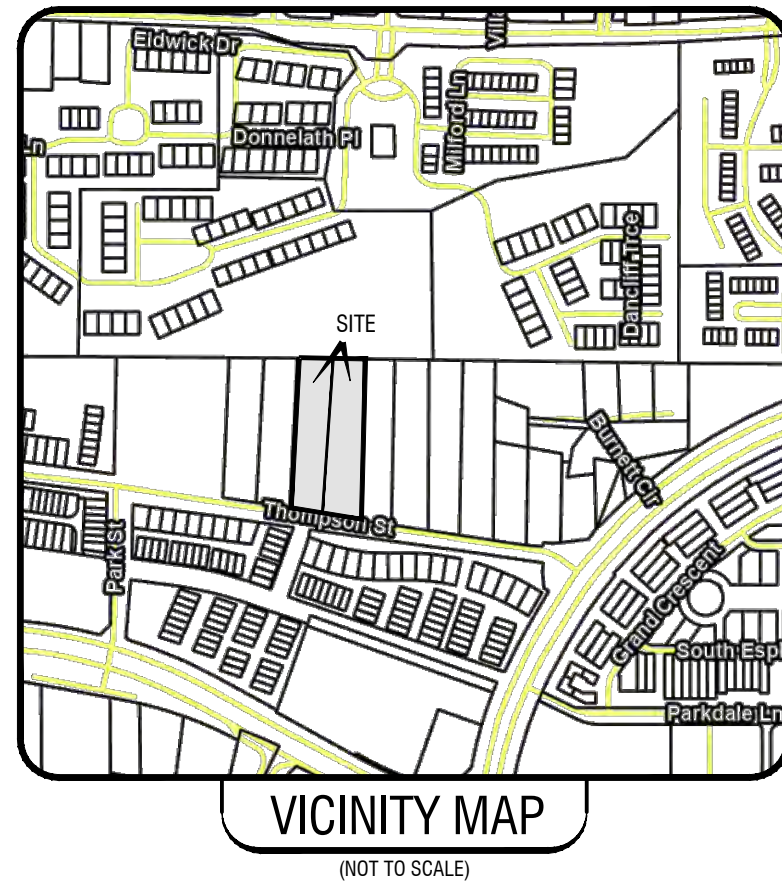
- OAK
- PINE
- TUPELO
- CHERRY
- POPLAR
- SWEETGUM
- DOGWOOD
- BIRCH
- MAGNOLIA
- BEECH
- MAPLE
- HICKORY
- CREPE MYRTLE
- PERSIMMON
- WALNUT

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

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 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

6-24-2025
Date



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
A "BOUNDARY & TOPOGRAPHIC SURVEY FOR RAVIPRAKASH MEREDDY",
PREPARED BY ENGINEERING 303, BEARING THE SEAL AND CERTIFICATION OF
MARIO G. FORTE, GEORGIA REGISTERED LAND SURVEYOR No. 2721, DATED
JULY 14, 2021, BEING DESIGNATED AS PROJECT No. 21-4853.

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

- 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

DUSOUTH

**Land Surveying
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Civil Contracting**

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

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
REV. BOUNDARY LINES	4.29.25

THIS PLAN, INCLUDING ALL INFORMATION, DETAILS AND DRAWINGS, IS A
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CONSENT OF DUSOUTH SURVEYING & ENGINEERING INC.

DATE
6-24-2025

PROJECT
25-100



**TREE,
TOPOGRAPHIC
& BOUNDARY
SURVEY**

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.
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: 8

Good Condition: 7

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.

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

Tag #	DBH	Species	Condition	Comment
BO1	15"	<i>Liquidambar styraciflua</i> Sweetgum	Good	Tree is in good health.
BO2	8"	<i>Quercus nigra</i> Water Oak	Good	Tree is in good health.
BO3	15"	<i>Liquidambar styraciflua</i> Sweetgum	Good	Tree is in good health.
BO4	8"	<i>Quercus nigra</i> Water Oak	Good	Tree is in good health.
BO5	18"	<i>Quercus nigra</i> Water Oak	Good	Tree is in good health.
BO6	21"	<i>Quercus nigra</i> Water Oak	Good	Tree is in good health.
BO7	12"	<i>Liriodendron tulipifera</i> Poplar	Good	Tree is in good health.
BO8	18"	<i>Prunus serrotina</i> Black Cherry	Good	Tree is in good health.



272 & 276 Thompson St

Tag #	DBH	Species	Condition	Comment
BO9	8"	<i>Liquidambar styraciflua</i> Sweetgum	Good	Tree is in good health.
BO10	27"	<i>Liquidambar styraciflua</i> Sweetgum	Poor	Split with included bark.
BO11	18"	<i>Liquidambar styraciflua</i> Sweetgum	Good	Tree is in good health.
BO12	12"	<i>Pinus Taeda</i> Loblolly Pine	Good	Tree is in good health.
BO13	14"	<i>Pinus Taeda</i> Loblolly Pine	Good	Tree is in good health.
BO14	10"	<i>Liriodendron tulipifera</i> Poplar	Good	Tree is in good health.
BO15	12"	<i>Liquidambar styraciflua</i> Sweetgum	Good	Tree is in good health.
BO16	13"	<i>Pinus Taeda</i> Loblolly Pine	Good	Tree is in good health.
BO17	8"	<i>Pinus Taeda</i> Loblolly Pine	Good	Tree is in good health.
BO18	10"	<i>Pinus Taeda</i> Loblolly Pine	Good	Tree is in good health.
BO19	10"	<i>Pinus Taeda</i> Loblolly Pine	Good	Tree is in good health.
BO20	24"	<i>Liquidambar styraciflua</i> Sweetgum	Good	Tree is in good health.
BO21	18"	<i>Liriodendron tulipifera</i> Poplar	Good	Tree is in good health.
BO22	28"	<i>Liriodendron tulipifera</i> Poplar	Good	Tree is in good health.
BO23	20"	<i>Quercus alba</i> White Oak	Good	Tree is in good health.
BO24	18"	<i>Quercus alba</i> White Oak	Good	Tree is in good health.
BO25	10"	<i>Liriodendron tulipifera</i> Poplar	Good	Tree is in good health.



272 & 276 Thompson St

Tag #	DBH	Species	Condition	Comment
BO26	15"	<i>Carya tomentosa</i> Hickory	Good	Tree is in good health.
BO27	30"	<i>Liquidambar styraciflua</i> Sweetgum	Good	Tree is in good health.
BO28	33"	<i>Liriodendron tulipifera</i> Poplar	Good	Tree is in good health.
BO29	6"	<i>Fagus grandifolia</i> Beech	Good	Tree is in good health.
BO30	29"	<i>Liriodendron tulipifera</i> Poplar	Poor	Lean with heave.
BO31	12"	<i>Liriodendron tulipifera</i> Poplar	Good	Tree is in good health.
BO32	24"	<i>Liriodendron tulipifera</i> Poplar	Good	Tree is in good health.
BO33	18"	<i>Liriodendron tulipifera</i> Poplar	Good	Tree is in good health.
BO34	24"	<i>Liriodendron tulipifera</i> Poplar	Good	Tree is in good health.
BO35	24"	<i>Quercus falcata</i> S Red Oak	Good	Tree is in good health.
BO36	12"	<i>Quercus falcata</i> S Red Oak	Good	Tree is in good health.
BO37	12"	<i>Liriodendron tulipifera</i> Poplar	Good	Tree is in good health.
BO38	18"	<i>Liriodendron tulipifera</i> Poplar	Good	Tree is in good health.
BO39	24"	<i>Liriodendron tulipifera</i> Poplar	Good	Tree is in good health.
BO40	18"	<i>Liriodendron tulipifera</i> Poplar	Good	Tree is in good health.
BO41	18"	<i>Liquidambar styraciflua</i> Sweetgum	Good	Tree is in good health.
BO42	10"	<i>Oxydendrum arboreum</i> Sourwood	Good	Tree is in good health.



272 & 276 Thompson St

Tag #	DBH	Species	Condition	Comment
BO43	6"	<i>Oxydendrum arboreum</i> Sourwood	Good	Tree is in good health.
BO44	18"	<i>Pinus Taeda</i> Loblolly Pine	Good	Tree is in good health.
BO45	18"	<i>Liriodendron tulipifera</i> Poplar	Good	Tree is in good health.
BO46	12"	<i>Pinus Taeda</i> Loblolly Pine	Good	Tree is in good health.
BO47	10"	<i>Pinus Taeda</i> Loblolly Pine	Good	Tree is in good health.
BO48	10"	<i>Pinus Taeda</i> Loblolly Pine	Good	Tree is in good health.
BO49	12"	<i>Pinus Taeda</i> Loblolly Pine	Good	Tree is in good health.
BO50	12"	<i>Pinus Taeda</i> Loblolly Pine	Good	Tree is in good health.
BO51	12"	<i>Liriodendron tulipifera</i> Poplar	Good	Tree is in good health.
BO52	16"	<i>Liquidambar styraciflua</i> Sweetgum	Good	Tree is in good health.
BO53	22"	<i>Pinus Taeda</i> Loblolly Pine	Good	Tree is in good health.
BO54	30"	<i>Acer nigra</i> Boxelder	Good	Tree is in good health.
BO55	18"	<i>Pinus Taeda</i> Loblolly Pine	Good	Tree is in good health.
BO56	24"	<i>Pinus Taeda</i> Loblolly Pine	Good	Tree is in good health.

Boundary Tree Summary: There are 56 boundary trees with CRZ encroachment into the property line. On is in poor condition due to lean and heave.



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
DDH 3	29"	<i>Liriodendron tulipifera</i> Poplar	15 degree lean with heave.
DDH 4	20"	<i>Liriodendron tulipifera</i> Poplar	Trunk wound. Pic 3
DDH 5	24"	<i>Liriodendron tulipifera</i> Poplar	Split with included bark. Pic 4

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**



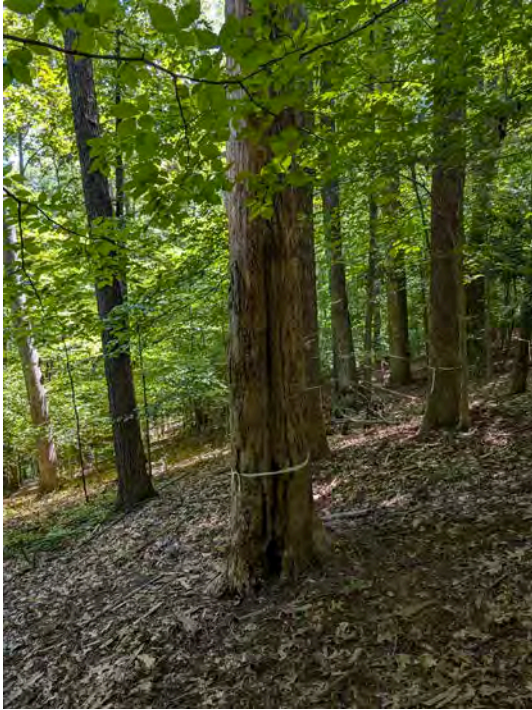
**Pic # 3 15 degree lean with heave.
Poor 3**



**Pic # 4: Trunk wound.
Poor #4**



272 & 276 Thompson St



Pic # 5: Trunk wound.
Poor #5





CITY COUNCIL STAFF REPORT

Department: Community Development

Submitted By: Kathi Cook

Prepared By: Michael Woodman

Meeting Date: August 25, 2025

AGENDA ITEM: V-25-14 HAMPTON HALL – WAITING PERIOD VARIANCE

The applicant, Southvine Homes, is requesting a variance to reduce the waiting period for Council consideration of a zoning decision on the same property from twelve (12) months to six (6) months. The applicant is requesting changes to conditions of zoning related to a rezoning for a nine (9) lot 'For-Sale' single-family detached subdivision on 5.05 acres. The subject property is located at 0 Blake Road in the Hampton Hall subdivision.

STAFF RECOMMENDATION:

Approve V-25-14 Hampton Hall – Waiting Period Variance.

ITEM DESCRIPTION:

The submitted request, if approved, will allow for a reduction of the waiting period for Council consideration from twelve (12) months to six (6) months. Unified Development Code (UDC) Subsection 4.2.1(C) requires a twelve (12) month waiting period for Council consideration of a zoning change affecting the same property. The same subsection states that Council may approve a reduction in the waiting period to no less than six (6) months. The reduction in the waiting period would allow for Council consideration of changes to conditions of zoning related to a nine (9) lot single-family detached subdivision. The subject property is located at 0 Blake Road in the Hampton Hall subdivision.

CONCURRENCES

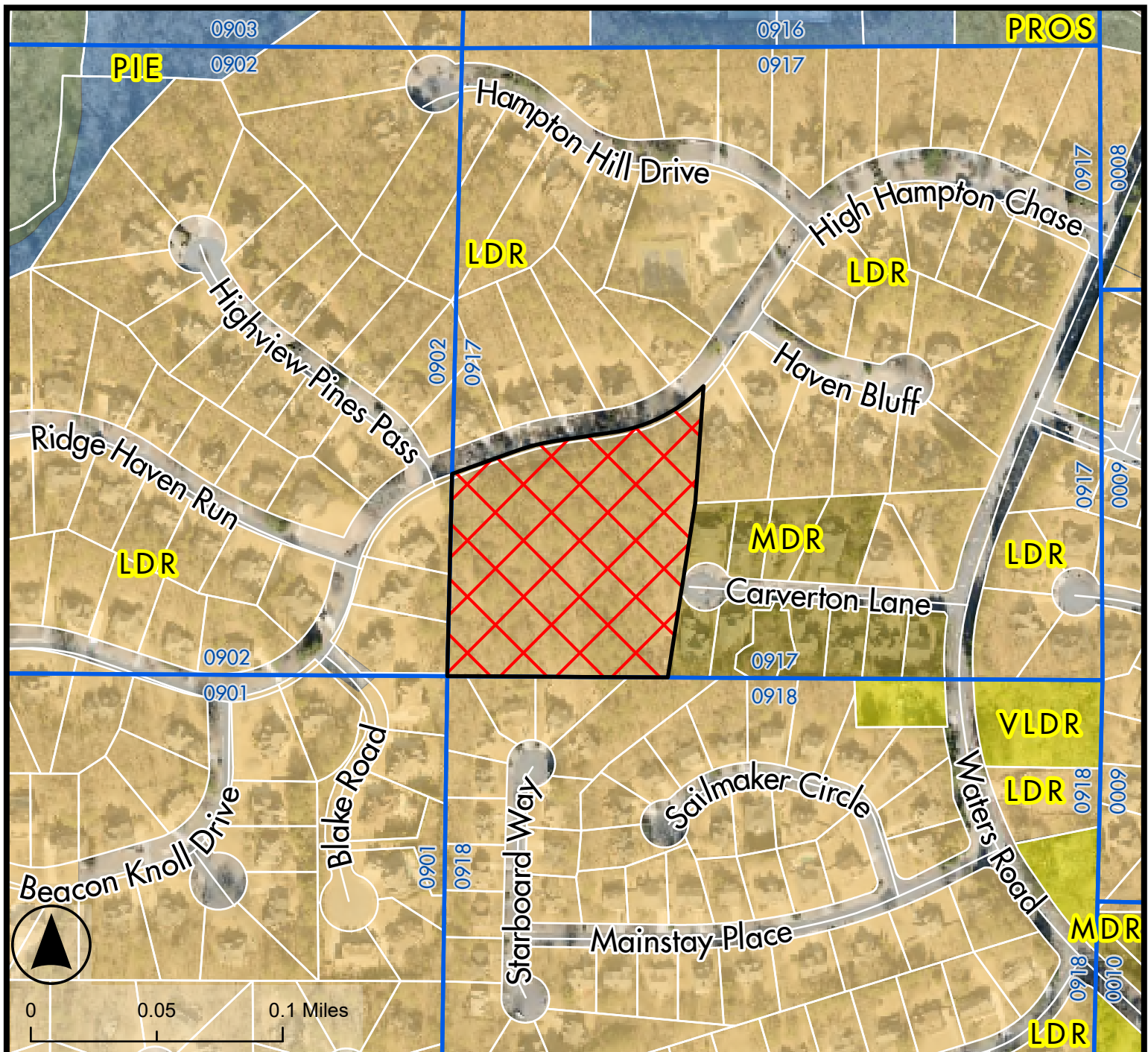
Staff has reviewed the applicant's proposal and believes the variance request is within the allowable reduction that can be approved by City Council.

CITIZEN PARTICIPATION PLAN

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

ATTACHMENTS:

- Map Series
- CZIM
- Citizen Part B
- Application



Future Land Use Map

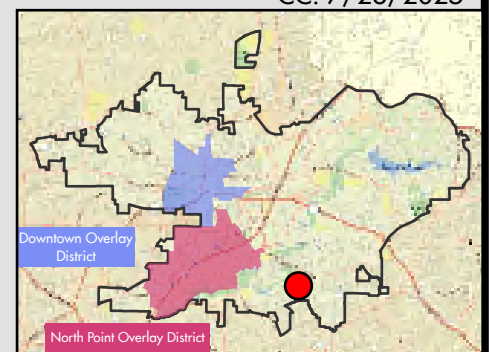
Southvine LLC/ Hampton Hall
0 Blake Road

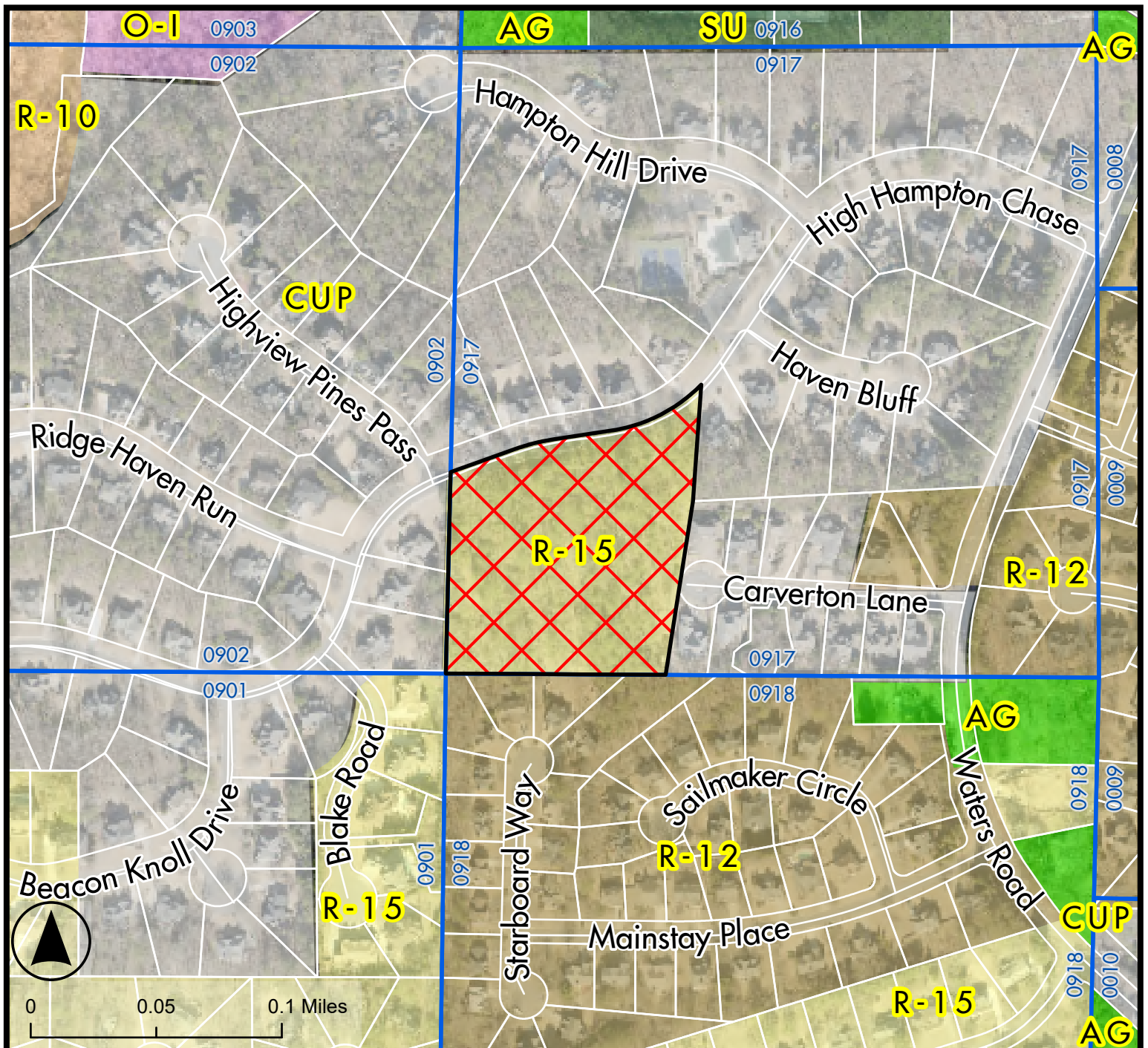
V-25-14

D/LL: 1/2/917

CC: 7/28/2025

- Legend
-  V-25-14
 -  Land Lots
 -  Tax Parcels
 -  Alpharetta City Limits
 - Future Land Use 2040
 -  Low Density Residential
 -  Medium Density Residential
 -  Parks, Recreation, Open Space
 -  Public, Institutional, Education
 -  Very Low Density Residential





0 0.05 0.1 Miles

Legend

- V-25-14
- Land Lots
- Tax Parcels
- Alpharetta City Limits
- Zoning District**
- AG Agriculture
- CUP Community Unit Plan
- O-I Office Institutional
- R-10 Single Family Detached Residential
- R-12 Single Family Detached Residential
- R-15 Single Family Detached Residential
- SU Special Use

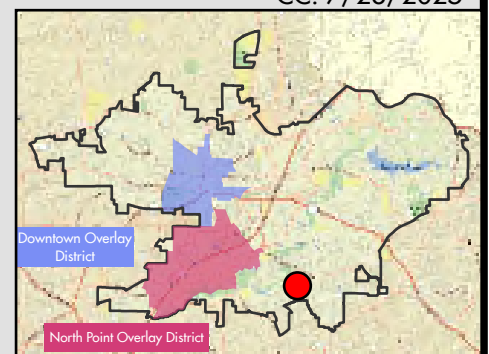
Zoning Map

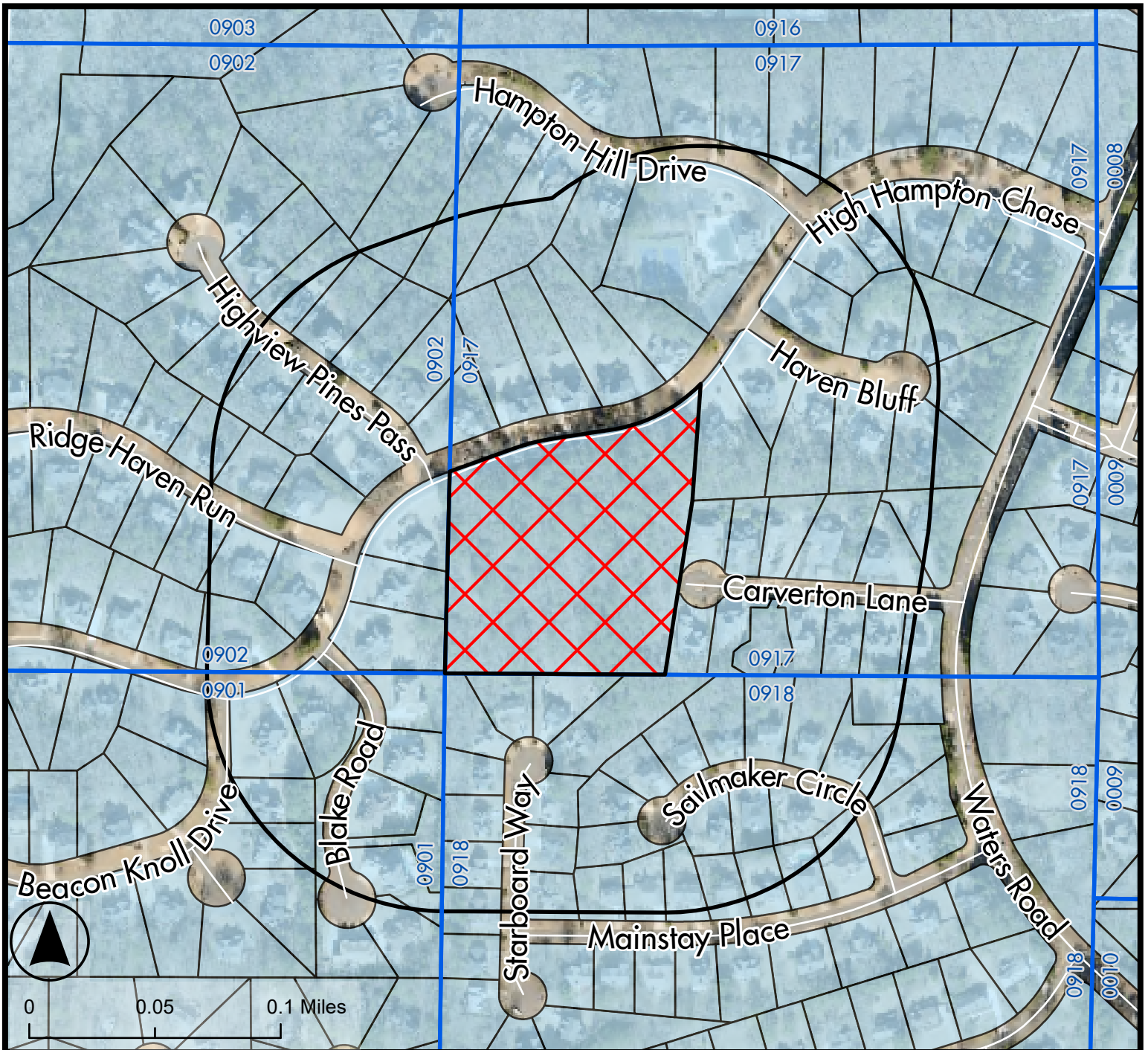
Southvine LLC/ Hampton Hall
0 Blake Road

V-25-14

D/LL: 1/2/917

CC: 7/28/2025





Legend

-  V-25-14
-  Land Lots
-  Tax Parcels
-  500 ft Buffer
-  Alpharetta City Limits

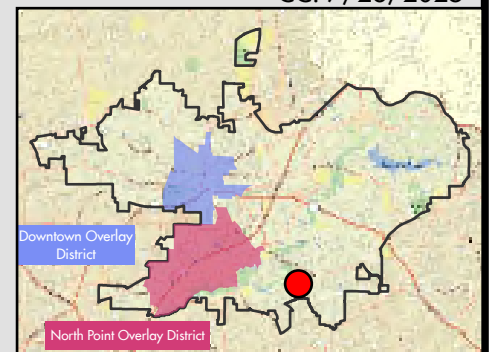
Location Map

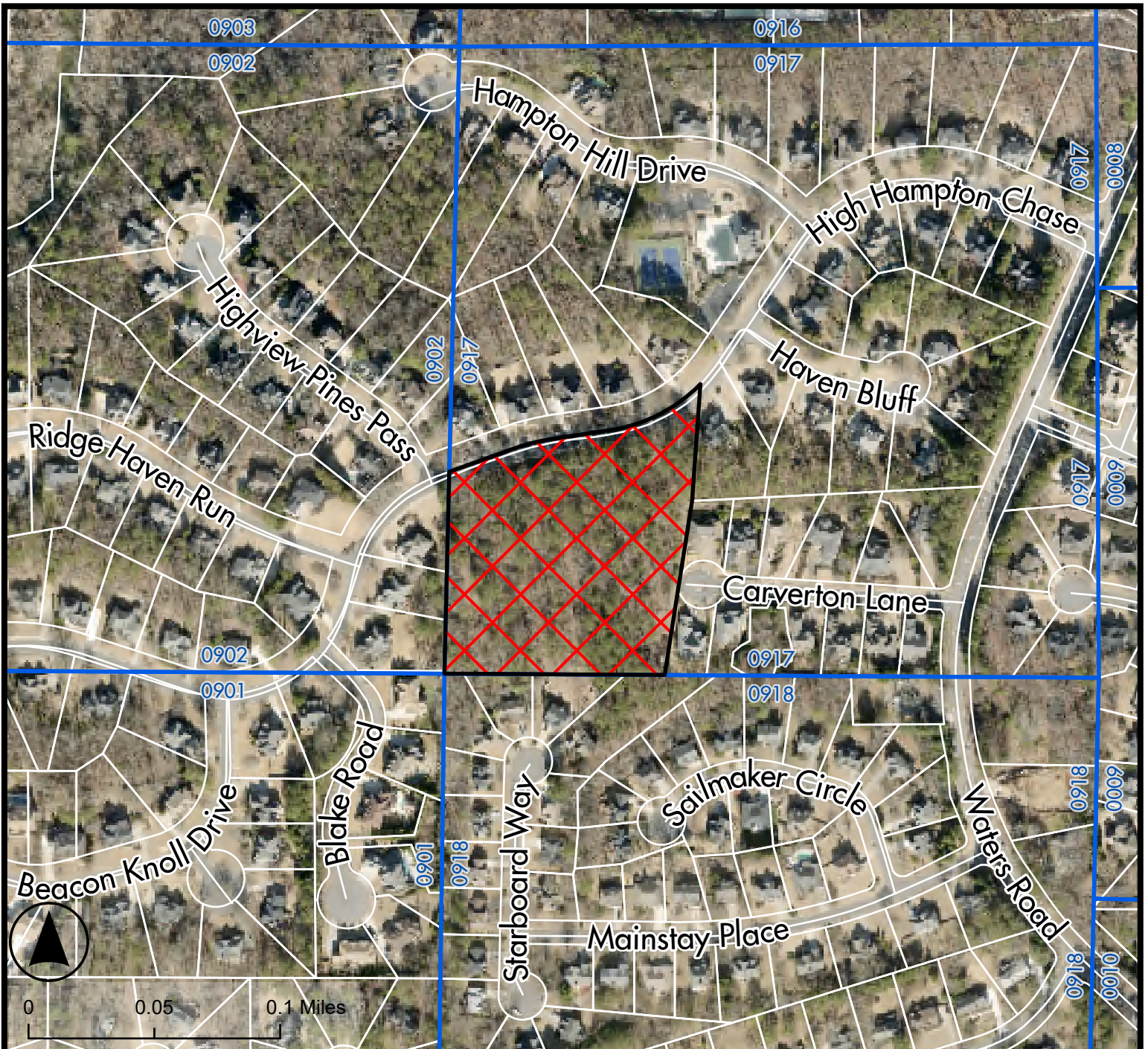
Southvine LLC/ Hampton Hall
0 Blake Road

V-25-14

D/LL: 1/2/917

CC: 7/28/2025





Legend

-  V-25-14
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits

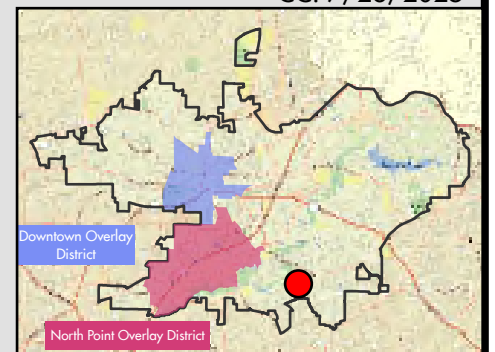
Aerial Map

Southvine LLC/ Hampton Hall
0 Blake Road

V-25-14

D/LL: 1/2/917

CC: 7/28/2025



Community Zoning Information Meeting (CZIM)

June 11, 2025

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

PH-25-10 / Hampton Hall - Change of Condition

~~MP-25-06 / CU-25-10 / Sandbox VR / City Center MP~~

NAME	ADDRESS	COMMENTS
DANNY & KAIA HALL	8205 HIGH HAMPTON CHASE	REQUESTING TREE BUFFER ALONG HIGH HAMPTON CHASE! HOPE SET BACK FROM HIGH HAMPTON CHASE IS A MINIMUM OF 40 FEET
Stephen + Jess Clough Cloughfamily2018@gmail.com	175 STARBOARD WAY 330-998-0582	1-Tree buffer uncomfortably small due to easement line 2-Trees on property exponentially vulnerable once area cleared 3-noise pollution for work at home during construction please contact

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: Hampton Hall

Contact Name: Alex Tetterton

Telephone: 770-616-8609

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.

Alkarim requested assistance on taking trees down on his property. He was advised to contact the City of Alpharetta and also meet with an arborist.

Drew Vorhies - showed up in support of the project and has no concerns

Danny Hall - we have communicated via email, no urgent need to address anything

Ste Clough - we have communicated via email and met onsite 7/15. Mr. Clough is concerned about several trees on his back property line and how they may or may not be impacted once we remove trees on our property. We committed to having our arborist visit the site prior to LDP issuance.

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: _____

Alex Tetterton

Date: July 28, 2025

Print Form



June 18, 2025

Southvine Homes
9810 Medlock Bridge Road
Building B, Suite 101
Johns Creek, GA 30097

RE: **Deferral – New Dates**
V-25-14 Hampton Hall – Waiting Period Variance and
PH-25-10 Hampton Hall – Change of Condition

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a variance to Unified Development Code Subsection 4.2.1(C) to reduce the waiting period for City Council consideration of a request for zoning change affecting the same property from 12 months to 6 months, as well as a change to condition of zoning to related to a 9-lot single-family detached subdivision. The requested changes relate to landscape buffers, lighting, and streetscape standards. The property is located at 0 Blake Road and is legally described as being located in Land Lot 917, 1st District, 2nd Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) for the Change of Condition request 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 items will be considered by **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@southvinehomes.com

Sincerely,

Southvine Homes

ABBOUD KHALED
3376 CARVERTON LN
ALPHARETTA GA 30022

ADAMS JOHN T & RHIANNON M
1605 RIDGE HAVEN RUN
ALPHARETTA GA 30022

ARABNIA ALIREZA &
BORGHEIRAZAVI SAMIRA
3335 MAINSTAY PL
ALPHARETTA GA 30022

BERTOLANI JILL K & MICHAEL II
465 SAILMAKER CIR
ALPHARETTA GA 30022

BOUSARKIS MAROUN L
8280 HIGH HAMPTON CHASE
ALPHARETTA GA 30022

BROWN DEJUNA JACKSON
440 BLAKE RD
ALPHARETTA GA 30022

BULLOCK JOHN B &
STALLWORTH MARTHA
8120 HIGH HAMPTON CHASE # 3100
ALPHARETTA GA 30202

BURKE DAVID J & JUDITH L
135 HAVEN BLUFF
ALPHARETTA GA 30022

CAFFREY CHRISTOPHER E &
THORN SHARON
8130 HIGH HAMPTON CHASE
ALPHARETTA GA 30022

CARSON RICHARD H & PAMELA S
1420 HAMPTON HILL DR
ALPHARETTA GA 30022

CARVER WILLIAM DUNCAN II &
ELIZABETH ROBEY
1405 HAMPTON HILL DR
ALPHARETTA GA 30022

CASWELL JOSEPHINE
8215 HIGH HAMPTON CHASE
ALPHARETTA GA 30022

CLOUGH JESSICA
175 STARBOARD WAY
ALPHARETTA GA 30022

CURRY MATTHEW M & KATHRYN A
1525 HIGHVIEW PINES PASS
ALPHARETTA GA 30022-4451

DALWADI PRADIP R &
DALWADI HEENA
3353 CARVERTON LANE
ALPHARETTA GA 30022

DAVEY TIMOTHY E & LISA M
115 HAVEN BLUFF
ALPHARETTA GA 30022

DEMBOSKI JOHN M JR &
DEMBOSKI LINDSAY D
3393 CARVERTON LANE
ALPHARETTA GA 30022

DENNIS & CRISTIN KALLAHER
REVOCABLE TRUST THE
1545 HIGHVIEW PINES PASS
ALPHARETTA GA 30022-4451

DONG CHANGLING
150 STARBOARD WAY
ALPHARETTA GA 30022

DONG SHU & LING PAN
120 HAVEN BLUFF
ALPHARETTA GA 30022

DRAKE W ERIC & LISA
8185 HIGH HAMPTON CHASE
ALPHARETTA GA 30022

EICK JAMES F & TRACY T
1515 HIGHVIEW PINES PASS
ALPHARETTA GA 30022-4451

EVANS JONATHAN D & EVANS TERRI J
110 HAVEN BLF
ALPHARETTA GA 30022

FENNER STEVEN F & WENDY T
1625 RIDGE HAVEN RUN
ALPHARETTA GA 30022-4462

FORNELL RUTH A FORNELL BRYAN L
3373 CARVERTON LANE
ALPHARETTA GA 30022

FOWLER S KATHLEEN
9615 COVE PT
GAINESVILLE GA 30506

GAO LIU ZHU
5525 WAKE FORREST RUN
DULUTH GA 30097

GARG SAURABH & GOEL KARISHMA
430 BLAKE RD
ALPHARETTA GA 30022

GIDDENS JOHN S & BIANCA F
485 SAILMAKER CIR
ALPHARETTA GA 30022

GOTETI VENKAT RAGHAV &
VISWANATHAM HEMA LALITHA
135 STARBOARD WAY
ALPHARETTA GA 30022

GOTTSCHALK MICHAEL H &
GOTTSCHALK KAREN C
8150 HIGH HAMPTON CHASE
ALPHARETTA GA 30022

GREEN JOHN F & JACQUELINE A
8180 HIGH HAMPTON CHASE
ALPHARETTA GA 30022

GUVEN KERIMAN
3396 CARVERTON LANE
ALPHARETTA GA 30022

HALL DANNY J II & KARA L
8205 HIGH HAMPTON CHASE
ALPHARETTA GA 30022

HAMPTON HALL COMMUNITY ASSOCIATION INC
500 SUGAR MILL RD STE 200B
SANDY SPRINGS GA 30350

HAMPTON HALL COMMUNITY ASSOCIATION INC
P O BOX 2458
ALPHARETTA GA 30023

HOU QINGSHUN & JOANNE
3365 MAINSTAY PL
ALPHARETTA GA 30022

HPA II BORROWER 2021 1 LLC
120 RIVERSIDE PLZ SUITE 2000
CHICAGO IL 60606

HUANG JINLING & LIANG RUIMING
8145 HIGH HAMPTON CHASE
ALPHARETTA GA 30022

IURII TCERETIAN & POLINA V
180 STARBOARD WAY
ALPHARETTA GA 30022

JONES HEATHER
400 SAILMAKER CIR
ALPHARETTA GA 30022

KENWARD PAUL L KENWARD CYNTHIA S
1415 HAMPTON HILL DR
ALPHARETTA GA 30022

KHATRI AMRUT & RITU
410 BLAKE RD
ALPHARETTA GA 30022

KIM RICHARD & HA JENNY
445 SAILMAKER CIR
ALPHARETTA GA 30022

KURT & HONG DAVIS
LIVING TRUST THE
3406 CARVERTON LANE
ALPHARETTA GA 30022

LEE JUNG BUM & EUN KYOUNG
3345 MAINSTAY PL
ALPHARETTA GA 30022

LENARD & ROBIN SILVERMAN
REVOCABLE TRUST THE
1535 HIGHVIEW PINES PASS
ALPHARETTA GA 30022

LEV DAN RAZIEL & SIVAN
3355 MAINSTAY PL
ALPHARETTA GA 30022

LEWIS THOMAS MC GINN &
LEWIS JANE
1615 RIDGE HAVEN RUN
ALPHARETTA GA 30022

LIN DAVID W & TAN HSING
450 BLAKE RD
ALPHARETTA GA 30022

LOU KUIFU & TAN YAFEN
3356 CARVERTON LN
ALPHARETTA GA 30022

MARINER DAVID L JR & NATASCHA H
8195 HIGH HAMPTON CHASE
ALPHARETTA GA 30022

MASHINCHI HAMID ET AL
3363 CARVERTON LANE
ALPHARETTA GA 30022

MASHINCHI HAMID B & ROBAB
4400 KIMBALL BRIDGE RD
ALPHARETTA GA 30005

MAYO TYRONE JR & SONJA L
1510 HIGHVIEW PINES PASS
ALPHARETTA GA 30022-4451

MC COLLUM MALCOM R & SUSAN C
130 HAVEN BLUFF
ALPHARETTA GA 30022

MMEJE OBIEZE G & NATALYA B
435 SAILMAKER CIR
ALPHARETTA GA 30022

MORAGNE CURTIS II & CORDELIA
1620 RIDGE HAVEN RUN
ALPHARETTA GA 30022

NICHOLS SHANNON & NICHOLS DEREK
410 SAILMAKER CIR
ALPHARETTA GA 30022

NUNNELLEY DALE &
NUNNELLEY NANCY DOVER
8270 HIGH HAMPTON CHASE
ALPHARETTA GA 30022

OAK MILLS HOMEOWNERS ASSOCIATION INC
4400 KIMBALL BRIDGE RD
ALPHARETTA GA 30005

PARIKH RIPPLE & TRUSHA
1615 JOHNSTOWN TRC
SUWANEE GA 30024-5446

PARK HYO JIN
8250 HIGH HAMPTON CHASE
ALPHARETTA GA 30022

PARK JAE Y
8285 HIGH HAMPTON CHASE
ALPHARETTA GA 30022

PATRICK & MEGHAN RYAN
FAMILY TRUST THE
8240 HIGH HAMPTON CHASE
ALPHARETTA GA 30022

PEACE ANN
1600 RIDGE HAVEN RUN
ALPHARETTA GA 30022

RICHARDS SEAN M & MAUREEN D
1610 RIDGE HAVEN RUN
ALPHARETTA GA 30022

ROBERTS NEAL & ROBERTS JODI L
1530 HIGHVIEW PINES PASS
ALPHARETTA GA 30022

ROGER &
KARIN LEE LIVING TRUST THE
1410 HAMPTON HILL DR
ALPHARETTA GA 30022-4450

RUSSO ALESII CHRISTOPHER I &
KIMBERLY D
430 SAILMAKER CIR
ALPHARETTA GA 30022

SAMS BENJAMIN R & JILL C
8170 HIGH HAMPTON CHASE
ALPHARETTA GA 30022

SANTOSH BENU
430 BRIGHTMORE DOWNS
ALPHARETTA GA 30005

SARRIS VICKI E
155 STARBOARD WAY
ALPHARETTA GA 30022

SCHELL ELIZABETH
3375 MAINSTAY PL
ALPHARETTA GA 30022

SHOJAAT BEHNAZ &
HASSANIPAK ALI ASGHAR
3403 CARVERTON LN
ALPHARETTA GA 30022

SMITH CURTIS L & ONCKEN ROBERTA
1440 HAMPTON HILL DR
ALPHARETTA GA 30022

SPALL NAMMAN & SABEEN
1520 HIGHVIEW PINES PASS
ALPHARETTA GA 30022

STAUB MIRANDA HILEMAN &
DILLON ANTHONY
145 STARBOARD WAY
ALPHARETTA GA 30022

SUBBUKUMAR NACHAMMAI &
MUTHUKUMAR SUBRAMANIAN
440 SAILMAKER CIR
ALPHARETTA GA 30022

SUBRAMANIAN ARUN &
PARTHASARATHY ARTHI VISHNAMPETTAI
3325 MAINSTAY PL
ALPHARETTA GA 30022

SUN XIAOLI & CHEN LEI
9625 GREENWICH PARK DR
ALPHARETTA GA 30022

THAWER HAMIDA A &
THAWER FAHIM A
170 STARBOARD WAY
ALPHARETTA GA 30022

UPPAL ADITYA & SHABINA
125 HAVEN BLUFF
ALPHARETTA GA 30022

VARGAS SYLVIA
8140 HIGH HAMPTON CHASE
ALPHARETTA GA 30022

VORHIES DREW & KARINA
165 STARBOARD WAY
ALPHARETTA GA 30022

WAHBA HADI & SHANI DALIT
4850 OGEECHEE DR
ALPHARETTA GA 30022

WAINER JAMES & ROCHELLE
8245 HIGH HAMPTON CHASE
ALPHARETTA GA 30022

WALLACH RON & HELENA
420 BLAKE RD
ALPHARETTA GA 30022

WERNICK RICHARD C
3366 CARVERTON PL
ALPHARETTA GA 30022

WILLIAMS JILL D & VICTOR A
8175 HIGH HAMPTON CHASE
ALPHARETTA GA 30202

WILTZ WARREN G
210 BEACON KNOLL DR
ALPHARETTA GA 30022-4483

WON JUYEON & SHIN MIHYE
425 SAILMAKER CIR
ALPHARETTA GA 30022

WOOD STEVEN D & LEANNE K
1430 HAMPTON HILL DR
ALPHARETTA GA 30022

WU YUBAO & ZHANG XIAOYUAN
130 STARBOARD WAY
ALPHARETTA GA 30022

YIP MOW SENG & LIM KEOK BEE
300 HIGH VISTA CT
ALPHARETTA GA 30022

ZAMPIERI ANDREW & BETHANY J
310 HIGH VISTA CT
ALPHARETTA GA 30022

ZAVULUNOV YASHA & ZENAEDA
420 SAILMAKER CIR
ALPHARETTA GA 30022

ZHONG YING WANG WENJIANG
3383 CARVERTON LANE
ALPHARETTA GA 30022

ZHU XU FAMILY
REVOCABLE LIVING TRUST THE
8260 HIGH HAMPTON CHASE
ALPHARETTA GA 30022

From: [Hall, Danny](#)
To: [Alex Tetterton](#)
Subject: Re: Southvine Homes
Date: Thursday, July 10, 2025 9:57:29 AM
Attachments: [image386533.png](#)
[image638477.png](#)
[image932646.png](#)
[image648688.png](#)

Grace Computer EMAIL Warning

Warning: Sender dhall@athletics.gatech.edu has never sent any emails to your organization.

Please be careful before replying or clicking on the URLs.

[Report Phishing](#) [Remove Banner & Mark Safe](#)

powered by Graphus®

Wow small world! My wife Kara and I would be happy to say hi next time you are in the neighborhood. We have enjoyed those woods for 32 years but certainly understand that it would never last forever. Im sorry to hear about your father in law and pray he is getting better. My cell is 4042686754.

Danny Hall

On Jul 10, 2025, at 9:46 AM, Alex Tetterton <alex@southvinehomes.com> wrote:

You don't often get email from alex@southvinehomes.com. [Learn why this is important](#)

Coach Hall,

This is Alex Tetterton. I am the owner of Southvine Homes. We own the property that we zoned for the 9 lots across from your house.

I could not make the meeting a month ago. My father-in-law was rushed to the ER.

Since then, he has back surgery, suffered a heart attack, and had open heart surgery.

I am available to come meet you and or your wife to explain the details of what is already zoned, what we are asking for in the variance and be a good neighbor.

It has been a long time since we had lunch in the AA your first season at GT. You most recently had a very impromptu conversation with my father in the parking deck of Wardlaw when we came through after the state of Athletics meeting.

I look forward to connecting and hope to be a great neighbor.

Alex

Alex Tetterton

President & CEO

alex@southvinehomes.com

SouthvineHomes.com

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: V-25-12

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: Southvine Homes LLC

Telephone: (770)692-8463

Address: 9810 Medlock Bridge Road

Suite: B101

City Johns Creek

State: GA

Zip: 30097

Fax: _____

Mobile Tel: (770)616-8609

Email: alex@southvinehomes.com

Subject Property Information:

Address: 0 Blake Road

Current Zoning: R-15

District: 1

Section: 2

Land Lot: 917

Parcel ID: 12 314009170200

Proposed Zoning: _____

Current Use:

Vacant Land

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?

Single Family Subdivison. See Approved Zoning Case Z-24-16/V-24-25 Hampton Hall Southvine Homes approved on 12.16.24.

Applicant's Request (Please itemize the proposal):

Reduce the zoning waiting period from 12 months to 6 months.

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

To expedite Southvine Homes zoning amendment request to be considered immediately after the waiting period variance is approved.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Southvine Homes, LLC

Telephone: (770)692-8463

Address: 9810 Medlock Bridge Road

Suite: 101B

City Johns Creek

State: GA

Zip: 30097

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.

- | | |
|---|---|
| ☐ Annexation | ☐ Special Use |
| ☐ Rezoning | ☐ Conditional Use |
| ☐ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☒ Other |
- Change of Conditions

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Southvine Homes LLC

Telephone: (770)692-8463

Address: 9810 Medlock Bridge Road

Suite: B101

City Johns Creek

State: GA

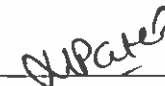
Zip: 30097

So Sworn and Attested:

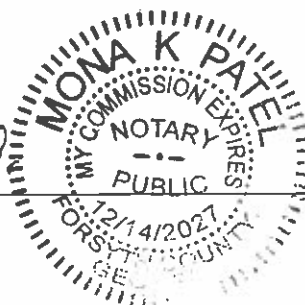
Owner Signature: 

Date: 05/01/2025

Notary:

Notary Signature: 

Date: 05/01/2025



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: Alex Tetterton

Subject Public Hearing Case: Hampton Hall Phase-8

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: None Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: 

Date: 5-1-25

DISCLOSURE FORM

The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).

Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.

Name of Applicant or Opponent: Southvine Homes LLC

Subject Public Hearing Case: Hampton Hall Phase-8

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: None Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: 

Date: 5-1-25

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

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

No. The requested changes stem from clarifications identified during the engineering design process and pre-submittal meetings. We believe that these changes will not alter the intent of the development outline on the original site plan.

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

Please see attached letter.

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

Please see attached Letter.

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.

Please see attached Letter.

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: Hampton Hall Phase-8

Contact Name: J. Alan Neal Telephone: (770)368-1399

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 Exhibit A Attached hereto.

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

☐

Personal Visits

☐

Telephone

☐

Group Meeting

☐

Email

☐

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.

Owner Name	Address
Hamida A Thawer & Fahim A Thawer	170 Starboard Way
Tceretian & Polina V Iurii	180 Starboard Way
Jessica Clough	175 Starboard Way
Drew & Karina Vorhies	165 STARBOARD WAY
Pradip R Dalwadi & Dalwadi Heena	3353 Carverton Ln
Lou Kuifu & Tan Yafen	3356 Carverton Ln
The Patrick & Meghan Ryan Family Trust	8240 High Hampton Chase
Jin Hyo Park	8250 High Hampton Chase
The Zhu Xu Family Revocable Living Trust	8260 High Hampton Chase
Amrut & Ritu Khatri	410 Blake Road

May 01, 2025

VIA EMAIL

City of Alpharetta, Community Development Department
[Attn:](#) Ms Kathi Cook, Director
2 Park Plaza
Alpharetta, GA 30004
kcook@alpharetta.ga.us

RE: Zoning Condition Change, Hampton Hall Phase-8

Dear Kathi:

I am writing on behalf of our client, Southvine Homes, LLC, to respectfully request modifications to the zoning conditions approved by the Alpharetta City Council on December 16, 2024 (rezoning case Z-24-16/V-24-25). We sincerely appreciate the council's consideration and staff's ongoing support in this matter. The requested changes, detailed below, stem from clarifications identified during the engineering design process and pre-submittal meetings. We believe that these changes will not alter the intent of the development outline on the original site plan.

Following is a summary of the modifications, followed by paragraphs explaining in more detail the reason for the modifications.

- Conditions 1, 3, and 8: Update referenced site plan date.
- Condition 4: Reference the updated site plan instead of Exhibit "A" for consistency; revise buffer definitions to clarify allowable drainage areas and landscape treatments.
- Condition 5 – slight rewording to reference the landscape strip to the site plan.
- Condition 6: Clearly reference the cul-de-sac street detail (Standard 111).
- Condition 7: Clarify timing for front yard plantings to occur with the building permit.
- Condition 9: Site plan reference the no-access easement on Carverton Lane.
- Condition 11: Provide flexibility for the director to approve alternative lighting fixtures of similar height and style if original models become unavailable.

Condition 4: Initially, a voluntary 40-foot buffer (30 feet undisturbed, 10 feet landscaped) was proposed. However, city ordinances prohibit drainage easements within buffers, and would require a 20 foot buffer added to the 40 foot buffer. Typical backyard improvements such as patios and pools are prohibited inside of these easements. Therefore, we request modifying this condition to establish a 20-foot undisturbed buffer and a 20-foot landscaped area (which will have the drainage easement) that is

title-restricted to be maintained as such and accommodate necessary drainage. The landscaped area will include berms or shallow swales, screen plantings, and will be maintained per deed restrictions. This revision maintains the intended screening while allowing for the drainage easement to overlap the landscape area, as the drainage areas are small. These areas have been shown in green (buffer) and yellow (landscape area) clearly on the site plan instead of a separate exhibit for clarity.

Additionally, clarity was needed regarding the south buffer landscaping due to differences between Exhibit "A" and the approved site plan. Exhibit "A" called the orange area a replanted buffer and the approved site plan called it a 40' landscape strip with a note regarding planting requirements. The buffer language excepted storm easements shown on the site plan, but storm easements were not shown on the site plan since it was on a dedicated stormwater tract. The revised site plan now clearly shows landscaped areas highlighted in orange, excluding reasonable widths necessary for storm and sanitary infrastructure.

Condition 5: Adjustments were necessary due to sight distance constraints identified during detailed engineering. The landscape strip has not been reduced, but altered to follow the sight distance easement so intersection sight distance is not obstructed.

Condition 6: To resolve ambiguity regarding street specifications, the site plan and condition now explicitly reference standard street detail 111. Sidewalks have also been removed and the street widened on the site plan to match this street standard. This aligns the street section with existing Hampton Hall cul-de-sac streets, fulfilling previous commitments to the Hampton HOA.

Condition 7: Language has been clarified to confirm front yard landscaping will coincide with building permits rather than land disturbance activities.

Condition 9: Amended just to reference the no-access easement on Carverton Lane now that its shown on the updated site plan.

Condition 11: Adjusted to empower the director to approve comparable lighting fixtures if original specified fixtures become unavailable, proactively addressing any availability concerns.

Additional Note: Although no condition change is requested regarding tree preservation, seven non-specimen trees originally intended for preservation cannot be retained due to grading and drainage requirements. These areas will be replanted with evergreen landscaping to maintain a permanent screen consistent with the original intent.

Thank you again for your consideration of these requested modifications. We remain committed to ensuring this project aligns closely with the council's original intent and community standards, and look forward to working with Council and Staff to ensure this development is a desirable addition to the City and to Hampton Hall Subdivision.

Sincerely,

FORESITE GROUP, LLC



J. Alan Neal PE CFM
Chief Engineer

Enclosure: Zoning Application
cc: Alex Tetterton
Corbitt Woods

CONSTITUTIONAL OBJECTIONS

Georgia Law and the procedures of the City of Alpharetta require us to raise Federal and State Constitutional objections during the rezoning application process. While the Owner anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the owner will be barred from raising important legal claims later in the process. Accordingly, we are required to raise the following constitutional objections at this time:

A denial of the Application would be unconstitutional in that it would destroy the Owner's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Any application of the Code of the City of Alpharetta, or the Unified Development Code of the City of Alpharetta, to the Subject Property that prohibits the Owner from developing the Subject Property as proposed is unconstitutional, illegal, null and void because such an application constitutes a taking of the Owner's property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I, of the Constitution of the State of Georgia of 1983 and a violation of the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States because such an application denies the Owner an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would also constitute an arbitrary and capricious act by the City of Alpharetta without any rational basis therefore, thereby constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the City of Alpharetta to grant the Application would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Owner and Owners of similarly situated property in violation of Article I,

Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any approval of the Application that subjects the Subject Property to conditions that are different from the conditions requested by the Owner, to the extent such different conditions would have the effect of further restricting the Owner's utilization of the Subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional category and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

In addition, this constitutes formal written notice to City of Alpharetta, pursuant to O.C.G.A. § 36-33-5, that the Owner plans to seek to recover all damages that it sustains or suffers as a result of the denial of this Application and/or the unconstitutional zoning of the Subject Property by the City of Alpharetta. Such damages may include, but are not necessarily limited to, damages related to the diminution in the value of the Subject Property, attorneys' fees and expenses of litigation.

Accordingly, the Owner respectfully requests that the City of Alpharetta grant the Application as requested.

Dated August 7, 2025.

ROLADER & ROLADER, P.C.

By: 
Donald A. Rolader
Attorney for Applicant

P.O. Box 277
Marble hill, GA 30148
770-442-0330



CITY COUNCIL STAFF REPORT

Department: Community Development

Submitted By: Kathi Cook

Prepared By: Michael Woodman

Meeting Date: August 25, 2025

AGENDA ITEM: PH-25-10/E-25-07 HAMPTON HALL - CHANGE OF CONDITION & EXCEPTION

The applicant, Southvine Homes, is requesting an exception and changes to previous conditions of zoning related to a nine (9) lot 'For-Sale' single-family detached subdivision on 5.05 acres. The applicant requests changes to conditions of zoning related to maintaining aesthetic consistency within the Hampton Hall subdivision and providing additional rear yard space for residential accessory uses, such as a swimming pool. An exception is requested to allow a fence in a buffer. The subject property is located at 0 Blake Road in the Hampton Hall subdivision.

STAFF RECOMMENDATION:

Approve PH-25-10/E-25-07 Hampton Hall – Change of Condition & Exception, subject to the following amended conditions related to file# Z-24-16/V-24-25 Hampton Hall/Southvine Homes:

1. The site, consisting of approximately 5.05 acres, shall be rezoned to R-15 and developed substantially similar to site plan prepared by Foresite Group, revised 6/30/25, 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.
3. Minimum lot width and building setbacks shall be as depicted on the site plan prepared by Foresite Group, revised 6/30/25. Side setback shall be 5' with a minimum 20' separation between foundations.
4. Minimum 40' landscape buffers shall be provided along the east, west, and south boundaries of the site. As depicted on the site plan prepared by Foresite Group, revised 6/30/25, the green area shall include a 30' undisturbed buffer (exterior) and 10' replanted buffer (interior) and the orange area shall be a 40' replanted buffer, with the exception of 20' storm and sanitary sewer easements depicted on the rezoning plan. Additionally, encroachment of up to 10' into the south buffer for the footing of the detention pond wall and fence is allowed but must be replanted above the footing. A variance is provided for rear fences to be permitted in the buffer along the lots on the west and east sides provided fences are placed within 6" of the rear property line and will be black metal fencing in accordance with the requirements of and approved by the Hampton Hall HOA. Fencing also must have open pickets that do not substantially obstruct the flow of water through the drainage easement. Landscape buffers on the stormwater tract (orange) shall be replanted prior to the 1st Certificate of Occupancy (CO), and landscape buffers shall be replanted on individual lots prior to issuance of a CO for each respective lot. Landscape buffer shall be depicted on the final subdivision plat and developer shall disclose to home purchasers that no structures are permitted within the undisturbed buffer such as pools and fences. Unshaded areas depicted on the site plan revised 6/30/25 within buffer or landscape limits are exceptions to the requirements due to storm and utility easements.
5. A 10' wide landscape strip as shown on the site plan prepared by Foresite Group, revised 6/30/25 shall be required along High Hampton Chase and existing vegetation supplemented with evergreen screening material, as approved by Staff.
6. New street shall be public and comply with the City's standard 111, titled "CUL-DE-SAC STREET".
7. In lieu of the 10' landscape strip along the new street, developer shall provide a residential front yard planting for each home that includes at least 2 trees with a minimum of 1 overstory canopy tree and 1 large ornamental tree spaced appropriately and coordinating between lots, as approved by Staff. This will be performed on a lot-by-lot basis.

8. Trees shall be saved as depicted on the site plan prepared by Foresite Group, revised 6/30/25.
9. A non-access easement shall be recorded on the final plat along High Hampton Chase and behind Lots 3 & 4 adjacent to Carverton Lane, as shown on the site plan prepared by Foresite Group, revised 6/30/25.
11. Developer shall install lighting to match style and spacing of existing Hampton Hall neighborhood. If an identical lighting fixture is not found, an architecturally compatible model of similar height may be permitted subject to approval of the Director of the Community Development Department.

New Conditions:

1. A fence shall be permitted within the perimeter buffer. Fence shall comply with Hampton Hall HOA standards which require a decorative black aluminum fence maximum 6' tall, as depicted in the Fence Exhibit.
2. Offsite headwall shall be faced with decorative rock or stone, as approved by Staff.
3. Developer shall comply with key agreements outlined in memorandum titled "8/8/25 Meeting Notes regarding 175 Starboard Way Property", dated 8/19/2025.

ITEM DESCRIPTION:

The submitted request, if approved, will allow for an exception and changes to conditions of zoning related to a nine (9) lot 'For-Sale' single-family detached subdivision on 5.05 acres. The applicant requests changes to conditions of zoning related to maintaining aesthetic consistency within Hampton Hall and providing additional rear yard space for residential accessory uses, such as a swimming pool or shed. An exception is requested to allow a fence in a perimeter buffer. The subject property is located at 0 Blake Road in the Hampton Hall subdivision.

The 5.05-acre property is undeveloped and was rezoned to R-15 (Dwelling, 'For-Sale', Residential) on December 16, 2024 to allow for a nine (9) lot single-family detached subdivision. Surrounding properties are zoned CUP (Community Unit Plan) to the north, east and west, and R-12 (Dwelling, 'For-Sale', Residential) to the south. Hampton Hall is located to the north, east and west, Oak Mill is located to the east, and Waters Landing is location to the south. The comprehensive land use plan designation of the property is 'Low Density Residential'.

The applicant proposes the following changes related to file# Z-24-16/V-24-25 Hampton Hall/Southvine Homes:

1. The site, consisting of approximately 5.05 acres, shall be rezoned to R-15 and developed substantially similar to site plan prepared by Foresite Group, revised 9/20/24 06/09/2025, 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.
3. Minimum lot width and building setbacks shall be as depicted on the site plan prepared by Foresite Group, revised 9/20/24 06/09/2025. Side setback shall be 5' with a minimum 20' separation between foundations.
4. Minimum 40' landscape buffers shall be provided along the east, west, and south boundaries of the site. As depicted on Exhibit A the site plan revised 06/09/2025, the green area shall include a 30' undisturbed buffer (exterior) and 10' replanted buffer (interior) and the orange area shall be a 40' replanted buffer, with the exception of 20' storm and sanitary sewer easements depicted on the rezoning plan. Additionally, encroachment of up to 10' into the south buffer for the footing of the detention pond wall and fence is allowed but must be replanted above the footing. A variance is provided for rear fences to be permitted in the buffer along the lots on

the West and East sides provided fences are placed within 6 inches of the rear property line and will be black metal fencing in accordance with the requirements of and approved by the Hampton Hall Homeowners Association. Fencing also must have open pickets that do not substantially obstruct the flow of water through the drainage easement. Landscape buffers on the stormwater tract (orange) shall be replanted prior to the 1st Certificate of Occupancy, and landscape buffers shall be replanted on individual lots prior to issuance of a Certificate of Occupancy for each respective lot. Landscape buffer shall be depicted on the final subdivision plat and developer shall disclose to home purchasers that no structures are permitted within the undisturbed buffer such as pools and fences. Unshaded areas depicted on the site plan revised 06/09/2025 within buffer or landscape limits are exceptions to the requirements due to storm and utility easements.

5. Minimum A 10 feet wide- landscape strip as shown on the 05/01/2025 site plan prepared by Foresite Group shall be required along High Hampton Chase and existing vegetation supplemented with evergreen screening material, as approved by Staff.

6. New street shall be public and comply with the City's standard details for a 50' local street and cul-de-sac 111, titled "CUL-DE-SAC STREET".

7. In lieu of the 10' landscape strip along the new street, developer shall provide a residential front yard planting for each home that includes at least 2 trees with a minimum of 1 overstory canopy tree and 1 large ornamental tree spaced appropriately and coordinating between lots, as approved by Staff. This will be performed on a lot-by-lot basis.

8. Trees shall be saved as depicted on the site plan prepared by Foresite Group, revised 9/20/24 06/09/2025.

9. A non-access easement shall be recorded on the final plat along High Hampton Chase and behind Lots 3 & 4 adjacent to Carverton Lane, as shown on the site plan prepared by Foresite Group, revised 06/09/2025.

11. Developer shall install lighting to match style and spacing of existing Hampton Hall neighborhood. If an identical lighting fixture is not found, an architecturally compatible model of similar height may be permitted subject to approval of the Director of the Community Development Department.

According to the applicant, the requested changes will allow for aesthetic consistency within Hampton Hall and will provide additional rear yard space for residential accessory uses, such as swimming pools and sheds. A swale is required in the rear yards of lots to direct runoff to the stormwater pond in the southwest corner of the property. The swale is required to be located outside of the perimeter buffer, which further impacts the usable area of rear yards.

An exception is requested to Unified Development Code (UDC) Subsection 3.2.8(B)(3) to allow a fence in a buffer. The UDC would require that the fence be located outside of the perimeter buffer, which would cut off the rear 40' of each lot from the remainder of the property. The applicant provided a photograph of a decorative black aluminum picket fence, which is approved for use by the Hampton Hall HOA.

EXCEPTION REVIEW CRITERIA

UDC Subsection 4.5.5 outlines the criteria set forth for granting an exception. The ordinance limits exceptions to relief from: building setbacks, building height, buffers and screening, signage, street frontage, parking and loading, tree preservation, building size, impervious area, and uses customarily accessory to dwellings located in residential zoning districts. An exception may be granted upon a finding that:

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

Response: There are no exceptional conditions pertaining to the subject property that relate to the requested exception. However, perimeter fencing is requested by surrounding property owners and supported by the Hampton Hall HOA.

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

Response: Application of the Ordinance would not allow fencing to be placed in the perimeter buffer. If a fence was desired, the location of the fence at the beginning of the buffer would effectively cut off a portion of the rear yard from the rest of lot.

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

Response: There are not peculiar conditions on the property that adversely affect its reasonable use. Perimeter fencing is requested by surrounding property owners and supported by the Hampton Hall HOA.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Ordinance.

Response: The applicant's proposal would not cause a substantial detriment to the public good. The applicant proposed a perimeter buffer although the UDC does not require buffers between residential properties and the perimeter fencing will satisfy requests for such from surrounding property owners.

CONCURRENCES

Staff has reviewed the applicant's proposal and supports the request for exception and changes to conditions of zoning. The requested changes will allow for aesthetic consistency within Hampton Hall and will provide additional rear yard area for residential accessory uses. The UDC does not require buffers between residential properties and the perimeter fencing is requested by surrounding property owners and supported by the Hampton Hall HOA.

CITIZEN PARTICIPATION PLAN

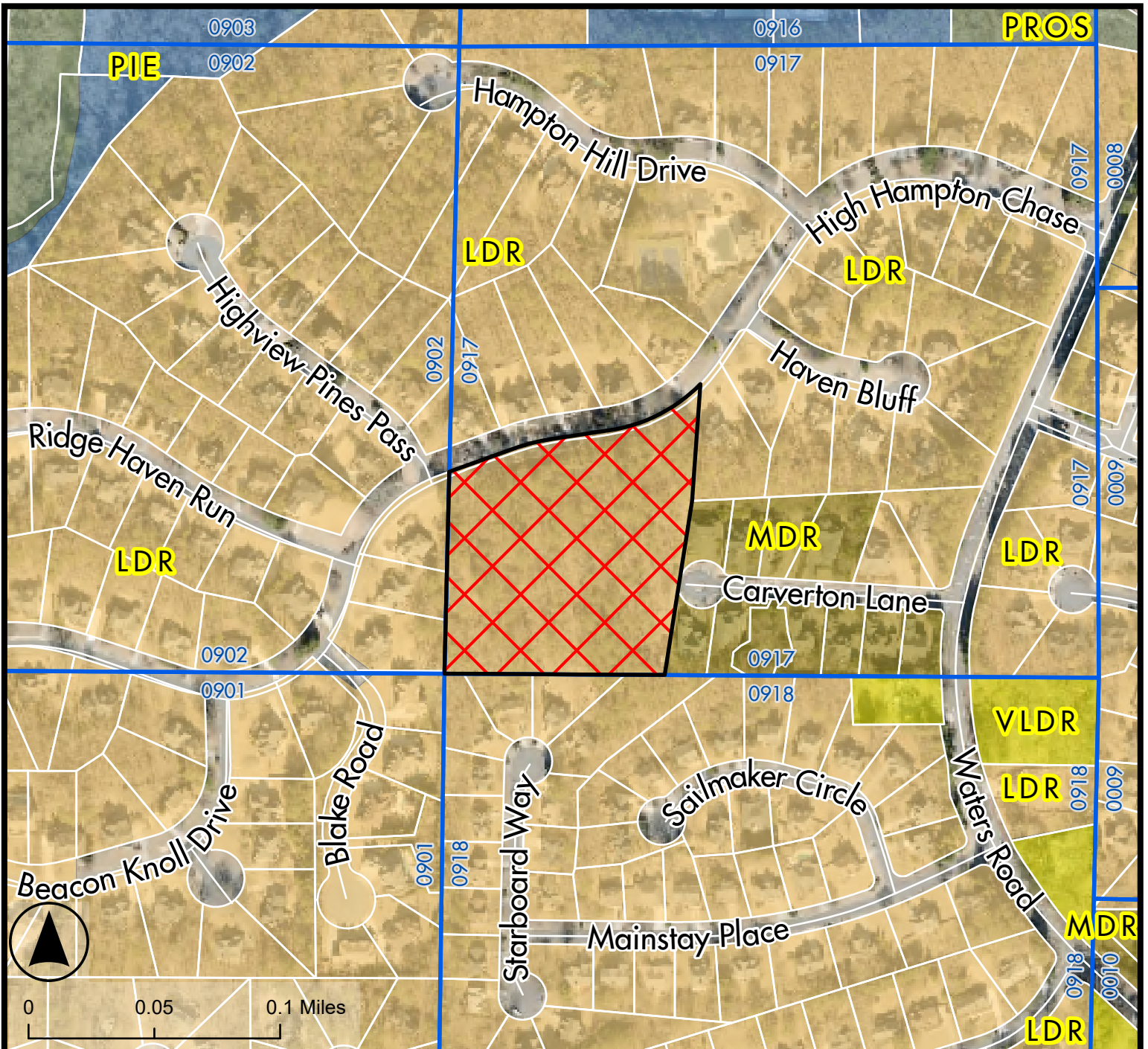
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that questions were received regarding tree removal and stormwater runoff.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on June 11, 2025 and July 9, 2025. There were public comments requesting a tree buffer along High Hampton Chase, as well as a minimum setback of 40' along High Hampton Chase. Concerns were raised over the buffer on south end of property, trees becoming vulnerable after clearing, and noise pollution during construction.

ATTACHMENTS:

- Map Series
- Fence Exhibit
- CZIM
- Citizen Part B
- Application



Legend

PH-25-10

Land Lots

Tax Parcels

Alpharetta City Limits

Future Land Use 2040

Low Density Residential

Medium Density Residential

Parks, Recreation, Open Space

Public, Institutional, Education

Very Low Density Residential

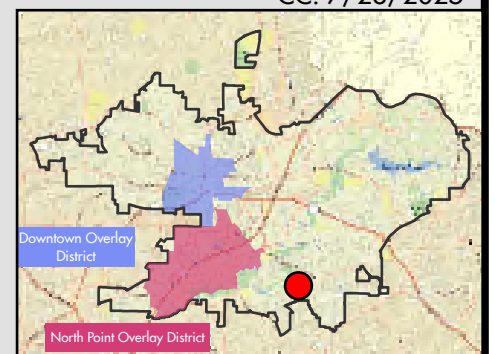
Future Land Use Map

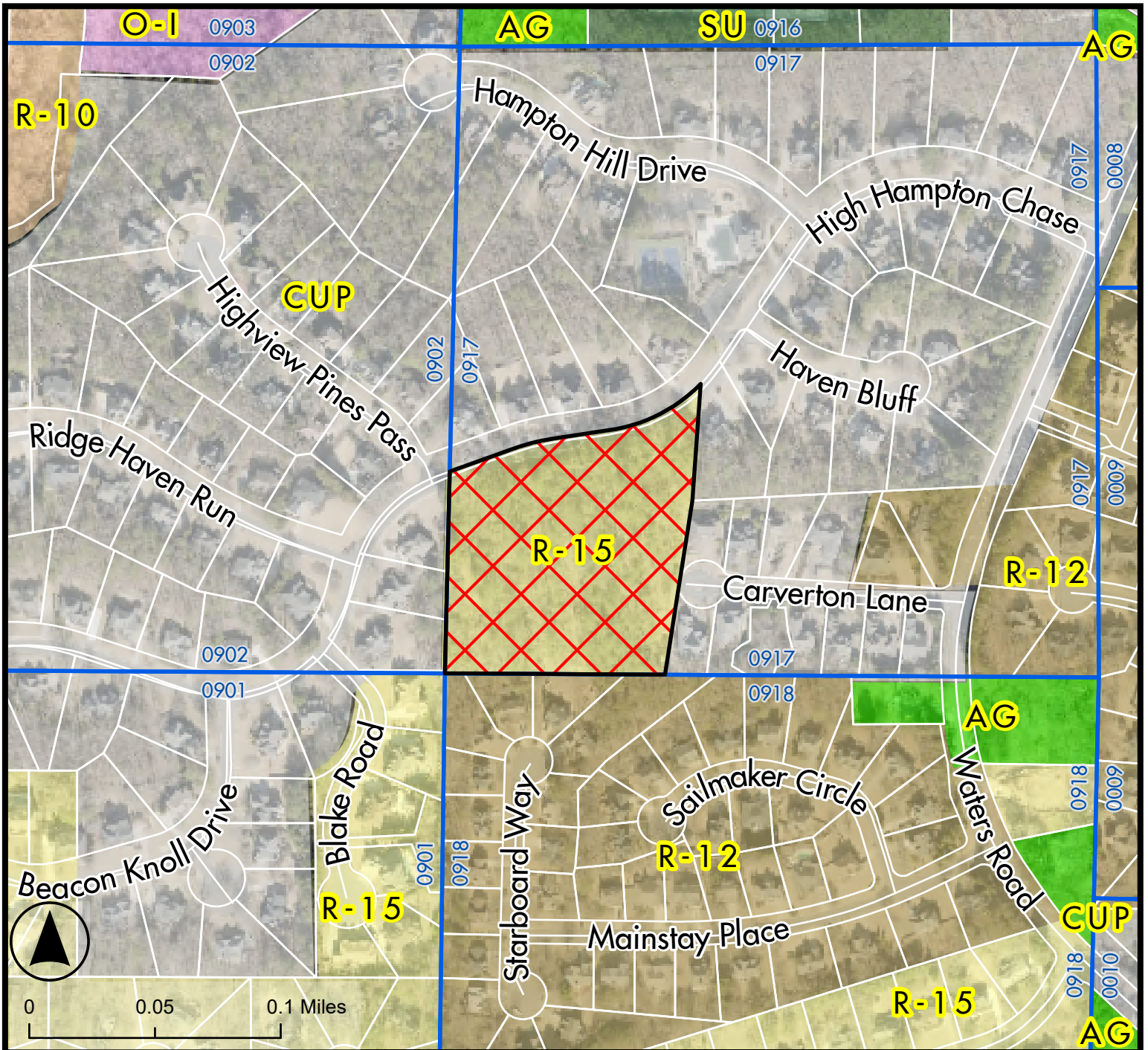
Southvine LLC/ Hampton Hall
0 Blake Road

PH-25-10

D/LL: 1/2/917

CC: 7/28/2025





Legend

-  PH-25-10
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits
- Zoning District
-  AG Agriculture
-  CUP Community Unit Plan
-  O-I Office Institutional
-  R-10 Single Family Detached Residential
-  R-12 Single Family Detached Residential
-  R-15 Single Family Detached Residential
-  SU Special Use

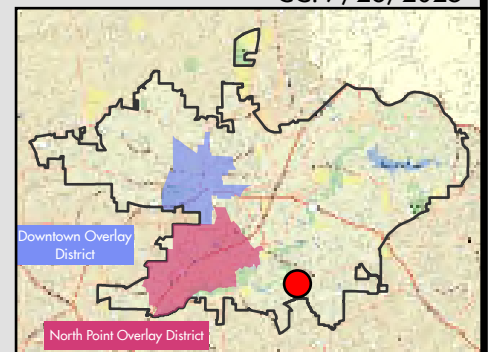
Zoning Map

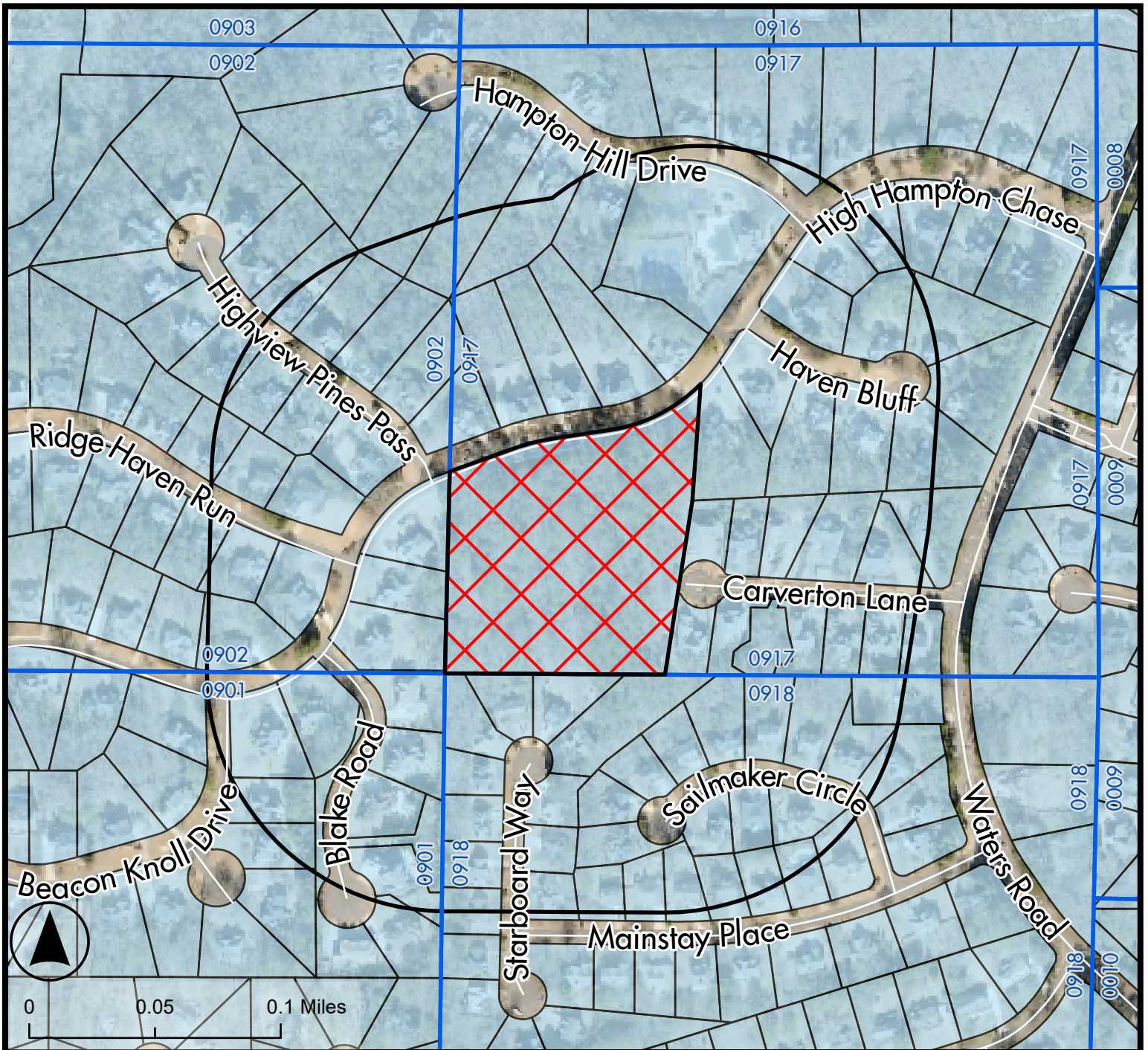
Southvine LLC/ Hampton Hall
0 Blake Road

PH-25-10

D/LL: 1/2/917

CC: 7/28/2025





Legend

-  PH-25-10
-  Land Lots
-  Tax Parcels
-  500 ft Buffer
-  Alpharetta City Limits

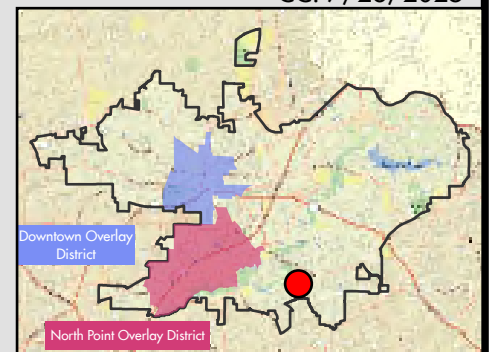
Location Map

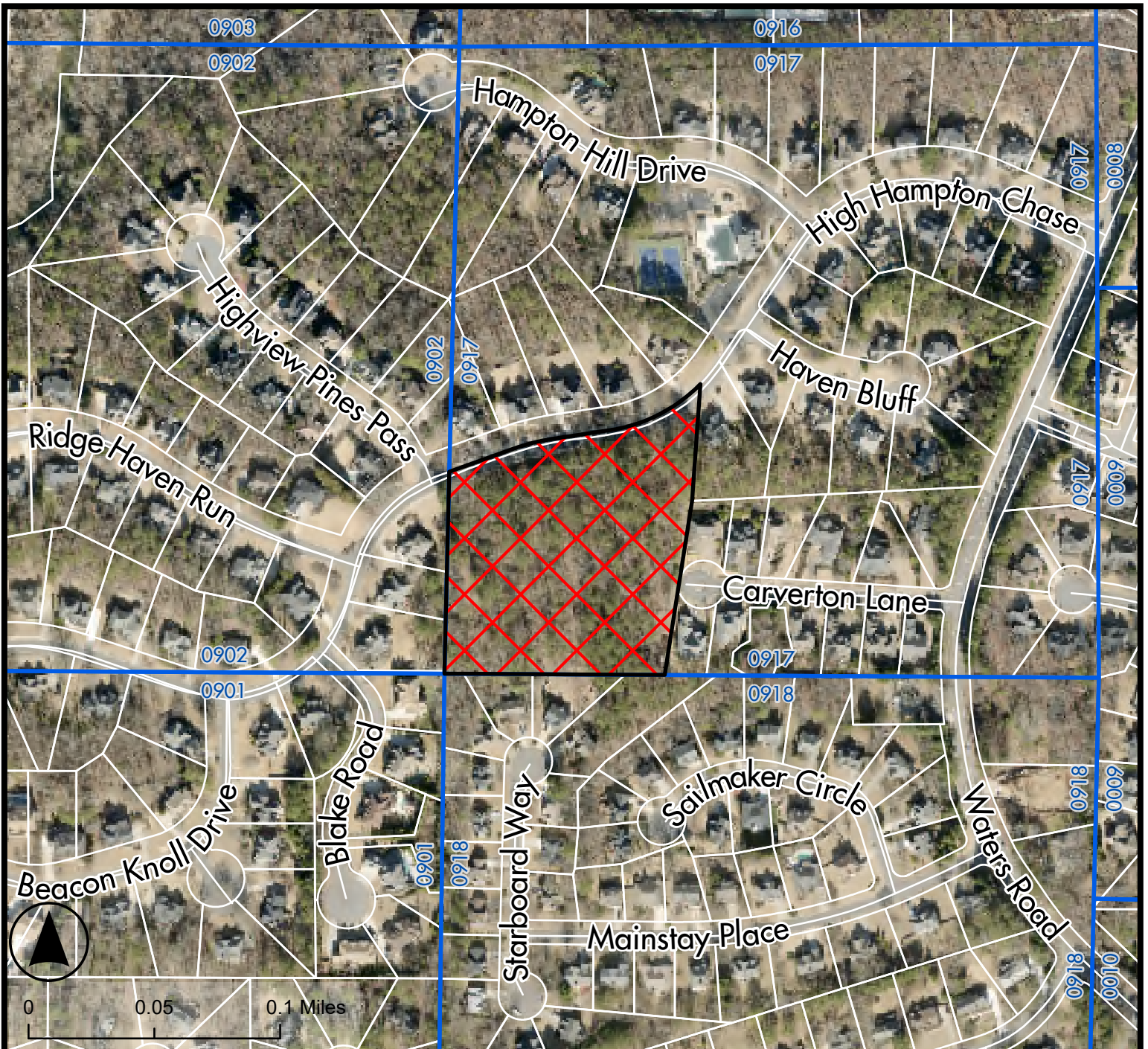
Southvine LLC/ Hampton Hall
0 Blake Road

PH-25-10

D/LL: 1/2/917

CC: 7/28/2025





Legend

-  PH-25-10
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits

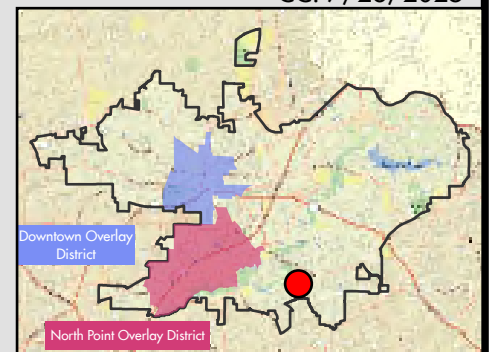
Aerial Map

Southvine LLC/ Hampton Hall
0 Blake Road

PH-25-10

D/LL: 1/2/917

CC: 7/28/2025





Community Zoning Information Meeting (CZIM)

June 11, 2025

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

PH-25-10 / Hampton Hall - Change of Condition

~~MP-25-06 / CU-25-10 / Sandbox VR / City Center MP~~

NAME	ADDRESS	COMMENTS
DANNY & KAIA HALL	8205 HIGH HAMPTON CHASE	REQUESTING TREE BUFFER ALONG HIGH HAMPTON CHASE! HOPE SET BACK FROM HIGH HAMPTON CHASE IS A MINIMUM OF 40 FEET
Stephen + Jess Clough Cloughfamily2018@gmail.com	175 STARBOARD WAY 330-998-0582	1-Tree buffer uncomfortably small due to easement line 2-Trees on property exponentially valuable once area cleared 3-noise pollution for work at home during construction please contact

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: Hampton Hall

Contact Name: Alex Tetterton

Telephone: 770-616-8609

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.

Alkarim requested assistance on taking trees down on his property. He was advised to contact the City of Alpharetta and also meet with an arborist.

Drew Vorhies - showed up in support of the project and has no concerns

Danny Hall - we have communicated via email, no urgent need to address anything

Ste Clough - we have communicated via email and met onsite 7/15. Mr. Clough is concerned about several trees on his back property line and how they may or may not be impacted once we remove trees on our property. We committed to having our arborist visit the site prior to LDP issuance.

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: _____

Alex Tetterton

Date: July 28, 2025

Print Form



June 18, 2025

Southvine Homes
9810 Medlock Bridge Road
Building B, Suite 101
Johns Creek, GA 30097

RE: **Deferral – New Dates**
 V-25-14 Hampton Hall – Waiting Period Variance and
 PH-25-10 Hampton Hall – Change of Condition

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a variance to Unified Development Code Subsection 4.2.1(C) to reduce the waiting period for City Council consideration of a request for zoning change affecting the same property from 12 months to 6 months, as well as a change to condition of zoning to related to a 9-lot single-family detached subdivision. The requested changes relate to landscape buffers, lighting, and streetscape standards. The property is located at 0 Blake Road and is legally described as being located in Land Lot 917, 1st District, 2nd Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) for the Change of Condition request 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 items will be considered by **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@southvinehomes.com

Sincerely,

Southvine Homes

ABBOUD KHALED
3376 CARVERTON LN
ALPHARETTA GA 30022

ADAMS JOHN T & RHIANNON M
1605 RIDGE HAVEN RUN
ALPHARETTA GA 30022

ARABNIA ALIREZA &
BORGHEIRAZAVI SAMIRA
3335 MAINSTAY PL
ALPHARETTA GA 30022

BERTOLANI JILL K & MICHAEL II
465 SAILMAKER CIR
ALPHARETTA GA 30022

BOUSARKIS MAROUN L
8280 HIGH HAMPTON CHASE
ALPHARETTA GA 30022

BROWN DEJUNA JACKSON
440 BLAKE RD
ALPHARETTA GA 30022

BULLOCK JOHN B &
STALLWORTH MARTHA
8120 HIGH HAMPTON CHASE # 3100
ALPHARETTA GA 30202

BURKE DAVID J & JUDITH L
135 HAVEN BLUFF
ALPHARETTA GA 30022

CAFFREY CHRISTOPHER E &
THORN SHARON
8130 HIGH HAMPTON CHASE
ALPHARETTA GA 30022

CARSON RICHARD H & PAMELA S
1420 HAMPTON HILL DR
ALPHARETTA GA 30022

CARVER WILLIAM DUNCAN II &
ELIZABETH ROBEY
1405 HAMPTON HILL DR
ALPHARETTA GA 30022

CASWELL JOSEPHINE
8215 HIGH HAMPTON CHASE
ALPHARETTA GA 30022

CLOUGH JESSICA
175 STARBOARD WAY
ALPHARETTA GA 30022

CURRY MATTHEW M & KATHRYN A
1525 HIGHVIEW PINES PASS
ALPHARETTA GA 30022-4451

DALWADI PRADIP R &
DALWADI HEENA
3353 CARVERTON LANE
ALPHARETTA GA 30022

DAVEY TIMOTHY E & LISA M
115 HAVEN BLUFF
ALPHARETTA GA 30022

DEMBOSKI JOHN M JR &
DEMBOSKI LINDSAY D
3393 CARVERTON LANE
ALPHARETTA GA 30022

DENNIS & CRISTIN KALLAHER
REVOCABLE TRUST THE
1545 HIGHVIEW PINES PASS
ALPHARETTA GA 30022-4451

DONG CHANGLING
150 STARBOARD WAY
ALPHARETTA GA 30022

DONG SHU & LING PAN
120 HAVEN BLUFF
ALPHARETTA GA 30022

DRAKE W ERIC & LISA
8185 HIGH HAMPTON CHASE
ALPHARETTA GA 30022

EICK JAMES F & TRACY T
1515 HIGHVIEW PINES PASS
ALPHARETTA GA 30022-4451

EVANS JONATHAN D & EVANS TERRI J
110 HAVEN BLF
ALPHARETTA GA 30022

FENNER STEVEN F & WENDY T
1625 RIDGE HAVEN RUN
ALPHARETTA GA 30022-4462

FORNELL RUTH A FORNELL BRYAN L
3373 CARVERTON LANE
ALPHARETTA GA 30022

FOWLER S KATHLEEN
9615 COVE PT
GAINESVILLE GA 30506

GAO LIU ZHU
5525 WAKE FORREST RUN
DULUTH GA 30097

GARG SAURABH & GOEL KARISHMA
430 BLAKE RD
ALPHARETTA GA 30022

GIDDENS JOHN S & BIANCA F
485 SAILMAKER CIR
ALPHARETTA GA 30022

GOTETI VENKAT RAGHAV &
VISWANATHAM HEMA LALITHA
135 STARBOARD WAY
ALPHARETTA GA 30022

GOTTSCHALK MICHAEL H &
GOTTSCHALK KAREN C
8150 HIGH HAMPTON CHASE
ALPHARETTA GA 30022

GREEN JOHN F & JACQUELINE A
8180 HIGH HAMPTON CHASE
ALPHARETTA GA 30022

GUVEN KERIMAN
3396 CARVERTON LANE
ALPHARETTA GA 30022

HALL DANNY J II & KARA L
8205 HIGH HAMPTON CHASE
ALPHARETTA GA 30022

HAMPTON HALL COMMUNITY ASSOCIATION INC
500 SUGAR MILL RD STE 200B
SANDY SPRINGS GA 30350

HAMPTON HALL COMMUNITY ASSOCIATION INC
P O BOX 2458
ALPHARETTA GA 30023

HOU QINGSHUN & JOANNE
3365 MAINSTAY PL
ALPHARETTA GA 30022

HPA II BORROWER 2021 1 LLC
120 RIVERSIDE PLZ SUITE 2000
CHICAGO IL 60606

HUANG JINLING & LIANG RUIMING
8145 HIGH HAMPTON CHASE
ALPHARETTA GA 30022

IURII TCERETIAN & POLINA V
180 STARBOARD WAY
ALPHARETTA GA 30022

JONES HEATHER
400 SAILMAKER CIR
ALPHARETTA GA 30022

KENWARD PAUL L KENWARD CYNTHIA S
1415 HAMPTON HILL DR
ALPHARETTA GA 30022

KHATRI AMRUT & RITU
410 BLAKE RD
ALPHARETTA GA 30022

KIM RICHARD & HA JENNY
445 SAILMAKER CIR
ALPHARETTA GA 30022

KURT & HONG DAVIS
LIVING TRUST THE
3406 CARVERTON LANE
ALPHARETTA GA 30022

LEE JUNG BUM & EUN KYOUNG
3345 MAINSTAY PL
ALPHARETTA GA 30022

LENARD & ROBIN SILVERMAN
REVOCABLE TRUST THE
1535 HIGHVIEW PINES PASS
ALPHARETTA GA 30022

LEV DAN RAZIEL & SIVAN
3355 MAINSTAY PL
ALPHARETTA GA 30022

LEWIS THOMAS MC GINN &
LEWIS JANE
1615 RIDGE HAVEN RUN
ALPHARETTA GA 30022

LIN DAVID W & TAN HSING
450 BLAKE RD
ALPHARETTA GA 30022

LOU KUIFU & TAN YAFEN
3356 CARVERTON LN
ALPHARETTA GA 30022

MARINER DAVID L JR & NATASCHA H
8195 HIGH HAMPTON CHASE
ALPHARETTA GA 30022

MASHINCHI HAMID ET AL
3363 CARVERTON LANE
ALPHARETTA GA 30022

MASHINCHI HAMID B & ROBAB
4400 KIMBALL BRIDGE RD
ALPHARETTA GA 30005

MAYO TYRONE JR & SONJA L
1510 HIGHVIEW PINES PASS
ALPHARETTA GA 30022-4451

MC COLLUM MALCOM R & SUSAN C
130 HAVEN BLUFF
ALPHARETTA GA 30022

MMEJE OBIEZE G & NATALYA B
435 SAILMAKER CIR
ALPHARETTA GA 30022

MORAGNE CURTIS II & CORDELIA
1620 RIDGE HAVEN RUN
ALPHARETTA GA 30022

NICHOLS SHANNON & NICHOLS DEREK
410 SAILMAKER CIR
ALPHARETTA GA 30022

NUNNELLEY DALE &
NUNNELLEY NANCY DOVER
8270 HIGH HAMPTON CHASE
ALPHARETTA GA 30022

OAK MILLS HOMEOWNERS ASSOCIATION INC
4400 KIMBALL BRIDGE RD
ALPHARETTA GA 30005

PARIKH RIPPLE & TRUSHA
1615 JOHNSTOWN TRC
SUWANEE GA 30024-5446

PARK HYU JIN
8250 HIGH HAMPTON CHASE
ALPHARETTA GA 30022

PARK JAE Y
8285 HIGH HAMPTON CHASE
ALPHARETTA GA 30022

PATRICK & MEGHAN RYAN
FAMILY TRUST THE
8240 HIGH HAMPTON CHASE
ALPHARETTA GA 30022

PEACE ANN
1600 RIDGE HAVEN RUN
ALPHARETTA GA 30022

RICHARDS SEAN M & MAUREEN D
1610 RIDGE HAVEN RUN
ALPHARETTA GA 30022

ROBERTS NEAL & ROBERTS JODI L
1530 HIGHVIEW PINES PASS
ALPHARETTA GA 30022

ROGER &
KARIN LEE LIVING TRUST THE
1410 HAMPTON HILL DR
ALPHARETTA GA 30022-4450

RUSSO ALESII CHRISTOPHER I &
KIMBERLY D
430 SAILMAKER CIR
ALPHARETTA GA 30022

SAMS BENJAMIN R & JILL C
8170 HIGH HAMPTON CHASE
ALPHARETTA GA 30022

SANTOSH BENU
430 BRIGHTMORE DOWNS
ALPHARETTA GA 30005

SARRIS VICKI E
155 STARBOARD WAY
ALPHARETTA GA 30022

SCHELL ELIZABETH
3375 MAINSTAY PL
ALPHARETTA GA 30022

SHOJAAT BEHNAZ &
HASSANIPAK ALI ASGHAR
3403 CARVERTON LN
ALPHARETTA GA 30022

SMITH CURTIS L & ONCKEN ROBERTA
1440 HAMPTON HILL DR
ALPHARETTA GA 30022

SPALL NAMMAN & SABEEN
1520 HIGHVIEW PINES PASS
ALPHARETTA GA 30022

STAUB MIRANDA HILEMAN &
DILLON ANTHONY
145 STARBOARD WAY
ALPHARETTA GA 30022

SUBBUKUMAR NACHAMMAI &
MUTHUKUMAR SUBRAMANIAN
440 SAILMAKER CIR
ALPHARETTA GA 30022

SUBRAMANIAN ARUN &
PARTHASARATHY ARTHI VISHNAMPETTAI
3325 MAINSTAY PL
ALPHARETTA GA 30022

SUN XIAOLI & CHEN LEI
9625 GREENWICH PARK DR
ALPHARETTA GA 30022

THAWER HAMIDA A &
THAWER FAHIM A
170 STARBOARD WAY
ALPHARETTA GA 30022

UPPAL ADITYA & SHABINA
125 HAVEN BLUFF
ALPHARETTA GA 30022

VARGAS SYLVIA
8140 HIGH HAMPTON CHASE
ALPHARETTA GA 30022

VORHIES DREW & KARINA
165 STARBOARD WAY
ALPHARETTA GA 30022

WAHBA HADI & SHANI DALIT
4850 OGEECHEE DR
ALPHARETTA GA 30022

WAINER JAMES & ROCHELLE
8245 HIGH HAMPTON CHASE
ALPHARETTA GA 30022

WALLACH RON & HELENA
420 BLAKE RD
ALPHARETTA GA 30022

WERNICK RICHARD C
3366 CARVERTON PL
ALPHARETTA GA 30022

WILLIAMS JILL D & VICTOR A
8175 HIGH HAMPTON CHASE
ALPHARETTA GA 30202

WILTZ WARREN G
210 BEACON KNOLL DR
ALPHARETTA GA 30022-4483

WON JUYEON & SHIN MIHYE
425 SAILMAKER CIR
ALPHARETTA GA 30022

WOOD STEVEN D & LEANNE K
1430 HAMPTON HILL DR
ALPHARETTA GA 30022

WU YUBAO & ZHANG XIAOYUAN
130 STARBOARD WAY
ALPHARETTA GA 30022

YIP MOW SENG & LIM KEOK BEE
300 HIGH VISTA CT
ALPHARETTA GA 30022

ZAMPIERI ANDREW & BETHANY J
310 HIGH VISTA CT
ALPHARETTA GA 30022

ZAVULUNOV YASHA & ZENAEDA
420 SAILMAKER CIR
ALPHARETTA GA 30022

ZHONG YING WANG WENJIANG
3383 CARVERTON LANE
ALPHARETTA GA 30022

ZHU XU FAMILY
REVOCABLE LIVING TRUST THE
8260 HIGH HAMPTON CHASE
ALPHARETTA GA 30022

From: [Hall, Danny](#)
To: [Alex Tetterton](#)
Subject: Re: Southvine Homes
Date: Thursday, July 10, 2025 9:57:29 AM
Attachments: [image386533.png](#)
[image638477.png](#)
[image932646.png](#)
[image648688.png](#)

Grace Computer EMAIL Warning

Warning: Sender dhall@athletics.gatech.edu has never sent any emails to your organization.

Please be careful before replying or clicking on the URLs.

[Report Phishing](#) [Remove Banner & Mark Safe](#)

powered by Graphus®

Wow small world! My wife Kara and I would be happy to say hi next time you are in the neighborhood. We have enjoyed those woods for 32 years but certainly understand that it would never last forever. I'm sorry to hear about your father in law and pray he is getting better. My cell is 4042686754.

Danny Hall

On Jul 10, 2025, at 9:46 AM, Alex Tetterton <alex@southvinehomes.com> wrote:

You don't often get email from alex@southvinehomes.com. [Learn why this is important](#)

Coach Hall,

This is Alex Tetterton. I am the owner of Southvine Homes. We own the property that we zoned for the 9 lots across from your house.

I could not make the meeting a month ago. My father-in-law was rushed to the ER.

Since then, he has back surgery, suffered a heart attack, and had open heart surgery.

I am available to come meet you and or your wife to explain the details of what is already zoned, what we are asking for in the variance and be a good neighbor.

It has been a long time since we had lunch in the AA your first season at GT. You most recently had a very impromptu conversation with my father in the parking deck of Wardlaw when we came through after the state of Athletics meeting.

I look forward to connecting and hope to be a great neighbor.

Alex

Alex Tetterton

President & CEO

alex@southvinehomes.com

SouthvineHomes.com

Memo

To: Michael Woodman, City of Alpharetta
From: J. Alan Neal, PE
CC: Alex Tetterton, Southvine Homes
Courtney Tetterton, Southvine Homes
Malone Smith, Southvine Homes
Robert Brettschneider, His Hands Tree Preservation
Ste Clough
Date: 8/19/2025
Re: 8/8/2025 Meeting Notes regarding 175 Starboard Way Property

Meeting Summary

Date & Location: On-site meeting at 175 Starboard Way (Clough residence).

Attendees:

Alan Neal, PE (Foresite Group LLC)
Malone Smith (Southvine Homes)
Robert Brettschneider, Arborist (His Hands Tree Preservation LLC)
Ste Clough (homeowner).

Agenda: Assessment of existing trees, discussion of future landscape plans, and agreement on approaches for screening and preservation.

Key Agreements

- **Rear Yard Tree Assessment:** Two trees adjacent to the playground within the fenced rear yard were evaluated for health and susceptibility to construction impacts. Arborist Robert Brettschneider found both trees to be healthy and not unusually susceptible to development-related damage. Both trees are to be retained. These trees will not be removed.
- **Tree removal in undisturbed areas outside of fence due to health:** In the wooded area outside the fence but inside tree protection areas (northeast corner), one leaning pine tree, was identified as a concern. The arborist recommended its removal; the developer will remove this tree. There is a second pine tree slightly leaning to the northwest that Robert recommended to keep. The developer will remove this pine also if the homeowner decides they want to remove it.

- **Landscape Buffer Strategy:** Alan Neal presented a tentative landscape plan emphasizing substantial replanting in the buffer area to ensure adequate screening. The homeowner expressed a preference to maintain portions of the overstory canopy and to utilize evergreen vegetation for screening only in select locations that do not adversely impact the canopy.
- **Replanted Buffer Strategy:** Alan Neal presented a tentative landscape plan emphasizing replanting to ensure screening over preservation of canopy. It was explained that this was to provide a dense vegetative screen because the overstory canopy is deciduous and most of the canopy is above the eye-level view on the other side of the fence. Mr. Clough emphasized they really enjoyed the canopy and would prefer to balance maintaining a canopy with the screening. There are several trees outside the clearing area and inside the replanted buffer that would generally be considered suitable for retention. Supplemental planting in the buffer will be reduced to protect the root zones of these existing trees, particularly the two-to-five-inch beech trees and several sourwood trees, along with tulip poplars, pines, and sweetgums. Supplemental plantings may be limited to species that are tolerant of heavy shade as a result, such as savannah Holly and possibly magnolia if an opening is large enough for sunlight. With permission from the homeowner, the developer will extend the supplemental plantings beyond the property line to their fence. Images have been attached at the end of this memo explaining the strategy.
- **Tree Selection & Confirmation:** Prior to clearing, the developer will flag limits of disturbance. Prior to clearing, the arborist will revisit the site to identify smaller trees for potential preservation and coordinate with the homeowner to confirm which trees within the replanted buffer are to be kept or removed. Trees to be removed outside the clearing limits will be flagged and marked with an "X". **No trees subject to the tree protection plan and Alpharetta ordinances may be marked for removal without prior authorization from the City Arborist.**



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: Southvine Homes LLC Telephone: (770)692-8463

Address: 9810 Medlock Bridge Road Suite: B101

City: Johns Creek State: GA Zip: 30097 Fax: _____

Mobile Tel: (770)616-8609 Email: alex@southvinehomes.com

Subject Property Information:

Address: 0 Blake Road Current Zoning: R-15

District: 1 Section: 2 Land Lot: 917 Parcel ID: 12 314009170200

Proposed Zoning: _____ Current Use: Vacant Land

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): <u>Change of Conditions</u> | |

APPLICANT REQUEST AND INTENT

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

Single Family Subdivision

Applicant's Request (Please itemize the proposal):

To revise conditions from the current conditions as shown in attached markup, along with updated referenced site plan.

Additionally request to allow for a fence to be placed in the buffer and along the proposed rear lots at the lot line to match material and style acceptable to the Hampton Hall Homeowner Association.

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

During the engineering design process it was realized there was some confusion about the intent of some zoning conditions.

1 - need to look consistent with character of existing neighborhood, which included cul-de-sac street without sidewalk, site plan revised to reflect, and language to stronger clarify.

2 - 20' drainage easement in the rear yards will be required outside the buffer. Because of the easement restrictions, this would prevent improvements in rear yard of homes. Requesting reduction to 10' drainage easement, considering the drainage areas are small and can be handled by a yard swale.

3 - Clarification on the lighting.

4 - some grading at entrance needed for sight distance easement, landscaping along High Hampton Chase has been modified to allow for the easement.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Southvine Homes, LLC Telephone: (770)692-8463
Address: 9810 Medlock Bridge Road Suite: 101B
City: Johns Creek State: GA Zip: 30097 -

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.

- | | |
|---|---|
| ☐ Annexation | ☐ Special Use |
| ☐ Rezoning | ☐ Conditional Use |
| ☒ Variance | ☐ Master Plan |
| ☐ Land Use Application | ☒ Other |
- Change of Conditions

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Southvine Homes LLC Telephone: (770)692-8463
Address: 9810 Medlock Bridge Road Suite: B101
City: Johns Creek State: GA Zip: 30097 -

So Sworn and Attested:

Owner Signature: _____ Date: 05/01/2025

Notary:

Notary Signature: _____ Date: 05/01/2025

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: Southvine Homes LLC

Subject Public Hearing Case: Hampton Hall Phase-8

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: None Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____ Date: _____

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: **Alex Tetterton**

Subject Public Hearing Case: **Hampton Hall Phase-8**

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: **None** Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____ Date: _____

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.

The variance is requested because the Owner/Developer has voluntarily agreed to provide a 40-foot buffer at the rear of the lots, although no buffer is required by ordinance. However, since these lots adjoin other residential properties, property owners will likely want to maintain rear fences along the property line, consistent with requirements elsewhere in the Hampton Hall Subdivision, of which this development will be a part. In discussions with the HOA, it is the intent this fence will be a black metal fence with black metal pickets that will allow for water to pass through.

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

The Zoning Code Standards create a hardship because the buffer area would be remained natural to protect the adjoining homeowners and leave a natural back yard, but if a fence is not permitted at the rear lot line, unlike other lots in Hampton Hall, the yard would appear much smaller and access would be limited.

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

The condition peculiar to the subject property is the placement of a voluntary 40' buffer along lots of a similar zoning as a new phase to the subdivision.

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.

Granting this relief would not cause substantial detriment to the public good or impair the purpose or intent of the Zoning Code. Buffers are generally intended to separate different land uses or to mitigate impacts where there are significant differences in use or intensity. In this case, the buffer would separate similar residential uses, and its absence would not adversely affect adjoining property owners or undermine the objectives of the Zoning Code.

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: Hampton Hall Phase-8

Contact Name: J. Alan Neal Telephone: (770)368-1399

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 Exhibit A Attached hereto.

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

☐

Personal Visits

☐

Telephone

☐

Group Meeting

☐

Email

☐

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.

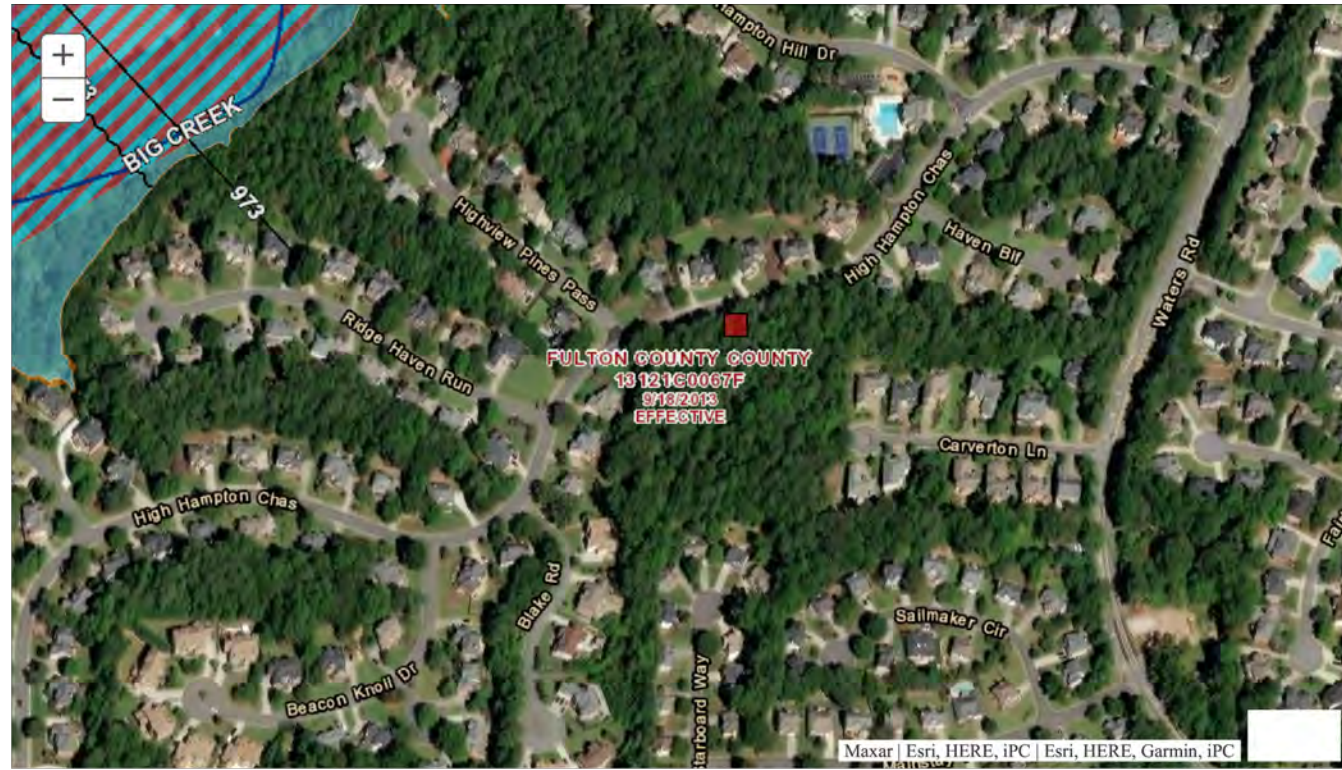
Owner Name	Address
Hamida A Thawer & Fahim A Thawer	170 Starboard Way
Tceretian & Polina V Iurii	180 Starboard Way
Jessica Clough	175 Starboard Way
Drew & Karina Vorhies	165 STARBOARD WAY
Pradip R Dalwadi & Dalwadi Heena	3353 Carverton Ln
Lou Kuifu & Tan Yafen	3356 Carverton Ln
The Patrick & Meghan Ryan Family Trust	8240 High Hampton Chase
Jin Hyo Park	8250 High Hampton Chase
The Zhu Xu Family Revocable Living Trust	8260 High Hampton Chase
Amrut & Ritu Khatri	410 Blake Road

PROJECT DATA

HIGH HAMPTON CHASE ALPHARETTA, GA 30009	
SITE DATA	
TOTAL SITE AREA	5.05 AC
CURRENT ZONING	AG (AGRICULTURE)
PROPOSED ZONING	R-15 (RESIDENTIAL)
MINIMUM LOT SIZE	15,000 S.F.
PROPOSED DENSITY	1.78 LOTS PER ACRE
BUILDING HEIGHT	28'
MINIMUM LOT WIDTH	80' (WITH VARIANCE)
MAX. GROUND COVERAGE BY PRINCIPAL BUILDING	25%
MINIMUM FLOOR AREA OF DWELLING UNIT	2,000 S.F.
BUILDING SETBACKS	
FRONT SETBACK	30' (WITH VARIANCE)
SIDE SETBACK	5'-0"
REAR SETBACK	25'-0"
LANDSCAPING SETBACKS	
SETBACK FROM R/W	10'-0"
PERIMETER SETBACK	5'-0"

NOTES:
TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY GEOSURVEY
AND DATED 08/28/2018. SURVEY OF STORM EASEMENT FROM PLS, INC.
DATED AUGUST 2024.

8200 High Hampton Chase, Alpharetta, Georgia, 30022



GEORGIA
FLOOD MAP PROGRAM

Current Flood Zone: X	Not Available
Probability of Flooding: (30 Year Period)	Not Available
State Flood Elevation: Not Available	Not Available
Lowest Adj. Grade: Not Available	Not Available
Provisionary Flood Zone: Not Available	Not Available
Flood Zone Change Type: Not Available	Not Available

Panel:	13121C0067F
Watershed:	Upper Chattahoochee
County:	FULTON
Community ID:	13121C
Map Status:	EFFECTIVE

* Flood Depths shown on this report are derived from FEMA FloodMap products and are rounded to the nearest tenth of a foot. These depths are calculated from HEC-RAS modeling and represent the best available data. Only areas within a floodplained watershed will have this data available. Please check back if your area is not currently available. For more information, please visit the FEMA Map Service Center at <https://www.fema.gov/national-flood-insurance-program>

Nature Doesn't Read Flood Maps

Many people don't understand just how risky the floodplains can be. There is a greater than 20% chance that a non-revented home in the FEMA will be flooded during a 30-year mortgage period.

The chance that a major fire will occur during the same period is less than 10%.

FOR MORE INFORMATION VISIT, PLEASE VISIT: <https://www.fema.gov/national-flood-insurance-program>

TREE SURVEY LEGEND			
TREE#	SIZE	SPECIES	CLASSIFICATION
715	16"	RED MAPLE	TREE OF QUALITY
716	13"	SOUTHERN MAGNOLIA	TREE OF QUALITY
127	6"	BEECH	TREE OF QUALITY
128	5"	BEECH	TREE OF QUALITY
129	6"	BEECH	TREE OF QUALITY
130	(15"/21")	SWEET GUM	NON-SPECIMEN MULTISTEM
131	22"	TULIP POPLAR	NON-SPECIMEN
132	9"	BEECH	TREE OF QUALITY
133	15"	WHITE OAK	TREE GROUPING
134	(9"/10"/14"/18")	TULIP POPLAR	NON-SPECIMEN MULTISTEM
135	20"	TULIP POPLAR	DEAD/HAZARD
136	15"	WHITE OAK	TREE GROUPING
137	28"	TULIP POPLAR	REMOVED BY OTHERS
138	16"	RED MAPLE	NON-SPECIMEN
139	39"	TULIP POPLAR	DEAD/HAZARD
140	26"	ELM	NON-SPECIMEN
141	33"	WATER OAK	SPECIMEN
142	26"	RED OAK	SPECIMEN
720	29"	WILLOW OAK	SPECIMEN
144	15"	DOGWOOD	DEAD
145	(24"-25"-21")	TULIP POPLAR	NON-SPECIMEN MULTISTEM
146	(18"-19")	TULIP POPLAR	NON-SPECIMEN MULTISTEM
147	(18"-14"-9")	ASH	NON-SPECIMEN MULTISTEM
148	38" (18"-20")	TULIP POPLAR	SPECIMEN
149	12"	DOGWOOD	DEAD
150	19"	DOGWOOD	DEAD
151	16"	SOUTHERN MAGNOLIA	TREE OF QUALITY
710	13"	RED OAK	TREE GROUPING
711	21"	RED OAK	TREE GROUPING
712	12"	RED OAK	TREE GROUPING
713	10"	BEECH	TREE OF QUALITY
714	8"	BEECH	TREE OF QUALITY
717	16"	BLACK CHERRY	NON-SPECIMEN
718	(9"/15"/22")	BLACK CHERRY	SPECIMEN MULTISTEM
719	25"	RED OAK	SPECIMEN

*ALL MULTISTEM TREES ARE TAGGED AS ID#A, B, C, ETC. ALL ARE TREATED AS SEPARATE INDIVIDUAL TREES BECAUSE THEY FORK AT THE BASE.

NOTES:

- 30' UNDISTURBED BUFFER (EXTERIOR) AND 10' REPLANTED BUFFER (INTERIOR) WITH A VARIANCE TO ALLOW FENCE TO BE PLACED WITHIN 6" OF PROPERTY LINE INSIDE OF BUFFER AREA.

LEGEND	
	UNDISTURBED BUFFER (SEE NOTE 1)
	REPLANTED BUFFER

LEGEND	
STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	OVERHEAD TRAFFIC SIGNAL LIGHT
BH BORE HOLE	POWER POLE
BSL BUILDING SETBACK LINE	GUY WIRE
CM CORRUGATED METAL PIPE	POWER LINE
CMF CONCRETE MONUMENT FND	LIGHT POLE
CO SANITARY CLEANOUT	ELECTRIC TRANSFORMER
CPED COMMUNICATION PEDESTAL	WATER VAULT
CTP CRIMPED TOP PIPE	GAS VALVE
DI DROP-INLET	GAS METER
DIP DUCTILE IRON PIPE	WATER VALVE
DWCB DOUBLE WING CATCH BASIN	INVERT
FNC FENCE	FIRE HYDRANT
FND FOUND	UNDERGROUND ELECTRIC LINE
GM GAS METER	UNDERGROUND GAS LINE
INV INVERT	UNDERGROUND COMMUNICATION LINE
JB JUNCTION BOX	UNDERGROUND WATER LINE
MH MANHOLE	REGULAR PARKING SPACE COUNT
OC OUTLET CONTROL STRUCTURE	HANDICAP PARKING SPACE
OTP OPEN TOP PIPE	TREE POSITION & TAG INDICATOR
PK PK NAIL SET	
POB POINT OF BEGINNING	
POC POINT OF COMMENCEMENT	
RCP REINFORCED CONCRETE PIPE	
RBR IRON REINFORCING BAR	
RBS 8" RBR SET CAPPED LSF 621	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	
RSB REAR SETBACK	
SSB SIDE SETBACK	

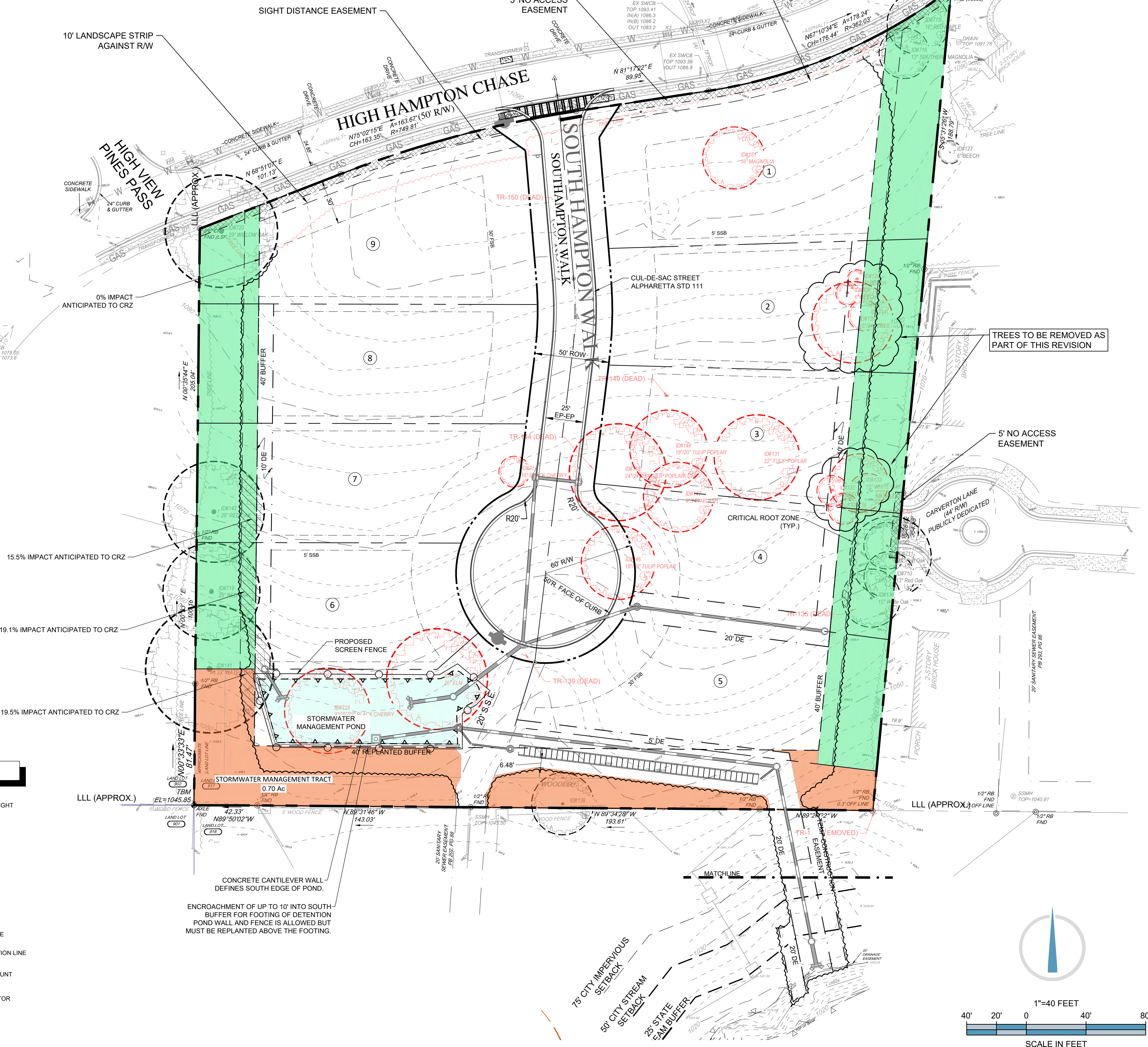
Single-Family Detached Housing

Calculation of Anticipated Project Trips
Based upon methodology from ITE's Trip Generation, 10th Edition (2017)

Project Land Use	Project Density	Project Trips			ITE Code	Variable	Equation Used ¹	In/Out	Distribution
		Total	Inbound	Outbound					
Single-Family Detached Housing	9 D.U.	113	57	56	210	Dwelling Unit	$L_n(T) = 0.92L_n(X) + 2.71$ $T = 0.71(X) + 4.80$ $L_n(T) = 0.96L_n(X) + 0.20$		50% / 50%
Reductions for Pass-By Trips		0	0	0					25% / 75%
NET NEW EXTERNAL VEHICULAR TRIPS		113	57	56					63% / 37%

Note:
¹ Where: T = Trips, X = Density by Variable

TRIP GENERATION REPORT



ENGINEER:

FORESITE
group

Foresite Group, Inc.
451 Vision Drive
Suite H201
Cumming, GA 30040

w | www.fg-inc.net
o | 770.368.1399
f | 770.368.1944

DEVELOPER:



SOUTHVINE
HOMES

SOUTHVINE HOMES
9810 MEDLOCK BRIDGE RD
JOHNS CREEK, GA 30097
(770)692-8463

CONTACT: ALEX TETTERTON

HAMPTON HALL
PHASE 8

HIGH HAMPTON CHASE
ALPHARETTA, GA 30009

PROJECT:

SEAL:

REVISIONS DATE

CONDITIONS AMENDMENT 06/30/2025

PROJECT MANAGER: JAN

DRAWING BY: RH

JURISDICTION: THE CITY OF ALPHARETTA

DATE: 08/29/2024

TITLE:

REZONING PLAN

SHEET NUMBER:

C-1

COMMENTS: <NOT RELEASED FOR CONSTRUCTION>

JOB/FILE NUMBER: 2216.001

FINAL CONDITIONS (Proposed Condition Revisions in Red)

1. The site, consisting of approximately 5.05 acres, shall be rezoned to R-15 and developed substantially similar to site plan prepared by Foresite Group, revised 9/20/2406/09/2025, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. Homes shall be similar in size, massing, and style to Hampton Hall homes and limited to 2 stories above grade with elevations approved by Staff. Homes shall be no less than 3,000 square feet (heated space) nor more than 5,000 square feet (heated space).
3. Minimum lot width and building setbacks shall be as depicted on the site plan prepared by Foresite Group, revised 9/20/2406/09/2025. Side setback shall be 5' with a minimum 20' separation between foundations.
4. Minimum 40' landscape buffers shall be provided along the east, west, and south boundaries of the site. As depicted on ~~Exhibit A~~ the site plan revised 06/09/2025, the green area shall include a 30' undisturbed buffer (exterior) and 10' replanted buffer (interior) and the orange area shall be a 40' replanted buffer, with the exception of 20' storm and sanitary sewer easements depicted on the rezoning plan. Additionally, encroachment of up to 10' into the south buffer for the footing of the detention pond wall and fence is allowed but must be replanted above the footing. A variance is provided for rear fences to be permitted in the buffer along the lots on the West and East sides provided fences are placed within 6 inches of the rear property line and will be black metal fencing in accordance with the requirements of and approved by the Hampton Hall Homeowners Association. Fencing also must have open pickets that do not substantially obstruct the flow of water through the drainage easement. . Landscape buffers on the stormwater tract (orange) shall be replanted prior to the 1st Certificate of Occupancy, and landscape buffers shall be replanted on individual lots prior to issuance of a Certificate of Occupancy for each respective lot. Landscape buffer shall be depicted on the final subdivision plat and developer shall disclose to home purchasers that no structures are permitted within the undisturbed buffer such as pools and fences. Unshaded areas depicted on the site plan revised 06/09/2025 within buffer or landscape limits are exceptions to the requirements due to storm and utility easements.
5. ~~Minimum-A 10 feet wide-~~ landscape strip as shown on the 05/01/2025 site plan prepared by Foresite Group shall be required along High Hampton Chase and existing vegetation supplemented with evergreen screening material, as approved by Staff.
6. New street shall be public and comply with the City's standard ~~details for a 50' local street and cul-de-sac~~ 111, titled "CUL-DE-SAC STREET".
7. In lieu of the 10' landscape strip along the new street, developer shall provide a residential front yard planting for each home that includes at least 2 trees with a minimum of 1 overstory canopy tree and 1 large ornamental tree spaced appropriately and coordinating between lots, as approved by Staff. This will be performed on a lot-by-lot basis.
8. Trees shall be saved as depicted on the site plan prepared by Foresite Group, revised 9/20/2406/09/2025.
9. A non-access easement shall be recorded on the final plat along High Hampton Chase and behind Lots 3 & 4 adjacent to Carverton Lane, as shown on the site plan prepared by Foresite Group, revised 06/09/2025.
10. Developer shall not open-cut public streets to extend an off-site sanitary sewer connection.

11. Developer shall install lighting to match style and spacing of existing Hampton Hall neighborhood. If an identical lighting fixture is not found, an architecturally compatible model of similar height may be permitted subject to approval of the Director of the Community Development Department.
12. Unfinished wood decks, fences or porches shall not be visible from High Hampton Chase or the new street.
13. For the benefit of emergency services, this development shall not be given a separate name, but shall be developed and platted as an additional Hampton Hall phase (Phase VIII). Because the site will become part of Hampton Hall, additional signage, or separation of the property, including entrance walls or gates, shall require Staff approval.
14. Pursuant to a private agreement between Applicant and the Hampton Hall HOA, it is agreed that once the grading and tree removal is complete (collectively, "Grading Activities"), contractor vehicles and equipment shall not park on the streets within the Hampton Hall Community or on any Common Property without the prior written approval of the Hampton Hall Board. While Grading Activities are under way, the Association and the Developer shall agree upon limited periods of time and specific locations where the Developer and its contractors may use street parking for their vehicles.
15. A downstream analysis of the pipe system, receiving stream and detention pond in Waters Landing subdivision shall be performed to ensure no negative impact on the drainage system in accordance with City Stormwater Ordinance. Offsite storm sewer to be designed and constructed to meet City of Alpharetta ordinances.
16. Any installation of off-site pipes shall require approval and easements from private property owners prior to issuance of LDP.
17. A 20' drainage easement shall be required on all storm pipes outside of the right-of-way.
18. To the maximum extent practicable, as determined by staff, all impervious improvements shall drain to the stormwater management facilities for quality and quantity treatment. This shall require the use of berms, swales, pipes, or alternative means approved by staff to direct the water to facilities. If not practicable, the design engineer must provide specific design information showing post development condition causes no increased runoff rates or volume to offsite perimeter properties.
19. Stormwater structures or walls visible from adjacent properties shall be faced with decorative stone or brick and shall be maintained by the established HOA, as approved by Staff.
20. Per private agreement, the developer shall complete the annexation process with the Hampton Hall HOA.
21. No more than 10% of the residential units shall be permitted to be rented, as recorded in the HOA's declarations and covenants.
22. The new developer (Southvine Homes) shall ensure and commit that the release of additional water from the RETENTION POND shall not directed to 170 STARBOARD WAY as 170 Starboard is on a lower land.
23. All of the new dwelling homes and driveways run off water shall not directed to 170 Starboard Way
24. Only allow if necessary the water from the grass/landscape and trees towards 170 Starboard Way.

CONSTITUTIONAL OBJECTIONS

Georgia Law and the procedures of the City of Alpharetta require us to raise Federal and State Constitutional objections during the rezoning application process. While the Owner anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the owner will be barred from raising important legal claims later in the process. Accordingly, we are required to raise the following constitutional objections at this time:

A denial of the Application would be unconstitutional in that it would destroy the Owner's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

Any application of the Code of the City of Alpharetta, or the Unified Development Code of the City of Alpharetta, to the Subject Property that prohibits the Owner from developing the Subject Property as proposed is unconstitutional, illegal, null and void because such an application constitutes a taking of the Owner's property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I, of the Constitution of the State of Georgia of 1983 and a violation of the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States because such an application denies the Owner an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would also constitute an arbitrary and capricious act by the City of Alpharetta without any rational basis therefore, thereby constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the City of Alpharetta to grant the Application would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Owner and Owners of similarly situated property in violation of Article I,

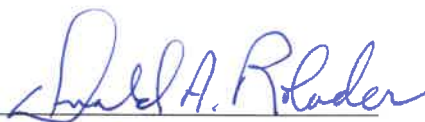
Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any approval of the Application that subjects the Subject Property to conditions that are different from the conditions requested by the Owner, to the extent such different conditions would have the effect of further restricting the Owner's utilization of the Subject Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional category and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

In addition, this constitutes formal written notice to City of Alpharetta, pursuant to O.C.G.A. § 36-33-5, that the Owner plans to seek to recover all damages that it sustains or suffers as a result of the denial of this Application and/or the unconstitutional zoning of the Subject Property by the City of Alpharetta. Such damages may include, but are not necessarily limited to, damages related to the diminution in the value of the Subject Property, attorneys' fees and expenses of litigation.

Accordingly, the Owner respectfully requests that the City of Alpharetta grant the Application as requested.

Dated August 7, 2025.

ROLADER & ROLADER, P.C.

By: 
Donald A. Rolader
Attorney for Applicant

P.O. Box 277
Marble hill, GA 30148
770-442-0330



CITY COUNCIL STAFF REPORT

Department: Community Development

Submitted By: Kathi Cook

Prepared By: Michael Woodman

Meeting Date: August 25, 2025

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

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.

This item was considered at the August 7, 2025 Planning Commission meeting. There were no public comments. After discussion, the Commission recommended approval. Vote 7-0

ITEM DESCRIPTION:

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 2.2.11 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 L-I Light Industrial and Subsection 2.2.19 SU Special Use to add Vertiport as a permitted use.

ATTACHMENTS:

- Ordinance



AN ORDINANCE BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO AMEND ARTICLES I & II OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ALPHARETTA, GEORGIA; TO ADD DEFINITIONS RELATED TO A VERTIPORT; TO ASSIGN VERTIPORT AS A PERMITTED AND CONDITIONAL USE IN CERTAIN ZONING DISTRICTS; TO REPEAL CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

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

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

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

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

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

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

Section 1: Article I, Section 1.4 titled “Definitions” of the Unified Development Code is hereby amended by amending same as set forth in Exhibit “A” attached hereto as if fully set forth herein.

Section 2: Article II, Section 2.2 titled “Permitted Use Districts and Regulations” of the Unified Development Code is hereby amended by amending same as set forth in Exhibit “B” attached hereto as if fully set forth herein.

Section 3: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 4: This Ordinance shall be effective immediately upon its adoption by the City Council and the amendments made herein shall be incorporated into the Unified Development Code of the City of Alpharetta, Georgia, as applicable. This Ordinance hereby repeals any and all conflicting ordinances and amendments.

SO ORDAINED, this ____ day of September ____.

CITY OF ALPHARETTA

By: _____
Jim Gilvin, Mayor

COUNCIL MEMBERS*

Mayor Pro Tem Dan Merkel

Council Member Donald F. Mitchell

Council Member Douglas J. DeRito

Council Member John Hipes

[SIGNATURES CONTINUED ON FOLLOWING PAGE]
[SIGNATURES CONTINUED FROM PRECEDING PAGE]

(SEAL)

Attest:

Approved as to form and legal sufficiency:

Lauren Shapiro, City Clerk

Molly Esswein, City Attorney

First Reading: _____

Second Reading: _____

*At the time this resolution was considered and adopted, Post 2 of the City Council was vacant.

Exhibit "A"

SECTION 1.4 DEFINITIONS

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.

Exhibit "B"

SECTION 2.2 PERMITTED USE DISTRICTS AND REGULATIONS

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.
 - z. Extended stay hotel (see Section 2.7).
 - aa. Fitness Studio.
 - bb. Florist, Retail without Greenhouse.
 - cc. Funeral Home wino 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.
 - 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.*

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- 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.
 - 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.

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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.
 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.

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- 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.
- 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.

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- 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.

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- 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).
- 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.

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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.

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- 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.
 - 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.
 - 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.*

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- 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.*

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- 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.
- 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;

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- 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;
 - 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:
 - (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.

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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
 - 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.
- 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)

ORDINANCE NUMBER:

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											M	S					O		X	
Amphitheater												M	S					X	O	X	
Animal Hospital, Small Animal (Veterinarian)	O											M	S		O	O	S	X			
Animal Hospital, Large Animal	O																	X			
Art Galleries												M	S	O	X	X	M	X			M
Asphalt Plant																		O			
Athletic Facility												M	S		O	X	S	X			M
Auditorium	O											M	S	O	O	O	S	X			
Auto Sales and Leasing (Trucks, Vans, Cars and Accessories)												M				O		X			
Automotive Parts												M			O	X	S	X			
Automotive Service & Service Station												M	S			X	S	X			

Bakery												M	S	O	X	X	M	X			M
Bank, Savings and Loan, Mortgage Company												M	M	X	X	X	M	X			M
Barber/Beauty Shop												M	S	X	X	X	M				M
Bed and Breakfast	X	O	O	O	O						X	M		X	X	X					M
Book Store or Stationery												M	S	A	X	X	M	X			M
Bottle Gas Storage and Distribution																		X			
Boutique Hotel												M	S			O	S	O			M
Bowling Alley												M	S		O	X	S	X			
Brewery												M	S		O	O	M	X			M
Broadcasting Studio (Radio and TV)	O											M	M			X	S	X			
Builder's Equipment/Material	O											M				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	M	M	O	O	O	S	X		O	M
Clinic, Public/Private												M	M	X	X	X	M				M
Club, associations, or Lodge	O			O	O	O	O	O	O	O	O	M	M	O	O	O	S			O	
Concrete Plant																		O			

Congregate Housing, Assisted Living Facility											O	M	M		O	O		X			M
Contractor's Office without outside storage												M	S	X	O	X		X			
Contractor's Office with outside storage												M				O		X			
Convenience Center w/Gas Pumps												M	S			X	S	X			
Country Club	O	O	O	O	O	O	O	O	O	O	O	M	S								
Dance Studio												M	S		X	X	M	X			M
Day Care Center												M	M	X	X	X	M	X			M
Discount Store																		X			
Distillery												M	S		O	O	M	X			M
Drug Store (Pharmacy)												M	M		X	X	M	X			M
Dry Cleaning, Pick-Up Station												M	S	O	X	X	S	X			M
Dry Cleaning, Plant																		O			
Dwelling, 'For-Sale', Attached								X		X	X	M					M				M
Dwelling, 'For-Sale', Detached	X	X	X	X	X	X	X		X	X		M					M				M
Dwelling, 'For-Rent'											X	M									M
Dwelling, Group											O	M	M		O	O					M
Equestrian Center	O	O	O	O	O							M								X	
Extended Stay Hotel (see Section 2.7)												M	S			O		O			
Family Day Care Home (accessory use)	X	X	X	X	X	X	X	X	X	X	X	M									

Farmlands (including Livestock, poultry)	X																			
Fire station												M	S						X	
Fireworks Sales																	X			
Fitness Studio												M	S	O	X	X	S	X		M
Florist, Retail												M	S	O	X	X	M			M
Funeral Homes with no cemetery or mausoleum												M	S		O	O	S	X		
Glass Fabrication																		O		
Golf Course, Driving Range	O	O	O	O	O	O	O	O	O	O	O	M	M					O		X
Golf, Miniature												M	S		O	O	S			X
Greenhouse, Nursery	O															O	S	X		
Grocery Store												M			O	X	M	X		M
Group Home, Special Care Home (accessory use)	X	X	X	X	X	X	X					M								
Hardware and Garden Supply Store												M			X	X	M	X		M
Heliport, Public/Private	O											M	M				S	X		M
Home Improvement Store																X	M	X		
Home-Elderly, Children, Nursing											O	M	M		O	O		X		
Hospital												M	M		O	X		X		X
Hotel or Motel												M	S		O	O	S			M
Indoor Shooting Range																		O		
Junk/Salvage Yard																		O		

Kennel	O																	X			
Laboratory, Research Commercial												M	S					X			
Laundry, Industrial												M						O			
Laundry, Self-Serve, Pick-Up												M			X	X	M	X			
Limousine Service and Taxi (with or without outside vehicle storage)																O		X			
Liquor Store												M	S		O	X	M	X			M
Locker, Frozen Food or Cold Storage												M						X			
Machine Shop																		X			
Manufacturing, Heavy, General																		O			
Manufacturing, Light												M	S					X			
Massage Therapy																O		X			
Medical Cannabis or Marijuana Dispensary																		O			
Mini-warehouse Storage, Conditioned or Unconditioned space																		X			
Museum and Libraries												M	M		X	X	S	X		X	M
Nail Salon												M			X	X	S	X			M
Office												M	M	X	X	X	M	X			M
Park or Playground	X	X	X	X	X	X	X	X	X	X	X	M	S	X	X	X	S	X	X	X	M
Parking Lot, Commercial												M	S		O	X	S	X			
Pawn Shop																		X			

Pest Control Business (with or without onsite chemical storage)															O	O		X			
Pet Day Care											M				X	X	S	X			
Pet Grooming											M				X	X	S	X			M
Power Station											M							O		O	
Print Shop											M	S	A		X	X	S	X			M
Prison																				O	
Public Building											M	M	O		O	O	S	X		O	M
Recreation Facilities, Indoor (Health Clubs, Skating Rink, Billiards, Children's event facilities, etc.)											M	M			O	O	S	X			M
Recreational Facilities, Outdoor											M	M			O	O	S	X			M
Recycling Center																		O			
Rental Services Establishment without outside storage											M				O	X	M	X			
Rental Services Establishment with outside storage																		X			
Research and Development											M	M						X			
Restaurant											M	S	O		X	X	M	X			M
Restaurant w/Drive-thru window											M	S			O	X	M	X			

Retail Establishment												M	S	A	X	X	M	X			M
Retail Establishment (Mixed Sales)												M			O	X	M	X			
Sawmill																		O			
School, Academic												M	M	O	X	X	S	X		X	M
School, Commercial (Beauty, Business)												M	S	O	X	X	S	X			M
Septic Tank, Sales, Construction																		X			
Sewage, Disposal Plant																		O			
Shop or Studio, Craftsman/Artist												M		O	X	X	S	X			
Short-Term Rental	X	X	X	X	X	X	X	X	X	X	X	M									M
Small Appliance Repair Shop																O		X			
Smoke Shop and Tobacco Store															O	O		X			
Spa Services												M	S	O	O	O	S	X			M
Special Event Facility	O											M	M		O	O	S	X			M
Storage, Inside																		X			
Storage, Outside																		X			
Switching Station (Telecom)												M						X			
Tattoo Parlor and Body Piercing																		X			
Taxidermist	X																	X			
Theater, Cinema												M	M		O	O	S	X			M
Tire Retreading																		O			

Transfer Station																		O			
Utility Substation	O	O	O	O	O	O	O	O	O	O	O	M	S	O	O	O	S	O	O	X	
<u>Vertiport</u>												<u>M</u>	<u>M</u>				<u>M</u>	<u>X</u>		<u>X</u>	<u>M</u>
Welding Shop																		X			
Wholesale Establishment												M					S	X			
Wireless Tower (subject to approval of conditional use permit in accordance with Section 2.8.7)	O											M	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.



STAFF REPORT

Department: Public Safety
Submitted By: Shawn Mitchell
Meeting Date: August 25, 2025

AGENDA ITEM:

Ordinance: Budget Amendment (Jail Operations)

FIRST READING

Consideration of an Ordinance to adopt a Mid-Year Fiscal 2026 Budget Amendment (Jail Operations) for certain funds of the City of Alpharetta, Georgia, appropriating the amounts shown in each budget as expenditures, adopting the item of revenue anticipation, prohibiting expenditures to exceed appropriations, and prohibiting expenditures to exceed actual funding available.

STAFF RECOMMENDATION:

Adopt an Ordinance (First Reading) of the Mayor and Council of the City of Alpharetta, Georgia, to adopt a Fiscal Year 2026 Mid-Year Budget Amendment for Jail Operations (attached as Exhibit A).

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: YES

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST: SEE EXHIBIT A
(ATTACHED)

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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ITEM DESCRIPTION:

The purpose of this meeting is to provide an overview of the Fiscal Year (FY) 2026 Mid-Year Budget Amendment which amends the base budget, as adopted by the City Council, including subsequent amendments, for Jail operations.

The Jail operations Mid-Year Budget Amendment is discussed in detail within the attached FY 2026 Mid-Year Budget Requests (Exhibit A).

ALTERNATIVES:

Do not approve the Fiscal Year (FY) 2026 Mid-Year Budget Amendment in its entirety, approve with specific modifications, etc.

ATTACHMENTS:

1. 2026 Budget Amendment Ordinance
2. Exhibit A (2026 Budget Amendment Ordinance)v2

ORDINANCE NUMBER:



AN ORDINANCE BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO ADOPT A FISCAL 2026 BUDGET AMENDMENT (JAIL OPERATIONS) FOR CERTAIN FUNDS OF THE CITY OF ALPHARETTA, GEORGIA APPROPRIATING THE AMOUNTS SHOWN IN EACH BUDGET AS EXPENDITURES, ADOPTING THE ITEM OF REVENUE ANTICIPATION, PROHIBITING EXPENDITURES TO EXCEED APPROPRIATIONS, AND PROHIBITING EXPENDITURES TO EXCEED ACTUAL FUNDING AVAILABLE.

WHEREAS, the Director of Finance has presented a proposed fiscal year 2026 budget amendment, for the purposes of Jail operations, to the City Council on certain funds of the City; and

WHEREAS, each of these proposed amendments will adjust expenditures and revenues originally appropriated in the fiscal year 2026 budget and subsequent amendments; and

WHEREAS, each of these mid-year amendments represent a balanced budget, so that anticipated revenues for each fund equal or exceed proposed expenditures.

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

- that this budget amendment, "Exhibit A" attached hereto and by this reference made a part hereof this ordinance shall be the City of Alpharetta's fiscal year 2026 budget amendment for these certain funds for the fiscal year 2026; and
- that this budget amendment be and is hereby approved and the revenue items shown in the budget for each fund in the amount anticipated are adopted and that the several amounts shown in the budget for each fund as proposed expenditures are hereby appropriated to the departments named in each fund; and
- that the expenditures shall not exceed the appropriations authorized by this mid-year budget or amendments thereto provided; and that expenditures shall not exceed actual funding available.

SO ORDAINED, this _____ day of September 2026.

CITY OF ALPHARETTA

By: _____
Jim Gilvin, Mayor

[SIGNATURES CONTINUED ON FOLLOWING PAGE]
[SIGNATURES CONTINUED FROM PRECEDING PAGE]

COUNCIL MEMBERS

Mayor Pro Tem Dan Merkel

Council Member Donald F. Mitchell

Council Member Douglas J. DeRito

Council Member John Hipes

Council Member Fergal M. Brady

(SEAL)

Attest:
sufficiency:

Approved as to form and legal

Lauren Shapiro, City Clerk

Molly Esswein, City Attorney



City of Alpharetta, Georgia
Fiscal Year 2026
Budget Amendment Request

The purpose of the Fiscal Year (FY) 2026 Budget Amendment is to amend the base budget as adopted by City Council for targeted initiatives that have already occurred (e.g., during the first three months of the fiscal year) or are planned to occur before fiscal year-end.

General Fund

This Fund is the principal operating fund of the city and includes governmental activities such as police, fire, recreation, transportation, and other general government functions that are primarily funded with property taxes, franchise fees, state shared revenues, and charges for services such as recreation program fees. State law requires that the city's budget be balanced: revenues = expenditures.

The budgetary legal level of control resides at the department level (e.g., City Administration, Recreation, Parks, and Cultural Services, etc.). A given department has the operational flexibility to reallocate appropriations within specific line-items to achieve its mission but cannot exceed its overall appropriation level as approved by City Council. Furthermore, the Adopted Budget approves the staffing level (i.e., authorized full-time equivalent staffing level) for each department. The FY 2026 Budget Amendment adjusts departmental budgets to fund/authorize the targeted initiatives discussed in detail over the following pages.

Exhibit A
Fiscal Year 2026 Budget Amendment Requests

GENERAL FUND			
LEGAL LEVEL OF CONTROL			
	Fiscal Year 2026		
		Jail Operations	
	Current Budget	Budget Amendment	Revised Budget
Revenues by Source:			
Property Taxes	\$ 38,079,000	\$ -	\$ 38,079,000
Local Option Sales Taxes	22,440,500	-	22,440,500
Other Taxes	20,015,400	-	20,015,400
Licenses and Permits	3,476,500	-	3,476,500
Intergovernmental Revenue	368,663	-	368,663
Jail Operations - Utilities Cost Sharing	-	(16,278)	(16,278)
Charges for Services	5,357,600	-	5,357,600
Jail Operations - Bond Processing Fees	-	43,202	43,202
Fines and Forfeitures	2,280,000	-	2,280,000
Investment Earnings	1,150,000	-	1,150,000
Other/Miscellaneous	249,654	-	249,654
Other Financing Sources			
Transfer-in from Hotel/Motel Fund	3,412,500	-	3,412,500
Budgeted Fund Balance	5,017,048	-	5,017,048
Total Revenues	\$101,846,865	\$ 26,924	\$101,873,789
Expenditures by Department:			
Mayor and City Council	\$ 443,701	\$ -	\$ 443,701
City Administration	3,110,149	-	3,110,149
Finance	4,220,564	-	4,220,564
City Attorney	800,000	-	800,000
Information Technology	2,572,375	-	2,572,375
Human Resources	1,110,544	-	1,110,544
Municipal Court	1,410,650	-	1,410,650
Police Department*	26,437,603	-	26,437,603
Jail Operations	117,270	1,600,811	1,718,081
Fire Department*	19,955,989		19,955,989
Public Works	11,483,060	-	11,483,060
Recreation, Parks, and Cultural Services	14,865,272	-	14,865,272
Community Development	4,884,783	-	4,884,783
subtotal	\$ 91,411,960	\$ 1,600,811	\$ 93,012,771
General Government:			
Insurance Premiums	\$ 1,060,500	\$ -	\$ 1,060,500
Gwinnett Tech Bond (P&I)	291,065	-	291,065
Transfer to Capital Project Fund			
Fund Balance for one-time Capital	3,117,048	-	3,117,048
Capital Contribution from General Fund	3,091,292	(1,573,887)	1,517,405
Transfer to Stormwater Capital Fund	1,900,000	-	1,900,000
Contingency	975,000	-	975,000
subtotal	\$ 10,434,905	\$ (1,573,887)	\$ 8,861,018
Total Expenditures	\$101,846,865	\$ 26,924	\$101,873,789

* Funding for the Public Safety Department has been split into the Police and Fire Departments pursuant to approved reorganization plans.

Exhibit A
Fiscal Year 2026 Budget Amendment Requests

The following section provides, by department, the associated detail/justification for each targeted initiative requested through the FY 2026 Budget Amendment.

Police Department

Initiative: Jail Operations (partial year in FY 2026; assuming 11/1/2025 start date)

Funding Request: \$1,573,887 operational impact in FY 2026 (\$26,924 additional revenue; \$1,600,811 additional expenses). Annualized operational impact (revenues less expenses) in FY 2027 forecasted at \$2,345,465.

Operational Cost Detail

This request is to fund operations at the Alpharetta Municipal Jail starting November 1, 2025 (8 months of operations in FY 2026). The funding level contained herein represents the minimum staffing level (15 full-time equivalent positions) required for safe and effective operations. Cost components for year one operations include:

- Personnel = \$1,254,886 (partial-year impact of 8 months in FY 2026). This includes funding for 15 full-time equivalent positions and associated benefits with the details as follows:
 - Division Chief (1 FTE)
 - Assistant Division Chief (1 FTE)
 - Detention Supervisors (5 FTE)
 - Detention Officers (8 FTE)

Annualized personnel costs for year 2 (FY 2027) are forecast at \$1,953,870 and will be programmed into the FY 2027 Budget.

- Maintenance and Operations (additional funding above current appropriations) = \$320,327 and consists of general operational funding needs including professional services (e.g. inmate meals, medical services, etc.), facility repair & maintenance, liability insurance, employee development, maintenance contracts (e.g. linen and laundry service), IT professional services (e.g. jail management software), supplies, utilities, uniforms, etc.

Annualized maintenance and operations costs for year 2 (FY 2027) are forecast at \$391,595 and will be programmed into the FY 2027 Budget.

- Operational Capital = \$25,598 and consists of minor capital needs such as a multi-function printer, technology needs (laptops, monitors, desktop PCs, etc.), office furniture, etc.

Capital Cost Detail (to be included in the Capital Project Fund)

- Capital = A capital need totaling \$50,150 is being requested for the purchase of one vehicle and associated upfitting and is being requested within the Capital Project Fund to properly account for capital asset acquisition.

Current capital planning for year 2 (FY 2027) consists of an additional Jail transport van, including upfitting, at a cost of \$100,000.

Funding Detail for Operational Costs

Operational funding for this request is coming through a reduction in the General Fund Annual Capital Contribution within the FY 2026 Budget as follows:

- General Fund Annual Capital Contribution: \$3,091,292
- Amendment to fund Jail Operations (partial year) (1,573,887)
\$1,517,405

Exhibit A
Fiscal Year 2026 Budget Amendment Requests

Year 2 Forecast (FY 2027)

Operational costs for fiscal year 2027 are forecast at \$2,345,465 and represent a budgetary increase of \$627,384 over the partial-year impact requested herein for FY 2026 (\$1,718,081, when inclusive of existing appropriations). As previously noted, capital funding for FY 2027 is anticipated at an additional \$100,000.

Potential funding options to offset the additional 2027 budget year impact (first full year of operations) include: potential general fund revenue growth above base budget expenditure projections (not yet identifiable); potential operational efficiencies in city-wide operations; further deferment of capital maintenance (reduction in general fund Annual Capital Contribution); etc.

Capital Project Fund

This Fund accounts for the acquisition and construction of major items such as buildings, infrastructure, parks, streets, and other major capital facilities. The budgetary legal level of control resides at the project level.

CAPITAL PROJECT FUND			
LEGAL LEVEL OF CONTROL (Impacted Line-Items)			
	Fiscal Year 2026		
	Current Budget	Budget Amendment	Revised Budget
Revenue by Source:			
Transfer-In from the General Fund (Capital Contribution for FY 2026)	\$ 6,208,340	\$ (1,573,887)	\$ 4,634,453
Net Budget Adjustments	\$ 6,208,340	\$ (1,573,887)	\$ 4,634,453
Expenditures by Project:			
Public Safety			
Jail Operations - Vehicle and Upfitting	\$ -	\$ 50,150	\$ 50,150
General Government			
Non-Allocated	3,177,574	(1,624,037)	1,553,537
Net Budget Adjustments	\$ 3,177,574	\$ (1,573,887)	\$ 1,603,687

Police – Jail Operations

Initiative: Purchase of one vehicle for Jail Operations

Funding Request: \$50,150

This request is for the purchase of one vehicle (smaller SUV such as a Chevrolet Traverse) for the Jail operations team and includes funding for upfitting.

General Government

Initiative: Decrease in General Fund Capital Contribution for FY 2026

Funding Reduction: (\$1,573,887)

Funding for Jail Operations necessitates a reduction in the General Fund Capital Contribution of \$1,573,887. The net impact, when coupled with the additional vehicle funding request detailed above, is a reduction in Non-Allocated of \$1,624,037 resulting in a revised Non-Allocated balance of \$1,553,537.



STAFF REPORT

Department: City Clerk
Submitted By: Lauren Shapiro
Meeting Date: August 25, 2025

AGENDA ITEM:

Ordinance: Alcohol Ordinance Text Amendments

FIRST READING

Consideration of adoption of an Ordinance to amend Chapter 4 of The Code of the City of Alpharetta, referred to as the Alcohol Ordinance; to provide for effective dates; and for other purposes.

STAFF RECOMMENDATION:

Adopt an Ordinance to amend Chapter 4 of The Code of the City of Alpharetta, referred to as the Alcohol Ordinance; to provide for effective dates; and for other purposes.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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ITEM DESCRIPTION:

The City Council reviewed and discussed, as a Work Session item, the attached proposed Text Amendments to the City's Alcohol Ordinance during the July 23rd Special Called City Council Meeting.

The proposed Ordinance adds and amends definitions and distance requirements city-wide as it pertains to alcoholic beverage sales, including the following:

- Creates definition of "College or College Campus"
- Creates definition of "Downtown District"
- Adds clarity to definition of "Eating Establishment" and changes the 50% alcohol/50% food sales requirement from an annual to monthly requirement
- Creates definition of "Mixed Use Development District"
- Adds clarity to definition of "Premises" by clarifying ownership
- Creates definition for "School or School Grounds" and adds clarity as to what types of establishment are or are not considered a school
- Creates definition of "Treatment Center"
- Removes all distance requirements for an establishment that sells alcoholic beverages for on-premises consumption, so that only retail package stores will have minimum distance requirements
- Creates a consistent methodology for how distances should be measured from establishments
- Creates a variance procedure for retail package stores who are unable to meet the distance requirements from a bus stop, school, park, or other retail package store

ALTERNATIVES:

Do not adopt an Ordinance and offer alternative language for the text amendment.

ATTACHMENTS:

1. Alcohol Ordinance Text Amendments



AN ORDINANCE BY THE MAYOR AND COUNCIL OF THE CITY OF ALPHARETTA, GEORGIA TO AMEND CHAPTER 4 OF THE CODE OF THE CITY OF ALPHARETTA, REFERRED TO AS THE ALCOHOL ORDINANCE; TO PROVIDE FOR EFFECTIVE DATES; AND FOR OTHER PURPOSES.

WHEREAS, O.C.G.A. § 36-35-3(a) provides that the governing authority of each municipal corporation shall have power to adopt clearly reasonable ordinances, resolutions and regulations relating to its property, affairs, and local government for which no provision has been made by general law and which are not inconsistent with the Constitution or any charter provision applicable thereto; and

WHEREAS, in the interests of the health, safety, and general welfare of the citizens of the City of Alpharetta, Georgia, the Mayor and City Council desires to amend, Chapter 4 of the Code of the City of Alpharetta, Georgia, referred to as the Alcohol Ordinance; and

WHEREAS, appropriate notice and hearing on the amendments contained herein have been carried out according to general and local law;

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

Section 1. Section 4-1 of Chapter 4 of the Code of Ordinances of the City of Alpharetta is hereby amended by adding, in alphabetical order, the following bold, and red underlined definitions:

College or college campus shall include such state, county, public or private educational institutions of higher learning and the grounds and buildings owned or occupied by such college. For purposes of this ordinance, the requirements are intended to apply to the main or primary campus or grounds of a college. A subordinate facility shall not be considered a college if all of the following conditions are met: (1) the college is occupying the subordinate facility as a tenant under a lease agreement; (2) the amount of square footage leased to the college at the subordinate facility is less than 20 percent of the cumulative square footage of the buildings occupied by the college at its primary facility; (3) the subordinate facility is located in a commercially-zoned district; and (4) The subordinate facility is not adjacent or contiguous to the primary facility of the college.

Downtown district shall refer to the area as follows: the area of the city bounded on the north by the northern right-of-way of Church Street, then traveling southward along the western right-of-way of Canton/Roswell Street to the intersection with Old Milton Parkway, then traveling along the northern right-of-way of Old Milton Parkway eastward to the intersection with State Route 9/Main Street, then traveling northward along the eastern boundary of State Route 9/Main Street to the southern

right-of-way of Marietta Street, then by a line drawn to the east to the intersection of Haynes Bridge Road and Thompson Street, then northward along the western right-of-way of Haynes Bridge Road to the intersection of Academy Street, then proceeding westward along the southern right-of-way of Academy Street to the intersection of State Route 9/Main Street, there to travel northward along the western right-of-way of State Route 9/Main Street to the intersection with Church Street. For the purposes of this definition, any licensed establishment, the property of which abuts the described boundaries, shall be considered to be located within the district.

Eating establishment **for the purposes of on-premises consumption of alcohol** means an establishment which is licensed to sell beer, distilled spirits, malt beverages, or wines and which derives at least 50 percent of its total **monthly** gross food and beverage sales from the sale of prepared meals or food.

Grocery store means a retail establishment that has a total retail floor space of at least 10,000 square feet of which at least 85 percent is reserved for the sale of food and other nonalcoholic items and conducts all of its sales inside the building containing its retail floor space.

Housing authority property means any property containing 300 housing units or fewer owned or operated by a housing authority created by Article 1 of Chapter 3 of Title 8, the "Housing Authorities Law."

Mixed use development district shall mean a property which is zoned MU (Mixed Use) or DT-MU (Downtown Mixed-Use) and is minimum ten acres.

Public park means a government-owned or government operated park that is habitually used for recreation purposes, including all facilities, buildings, stands, concession areas, grounds, fields, playgrounds, parking lots, trails, greenspaces, and greenways. Public park includes areas of the City of Alpharetta's Greenway system and the AlphaLoop.

Premises means **one physically identifiable place of business operated by the same ownership and overall management and** the definite closed or partitioned-in locality **where alcohol or alcoholic beverages are manufactured, sold, or offered for sale,** whether a room, shop, **suite,** building, restaurant or club, wherein activities permitted by this chapter are conducted.

Retail package store means the licensed premises at which alcoholic beverages are sold in unbroken packages for consumption off the premises. This definition excludes manufacturers and wholesale dealers.

School or school grounds shall include only such state, county, city, church, private, or other schools that teach the subjects commonly taught in the common schools and colleges of this state and expressly exclude buildings used by school officials solely

for administrative purposes in which school children are not regularly taught. For the purpose of this ordinance, schools, pre-kindergarten programs and childcare centers, that are either non-public or private, shall not be deemed a school unless the school, pre-kindergarten program or childcare center satisfies the requirements of O.C.G.A. § 20-2-690(b).

Treatment center means a facility that receives patients and provides services and care for alcoholics, intoxicated persons, drug dependent individuals, or drug abusers in either an outpatient or inpatient setting.

Section 2. Section 4-17 of Chapter 4 of the Code of Ordinances of the City of Alpharetta is hereby amended by removing the strikethrough language and adding the following bold, underlined language:

(a) For purposes of this section, distances shall be measured as follows:

- (1) In a straight line from the primary door of the premises from which alcoholic beverages are sold or offered for sale;
- (2) To the primary door of the building of a public library, church, government-owned treatment center or a retail package store;
- (3) To the primary door of the building of a church, government-owned treatment center or a retail package store;
- (4) To the primary entry door for a private residence;
- (5) To the nearest property line of the real property being used for a public park, school or educational purposes;
- (6) To the point indicated by the county board of education as a school bus stop.
- (7) When measuring distances, obstacles added by the licensee or any other party, such as fences or other improvements or obstructions, added with the purpose of increasing the measurement of distance, and where removal of all such obstacles would result in the premises not satisfying any applicable distance requirement, will be ignored. In those instances, the distance shall be measured over or through any such obstacles, as the city deems appropriate, to obtain the proper distance measurement;

(a)(b) No person, retailer, or retail package store **selling wine, beer, and/or malt beverages** may sell or offer to sell alcoholic beverages:

- (1) Within 200 feet of any private residence, unless such residence is itself in a commercial district;

- (2) Within 300 feet of any public library or branch thereof;
- (3) Within 300 feet ~~of the property line~~ of any church, shrine, or chapel used exclusively for religious services, ~~and any school grounds or college campus;~~
- (4) Within 300 feet of any school grounds or college campus, unless the package store is a grocery store as defined in section 4-1.
- ~~(5)~~ Within 300 feet of that portion of a public park which is habitually used for recreational purposes;
- (6) Within 200 feet of a regular stop as designated by the county board of education where a school bus for the transportation of school children in the public schools of the county shall take on or discharge school children; ~~or~~
- (7) Within 2,000 feet of any other retail package store selling wine, beer, malt beverages or distilled spirits;
- ~~(8) Within 300 feet of an alcoholic treatment center owned and operated by the State of Georgia or any county or municipal government therein; or~~

~~The schools or colleges referred to herein shall include only such state, county, city, church or other schools as teach the subjects commonly taught in the common schools and colleges of this state. A school bus stop is defined as a designated place where five or more children board the bus. The public parks referred to herein shall include all public parks, however, the Alphaloop and the Big Creek Greenway shall be excluded from that definition for the purposes of this Code section only.~~

- ~~(c) No retail package store selling distilled spirits, with or without selling wine, beer, and/or malt beverages, may sell or offer to sell alcoholic beverages:~~
 - ~~(1) Within 200 feet of any private residence, unless such residence is itself in a commercial district;~~
 - ~~(2) Within 300 feet of any public library or branch thereof;~~
 - ~~(3) Within 300 feet of any church, shrine, [or] chapel used exclusively for religious services;~~
 - ~~(4) Within 600 feet of any school grounds or college campus;~~

- ~~(5) Within 300 feet of that portion of a public park which is habitually used for recreational purposes;~~
- ~~(6) Within 200 feet of a regular stop as designated by the county board of education where a school bus for the transportation of school children in the public schools of the county shall take on or discharge school children;~~
- ~~(7) Within 2,000 feet of any other retail package store selling wine, beer, malt beverages or distilled spirits; or~~
- ~~(8) Within 300 feet of an alcoholic treatment center owned and operated by Georgia or any county or municipal government therein.~~
- ~~(d) No retailer selling alcoholic beverages for consumption on the premises may sell or offer to sell alcoholic beverages:~~
 - ~~(1) Within 300 feet of an alcoholic treatment center owned and operated by Georgia or any county or municipal government therein; or~~
 - ~~(2) Within 300 feet of any housing authority property.~~

~~For premises that are located or proposed to be located in the central business district (as defined in section 1.4.2 of the Unified Development Code), distance shall be measured from such residence, library, property line, park or school bus stop by the straight line distance to the nearest public sidewalk, street or highway, then along such sidewalk, street or highway by the nearest route to the front door of the premises from which alcoholic beverages are to be sold. For premises that are located or proposed to be located in all other areas of the city, distance shall be measured from such residence, library, property line, park or school bus stop by the straight line distance to the point of the premises nearest to such residence, library, property line, park or school bus stop. Every license application shall include a scale drawing of the location of the proposed premises, showing the distance of the uses described in this section and a certificate of a registered land surveyor or professional engineer that the location complies with these distance requirements.~~

- ~~(e) The distance requirements of this section pertaining to colleges are intended to apply to the main or primary campus or grounds of a college. For various reasons, a college may occasionally lease subordinate space away from its main campus or grounds to conduct its activities (a subordinate facility). For the purposes of determining compliance with the distance requirements of this section, a subordinate facility shall not be considered a college if all of the following conditions are met:~~

~~(1) The college is occupying the subordinate facility as a tenant under a lease agreement;~~

~~(2) The amount of square footage leased to the college at the subordinate facility is less than 20 percent of the cumulative square footage of the buildings occupied by the college at its primary facility;~~

~~(3) The subordinate facility is located in a commercially zoned district; and~~

~~(4) The subordinate facility is not adjacent or contiguous to the primary facility of the college.~~

~~Notwithstanding the foregoing, no license for the sale of alcoholic beverages shall be granted with respect to an establishment that is located in the same building as a subordinate facility or within 50 feet of a subordinate facility.~~

~~(d) The city council, after notice and a public hearing, may grant a variance to the minimum distance requirements between a private residence and an establishment seeking an on-premises consumption license if there exists one or more of the conditions set forth in subsection (d)(1) of this section, and all of the conditions set forth in subsection (d)(2) of this section:~~

~~(1) a. The establishment is designed to be an integral part of planned mixed use development;~~

~~b. The establishment is located within a shopping center with an aggregate leasable area of 50,000 square feet or more;~~

~~c. The primary entrance of the establishment is not directly visible along the line of measurement and is physically separated from the residence;~~

~~d. There are other licensed establishments of a similar nature in the immediate vicinity;~~

~~e. The residence is not a single family detached residence.~~

~~f. The establishment is a contributing historical building as defined by the historic preservation ordinance, and the property is zoned to allow for a use that is suitable for an alcohol license such as a restaurant and/or gourmet food store.~~

~~(2) a. There are practical or economic difficulties in carrying out the strict letter of the distance requirements;~~

- ~~b. — The request is not based primarily on the desire to reduce the cost of developing the site;~~
- ~~c. — The proposed variance will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site, and will not substantially interfere with or injure the rights of others whose property would be affected by the variance;~~
- ~~d. — The proposed variance will not be detrimental to the public health, safety or welfare, result in additional expense, or the creation of nuisances, or conflict with other applicable law.~~
- ~~(e) — The city council, after notice and a public hearing, may grant a variance to the minimum distance requirements between a school grounds or college campus and an eating establishment (as the term "eating establishment" is used in section 4-47) seeking an on-premises consumption license, provided that all of the conditions set forth below exist:~~
 - ~~(1) — The location for which a license to sell alcoholic beverages for on-premises consumption is being sought has previously been operated as an eating establishment licensed by both the city and the state for the sale of alcoholic beverages for on-premises consumption within the five years immediately preceding the application for the new license;~~
 - ~~(2) — The primary entrance to the eating establishment is physically separated, either by a street, a fence, shrubbery, a parking lot, another building, or some other form of physical barrier, from the school grounds or college campus which is in close proximity to the eating establishment;~~
 - ~~(3) — There are practical or economic difficulties in carrying out the strict letter of the distance requirements, including the fact that the proposed premises from which alcoholic beverages for on-premises consumption would be sold already contains a commercial kitchen;~~
 - ~~(4) — The request is not based primarily on the desire to reduce the cost of developing the site;~~
 - ~~(5) — The proposed variance will not substantially diminish the property value in, nor alter the essential character of, the area surrounding the site, and will not substantially interfere with or injure the rights of others whose property would be affected by the variance;~~
 - ~~(6) — The proposed variance will not be detrimental to the public health, safety or welfare, result in additional expense, or the creation of nuisances, or conflict with other applicable law;~~

~~(7) The proposed variance will have no material effect on the use of the property on which the school grounds or college campus is located as either a school grounds or college campus.~~

~~(e) The city council, after notice and a public hearing, may grant a variance to the local minimum distance requirements between any retail package stores and a school bus stop, school grounds or college campus, church, public park, or other retail package stores, provided that all of the conditions set forth below exist:~~

~~(1) The location for which a license to sell retail packages will not substantially diminish the property value, nor alter the essential character of the area surrounding the site, and will not substantially interfere with or injure the rights of others whose property would be affected by the variance.~~

~~(2) The city council may also impose any conditions which it finds to be necessary to protect the best interest of the surrounding property of the city. Conditions may include, but not be limited to, the hours of operation, parking and landscaping.~~

~~(3) A location that has been granted a waiver or reduction of distance by the city council shall not be required to obtain a new waiver or reduction of distance as a result in change of tenancy, ownership or management, unless a change in use occurs for a time period of 12 months or more.~~

~~(4) The retail package store will meet all distance requirements set and required by the state of Georgia.~~

(f) To the extent not otherwise prohibited by O.C.G.A. § 3-3-21 or other state law, the operator of a premises shall not be ineligible to receive, maintain, or renew a license due solely to the premises' noncompliance with the distance requirements set forth in section 4-17(a) if:

(1) A duly licensed licensee engaged in the sale or offer for sale of alcoholic beverages on the premises prior to the establishment of any use or activity described in section 4-17(a) that would otherwise make the premises ineligible for a license; and

(2) After establishment of any use or activity described in section 4-17(a), the sale or offer for sale of alcoholic beverages on the premises did not cease for a period of six months or more. Notwithstanding the foregoing, nothing contained in this subsection or elsewhere in this chapter shall be construed or interpreted to affect the status of a license under this chapter 4 as a mere grant or privilege to carry on the business during the terms of the license subject to all terms and conditions imposed by the city ordinances and state law.

Section 3. Section 4-49(b)(2) of Chapter 4 of the Code of Ordinances of the City of Alpharetta is hereby amended by removing the strikethrough language and adding the following bold, underlined language:

- (2) Eating establishments, as defined in section 4-1, may sell wine and/or beer by the package for off-premises consumption, provided that the sale of wine and/or beer for off-premises consumption is an ancillary function of the eating establishment. Notwithstanding the foregoing, the sales of wine and/or beer by the package for off-premises consumption shall not be used in calculating the total ~~annual~~ **monthly** gross food and beverage sales for the establishment for the purpose of determining whether the establishment constitutes an eating establishment as set forth in section 4-1, however, all sales of wine and/or beer sold for off premises consumption shall be notated on the monthly alcohol compliance form; and

Section 4. Section 4-398 of Chapter 4 of the Code of Ordinances of the City of Alpharetta is hereby amended by striking the text in its entirety and leaving that Section as Reserved.

Section 5. Section 4-399 of Chapter 4 of the Code of Ordinances of the City of Alpharetta is hereby amended by striking the text in its entirety and leaving that Section as Reserved.

Section 6. Section 4-400 of Chapter 4 of the Code of Ordinances of the City of Alpharetta is hereby amended by striking the text in its entirety and leaving that Section as Reserved.

Section 7. Section 4-402 of Chapter 4 of the Code of Ordinances of the City of Alpharetta is hereby amended by striking the text in its entirety and leaving that Section as Reserved.

Section 8. Section 4-450 of Chapter 4 of the Code of Ordinances of the City of Alpharetta is hereby amended by striking the text in its entirety and leaving that Section as Reserved.

Section 9. Section 4-451 of Chapter 4 of the Code of Ordinances of the City of Alpharetta is hereby amended by striking the text in its entirety and leaving that Section as Reserved.

Section 10. Severability

It is hereby declared to be the intention of the Mayor and City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section hereof shall be declared invalid or unconstitutional or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the Mayor and Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

Section 11. Effective Date

This Ordinance shall be effective immediately upon adoption.

Section 12. Repealer

All ordinances or parts of ordinances found to be in conflict herewith are hereby repealed.

SO ORDAINED, this ____ day of _____ 2025.

CITY OF ALPHARETTA

By: _____
Jim Gilvin, Mayor

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM PRECEDING PAGE]

COUNCIL MEMBERS*

Mayor Pro Tem Dan Merkel

Council Member Donald F. Mitchell

Council Member Douglas J. DeRito

Council Member John Hipes

Council Member Fergal M. Brady

(SEAL)

Attest:

Approved as to form and legal sufficiency:

Lauren Shapiro, City Clerk

Molly Esswein, City Attorney

First Reading: _____

Second Reading: _____

*At the time this resolution was considered and adopted, Post 2 of the City Council was vacant.



STAFF REPORT

Department: City Clerk

Submitted By:

Meeting Date: August 25, 2025

AGENDA ITEM:

THE FOLLOWING ITEMS HAVE BEEN DEFERRED:

STAFF RECOMMENDATION:

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST:

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
-----------------------------	----------------------

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
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ITEM DESCRIPTION:

ALTERNATIVES:

ATTACHMENTS:

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: The Hanover Company c/o Dennis J. Webb, Jr. - Smith, Gambrell & Russell, LLP

Telephone: 404-815-3620

Address: 1105 W. Peachtree Street SW

Suite: 1000

City Atlanta

State: GA

Zip: 30309

Fax: 404-685-6920

Mobile Tel: _____

Email: djwebb@sgrlaw.com

Subject Property Information:

Address: 0 North Point Parkway & 0 Dryden Road

Current Zoning: CUP

District: 1

Section: 2

Land Lot: 748

Parcel ID: 22-5450-1188-170-1, 22-5450-1188-057-0,
21-5500-1177-142-5, 21-5490-1112-050-0,
22-5450-1188-059-6, 21-5490-1112-049-2

Proposed Zoning: CUP

Current Use: Undeveloped

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?

See Letter of Intent

Applicant's Request (Please itemize the proposal):

See Letter of Intent

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

See Letter of Intent

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

See Letter of Intent

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

See Letter of Intent

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

See Letter of Intent

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

See Letter of Intent

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

See Letter of Intent

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

See Letter of Intent

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

See Letter of Intent

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.

See Letter of Intent

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

See Letter of Intent

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

See Letter of Intent

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.

See Letter of Intent

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.

SIGN VARIANCE REVIEW CRITERIA

Are there exceptional conditions pertaining to the property where the sign is to be located as a result of the property size, shape, or topography which are not applicable to other lands or structures in the area? If "yes," please explain.

☐ Yes N/A

☐ No

Would the applicant be deprived of rights that are commonly enjoyed by others similarly situated? If "yes," please explain.

☐ Yes N/A

☐ No

Would granting the variance confer on the applicant any significant privileges which are denied to others similarly situated? If "yes," please explain.

☐ Yes N/A

☐ No

Are the exceptional circumstances the result of actions of the applicant or the applicant's representatives? If "yes," please explain.

N/A

☐ Yes

☐ No

Is the requested variance the minimum necessary to allow the applicant to enjoy rights commonly enjoyed by others similarly situated? If "no," please explain.

☐ Yes N/A

☐ No

Would granting of the variance violate more than one standard of the Unified Development Code? If "yes," please explain.

☐ Yes N/A

☐ No

Would granting the variance result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic? On a separate sheet or sheets, please defend your response.

☐ Yes

☐ No

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Windward Point WHP, Inc.

Telephone: _____

Address: 5607 Glenridge Drive

Suite: 430

City Atlanta

State: GA

Zip: 30342

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.

☐ Annexation

☐ Special Use

☐ Rezoning

☐ Conditional Use

☒ Variance

☒ Master Plan

☐ Land Use Application

☐ Other

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Dennis J. Webb, Jr. - Smith, Gambrell & Russell, LLP

Telephone: 404-815-3620

Address: 1105 W. Peachtree Street NE

Suite: 1000

City Atlanta

State: GA

Zip: 30309

So Sworn and Attested:

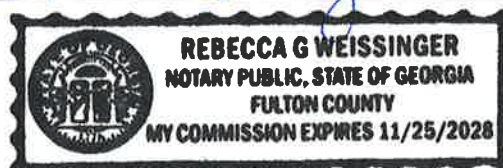
Owner Signature: _____

Date: 5.29.25

Notary:

Notary Signature: _____

Date: 5/29/2025



PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Windward Park Master Association, Inc. Telephone: _____

Address: 5607 Glenridge Drive Suite: 430

City: Atlanta State: GA Zip: 30342

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.

- | | |
|---|---|
| ☐ Annexation | ☐ Special Use |
| ☐ Rezoning | ☐ Conditional Use |
| ☒ Variance | ☒ Master Plan |
| ☐ Land Use Application | ☐ Other |

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Dennis J. Webb, Jr. - Smith, Gambrell & Russell, LLP Telephone: 404-815-3620

Address: 1105 W. Peachtree Street NE Suite: 1000

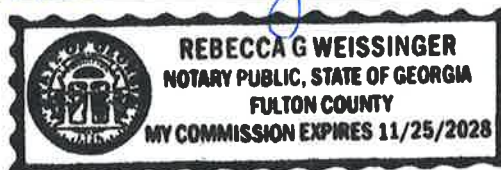
City: Atlanta State: GA Zip: 30309

So Sworn and Attested:

Owner Signature: [Signature] Date: 5.29.25

Notary:

Notary Signature: [Signature] Date: 5/29/2025



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: Windward Park Master Association Inc.

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: _____

N/A

Position: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

Description of Contribution: _____

Value: _____

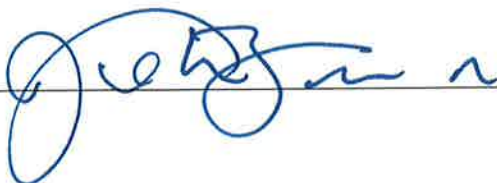
Description of Contribution: _____

Value: _____

Campaign Contribution Information:

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

Signature: _____



Date: _____

5.29.25

DISCLOSURE FORM

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Name of Applicant or Opponent: Windward Point WHP, Inc.

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

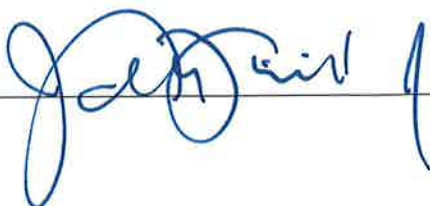
Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____



Date: _____

5.29.25

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Name of Applicant or Opponent: The Hanover Company

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: None Position: _____

Description of Contribution: _____ Value: _____

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: Adam S. Hanks

Date: 5-29-2025

DISCLOSURE FORM

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Name of Applicant or Opponent: Dennis J. Webb, Jr. - Smith, Gambrell & Russell, LLP

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____



Date: 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: J. Alexander Brock - Smith, Gambrell & Russell, LLP

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____



Date: 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: Kathryn M. Zickert - Smith, Gambrell & Russell, LLP

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: Kathryn M Zickert

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: **Kirk R. Fjelstul - Smith, Gambrell & Russell, LLP**

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

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

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____

Date: **5/30/2025**



MEMORANDUM

TO: City of Alpharetta
CC: The Hanover Company
FROM: J. Alexander Brock (GA P.E. 031209)
DATE: June 2, 2025
RE: Trip Generation – Windward Park

The Applicant, The Hanover Company, (“Applicant”) is proposing the development of a Class A, multi-family building with retail space and structured parking (the “Proposed Development”) at Windward Park, the ±47.65-acre property located at 0 Northpoint Parkway and 0 Dryden Road, (Parcel IDs 22-5450-1188-170-1, 22-5450-1188-057-0, 21-5500-1177-142-5, 21-5490-1112-050-0, 22-5450-1188-059-6, 21-5490-1112-049-2). Windward Park is zoned Community Unit Plan (CUP), located within Pod 66 of the Windward Master Plan, and currently entitled for 500,000 square feet (sf) of office, 31,440 sf of retail, a 250-key hotel, 130 for sale condominium units and 285 for sale townhome units, only some of which has been built (“Current Entitlement”). The Applicant is requesting a Master Plan amendment to revise Pod 66 of the Windward Master Plan. In addition to incorporating the Proposed Development, the Master Plan amendment will include a revision of the overall office space from 500,000 sf to 374,000 sf, the development of two multi-story parking garages, one of which will be a shared parking deck between the office and multifamily use, and a reduction of the retail space from 23,000 sf to 5,080 sf. (“2025 Amendments”)

The Applicant used the Institute of Traffic Engineers (ITE) Trip Generation Manual (Ninth Edition), to calculate vehicular trips for the 2025 Amendments. When the trips from the Current Entitlement are compared to the 2025 Amendments, there is a decrease in the overall trips. Exhibit 1, attached to this memorandum, is a table comparing the trips generated by the Current Entitlement and the 2025 Amendments. The calculated trips shown in the table demonstrate that there will be ±856 fewer daily trips, 112 fewer AM peak trips, and 75 fewer PM peak trips. As a consequence, the 2025 Amendments should decrease the impact on the surrounding roadways. Further, the site is adjacent to a MARTA park-and-ride location and in close proximity to the Georgia 400 interchange at Windward Parkway, both of which will help lesson and/or disperse the vehicular trips generated to and from the site.

Attachment: Windward Park- Trip Generation- 2022 to 2025 Comparison.

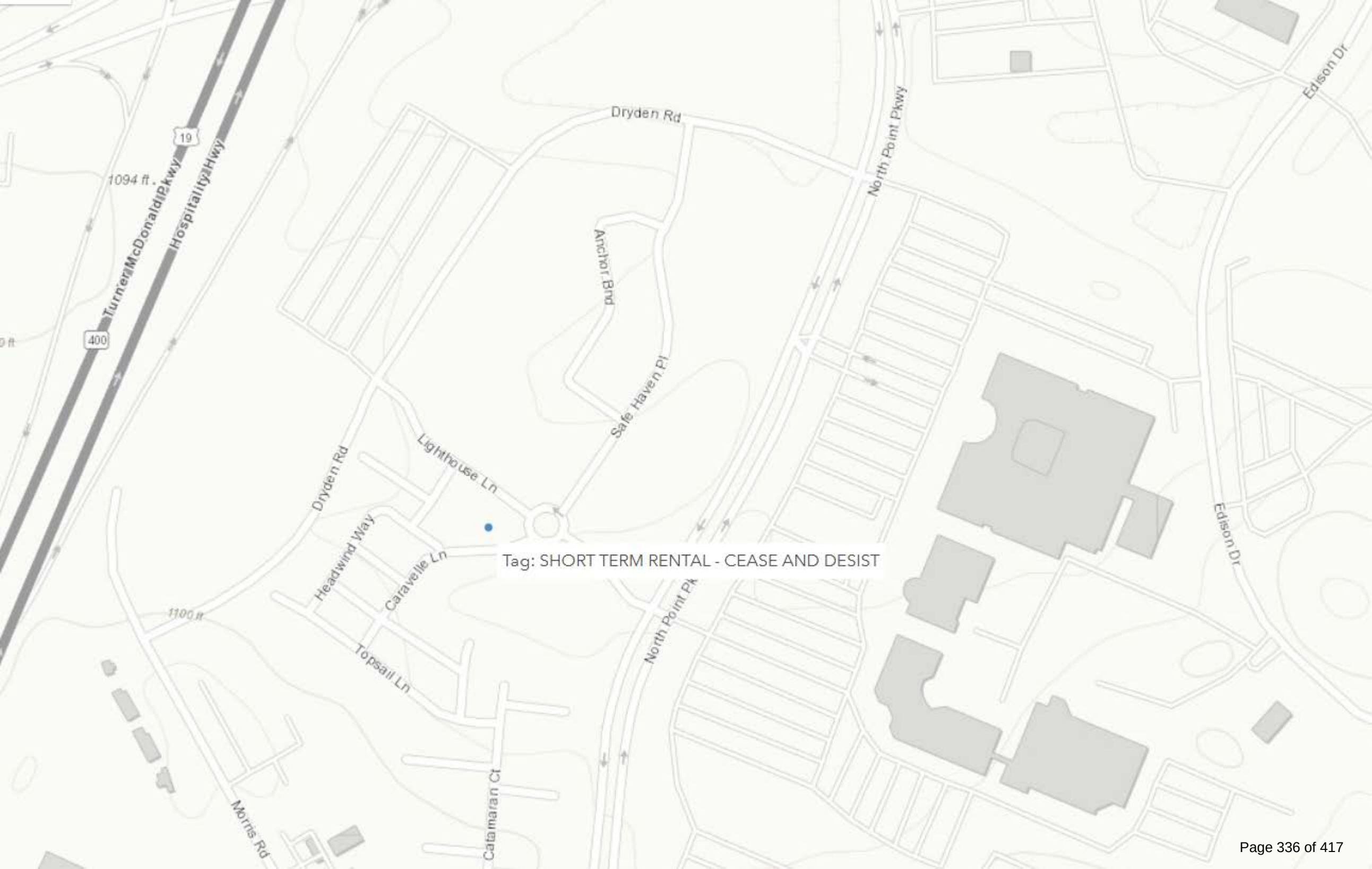
EXHIBIT 1

WINDWARD PARK- TRIP GENERATION- NOVEMBER 2022 PLAN REVISION

PROGRAM	UNITS	LAND USE	ITE CODE	DAILY TRAFFIC			AM PEAK HOUR			PM PEAK HOUR		
				TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT
287	DU	TOWNHOMES	230	1,667	833	834	126	21	105	149	100	49
130	UNITS	APARTMENTS	220	865	432	433	66	13	53	81	52	29
249	ROOMS	HOTEL	310	2,034	1,017	1,017	132	77	55	149	73	76
500000	G.S.F.	OFFICE	710	5,515	2,757	2,758	780	686	94	686	127	618
23000	G.S.F.	RETAIL	820	982	491	491	22	12	10	85	41	33
SUBTOTAL				11,063	5,530	5,533	1,126	809	317	1,150	393	805
INTERNAL CAPTURE				2478	1239	1,239	120	60	60	198	99	99
ALTERNATIVE MODE (4%)				443	221	221	45	32	13	46	16	32
TOTAL DRIVEWAY TRIPS				8,142	4,070	4,073	961	717	244	906	278	674
PASS-BY TRIPS				739	369	370	8	4	4	29	15	14
TOTAL NEW TRIPS				7,403	3,701	3,703	953	713	240	877	263	660

WINDWARD PARK- TRIP GENERATION- APRIL 2025 PLAN REVISION

PROGRAM	UNITS	LAND USE	ITE CODE	DAILY TRAFFIC			AM PEAK HOUR			PM PEAK HOUR		
				TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT
287	DU	TOWNHOMES	230	1,667	833	834	126	21	105	149	100	49
320	UNITS	APARTMENTS	220	2,128	1,064	1,064	163	33	131	198	129	69
249	ROOMS	HOTEL	310	2,034	1,017	1,017	132	77	55	149	73	76
374,000	G.S.F.	OFFICE	710	4,125	2,062	2,063	583	513	70	557	95	463
5,080	G.S.F.	RETAIL	820	217	108	109	5	2	3	19	6	6
SUBTOTAL				10,171	5,084	5,087	1,009	646	364	1,072	403	663
INTERNAL CAPTURE				2478	1239	1,239	120	60	60	198	99	99
ALTERNATIVE MODE (4%)				407	203	203	40	26	15	43	16	27
TOTAL DRIVEWAY TRIPS				7,286	3,642	3,645	849	560	289	831	288	537
PASS-BY TRIPS				739	369	370	8	4	4	29	15	14
TOTAL NEW TRIPS				6,547	3,273	3,275	841	556	285	802	273	523



Real Estate

View Bill

As of	5/30/2025
Bill Year	2024
Bill	2410550
Owner	WINDWARD PARK MASTER ASSOCIATI
Parcel ID	21 -5490-1112-049-2

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2024	\$0.23	\$0.23	\$0.00	\$0.00	\$0.00
TOTAL		\$0.23	\$0.23	\$0.00	\$0.00	\$0.00

Real Estate

View Bill

As of	5/30/2025
Bill Year	2024
Bill	2410551
Owner	WINDWARD POINT WHP INC
Parcel ID	21 -5490-1112-050-0

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2024	\$2,540.58	\$2,540.58	\$0.00	\$0.00	\$0.00
TOTAL		\$2,540.58	\$2,540.58	\$0.00	\$0.00	\$0.00

Real Estate

View Bill

As of	5/30/2025
Bill Year	2024
Bill	2410558
Owner	WINDWARD PARK MASTER ASSOCIATI
Parcel ID	21 -5500-1177-142-5

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2024	\$0.23	\$0.23	\$0.00	\$0.00	\$0.00
TOTAL		\$0.23	\$0.23	\$0.00	\$0.00	\$0.00

Real Estate

View Bill

As of	5/30/2025
Bill Year	2024
Bill	2421798
Owner	WINDWARD MILL LLC
Parcel ID	22 -5450-1188-057-0

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2024	\$4,290.19	\$4,290.19	\$0.00	\$0.00	\$0.00
TOTAL		\$4,290.19	\$4,290.19	\$0.00	\$0.00	\$0.00

Real Estate

View Bill

As of	5/30/2025
Bill Year	2024
Bill	2421800
Owner	WINDWARD POINT WHP INC
Parcel ID	22 -5450-1188-059-6

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2024	\$3,421.48	\$3,421.48	\$0.00	\$0.00	\$0.00
TOTAL		\$3,421.48	\$3,421.48	\$0.00	\$0.00	\$0.00



Real Estate

View Bill

As of	5/30/2025
Bill Year	2024
Bill	2421888
Owner	WINDWARD MILL LLC
Parcel ID	22 -5450-1188-170-1

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2024	\$579.83	\$579.83	\$0.00	\$0.00	\$0.00
TOTAL		\$579.83	\$579.83	\$0.00	\$0.00	\$0.00

PUBLIC PARTICIPATION PLAN

CITIZEN PARTICIPATION FORM - PART A

This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.

Public Hearing or Project Name: _____

Contact Name: Dennis J. Webb, Jr. - Smith, Gambrell & Russell, LLP Telephone: 404-815-3620

The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.

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

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

- | | |
|--|--|
| ☒ Letter | ☐ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☒ Email | ☐ Other <i>(Please Specify)</i> |

djwebb@sgrlaw.com

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.

See Attached

1105 W. Peachtree St. NE, Suite 1000
Atlanta, Georgia 30309-3608
Tel: 404 815-3500
www.sgrlaw.com



Dennis J. Webb, Jr.
Direct Tel: 404-815-3620
Direct Fax: 404-685-6920
djwebb@sgrlaw.com

June 2, 2025

RE: The Hanover Company – Windward Park Development

Dear Neighbor:

Please allow this letter to serve as public notice for an amendment to the Windward Park Master Plan for the properties located at: 0 Dryden Road and 0 Winward Parkway Alpharetta, Georgia and is legally described as located in Land Lots 1112, 1177, 1188 and 1189, 2nd District, 1st/2nd Section, Fulton County, Georgia.

There will be discussion of this item at a Community Zoning Information Meeting on Wednesday, July 9, 2025 at 6:00pm, located in the Multi-Purpose Room at Alpharetta City Hall and online via Zoom. This item will also be considered by the Planning Commission on Thursday, August 7, 2025 at 6:30 PM and by City Council on Monday, August 25, 2025 at 6:30 PM. The meeting(s) 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 404.815.3620 or djwebb@sgrlaw.com.

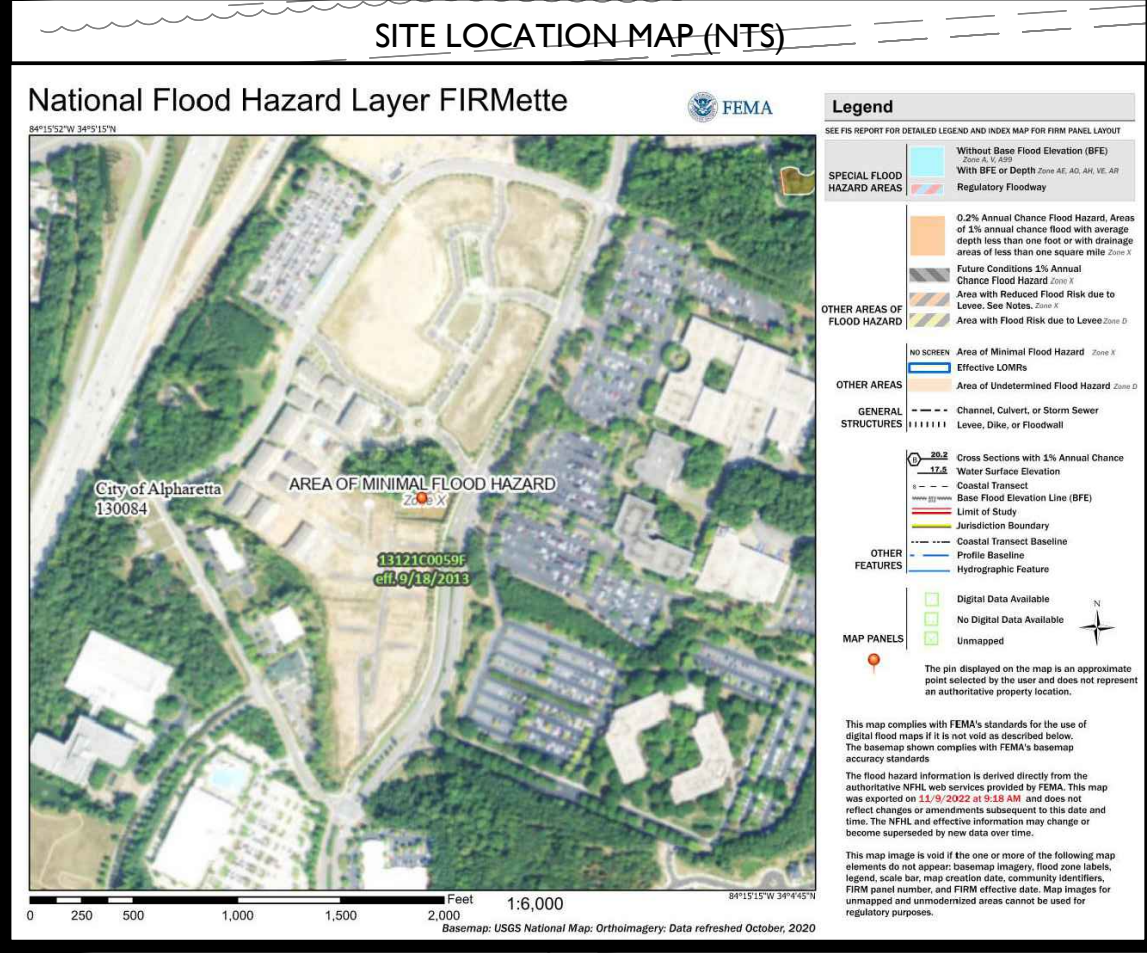
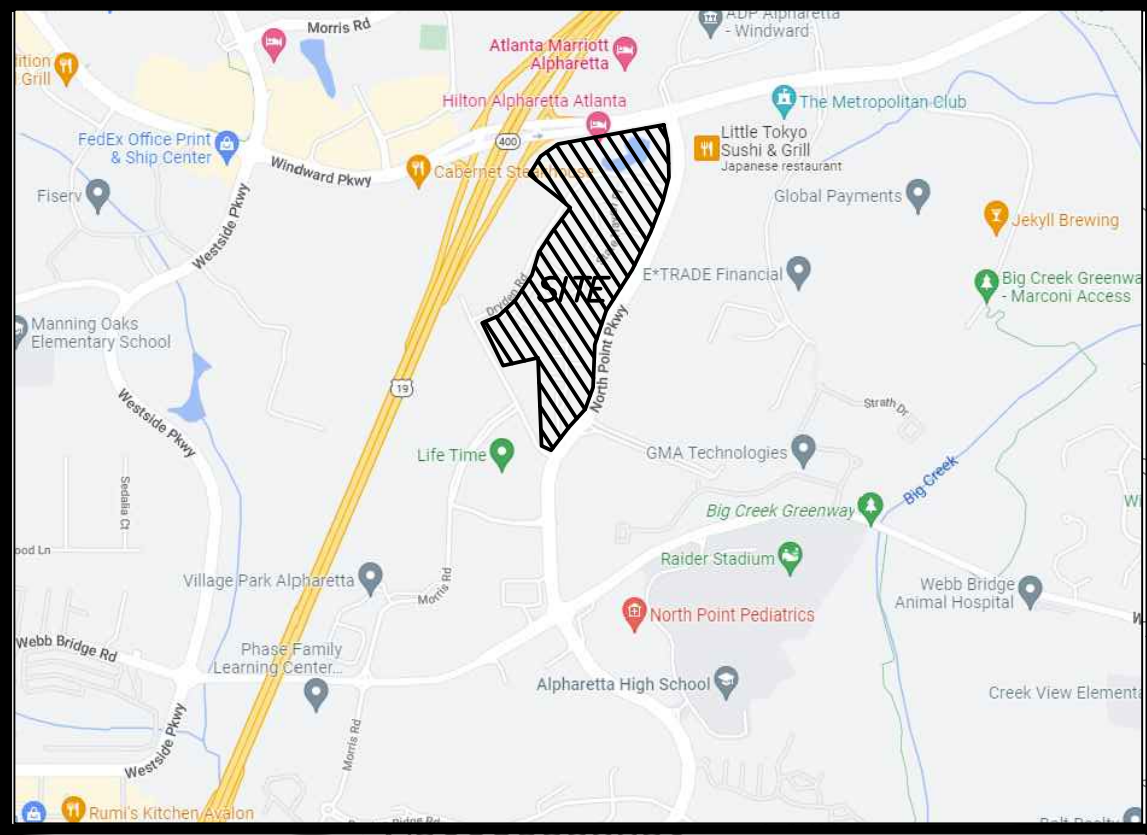
Sincerely,

A handwritten signature in blue ink, appearing to read "DJ Webb", written over a large, light gray "DRAFT" watermark.

Dennis J. Webb, Jr.

PIN	Address	City, State, ZIP	Owner
21 549011120237	5815 WINDWARD PKY	Alpharetta, GA, 30005	ORF II WINDWARD CROSSING LLC A
21 549011120492	0 NORTHPOINT PKWY	Alpharetta, GA, 30005	WINDWARD PARK MASTER ASSOCIATION INC
21 549011120500	0 NORTHPOINT PKWY	Alpharetta, GA, 30005	WINDWARD POINT WHP INC
21 550011760089	300 WINDWARD PKY REAR	Alpharetta, GA, 30005	A T & T RESOURCE MGMT CORP
21 550011771425	0 NORTHPOINT PKWY	Alpharetta, GA, 30005	WINDWARD PARK MASTER ASSOCIATION INC
21 550011771433	0 NORTHPOINT PKWY	Alpharetta, GA, 30005	WINDWARD POINT WHP INC
22 545011880570	0 NORTHPOINT PKWY	Alpharetta, GA, 30005	WINDWARD MILL LLC
22 545011880588	0 MORRIS RD	Alpharetta, GA, 30005	MARTA
22 545011880596	0 NORTHPOINT PKWY	Alpharetta, GA, 30005	WINDWARD POINT WHP INC
22 545011880604	0 NORTHPOINT CT	Alpharetta, GA, 30005	CARAVELLE AT WINDWARD PARK TOWNHOME ASSOCIATION INC
22 545011880786	505 HEADWIND WAY	Alpharetta, GA, 30005	KYE OK KIM LIVING TRUST THE
22 545011880794	503 HEADWIND WAY	Alpharetta, GA, 30005	YANG NING & WANG DUYUAN
22 545011880810	335 BEACONS PL	Alpharetta, GA, 30005	DONTHAMSETTY RAMESH C ET AL
22 545011880828	333 BEACONS PL	Alpharetta, GA, 30005	GUO JINSI & GUAN HONG
22 545011880836	331 BEACONS PL	Alpharetta, GA, 30005	ADABALA RAMYA SREE & BUDI VENKATA SRIKANTH
22 545011880844	329 BEACONS PL	Alpharetta, GA, 30005	LINGAM SHEELA RANI
22 545011880851	327 BEACONS PL	Alpharetta, GA, 30005	SWAMINATHAN SUBRAMANIAN
22 545011880869	325 BEACONS PL	Alpharetta, GA, 30005	KARNWAL HIMANSHU & GARIMA
22 545011880877	323 BEACONS PL	Alpharetta, GA, 30005	JACKSON DALE J & SZEILER ROSEMARY RITA
22 545011880885	321 BEACONS PL	Alpharetta, GA, 30005	PANDYA SNEHALKUMAR GIRISHKUMAR & TANVI SNEHALKUMAR
22 545011880943	322 BEACONS PL	Alpharetta, GA, 30005	GUNDLA KONDAL REDDY
22 545011880950	320 BEACONS PL	Alpharetta, GA, 30005	320 BEACONS PLACE LLC
22 545011881016	5775 NORTHPOINT PKWY	Alpharetta, GA, 30005	DEVELOPMENT AUTHORITY OF FULTON COUNTY
22 545011881602	112 CARAVELLE LN	Alpharetta, GA, 30005	PADGILWAR YOGESHWARI S & SIDDHARTH SHARAD
22 545011881610	114 CARAVELLE LN	Alpharetta, GA, 30005	HARTZOG CARLISHA M
22 545011881628	116 CARAVELLE LN	Alpharetta, GA, 30005	WADHWANI GAURAVKUMAR DEVIDASBHAI & BAFNA SALONI
22 545011881636	118 CARAVELLE LN	Alpharetta, GA, 30005	KRISHNAN VENKATESHWARAN BALU & VIJAYARAMAN DURGADEVI BATHEY
22 545011881644	901 CATAMARAN CT	Alpharetta, GA, 30005	ROGERS CAMPUS II LLC
22 545011881651	903 CATAMARAN CT	Alpharetta, GA, 30005	CASE CHRISTINE MARIE CASE KAITLIN ELIZABETH
22 545011881701	0 DRYDEN RD	Alpharetta, GA, 30005	WINDWARD MILL LLC
22 545011882592	0 NORTHPOINT PKWY	Alpharetta, GA, 30005	WINDWARD POINT WHP INC
22 545011890801	501 HEADWIND WAY	Alpharetta, GA, 30005	BHAVANARI CHANDRA BABU & MANASA
22 545011890892	332 BEACONS PL	Alpharetta, GA, 30005	GRANDHI MRIDULA
22 545011890900	330 BEACONS PL	Alpharetta, GA, 30005	REVOCABLE TRUST OF VERNA TUULIKKI BUSH THE
22 545011890918	328 BEACONS PL	Alpharetta, GA, 30005	SOMARAJU CHANDRASEKARA RAO
22 545011890926	326 BEACONS PL	Alpharetta, GA, 30005	WADHWANI POOJA & SHAVKANI DHARMENDRA KUMAR
22 545011890934	324 BEACONS PL	Alpharetta, GA, 30005	NOMULA RAJANI & RAYABARAPU PAVAN
22 545011890967	107 CARAVELLE LN	Alpharetta, GA, 30005	MEHTA RUCHITA P
22 545011890975	105 CARAVELLE LN	Alpharetta, GA, 30005	MALLESHAPPA DARSHAN GODABANAHAL

22 545011890983	103 CARAVELLE LN	Alpharetta, GA, 30005	ELLIOTT TAMMY RENEE
22 545011890991	101 CARAVELLE LN	Alpharetta, GA, 30005	PUSARLA VINEEL & KORLEPARA SREE DIVYA
22 545011891007	0 NORTHPOINT PKWY	Alpharetta, GA, 30005	CARAVELLE AT WINDWARD PARK TOWNHOME ASSOCIATION INC
22 545011892419	918 CATAMARAN CT	Alpharetta, GA, 30005	VEERA SURYA NARAYANA REDDY VELUTHURLA & KOTA SHIREESHA
22 545011892427	920 CATAMARAN CT	Alpharetta, GA, 30005	ARYEETHEY JAMES N & ARYEETHEY WILZA TAMY
22 545011892435	922 CATAMARAN CT	Alpharetta, GA, 30005	KEEBLE ANDREA EVONNE
22 545011892450	910 CATAMARAN CT	Alpharetta, GA, 30005	AVASARALA KANAKA VENKATESWARA & AVASARALA SUNITHA
22 545011892468	908 CATAMARAN CT	Alpharetta, GA, 30005	PEDAKANTI SREEDHAR & KATTA KRISHNA VENI
22 545011892476	906 CATAMARAN CT	Alpharetta, GA, 30005	RAMANATHAN SIVA GNANA SUNDARAM & SIVAGNANASUNDARAM PARASAKTHI
22 545011892484	904 CATAMARAN CT	Alpharetta, GA, 30005	CHMIEL MARIO & CHMIEL EDYTA HELENA
22 545011892492	902 CATAMARAN CT	Alpharetta, GA, 30005	KOMMINENI KRISHNA KISHORE & KOMMINENI KAVITHA
22 545011892500	900 CATAMARAN CT	Alpharetta, GA, 30005	VANKAMAMIDI KANTHI K & KOPARAGAM SOUJANYA



Element Description	
X	Key and/or legend and site location map with North arrow
X	Boundary survey of subject property which includes dimensions along property lines that match the meter and bounds of the property's written legal description and clearly indicates the point of beginning.
X	Acres of the subject property.
X	Location of lot lines and identification of land lots.
X	Existing, proposed, new dedicated, and future reserved right-of-way of all streets, roads, and rail lines adjacent to and on the subject property.
X	Proposed streets on the subject site.
X	Current zoning of the subject site and adjoining properties.
X	Existing buildings with square footages, heights, and stories, walls, driveways, fences, cell towers, and any other structures or improvements on the subject property.
X	Location of proposed buildings with square footages, heights, and stories.
X	Layout and minimum lot size of proposed single-family residential lots.
NA	Topography of subject site.
X	Required and proposed setbacks.
X	100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps.
X	Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed.
X	Tree lines, woodlands, significant trees with critical root zones (1.3 x trunk diameter), and open fields on subject site.
X	Required and proposed parking spaces, loading, and unloading facilities.
X	Lakes, streams, and other waters on the site and associated buffers. Wetlands shown on GIS maps or survey.
X	Proposed stormwater management facilities.
X	Existing drainage profile showing the owner's eye of a height of 3.5 feet.
X	Existing driveways located within 50 feet of the subject property on adjacent or nearby parcels (including those parcels on the opposite side of a public street).
X	Proposed access driveways and the available intersection sight distance (according to AASHTO Green Book).

EXISTING CARAVELLE DEVELOPMENT (187 units)

NOTE:

1. ALL WETLANDS BEING IMPACTED ON THE PROPERTY ARE PERMITTED WITH THE ARMY CORP OF ENGINEERS.
2. BASED UPON THE ARBORIST REPORT BY OUTDOOR SPACES, THE REMAINING SPECIMEN TREES ARE LOCATED ON SITE 2.
3. THERE ARE NO PROPOSED CHANGES TO THE EXISTING ROADS AND THE IN POINTS TO THE PUBLIC RIGHT OF WAY.
4. ALL INTERNAL ROADS ARE PRIVATE.
5. SITE DESIGN BY COOPER CARRIS, DATED 11-1-2022.
6. ALL RESIDENTIAL DRIVEWAYS ARE 18" DEPTH MINIMUM (MEASURED FROM EDGE OF GARAGE TO EDGE OF ALLEY).
7. TYPICAL PROPOSED TOWNHOME DIMENSION IS 22' WIDE x 36' DEEP AND 20' WIDE x 35' DEEP.

AEC

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Roswell • Georgia • 30075
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NORTH

1000

0

100

200

ZONING PLAN

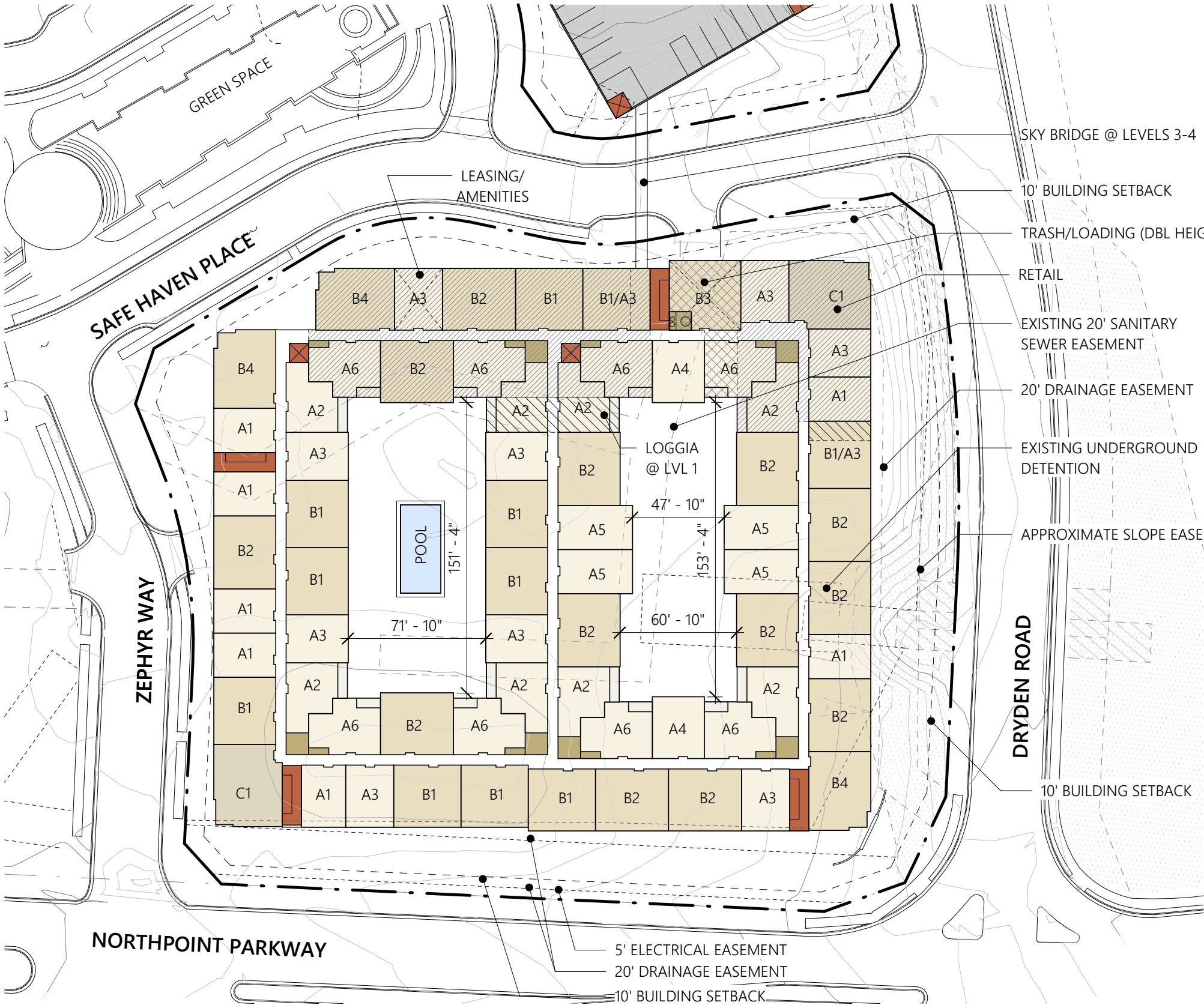
PROPOSED PARCEL DATA		SITE DATA:	
SITE 1:		LAND LOTS 1112, 1177, 1188, & 1189	
ACREAGE: 4.25 AC.		1st DISTRICT 2nd SECTION	
PROPOSED USE: OFFICE		CITY OF ALPHARETTA	
TOTAL S.F.: 124,000 S.F.		FULTON COUNTY, GEORGIA	
BUILDING HEIGHT: 4-STORIES (60')		TOTAL ACREAGE: 47.65 ac.	
SITE 2:		SITE PLAN	
ACREAGE: 4.33 AC.		REVISION ACREAGE: 19.17 ac.	
PROPOSED USE: OFFICE		CURRENT ZONING: CUP	
TOTAL S.F.: 250,000 S.F.		FUTURE LAND USE: MU	
BUILDING HEIGHT: 7-STORIES (118')		PROPOSED USES:	
SITE 3:		• TOWNHOME: (187 units existing, 100 units proposed)	
ACREAGE: 3.16 AC.		• HOTEL: (249 room hotel existing)	
PROPOSED USE: APARTMENT/RETAIL		• OFFICE: (500,000 s.f. proposed)	
RETAIL S.F.: 5,080 S.F.		• RETAIL: (23,000 s.f. proposed)	
APARTMENT USE: 326 UNITS		• APARTMENT RESIDENTIAL: (326 units proposed)	
BUILDING HEIGHT: 5-STORIES (54')		PROPOSED SETBACKS	
SITE 4:		FRONT (SITE 4): 60' at NORTHPOINT PARKWAY	
ACREAGE: 3.42 AC.		FRONT (SITES 2 & 3): 30' at NORTHPOINT PARKWAY	
PROPOSED USE: TOWNHOMES		FRONT (SITE 2): 30' at WINDWARD PARKWAY	
TOTAL UNITS: 49 UNITS		FRONT: 10' at ALL INTERNAL STREETS	
BUILDING HEIGHT: 3-STORIES (42')		PROPOSED LANDSCAPE STRIPS	
MINIMUM UNIT S.F.: 2,100 S.F.		NORTHPOINT PKWY: 20'	
SITE 5:		WINDWARD PKWY: 20'	
ACREAGE: 3.00 AC.		ALL OTHER STREETS: 10' (PUBLIC AND PRIVATE)	
PROPOSED USE: TOWNHOMES		MAXIMUM BUILDING/ PARKING COVERAGE: 17.15 ac. (36%)	
TOTAL UNITS: 51 UNITS		EXISTING BUILDING/ PARKING COVERAGE:	
BUILDING HEIGHT: 3-STORIES (42')		- CARAVELLE: 5.14 ac.	
MINIMUM UNIT S.F.: 2,100 S.F.		- HILTON HOTEL: 1.72 ac.	
		PROPOSED BUILDING/ PARKING COVERAGE:	
		- BUILDINGS: 6.79 ac.	
		- PARKING DECK AND SURFACE: 2.05 ac.	
		TOTAL PROPOSED BUILDING/ PARKING COVERAGE: 8.84 ac.	
		TOTAL OVERALL BUILDING/ PARKING COVERAGE: 15.69 ac. (33%)	
		PROPOSED PARKING SUMMARY:	
		SITE 1:	
		PROPOSED USE: OFFICE	
		TOTAL S.F.: 124,000 S.F.	
		REQUIRED PARKING: 496 SPACES (4:1000)	
		PROPOSED PARKING: 511 SPACES (2 LEVEL DECK + 4 LEVEL DECK)	
		SITE 2:	
		PROPOSED USE: OFFICE	
		TOTAL S.F.: 250,000 S.F.	
		REQUIRED PARKING: 1,000 SPACES (4:1000)	
		PROPOSED PARKING: 1,234 SPACES (6 LEVEL DECK)	
		SITE 3:	
		PROPOSED USE: APARTMENT/ RETAIL	
		RETAIL S.F.: 5,080 S.F.	
		REQUIRED PARKING: 26 SPACES (5:1000)	
		APARTMENT: 320 UNITS	
		REQUIRED PARKING: 512 SPACES (1.57 SP PER UNIT + .98 SP PER BR)	
		REQUIRED PARKING: 538 SPACES	
		PROVIDED PARKING: 511 SPACES (4 LEVEL DECK)	
		SITE 4:	
		PROPOSED USE: TOWNHOMES	
		TOTAL UNITS: 49 UNITS	
		REQUIRED PARKING: 98 SPACES (2 PER UNIT)	
		PROPOSED PARKING: 98 SPACES (GARAGE SPACES)	
		SITE 5:	
		PROPOSED USE: TOWNHOMES	
		TOTAL UNITS: 51 UNITS	
		REQUIRED PARKING: 102 SPACES (2 PER UNIT)	
		PROPOSED PARKING: 102 SPACES (GARAGE SPACES)	
		*STORMWATER MANAGEMENT WILL BE HANDLED IN THE EXISTING FACILITIES ALREADY CONSTRUCTED AND OPERATIONAL.	

OPEN SPACE EXHIBIT	
(15% OF AREA: 7.15 ac.)	
PROJECT INFORMATION	
PROJECT NO.: 25-5208	
DATE: June 2, 2023	
SCALE: 1" = 100'	
FILE NAME: Windward Park- 2025 Zoning Plan.dwg	
DESIGN/DRAWN: SLR/ slr	

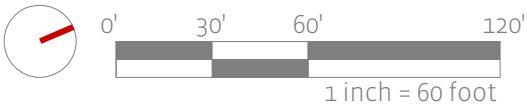
Windward Park

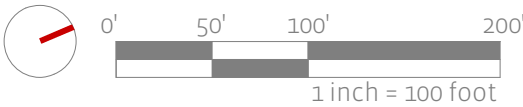
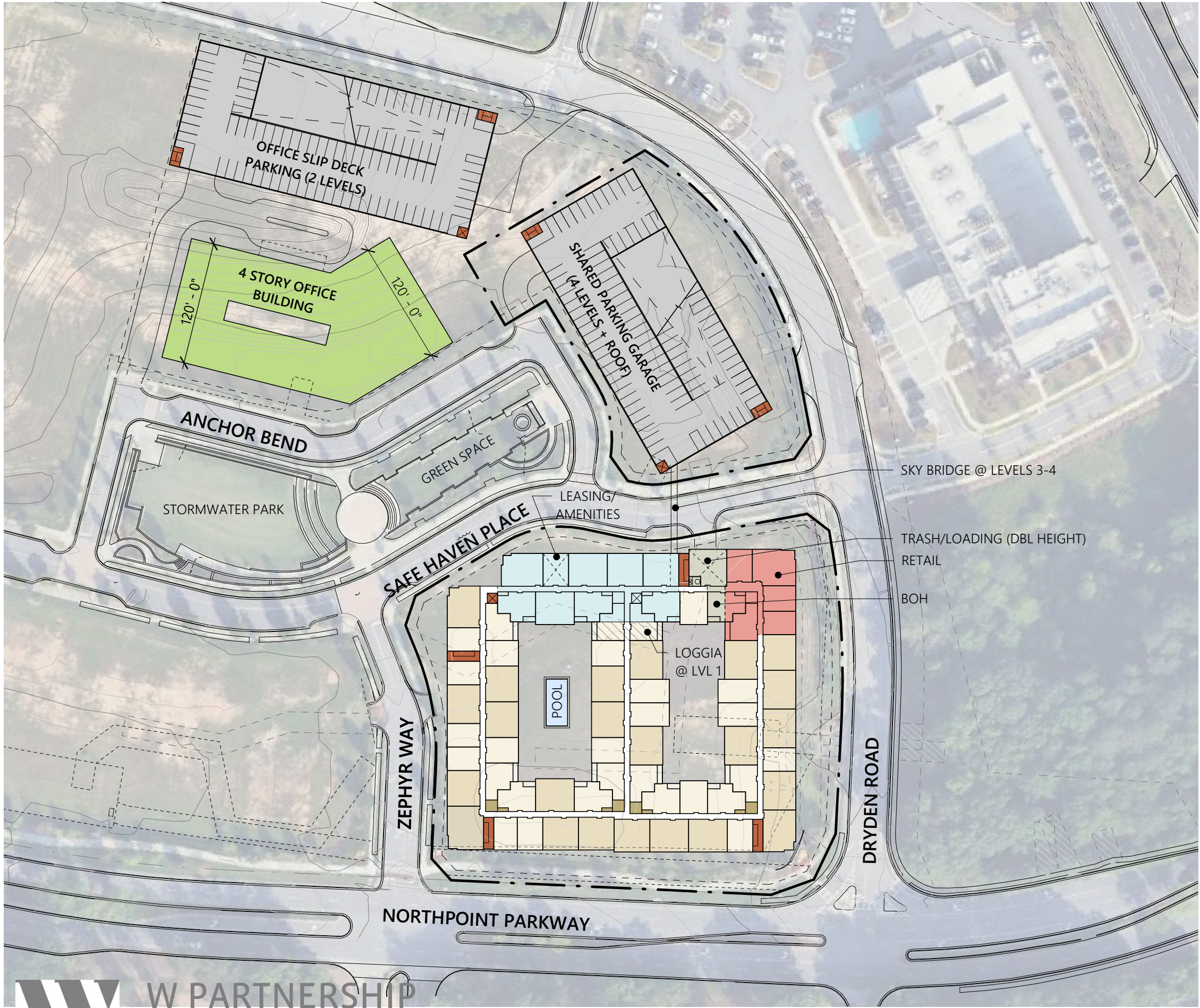
Alpharetta, Georgia

Page 348 of 417



Hanover Alpharetta							
24-23		5 STORY ON-GRADE				VERSION 02 - 05/27/2025	
UNIT AREAS							
TYPE	DESCRIPTION	NO.	UNIT AREAS			TOTAL AREAS	
			NET	BALC.	GROSS	NET	GROSS
A1	One Bedroom, One Bath	34	737	0	737	25,058	25,058
A2	One Bedroom, One Bath	37	799	93	892	29,563	33,004
A3	One Bedroom, One Bath	44	801	0	801	35,244	35,244
A4	One Bedroom, One Bath	10	866	0	866	8,660	8,660
A5	One Bedroom, One Bath	20	886	0	886	17,720	17,720
A6	One Bedroom, One Bath	36	893	63	956	32,148	34,416
B1	Two Bedroom, Two Bath	50	1124	0	1,124	56,200	56,200
B2	Two Bedroom, Two Bath	63	1221	0	1,221	76,923	76,923
B3	Two Bedroom, Two Bath	3	1235	0	1,235	3,705	3,705
B4	Two Bedroom, Two Bath	14	1280	0	1,280	17,920	17,920
C1	Three Bedroom, Two Bath	9	1462	0	1,462	13,158	13,158
TOTAL UNITS:			320				
			Rentable Area at Units:			316,299	322,008
			Avg. Net Unit Size:		988		AVG. NET UNIT
			Avg. Gross Unit Size:		1006		SIZE/TYPE
			Total One Bedroom Units:		181	56.6%	820
			Total Two Bedroom Units:		130	40.6%	1190
			Total Three Bedroom Units:		9	2.8%	1462
			Total Bedrooms:		468		
LEASING, AMENITY AND MISC. AREAS							
Level 1 - Retail						5,906 SF	
Level 1 - Leasing & Amenities						11,816 SF	
Total Miscellaneous Area						17,722 SF	
GROSS BUILDING AREAS							
			Building Area (Includes Circulation, Units & Amenity/Leasing)				
			Level 5 Building				
			78,458 SF				
			Level 4 Building				
			78,458 SF				
			Level 3 Building				
			78,458 SF				
			Level 2 Building				
			76,422 SF				
			Level 1 Building				
			77,193 SF				
Total Gross Construction Area			388,989 SF				
			388,989 SF				
PROJECT EFFICIENCY							
Gross Program Area (Gross Rentable Area + Total Miscellaneous Area)						339,730 SF	
Gross Building Area (Excludes Garage & Courtyard)						388,989 SF	
Project Efficiency - Net Rentable (Net Rentable Area/Gross Building Area)						81.31%	
Project Efficiency - Total Program (Gross Program Area/Gross Building Area)						87.34%	
PROJECT DENSITY							
Land Area			4.60 Acres				
Unit Density			69.57 Units Per Acre				
PROJECT PARKING							
Provided Parking Spaces							
Garage Standard Spaces			9'-0" x 18'-0" Min.			511	
Total Spaces Provided			511 Spaces				
Parking Ratio - Spaces / Unit			1.60 Spaces/Unit				
Parking Ratio - Spaces / Bedroom			1.09 Spaces/Br				





CONCEPT SITE PLAN
HANOVER 24-23 | ALPHARETTA

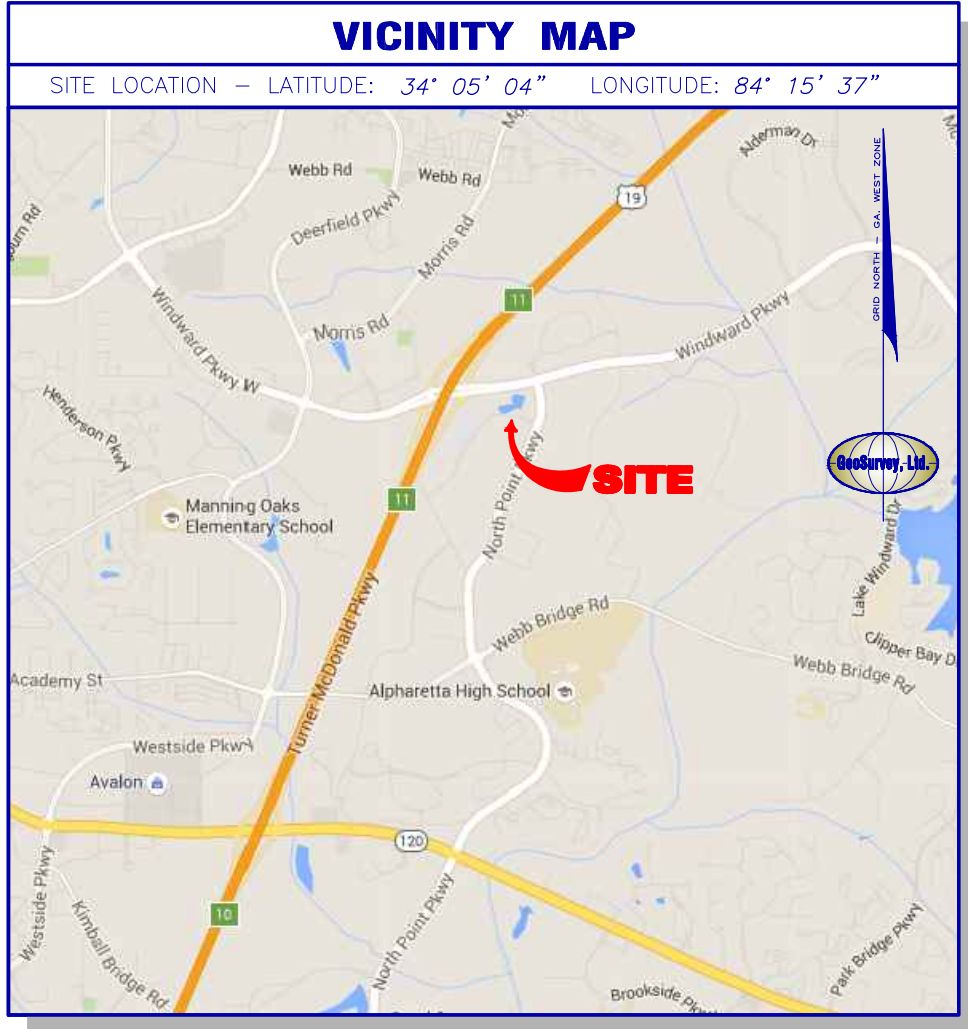
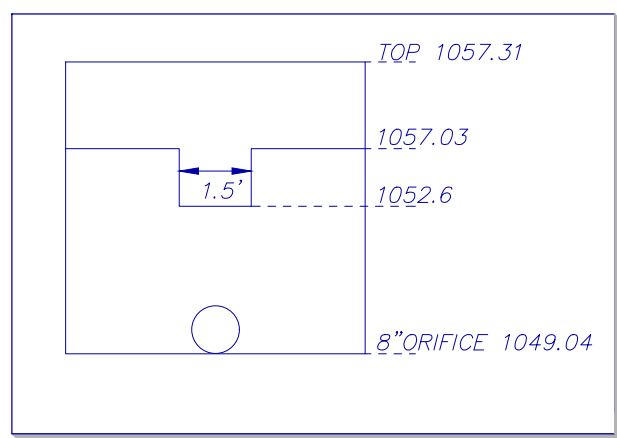
Plotted: 05/27/25

RESERVED FOR CLERK OF COURTS RECORDING INFORMATION

N/F PROPERTY OF
LENNAR GEORGIA, INC.
DEED BOOK 35693 / PAGE 1

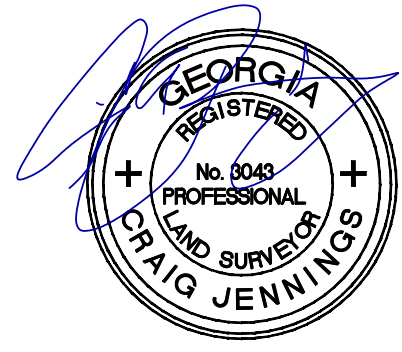
N/F PROPERTY OF
METROPOLITAN ATLANTA
TRANSIT AUTHORITY
DEED BOOK 29541 / PAGE 189

OCS DETAIL 3



N/F PROPERTY OF
WINDWARD POINT WHP, INC
DEED BOOK 55691 / PAGE 551

TOTAL SITE AREA
18,912 Acres
823,820 sf
ZONED CUP



N/F PROPERTY OF
WINDWARD MILL, LLC
DEED BOOK 44904 / PAGE 247

CONTACT INFORMATION

OWNER/DEVELOPER
WINDWARD POINT WHP, INC.
3605 GLENVIEW DRIVE, SUITE 880
ATLANTA, GA 30342
CONTACT: ROBERT KINCHLOE
PHONE: 770.729.3221

CIVIL ENGINEER
AEC
50 WARM SPRINGS CIRCLE
ROSWELL, GA 30075
CONTACT: MARK D. VAN DE WATER, PE
PHONE: 770.641.1942

SURVEYING FIRM
GEOSURVEY, LTD.
1660 BARNES MILL ROAD
MARIETTA, GA 30062
CONTACT: CRAIG JENNINGS, LS
PHONE: 770.795.9900 EXT. 123

GENERAL NOTES

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

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

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 131210009P, AND THE DATE OF SAID MAP IS SEPTEMBER 16, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS WITHOUT OTHERWISE NOTED.

PLEASE NOTE: PROPERTY LINE INFORMATION IS SHOWN AS APPROXIMATE BASED ON SURVEY REFERENCE 2. NO UPDATED BOUNDARY SURVEY WAS PERFORMED BY GEOSURVEY, LTD.

THE SITE IS ZONED "CUP" (COMMUNITY UNIT PLAN DISTRICT). PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

PLEASE NOTE: ABOVE GROUND UTILITIES ARE SHOWN HEREON. NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED.

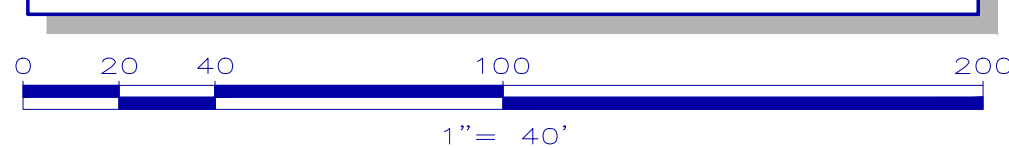
THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VERTICAL REFERENCE STATION NETWORK DEVELOPED BY GPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

THIS PROJECT DOES ENDOCRON ON EXISTING WETLANDS. A STATE STREAM BUFFER VARIANCE IS REQUIRED FOR THIS PROJECT, AND HAS BEEN RECEIVED (BV-060-16-13) DECEMBER 08, 2016. A USAGE WETLAND PERMIT HAS BEEN RECEIVED (SAS-2015-00577) ON APRIL 27, 2017.

LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	OT OVERHEAD TRAFFIC SIGNAL LIGHT
BH BORE HOLE	PP POWER POLE
BSL BUILDING SETBACK LINE	GP GUY WIRE
CI CURB INLET	PL POWER LINE
CMF CORRUGATED METAL PIPE	ET ELECTRIC TRANSFORMER
CMF CONCRETE MONUMENT FND	
CO SANITARY CLEANOUT	
CPED COMMUNICATION PEDestal	
CTP CRIMPED TOP PIPE	
DI DUCTILE IRON PIPE	
DWBC DOUBLE WING CATCH BASIN	
FNC FENCE	
FND FOUND	
GM GAS METER	
INV INVERT	
JNB JUNCTION BOX	
MH MANHOLE	
OHP OVERHEAD POWER	
OT OPEN TOP PIPE	
PM POWER METER	
PKS PK NAIL SET	
POB POINT OF BEGINNING	
POC POINT OF COMMENCEMENT	
RCP REINFORCED CONCRETE PIPE	
RBS IRON REINFORCING BAR	
S/S 5/8" RBS SET CAPPED LSF 621	
SS SANITARY SEWER	
SWB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	

GRAPHIC SCALE



CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34,735, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 123,249 FEET. SGL INT.

IF YOU DIG



Know what's below.
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Dial 811
Or Call 800-282-7411

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Certificate of Authorization #LSF-000621

BOUNDARY AND TOPOGRAPHIC SURVEY OF

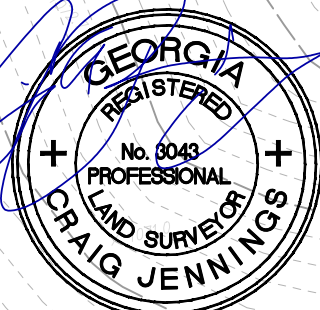
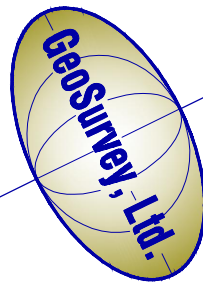
Windward Point Commercial

FOR

WINDWARD POINT WHP, INC

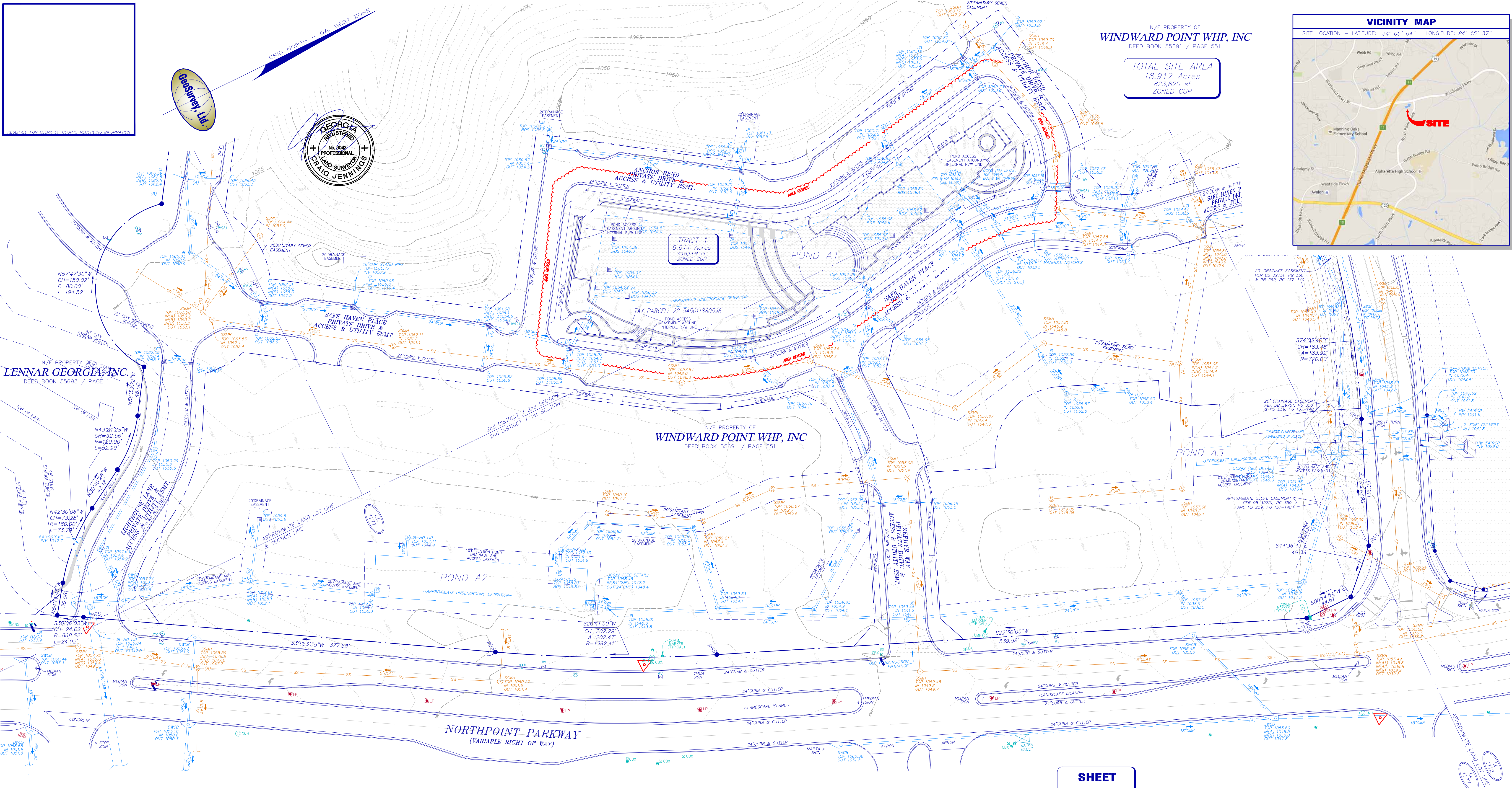
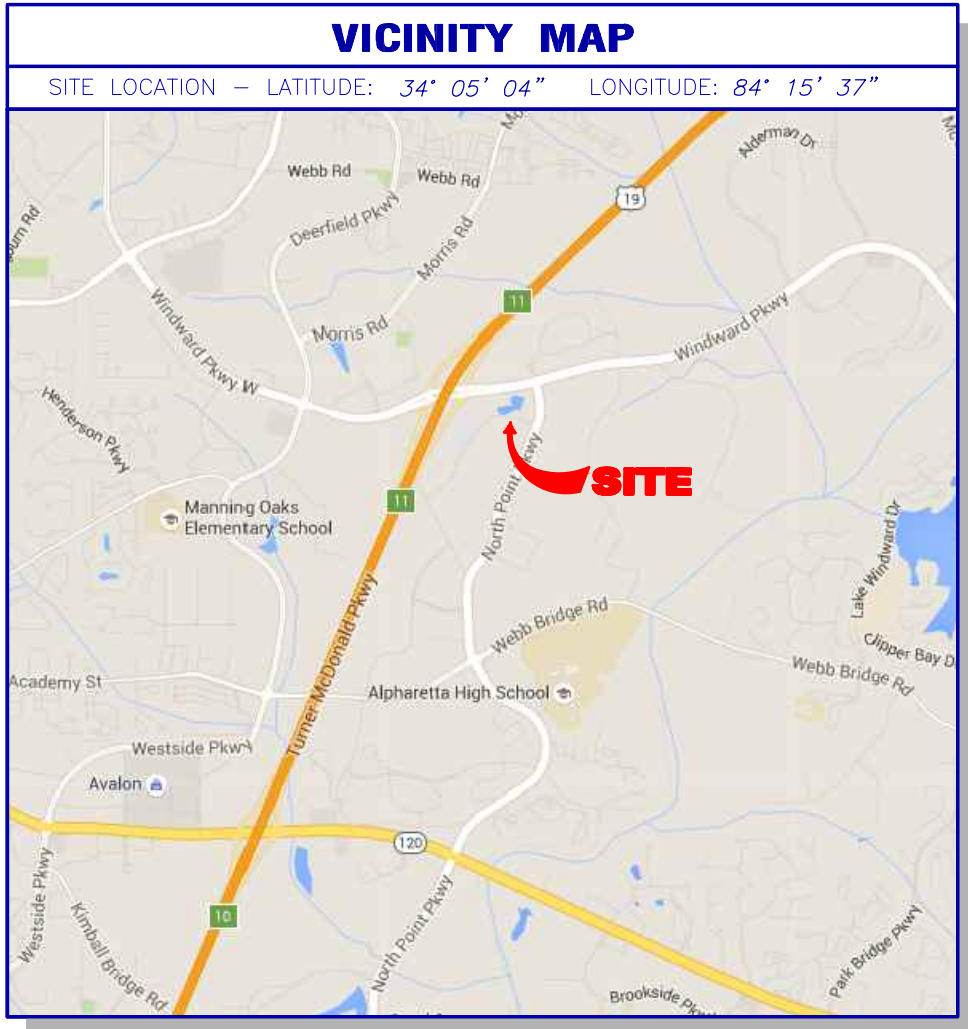
GS JOB NO:	20155108-5	DRAWING SCALE:	1"= 40'	SURVEY DATE:	09/29/2017
FIELD WORK:	TB	CITY:	ALPHARETTA	STATE:	GA
PROJ MGR:	CAJ	COUNTY:	FULTON	LAND LOT:	1112 & 1177
REVIEWED:	JRC	DISTRICT:	2ND SECTION	LAND LOT:	1188 & 1189
DWG FILE:	20155108-05.dwg	DISTRICT:	2ND SECTION	LAND LOT:	2ND SECTION

RESERVED FOR CLERK OF COURTS RECORDING INFORMATION



N/F PROPERTY OF
WINDWARD POINT WHP, INC
DEED BOOK 55691 / PAGE 551

TOTAL SITE AREA
18.912 Acres
823,820 sf
ZONED CUP



N/F PROPERTY OF
LENNAR GEORGIA, INC.
DEED BOOK 55693 / PAGE 1

N/F PROPERTY OF
WINDWARD POINT WHP, INC
DEED BOOK 55691 / PAGE 551

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34,738 AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

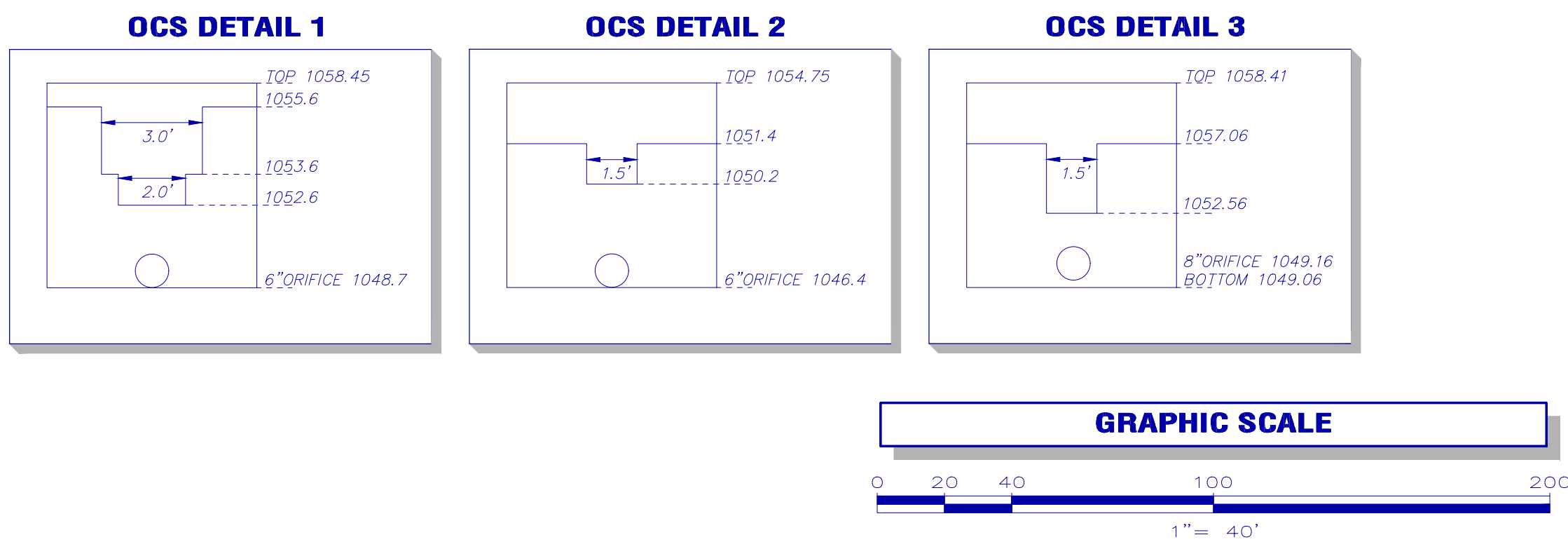
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 123,749 FEET, SGL INT.

IF YOU DIG

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LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	OS OVERHEAD TRAFFIC SIGNAL LIGHT
BH BORE HOLE	PO POWER POLE
BSL BUILDING SETBACK LINE	GW GUY WIRE
C CURB INLET	PL POWER LINE
CMF CORRUGATED METAL PIPE	LS LIGHT POLE
CO CONCRETE MONUMENT FND	ET ELECTRIC TRANSFORMER
CPED COMMUNICATION PEDESTAL	WV WATER VAULT
CTP CRIMPED TOP PIPE	GV GAS VALVE
DI DUCTILE IRON PIPE	GM GAS METER
DWCB DOUBLE WING CATCH BASIN	WV WATER VALVE
FNC FENCE	WM WATER METER
FND FOUND	FD FIRE HYDRANT
GM GAS METER	UE UNDERGROUND ELECTRIC LINE
INV INVERT	UG UNDERGROUND GAS LINE
JB JUNCTION BOX	UC UNDERGROUND COMMUNICATION LINE
MH MANHOLE	UW UNDERGROUND WATER LINE
OMP OVERHEAD POWER	PI PHOTO POSITION INDICATOR
OPN OPEN TOP PIPE	RP REGULAR PARKING SPACE COUNT
PM POWER METER	HS HANDICAP PARKING SPACE
PKS PK NAIL SET	TP TREE POSITION INDICATOR
POB POINT OF BEGINNING	
POC POINT OF COMMENCEMENT	
RCP REINFORCED CONCRETE PIPE	
RFR IRON REINFORCING BAR	
RBS 6"/8" RIB SET CAPPED LSF 621	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	



SHEET 2 OF 2

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BOUNDARY AND TOPOGRAPHIC SURVEY OF		
Windward Point Commercial		
FOR		
WINDWARD POINT WHP, INC		
FOR		
DRAWING SCALE: 1"= 40'		
SURVEY DATE: 09/29/2017		
GS JOB NO: 20155108-5	DRAWING SCALE: 1"= 40'	SURVEY DATE: 09/29/2017
FIELD WORK: TB	CITY: ALPHARETTA	STATE: GA
PROJ MGR: CAJ	COUNTY: FULTON	LAND LOT: 1112 & 1177
REVIEWED: JRC	DISTRICT: 2ND SECTION 1ST	LAND LOT: 1188 & 1189
DWG FILE: 20155108-05.dwg	DISTRICT: 2ND SECTION 2ND	

EXHIBIT "A"**LOT 1**

All that tract or parcel of land lying and being in Land Lot 1112, 2nd Land District, 1st Section and Land Lot 1188, 2nd Land District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a CMF (Concrete Monument Found) at the southeast end of the miter forming the intersection of the southern R/W (Right-of-Way) of Windward Parkway, said R/W varies, and the western R/W of Northpoint Parkway, said R/W Varies; thence, along said western R/W of Northpoint Parkway, South 13°03'15" East, a distance of 139.85 feet to a point; thence 178.33 feet along a curve to the right, said curve having a chord of South 06°24'25" East 177.93 feet and a radius of 768.51 feet to a point; thence South 10°55'31" West, a distance of 94.90 feet to a point; thence South 11°52'32" West, a distance of 118.94 feet to a point; thence South 40°27'40" West, a distance of 31.28 feet to a point; thence South 88°52'39" West, a distance of 30.78 feet to a point; thence, leaving said R/W, North 67°13'13" West, a distance of 124.17 feet to a point; thence 198.25 feet along a curve to the left, said curve having a chord of North 74°03'46" West 197.78 feet and a radius of 830.00 feet to a point; thence North 80°54'18" West, a distance of 153.31 feet to a point; thence 398.80 feet along a curve to the left, said curve having a chord of South 70°01'30" West 381.91 feet and a radius of 393.00 feet to a point; thence North 58°58'00" West, a distance of 365.12 feet to a point on the southeastern R/W of Morris Road, said R/W varies; thence, along said R/W, North 30°13'16" East, a distance of 154.62 feet to a CMF; thence North 87°30'00" East, a distance of 196.16 feet to a point; thence 158.53 feet along a curve to the left, said curve having a chord of North 51°10'04" East 148.12 feet and a radius of 125.00 feet to a CMF on the aforementioned southern R/W of Windward Parkway; thence, along said R/W North 82°51'01" East, a distance of 243.73 feet to a point; thence North 05°52'08" West, a distance of 10.58 feet to a point; thence 387.24 feet along a curve to the left, said curve having a chord of North 80°19'30" East 386.98 feet and a radius of 3044.00 feet to a CMF; thence North 76°40'47" East, a distance of 143.91 feet to a CMF at the northwest end of the aforementioned miter forming the R/W intersection of said Windward Parkway and Northpoint Parkway; thence South 58°14'46" East, a distance of 21.74 feet to the POINT OF BEGINNING.

Said tract contains 9.611 acres shown on that certain survey entitled "ALTA/ACSM Land Title Survey for Windward Mill, LLC, Columbus Bank and Trust Company and Chicago Title Insurance Company", prepared by Rochester & Associates, Inc., bearing the seal and certification of Josh W. Trawick, Georgia Registered Land Surveyor No. 2974, dated April 18, 2007, last revised April 25, 2007.

LOT 3

All that tract or parcel of land lying and being in Land Lots 1112 & 1177, 2nd Land District, 1st Section and Land Lots 1188, 1189 & 1260, 2nd Land District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a CMF (Concrete Monument Found) at the southeast end of the miter forming the intersection of the southern R/W (Right-of-Way) of Windward Parkway, said R/W varies, and the western R/W of Northpoint Parkway, said R/W Varies; thence, along said western R/W of Northpoint Parkway, South 13°03'15" East, a distance of 139.85 feet to a point; thence 178.33 feet along a curve to the right, said curve having a chord of South 06°24'25" East 177.93 feet and a radius of 768.51 feet to a point; thence South 10°55'31" West, a distance of 94.90 feet to a point; thence South 11°52'32" West, a distance of 118.94 feet to a point; thence South 16°46'34" West, a distance of 163.44 feet to the TRUE POINT OF BEGINNING; thence, continuing along said western R/W of Northpoint Parkway South 22°30'00" West, a distance of 539.98 feet to a point; thence 202.47 feet along a curve to the right, said curve having a chord of South 26°41'45" West 202.29 feet and a radius of 1382.41 feet to a point; thence South 30°53'30" West, a distance of 377.58 feet to a point; thence 387.44 feet along a curve to the left, said curve having a chord of South 18°06'43" West 384.24 feet and a radius of 868.52 feet to a point; thence South 05°19'56" West, a distance of 286.62 feet to a point; thence 372.07 feet along a curve to the right, said curve having a chord of South 23°30'09" West 365.86 feet and a radius of 586.61 feet to a point; thence South 41°40'22" West, a distance of 229.36 feet to a point; thence 124.87 feet along a Curve to the left, said curve having a chord of South 36°27'46" West 124.70 feet and a radius of 686.62 feet to a point; thence, leaving said R/W, North 30°34'37" West, a distance of 86.15 feet to a CMF; thence North 00°54'46" West, a distance of 181.40 feet to a CMF; thence North 00°48'51" West, a distance of 199.81 feet to a CMF; thence North 04°27'30" West, a distance of 124.83 feet to a 1/2" RB (Rebar); thence North 10°32'30" East, a distance of 74.92 feet to a CMF; thence North 19°57'32" West, a distance of 72.25 feet to a CMF; thence North 32°55'22" West, a distance of 107.89 feet to a CMF; thence North 34°43'36" West, a distance of 92.25 feet to a CMF; thence North 50°29'07" West, a distance of 178.10 feet to a CMF; thence North 55°00'30" West, a distance of 131.97 feet to a CMF; thence North 75°32'01" West, a distance of 110.81 feet to a CMF; thence North 34°02'31" East, a distance of 401.61 feet to a point; thence North 33°56'36" East, a distance of 62.82 feet to a point; thence 135.63 feet along a curve to the left, said curve having a chord of North 27°00'19" East 135.30 feet and a radius of 560.00 feet to a point; thence North 20°03'56" East, a distance of 116.54 feet to a point; thence 120.63 feet along a curve to the right, said curve having a chord of North 26°58'41" East 120.34 feet and a radius of 500.00 feet to a point; thence North 33°53'21" East, a distance of 598.14 feet to a point; thence 372.33 feet along a curve to the right, said curve having a chord of North 67°03'45" East 353.24 feet and a radius of 333.00 feet to a point; thence South 80°54'18" East, a distance

of 153.32 feet to a point; thence 183.92 feet along a curve to the right, said curve having a chord of South 74°03'46" East 183.48 feet and a radius of 770.00 feet to a point; thence South 67°13'13" East, a distance of 116.03 feet to a point; thence South 44°36'49" East, a distance of 49.59 feet to a point; thence South 00°14'48" West, a distance of 44.61 feet to the TRUE POINT OF BEGINNING.

Said tract contains 38.039 acres shown on that certain survey entitled "ALTA/ACSM Land Title Survey for Windward Mill, LLC, Columbus Bank and Trust Company and Chicago Title Insurance Company", prepared by Rochester & Associates, Inc., bearing the seal and certification of Josh W. Trawick, Georgia Registered Land Surveyor No. 2974, dated April 18, 2007, last revised April 25, 2007

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SURVEYOR CERTIFICATION (ALTA)

To: Hanover R.S Limited Partnership, a Delaware limited partnership and First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b-1), 8, 9, 11, and 13 of Table A thereof. The field work was completed on April 28, 2025.

Date: April 28, 2025

Craig A. Jennings
Georgia Registered
Land Surveyor # 3043

SURVEYOR CERTIFICATION

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 herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF 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.

Craig A. Jennings
Georgia Registered
Land Surveyor # 3043

SITE PHOTOGRAPHS



LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC BH BSL CMP CO CPED CTP DI DIP DWC FNC FND CM INV JB MH OHP OTF PM PKS POB POC RCP RBS SS SWCB TRANS	AIR CONDITIONER BORE HOLE BUILDING SETBACK LINE CURB INLET CORRUGATED METAL PIPE CONCRETE MONUMENT FND SANITARY CLEANOUT COMMUNICATION PEDESTAL CRIMPED TOP PIPE DROP INLET DUCTILE IRON PIPE DOUBLE WING CATCH BASIN FENCE FOUND GAS METER INVERT JUNCTION BOX MANHOLE OVERHEAD POWER OPEN TOP PIPE POWER METER PK NAIL SET POINT OF BEGINNING POINT OF COMMENCEMENT REINFORCED CONCRETE PIPE IRON REINFORCING BAR 5/8" RIB SET CAPPED LSF 621 SANITARY SEWER SINGLE WING CATCH BASIN ELECTRIC TRANSFORMER
	OVERHEAD TRAFFIC SIGNAL LIGHT POWER POLE GUY WIRE POWER LINE LIGHT POLE ELECTRIC TRANSFORMER WATER VAULT GAS VALVE GAS METER WATER VALVE WATER METER FIRE HYDRANT UNDERGROUND ELECTRIC LINE UNDERGROUND GAS LINE UNDERGROUND COMMUNICATION LINE UNDERGROUND WATER LINE PHOTO POSITION INDICATOR REGULAR PARKING SPACE COUNT HANDICAP PARKING SPACE TREE POSITION INDICATOR SIGN

VICINITY MAP



GENERAL NOTES

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

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 1312C0059P, AND THE DATE OF SAID MAP IS SEPTEMBER 18, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE SITE IS ZONED "CUP" (COMMUNITY UNIT PLAN DISTRICT). PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

ALL COMMON AREAS TO BE MAINTAINED BY THE DEVELOPMENT ASSOCIATION

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

THE CITY OF ALPHARETTA DOES NOT ENFORCE RESTRICTIVE COVENANTS

THIS PROPERTY IS SUBJECT TO THOSE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR WINDWARD PARK RECORDED IN DEED BOOK 56692, PAGE 684.

THIS PROJECT DOES ENDOACH ON EXISTING WETLANDS. A STATE STREAM BUFFER VARIANCE IS REQUIRED FOR THIS PROJECT, AND HAS BEEN RECEIVED (BV-060-16-13) DECEMBER 08, 2016. A USAGE WETLAND PERMIT HAS BEEN RECEIVED (SAS-2015-00577) ON APRIL 27, 2017.

NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED AT THE DATE OF SURVEY.

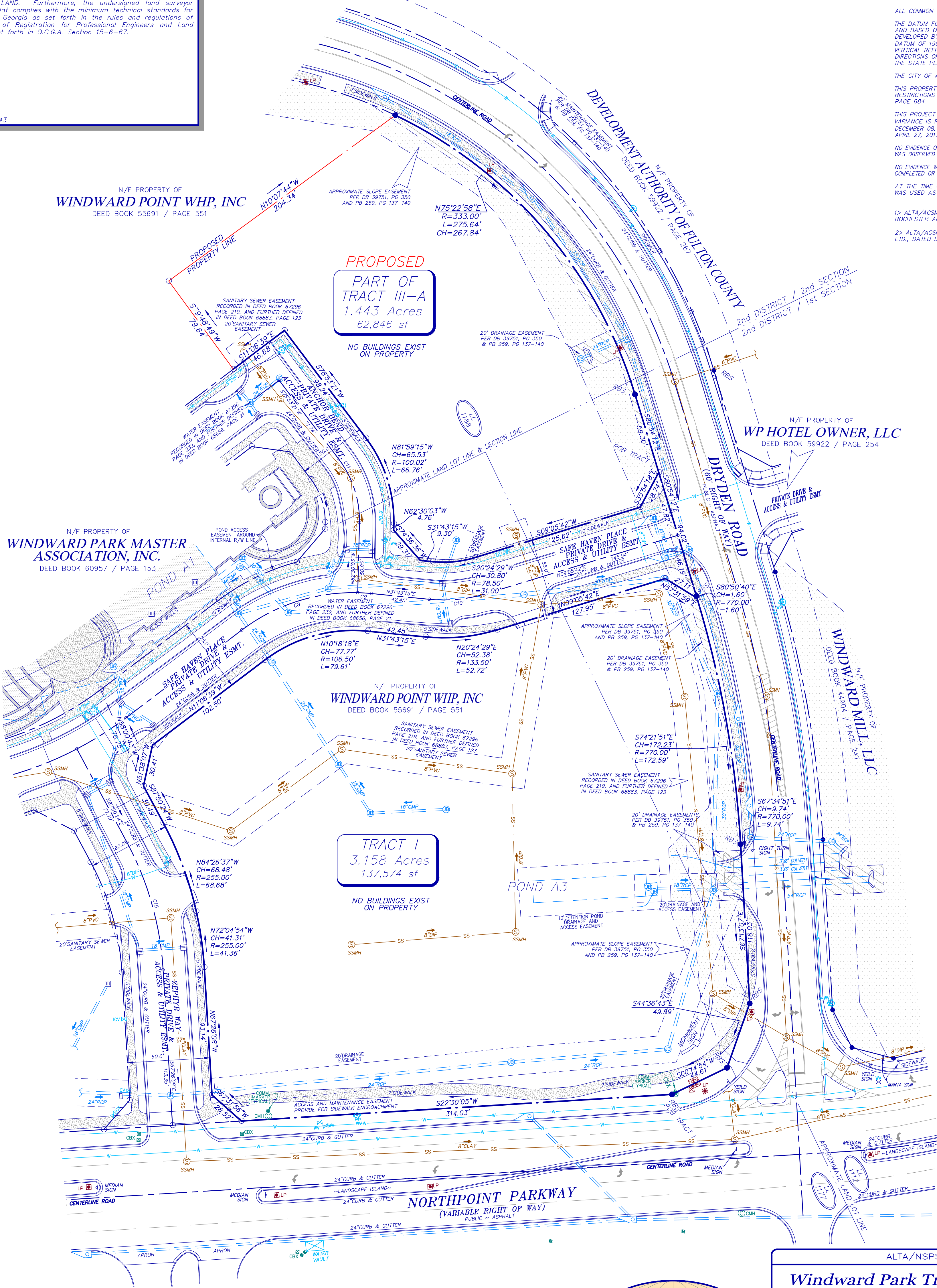
NO EVIDENCE WAS OBSERVED INDICATING CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED.

AT THE TIME OF THE SURVEY THERE WAS NO VISIBLE EVIDENCE THAT THIS SUBJECT SITE WAS USED AS A BURIAL GROUNDS OR CEMETERY.

SURVEY REFERENCES

1> ALTA/ACSM LAND TITLE SURVEY FOR WINDWARD MILL, LLC AS PREPARED BY ROCHESTER AND ASSOCIATES, INC. DATED APRIL 18, 2007.

2> ALTA/ACSM LAND TITLE SURVEY FOR WINDWARD WHP, INC., PREPARED BY GEOSURVEY, LTD., DATED DECEMBER 17, 2015.



CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34,738, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 123,249 FEET, GCI INIT.

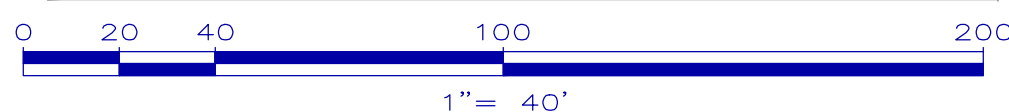
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SHEET
1 OF 2

GRAPHIC SCALE



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ALTA/NSPS LAND TITLE SURVEY

Windward Park Tract I and part of Tract IV

FOR

Hanover R.S. Limited Partnership
First American Title Insurance Company

GS JOB NO:	20155108-5	DRAWING SCALE:	1"= 40'	SURVEY DATE:	4/28/2025
FIELD WORK:	TB	CITY:	ALPHARETTA	STATE:	GA
PROJ MGR:	CAJ	COUNTY:	FULTON	REVISIONS	
REVIEWED:	JRC	LAND LOT:	1112 & 1177	No.	Date
DWG FILE:	20155108-05.dwg	DISTRICT:	2ND SECTION: 1ST	1	09/04/2020
		DISTRICT:	2ND SECTION: 2ND		

RESERVED FOR CLERK OF COURTS RECORDING INFORMATION.

LEGAL DESCRIPTIONS

TRACT I - LEGAL

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1112 AND 1177 OF THE 2ND DISTRICT, 1ST SECTION OF FULTON COUNTY GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERN SIDE OF THE MITERED INTERSECTION OF THE WESTERLY RIGHT OF WAY OF NORTHPOINT PARKWAY HAVING A VARIABLE RIGHT OF WAY AND THE SOUTHERLY RIGHT OF WAY OF DRYDEN ROAD HAVING A 60' RIGHT OF WAY AND THENCE RUN ALONG SAID SOUTHERLY RIGHT OF WAY SOUTH 22 DEGREES 30 MINUTES 05 SECONDS WEST A DISTANCE OF 314.03 FEET TO A 5/8-INCH REBAR SET; THENCE LEAVING SAID RIGHT OF WAY AND RUN SOUTH 67 DEGREES 31 MINUTES 56 SECONDS WEST A DISTANCE OF 28.52 FEET TO A 5/8-INCH REBAR SET; THENCE ALONG A PRIVATE DRIVE NORTH 67 DEGREES 26 MINUTES 08 SECONDS WEST A DISTANCE OF 93.14 FEET TO A 5/8-INCH REBAR SET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 255.00 FEET, AN ARC DISTANCE OF 41.36 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 72 DEGREES 54 SECONDS WEST, HAVING A CHORD DISTANCE OF 41.31 FEET; CONTINUE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 255.00 FEET, AN ARC DISTANCE OF 68.68 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 84 DEGREES 26 MINUTES, 37 SECONDS WEST, HAVING A CHORD DISTANCE OF 68.48 FEET; THENCE CONTINUE SOUTH 67 DEGREES 50 MINUTES 24 SECONDS WEST A DISTANCE OF 30.49 FEET TO A 5/8-INCH REBAR SET ON A MITER; THENCE ALONG THE MITER NORTH 51 DEGREES 38 MINUTES 07 SECONDS WEST A DISTANCE OF 30.41 FEET TO A 5/8-INCH REBAR SET ON THE EAST SIDE OF A PRIVATE DRIVE; THENCE ALONG SAID PRIVATE DRIVE NORTH 11 DEGREES 06 MINUTES 39 SECONDS WEST A DISTANCE OF 102.50 FEET TO A 5/8-INCH REBAR SET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 106.50 FEET, AN ARC DISTANCE OF 79.61 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 10 DEGREES 18 MINUTES 18 SECONDS EAST, HAVING A CHORD DISTANCE OF 77.77 FEET; THENCE NORTH 31 DEGREES 43 MINUTES 15 SECONDS EAST A DISTANCE OF 42.45 FEET TO A 5/8-INCH REBAR SET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 133.50 FEET, AN ARC DISTANCE OF 52.72 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 50 DEGREES 24 MINUTES 29 SECONDS EAST, HAVING A CHORD DISTANCE OF 52.38 FEET; THENCE NORTH 59 DEGREES 05 MINUTES 42 SECONDS EAST A DISTANCE OF 127.95 FEET TO A 5/8-INCH REBAR SET ON A MITER; THENCE RUN ALONG SAID MITER NORTH 57 DEGREES 31 MINUTES 59 SECONDS EAST A DISTANCE OF 27.11 FEET TO A 5/8-INCH REBAR SET ON SAID SOUTHERLY RIGHT OF WAY; THENCE RUN ALONG SAID SOUTHERLY RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 770.00 FEET, AN ARC DISTANCE OF 172.59 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 74 DEGREES 21 MINUTES 51 SECONDS EAST, HAVING A CHORD DISTANCE OF 172.23 FEET; THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 770.00 FEET, AN ARC DISTANCE OF 9.74 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 67 DEGREES 34 MINUTES 51 SECONDS EAST, HAVING A CHORD DISTANCE OF 9.74 FEET; THENCE SOUTH 67 DEGREES 13 MINUTES 07 SECONDS EAST A DISTANCE OF 116.03 FEET TO A 5/8-INCH REBAR SET; THENCE SOUTH 44 DEGREES 36 MINUTES 43 SECONDS EAST A DISTANCE OF 49.59 FEET TO A 5/8-INCH REBAR SET; THENCE SOUTH 00 DEGREES 14 MINUTES 54 SECONDS WEST A DISTANCE OF 44.61 FEET TO A 5/8-INCH REBAR SET AND AT THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINS 3.158 ACRES.

PORTION OF TRACT III-A - LEGAL

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1112 AND 1177 OF THE 2ND DISTRICT, 1ST SECTION AND LAND LOT 1188 OF THE 2ND DISTRICT, 2ND SECTION OF FULTON COUNTY GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERN SIDE OF THE MITERED INTERSECTION OF THE WESTERLY RIGHT OF WAY OF NORTHPOINT PARKWAY HAVING A VARIABLE RIGHT OF WAY AND THE SOUTHERLY RIGHT OF WAY OF DRYDEN ROAD HAVING A 60' RIGHT OF WAY AND THENCE RUN ALONG SAID SOUTHERLY RIGHT OF WAY NORTH 00 DEGREES 14 MINUTES 54 SECONDS EAST A DISTANCE OF 44.61 FEET TO A 5/8-INCH REBAR SET; THENCE NORTH 44 DEGREES 36 MINUTES 43 SECONDS WEST A DISTANCE OF 49.59 FEET TO A 5/8-INCH REBAR SET; THENCE NORTH 67 DEGREES 13 MINUTES 07 SECONDS WEST A DISTANCE OF 116.03 FEET TO A 5/8-INCH REBAR SET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 770.00 FEET, AN ARC DISTANCE OF 9.74 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 67 DEGREES 34 MINUTES 51 SECONDS WEST, HAVING A CHORD DISTANCE OF 9.74 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 770.00 FEET, AN ARC DISTANCE OF 172.59 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 74 DEGREES 21 MINUTES 51 SECONDS WEST, HAVING A CHORD DISTANCE OF 172.23 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 770.00 FEET, AN ARC DISTANCE OF 1.60 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 80 DEGREES 50 MINUTES 40 SECONDS WEST, HAVING A CHORD DISTANCE OF 1.60 FEET; THENCE NORTH 80 DEGREES 54 MINUTES 12 SECONDS WEST A DISTANCE OF 94.02 FEET TO A 5/8-INCH REBAR SET AT THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING AND LEAVING SAID RIGHT OF WAY AND RUN ALONG THE PRIVATE DRIVES SOUTH 55 DEGREES 54 MINUTES 18 SECONDS EAST A DISTANCE OF 28.74 FEET TO A 5/8-INCH REBAR SET; THENCE SOUTH 09 DEGREES 05 MINUTES 42 SECONDS WEST A DISTANCE OF 125.62 FEET TO A 5/8-INCH REBAR SET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 78.50 FEET, AN ARC DISTANCE OF 31.00 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 20 DEGREES 24 MINUTES 29 SECONDS WEST, HAVING A CHORD DISTANCE OF 30.80 FEET; THENCE SOUTH 31 DEGREES 43 MINUTES 15 SECONDS WEST A DISTANCE OF 9.30 FEET TO A 5/8-INCH REBAR SET; THENCE SOUTH 74 DEGREES 36 MINUTES 36 SECONDS WEST A DISTANCE OF 29.31 FEET TO A 5/8-INCH REBAR SET; THENCE NORTH 62 DEGREES 30 MINUTES 03 SECONDS WEST A DISTANCE OF 4.76 FEET TO A 5/8-INCH REBAR SET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.02 FEET, AN ARC DISTANCE OF 66.76 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 81 DEGREES 59 MINUTES 15 SECONDS WEST, HAVING A CHORD DISTANCE OF 65.93 FEET; THENCE SOUTH 78 DEGREES 53 MINUTES 21 SECONDS WEST A DISTANCE OF 98.24 FEET TO A 5/8-INCH REBAR SET; THENCE SOUTH 11 DEGREES 06 MINUTES 39 SECONDS EAST A DISTANCE OF 46.68 FEET TO A 5/8-INCH REBAR SET; THENCE RUN SOUTH 79 DEGREES 48 MINUTES 49 SECONDS WEST A DISTANCE OF 79.64 FEET TO A POINT; THEN RUN NORTH 10 DEGREES 07 MINUTES 44 SECONDS WEST A DISTANCE OF 204.34 FEET TO A POINT ON THE RIGHT OF WAY OF DRYDEN ROAD; THENCE RUN ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 133.00 FEET, AN ARC DISTANCE OF 275.64 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 75 DEGREES 22 MINUTES 58 SECONDS EAST, HAVING A CHORD DISTANCE OF 267.84 FEET; THENCE SOUTH 80 DEGREES 54 MINUTES 12 SECONDS EAST A DISTANCE OF 59.30 FEET TO A 5/8-INCH REBAR SET AND THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINS 1.443 ACRES.

TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-1251063-HOU1, EFFECTIVE DATE JANUARY 31, 2025.

12. Matters as shown on that certain plat recorded in Plat Book 460, Page 92, aforesaid records.

ALL EASEMENTS ON PLAT ARE SHOWN ON SURVEY

13. Easement from J. H. Smith et al to Fulton County, filed for record September 25, 1935, and recorded in Deed Book 1598, Page 87, Fulton County, Georgia records.

DOES NOT AFFECT SITE

14. Easements as conveyed in Right-of-Way Deed from Gordon Shirley et al to Fulton County, dated February 26, 1955, filed for record March 25, 1955 and recorded in Deed Book 2978, Page 622, aforesaid records.

DOES NOT AFFECT SITE

15. Easement from C.M. Reid to Santee Electric Membership Corporation, a corporation dated October 30, 1963, filed for record November 4, 1963, and recorded in Deed Book 4145, Page 518, aforesaid records.

16. Easement from H. K. Massey to Santee Electric Membership Corporation, a corporation dated May 30, 1965, filed for record June 4, 1965, and recorded in Deed Book 4427, Page 156, aforesaid records.

17. Slope Easement from C.M. Reid to the State Highway Department of Georgia, dated February 26, 1968, filed for record March 1, 1968, and recorded in Deed Book 4863, Page 519, aforesaid records.

DOES NOT AFFECT SITE

18. Easements as conveyed in Right-of-Way Deed from H. K. Massey and Mary Virginia Massey to State Highway Department of Georgia, dated March 27, 1968, filed for record April 5, 1968 and recorded in Deed Book 4879, Page 545, aforesaid records.

DOES NOT AFFECT SITE

19. Easement from W. H. Rainwater, Exec. of Will of V. C. Rainwater, Estate to Delaware Electric Membership Corporation, filed for record May 26, 1968, and recorded in Deed Book 5070, Page 215, aforesaid records.

20. Easement from Windward Properties, Inc. to Santee Electric Membership Corporation, a corporation dated April 6, 1981, filed for record April 17, 1981, and recorded in Deed Book 8222, Page 119, aforesaid records.

21. Easement from Windward Properties, Inc. to Santee Electric Membership Corporation, a corporation dated May 29, 1981, filed for record June 15, 1981, and recorded in Deed Book 7871, Page 309, aforesaid records.

22. Easement from Windward Properties to Santee Electric Membership Corporation, a corporation dated April 11, 1983, filed for record April 25, 1983, and recorded in Deed Book 8453, Page 384, aforesaid records.

23. Terms and provisions of that certain Declaration of Covenants, Conditions and Restrictions for Windward Business Center Association by Windward Properties, Inc., a Delaware corporation, dated November 26, 1986, filed for record May 14, 1987, and recorded in Deed Book 8700, Page 362, aforesaid records; as re-recorded on December 6, 1983 in Deed Book 8750, Page 82, aforesaid records; as amended by that certain Amendment to the Declaration of Covenants, Conditions and Restrictions for Windward Business Center Association dated September 29, 1987, filed for record November 30, 1987, and recorded in Deed Book 11260, Page 302, aforesaid records; as amended by that certain Amendment to the Declaration of Covenants, Conditions and Restrictions for Windward Business Center Association dated November 13, 1990, filed for record November 13, 1990, and recorded in Deed Book 13858, Page 336, aforesaid records; as affected by that certain Assignment of Declarant and Class "B" Member Status and Rights for Windward Business Center from Windward Properties, Inc., a Delaware corporation to Westerra Windward, L.L.C., a Delaware limited liability company, dated November 26, 1996, filed for record May 14, 1997, and recorded in Deed Book 22600, Page 270, aforesaid records; as amended by that certain Amendment to the Declaration of Covenants, Conditions and Restrictions for Windward Business Center Association by Windward Properties, Inc., dated July 22, 1997, filed for record July 28, 1997, and recorded in Deed Book 22881, Page 92, aforesaid records; as amended by that certain Supplementary Amendment to the Declaration of Covenants, Conditions and Restrictions for Windward Business Center Association by Westerra Windward, L.L.C., a Delaware limited liability company, dated July 22, 1997, filed for record July 28, 1997, and recorded in Deed Book 22881, Page 92, aforesaid records; as amended by that certain Amendment to the Declaration of Covenants, Conditions and Restrictions for Windward Business Center Association by Westerra Windward, L.L.C., a Delaware limited liability company, dated November 26, 1996, filed for record November 21, 1997, and recorded in Deed Book 23479, Page 329, aforesaid records; as affected by that certain Assignment of Declarant Rights and Termination of Class "B" Member Status for Windward Properties, Inc., a Delaware limited liability company to Windward Business Center Association, Inc., a Georgia nonprofit corporation, dated March 1, 2001, filed for record March 15, 2002, and recorded in Deed Book 32041, Page 527, aforesaid records; as amended by that certain Amendment to the Declaration of Covenants, Conditions and Restrictions for Windward Business Center Association by Windward Business Center Association, dated November 12, 2007, filed for record December 3, 2007, and recorded in Deed Book 46055, Page 206, aforesaid records; as amended by that certain Amendment to the Declaration of Covenants, Conditions and Restrictions for Windward Business Center Association, dated November 12, 2007, filed for record December 3, 2007, and recorded in Deed Book 46055, Page 262, aforesaid records; and as amended by that certain Amendment to the Declaration of Covenants, Conditions and Restrictions for Windward Business Center Association by Windward Business Center Association and Gateway Windward, Inc., dated October 21, 2010, filed for record October 26, 2010, and recorded in Deed Book 44943, Page 98, aforesaid records; as further amended from time to time.

24. Conveyance of access rights as contained in that certain Right of Way Deed from Windward Properties, Inc. to Department of Transportation, dated May 11, 1984, filed for record May 24, 1984, and recorded in Deed Book 8988, Page 277, aforesaid records.

DOES NOT AFFECT SITE

25. Sewer Easement from Windward Properties, Inc. to Fulton County, Georgia, dated August 3, 1984, filed for record September 26, 1984, and recorded in Deed Book 9184, Page 10, aforesaid records.

DOES NOT AFFECT SITE

26. Easement from Windward Properties, Inc. to Georgia Power Company, dated September 25, 1986, filed for record June 2, 1987, and recorded in Deed Book 10858, Page 118, aforesaid records.

27. Right-of-Way Deed from A1&T Railroad Management Corporation and Windward Properties, Inc. to City of Alpharetta, dated September 30, 1988, filed for record January 5, 1990, and recorded in Deed Book 13108, Page 346, aforesaid records.

28. Restrictive Covenant and Easement Agreement as contained in that certain Limited Warranty Deed by and between The Prudential Insurance Company of America, a New Jersey corporation, and Metropolitan Atlanta Rapid Transit Authority, a public body, dated October 4, 2000, filed for record October 5, 2000, and recorded in Deed Book 29541, Page 189, aforesaid records; as amended by that certain First Amendment to Restrictive Covenant and Easement Agreement by the Prudential Insurance Company of America, a New Jersey corporation, and Metropolitan Atlanta Rapid Transit Authority, a public body, dated April 4, 2005, filed for record April 8, 2005, and recorded in Deed Book 39151, Page 350, aforesaid records; as affected by that certain assignment of Right of First Offer by and between The Prudential Insurance Company of America, a New Jersey corporation, and Windward mill, LLC, a Georgia limited liability company, dated April 26, 2007, filed for record April 27, 2007, and recorded in Deed Book 44904, Page 257, aforesaid records; as affected by that certain Quitclaim Deed between the Prudential Insurance Company of America, a New Jersey corporation, and Metropolitan Atlanta Rapid Transit Authority, a public body, dated April 26, 2007, filed for record April 27, 2007, and recorded in Deed Book 44904, Page 260, aforesaid records.

29. Matters as shown on that certain plat recorded in Plat Book 55691, Page 566, aforesaid records.

30. Terms and provisions of that certain Declaration of Covenants, Conditions, Restrictions and Easements for Windward Park by Windward Point WHP, Inc., a Georgia corporation, dated September 26, 2016, filed for record September 30, 2016, and recorded in Deed Book 56892, Page 684, aforesaid records; as amended by that certain First Supplemental Master for Windward Park dated March 27, 2019, filed for record April 18, 2019, and recorded in Deed Book 59922, Page 243, aforesaid records; and as further amended by that certain Second Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Windward Park by Windward Point WHP, Inc., a Georgia corporation and Windward Park Master Association, Inc., a Georgia nonprofit corporation, dated November 30, 2023, filed for record December 1, 2023, and recorded in Deed Book 67398, Page 1, aforesaid records.

AFFECTS SITE

31. Easement from Windward Point WHP, Inc. to Georgia Power Company, dated June 14, 2019, filed for record September 24, 2019, and recorded in Deed Book 60591, Page 381, aforesaid records.

DOES NOT AFFECT SITE

32. Matters as shown on that certain plat recorded in Plat Book 106, Page 48, aforesaid records.

NO EASEMENTS SHOWN ON PLAT

33. Matters as shown on that certain plat recorded in Plat Book 162, Page 119, aforesaid records.

DOES NOT AFFECT SITE

34. Matters as shown on that certain plat recorded in Plat Book 216, Page 138, aforesaid records.

NO EASEMENTS SHOWN ON PLAT

35. Matters as shown on that certain plat recorded in Plat Book 230, Page 143, aforesaid records.

NO EASEMENTS SHOWN ON PLAT

36. Matters as shown on that certain plat recorded in Plat Book 259, Page 137, aforesaid records.

ALL EASEMENTS ARE SHOWN ON SURVEY

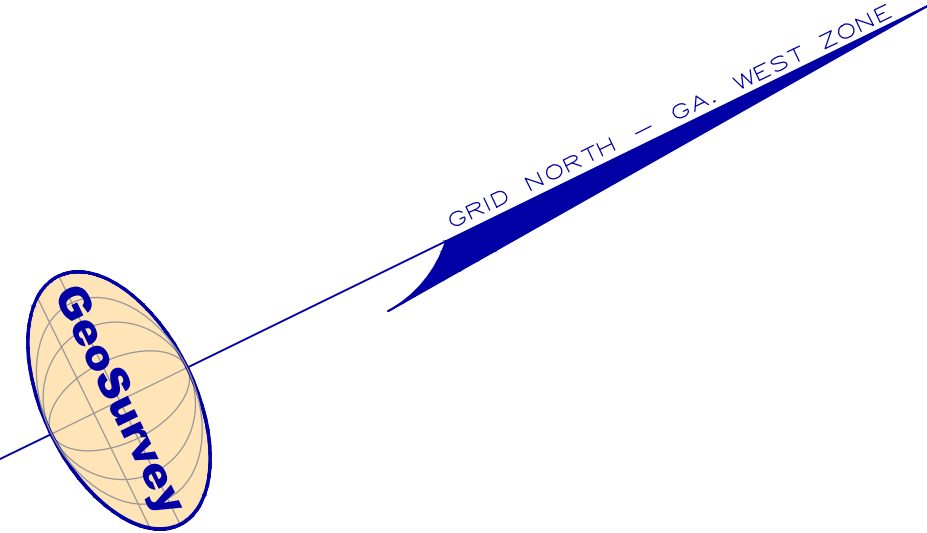
37. Matters as shown on that certain plat recorded in Plat Book 411, Page 50, aforesaid records.

DOES NOT AFFECT SITE

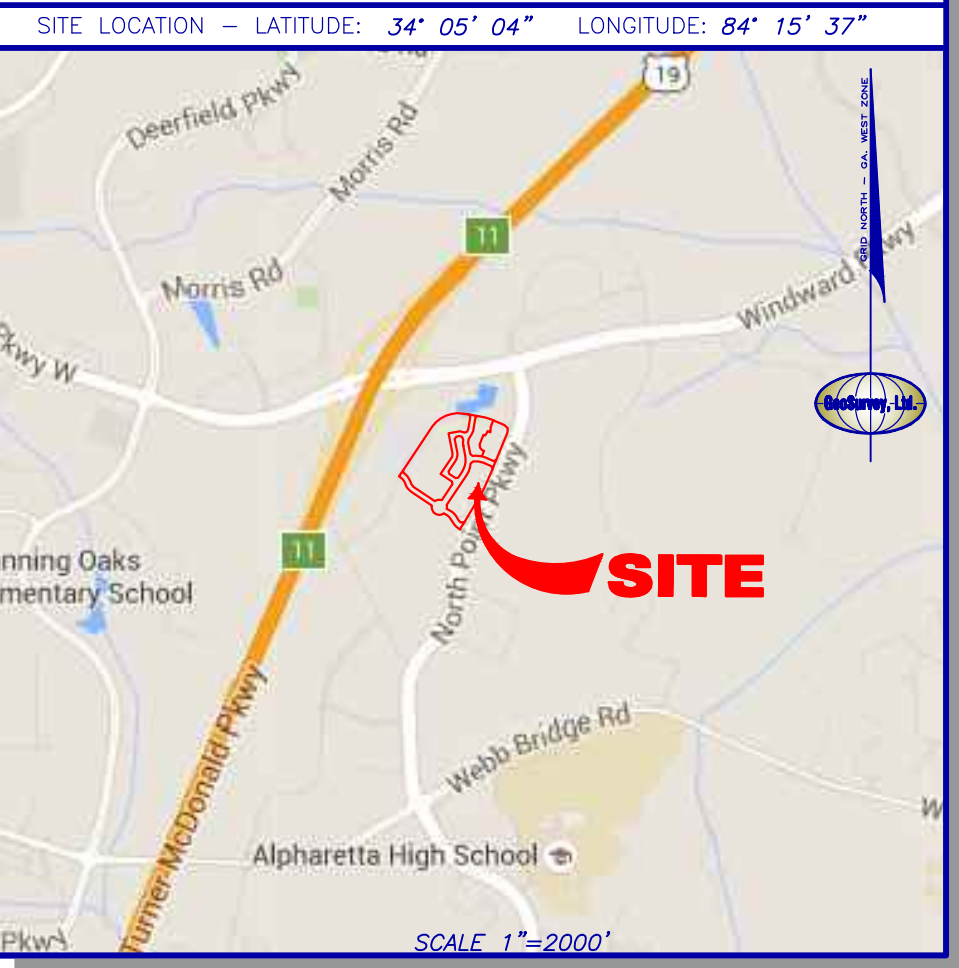
LEGEND

STANDARD ABBREVIATIONS
AC AIR CONDITIONER
BH BORE HOLE
BSL BUILDING SETBACK LINE
CI CURB INLET
CMP CORRUGATED METAL PIPE
CMP CONCRETE MONUMENT FND
CO SANITARY CLEANOUT
CPED COMMUNICATION PEDESTAL
CIP CRIMPED TOP PIPE
DI DROP INLET
DIP DUCTILE IRON PIPE
DWCB DOUBLE WING CATCH BASIN
FNC FOUND
GM GAS METER
INV INVERT
JB JUNCTION BOX
MH MANHOLE
OHP OVERHEAD POWER
OTP OPEN TOP PIPE
PM POWER METER
PKS PK NAIL SET
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
RCP REINFORCED CONCRETE PIPE
RBR REBAR
RBS 5/8" RBR SET CAPPED LSF 621
SS SANITARY SEWER
SWCB SINGLE WING CATCH BASIN
TRANS ELECTRIC TRANSFORMER

STANDARD SYMBOLS
OVERHEAD TRAFFIC SIGNAL LIGHT
POWER POLE
GUY WIRE
POWER LINE
LIGHT POLE
ELECTRIC TRANSFORMER
WATER VAULT
GAS VALVE
GAS METER
WATER VALVE
WATER METER
FIRE HYDRANT
UNDERGROUND ELECTRIC LINE
UNDERGROUND GAS LINE
UNDERGROUND COMMUNICATION LINE
UNDERGROUND WATER LINE
PHOTO POSITION INDICATOR
REGULAR PARKING SPACE COUNT
HANDICAP PARKING SPACE
TREE POSITION INDICATOR
SIGN



VICINITY MAP



GENERAL NOTES

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

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 131200000E, AND THE DATE OF SAID MAP IS SEPTEMBER 18, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE SITE IS ZONED "CUF" (COMMUNITY UNIT PLAN DISTRICT). PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

ALL COMMON AREAS TO BE MAINTAINED BY THE DEVELOPMENT ASSOCIATION

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eOPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

THE CITY OF ALPHARETTA DOES NOT ENFORCE RESTRICTIVE COVENANTS

THIS PROPERTY IS SUBJECT TO THOSE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR WINDWARD PARK RECORDED IN DEED BOOK 56692, PAGE 684.

THIS PROJECT DOES ENROACH ON EXISTING WETLANDS. A STATE STREAM BUFFER VARIANCE IS REQUIRED FOR THIS PROJECT, AND HAS BEEN RECEIVED (BV-060-16-13) DECEMBER 08, 2016. A USAGE WETLAND PERMIT HAS BEEN RECEIVED (SAS-2015-00577) ON APRIL 27, 2017.

NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED AT THE DATE OF SURVEY.

NO EVIDENCE WAS OBSERVED INDICATING CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED.

AT THE TIME OF THE SURVEY THERE WAS NO VISIBLE EVIDENCE THAT THIS SUBJECT SITE WAS USED AS A BURIAL GROUNDS OR CEMETERY.

SURVEY REFERENCES

1> ALTA/ACSM LAND TITLE SURVEY FOR WINDWARD MILL, LLC AS PREPARED BY PROQUESTER AND ASSOCIATES, INC. DATED APRIL 18, 2007

2> ALTA/ACSM LAND TITLE SURVEY FOR WINDWARD WHP, INC., PREPARED BY GEOSURVEY, LTD., DATED DECEMBER 17, 2015.

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34,735, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE 56-C TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 123,249 FEET, calc. INIT.

IF YOU DIG

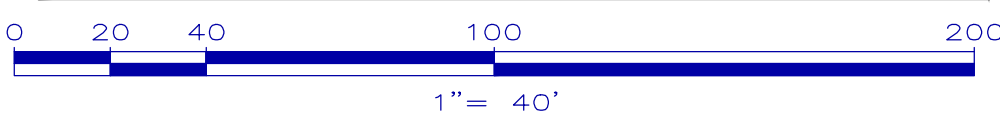


Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

SHEET

2 OF 2

GRAPHIC SCALE



Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road
Marietta, Georgia 30062

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Fax: (770) 795-8880

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Email: info@geosurvey.com
Certificate of Authorization #LSF-000621

ALTA/NSPS LAND TITLE SURVEY

Windward Park Tract I and part of Tract IV

FOR

Hanover R.S. Limited Partnership
First American Title Insurance Company

GS JOB NO:	20155108-5	DRAWING SCALE:	1"= 40'	SURVEY DATE:	4/28/2025
FIELD WORK:	TB	CITY:	ALPHARETTA	STATE:	GA
PROJ MGR:	CAJ	COUNTY:	FULTON	No.	Date
REVIEWED:	JRC	LAND LOT:	1112 & 1177	1.	09/04/2020
DWG FILE:	20155108-05.dwg	DISTRICT:	2ND SECTION: 1ST		
		DISTRICT:	2ND SECTION: 2ND		

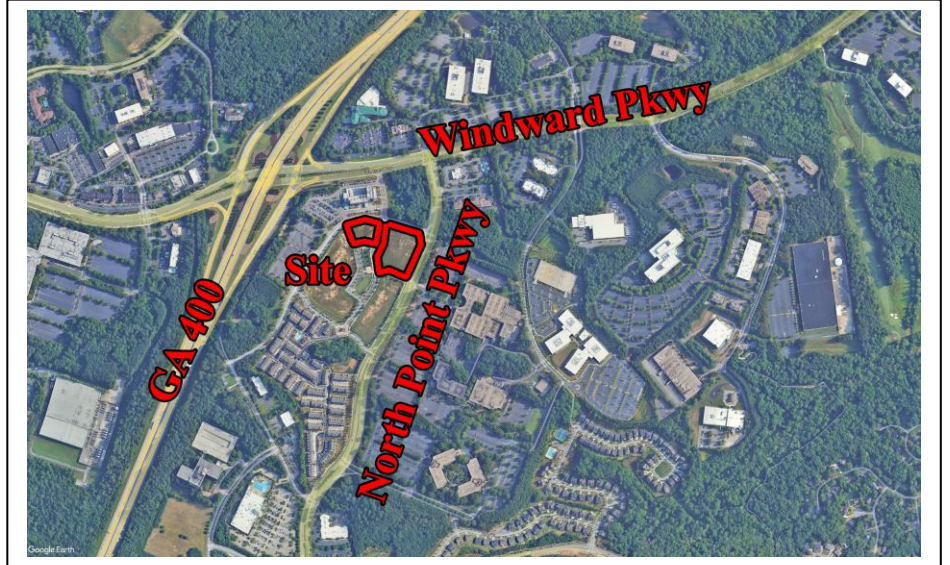
TREE SURVEY & ARBORIST REPORT

25-04-21-01 Windward Point Arborist Report Alpharetta

Reference UDC

Alpharetta, Georgia

(Online content updated 10-11-24)



Location Map



North

All of the following information is based upon visual field observations and 35 years of practical horticultural experience. No scientific or lab tests have been performed. I certify that all information in this report is true and inclusive to the best of my knowledge and is prepared in good faith.

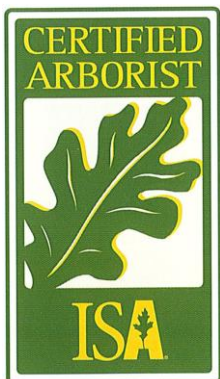
Outdoor Spaces, LLC

By Scott Hall, Owner

On Site Specimen Evaluation Date: April 22, 2025

Report Date: April 23, 2025

Revised Date:



Outdoor Spaces, LLC

Scott Hall, Owner

RLA, Certified Arborist

Certificate Number: SO-5434A

404-328-6561 Cell

678-965-4784 Fax

scottandcyrena@bellsouth.net

SECTION 3.2 - TREE CONSERVATION, LANDSCAPE, AND BUFFER REQUIREMENTS (Adopted 05-15-17)

3.2.2 Definitions.

For the purposes of this Section, unless the context indicates otherwise, the following terms shall have the meaning set forth below:

Boundary Tree: Any tree located on adjacent property with a critical root zone that will be impacted by proposed land disturbance activity.

Caliper: A standard of trunk measurement for replacement trees. Caliper inches are measured at the height of 6 inches above the ground for trees up to and including 4 inch caliper and 12 inches above the ground for trees larger than 4 inch caliper.

Conifer Tree: Any tree with needle leaves and a woody cone fruit including, but not limited to, pine, juniper and cedar species.

Critical Root Zone (CRZ): The minimum area beneath a tree which must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The Critical Root Zone will typically be represented by a concentric circle centering on the tree's trunk with a radius equal in feet to one and three-tenths times the number of inches of the trunk diameter. EXAMPLE: The CRZ radius of a twenty (20) inch diameter tree is twenty-six (26) feet.

Dead Tree: Any standing tree which is no longer alive or has the ability to sustain itself through natural processes as determined by a qualified professional.

Diameter Breast-Height (DBH): The standard measure of tree size (for trees existing on a site). The tree trunk is measured at a height of 4 1/2 feet above the ground. If a tree splits into multiple trunks below 4 1/2 feet, the trunk is measured at its most narrow point beneath the split.

Guidance Document: A document maintained by the City of Alpharetta Arborist that includes clarifications to requirements with examples and additional technical standards about tree protection, tree planting, species selection, and other information relevant to the protection and replanting of trees in the City of Alpharetta. The document may be revised by the City Arborist as conditions and technical standards evolve.

Hardwood Tree: Any tree that is not coniferous (cone bearing). This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

International Society of Arboriculture (ISA): A professional organization that promotes the professional practice of arboriculture, sets standards for obtaining professional credentials for arborist, and establishes best practices for tree care, pruning, and protection.

Landscape Tree: A tree or trees that were planted or retained on a developed or previously developed site.

Ornamental Tree: A tree that provides a visual impact in the landscape. The impact may be provided through form, bark, branching structure, leaf color, and / or flower color. Typically a small or medium size tree.

Overstory Tree: Those trees that compose the top layer or canopy of vegetation and will generally reach a mature height greater than 40 feet and typically have a spreading canopy.

Pine Tree: An evergreen coniferous tree that has clusters of needle-shaped leaves.

Pruning (Tree Pruning): To cut away dead, overgrown, or undesirable branches or stems. Pruning of trees to be done in compliance with standard arboricultural practices as outlined in ANSI A300 and shall maintain the trees natural form and structure.

Qualified Professional: An International Society of Arboriculture (ISA) Certified Arborist; an American Society of Consulting Arborists (ASCA) Registered Consulting Arborist, or a Registered Forester.

Shade Tree: Any tree that has a spreading canopy that provides partial to full shade to the ground with a minimum height of 20 feet.

Softwood Tree: Any coniferous (cone bearing) tree. This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

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

Size Criteria:

Pine Trees: 30-inch diameter or larger for trees in the *Pinus* (Pine) genus.

Coniferous Trees: 20" diameter or larger for trees in the *cedrus* (deodar cedar), *Thuja* (Arborvitae), or other ecologically similar trees,

Overstory Trees: 30-inch diameter or larger for trees in the *Liquidambar* (Sweetgum) or *Liriodendron* (Tulip poplar) genus

- 20-inch diameter or larger for trees in the *Fagus* (Beech), *Nyssa* (Tupelo), *Diospyros* (Persimmon), *Sassafras* (Sassafras), or other ecologically similar trees,
- 20-inch diameter or larger for *Magnolia grandiflora* (Southern magnolia) and those cultivars that generally reach a mature height over 40'
- 24-inch (24") diameter or larger for trees in all other genera

Understory Trees: 8-inch (8") diameter or larger.

- 10-inch (10") diameter or larger for *Oxydendron arboretum* (Sourwood).

See additional requirements for Specimen Trees in The Guidance Document

Street/Streetscape Tree: Any tree located or proposed to be located along a public or private street. The actual location will be determined by the specific zoning district or overlay. In situations where there is limited planting space in the right of way and or safety concerns, street trees may be located at the back of the sidewalk or within the landscape strip on private property and the discretion of the Director.

Structural Root Plate: The zone of rapid root taper that provides the tree stability against wind throw. The radius of the structural root plate is equal to 0.5 feet per inch of DBH.

Tree: Any living, self-supporting woody or fibrous plant which normally obtains a diameter breast height of at least three (3) inches and typically has one (1) main stem or trunk and many branches.

Tree Care Plan: A plan developed to provide an impacted tree the best possible chance of survival. A tree care plan should be prepared by a qualified professional and conform to the requirements of ANSI A300 and the Guidance Document

Tree Grouping: A community of trees as determined by the Director to merit special consideration as an ecological feature based upon species composition, form, structure, age, and condition. Specimen trees and trees of quality may be included in tree groupings

and every alternative should be evaluated to save these trees. Except as otherwise provided in Section 3.2., Tree Groupings will be treated as specimen trees for preservation credits and every alternative should be evaluated to save these trees.

Tree of Quality: A tree that merits special consideration due to historical significance, ideal shape and structure, or uniqueness of the species as determined by the Director. Except as otherwise provided in Section 3.2., Trees of Quality will be treated as specimen trees for preservation credits and every alternative should be evaluated to save these trees.

Tree Planting List: List of preferred tree species for use in the City of Alpharetta. Species not included on this list may be approved at the discretion of the Director. The Tree Planting List is included in the Arborist Guidance Document.

Tree Protection Area: An area encompassing the critical root zone of a tree that shall remain in a previous state.

Tree Save Area: An area designated for the purpose of meeting tree density requirements, saving natural trees, and/or preserving natural buffers that shall remain in a previous state.

Understory Trees: Those trees that grow beneath the overstory, and will generally reach a mature height less than 40 feet. Understory trees may include coniferous trees that meet these same height characteristics.

Outdoor Spaces interpretations and fact findings:

Warranty Disclaimer:

Although, this report will determine whether or not a tree is a Specimen; it is provided as best judgment opinion. Ultimately, the governing body's (City of Alpharetta) arborist or representative shall determine whether a tree is classified as a Specimen or not.

All Specimen tree locations shall be approximate. The provided tree locations shall NOT be GPS located and in no manner shall the provided tree location plan be used or represented as a tree survey. It is the sole responsibility of the OWNER to have all tagged Specimen trees located by a Certified Land Surveyor.

No warranties express or implied are made with respect to the report of aforementioned Specimen trees. It is understood the OWNER makes use of this report by the ARBORIST at OWNER's sole risk and that the report is provided as best judgment opinion. In no manner does this report guarantee the life or imply any length of life span of the trees that are determined to be Specimen.

Arborist Note:

Due to certain species and undesirable traits, some trees shall be considered in poor condition if the following is true. Numerous trees grown in a native setting may appear to grow as multi-trunk; however this is not desirable in most trees. Most trees that have multi-trunks at the base are usually created when two separate trees grow together or the tree branches off at an early age and they become Co-Dominate Leaders. Either scenario is an undesirable condition for most trees because they both create weak crotches, included bark and/or a prime place for debris and water to get trapped that will always cause decay. In this case these trees become a life safety issue and cannot be considered specimen trees.

Some trees are an exception to this rule, such as, but not limited to:

Crape Myrtles, Birches, Wax Myrtles, Red Buds, Fringe Trees, Dogwoods, Hollies, Cedars, Sourwoods, Sweet Bay Magnolias, Red Bays and Live Oaks.

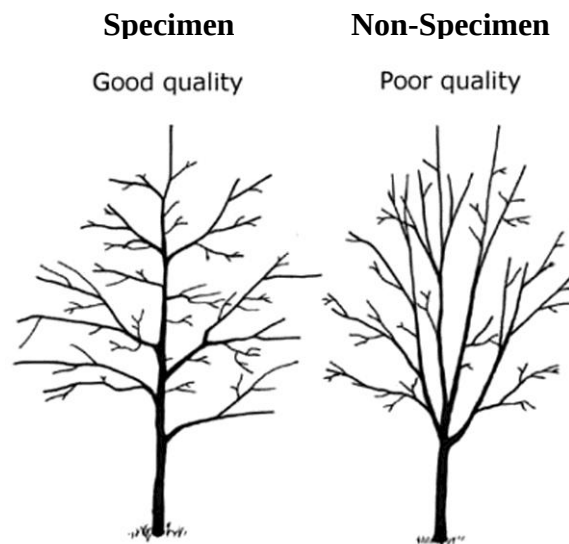
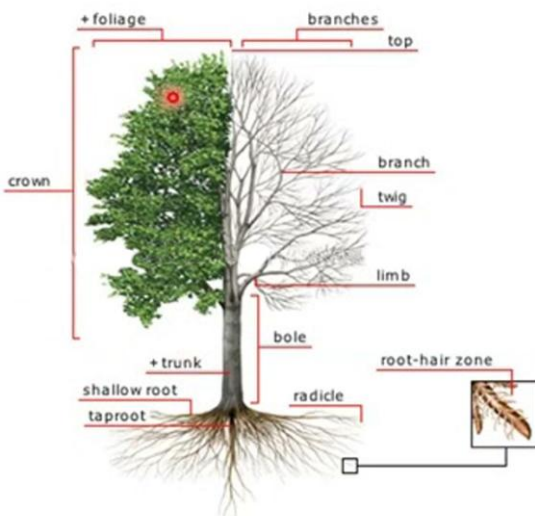
These are an exception because they naturally create sucker growth from the roots and/or trunk or do not typically have the life safety issues because they are not large growing trees.

Co-Dominate Leaders:

One of the most common locations for the aboveground portion of a tree to fail is at the junction of two or more codominant stems. Due to the frequency of failures at this point, a study was undertaken to get a better understanding of the mechanical strength of this point and to determine if included bark reduces the strength of the union. Eighty-four codominant stems were removed from 26 felled maple trees. These crotches were securely anchored and split apart using measured force. Breaking force varied from 64 to 2,363 kg. The regression line produced from the comparison of stem diameter and force required for breaking the union when there was no included bark was $\text{Force} = \text{Diameter} * 613 - 1388$, $r^2 = 0.92$. When only those unions with included bark were analyzed, the regression line was $\text{Force} = \text{Diameter} * 537 - 1285$, $r^2 = 0.76$. There was a specimen difference between the regression lines ($p < 0.05$). Codominant stems that have bark trapped in the union are significantly weaker than those that do not have bark included. The differences appear to be greater with smaller-diameter stems than with larger stems.

Reference: Smiley, E.. (2003). Does included bark reduce the strength of codominant stems?. Journal of Arboriculture 29.

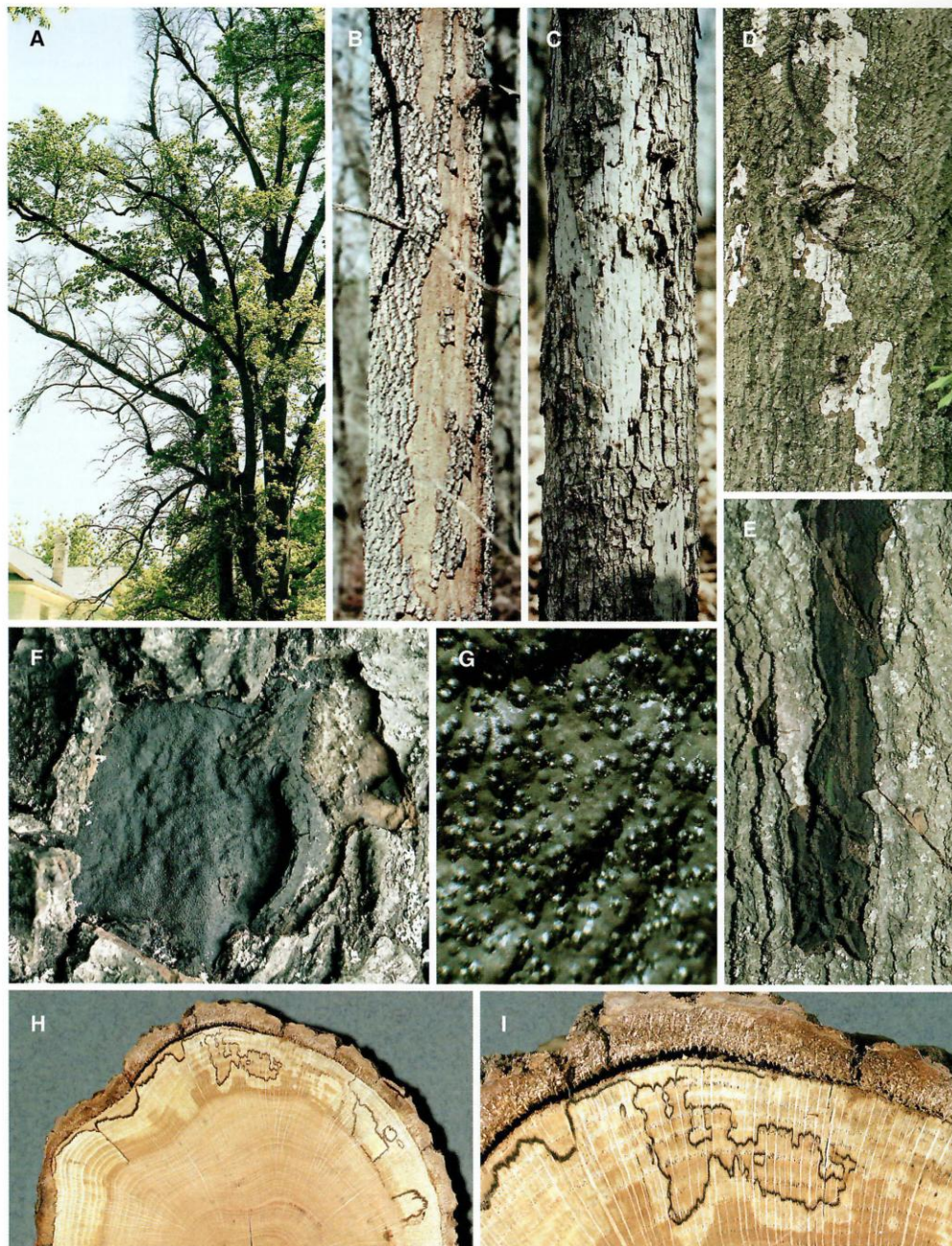
Tree Structure Examples:



2022: ISA Certified Arborist® Exam Review Course.
Rob Swanson, Kay Evanovich, January 2022

The following are images of examples of diseases, fungus and other health/ structural issues that are found on site. The following examples are referenced from Diseases of Trees and Shrubs by Sinclair and Lyon.

Hypoxylon Canker Examples



A. Dieback of a large *Quercus nigra* (water oak) (MS, Apr).
 B–E. *Biscogniauxia atropunctata*. B. A tan conidial stroma on *Quercus velutina* (black oak) (AR, winter). C. A silver gray perithecial stroma on *Q. alba* (white oak) (AR, winter). D, E. Young and old mature perithecial stromata, respectively, on *Q. nigra* (MS, Apr).
 F, G. *B. mediterranea* on *Q. texana* (Texas red oak). Close (F) and magnified (G) views of a perithecial stroma. Black pimplelike projections are the tips of perithecia (TX, Mar).
 H, I. Sapwood of *Q. texana* colonized by *B. atropunctata*. Black zone lines (pseudosclerotial plates) are typical (TX, Mar).
 Photo credits: B, C—P. Fenn

Reference: Sinclair, Wayne A., 1936. Diseases of Trees and Shrubs / Wayne A. Sinclair and Howard H. Lyon.-2nd Ed. Published 2005

Trunk Canker Examples



A–E. Hispidus canker on *Quercus* species (oaks). A. A large canker on *Q. nigra* (water oak) bears the dark remains of basidiocarps of *Inonotus hispidus* that formed the previous year (GA, May). B. Large woundwood ridges flank a canker on *Q. phellos* (willow oak). A rust-brown basidiocarp remains from the previous autumn (MS, Apr). C. Large basidiocarps on a young canker not yet delimited by woundwood ridges on *Q. phellos* (MS, Aug). D. A canker on *Q. phellos* nearly enclosed by woundwood, appearing as a fissure (MS, Apr). E. A blackened dead basidiocarp at the base of a diseased *Q. laurifolia* (laurel oak) (FL, Apr).

F, G. Canker-rot of *Quercus douglasii* (blue oak) caused by *Inonotus andersonii*. F. A partly killed tree with the dead top removed, showing white heart rot and a large brown basidiocarp that has caused the bark to fall away. G. Close view of part of the basidiocarp (AZ, Apr).

H, I. *Fagus grandifolia* (American beech) with trunk rot caused by *Inonotus glomeratus*. Black sterile conks protruding at the locations of former branch stubs are diagnostic. H. An elongate wound probably made by a falling tree, now evident only as a seam beside a large woundwood ridge on the trunk, was possibly the site of infection. I. Close view of a sterile conk (NY, Aug).

Photo credit: C—J. A. Matteoni



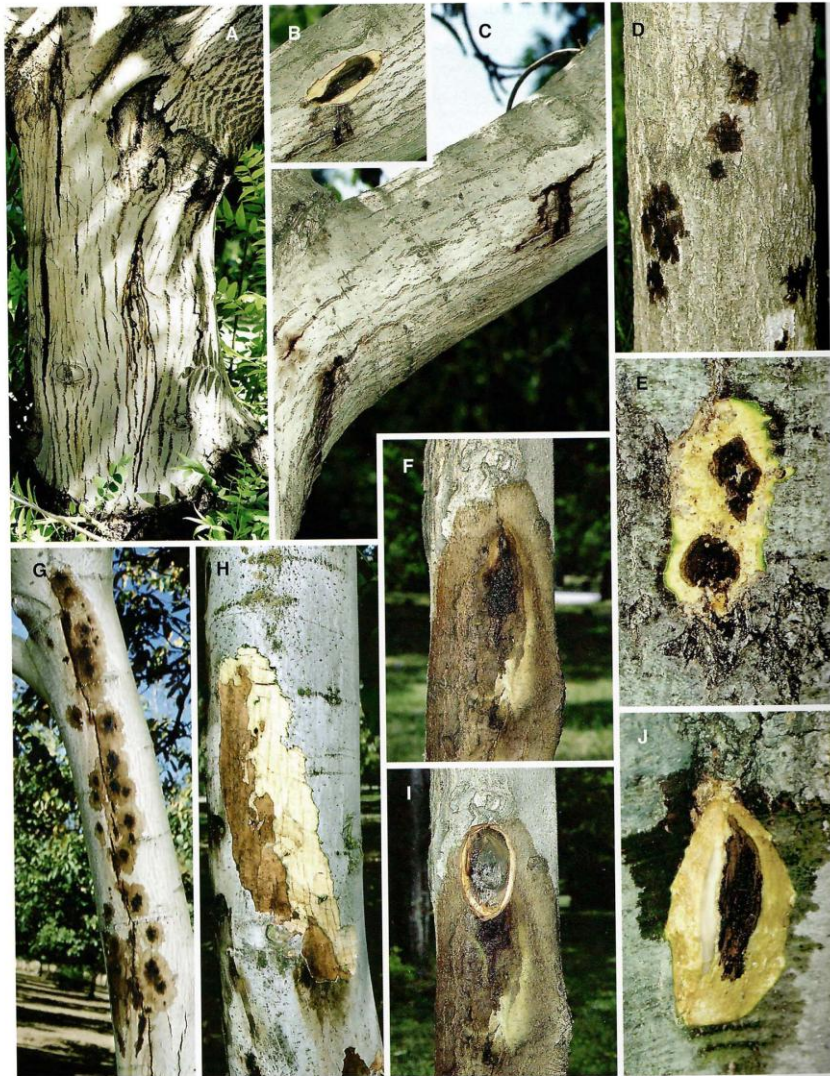
A, E. Spiculosa canker and associated trunk rot in *Quercus nigra* (water oak). A. A perennial targetlike canker, prominently raised because of woundwood formation around the margin, has developed at the site of a former branch stub. E. A section through the trunk several centimeters below the canker reveals advanced white crumbly rot throughout the heart of the tree, plus spokelike extensions of decay into outer sapwood. The extensions are the tips of secondary columns of decay that began as the canker enlarged. They would eventually have merged. The column of advanced decay in this tree was 3 m long (GA, May).

B, D. Spiculosa cankers on *Q. texana* (Texas red oak) and *Q. phellos* (willow oak), respectively. Sterile brown fungal structures (punk knots) occupy the locations of former branch stubs; brown interior tissue is revealed by cutting into the raised knots (MS, Apr).

C, F, G. Dissection of the *Q. texana* shown in B. C. The brown punk knot has grown out from a central column of advanced white rot bounded by a thin purple-brown zone of discolored wood. The decay column has expanded periodically and involves sapwood as the result of canker enlargement adjacent to the punk knot. F. The decay column also expands as a result of boring by insects that breach the barrier zone between decayed and sound sapwood. Two such extensions of decay into the sapwood zone are shown. G. The butt log, approximately 4 m long, with the canker at the midpoint and advanced decay throughout the heart of the log (MS, Apr).

Reference: Sinclair, Wayne A., 1936. Diseases of Trees and Shrubs / Wayne A. Sinclair and Howard H. Lyon.-2nd Ed. Published 2005

Bleeding Cankers Examples



Other bacterial cankers. Bleeding cankers on many shade, ornamental, and forest trees, apparently caused by bacteria, are common but seldom seem to persist or cause much damage. Liquid escaping from a lesion onto the bark surface may be the only external symptom. The lesions are usually localized in inner bark and often involve the cambium. The liquid often has a sour odor due to organic acids produced by bacteria. These organisms are presumed to cause the lesions, but their pathogenicity has seldom been tested. Species of *Brenneria*, *Erwinia*, and *Pseudomonas* are associated with some of these diseases. Bacterial infections that cause bleeding often follow environmental stress or another disease or injury, and some authors have suggested that the bacteria are opportunists able to cause damage only in stressed trees. Galleries made by bark beetles or ambrosia beetles in previously stressed trees are common sites of infection.

Bleeding of sour liquid from small cankers should not be confused with that from wetwood (Plate 191). Some fungi such as *Cryptosporiopsis* sp. on *Acer rubrum* (red maple; Plate 86) and *Phytophthora* species on various trees (Plates 176–178) also cause bleeding cankers, so this symptom should be interpreted cautiously.

A second type of bleeding lesion, also seemingly associated with previous stress, results in production of white froth with an alcoholic odor at cracks in the bark surface (Plate 191). The microorganisms in these lesions apparently produce gas and alcohol during fermentation of sap. This “alcoholic flux” is reported to be common on *Liquidambar styraciflua* (sweetgum), *Quercus* (oak), and *Ulmus* (elm) in the Midwest and on *Morus* (mulberry) and *Prunus* (almond, apricot, peach) in California.

References: 662, 1113, 1238, 1547, 1859, 2236, 2728, 2737, 2896, 2898, 3375, 3428, 3431, 3432, 3993, 4385, 4386

A–C. Deep bark canker of *Juglans regia* (Persian walnut), caused by *Brenneria rubrifaciens*. Brown streaks on bark originated as bacteria-laden fluid that exuded from cracks overlying elongate cankers in inner bark (CA, Jul).

D, E, J. Cankers apparently caused by unidentified bacteria on *Quercus velutina* (black oak). Bleeding spots (D) were associated with tiny wounds made by insects. Lesions involved inner bark (E) and the cambium and outer sapwood (J) (NY, May).

F, I. A bleeding canker apparently caused by bacteria on *Aesculus hippocastanum* (horse-chestnut). Extensive staining of bark (F) was caused by exudation from a canker about 10 cm long. Water-soaked sapwood beneath the canker, exposed by removing bark, is dead and stained dark brown (NY, Jul).

G, H. Shallow bark canker, caused by *Brenneria nigrifluens*, on *J. regia*. G. Multiple discolored spots where brown liquid seeped out, indicating presence of cankers. H. Internal appearance of bark, exposed by removing the periderm, where the surface was covered with numerous bleeding spots (CA, Nov).

Photo credits: G, H—B. L. Teviotdale

Reference: Sinclair, Wayne A., 1936. Diseases of Trees and Shrubs / Wayne A. Sinclair and Howard H. Lyon.-2nd Ed. Published 2005

-All tree locations shall be approximate.
-The provided tree locations are GPS located (+/- 30' Accuracy) and in no manner shall this Tree Location Plan be used or represented as a tree survey.
-It is the sole responsibility of the OWNER to have all tagged trees located by a Certified Land Surveyor.



North

Tree Location Plan

25-04-21-01 Windward Point Arborist Report Alpharetta

(*) Unable to get a good or clear picture

No Specimen size or Trees of Quality were found

All Landscape/ Street trees are in fair or better condition except for this list below

No Boundary Trees should be impacted

General Observations: Improper pruning methods (See Photo 1). For proper pruning practices, see Exhibit A. All of the Red Maple have splitting in the trunks, more than likely from stress. The Hickories are infested with Aphids and some have Mistletoe that should be removed. There are Bagworms on the trunks of some Oaks, but they are innocuous insects.

Tree #	Size/ Species	Health Condition	Structural Condition	Classification	City's Assessment	Design Around	Comments	Photo # (See Attached)
2305	7" Black Gum	Poor	Poor	Street/ Landscape Tree		No	Cavity with decay.	2
2306	5" Red Maple	Poor	Poor	Street/ Landscape Tree		No	Severe dieback with the top 8' of the central leader dead. Cavity with decay.	3
2307	7" Red Maple	Poor	Poor	Street/ Landscape Tree		No	New stress split in trunk. Severe dieback with the top 6' of the central leader dead. Cavity with decay.	4
2308	7" Red Maple	Poor	Poor	Street/ Landscape Tree		No	Old stress split in trunk. Severe dieback.	5
2309	9" Red Oak	Poor	Poor	Street/ Landscape Tree		No	Trunk Cankers; an indication of possible trunk rot.	6
2310	5" Red Maple	Poor	Poor	Street/ Landscape Tree		No	Radial trunk dieback with severe canopy dieback.	7
2311	6" Red Maple	Poor	Poor	Street/ Landscape Tree		No	Signs of Hypoxyton Canker with limb loss and/or visible cankers. Radial trunk dieback with severe canopy dieback.	8
2312	6" Red Maple	Poor	Poor	Street/ Landscape Tree		No	Signs of Hypoxyton Canker with limb loss and/or visible cankers. Radial trunk dieback with severe canopy dieback.	9-10
2313	4" Red Maple	Poor	Poor	Street/ Landscape Tree		No	50% radial dieback with termites in trunk.	11
2314	5" Black Gum	Poor	Poor	Street/ Landscape Tree		No	Cavity with decay.	12
2315	5" Black Gum	Poor	Poor	Street/ Landscape Tree		No	Severe canopy dieback. Cavity with decay.	13

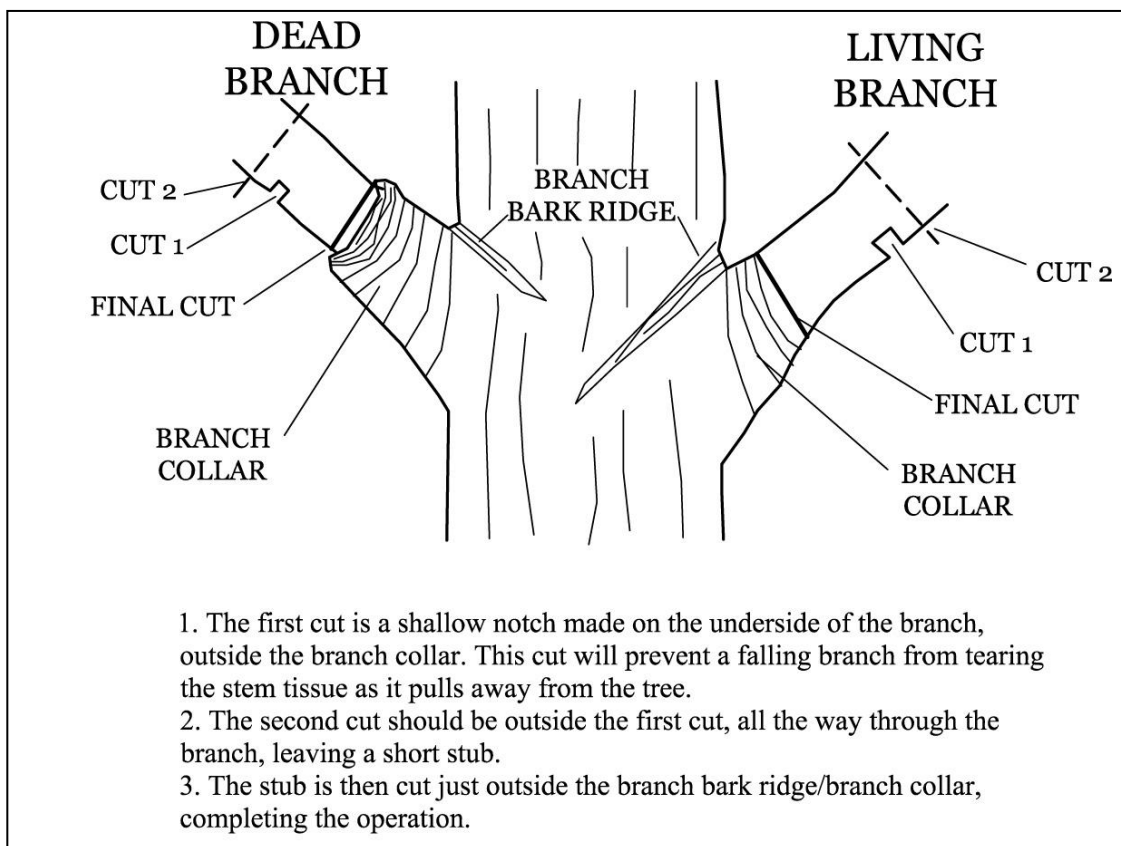


Exhibit A

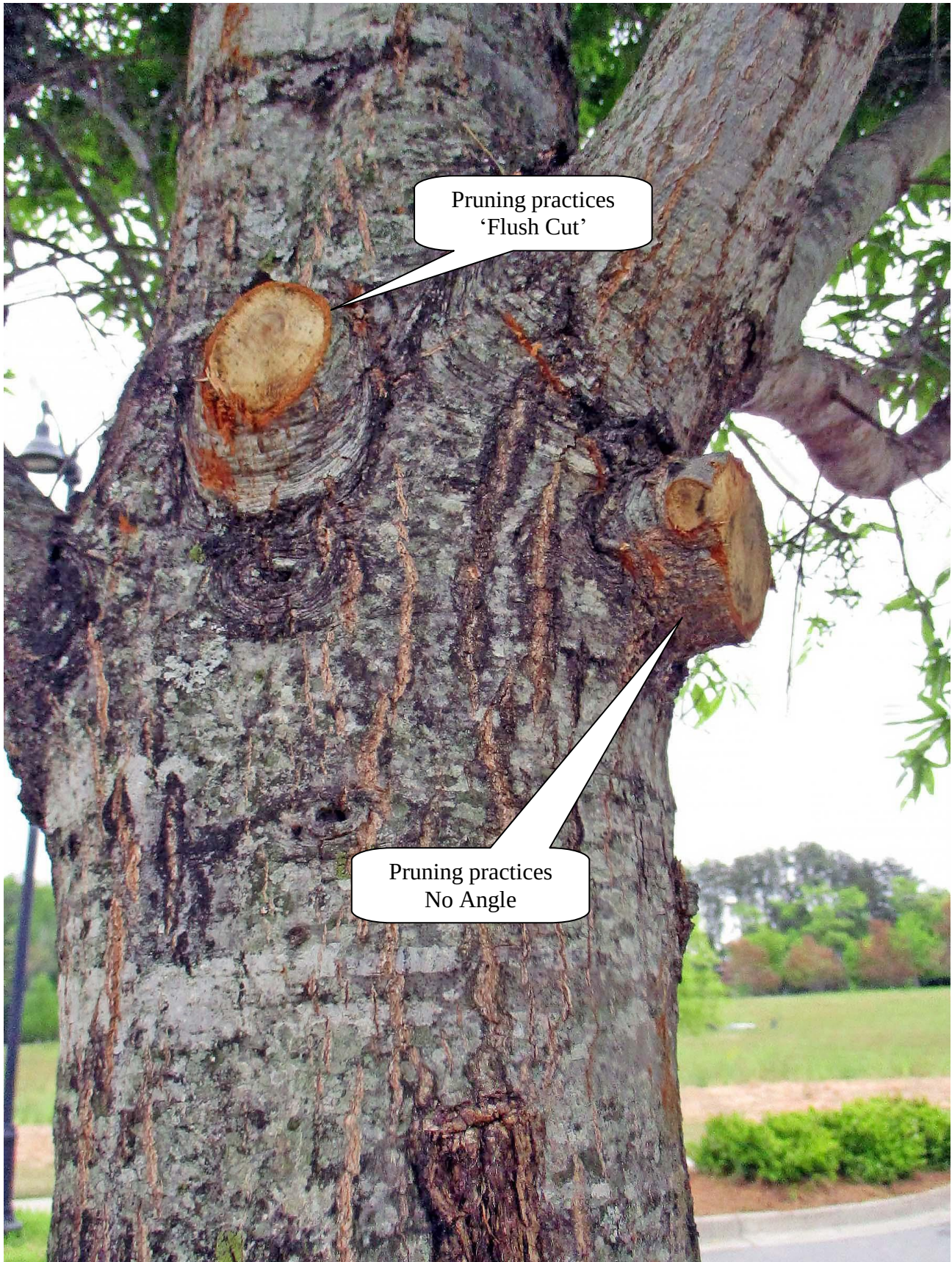


Photo 1
General
Observations: See
Exhibit A

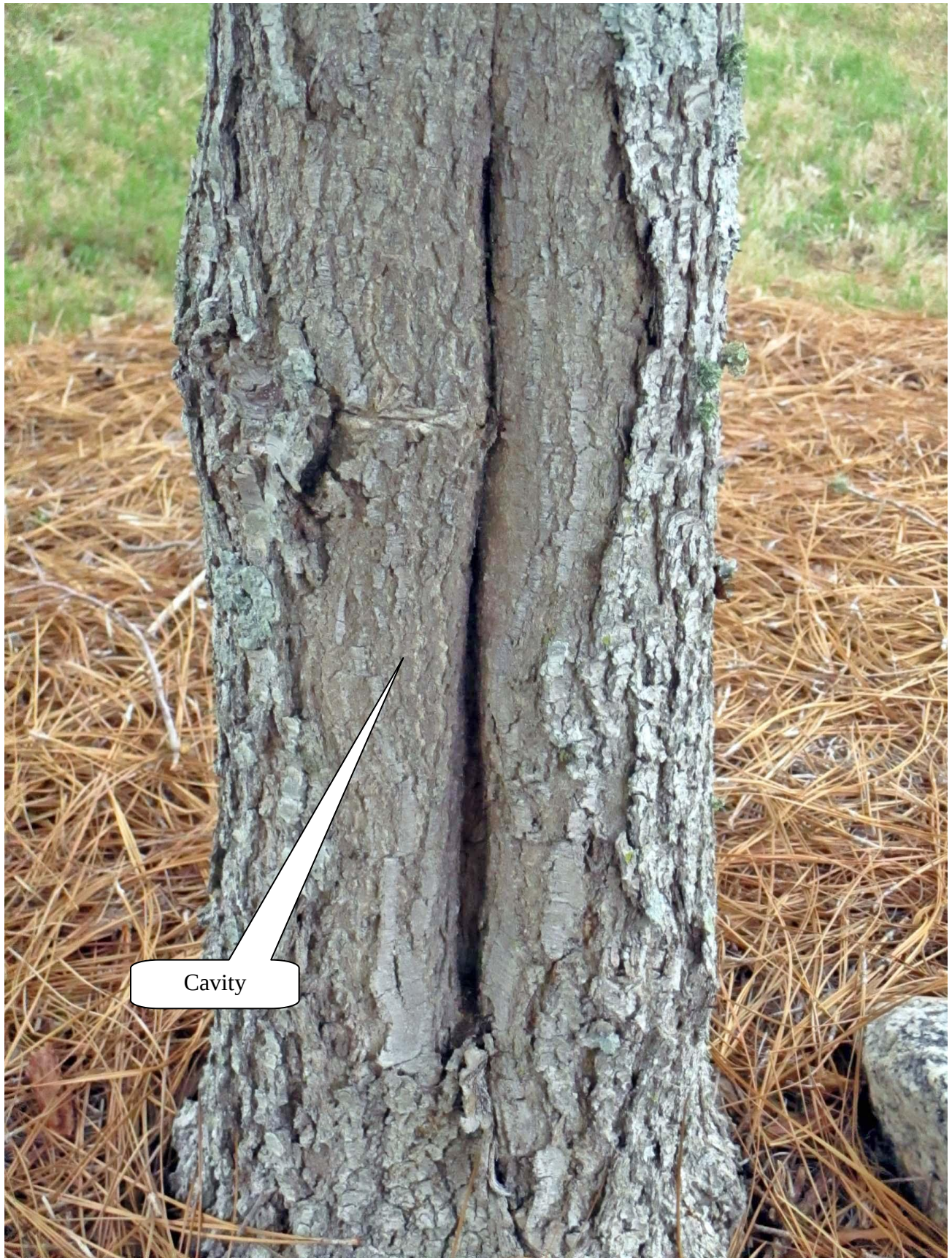


Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7

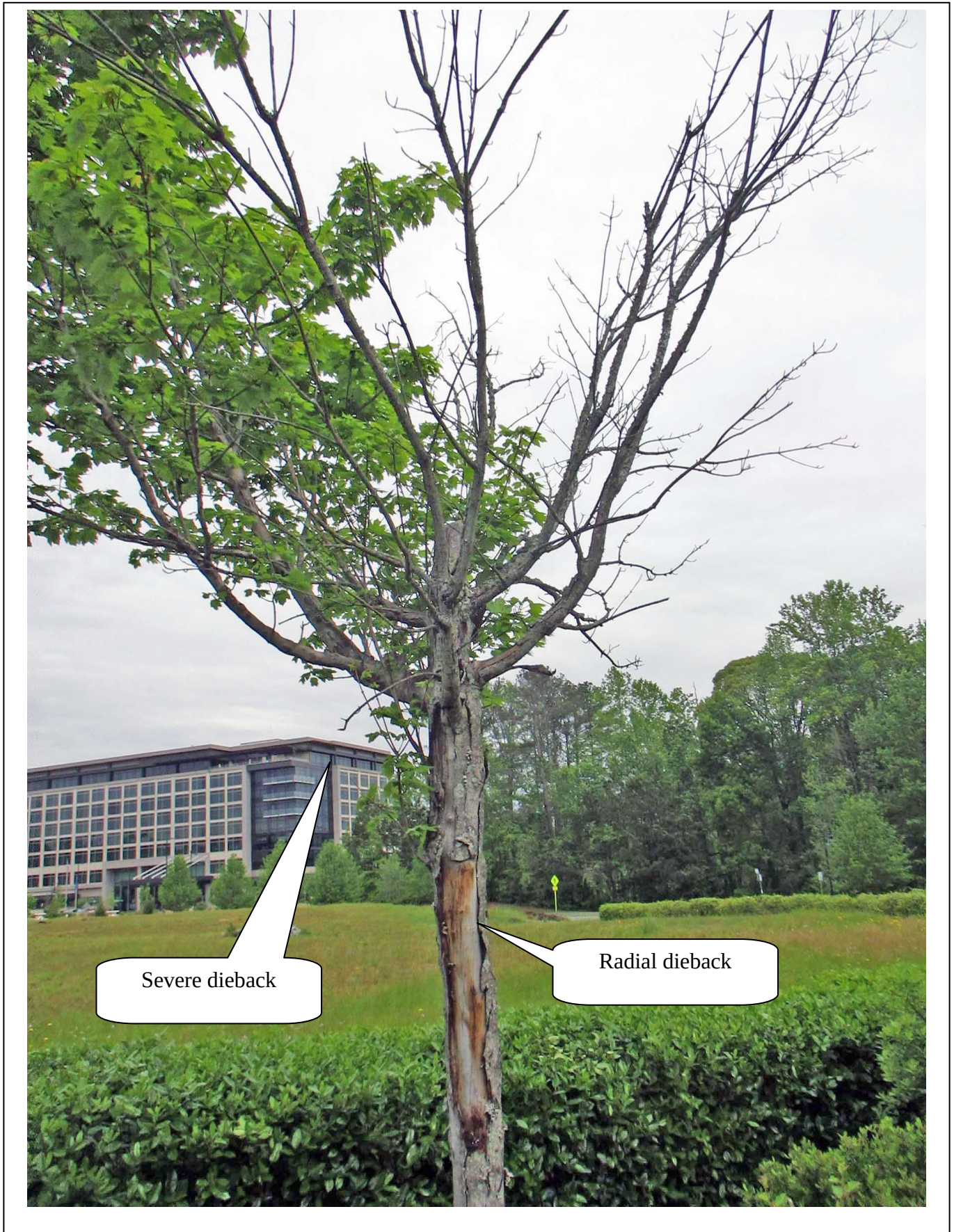


Photo 8



Photo 9



Photo 10

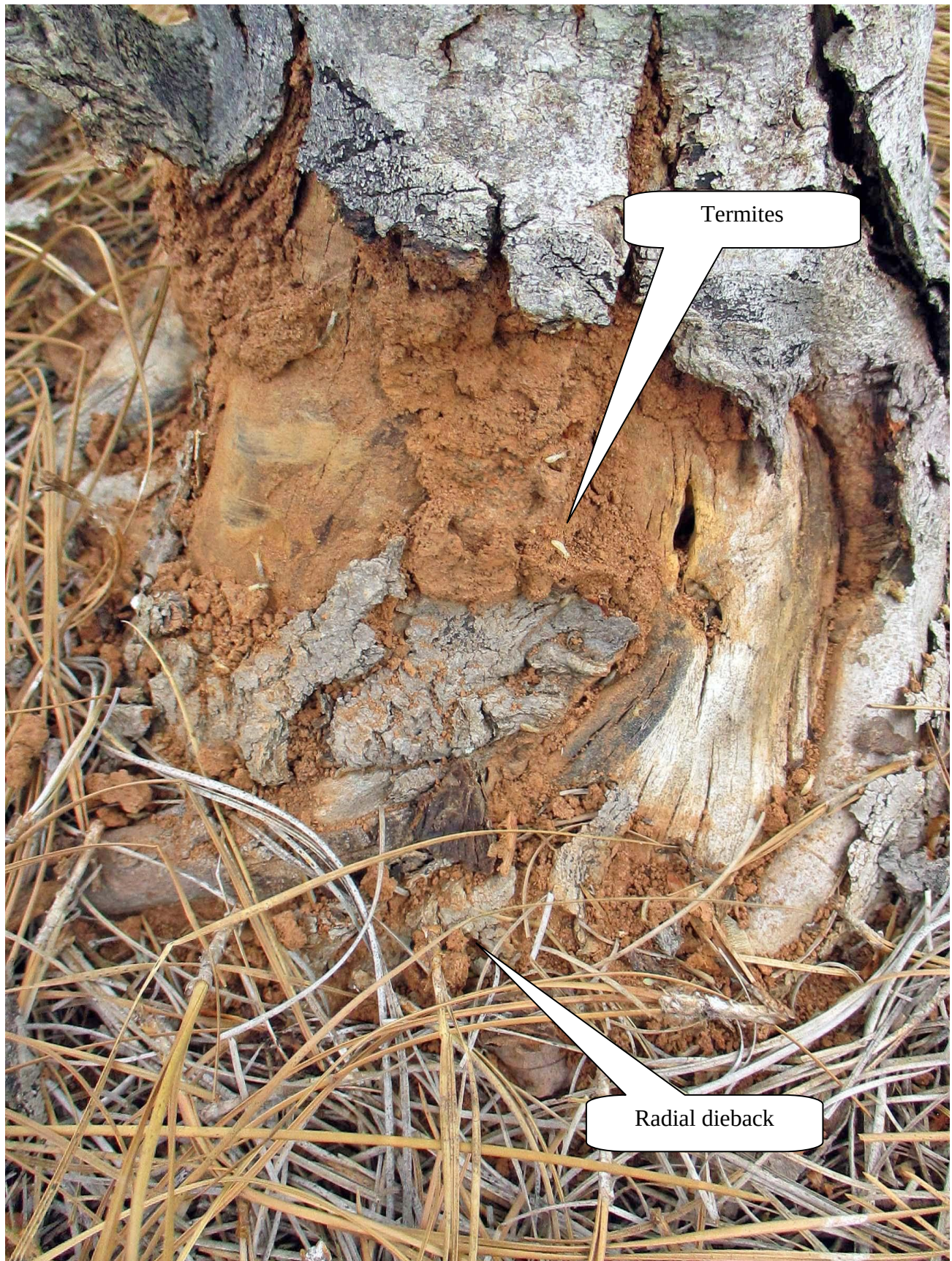


Photo 11



Photo 12



Photo 13

LETTER OF INTENT

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June 2, 2025

Ms. Kathi Cook, Director
Community Development
City of Alpharetta, Georgia
287 South Main Street
Alpharetta, Georgia 30004

Re: The Application of The Hanover Company to amend the Master Plan for the Windward Park Development; and to secure six (6) variances from Section 2.7.0(b), of the City of Alpharetta Unified Development Code

Dear Ms. Cook:

Please accept this letter as the Letter of Intent of The Hanover Company (“Hanover” and/or “Applicant”) in support of the above referenced Application.

A. Introduction to Hanover and the Proposed Development

Hanover stands among the most active private real estate companies in the United States, specializing in the nationwide development of high-quality multi-family residential housing in markets with superior fundamentals and in locations with exceptional real estate characteristics, like the City of Alpharetta. Hanover has a regional office in Atlanta and is vertically integrated, with in-house capabilities that include development, capital markets, construction, property management, architecture, interior design, quality assurance, legal, risk management, asset management, and financial operations departments. Hanover’s award-winning projects total nearly 77,000 units across the country and represent more than \$11.8 billion in project investments in major markets like Atlanta, Austin, Baltimore, Boston, Charlotte, Chicago, Dallas, Denver, Houston, Los Angeles, Philadelphia, Phoenix, San Diego, San Francisco, and Washington, D.C. Hanover has included select reference letters with this application.

In Alpharetta, Hanover hopes to construct a Class A, multi-family building with retail space and structured parking (the “Proposed Development”) at Windward Park, the ±47.65-acre property located at 0 Northpoint Parkway and 0 Dryden Road, (Parcel IDs 22-5450-1188-170-1, 22-5450-1188-057-0, 21-5500-1177-142-5, 21-5490-1112-050-0, 22-5450-1188-059-6, 21-5490-1112-049-2) (referred to as “Windward Park” or the “Subject Property”). Windward Park

SGR/80397082.1

is zoned Community Unit Plan (CUP), located within Pod 66 of the Windward Master Plan, and currently entitled for 500,000 square feet (sf) of office, 31,440 sf of retail, a 250-key hotel, 130 for sale condominium units and 285 for sale townhome units, only some of which has been built.¹ Hanover requests an amendment to the Windward Master Plan for Pod 66 to update the master site plan and conditions of zoning to allow for the Proposed Development, as well as six (6) variances to Section 2.7.0(b), of the City of Alpharetta Unified Development Code (“Alpharetta UDC”), as detailed below.

B. Relevant Background Information

The Subject Property is identified as Pod 66 in the Windward Master Plan which was originally approved in 1993. The Windward Master Plan has undergone several revisions since that time, including a Master Plan Amendment to Pod 66 (MP-15-04) that was approved in 2015 (“2015 Master Plan”). The 2015 Master Plan authorized the construction of 500,000 sf of office space, 31,400 sf of retail, a 250-key hotel and 415 units of residential consisting of 24 live-work townhomes, 200 condominium units and 191 townhomes. Subsequently, the roadway infrastructure and underground utilities were installed and the site graded, but only the townhomes and hotel approved for Windward Park constructed; the Lennar Corporation built approximately 185 townhomes in its Caravelle development² and a 250-key Hilton Hotel³ was constructed on a parcel facing Windward Parkway.

In 2023, an application for a Master Plan Amendment to Pod 66 (MP-23-01) was approved (“2023 Master Plan”) to revise certain components of the 2015 Master Plan. In particular, the 2023 Master Plan replaced the 200 condominium units and 24 live-work townhomes with 130 for-sale condominium units and 100 for-sale townhome units. In addition to revising the housing types, the 2023 Master Plan removed the retail buildings and surface parking along Northpoint Parkway and relocated 23,000 sf of retail to the ground floor of the residential flats building and the surface parking to a proposed structured parking deck. The 100 for-sale townhome units are currently under construction as the Argosy community by Empire Communities, however the remainder of the development approved by the 2023 Master Plan has not been constructed.

The Applicant now seeks to amend the 2023 Master Plan to align the development with current market demands. The residential component of the 2023 Master Plan was comprised entirely of for-sale product, making Windward Park the only major mixed-use development in the City without a multi-family element. The Proposed Master Plan amends the residential units from 130 for-sale condos to 320 for-lease apartments. It also proposes constructing a parking deck, a significant portion of which will be shared with the office building contemplated to the north, a significant savings for any potential office developer that may serve as a catalyst for

¹ The Lennar Corporation previously built 185 townhome units in its Caravelle development; there is an existing 250 key Hilton hotel; and the 100 townhome Argosy development is currently under construction. The remainder of the Proposed Development, however, is currently unbuilt.

² Constructed between 2017 and 2020.

³ Constructed in 2020.

future office development. The multi-family building will connect to the parking area via a multi-level sky bridge.

The proposed multifamily will remain in the same location as the condominium building depicted on the 2023 Master Plan, but with an updated design. The multifamily will retain retail and non-residential space on the ground floor, as depicted on the 2023 Master Plan, but it will occupy a smaller space. The proposed multifamily will also have several amenities, including a resort-caliber pool courtyard, an additional courtyard with gas grills, fitness center, private screening room, coworking area with offices, clubhouse with catering kitchen, loggia connecting the courtyards with serving access from catering kitchen, and a pet wash. The intent is to create an upscale living environment with resort-style amenities, consistent with Hanover's recent award-winning projects across the country generally and within the Atlanta metropolitan area specifically.

In addition to the residential changes, the Proposed Master Plan will reduce the office space from 500,000 sf to 374,000 sf and the retail space from 23,000 sf to 5,080 sf. The reduced amount of non-residential space results in less required parking. The parking deck shown in Site 1 of the 2023 Master Plan⁴ will change from a single, six-story structure with 1,524 spaces to two structures with ± 711 parking spaces total. One of the parking garages will have two levels with ± 200 spaces and serve the proposed office, while the other parking garage will consist of four levels with ± 511 spaces, with 200 of those approximately 511 spaces being shared between the office and multifamily.

Although some of the elements of the 2023 Master Plan will change, the Applicant is preserving many of the important design features of that plan. For instance, the Proposed Development maintains the stormwater park which is intended as a central green space and communal focal point for gatherings. In addition, the $\pm 250,000$ sf office building and parking deck at the corner of Northpoint Parkway and Windward Parkway will remain. Also, the remaining unbuilt townhome units are not being altered in the proposed plan. Finally, the existing roadway network will remain and the Proposed Development will incorporate sidewalk connections throughout. The sidewalk network will facilitate pedestrian movement within the development and connect to the existing sidewalks along Northpoint Parkway and Windward Parkway for easy access to nearby commercial uses. In sum, the requested amendments to the Master Plan are intended to keep the spirit and intent of the original 2015 and 2023 designs, while updating certain elements to bring it in conformance with current development trends.

C. Phasing

The project will be constructed in several phases split between the townhome, office and multifamily developments. The 185-unit Caravelle townhome development and the Hilton hotel are already complete, while the remaining 100-units of townhomes in the Argosy community are currently under construction by Empire Communities. The remaining multifamily and office

⁴ The delineation of Sites 1, 2, 3, 4, and 5 remain the same on the Proposed Master Plan as depicted on the 2023 Master Development Plan.

buildings will be built in separate phases. The Applicant intends to construct the multifamily in the initial phase with the office to be constructed at a yet to be determined future date.

D. Proposed Conditions

A list of the revisions to the MP-23-01 conditions is attached as Exhibit 1.

E. Standards for Zoning Review

1. How will this proposal be compatible with surrounding properties?

The area surrounding the Subject Property is generally characterized by office and commercial development. Both similar to that proposed, the 2015 and 2023 Master Plans were found compatible with the surrounding uses vis-à-vis their approvals. The Proposed Master Plan amendments maintain the same general mix of residential and non-residential uses envisioned in the 2023 Master Plan, with some adjustments to multifamily residential and the size of the proposed non-residential uses. Accordingly, the Proposed Development should remain harmonious with the nearby, existing mix of non-residential uses.

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

As noted in the paragraphs above, the proposed mixed-use development is compatible with the adjacent non-residential uses and zoning districts. As a result, the proposal would not adversely affect adjacent and nearby properties.

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

The previously approved condominium units are not viable at this time given the current market requirements. This application seeks to replace the for-sale condominiums with for-rent multifamily apartments. The proposed for-rent use will also diversify the housing options within the mixed-use development by adding a rental option to an otherwise entirely for-sale residential product, as is found in every other major mixed-use development in the City.

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

The Applicant is increasing the number of residential units, however, the amount of non-residential development is decreasing. The Applicant has submitted a trip generation memorandum along with this Application detailing the proposed vehicular trips and demonstrating that the anticipated trips should decrease when compared to the 2023 Master Development Plan. As a consequence, the Proposed Development should lessen the impact the surrounding roadways. Further, the site is adjacent to a MARTA park-and-ride location and in close proximity to the Georgia 400 interchange at Windward Parkway, both of which will help lesson and/or disperse the vehicular trips generated to and from the site.

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

The proposed development should have minimal impact on schools. The vast majority of the proposed multifamily residential units are one- and two-bedroom, which are typically not attractive to families. Regardless, any school-age children living in the residences will attend New Prospect Elementary School; Webb Bridge Middle School; and Alpharetta High School. New Prospect Elementary and Alpharetta High School are listed as under capacity. Webb Bridge Middle School is listed as overcapacity, however enrollment is projected to decline through 2028 and be under capacity by the 2026-27 school year, ⁵ which is well before the proposed multi-family will be completed; even under a best-case scenario, the multi-family structure is not anticipated to be ready for occupancy before August of 2028.

As for utilities, the site has access to water and sewer service.

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

The Future Land Use Map in the Horizon 2040 Comprehensive Land Use Plan (“Comp Plan”) designates the Subject Property as ‘Mixed Use’. The Comp Plan described the Mixed Use designation as office, commercial, and residential uses mixed vertically within a building and/or horizontally within a development. The Proposed Master Plan amendment maintains the same mix of office, commercial and residential uses, thus is in alignment with the Comp Plan’s Mixed Use designation.

The Comp Plan also identifies the following housing policy as it relates to maintaining a balance between owner-occupied and renter-occupied housing in the City:

Housing Policy 2: Maintain a balance between ‘owner-occupied’ and ‘renter-occupied’ in Alpharetta such that at least 68% of the housing stock is ‘owner-occupied’.

The 2023 Master Plan was approved for 100% owner occupied housing. The Proposed Master Plan seeks to change this by adding a for-rent housing option into the mix of uses. Although the for-sale will be less than 68% of the total development, there are several factors that support higher-density multifamily housing. Windward Park is surrounded by several office parks and 374,000 sf of office space is planned within the Windward Park development. High-density housing is beneficial in areas in proximity to office space where jobs exist and/or are created, and service uses are available. The placement of higher-density housing in proximity to non-residential uses results in limited vehicular trips.

⁵ Refer to the Fulton County Schools Historical and Projected Enrollment 2020-2028.

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

Given the current market requirements and development trends, stacked-flat, for-sale condominiums are no longer viable. The demand for high-quality, for-rent housing, however, has increased. The Applicant's request also provides a suitable, for-rent residential option to the proposed mixed-use development.

F. Variance Review Criteria

The Applicant is requesting the following variances to the Alpharetta UDC Section 2.7.0(b) governing For-Rent Residential Dwelling standards outside of the Downtown Overlay:

a. Alpharetta UDC Section 2.7.0(b)(1) to increase the distance to from the off-street parking to the door of the residential unit to ± 900 feet.

The parking for the multifamily building will be provided in an adjacent parking deck that is shared with the nearby office building, a placement that capitalizes on smart urban planning and the strategic opportunities presented by a mixed-use development. Alpharetta UDC Section 2.7.0(b)(1) requires that parking be located no further than 400 feet from the furthest multifamily unit, however, the proposed distance from the furthest parking space to the furthest unit will be ± 900 feet. There is no room to place parking any closer and the parking cannot be incorporated into the building without affecting the interior courtyards and the layout of the overall building. In addition, the parking is being shared with the adjacent office development and is strategically located a point that is equidistant from the two buildings. Thus, relocating the parking closer to the multifamily, if it was possible at all, would only shift the burden to the future office tenants by creating more distance from the parking to the office. Removing the shared parking component of the shared garage, or placing the shared garage in a location that would not work for both uses, would undermine the overarching goal of this mixed-use development and would negate a major subsidy (i.e. the free, shared office parking) designed to attract a landmark office user/development to the Windward Park district. Of note, the Applicant has minimized the parking distance as much as possible through use of a multi-level skywalk from the parking deck to the multifamily building and it is anticipated that residential users will utilize the spaces in the garage that are closest to the skybridge (and furthest from the to-be-built office building). Hence, the burden to the multifamily residents will be minimal.

b. Alpharetta UDC Section 2.7.0(b)(2)(i) to reduce the ratio of outdoor amenity space to 66 sf per unit.

As noted in the paragraphs above, the Applicant is providing a multitude of amenities, both indoor and outdoor that will exceed the 75 sf per unit ratio however, the outdoor amenities alone will only total 66 sf per unit. The limit on outdoor amenities is due to the limited area on site and the site being bordered by right-of-way on four sides (and, correspondingly, the calculation does not include any square footage attributable to any potential exterior plaza or "pocket park" areas, as those areas are open and unsecured). The outdoor amenities will be located in a combination of two interior courtyards (both surrounded by the building) and a

covered, unenclosed loggia. By locating the amenities in the interior courtyard/loggia spaces, access can be controlled and limited to residents. This provides additional security and comfort that tenants seek when looking for a residence. In addition, the outdoor amenity space will be supplemented by abundant interior amenities, which will have a combined total of 103 sf per unit (indoor and outdoor amenities). As a consequence, any impact from the slight decrease in outdoor amenities is offset by the numerous other amenities provided.

c. Alpharetta UDC Section 2.7.0(b)(3) to remove the restrictions for ground floor dwellings.

The Applicant is intending to have some ground floor dwelling units on all four sides of the proposed multifamily building. The proposed ground floor non-residential uses will not occupy the full length of any one side of the ground floor of the multifamily building and the remainder will have dwelling units. In addition, the multifamily units will be accessed through several common, secured entry points along the ground floor and not from the individual units. The controlled access is being provided for the security of the residents and is a feature that is sought after by potential tenants. The residential access points will have a pedestrian connection to the streetscape sidewalks to facilitate pedestrian flow throughout the development.

d. Alpharetta UDC Section 2.7.0(b)(4) to allow Juliette balconies in lieu of the 6-foot by 8-foot balconies.

The Applicant seeks the allowance of Juliette balconies in combination with traditional, occupiable balconies required by the Alpharetta UDC. Though the plan calls for traditional balconies on interior corner courtyard units, the multifamily building's design will have limited ability to provide larger balconies without taking away from the square footage of the interior units. It has been the Applicant's consistent experience that tenants prefer more interior room to balconies, which become little used when provided with Hanover's typical amenity package. In addition, the use of Juliette balconies does indeed provide balcony functionality (fresh air, building articulation, etc.), but it does so without the maintenance, management, and noise issues associated with an excessive use of larger balconies, and it encourages residents to use common areas and the building's resort-style amenities, thus creating interaction among the residents and fostering a sense of community. A strict enforcement of the Alpharetta UDC's balcony requirement will not result in any additional benefit to the residents or the public in general.

e. Alpharetta UDC Section 2.7.0(b)(6) to reduce the first-floor ceiling height to 12 feet.

The Applicant is providing 18-foot ceiling heights for the ground floor retail space of the multifamily building's first floor and double-height space in portions of the ground-floor leasing/amenity areas, however, the Applicant requests a reduction from 14 feet to 12 feet for the first-floor residential units. It is the Applicant's experience that the additional two feet of height do not produce an added benefit for the tenants. On the contrary, the Applicant has received consistent negative feedback from residents in units with ceilings above 12', with the units being

described as cavernous, disproportionate and echo-y. In addition, a 14' building height along the entire first floor creates complications with the structural and architectural design.

f. Alpharetta UDC Section 2.7.0(b)(9) to remove the requirement for a grocery use in the mixed-use development.

The proposed multifamily building will have ±5,080 sf of ground-floor retail space, however the intent is not to restrict this to solely grocery use. The viability of a small grocery use in the Proposed Development's retail space is not guaranteed and a restriction is likely to result in the long-term vacancy of that space. The Applicant seeks a fitting retail and/or restaurant use for the commercial space and would welcome a grocery use. A grocery tenant, however, may need a broader customer base than what can be supported by the Proposed Development's residents and the surrounding area.

The City of Alpharetta Unified Development Code Article IV, Section 4.5.4 outlines the criteria set forth for granting a variance. Those criteria are met here. 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 (2) The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or (3) There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned.

G. Preservation of Rights

It is the position of the Applicant that the Alpharetta Zoning Ordinance, in limiting the property to the uses allowed in the current Master Plan and its current zoning is unconstitutional in that it destroys the marketability of the property and renders the property economically unfeasible, and such zoning therefore constitutes a taking of property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the Constitution of the United States, as well as Article 1, Section 1, Paragraph 1; Article 1, Section 3, Paragraph 1(a); and Article 3, Section 6, Paragraph 2 of the Constitution of the State of Georgia (1983). To zone this property with any intervening conditions less than requested would be unconstitutional, would render the property unusable and would constitute the taking of Applicant's property without just and adequate compensation and without due process of law in violation of the provisions of the United States and Georgia Constitutions cited in this paragraph. The same effect would occur by failure to approve the requested variances or imposing conditions in restraint of trade, or onerous, burdensome, unconstitutional, or unnecessary conditions on the property. The denial of this request would bear no reasonable relation to the health, safety, morals or welfare of the public.

June 2, 2025

Page 9

CONCLUSION

The Applicant respectfully requests that the Alpharetta City Council grant the requested amendment to the current Master Plan as submitted. We very much look forward to working with you, your staff, and the Council towards development of an excellent project

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Alexander Brock".

J. Alexander Brock
Attorney

JAB/jab

PROPOSED
ZONING
CONDITIONS

PROPOSED CONDITION AMENDMENTS
WINDWARD PARK

1. The site shall be developed substantially similar to the site plan prepared by AEC, dated 06/02/2025, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. Architectural style shall be representative of the submitted renderings prepared by The Hanover Company, with final approval by DRB.
3. Development regulations shall be as follows:
 - a. Commercial – Retail and restaurant uses shall be limited to no more than 5,080 square feet and shall be located in buildings that have at least one floor of non-retail uses. First floor retail uses in the Apartment building shall have a minimum height of 18’.
 - b. Office – Office use in Site 1 shall not exceed 374,000 square feet and building heights shall not exceed 8 stories.
 - c. ‘For-Sale’ Townhomes – Up to 100 ‘For-Sale’ townhomes shall be permitted in up to 3 story buildings, depicted as Sites 4 & 5 on the site plan. The 1st 50 townhomes shall be built on Site 5. No more than 10% of units shall be rented as stated in the HOA documents.
 - d. ‘For-Rent’ Multifamily Apartments – Up to 326 ‘For-Rent’ multifamily units shall be permitted in a building up to 5 stories, depicted as Site 3 on the site plan. At-grade units shall have walkouts with sidewalk connections.
 - e. Parking Decks – Maximum 4 levels, substantially as depicted on the site plan prepared by AEC, dated 06/02.2025, except that parking deck height shall not exceed the finished height of the building it serves. Parking decks visible from Windward Parkway, North Point Parkway and Georgia 400 shall be treated with comparable materials and finishes as the buildings they serve. Parking decks shall be screened from the street and ‘For-Sale’ townhomes with evergreen landscaping of sufficient size, as approved by DRB. Suitability of parking deck elevation, visibility and landscape screening shall be approved by DRB.
4. Site 3 buildings shall have a minimum 30’ setback and minimum 20’ landscape strip along North Point Parkway.
5. The shared parking deck shall be screened from Dryden Road with decorative walls and/or landscaping, as approved by DRB.
6. Windward Park shall be limited to the following uses and further restricted by conditions of zoning:
 - a. Office
 - b. Service Retail
 - c. Restaurant (no drive thru, except as permitted in the 2015 conditions)
 - d. Residential – ‘For Sale’, Attached.
 - e. Residential – ‘For-Rent’, Multifamily.
7. Minimum parking requirements for ‘For-Rent’ multifamily shall be 1.57 spaces/unit plus 1 space per bedroom and townhome units shall be 2.5 spaces/unit and each townhome unit shall have a minimum 18’ long driveway.
8. Retail storefront streets shall include landscaping in foundation planters and/or large planted decorative pots, as approved by DRB.
9. Developer shall make efforts to save the grouping of Sourwoods and an Oak at the northwest corner of North Point Parkway and Dryden Road, as approved by Staff.

SGR/80391312.1

10. Open space shall be developed as depicted on the site plan prepared by AEC, dated 06/02/2025, including the amenities depicted on Sites 3, 4 and 5.
11. Swimming pool on Site 3 shall be screened from Safe Haven Place by the 'For-Rent' multifamily apartment building.
12. Sculptures and focal point features shall be provided per the 2015 conditions, subject to approval by the Cultural Arts Commission.
13. Retaining walls shall receive architectural façade treatment or be heavily landscaped. Retaining walls visible from developed areas exceeding 16' in height shall be terraced.
14. At least 1 rooftop amenity shall be required within the development. Restaurants shall include outdoor dining areas.
15. Trees, shrubs and other landscaping planted with the initial installation of development infrastructure shall be assessed and any dead, dying or missing landscaping shall be replaced, as approved by Staff.
16. Areas between townhome driveways shall be landscaped with small trees and shrubs, as approved by DRB.
17. Conditions of zoning related to file #MP-15-04/V-15-08 and #MP-23-01 Windward Point/Pod 66 shall remain in effect, except where modified by the conditions above.
18. 30% varied brick, stone, or shingle siding and varied ceiling heights and front setbacks as approved by Staff and Design Review Board.

PROPOSED ZONING
CONDITIONS
(REDLINED)

PROPOSED CONDITION AMENDMENTS
WINDWARD PARK

1. The site shall be developed substantially similar to the site plan prepared by AEC, ~~revised 1/9/23~~ dated 06/02/2025, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. Architectural style shall be representative of the submitted renderings prepared by ~~Cooper Carry, dated 11/1/22~~ The Hanover Company, with final approval by DRB.
3. Development regulations shall be as follows:
 - a. Commercial – Retail and restaurant uses shall be limited to no more than ~~31,400~~ 5,080 square feet and shall be located in buildings that have at least one floor of non-retail uses; ~~except that one freestanding retail building shall be permitted as depicted on Site 3. Freestanding retail building shall have a minimum height of 24’.~~ First floor retail uses in the ~~‘For-Sale’ condominium~~ Apartment building shall have a minimum height of 18’.
 - b. Office – Office use in Site 1 shall not exceed ~~500,000~~ 374,000 square feet and building heights shall not exceed 8 stories.
 - c. ‘For-Sale’ Townhomes – Up to 100 ‘For-Sale’ townhomes shall be permitted in up to 3 story buildings, depicted as Sites 4 & 5 on the site plan. The 1st 50 townhomes shall be built on Site 5. ~~Starting with the 51st townhome, townhomes shall be constructed concurrently with retail/restaurant uses and a certificate of occupancy shall not be issued until a minimum 31,400 square feet of retail/restaurant use has been constructed or is substantially under construction, as determined by Staff.~~ No more than 10% of units shall be rented as stated in the HOA documents.
 - d. ~~‘For-Sale’ Condominiums~~ ‘For-Rent’ Multifamily Apartments – Up to ~~130~~ 326 ~~‘For-Sale’~~ ‘For-Rent’ condominium multifamily units shall be permitted in a building up to 5 stories, depicted as Site 3 on the site plan. At-grade ~~‘For-Sale’ condominium~~ units ~~shall be limited to no more than 2 sides of the building and~~ shall have walkouts with sidewalk connections. ~~Active uses, such as commercial and office shall be required on storefront streets. No more than 10% of units shall be rented as stated in the HOA documents.~~
 - e. Parking Decks – Maximum ~~6~~ 4 levels, substantially as depicted on the site plan prepared by AEC, ~~revised dated 06/02.2025~~ 1/9/23, except that parking deck height shall not exceed the finished height of the building it serves. Parking decks visible from Windward Parkway, North Point Parkway and Georgia 400 shall be treated with comparable materials and finishes as the buildings they serve. Parking decks shall be screened from the street and ‘For-Sale’ townhomes with evergreen landscaping of sufficient size, as approved by DRB. Suitability of parking deck elevation, visibility and landscape screening shall be approved by DRB.
4. Site 3 buildings shall have a minimum 30’ setback and minimum 20’ landscape strip along North Point Parkway.
5. ~~‘For-Sale’ condominium building~~ The shared parking deck ~~and service area~~ shall be screened from ~~North Point Parkway and~~ Dryden Road with decorative walls and/or landscaping, as approved by DRB.
- ~~6. Buildings with retail uses facing Windward Parkway or North Point Parkway shall not exceed 200’ in length, excluding the ‘For-Sale’ condominium building which has ground floor retail uses facing North Point Parkway.~~
- ~~7.6.~~ Windward Park shall be limited to the following uses and further restricted by conditions of zoning:

SGR/80391312.1

- a. Office
- b. Service Retail
- c. Restaurant (no drive thru, except as permitted in the 2015 conditions)
- d. Residential – ‘For Sale’, Attached.
- e. Residential – ‘For-Rent’, Multifamily.

- ~~8.7.~~ Minimum parking requirements for ~~‘For-Sale’ condominium~~ ‘For-Rent’ multifamily shall be 1.57 spaces/unit plus 1 space per bedroom and townhome units shall be 2.5 spaces/unit and each townhome unit shall have a minimum 18’ long driveway.
- ~~9.8.~~ Retail storefront streets shall include landscaping in foundation planters and/or large planted decorative pots, as approved by DRB.
- ~~10.9.~~ Developer shall make efforts to save the grouping of Sourwoods and an Oak at the northwest corner of North Point Parkway and Dryden Road, as approved by Staff.
- ~~11.10.~~ Open space shall be developed as depicted on the site plan prepared by AEC, revised dated 06/02/2025~~1/9/23~~, including the amenities depicted on Sites 3, 4 and 5.
- ~~12.11.~~ Swimming pool on Site 3 shall be screened from Safe Haven Place ~~with a decorative wall or fencing and decorative landscaping, as approved by DRB~~ by the ‘For-Rent’ multifamily apartment building.
- ~~13.12.~~ Sculptures and focal point features shall be provided per the 2015 conditions, subject to approval by the Cultural Arts Commission.
- ~~14.13.~~ Retaining walls shall receive architectural façade treatment or be heavily landscaped. Retaining walls visible from developed areas exceeding 16’ in height shall be terraced.
- ~~15.14.~~ At least 1 rooftop amenity shall be required within the development. Restaurants shall include outdoor dining areas.
- ~~16.15.~~ Trees, shrubs and other landscaping planted with the initial installation of development infrastructure shall be assessed and any dead, dying or missing landscaping shall be replaced, as approved by Staff.
- ~~17.16.~~ Areas between townhome driveways shall be landscaped with small trees and shrubs, as approved by DRB.
- ~~18.17.~~ Conditions of zoning related to file #MP-15-04/V-15-08 and #MP-23-01 Windward Point/Pod 66 shall remain in effect, except where modified by the conditions above.
- ~~19.18.~~ 30% varied brick, stone, or shingle siding and varied ceiling heights and front setbacks as approved by Staff and Design Review Board.

REFERENCE LETTERS

January 31, 2020

Pierce Owings
Managing Director, Land Sales
Cushman & Wakefield
1180 Peachtree Street, Suite 3100
Atlanta, GA 30309

Dear Pierce:

I am writing to unequivocally recommend The Hanover Company as a developer, as a land purchaser, as a zoning expert, and as a venture partner.

As a partner at Caves Valley Partners, a Baltimore-based real estate development company, I have had the privilege of working with Hanover in many different capacities and meeting the great majority of their principals over the past eleven years. I first came to learn about Hanover the way that most people do – as a tenant (along with my wife) in one of their waterfront apartment buildings (Crescent Fells Point) in Baltimore. Having started my career as a multifamily developer, it didn't take anything more than that for me to realize that Hanover operates at a level well above typical quality developers. Their attention to detail and commitment to quality, on the development, construction, and property management sides, blew me away.

Fast forward several years later, our company started developing a large mixed-use project called Stadium Square, located in Baltimore's highly sought-after (and typically contentious) Federal Hill neighborhood. Our company is most focused on the ground-up development of office and retail product, but had a piece of developable apartment land as part of the overall project. Rather than hiring a broker or soliciting proposals from a group of national developers, I contacted Hanover directly, based on their strong reputation and my own experience as a former tenant. I knew that they could provide the delicate expertise that the rezoning effort would require and that, once the property were rezoned, Hanover could execute the construction and management of the property with an efficiency and quality that are unmatched in the industry. For us, this was critically important, as a de facto partner in a mixed-use development effort. As it turned out, I was correct in all respects with the decision. Hanover exceeded our lofty expectations and delivered an award-winning project that made the City, the neighborhood, and us, as sellers and the master developers of the project, proud.

The strong relationship that we created with Hanover through our Federal Hill project soon paid additional dividends when we decided to partner with Hanover on a land deal in Tysons Corner, VA. Under the terms of that deal, Hanover and Caves Valley Partners would buy an unentitled parcel of land (which is exceptionally rare in Fairfax County, Virginia), which housed a former government office building, at a discounted price. Following the accelerated land purchase, Hanover, led by Adam Harbin and his team, would seek to rezone the property to create additional value for a subsequent development venture. This type of deal, particularly outside our normal geographic focus, is not one that we would undertake with just any group. On the contrary, we *only* pursued it because of our confidence in Hanover. We fully trusted their

CVP | Caves Valley Partners

expertise and their ability to undertake the rezoning of the property, as well as their ability to assess the risk of the transaction. Our trust turned out, once again, to be well-placed. Hanover not only rezoned the property successfully, but they did so ahead of an already aggressive projected schedule, resolving complicated planning, transportation, open space, and affordable housing issues in the process. As planned, following the successful rezone, we sold our interest in that venture to one of Hanover's traditional equity partners, at a higher price than projected, because they were able to add a number of additional units to the project. Hanover and that equity group are now fully under construction on what will undoubtedly prove to be another stellar Hanover project.

We would absolutely welcome the opportunity to work with Hanover again and I can truly recommend them strongly and without any hesitation. Not only does Hanover represent the absolute top of the heap when it comes to residential development companies, but the people that comprise Hanover are high-character, classy individuals, from top down, and they always do the right things in the right way. We have worked with several regional and national multifamily developers and Hanover is the best in every respect. They are the most honest, the most transparent, the most intelligent, the most effective, and the best at executing without unnecessary delays or excuses.

I strongly encourage your proposed seller to choose Hanover. It will not be a decision they regret. If you (or they) would like to discuss this with me, please don't hesitate to call (410-908-1478) or email (amirmiran@cavesvalleypartners.com) at your convenience. I don't write letters like this casually and I don't put my own reputation on the line for anyone. I feel very strongly about this and I frankly don't think this letter fully captures how great a company Hanover is, or how great the people have been, at every level.

Sincerely,



Arsh Mirmiran
Partner
Caves Valley Partners





February 3, 2020

RE: *Entitlement Execution Endorsement Letter – Hanover Company*

To Whom it may concern,

I would like to provide a letter of endorsement for the Hanover Company's ability to execute difficult entitlements and project deliveries. I have worked with Hanover on six completed entitlements across multiple jurisdictions and various City of Atlanta overlays. In all cases, whether it was a required rezoning, addressing neighborhood concerns, difficult design challenges required for compliance of overlay districts, or difficult time constraints, Hanover was able to lead the project team to a successful and on time approval.

I have worked on numerous projects across the City of Atlanta, including many projects within the Beltline Overlay including projects within the Stein Steel property neighborhood area. I actually live just down the Beltline in Ormewood Park and run by the site regularly and am very familiar with both the site and entitlement requirements. Having worked with multiple development teams on various difficult entitlements I have an appropriate perspective regarding team execution in such cases. I am endorsing Hanover's ability to successfully navigate this project's entitlement process based on my experience with their team (which they keep consistent) as well as my experience of projects in the area. Hanover's ability to leverage both development and design leadership internally makes them well equipped to respond to entitlement challenges in a cohesive and responsive fashion.

Looking forward to the evolution of this site.

Sincerely,

A handwritten signature in black ink that reads "Ben Skidmore". The signature is fluid and cursive, with the first name "Ben" and last name "Skidmore" clearly legible.

Ben Skidmore, P.E.
Kimley-Horn



151 Haven Avenue, Port Washington, NY 11050
Tel: (516) 365-7744 Fax: (516) 365-8885

January 29, 2020

Pierce Owings
Managing Director, Land Sales
Cushman & Wakefield
1180 Peachtree Street, Suite 3100
Atlanta, GA 30309

RE: Reference for The Hanover Company

Dear Mr. Owings:

I am writing this letter as a reference for The Hanover Company based on our very positive experience working together on a land sale and development project in Washington, DC. By way of background, I am a principal and manager of Sivan Properties, a third-generation family real estate development and investment company. Together with our local partner, we owned an approximately 1-acre site of commercial/industrial property in the Brookland neighborhood along 8th Street NE in Washington, DC.

Let me start by saying that the large scale urban real estate development business has become increasingly complex and each site and project has its own unique set of challenges and risks to navigate. Certainly, our site was no exception and, as a seller going to contract with a buyer on a long-term subject-to-entitlements basis, there is always some leap of faith. To complicate matters further, our sale was reciprocally contingent on our neighbor selling their property (an additional +/- 1 acre) and closing simultaneously. Each Seller had different motivations, tenancies and styles of doing business. Thankfully, Adam Harbin and Dan Gordon along with their team at the Hanover Company were on the other side of the table from us.

We worked closely with Hanover and our neighbor along with our respective attorneys to create two similar contracts with consistent timelines and milestones for a 2-acre project in urban Washington, DC. Hanover's in-house attorneys were efficient and worked through the contract focusing on what matters and not getting bogged down in minutiae. The deal team remained available throughout for any questions or to talk through various scenarios to ensure we were all on the same page. Remember, between contract and closing, Hanover would be taking the site through a rezoning and map amendment process to secure entitlements for a Planned Unit Development comprised of nearly 400 units of housing together with amenities, parking and public space. We, the Sellers, would be tied up for a relatively long term and they, the Buyers, would be expending significant dollars on our properties; funding the costs from their internal equity.

Along the way we attended various meetings with Hanover as they presented their plans to the Office of Planning, the Advisory Neighborhood Commission (local civic group), Zoning Commission and other government agencies and neighborhood groups. Time and again they demonstrated their competence, sophistication and willingness to seek out win-win solutions to problems that were voiced. Oftentimes a Buyer who is spending this kind of time and money on a project feels they are experts given their

experiences in other markets. In our case, both Sellers have local experience and relationships and wanted to be involved. Hanover was receptive to our input and always welcomed our ideas, suggestions and attendance. They had final say, of course, but never approached us with arrogance or condescension; quite the opposite.

They assembled a great team of local architects, engineers and zoning attorneys, coupled with their formidable in-house resources and worked through the process carefully and doggedly. It is rare to see public hearing with such limited public opposition, but they put in the hard work in advance to quell neighborhood concerns thereby achieving unanimous support at several Zoning Commission hearings. They also brought numerous senior team members to meetings and hearings, despite many of their people being based in Houston. I think it showed the agencies their commitment to the project and reinforced the view that they were both committed to the market longer term and to establishing the needed relationships. Like any developer, they had to make compromises along the way and tweak their design to satisfy various requirements, but they never came back to us for financial help and continued to honor the deal that was made all the way through.

To summarize, as someone who has worked closely with Hanover the past few years on a complicated and challenging venture, I found the Hanover Company to be hard working, conscientious and trustworthy. More than just possessing strong analytical and project management skills, the Hanover team demonstrated their high level of integrity, good judgment and personal values. They were able to navigate complex situations and make difficult choices while adhering to high ethical standards, which I think sets them apart in today's world.

I am proud to recommend the Hanover Company for you and your clients without any reservations whatsoever and it is with pleasure that I offer this reference on their behalf.

Please do not hesitate to contact me if I can be of further assistance.

Sincerely,
Sivan Properties Corp.



Daniel Mermel
Principal

REALEN

January 31, 2020

Adam S. Harbin
Acquisitions & Development Partner
The Hanover Company
1780 S. Post Oak Lane
Houston, Texas 77056

Dear Adam:

It is my pleasure to submit this letter of endorsement for The Hanover Company. I have had the good fortune to sell land to Hanover on three occasions, so I can speak from a wealth of experience.

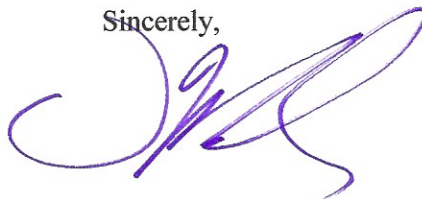
By way of background, I am President of Realen Properties, a Philadelphia-based real estate development company. Together with my equity partner, Northwestern Mutual, I assembled and entitled a large-scale, mixed-use development parcel in Valley Forge, Pennsylvania, referred to as the Village at Valley Forge. As we selected development partners to help us build out the site, it was critical to us that we chose best-in-class companies that would approach the opportunity with quality and integrity and deliver a product that would enhance the overall character of the master development and our investment.

When it came to choosing a company to execute the multifamily portion of the Village at Valley Forge, I had my pick of numerous regional and national firms, all of whom pursued the site aggressively, but the choice was clear: Hanover. I chose Hanover not solely based on price (though their price was not off the mark), but because of the confidence level I had that they would (a) do what they said they would do, and get to closing quickly and painlessly; (b) navigate the challenges that a mixed-use development inevitably presents with flexibility and professionalism; and (c) deliver a product that is the best in the industry. I had this confidence because I have watched Hanover for over a decade, in the Philadelphia market and in surrounding jurisdictions. I admire the way they do business, and I was eager for a chance to work with them.

The decision to choose Hanover was an outstanding one. They *raced* through the entitlement process and got to closing quickly, working seamlessly with my team and with the local jurisdiction (which can be quite persnickety) to deliver an award-winning project. My experience was so positive, in fact, that I chose Hanover to do *two* additional phases. Each experience has proven the same. That's the benefit of going with Hanover...you know what you are going to get. From John Nash to Adam Harbin to the team they lead, they are first-class individuals who know how to deal with challenges, how to communicate properly with a community, how to negotiate with transparency and professionalism and integrity, and, quite simply, how to get things done.

Your prospective seller cannot go wrong by choosing Hanover. If they would like to speak with me directly, please encourage them to contact me.

Sincerely,



Dennis Maloomian
President

January 30, 2020

Adam S. Harbin
Acquisitions & Development Partner
The Hanover Company
1780 S. Post Oak Lane
Houston, Texas 77056

Dear Adam:

I am more than happy to recommend The Hanover Company.

As Director of Urban Design at Midtown Alliance, I run Midtown's Development Review Committee (DRC). In that capacity, I have had the pleasure of working with Hanover on three separate projects: (1) in 2013-14 on Hanover's 6-story, 332-unit project at 1010 West Peachtree; (2) in 2015-16 on Hanover's 33-story, 342-unit mixed-use high-rise at 7th & Peachtree; and (3) currently, on Hanover's proposed 40+-story, 700,000 square foot office and apartment mixed-use tower at 1230 West Peachtree.

On each project, I worked closely with Hanover at pre-meetings with Staff and at DRC meetings/presentations. In every instance, I found Hanover to be a sophisticated and flexible development company, receptive to City/community concerns and committed to designing projects that exceed expectations in terms of quality. That's a breath of fresh air. As a result, Hanover has proceeded seamlessly and efficiently through what can sometimes be a lengthy process for others.

I can recommend Hanover with confidence. Please do not hesitate to contact me with questions or concerns.

Sincerely,



Ginny Kennedy
Director, Urban Design



January 31, 2020

Adam S. Harbin
Acquisitions & Development Partner
The Hanover Company
1780 S. Post Oak Lane
Houston, Texas 77056

Dear Adam:

At your request, I am happy to provide you with a letter regarding my experiences with The Hanover Company ("Hanover"). Please feel free to use this letter as you see fit. I am happy to provide additional feedback to the extent necessary or helpful.

As you know, Abdo has sold land in Washington, D.C. to Hanover on two separate occasions. First, over ten years ago, we sold Hanover a small, by-right parcel in the Judiciary Square neighborhood in DC. The closing was smooth, fast, and uneventful. Most recently, however, I really got to see Hanover flex its entitlement and execution muscles. Just over 18 months ago, Hanover contracted with Abdo to purchase an industrial parcel we own in the District's Brookland submarket. (Hanover combined my parcel with an adjacent parcel for a two-parcel assemblage.) In order to get to closing, Hanover had to secure a complete rezoning / PUD Amendment through DC's Office of Planning. This required numerous community and zoning meetings in what has proven to be a highly contentious, highly litigious neighborhood. Hanover navigated all of it with aplomb, successfully rezoning the property (with unanimous bench approval at the hearing, and with no appeal) in record time. Throughout the entire process, I found Hanover to be forthright, transparent, and efficient – with me, with the Planning staff, and with the community.

I would not hesitate to do business with Hanover again. You could not pick a better buyer for your land.

Sincerely,

Jim Abdo
President/CEO
Abdo Development, LLC
abdo.com

JJA/hc



January 29, 2020

Adam Harbin
The Hanover Company
1780 S Post Oak Lane
Houston, TX 77056

Dear Adam,

It has been a pleasure working with you and other representatives of Hanover on the Hanover Perimeter Project. Like most mixed-use projects, we dealt with many challenges, but ultimately were able to work together to complete this project to the satisfaction of the respective parties.

From our prospective, Hanover strived to develop a "best in class project" resulting in securing the highest apartment rents in the Perimeter Market. The Hanover team worked in a highly professional manner. We hope to work on another project with The Hanover Company in the future.

Sincerely Yours,

A handwritten signature in blue ink, appearing to read "John W. Lundeen III", is written over the typed name and title.

John W. Lundeen III
Managing Partner
Coro Realty



Robert Maulden, AIA
Global Head of Real Estate Development
John Hancock Financial Services
PO Box 111
Boston, MA 02116

February 3, 2020

Adam S. Harbin
Acquisitions & Development Partner
The Hanover Company
1780 S. Post Oak Lane
Houston, Texas 77056

Dear Adam:

I am happy to submit this letter on behalf of The Hanover Company. My experience with Hanover has been very positive.

In my role as Global Head of Real Estate Development for John Hancock / Manulife, I am responsible for our real estate development activities on a global basis with an emphasis on the US and Canada. We own a parcel in the Brookhaven submarket of Atlanta and after a rigorous process, I chose Hanover as our development partner to entitle, design, build and ultimately manage the development. The choice of Hanover was easy and, in the end, has turned out to be wise. As a full-service, vertically integrated firm, Hanover was uniquely positioned to provide expert service and consistency of execution in all phases of development.

From the outset, Hanover set about their business with a commitment to quality and with an efficiency and attention to detail that I rarely see in the industry. They are well-staffed with very high-quality people, their policies and procedures are well developed, and the information flow is timely, detailed and transparent. While Hanover was brought into our process after the entitlement stage, they worked tirelessly to perfect the entitlements, improved the design and engage with the community. In doing so, Hanover strengthened our relationship with the community and the local jurisdiction.

Moreover, throughout the entire entitlement and construction process, Hanover operated with particular sensitivity to the fact that we own and operate a Class A office space immediately adjacent to the multifamily parcel. Hanover demonstrated an understanding of the challenges that this entailed and proceeded with flexibility and consideration at all turns. After a smooth construction process, we are set to open our project for leasing next week.

As a testament to our satisfaction, we have since have bought a stabilized asset from Hanover and selected Hanover as a development partner on yet another project that we own in the Boston area. We have enjoyed working with Hanover, look forward to a long a mutually beneficial relationship and we are pleased to provide them with our strong endorsement.

Your prospective buyer is welcome to contact me for further information.

Regards,

A handwritten signature in black ink, appearing to read 'Robert Maulden', with a stylized, flowing script.

Robert Maulden

January 30, 2020

Dear Adam,

The Pennsylvania Real Estate Investment Trust ("PREIT") tremendously values the relationship that we've formed with the Hanover Company over the past three years. Our work with Hanover has been rewarding and is expected to create significant value at our core assets for years to come.

PREIT is excited about the upcoming opening of Hanover Exton Square. While we are not a direct partner in the residential development, it was essential that we selected the correct developer for a project located at Exton Square's "front door." Exton is one of PREIT's core holdings and located in our home market, making it a showpiece for investor and lender tours, and a place where many of our employees and their friends and family shop.

PREIT was initially drawn to Hanover due to successful projects that they deployed in the Philadelphia MSA. Hanover's high quality of the construction and design is self-evident, and exactly what we hoped to deploy across our portfolio. Hanover's product is excellent, but after having the opportunity to work with the Hanover team, what really set Hanover apart was your performance once awarded the project.

Hanover's approach to the zoning process was sophisticated and results oriented. The zoning effort at Exton was no small task: In fact, when the contract was awarded the property was not zoned for residential use. Hanover was able to work through the process quickly and frequently met with the township, resulting in a rapid conditional use approval. Immediately upon receiving approval, Hanover submitted the development plans - never missing a beat. This approach reduced our overall process by months.

Working in a busy mall environment is often challenging. Hanover's construction team has been fantastic. The project is located at our highest trafficked mall entrance and adjacent to a very productive Whole Foods store. Hanover's construction team moved quickly, managing their impact on operations extraordinarily well and established good relationships with our key retailers and the mall team. Exton is growing into a fantastic project, and I've heard nothing but positive feedback regarding the construction process.

Selecting Hanover to develop at Exton was the right choice. The Hanover team expertly handled a difficult approval process at Exton and built an exceptional product. The team is responsive, action oriented, and eager to solve any process problems that may arise. We are eager to work with Hanover on additional phases at Exton Square, and embark on additional projects across our portfolio.

Sincerely,



Joshua Schrier

Vice President, Pennsylvania Real Estate Investment Trust

January 31, 2020

Adam S. Harbin
Acquisitions & Development Partner
The Hanover Company
1780 S. Post Oak Lane
Houston, Texas 77056

Dear Adam:

I am delighted to submit a letter of recommendation for The Hanover Company.

As a Member of SPI-9's Design Review Committee, I have had the opportunity to work with Hanover on two recent occasions: first, on their 375-unit, 5-story project on Pharr Road referred to as Hanover East Paces; and second, on their 353-unit, 22-story, mixed-use high-rise adjacent to the Buckhead Theatre referred to as Hanover Buckhead Village. Both projects presented challenges, and Hanover rose to the occasion both times, demonstrating a creativity and flexibility that we rarely see in other development groups.

On East Paces, the property was encumbered by a legacy open space requirement. Hanover came up with an idea to create a "labyrinth park," open to the public, in one of its courtyards. This satisfied the requirement without forcing Hanover to sacrifice buildable area and density. As such, the project was able to move forward, which was a victory for everyone.

On Buckhead Village, the property was encumbered by a legacy "public parking" requirement. Hanover proposed an idea to provide interim parking at local establishments (via valet and other providers) during construction to satisfy the letter and the spirit of the legacy requirement until the new project could open. Today, Hanover Buckhead Village not only sets the standard for luxury high-rises in Buckhead, but it also provides over 100 public parking spaces in a secure, enclosed garage, immediately proximate to area dining and entertainment hot spots. Hanover also chose to have the front door of the building face the adjoining West Village area instead of Roswell Road. The placement of the entrance was to acknowledge that they are not just another high-rise, they are part of the community. Again, a win-win.

But beyond these zoning victories, I have found Hanover to be a group committed to quality, transparency, and community improvement. Hanover has hosted community groups in its project to lead forums on public safety, crime, etc. Moves like these are what separates Hanover from its competitors.

I strongly endorse Hanover as a development group. You or your proposed Seller are welcome to contact me with additional questions.

Sincerely,

A handwritten signature in purple ink, appearing to read 'Sally Silver', with a stylized, flowing script.

Sally Silver
4093 Statewood Road, NE
Atlanta, Georgia 30342
404.261.7854



STAFF REPORT

Department: Recreation, Parks & Cultural Services

Submitted By: Morgan Rodgers

Meeting Date: August 25, 2025

AGENDA ITEM:

Resolution: Alpharetta Adult Activity Membership Fee

Consideration to adopt a Resolution establishing the Adult Activity Membership and Annual Membership Fee for the Alpharetta Adult Activity Center and Preston Ridge Community Center.

STAFF RECOMMENDATION:

Adopt a Resolution establishing the Adult Activity Membership and Annual Membership Fee for the Alpharetta Adult Activity Center and Preston Ridge Community Center.

BUDGET & PROCUREMENT:

BUDGETED ITEM: NO

FISCAL IMPACT: NO

INCLUDED IN CURRENT FY CPTL BUDGET: NO

INCLUDED IN CURRENT FY OPRT. BUDGET: NO

TOTAL PROJECT COST: THERE IS NO FISCAL IMPACT WITH THE APPROVAL OF THE ALPHARETTA ADULT ACTIVITY MEMBERSHIP FEE.

APPROPRIATIONS:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
N/A	\$0.00

EXTERNAL FUNDING SOURCES:

<u>ACCOUNT TITLE/NUMBER</u>	<u>DOLLAR AMOUNT</u>
N/A	\$0.00

ITEM DESCRIPTION:

Background

The Alpharetta Adult Activity Center (AAAC), established in 1988, and Preston Ridge Community Center (PRCC), opened in 2021, offer programs specifically for active adults ages 55 and older. Historically, all participants have paid the same fees, regardless of residency status. Many programs are offered free of charge or are subsidized by the City of Alpharetta to support health and wellness for both residents and non-residents.

In FY24, 65% of participants were non-residents, with non-resident participation reaching as high as 68–70% in previous years. Most comparable agencies in surrounding areas charge annual fees ranging from \$25 to \$250.

ARPCS Adult Activity Membership Program – Benefits to the City:

- Aligns non-resident fees with other Alpharetta Recreation, Parks & Cultural Services (ARPCS) program areas.
- Helps offset the cost of City-subsidized instructor fees.
- Projected revenue for FY26: \$8,000–\$10,000.
- Enables more accurate participant tracking and annual reporting.

Membership Program Details:

- All AAAC and PRCC participants will be required to obtain an annual membership card, valid at both facilities.
- Members must scan their card upon entry.
- Resident members receive the card at no cost.
- Non-resident members will pay an annual fee of \$40.
- A \$5 replacement fee applies for all lost cards.
- Memberships follow existing refund policies: refundable within 10 days of purchase; no refunds after that period.
- Membership entitles participants to all activities at AAAC/PRCC at the resident rate, where applicable.
- Membership is valid for one year from the date of purchase.
- Program implementation begins January 1, 2026.

ALTERNATIVES:

There is only one alternative:

1. Do not adopt the resolution, which would not approve the Alpharetta Adult Activity Membership Fee.

ATTACHMENTS:

1. Resolution Adult Activity Membership Fee



**A RESOLUTION BY THE MAYOR AND COUNCIL OF THE CITY OF
ALPHARETTA, GEORGIA ESTABLISHING THE ADULT ACTIVITY
MEMBERSHIP AND ANNUAL MEMBERSHIP FEE**

WHEREAS, the City of Alpharetta established the Alpharetta Adult Activity Center in 1988, and the City's Preston Ridge Community Center began offering adult activity programs in 2021; and

WHEREAS, adult activity programs are offered for active, resident and non-resident, adults aged 55 and older; and

WHEREAS, most recently, over 65% of adult activity participants are non-residents; and

WHEREAS, the City Council deems it appropriate to establish an annual Alpharetta Adult Activity Membership Fee for participating in programming at both the Alpharetta Adult Activity Center and Preston Ridge Community Center; and

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Alpharetta as follows:

- The annual Alpharetta Adult Activity Membership Fee shall be:
 - Non-Residents: \$40.00 per year
 - Residents: \$0.00 per year
- Further, the above referenced fees shall be effective as of January 1, 2026.

SO RESOLVED this 25th day of August 2025.

CITY OF ALPHARETTA

By: _____
Jim Gilvin, Mayor

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM PRECEDING PAGE]

COUNCIL MEMBERS*

Mayor Pro Tem Dan Merkel

Council Member Donald F. Mitchell

Council Member Douglas J. DeRito

Council Member John Hipes

Council Member Fergal M. Brady

(SEAL)

Attest:

Approved as to form and legal sufficiency:

Lauren Shapiro, City Clerk

Molly Esswein, City Attorney

*At the time this resolution was considered and adopted, Post 2 of the City Council was vacant.