



PLANNING COMMISSION MEETING SEPTEMBER 4, 2025

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

1. **CALL TO ORDER**

- a. **Recognition of Katie Reeves Service to the City of Alpharetta**

2. **ROLL CALL**

3. **APPROVAL OF MEETING MINUTES**

- a. **Planning Commission Minutes July 10, 2025**

4. **ITEMS FROM BOARD MEMBERS**

5. **ITEMS FROM STAFF**

6. **PUBLIC HEARING**

- a. **Public Hearing Procedure**

b. **Z-25-07/CU-25-15/V-25-20 Alpharetta District Places**

This request has been deferred by the applicant to the October 2nd Planning Commission meeting. This request will not be considered at the September 4th Planning Commission meeting.

Consideration of a rezoning, conditional use, and variances to allow for 195 'Dwelling, 'For-Rent' units, 20,000 square feet of retail, and 10,000 square feet of restaurant on 3.02 acres in the Downtown. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core) and a conditional use is requested to allow 'Dwelling, 'For-Rent'. Variances are requested to Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 2.3.3(E) to modify the Collector Street Commercial/Mixed-Use streetscape requirements and Subsection 3.5.5 to increase the maximum building footprint. The property is located at 0 South Main Street and 131 South Main Street and is legally described as being located in Land Lot 695, 1st District, 2nd Section, Fulton County, Georgia.

c. **CU-25-14 Image Studios – Windward MP**

Consideration of a conditional use to allow 'Spa Services' for Image Studios. The property is located at 3070 Windward Plaza and is legally described as being located in Land Lots 1048, 1107 & 1108, 2nd District, 1st Section, Fulton County, Georgia.

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

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

7. **ADJOURNMENT**



1. CALL TO ORDER

Chair Kung'u called the meeting to order at 6:30 p.m.

2. ROLL CALL

A. Commissioners Present:

- Francis Kung'u, Chair
- Martine Zurinskas, Vice-Chair
- D.C. Aiken
- William Perkins
- Todd Stratton
- Katie Reeves

B. Staff Present:

- Kathi Cook, Director of Community Development
- Michael Woodman, Planning + Development Services Manager
- George Doyle, Transportation Engineer
- Elle Taylor, Planning & Zoning Coordinator

3. APPROVAL OF MEETING MINUTES

a. Planning Commission Minutes 7.10.25

- ❖ Commissioner Perkins offered a motion to approve meeting minutes from July 10, 2025.
 - Commissioner Stratton seconded the motion.
 - The motion was approved (4-0-2)(Zurinskas, Aiken).

4. ITEMS FROM BOARD MEMBERS

5. ITEMS FROM STAFF

6. PUBLIC HEARING

a. Public Hearing Procedure

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

This item was deferred by the Applicant until October 2, 2025. It was not considered at this meeting.

Consideration of a master plan amendment, conditional use, and variances to allow 320 'Dwelling, 'For-Rent' units on 47.65 acres in the Windward Park mixed-use development. A master plan amendment is requested to the Windward Master Plan Pod 66 to add 'Dwelling,

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

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

This item was deferred by the Applicant until October 2, 2025. It was not considered at this meeting.

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

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

Michael Woodman, Planning + Development Services Manager, presented 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.

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.

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.

- Location Map
- Site Plan
- Traffic
- Standards for Master Plan Amendment
 - *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.*
 - *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.*
 - *The zoning proposal meets the comprehensive land use plan designation of the property, which is 'Mixed Use'.*

- Conditional Use Criteria
 - *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.*
 - *Refuse areas, loading and service areas, off street parking, and buffers and screening are provided on the property.*
 - *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.*
 - *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.*
 - *There are other entertainment uses existing or approved in the area. There are no conflicting uses in the area.*

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.

Staff's recommendation was to 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.

There was discussion from the Commission:

- How project will enhance the redevelopment of the Mall.
- Other gymnastic facilities in Alpharetta.
- Condition #8.

The Applicant gave a presentation.

- Demographic is age 14 and under.
- Background of Dominique Dawes.
- Combination Gymnastics/Ninja facility.
- No water features.
- Snack area.

There was no public comment.

There was discussion that the Applicant will paint the white metal rail as well as dumpster.

- ❖ Vice-Chair Zurinkas offered a motion to approve as presented by Staff.
 - ❖ Commissioner Perkins seconded the motion.
 - ❖ The motion was approved unanimously (7-0)

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

Michael Woodman, Planning + Development Services Manager, presented 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 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
- Site Plan
- SPA Map
- Conditional Use Criteria
 - *The subject property was developed in compliance with site access regulations.*
 - *Refuse areas, loading and service areas, off street parking, and buffers and screening are provided on the property.*
 - *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.*
 - *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 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.*

- *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.*

Staff 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.

Staff's recommendation was to 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.

There was discussion from the Commission:

- Precedent for Variance.
- Compelling reason to approve Variance.
- Similar business in the same building.
- Distance Requirements.
- Consideration of adding Health and Wellness Center definition to Code.
- Condition #3 limiting services.
- SPA License.
- SPA definition.

Applicant gave a presentation:

- Read a statement about the business noting what makes it different from other business in same building.
- Read requested list of services.

There was discussion from the Commission:

- “Weight of types of services in business.
- Establish differences between the two businesses.
- List of services do not directly overlap with Far East Beauty.

There was no public comment.

- ❖ Commissioner Perkins offered a motion to approve with the recommendation as noted by Staff.
 - Commissioner Stratton seconded the motion.
 - The motion was approved unanimously (7-0)

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

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

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.

- **Location Map.**
- **Site Plan.**
- **Renderings.**
- **Traffic.**
- **Map of Approvals along Thompson Street.**
- **Standards for Zoning Changes**
 - *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.*
 - *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.*
 - *The applicant's proposal should not have significant impacts on the natural environment. Trees will be saved in the northern 40' of the property.*
 - *The property is located in the Downtown Overlay, which includes opportunities to develop under the Downtown zoning districts.*
 - *The applicant's zoning proposal reflects a reasonable balance and is consistent with the comprehensive land use plan designation of the property.*
 - *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.*
 - *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 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.

- *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.*
- *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.*

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 .0Plan**

- Applicant met with Academy Park HOA Board on May 29, 2025.
- 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 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.

Staff's recommendation was to 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 shall not be visible from Thompson Street. Detached home garage doors facing the new private street shall be recessed a minimum 10' behind the front façade.
12. Creeping vines shall be planted to cover retaining walls and low walls, as approved by DRB.
13. Central amenity space shall be developed with decorative landscaping, hardscape, and seating, as approved by DRB. Landscape material shall include plant selections promoting the historic Downtown. Improvements shall be maintained by the HOA.
14. The northern 40' of the property shall be a tree save area with limited tree removal as approved by Staff and related to the construction of the Alpha Loop. Specific construction

techniques to limit impacts to existing trees shall be utilized, as approved by the City Arborist.

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

There was discussion from the Commission:

- Condition # 20 – Level Spreader".
- Public Safety Review
- Conditions #26 & 27.
- Stormwater along Thompson Street.

- Hydrology Study.
- Condition # 3.
- DTLW allowable density is 8u/acre.
- No proposed on street parking on Thompson St.
- Condition # 2 Downtown Consultant's Comments.
- Site Distance Requirements.
- Streets vs. Alleys.

The Applicant gave a presentation:

- Agrees to Staff conditions.
- DT-LW Category on Thompson St.
- Alley built at Private Street standard.
- Variance Requests.
- Renderings – Street views.
- Citizen Input-
- Wind protection during development phase.
- Stream scouring.
- Fencing.
- Tree Protections.
- Agree Condition #2

There was discussion from the Commission:

- Sidewalks inside the development.
- Price Points.
- Utility Connections off of Thompson St.
- Fencing.

Public Comment:

In Opposition:

1. Neil James, 229 Thompson St.
2. Carlos Gonzales, 233 Thompson St

Concerns:

1. Density.
2. Stormwater runoff.
3. Guest parking.

Applicant gave a rebuttal:

- Density meets Comprehensive Land use Plan.
- Stormwater discharge is to the North.
- Parking –
- Each unit accommodates 4 cars.
- Guest parking.
- No issue for Fire Apparatus.

There was discussion from the Commission:

- Updated Plan.
- Traffic calming devices.
- Stormwater.
- Downtown Code.

- ❖ Vice- Chair Zurinkas offered a motion to approve subject to the following conditions as presented by Staff with a strike on # 11, "Garage doors may not face Thompson St." striking shall not be visible from.
 - Commissioner Stratton seconded the motion.
 - The motion was approved unanimously (7-0)

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

Kathi Cook, Director of Community Development, presented 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.

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.

Staff recommended removal from AG designation.

There was no public comment.

- ❖ Commissioner Stratton offered a motion to approve
 - Vice- Chair Zurinkas seconded the motion.
 - The motion was approved unanimously (7-0)

7. ADJOURNMENT

Chair Kung'u adjourned the meeting at 8:32 p.m.



CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: CU-25-14 IMAGE STUDIOS – WINDWARD MASTER PLAN POD 4

PLANNING COMMISSION: SEPTEMBER 4, 2025
CITY COUNCIL: SEPTEMBER 22, 2025

II. RECOMMENDATION:

Approve CU-25-14 Image Studios – Windward Master Plan Pod 4, subject to the following conditions:

1. 'Spa Services' shall be added as a conditional use at 3070 Windward Plaza, Suite T & U and limited to no more than 4,000 square feet.
2. Conditional use approval shall be limited to Image Studios.
3. 'Spa Services' shall be limited to massage, waxing/sugaring/laser hair removal, spray tanning, body treatment, body wrap/scrub, body contouring, lymphatic drainage, acupuncture, facials, hydrotherapy, cool sculpting, and cellulite removal services.
4. Hours of operation shall be Monday – Sunday 8:00 AM – 9:00 PM.
5. Window signage shall be limited to no more than 10% of the window area and window area shall not be covered or blacked out. No lighted window trim.

III. REPORT IN BRIEF:

The applicant, Dele Oladeji, is requesting a conditional use to allow 'Spa Services' businesses to operate in Image Studios which will occupy a 8,304 square foot suite in the Terraces at Windward shopping center. The business leases rooms to a variety of beauty, health, and wellness personal services providers. The applicant requests the following 'Spa Services': massage, waxing/sugaring/laser hair removal, spray tanning, body treatment, body wrap/scrub, body contouring, lymphatic drainage, acupuncture, facials, hydrotherapy, cool sculpting, and cellulite removal. The subject property is located at 3070 Windward Plaza, Suite T & U.

DISCUSSION

The submitted request, if approved, would allow 'Spa Services' businesses to operate in Image Studios which will occupy a 8,304 square foot suite in the Terraces at Windward shopping center. The public hearing application states that the business would like to allow massage, waxing/sugaring/laser hair removal, spray tanning, body treatment, body wrap/scrub, body contouring, lymphatic drainage, acupuncture, facials, hydrotherapy, cool sculpting, and cellulite removal services to complement the variety of beauty, health, and wellness personal services provided with this business. The subject property is located at 3070 Windward Plaza, Suite T & U.

The property is zoned CUP (Community Unit Plan), subject to the Windward Master Plan Pod 4, which is designated Commercial. 'Spa Services' was previously added to Pod 4 with the approval of a master plan amendment and conditional use for Hanna Day Spa in 2013. That business has since vacated the premises.

All surrounding properties are zoned CUP subject to the Windward Master Plan. Travelers Insurance office building is located to the north, Activate Games and a small retail building are located to the west, Hilton Garden Inn and three (3) office buildings are located to the south, and the former Wells Fargo is located to the east. The comprehensive land use plan designation of the property is 'Commercial', which supports the applicant's request.

Terraces at Windward shopping center is an 8-acre property developed with a one (1) story, 64,000 square foot retail strip center with two (2) retail outbuildings. A variety of businesses operate in the retail center, including Mellow Mushroom, J.Christopher's, The UPS Store, Helium Comedy Club, Activate Games, and Firefly to name a few. The applicant's business is located in Suites T & U of the shopping center.

Unified Development Code (UDC) Section 1.4.2 defines 'Spa Services' as, "A business that provides services, which may include non-medical massage, other personal services such as skin, nail, hair treatments, and hair removal/waxing, and may have the sale of associated retail products. Such business shall be located within a retail center, shall not occupy more than 4,000 sq. ft. and shall not be closer than 2,000 ft. to a comparable business." The use is allowed as a permitted use in the LI (Light Industrial) zoning district and as a conditional use in the CUP, O-I (Office-Institutional), O-P (Office-Professional), C-1 (Neighborhood Commercial), C-2 (General Commercial), PSC (Planned Shopping Center), and MU (Mixed Use) zoning districts.

Image Studios leases suites to cosmetologists, hair stylists, estheticians, and other similar personal service providers. The business will have 40 suites for lease. The zoning of the property and underlying master plan allow Image Studios to offer a variety of beauty, health, and wellness personal services that do not require a customer to disrobe. The applicant requests a conditional use to allow 'Spa Services' for the following services: massage, waxing/sugaring/laser hair removal, spray tanning, body treatment, body wrap/scrub, body contouring, lymphatic drainage, acupuncture, facials, hydrotherapy, cool sculpting, and cellulite removal. Hours of operation for the business are Monday – Sunday 8:00 AM – 9:00 PM.

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 Terraces at Windward shopping center was developed in compliance with site access standards and the applicant's proposal would not negatively impact traffic and pedestrian safety.

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

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

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

Response: The proposed retail personal service use would complement the beauty services offered at the applicant's business, as well as other commercial uses in the Terraces at Windward shopping center. If approved, 'Spa Services' uses should be limited to no more than 4,000 square feet of the space in order to comply with the City's definition of 'Spa Services'.

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 proposed retail service use would complement the beauty services offered at the applicant's business, as well as other commercial uses in the Terraces at Windward shopping center.

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 proposed retail personal service use would complement the beauty services offered at the applicant's business, as well as other commercial uses in the Terraces at Windward shopping center.

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

Response: The nearest business approved for 'Spa Services' is Signature Nails & Spa at 3055 North Point Parkway, which is approximately 1.65-miles to the southwest of the applicant's site. There are no conflicting uses in the immediate vicinity of the applicant's property.

CONCURRENCES

Staff has reviewed the applicant's proposal against the review criteria for a conditional use. The use would be compatible with the surrounding uses and other locations for this business, which are similarly situated in retail corridors and shopping centers. The proposed use would complement the beauty services offered at the applicant's business. If approved, conditions should be established that regulate and limit an expansion of services and signage.

CITIZEN PARTICIPATION PLAN

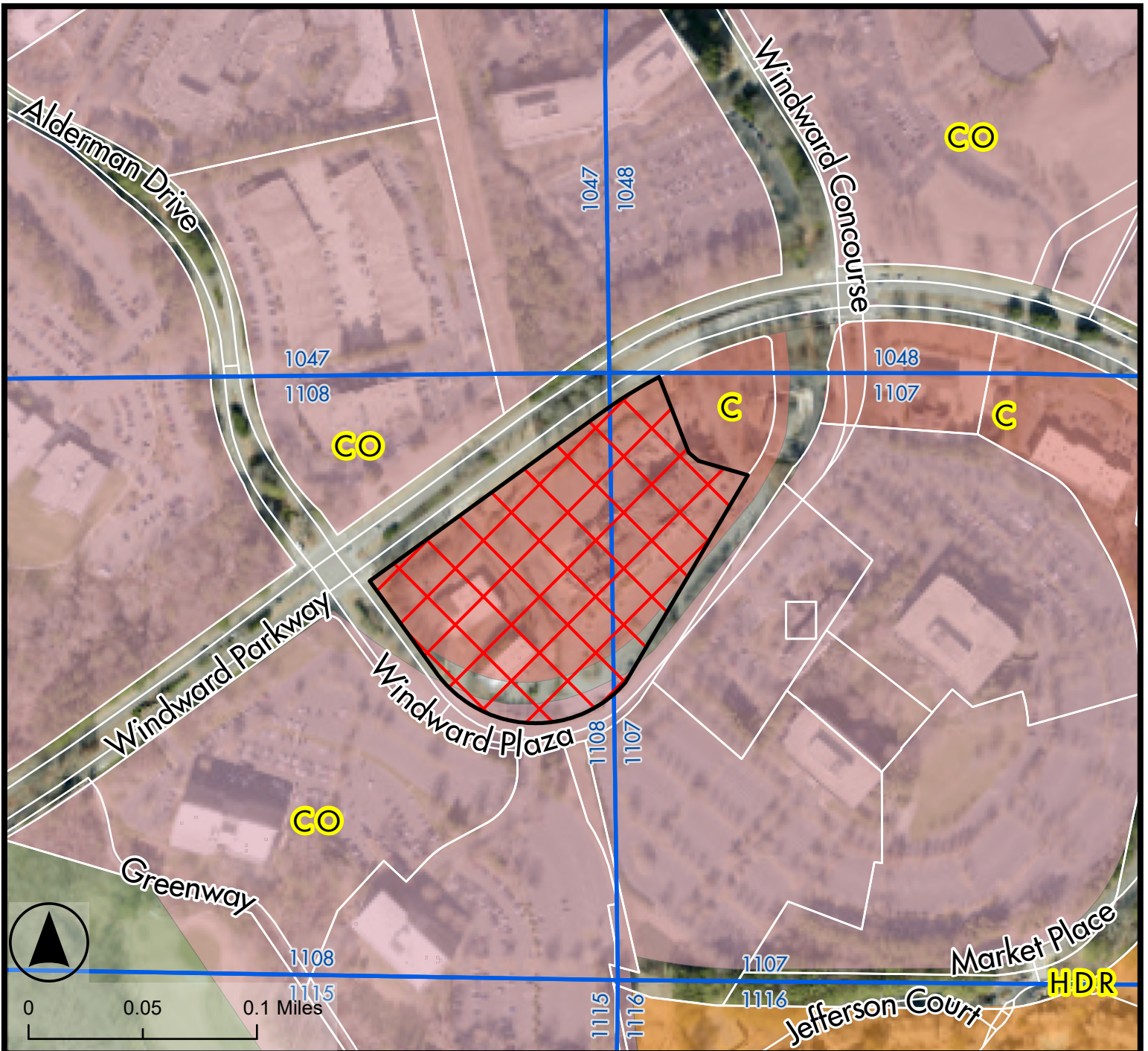
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received. The applicant provided several letters of support, including from existing tenants operating in the Terraces at Windward shopping center.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on August 13, 2025. There was one (1) sign-in on the public comment sheet from the owner of Marble Nail Salon & Spa listing the services offered by that business.

IV. ATTACHMENTS:

- Map Series
- CZIM
- Citizen Part B
- Application



Legend

- CU-25-14
- Land Lots
- Tax Parcels
- Alpharetta City Limits
- Future Land Use 2040**
- Commercial
- Corporate Office
- High Density Residential
- Parks, Recreation, Open Space

Future Land Use Map

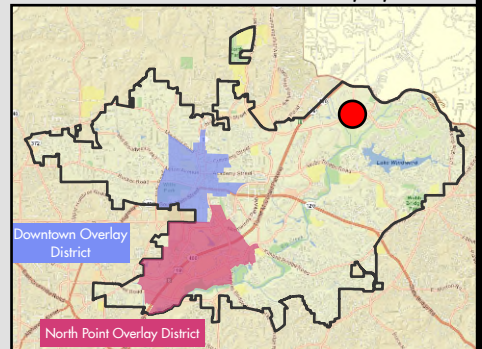
Image Studios - Windward MP
3070 Windward Plaza

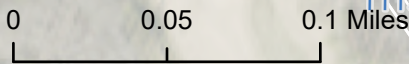
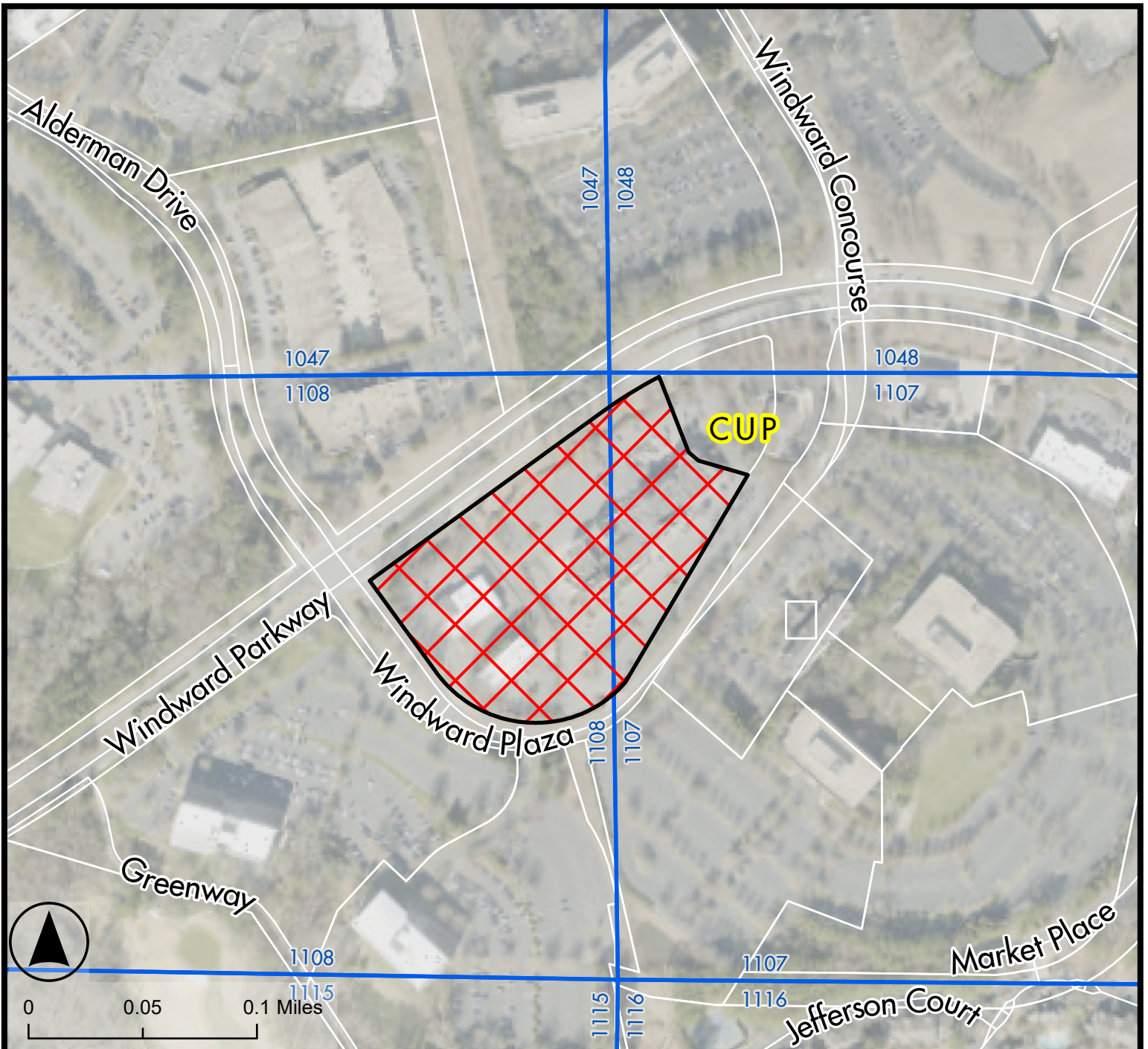
CU-25-14

D/LL: 2/1/1108 & 1107






PC: 9/22/2025

CC: 9/4/2025





Legend

-  CU-25-14
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits
- Zoning District
-  CUP Community Unit Plan

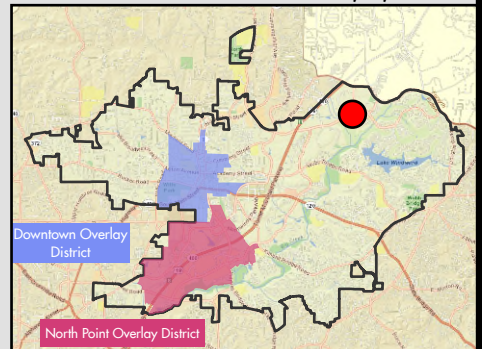
Zoning Map

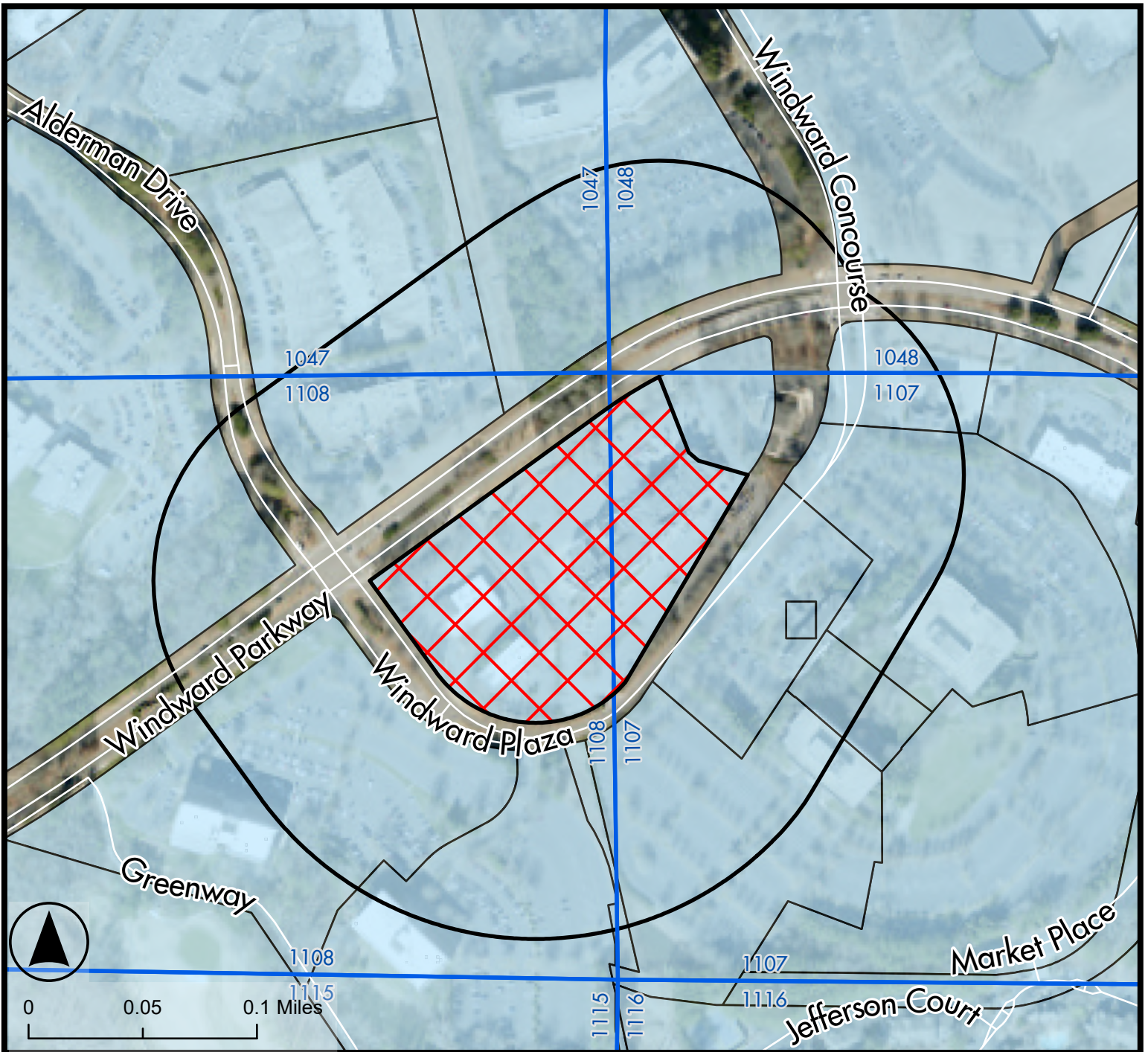
Image Studios - Windward MP
3070 Windward Plaza

CU-25-14






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PC: 9/22/2025
CC: 9/4/2025



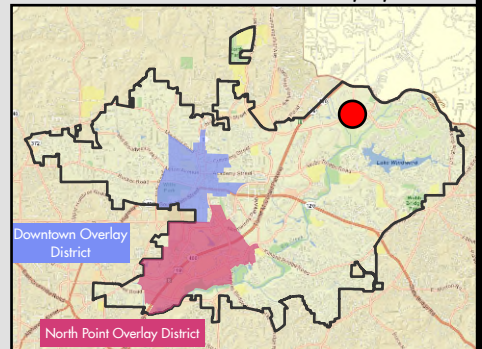


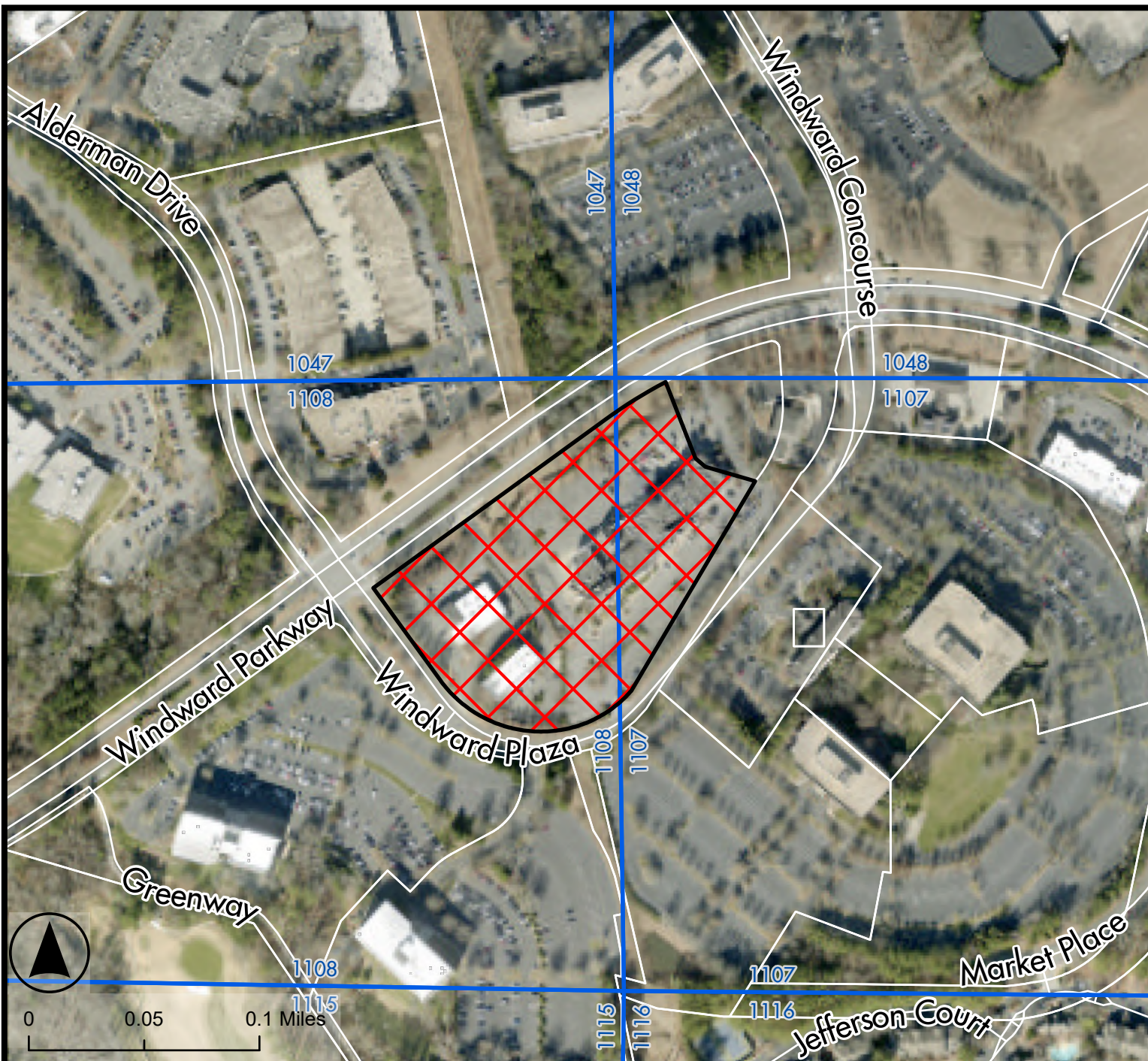
Legend CU-25-14

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

Location Map
 Image Studios - Windward MP
 3070 Windward Plaza

D/LL: 2/1/1108 & 1107
 PC: 9/22/2025
 CC: 9/4/2025





Legend CU-25-14

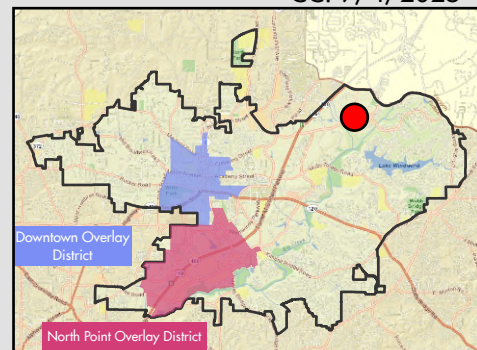
- CU-25-14
- Land Lots
- Tax Parcels
- Alpharetta City Limits

Aerial Map
 Image Studios - Woodward MP
 3070 Woodward Plaza

D/LL: 2/1/1108 & 1107

PC: 9/22/2025

CC: 9/4/2025



Community Zoning Information Meeting (CZIM)

August 13, 2025

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

CU-25-14 / Image Studios/Windward MP Pod 4

NAME	ADDRESS ^{Salon} WAXBLE NAIL & SPA	COMMENTS
Promise Martin Owner / ^{Salon} Waxble Nail & SPA	3070 Windward Plz Ste G ALPHARETTA GA	Licensed SPA / SELIG ENTERPRISES Stress Relief, Wax, Nails, Pedicures All SPA Services (Picture taken of this sheet for ref.)

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: CU-25-14 Conditional Use Permit for Spa Services

Contact Name: Dele Oladeji Telephone: 510-520-9948

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.

The following people were notified of the application and provided information regarding the proposal. Our email address and phone was included in the letter that was mailed on 7/2/2025. No comments or concerns were expressed by any of the recipients.

LEXIS NEXIS RISK SOLUTIONS INC
6120 WINDWARD PW LLC
CUMBERLAND DC ASSETS LLC
WINDWARD PARKWAY LLC
WACHOVIA BANK
WINDWARD ASSOCIATES LLC
WINDWARD OWNERSHIP LLC
GH WINDWARD PLAZA INC
MERITEX ATLANTA INDUSTRIAL II LLC
WINDWARD ACQUISITION DELAWARE LLC
GH WINDWARD PLAZA INC
GEORGIA POWER COMPANY TAX DEPT BIN 10120
WINDWARD OWNERSHIP LLC
GH WINDWARD PLAZA INC
4025 WINDWARD PLAZA ALPHARETTA LLC
TERRA HOSPITALITY GIANT LLC

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

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

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

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

Signature of Authorized Agent: ce16fdbbc-b3ed-4b62-a756-82a5d624cb06

Digitally signed by ce16fdbbc-b3ed-4b62-a756-82a5d624cb06
Date: 2025.08.15 23:49:13 -04'00'

Date: 08/15/25

Print Form

WINDWARD PARKWAY LLC
1100 SPRING ST # 550
ATLANTA GA 30309

CUMBERLAND DC ASSETS LLC
13155 NOEL RD STE 100
DALLAS TX 75240

WINDWARD OWNERSHIP LLC
2060 MOUNT PARAN RD NW STE 111
ATLANTA GA 30327

GH WINDWARD PLAZA INC
225 PEACHTREE ST NE STE 200
ATLANTA GA 30303

MERITEX ATLANTA INDUSTRIAL II LLC
24 UNIVERSITY AVE NE STE 200
MINNEAPOLIS MN 55413

GEORGIA POWER COMPANY
TAX DEPT BIN 10120
241 RALPH MCGILL BLVD NE
ATLANTA GA 30308-3374

WINDWARD ACQUISITION
DELAWARE LLC
2937 SW 27TH AVE STE 202
MIAMI FL 33133

LEXISNEXIS RISK SOLUTIONS INC
300 CONNELL DR STE 1200
BERKELEY HEIGHTS NJ 07922

WINDWARD ASSOIATES LLC
6400 POWERS FERRY RD NW # #100
ATLANTA GA 30339

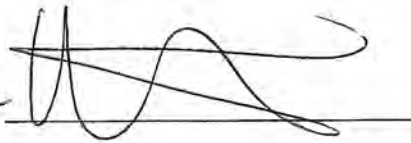
6120 WINDWARD PW LLC
95 FROELICH FARMS BLVD
WOODBURY NY 11797

WACHOVIA BANK
P.O. BOX 2609
CARLSBAD CA 92018-2609

4025 WINDWARD PLAZA
ALPHARETTA LLC
P.O. BOX 56607
ATLANTA GA 30343

TERRA HOSPITALITY GIANT LLC
P.O. BOX 56607
ATLANTA GA 30343

I support the request by Image Studios – Windward Plaza to add Spa services. It will benefit my business.

Dr. Renee White 

Name

Signature

7/16/25

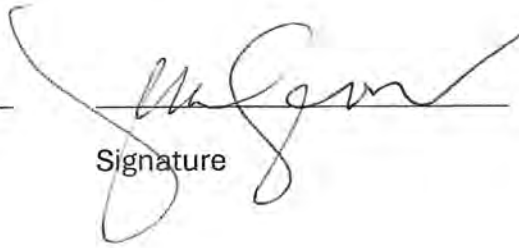
Date

Champion Chiropractor

I support the request by Image Studios – Windward Plaza to add Spa services. It will benefit my business.

Jina Jeon

Name



Signature

7-17-25

Date

windward cleaners

I support the request by Image Studios – Windward Plaza to add Spa services. It will benefit my business.

SANGAR TEGHEBAEV

Name




Signature

07/15/2025

Date

Lagman Express

I support the request by Image Studios – Windward Plaza to add Spa services. It will benefit my business.

Raj Patel  7/15/2023
Name Signature Date

UPS stores

I support the request by Image Studios – Windward Plaza to add Spa services. It will benefit my business.

Tomy

Name

Tomy Stark

Signature

07/16/2025

Date

Firefly

I support the request by Image Studios – Windward Plaza to add Spa services. It will benefit my business.

<u>Brendan Brenda Brow</u>	<u>Brenda Brow</u>	<u>7/16/25</u>
Name	Signature	Date

Mellow Mushrooms

I support the request by Image Studios – Windward Plaza to add Spa services. It will benefit my business.

Nitesh A Jaiswal

NITESH JAISWAL

07/15/2025

Name

Signature

Date

Pickies Barbecue

I support the request by Image Studios – Windward Plaza to add Spa services. It will benefit my business.

Adriana Lopez

Name

Adriana Lopez

Signature

07/15/2025

Date

J. Christopher

I support the request by Image Studios – Windward Plaza to add Spa services. It will benefit my business.

Jassen Pyke

Name



Signature

7/15/25

Date

Couch Group

I support the request by Image Studios – Windward Plaza to add Spa services. It will benefit my business.

Francisco Javier B



07-15-2025

Name

Signature

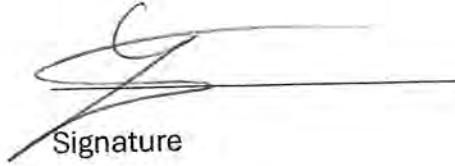
Date

Drywall and Painting Services

I support the request by Image Studios – Windward Plaza to add Spa services. It will benefit my business.

Everardo L.

Name


Signature

7-15-25

Date

Plumbing Services

I support the request by Image Studios – Windward Plaza to add Spa services. It will benefit my business.

A. Dean Willis H. Dean Willis 7-15-25

Name

Signature

Date

Plumbing Services

I support the request by Image Studios – Windward Plaza to add Spa services. It will benefit my business.

Jose Rob Novais

Name



Signature

07/15/25

Date

Electrical Services

I support the request by Image Studios – Windward Plaza to add Spa services. It will benefit my business.

Mary LeBaron

Name



Signature

07/15/2025

Date

Comcast

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY	
Case #:	CU-25- 14
PH #:	_____
<input type="checkbox"/> Property Taxes & Code Violations Verified	
<input type="checkbox"/> Fee Paid	Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Dele Oladeji Telephone: 510.520.9948

Address: 3070 Windward Plaza Suite: T

City: Alpharetta State: GA Zip: 30005 Fax: _____

Mobile Tel: 510.520.9948 Email: dele.oladeji@imagestudios360.com

Subject Property Information:

Address: 3070 Windward Plaza Current Zoning: _____

District: _____ Section: _____ Land Lot: _____ Parcel ID: _____

Proposed Zoning: _____ Current Use: _____

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

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

APPLICANT REQUEST AND INTENT

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

The property is a modern salon suite providing suite rentals to a broad range of beauty, health and wellness professionals. We have 40 suites available in the Windward Plaza location which opens Sep 5, 2025. The opening hours are from 9:00 AM - 6:00 PM with controlled access after hours for our professionals.

Applicant's Request (Please itemize the proposal):

Image Studios Windward Plaza provides studio rentals to beauty, health and wellness professionals to include hair stylists, manicurists, aestheticians, barbers, medspa, etc. We have seen strong interest from spa service providers like waxing, tanning and massage professionals but currently we are unable to provide service to them without the conditional use permit. This limits our clientele and revenue potential, as well as the benefits our space provides to residents in our vicinity and hampering our competitiveness with other salon suites in the City of Alpharetta, to whom we are losing potential spa clients.

By gaining conditional use approval for spa services, we will further enhance our destination as a “one stop shop for your beauty, health and wellness services”, bringing in additional professionals and further enhancing our positive impact on the Alpharetta economy and community.

We kindly request that council consider rezoning our establishment to include Spa Services. We are committed to upholding the highest standards of professionalism and compliance. We are prepared to address any concerns or questions the council may have regarding our proposal. We are confident that with your support, we can work together to enrich our community by adding more professionals Image Studios Windward Plaza and Alpharetta.

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

We request that the council approve this conditional use permit to allow Image Studios Windward Plaza the inclusion of spa services in general and more specifically (but not limited to):

Massage services
Waxing services
Tanning services

From: [Dele Oladeji](#)
To: [Woodman, Michael](#)
Cc: [Taylor, Elicia](#)
Subject: Re: Image Studios
Date: Tuesday, August 19, 2025 9:59:54 AM

Sorry, just got additional input on services to include.

- Sugaring (all areas, including bikini and Brazilian)
- Body wraps and body scrubs
- Facials that include neck and décolleté
- Lymphatic drainage and other bodywork
- Laser hair removal and electrolysis for body areas
- IPL and light-based treatments on body areas
- Non-invasive body contouring and skin tightening (RF, cavitation, ultrasonic, EMS, endermologie, cryo)
- Sauna, steam, infrared or hydrotherapy, if offered

It can also help to add a catch-all line such as “any body treatment where partial disrobing may be required.”

DELE OLADEJI

IMAGE Owner

On Aug 19, 2025, at 8:13 AM, Woodman, Michael
<mwoodman@alpharetta.ga.us> wrote:

Thanks again. I will add those services to your request.

Sent from my iPhone

On Aug 19, 2025, at 7:54 AM, dele.oladeji@imagestudios360.com
wrote:

Hi Michael,

Here are additional services I'd like to add to my application. I went a little long here, not knowing what actually requires a spa permit.

Waxing, Spray tanning, Massage
+body treatment
+body wrapping

+body contouring
+acupuncture
+ Ultrasonic Cavitation RF Cellulite Removal Slimming
+LED and oxygen facials
+cool sculpting
+intense pulsed light treatment,

From: Woodman, Michael <mwoodman@alpharetta.ga.us>
Sent: Wednesday, July 16, 2025 10:17 AM
To: dele.oladeji@imagestudios360.com
Cc: Taylor, Elicia <etaylor@alpharetta.ga.us>
Subject: RE: Image Studios

Dele,

The City does not have a list of spa services. The City's definition is below and we often have to make interpretations as people bring certain services forward. Basically, if the customer disrobes and/or if touching (massage) is involved it's considered Spa Services. Hours of operation will be changed to 8 AM to 9 PM.

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

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Nicole Ellenson Telephone: 404-898-9059
Address: 1100 Spring St. NW Suite: 550
City Atlanta State: GA Zip: 30309

Authorization:

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

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

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Dele Oladeji Telephone: _____

Address: _____ Suite: _____

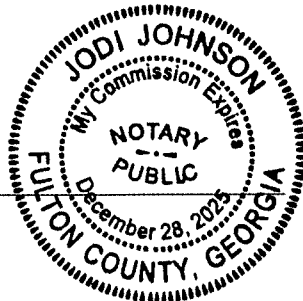
City _____ State: _____ Zip: _____

So Sworn and Attested:

Owner Signature: [Signature] Date: 6/27/25

Notary:

Notary Signature: [Signature] Date: 6.27.2025



DISCLOSURE FORM

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

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

Name of Applicant or Opponent: Oyedele Oladeji

Subject Public Hearing Case: Image Studios Windward Plaza Conditional Use Permit

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: ce16fdbbc-b3ed-4b62-a756-82a5d624cb06

Digitally signed by ce16fdbbc-b3ed-4b62-a756-82a5d624cb06
Date: 2025.06.26 19:09:40 -04'00'

Date: 06/26/2025

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

By having more tenants, there will be more consumer traffic to the center bringing more business to our neighbors without any negative effects.

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

By having more tenants, there will be more consumer traffic to the center bringing more business to our neighbors.

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

N/A

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

N/A

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

N/A

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

As Alpharetta continues to grow, we provide more services in the beauty, health and wellness industry that our community needs. We have a large and growing number of apartments and townhomes around our location, as well as workers in nearby offices who will use the variety of services that we offer.

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: Conditional Use Permit for Spa Services

Contact Name: Dele Oladeji Telephone: 510-520-9948

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.

LEXIS NEXIS RISK SOLUTIONS INC

GH WINDWARD PLAZA INC

6120 WINDWARD PW LLC

MERITEX ATLANTA INDUSTRIAL II LLC

CUMBERLAND DC ASSETS LLC

WINDWARD ACQUISITION DELAWARE LLC

WINDWARD PARKWAY LLC

GH WINDWARD PLAZA INC

WACHOVIA BANK

GEORGIA POWER COMPANY TAX DEPT BIN 10120

WINDWARD ASSOCIATES LLC

WINDWARD OWNERSHIP LLC

WINDWARD OWNERSHIP LLC

GH WINDWARD PLAZA INC

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

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

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

The following people will be notified of the application and provided information regarding the proposal. Our email address and phone is included in the letter that will be mailed on 7/2/2025.

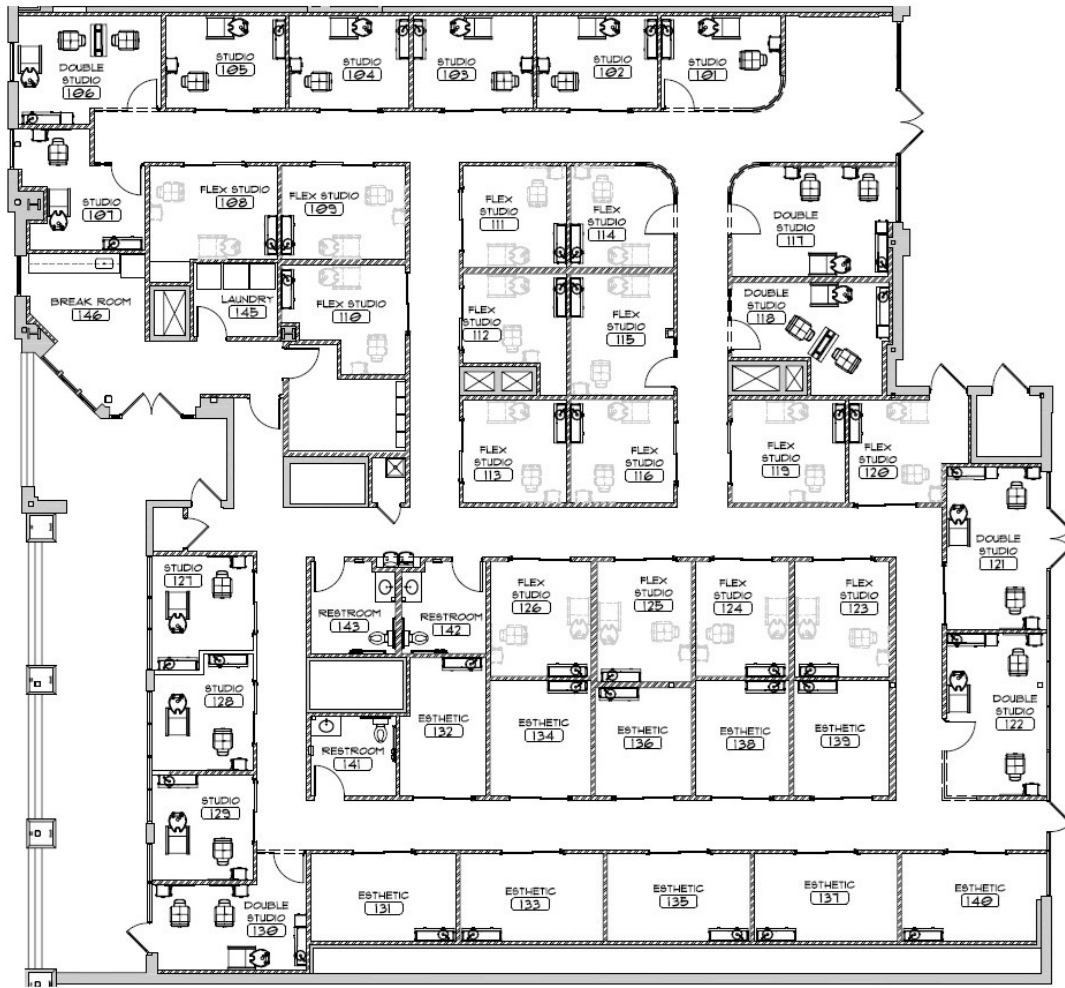
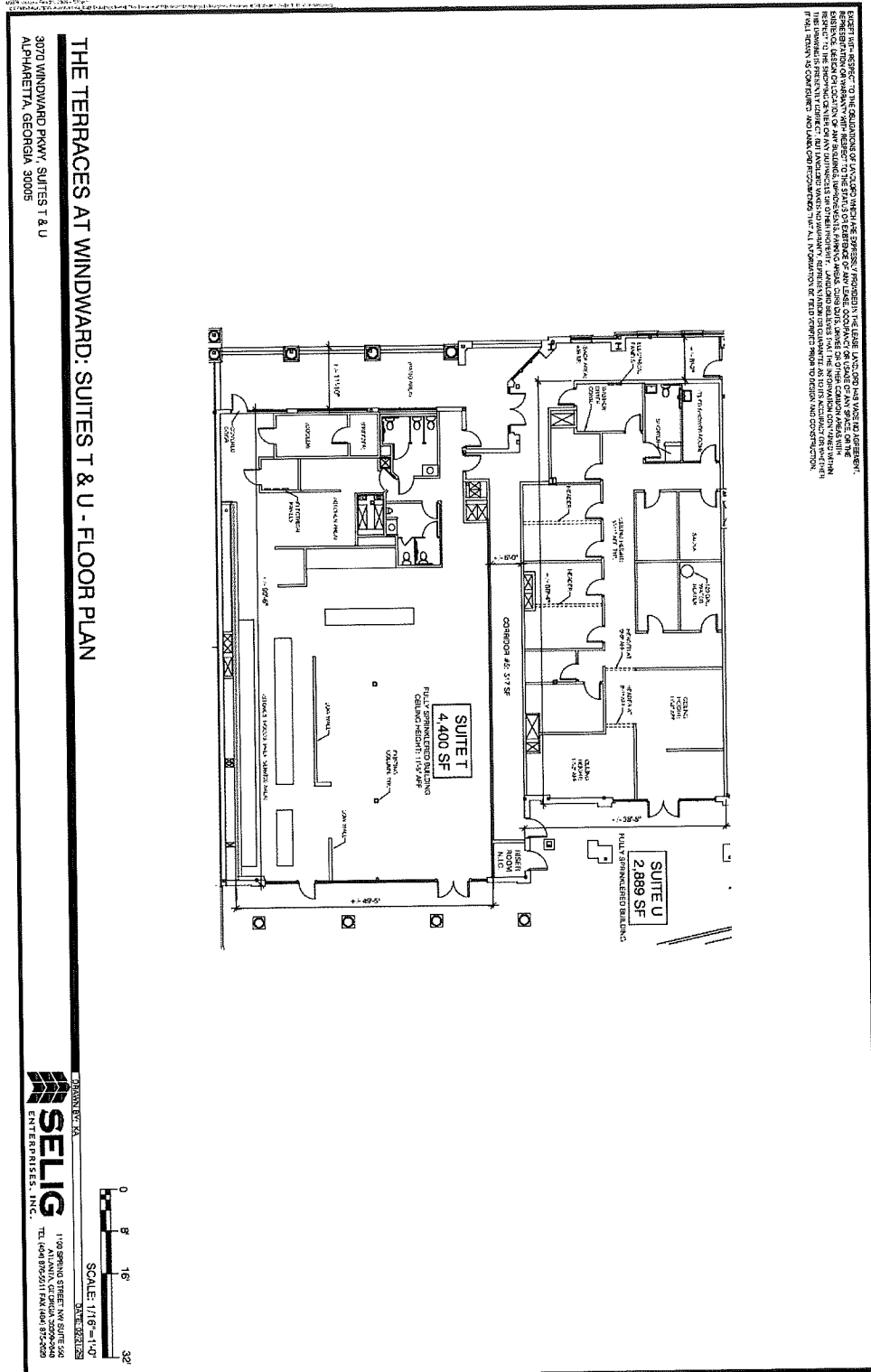


EXHIBIT "B"

GENERAL FLOOR PLAN OF THE PREMISES





PLANNING COMMISSION MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: Z-25-04/V-25-07 MADEWELL/MILTON AVENUE TRACT

PLANNING COMMISSION: SEPTEMBER 4, 2025

CITY COUNCIL: SEPTEMBER 22, 2025

II. RECOMMENDATION:

Deny Z-25-04/V-25-07 Madewell/Milton Avenue Tract request for rezoning and variances.

If approval is considered, the following conditions are recommended:

1. The site, consisting of approximately 1.34 acres, shall be rezoned to R-12 and developed substantially similar to site plan submitted by OnSite Civil Group, dated 8/18/25, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. Architecture and materials shall be developed substantially similar to the renderings prepared by Diana Bolivar, dated 3/19/25 & 3/27/25, except for modifications required to comply with these conditions and in compliance with the Alpharetta Downtown Code and Downtown Consultant's comments, subject to final approval by DRB. Homes shall have 4-sided architecture, as approved by DRB.
3. Density shall not exceed 1.5 dwelling units per acre.
4. Front building setback shall be a minimum 24' and side building setback shall be a minimum 8'.
5. Front yards shall be framed with a decorative low wall, metal fencing, or hedge with masonry columns, as approved by DRB.
6. Developer shall improve the Milton Avenue streetscape as follows: 6' planter (planted with street trees) and 8' sidewalk, with final approval by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
7. Minimum 5' landscape strip shall be provided along the east and west property lines of the 1.34-acre property and planted with a mix of evergreen and shade trees, as approved by DRB.
8. Fences and walls visible from the public right-of-way shall be decorative and shall complement exterior materials used on each home, as approved by DRB. Walls shall be substantially as depicted on the grading and drainage plan prepared by OnSite Civil Group, dated 8/18/25, and in compliance with building setbacks. Walls shall be clad with decorative material and walls over 7' tall shall be tiered with a minimum 5' wide planted landscape bed between, as approved by DRB.
9. Unfinished wood fences and decks shall not be visible from the street.
10. Developer shall save tree #201 (23" Red Maple), #603 (25" Water Oak), and #604 (32" Horse Chestnut). Encroachments into the CRZ of saved trees shall not exceed 20%, as approved by Staff.
11. Perennial stream buffer shall be at least 50' with an additional 25' of impervious setback for a total of 75'.
12. To mitigate stream buffer encroachments, developer shall comply with one or a combination of the following measures, as approved by Staff:
 - a. Provide 50% additional runoff reduction or water quality volume above the standard city requirements.
 - b. Provide buffer enhancement on an agreed upon area equal to at least 2 times the area of encroachment /impact. These can include removing fallen trees from inside the stream bed that are impeding flow, plant eroded or sparsely vegetated areas of stream banks with live stakes, add enhanced buffer plantings where sparsely vegetated, and remove invasive vines.
 - c. Obtain any necessary state and federal approvals for the stream and buffer impacts.
 - d. Or alternative mitigation measures, as approved by Staff.
13. HVAC and similar equipment shall not be visible from the public right-of-way.

III. REPORT IN BRIEF:

The applicant, Madewell, is requesting a rezoning and variances to allow for the subdivision of a 1.34-acre property into two (2) single-family detached lots in the Downtown. A rezoning is requested from SU (Special Use) to R-12 (Dwelling, 'For-Sale', Residential) and variances are requested to reduce the front and side building setbacks and reduce a stream buffer and impervious setback for a perennial stream. The subject property is located at 0 Milton Avenue on the north side of Milton Avenue between 249 Milton Avenue and 265 Milton Avenue.

DISCUSSION

The submitted request, if approved, would allow for the construction of two (2) 'For-Sale' single-family detached homes on 1.34 acres in the Downtown. The proposed residential density is 1.5 dwelling units per acre. A rezoning is requested from SU (Special Use) to R-12 (Dwelling, 'For-Sale', Residential) and variances are requested to reduce the front and side building setbacks and reduce a stream buffer and impervious setback for a perennial stream. The subject property is located at 0 Milton Avenue on the north side of Milton Avenue between 249 Milton Avenue and 265 Milton Avenue.

The undeveloped, wooded property has a perennial stream, which is a tributary of Foe Killer Creek, running along its north side which has stream buffers and impervious setback covering much of the property. The applicant recently purchased the property from Fulton County Schools in order to extend a sewer connection to the property located at 249 Milton Avenue, which the applicant also owns. Surrounding properties are zoned SU to the north and east and R-15 (Dwelling, 'For-Sale', Residential) to the east, south, and west. Innovation Academy is located to the north and east, unplatted, single-family detached lots are located to the east and west, and Park Lane subdivision is located to the south. The proposal is consistent with the comprehensive land use plan designation of the property, which is 'Low Density Residential'.

The applicant is requesting variances from Unified Development Code (UDC) Subsection 2.2.6(D) to reduce the front building setback from 65' to 24' and reduce the side building setback from ten-feet (10') to eight-feet (8'). In addition, the applicant requests a variance to UDC Subsection 3.3.2(D)(1)(b) to reduce the perennial stream buffer and impervious setback from 150' to 75'. According to the applicant, the variances are necessary due to the stream buffer encumbering much of the property.

Stream buffer mitigation was submitted by the applicant in an effort to offset impacts to the stream from the reduced buffer and impervious setback. The applicant proposes a buffer mitigation area equivalent to two times (2x) the encroachment area, or 1.34 acres, to be planted with buffer enhancement landscape material, recompense trees, and live stakes on streambanks. The buffer mitigation area is depicted on the two (2) residential lots, the neighboring property (249 Milton Avenue), as well as the other side of the stream on the Innovation Academy property. The buffer mitigation area on the Innovation Academy property is proposed to be a bee-friendly sanctuary habitat. The City's Stormwater Engineer does not believe the proposed mitigation will offset the impacts to the perennial stream, which is a tributary of Foe Killer Creek flowing downstream to the Meadow Brook Hills and Milton Estates subdivisions which have experienced significant flooding issues over the years. The proposed mitigation is located on the north side of the stream which will not help mitigate the applicant's stormwater runoff located on the south side of the stream. The reduced buffer would negatively impact water quality, and result in increased velocity and amount of water flowing downstream from the applicant's property.

SITE PLAN

The site plan depicts the 1.34-acre property being subdivided into two (2) single-family detached lots with access from Milton Avenue. Tract 1 is depicted to be 0.60 acres with a 7,318 square foot building footprint and Tract 2 is 0.73 acres with a 5,208 square foot building footprint. Each home has a driveway from Milton Avenue and will have at least two (2) side-by-side parking spaces within a garage and a Code-compliant driveway accommodating at least two (2) additional cars.

Downtown streetscape regulations require a six-foot (6') planter and eight-foot (8') sidewalk along the property's frontage on Milton Avenue. The site plan depicts a four-foot (4') planter and six-foot (6') sidewalk along Milton Avenue. A ten-foot (10') landscape strip is depicted along Milton Avenue. A sanitary sewer easement is depicted straddling the proposed 50' stream buffer line running through the north end of the two (2) lots. According to the applicant, the sanitary sewer will be installed using a jack and bore method to limit impacts to the stream buffer.

One (1) tree of quality (#201 – 23" Red Maple) is required to be saved in the front setback along Milton Avenue on Lot 1. No tree saves are depicted on the site plan outside of trees to remain in the reduced stream buffer. Underground stormwater is proposed on the north end of each lot and located between the home and the sanitary sewer easement.

RENDERINGS

According to the applicant's architect, the proposed renderings reflect Tudor Eclectic and French Eclectic architectural styles. The homes are depicted to be two (2) stories with steep pitched rooftops and a mix of brick, stone and stucco exterior materials. The City's Downtown Consultant reviewed the submitted renderings and believes that the designs generally comply with the Downtown Design Guidelines for Tudor Eclectic.

TRAFFIC

Staff estimates that the two (2) single-family detached lots would generate two (2) AM Peak Hour trips and two (2) PM Peak Hour trips.

STANDARDS FOR ZONING CHANGES

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

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

Response: The zoning proposal would be suitable as it relates to the use and development of adjacent or nearby properties, which are primarily developed with similar residential uses and densities. However, the requested variances are not supported by hardship and are necessary to subdivide the property into two (2) buildable lots.

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

Response: The zoning proposal would adversely affect the existing use or usability of adjacent or nearby properties. Approval of the applicant's proposal to allow subdivision of the property into two (2) buildable lots would negatively impact the Foe Killer Creek tributary running along the north end of the property, as well as downstream properties.

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

Response: The applicant's proposal would have significant impacts on the natural environment. A significant number of trees are proposed to be removed, and the perennial stream buffer and impervious setback are proposed to be reduced by 50%. The stream buffer and impervious setback reduction would negatively impact the Foe Killer Creek tributary, as well as downstream properties.

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

Response: The subject property is currently zoned for a school, previously part of the Innovation Academy campus. The applicant purchased the property from Fulton County Schools in order to extend sewer to 249 Milton Avenue, which the applicant also owns and plans to redevelop with a new single-family detached home. The applicant states that the two (2) lots are necessary to offset the financial burden of having to purchase the subject 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 would cause a burden on public facilities and services. City infrastructure, such as culverts downstream of the applicant's property, could be negatively impacted by the reduced stream buffers.

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

Response: Not applicable.

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 zoning proposal does not reflect a reasonable balance. The proposed rezoning to allow the property to be subdivided into two (2) buildable lots requires variances which are not supported by a hardship.

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

Response: The subject property is currently zoned for a school, previously part of the Innovation Academy campus. The applicant purchased the property from Fulton County Schools in order to extend sewer to 249 Milton Avenue, which the applicant also owns and plans to redevelop with a new single-family detached home. The applicant states that the two (2) lots are necessary to offset the financial burden of having to purchase the subject 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 'Low Density Residential'. However, the proposed rezoning to allow the property to be subdivided into two (2) buildable lots requires variances which are not supported by a hardship.

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 does not have exceptional conditions which relate to the requested variances. The applicant purchased the property from Fulton County Schools in order to extend sewer to 249 Milton Avenue, which the applicant also owns and plans to redevelop with a new single-family detached home. The applicant states that the two (2) lots are necessary to offset the financial burden of having to purchase the subject property.

(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 limit the buildable area of the subject property and would not allow the property to be subdivided into two (2) buildable lots.

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

Response: The property does not have peculiar conditions which adversely affect its reasonable use. The applicant purchased the property from Fulton County Schools in order to extend sewer to 249 Milton Avenue, which the applicant also owns and plans to redevelop with a new single-family detached home. The applicant states that the two (2) lots are necessary to offset the financial burden of having to purchase the subject property.

CONCURRENCES

Staff has reviewed the zoning proposal against the review criteria for a rezoning and variance. While the zoning proposal is consistent with the comprehensive land use plan designation of the property, the proposal requires variances which if approved would have negative impacts on the Foe Killer Creek tributary and downstream properties. According to the City's Stormwater Engineer, the proposed stream buffer mitigation would not offset impacts to the stream from the buffer reduction.

CITIZEN PARTICIPATION PLAN

The applicant's report states that property owners within 500' were contacted regarding the applicant's intent. The report states that comments were received with concerns over construction traffic and impact on

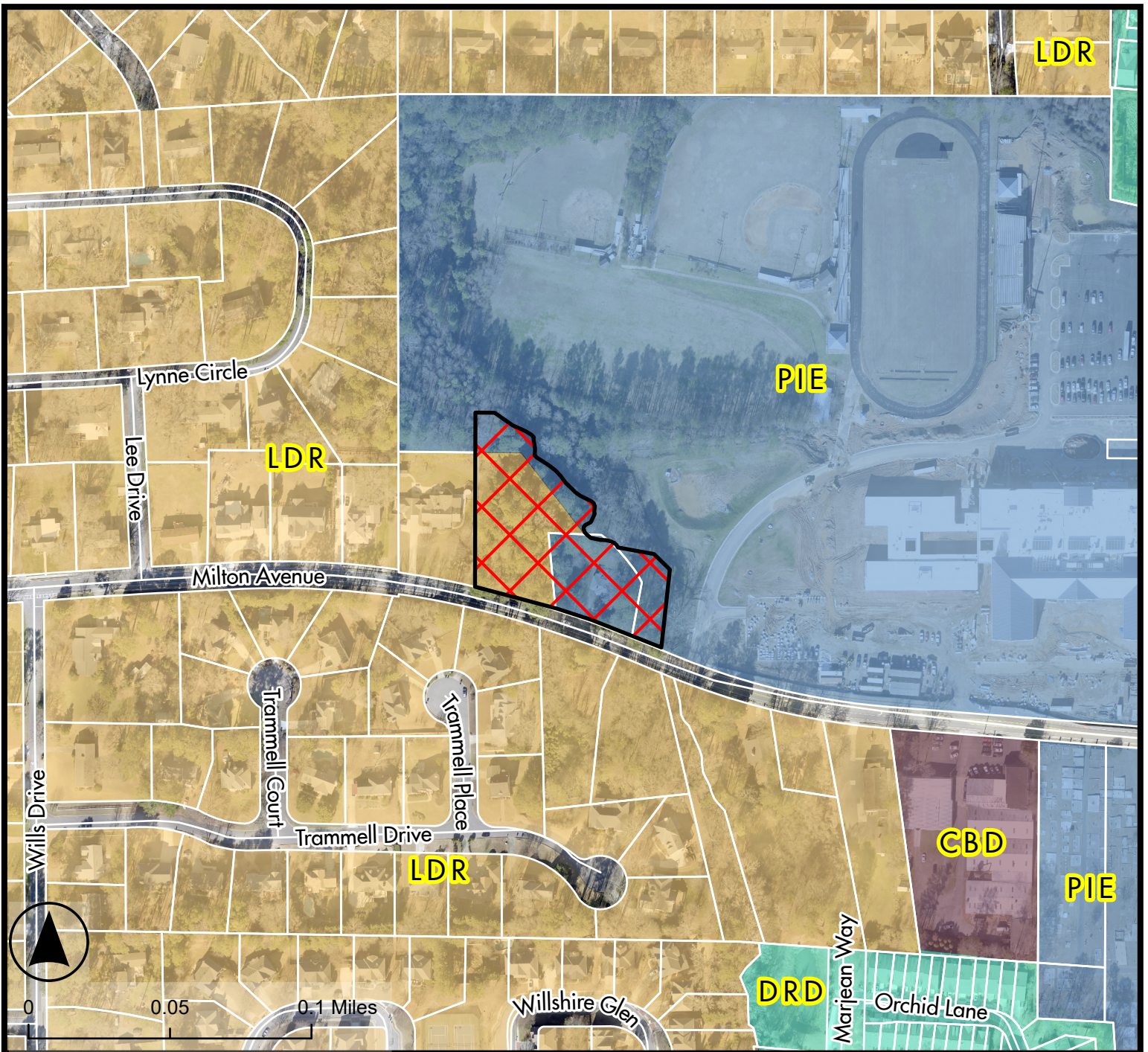
a bee colony at Innovation Academy. The developer indicated in the report that he would plant bee-friendly plants with the stabilization of the stream banks and removal of invasive species from the stream buffer.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on July 9, 2025. There were public comments with concerns over tree removal, construction traffic, and disruptions during construction.

IV. ATTACHMENTS:

- Map Series
- Updated Information
- CZIM
- Citizen Part B
- Application



Future Land Use Map

Z-25-04, V-25-07

Legend

Z-25-04 V-25-07

Tax Parcels

Alpharetta City Limits

Future Land Use 2040

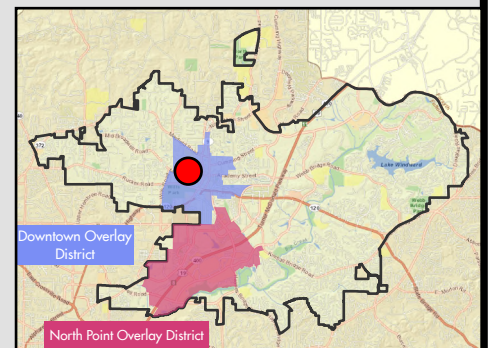
Central Business District

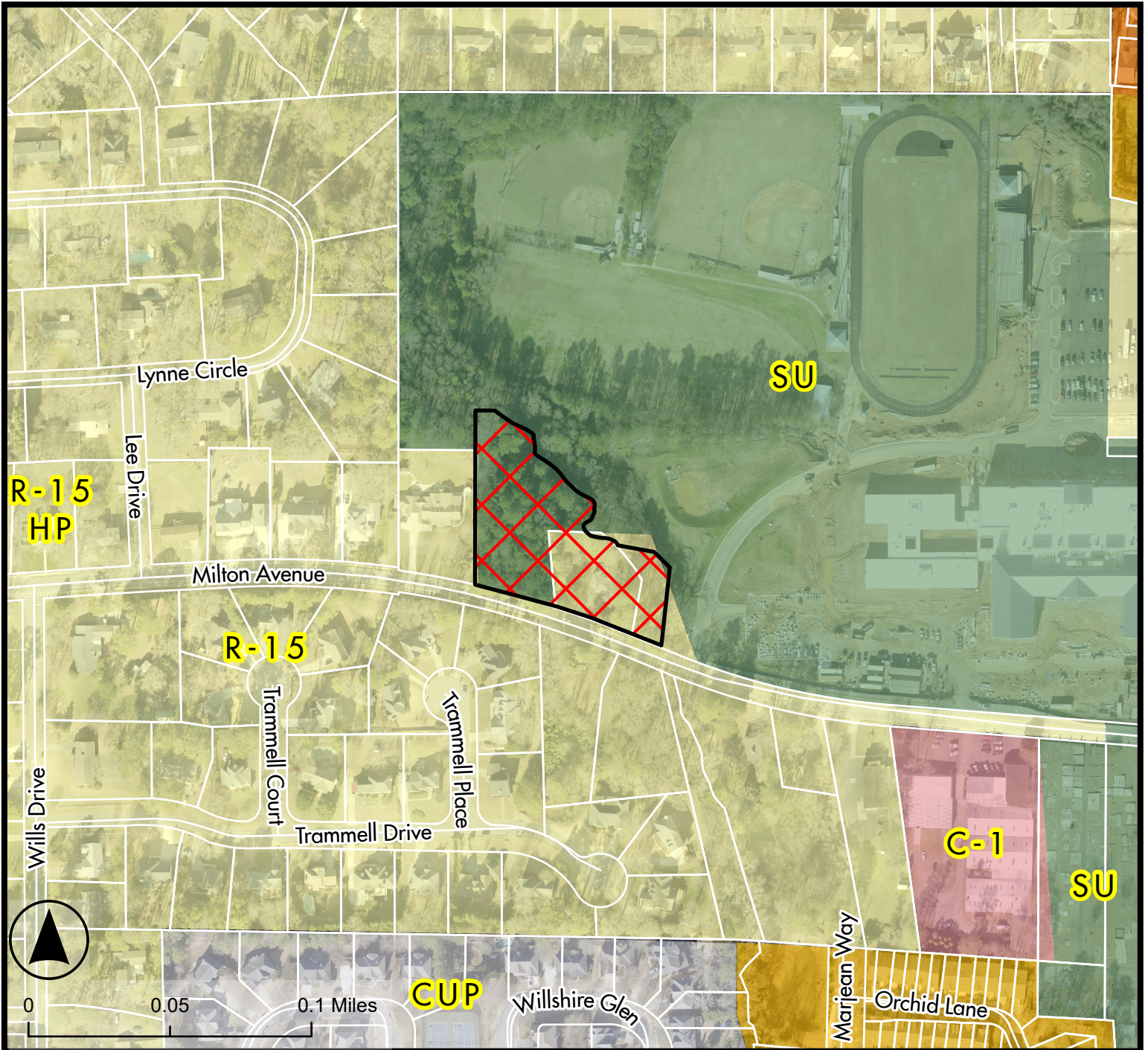
Downtown Residential Density

Low Density Residential










Public, Institutional, Education

D/LL:





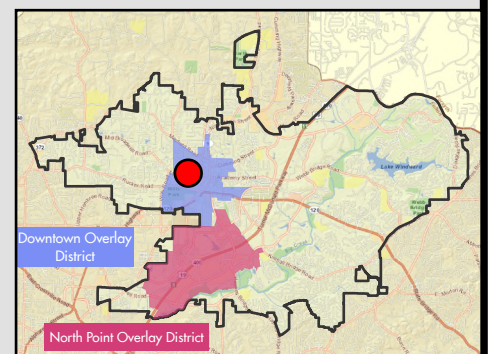
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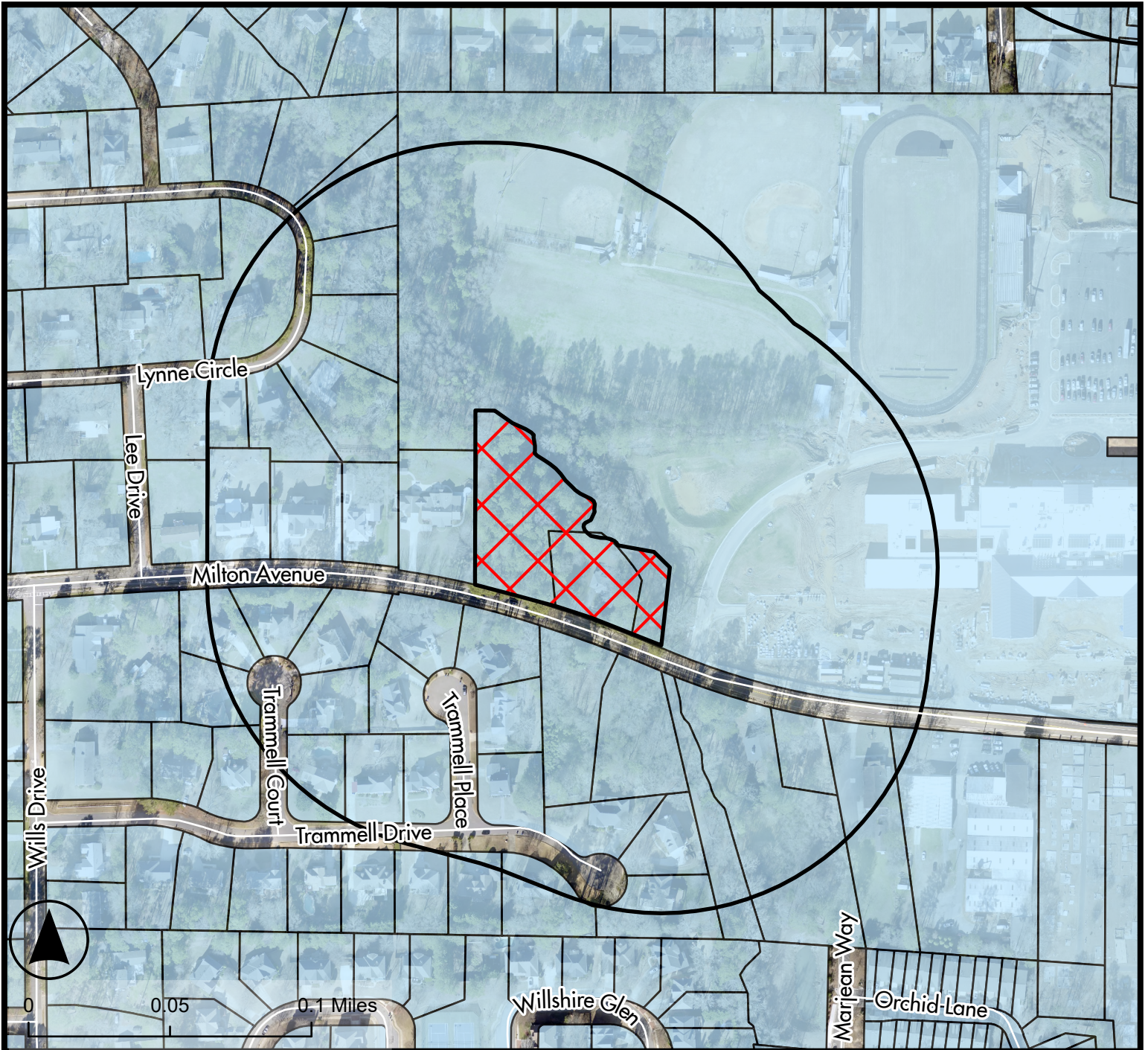
-  Z-25-04 V-25-07
-  Tax Parcels
-  Alpharetta City Limits
- Zoning District**
-  C-1 Neighborhood Commercial
-  CUP Community Unit Plan
-  R-10M Multi Family Residential (HDR)
-  R-15 Single Family Detached Residential
-  R-8A/D Single Family Attached/Detached Residential
-  SU Special Use

Zoning Map





Z-25-04, V-25-07

D/LL:





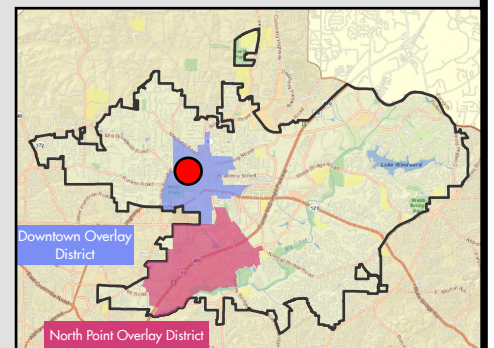
Legend

-  Z-25-04 V-25-07
-  Tax Parcels
-  500 ft Buffer
-  Alpharetta City Limits

Location Map




Z-25-04, V-25-07

D/LL:





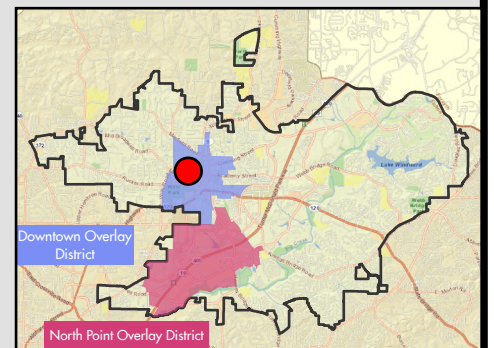
Legend

-  Z-25-04 V-25-07
-  Tax Parcels
-  Alpharetta City Limits

Aerial Map

Z-25-04, V-25-07

D/LL:



To: Community Development, City of Alpharetta

Attn: Brian Borden

Date: August 19th, 2025

The homes being designed at 249 Milton Avenue, parcels 1 and 2 contain the following architectural elements from Tudor Eclectic style which is in line with the downtown overlay architectural styles approved by the City of Alpharetta.

Tudor Eclectic elements:

- Steeply pitched roof, usually side-gabled
- Façade dominated by one or more prominent front-facing gables, usually steep pitched
- Tall, narrow windows, usually in multiple groups, with multi-pane glazing
- Massive and prominent chimneys, usually capped with decorative clay pots
- Front door and/or entry porch with round or Tudor arch
- Decorative half-half timbering, but not present on all examples.

Sincerely,



Diana Bolivar
Registered Architect, NCARB, LEED AP BD+C

Diana Bolivar, NCARB, RA, LEED AP BD+C - 704-622-8895 - d1rchitect@gmail.com <http://dianabolivar.carbonmade.com>



Front Elevation

LOT 1

Diana Bolivar
Mar 27, 2025



Front Elevation

LOT 2

Diana Bolivar
Mar 19, 2025



VERTICAL DATUM NAVD88

EXIST. HOUSE FFE
MAIN 1087.88

* LEGEND *

- AC AIR CONDITIONING
- APD AS PER DEED
- AE ACCESS EASEMENT
- APF AS PER FIELD
- AI ANGLE IRON FOUND
- AIF ANGLE IRON FOUND
- APP AS PER PLAT
- APR AS PER RECORD
- APZ AS PER ZONING
- BC BACK OF CURB
- BLK BLOCK
- BL BUILDING LINE SETBACK
- BRK BRICK
- CB CATCH BASIN
- CBX CABLE BOX
- CL CENTER LINE
- CLF CHAIN LINK FENCE
- CM CADASTRAL MAP
- CMP CORRUGATED METAL PIPE
- C.O.A. CITY OF ATLANTA
- CO SAN SEWER CLEANOUT
- CONC CONCRETE (C)
- CP CALCULATED POINT
- CPT CARPORT
- CTP CRIMP TOP PIPE FOUND
- D DEED
- D.E DRAINAGE EASEMENT
- DI DRAINAGE INLET
- EB ELECTRIC POWER BOX
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- F FIELD
- FC FENCE CORNER
- FH FIRE HYDRANT
- FP FENCE POST
- FR FRAME
- GL GAS LINE
- GM GAS METER
- GV GAS VALVE
- GW GUY WIRE
- GT GREASE TRAP
- HDW HEAD WALL
- HW HARDWOOD TREE
- ICM IRRIGATION CONTROL METER
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- IR IRON ROD FOUND
- IRF IRON FENCE
- IM IRRIGATION METER
- IV IRRIGATION VALVE
- JB JUNCTION BOX
- LP LIGHT POLE
- LLL LAND LOT LINE
- MAG MAGNETIC READING
- MN MAGNOLIA TREE
- MH MAN HOLE
- MNT MONUMENT
- MTF METAL FENCE
- N NBORS.
- OH OVERHANG
- OTP OPEN TOP PIPE FOUND
- OJ OWNERSHIP UNCLEAR
- P PORCH
- PC PROPERTY CORNER
- PL PROPERTY LINE
- PN PINE TREE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PP POWER POLE
- PW POWER LINE
- (P) PLAT
- R RECORD
- RBF REINFORCING BAR FOUND
- RBS REINFORCING BAR SET
- RCP REINFORCED CONC. PIPE
- R/W RIGHT-OF-WAY
- SN SIGN
- SSL SANITARY SEWER LINE
- SSE SANITARY SEWER EASEMENT
- STN STONE
- S/P SCREENED PORCH
- SW SIDEWALK
- TB TOP OF BANK
- TP TRAFFIC POLE
- UE UTILITY EASEMENT
- WD WOOD
- WDF WOOD FENCE
- WDK WOOD DECK
- WL WATER LINE
- WM WATER METER
- WRF WIRE FENCE
- WV WATER VALVE
- WW WET WEATHER
- YI YARD INLET
- X-X FENCE
- ⊗ INDICATES STAIRS
- ⊙ INDICATES BUSHES

* LINE INDICATORS *

- INDICATES EASEMENT
- INDICATES FENCE LINE
- INDICATES POWER LINE
- INDICATES SANITARY SEWER LINE
- INDICATES DRAINAGE LINE
- INDICATES WATER LINE
- YELLOW LINE (FUEL/GAS/OIL)
- RED LINE (ELECTRICAL)
- ORANGE LINE (TELECOMM)

* SYMBOLS *

- ⊠ ELECTRIC PANEL/METER
- ⊡ WATER METER
- ⊞ AIR CONDITIONER
- ⊞ GAS METER
- ⊞ WATER VALVE
- ⊞ IRRIGATION VALVE
- ⊞ SANITARY SEWER MANHOLE
- ⊞ STORM MANHOLE
- ⊞ TRAFFIC/NO SIGN
- ⊞ GAS MARKER
- ⊞ LAMP POST
- ⊞ FIRE HYDRANT
- ⊞ DRAINAGE INLET

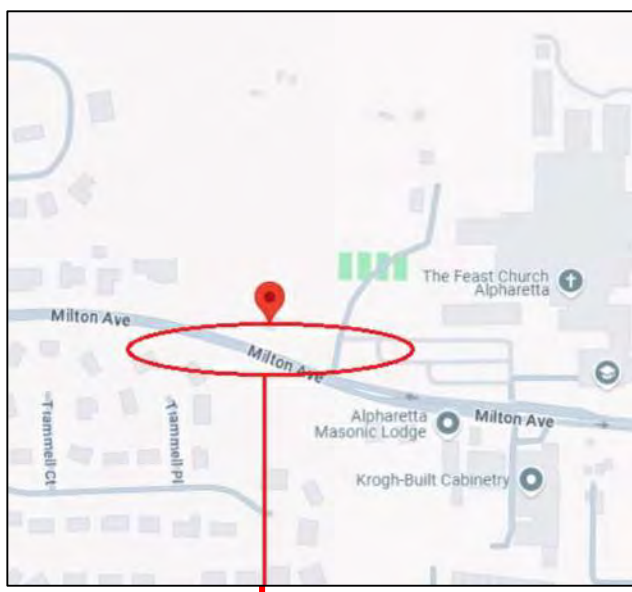
FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL.
 MAP ID 131210058F
 EFFECTIVE DATE: 9/18/2013
 ZONE: X

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS AND INSURANCE COMPANY OR AN APPRAISER.

FUTURE FLOOD DISCLAIMER:

THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE AS SHOWN. THERE MAY BE FUTURE FLOOD ELEVATION INFORMATION STUDIED INTERNALLY BY THE LOCAL GOVERNING MUNICIPALITY IN WHICH THE SUBJECT PROPERTY SITUATES AND THAT INFORMATION MAY NOT BE AVAILABLE TO THE PUBLIC, THEREBY NOT REFLECTED ON THE CURRENT FEMA PANEL MAP ON THE DATE OF THIS SURVEY. WE REQUEST ANY AND ALL FUTURE FLOOD INFORMATION FROM THE APPLICABLE MUNICIPALITIES AND SHOW THAT INFORMATION HEREON WHENEVER POSSIBLE. IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.



LOCATION MAP (NOT TO SCALE)

SURVEY NOTES:

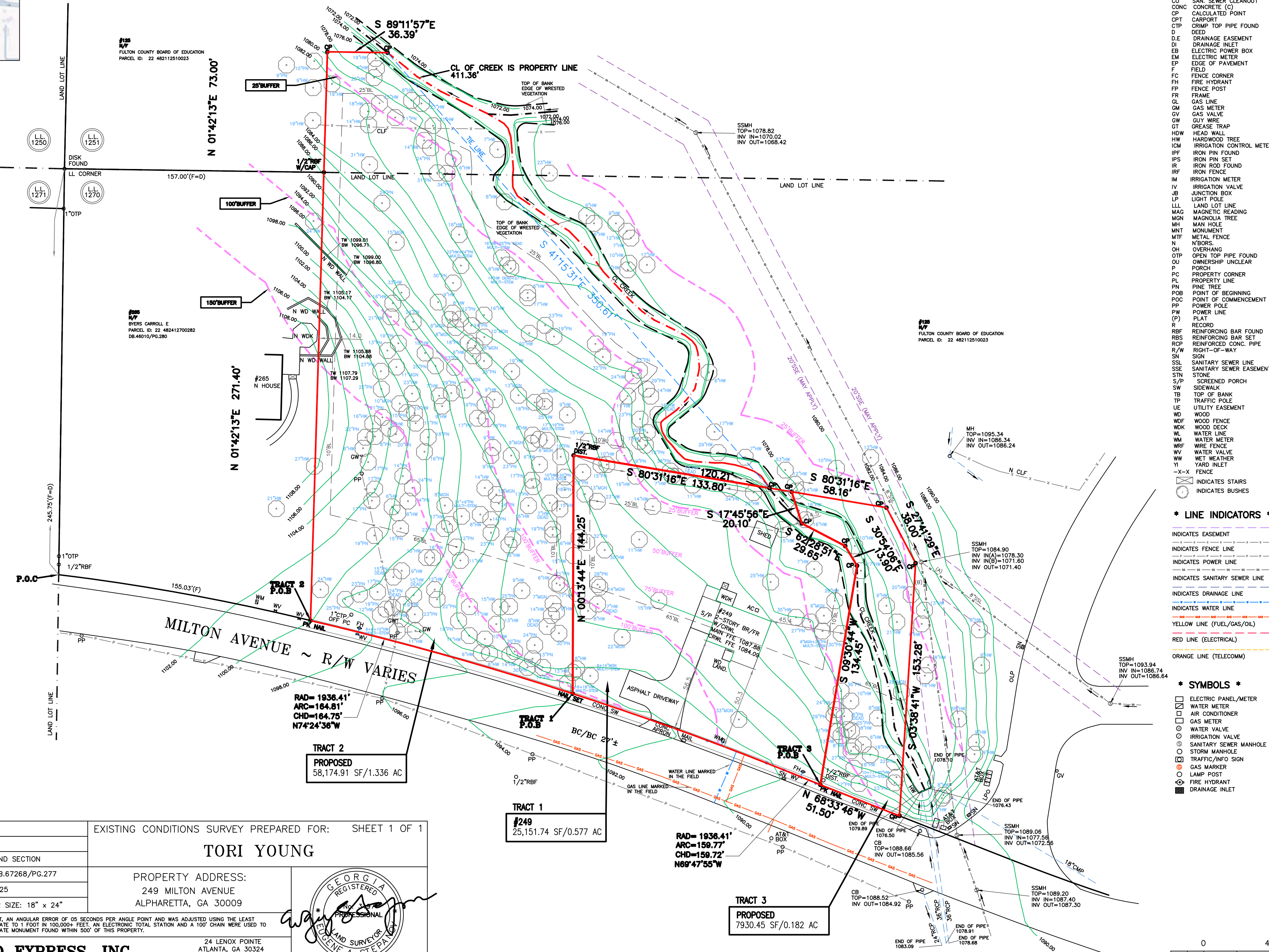
1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THIS SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
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PROPERTY IS ZONED R-15 CITY OF ALPHARETTA

BUILDING SETBACK:
 FRONT 65'
 SIDE 10'
 REAR 25'
 MAX IMPERVIOUS COVERAGE 50%
 MAX LOT COVERAGE BY PRINCIPAL BUILDINGS 25%
 MAX BUILDING HEIGHT 35'
 MIN LOT SIZE ON SEWER 15,000 SF
 MIN LOT FRONTAGE 100'

ZONING NOTE:
 BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT. ZONING INFORMATION SHOWN HEREON WAS DERIVED FROM ONLINE SOURCE MUNICODÉ.



LOT	EXISTING CONDITIONS SURVEY PREPARED FOR:		SHEET 1 OF 1
SUBDIVISION	TORI YOUNG		
LAND LOTS 1270 & 1251	2ND DISTRICT	2ND SECTION	
FULTON COUNTY, GEORGIA	PB.117/P.G.32	DB.67268/P.G.277	
FIELD WORK DATE JAN 17, 2025	PRINTED/SIGNED JAN 27, 2025		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 18" x 24"		
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.			
AP COORD #2020884 DWG #20240884 - EXIST 3	SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES 24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM		

BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983, GA WEST ZONE 1002
ELEVATIONS SHOWN HEREON RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988

EXIST. HOUSE FFE
MAIN 1087.88

*** LEGEND ***

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- APD AS PER DEED
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- APF AS PER FIELD
- AIF ANGLE IRON FOUND
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*** LINE INDICATORS ***

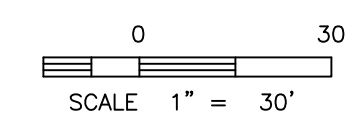
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- FIRE HYDRANT
- DRAINAGE INLET



IF YOU DO GEORGIA...
CALL US FIRST!
1-800-282-7411
770-435-4344
(METRO ATLANTA ONLY)
UTILITY PROTECTION CENTER
IT'S THE LAW



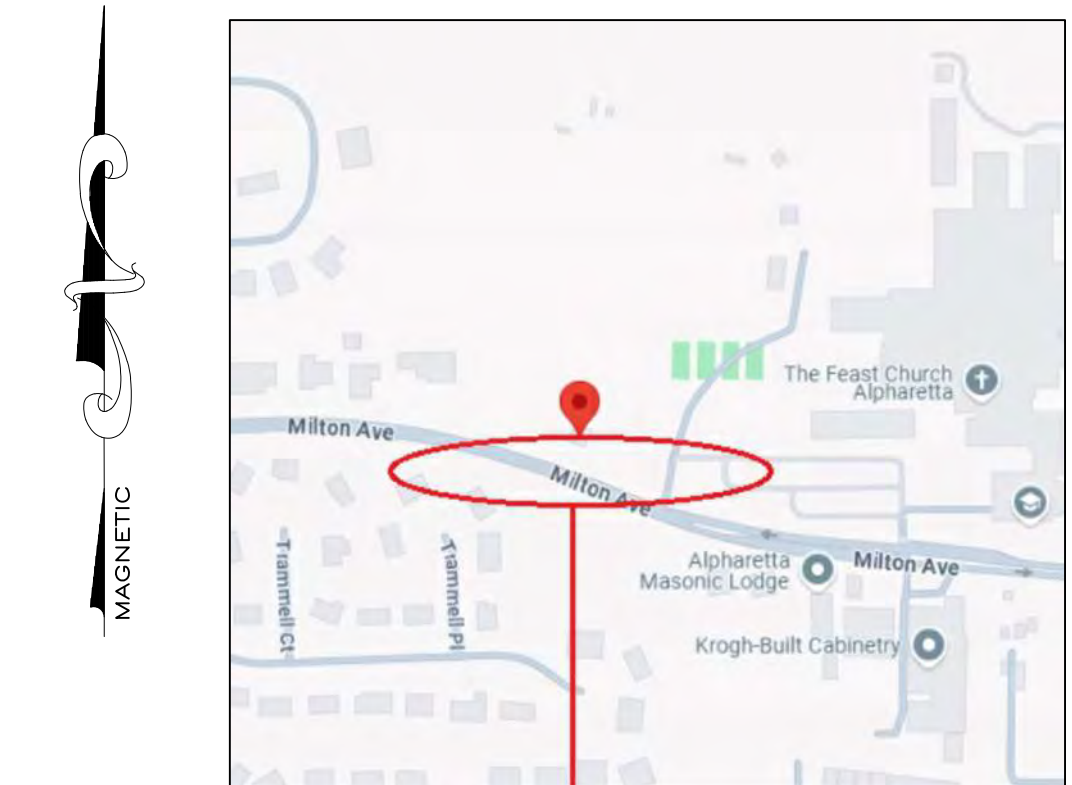
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MAP ID: 1312100058F
EFFECTIVE DATE: 9/18/2013
ZONE: X

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LOCATION MAP
(NOT TO SCALE)

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CURRENT ZONING R-15 & SU
CITY OF ALPHARETTA

PROPOSED ZONING R-12
CITY OF ALPHARETTA

- BUILDING SETBACK:**
FRONT 24' & 28.23' & 30'
SIDE 8' & 10'
REAR 25'
- MAX GROUND COVERAGE BY PRINCIPAL BUILDINGS 25%
MAX IMPERVIOUS COVERAGE 50%
MAX BUILDING HEIGHT 35'
MIN LOT SIZE 12,000 SF
MIN LOT WIDTH 80'

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT. ZONING INFORMATION SHOWN HEREON WAS DERIVED FROM ONLINE SOURCE MUNICOD. E.

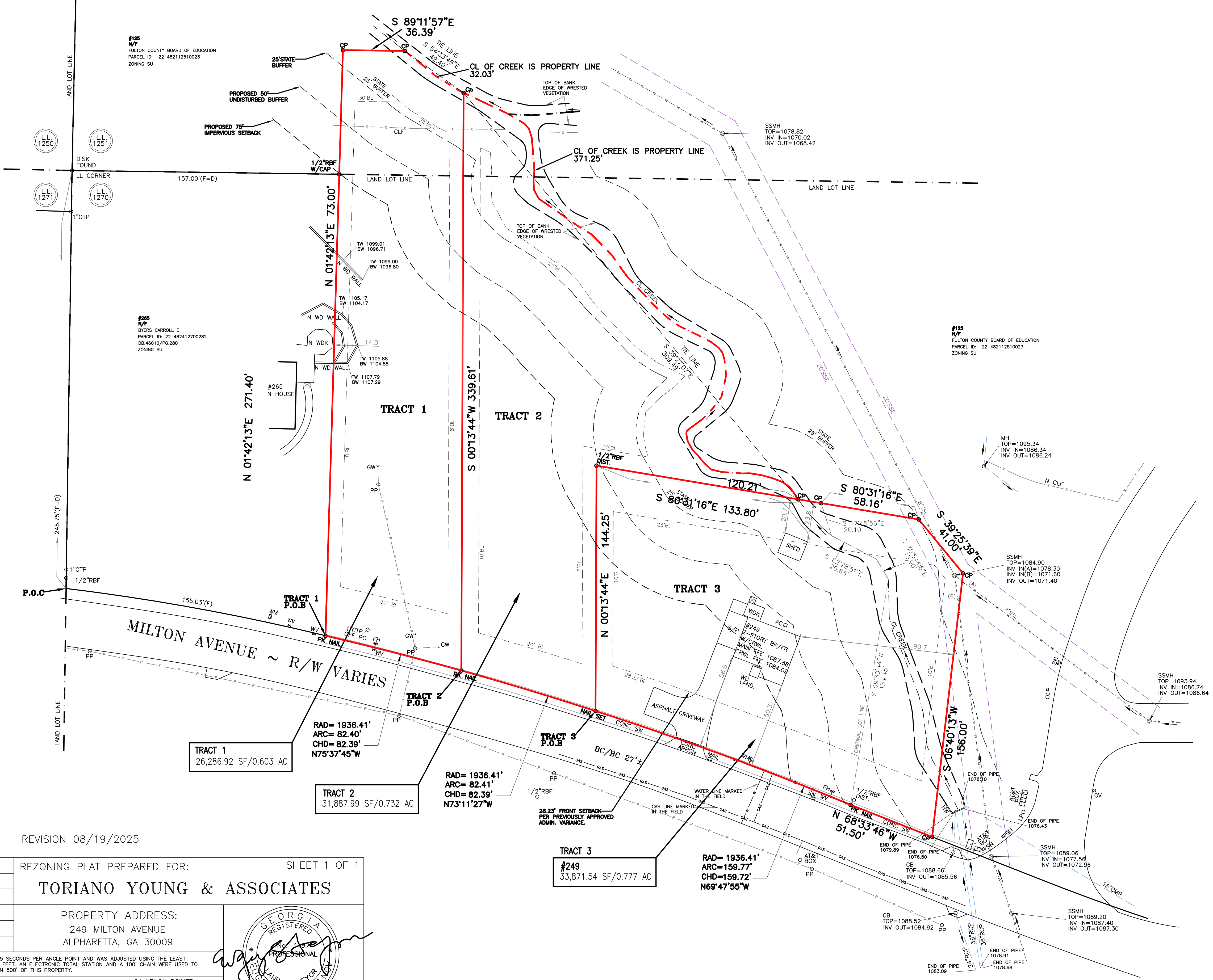
OWNER/APPLICANT:
CONTACT: TORI YOUNG
ADDRESS: 249 MILTON AVENUE
ALPHARETTA, GA 30009
EMAIL: toriyoung55@gmail.com
TELEPHONE: (678) 878-9791

LOT	REZONING PLAT PREPARED FOR:		SHEET 1 OF 1
SUBDIVISION	TORIANO YOUNG & ASSOCIATES		
LAND LOTS 1270 & 1251	2ND DISTRICT	2ND SECTION	
FULTON COUNTY, GEORGIA	PB.117/PG.32	DB.67268/PG.277	
FIELD WORK DATE JAN 17, 2025	PRINTED/SIGNED MAR 19, 2025		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 24" x 36"		
PROPERTY ADDRESS: 249 MILTON AVENUE ALPHARETTA, GA 30009			

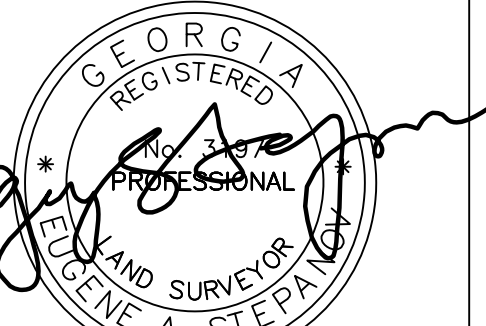
24 LENOX POINT
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

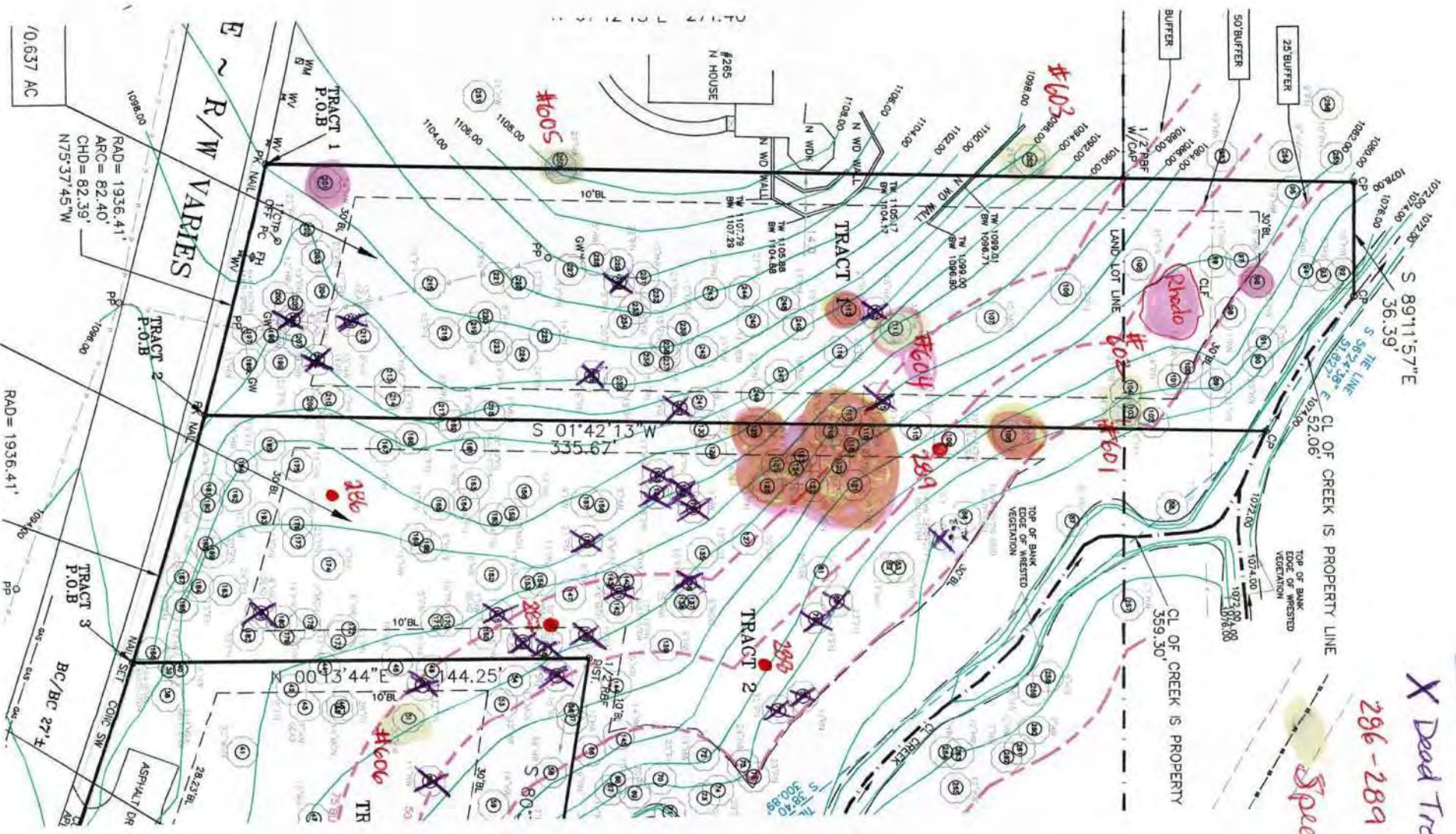
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.



REVISION 08/19/2025



THE APPLICABLE MUNICIPALITIES AND SHOW THAT INFORMATION HERON WHENEVER POSSIBLE. IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.

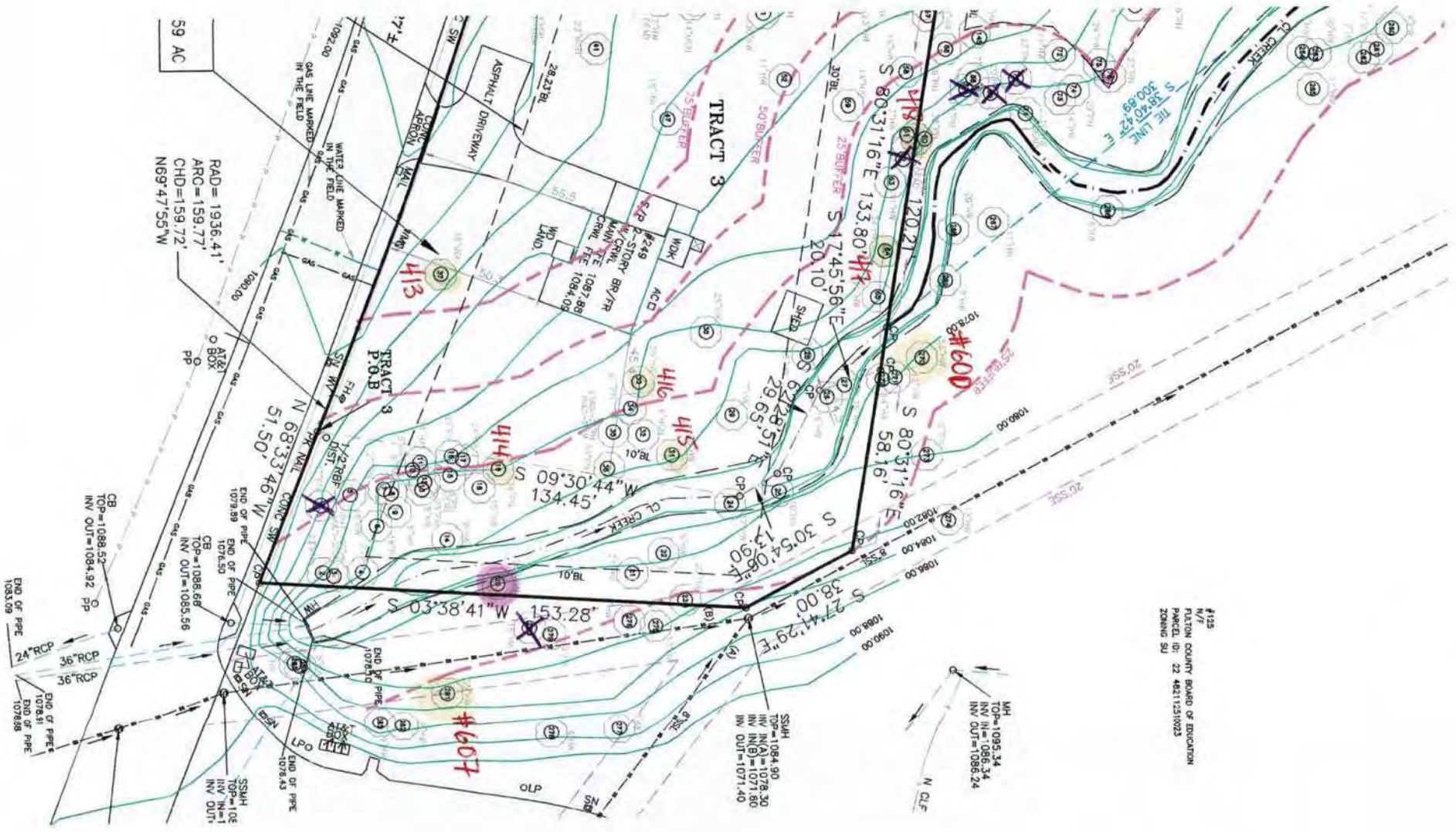


Tree of quality

X Dead Tree

286-289 Added Trees

Specimen Tree



59 AC

RAD=1936.41'
 ARC=159.77'
 CHD=159.72'
 N69°47'55\"/>

CB
 TOP=1088.52
 INV OUT=1084.92
 PP

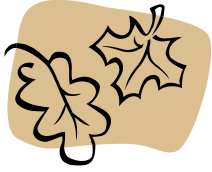
END OF PIPE
 1083.09

SSMH
 TOP=108
 INV IN=1
 INV OUT=

SSMH
 TOP=1084.90
 INV IN(A)=1078.30
 INV IN(B)=1071.80
 INV OUT=1071.40

MH
 TOP=1085.34
 INV IN=1086.34
 INV OUT=1086.24

#125
 N/TOWN COUNTY BOARD OF EDUCATION
 PARCEL ID: 22 46211251023
 ZONING SU



HRH TREES, LLC
 Heidi Rieckermann Harrington
 Certified Arborist ~ Certified Forester
 1125 Oak Brook Way, Atlanta, GA 30319
 404-444-5824

Customer: Madewell - Tori Young	Date: 2/27/2025
Property: 249 Milton Ave Additional Land	
Alpharetta, GA 30009	
678-878-9791	

Specimen Tree #	Tag #	Species	DBH	Condition	Notes	Specimen Condition	Boundary
270	600	Silver Maple	44"	Fair	Co-dominant, small side trunk, minor included bark, on creek's edge, eroded	?	Yes
103	601	Loblolly Pine	33"	Good	Appears Healthy	Yes	No
104	602	Loblolly Pine	30"	Good	Appears Healthy	Yes	No
252	603	Water Oak	25"	Good	Appears Healthy	Yes	Yes
111	604	Horse Chestnut	32"	Good	Appears Healthy	Yes	No
250	605	Red Maple	26"	Poor	Multi-trunked, sooty mold	No	Shared
51	606	Yellow-poplar	30"	Fair	Co-dominant, minor included bark	Yes	Yes (249 lot)
281	607	Water Oak	54"	Poor	3-trunked, 1 is dead, significant mistletoe present and large limb dieback	No	Yes

Trees of Quality

Tree #	Tag #	Species	DBH	Condition	Notes
20		So. Magnolia	18"	Good	Near creek's edge
201		Red Maple	23"	Excellent	Near property line
111	604	Horse Chestnut	32"	Excellent	Rare and specimen size
96		Sycamore	13"	Excellent	Good form and near stream buffer
128		Water Oak	23"	Good	
113		Water Oak	20"	Good	
108		Water Oak	18"	Good	
		Rhododendron	multi	Good	Cluster of natural Rhodos
116-126		HW/Pine	8"-25"	Good	Tree Grouping

Trees 1-65 on 249 Milton Ave - Previously reported on separate report

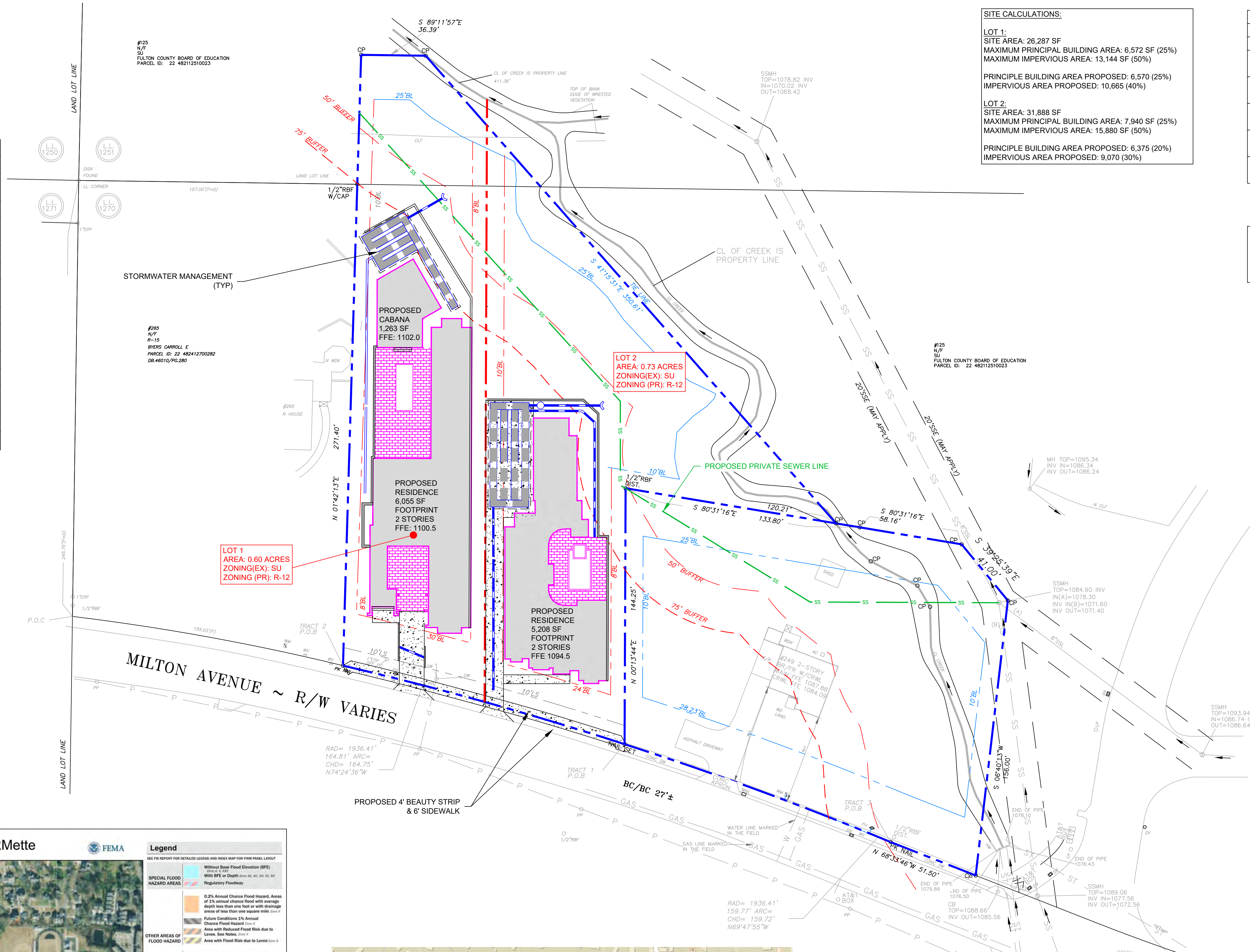
Tree #	Species	DBH	Condition	Notes
66	loblolly pine	19	good	
67	loblolly pine	15	dead	
68	boxelder	7	fair	
69	loblolly pine	20	dead	
70	loblolly pine	23	dead	
71	hardwood	16	dead	
72	sweetgum	11	fair	
73	sweetgum	14	good	
74	loblolly pine	28	good	
75	yellow-poplar	22	good	
76	loblolly pine	23	fair	1 sided
77	loblolly pine	32	dead	
78	loblolly pine	19	dead	

79		loblolly pine	19	dead	
80		loblolly pine	23	dead	
81		sweetgum	17	good	
82		sweetgum	17	good	
83		boxelder	6	fair	
84		hardwood	14	dead	
85		loblolly pine	26	good	
86		sweetgum	18	good	
87		boxelder	8	fair	
88		boxelder	7	fair	
89		yellow-poplar	21	good	
90		yellow-poplar	23	good	
91		yellow-poplar	8	good	
92		yellow-poplar	19	good	
93		yellow-poplar	6	fair	
94		yellow-poplar	20	good	
95		yellow-poplar	19	good	
96		sycamore	13	excellent	TREE of QUALITY
97		yellow-poplar	17	fair	
98		loblolly pine	10	good	
99		yellow-poplar	13	good	
100		yellow-poplar	13	good	
101		loblolly pine	23	good	
102		sweetgum	6	good	
103	601				SPECIMEN
104	602				SPECIMEN
105		sweetgum	29	good	
106		loblolly pine	23	good	
107		magnolia	14	good	
108		water oak	18	good	TREE of QUALITY
109		yellow-poplar	23	good	
110		loblolly pine	28	poor	fusiform rust canker
111	604				SPECIMEN
112		black cherry	16	dead	
113		water oak	20	good	TREE of QUALITY
114		loblolly pine	22	good	
115		sweetgum	9	dead	
116		yellow-poplar	8	good	TREE GROUPING
117		magnolia	8	good	TREE GROUPING
118		loblolly pine	11	good	TREE GROUPING
119		magnolia	8	good	TREE GROUPING
120		loblolly pine	22	good	TREE GROUPING
121		water oak	16	good	TREE GROUPING
122		magnolia	10	good	TREE GROUPING
123		loblolly pine	18	good	TREE GROUPING
124		magnolia	8	good	TREE GROUPING
125		sweetgum	8	good	TREE GROUPING
126		loblolly pine	25	good	TREE GROUPING
127		black cherry	19	good	
128		water oak	23	good	TREE of QUALITY
129		magnolia	12	good	
130		loblolly pine	27	good	
131		hardwood	9	dead	
132		loblolly pine	9	dead	
133		loblolly pine	17	dead	
134		loblolly pine	18	dead	

135		magnolia	13	good	
136		loblolly pine	18	dead	
137		magnolia	8	good	
138		sweetgum	24	fair	
139		black cherry	9	fair	
140		sweetgum	8	fair	
141		loblolly pine	17	dead	
142		loblolly pine	19	fair	
143		magnolia	9	good	
144		sweetgum	15	good	
145		sweetgum	14	good	
146		loblolly pine	19	dead	
147		water oak	6	fair	
148		loblolly pine	20	dead	
149		loblolly pine	18	dead	
150		sweetgum	14	fair	
151		hardwood	7	dead	
152		sweetgum	16	good	
153					no tree
154		loblolly pine	17	good	
155		loblolly pine	23	dead	
156		sweetgum	9	fair	
157		sweetgum	8	fair	
158		yellow-poplar	13	good	
159		magnolia	12	good	
160		loblolly pine	23	good	
161a		loblolly pine	17	good	
161b		loblolly pine	20	good	
162		maple	17	good	
163		sweetgum	8	good	
164		loblolly pine	13	good	
165		loblolly pine	23	good	
166		loblolly pine	12	good	
167		yellow-poplar	11	good	
168		magnolia	8	good	
169		sweetgum	14	good	
170		loblolly pine	19	good	
171		loblolly pine	6	good	
172		sweetgum	6	good	
173		loblolly pine	20	good	
174		sweetgum	9	good	
175		sweetgum	10	good	
176		sweetgum	15	good	
177		loblolly pine	25	good	poor; large fusiform rust trunk canker
178		magnolia	7	good	
179		sweetgum	8	good	
180		sweetgum	13	good	
181		black cherry	8	dead	
182		loblolly pine	28	fair	
183		loblolly pine	22	fair	
184		loblolly pine	13	good	
185		loblolly pine	16	good	
186a		sweetgum	15	poor	
186b		sweetgum	17	poor	
187		loblolly pine	27	good	
188		sweetgum	13	fair	

189		loblolly pine	19	good	
190		boxelder	5	poor	
191		sweetgum	6	fair	
192		sweetgum	19	fair	
193		sweetgum	13	good	
194		black cherry	11	poor	bent over; top cut and dead over sidewalk
195		loblolly pine	19	good	
196		boxelder	10	fair	
197		boxelder	multi	poor	
198		persimmon	7	fair	
199		loblolly pine	22	fair	
200		persimmon	12	fair	two trunks
201		red maple	23	excellent	TREE of QUALITY
202		loblolly pine	25	good	
203		loblolly pine	23	good	
204		loblolly pine	17	poor	top dead
205		loblolly pine	19	good	
206		loblolly pine	24	dead	
207		sweetgum	19	fair	
208		hardwood	15	dead	
209		loblolly pine	22	good	
210		sweetgum	11	fair	
211		loblolly pine	15	dead	
212		water oak	9	good	
213		yellow-poplar	10	good	
214		loblolly pine	16	good	
215		loblolly pine	19	good	
216		loblolly pine	14	good	
217		loblolly pine	22	good	
218		magnolia	8	good	
219		maple	8	good	
220		persimmon	6	good	
221		loblolly pine	17	good	
222		loblolly pine	16	good	
223		loblolly pine	11	good	
224		loblolly pine	23	good	
225		loblolly pine	14	good	
226		loblolly pine	16	dead	
227		loblolly pine	16	good	
228		sweetgum	8	fair	
229		loblolly pine	22	fair	
230		loblolly pine	8	dead	
231		sweetgum	16	fair	
232		loblolly pine	20	fair	
233		sweetgum	8	fair	
234		loblolly pine	18	poor	large fusiform rust canker
235		loblolly pine	17	fair	
236		loblolly pine	10	fair	
237		sweetgum	10	fair	
238		loblolly pine	15	fair	
239		magnolia	10	good	
240		hardwood	9	dead	
241		magnolia	7	good	
242		black cherry	21	fair	two trunks
243		loblolly pine	21	good	
244		loblolly pine	25	good	

LEGEND	
PROPERTY LINE	— — — — —
PROPOSED PROPERTY LINE	— — — — —
EXISTING SETBACK	— · — · — ·
EXISTING SETBACK TO BE ALTERED	— · — · — ·
PROPOSED SETBACK	— · — · — ·
EXISTING BUFFER	— — — — —
EXISTING BUFFER TO BE ALTERED	— · — · — ·
PROPOSED BUFFER	— · — · — ·
PROPOSED LANDSCAPE AREA	■ ■ ■ ■ ■
EXISTING BUILDING	■ ■ ■ ■ ■
PROPOSED BUILDING	■ ■ ■ ■ ■
STORMWATER MANAGEMENT FACILITY	■ ■ ■ ■ ■
CONCRETE AREA	■ ■ ■ ■ ■

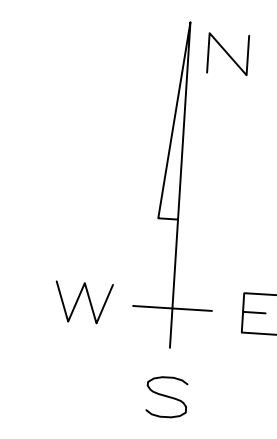


SITE CALCULATIONS:

LOT 1:	SITE AREA: 26,287 SF	MAXIMUM PRINCIPAL BUILDING AREA: 6,572 SF (25%)	MAXIMUM IMPERVIOUS AREA: 13,144 SF (50%)
	PRINCIPLE BUILDING AREA PROPOSED: 6,570 (25%)	IMPERVIOUS AREA PROPOSED: 10,865 (40%)	
LOT 2:	SITE AREA: 31,888 SF	MAXIMUM PRINCIPAL BUILDING AREA: 7,940 SF (25%)	MAXIMUM IMPERVIOUS AREA: 15,880 SF (50%)
	PRINCIPLE BUILDING AREA PROPOSED: 6,375 (20%)	IMPERVIOUS AREA PROPOSED: 9,070 (30%)	

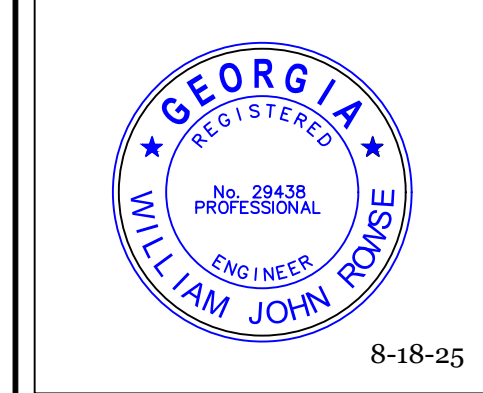
ZONING CONDITIONS		
ITEM	EXISTING	PROPOSED
ZONING	SU	R-12
FRONT BUILDING SETBACK	65'	24' FROM EX ROW
SIDE BUILDING SETBACK	10'	8'
UNDISTURBED STREAM BUFFER	100'	50'
IMPERVIOUS STREAM BUFFER	150'	75'
FRONT LANDSCAPE STRIP	10'	10'

TREE NOTE:
SEE ARBORIST REPORT FOR TREE LINES, SIGNIFICANT TREE LOCATIONS, AND ROOT ZONES ON THE SITE

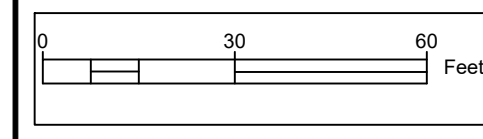


ONSITE CIVIL GROUP
980 BIRMINGHAM RD, SUITE 205-240 MILTON, GA 30004
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REVISIONS		
No.	DATE	DESCRIPTION



CLIENT:
MADEWELL HOMES
11770 HAYNES BRIDGE ROAD,
SUITE 205-463,
ALPHARETTA, GA 30009
PHONE: 770-225-2611

LOT PLANS FOR:
LOTS 1 & 2
249 MILTON AVE,
CITY OF ALPHARETTA,
FULTON COUNTY, GA

SITE PLAN
DATE: AUGUST 18, 2025
PROJECT: 24-062
SHEET: C 401

C:\USERS\BLAKE\ON SITE\DRG\BOX\PROJECTS\2024\24-062 MADEWELL 249 MILTON AVE\REZONING\PLANNING PLOTTED ON 8/19/2025 10:06 AM BY BLAKE WATSON

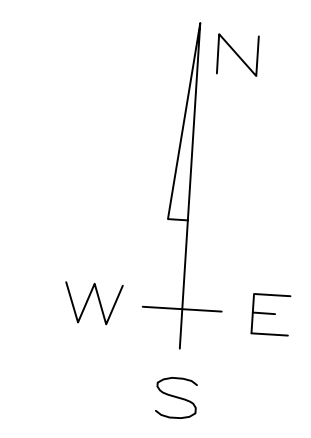
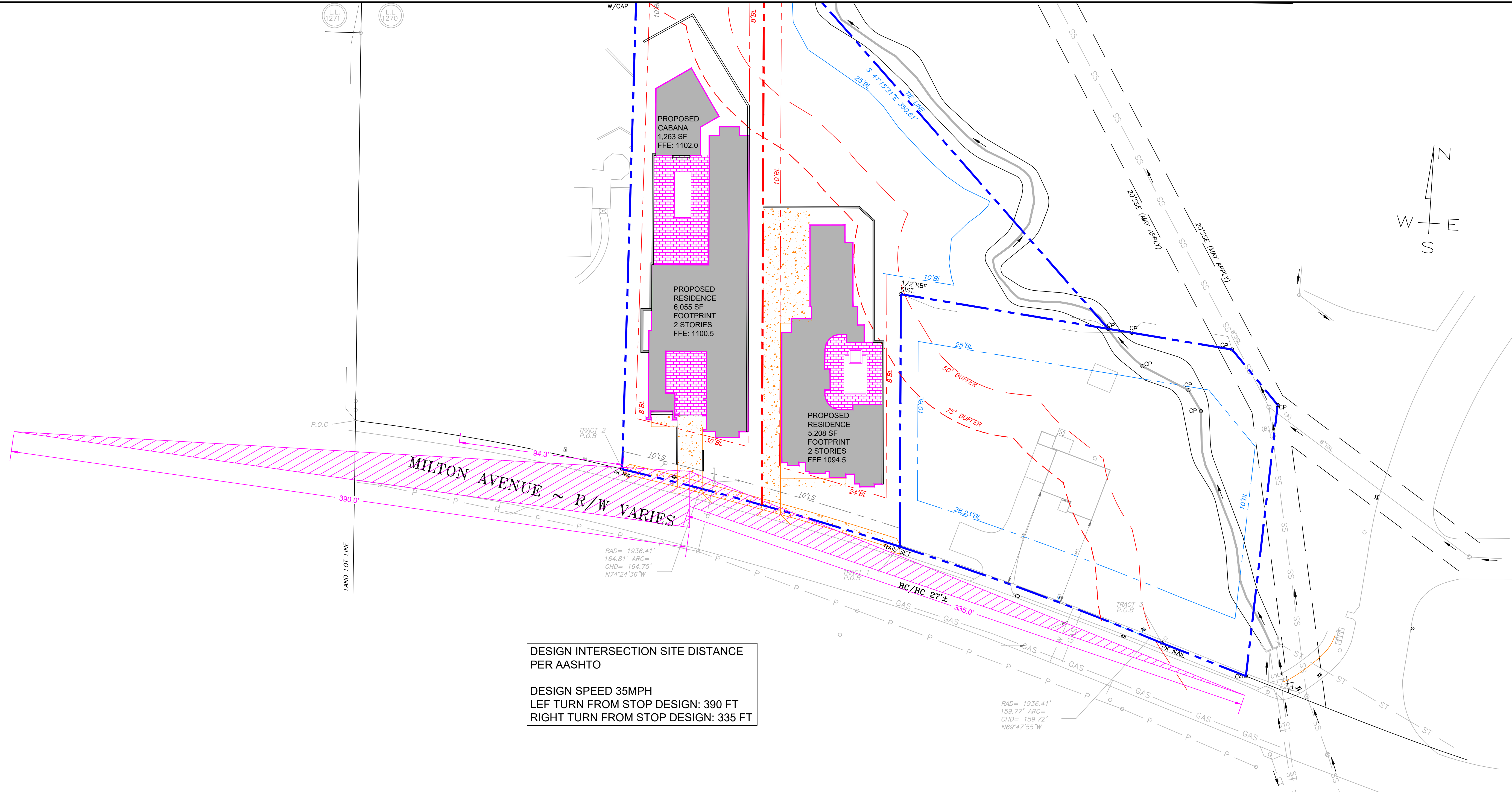
National Flood Hazard Layer FIRMette

SITE LOCATION MAP N.T.S.

GEORGIA811
Utilities Protection Center, Inc.
One where below.
Call before you dig.

24 HOUR CONTACT:
MADEWELL HOMES
770-225-2611

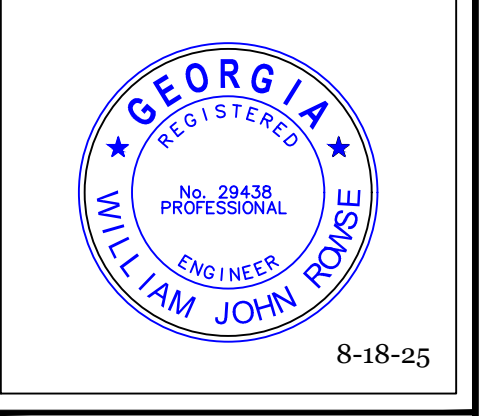
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ON SITE
CIVIL GROUP

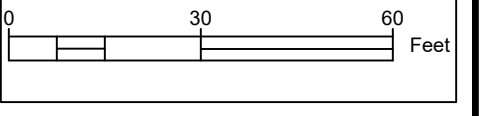
980 BIRMINGHAM RD, SUITE 205-240 MILTON, GA 30004
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REVISIONS

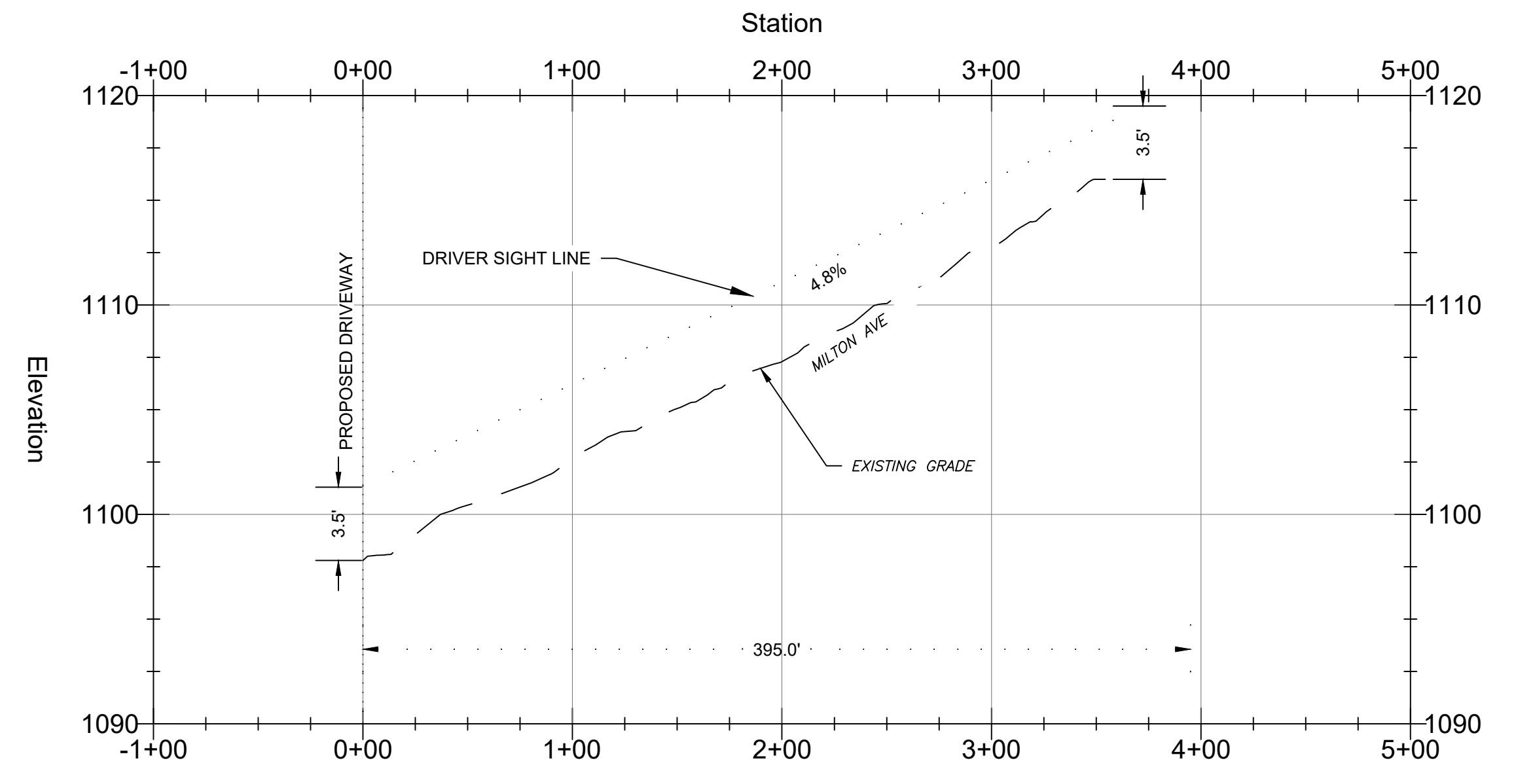
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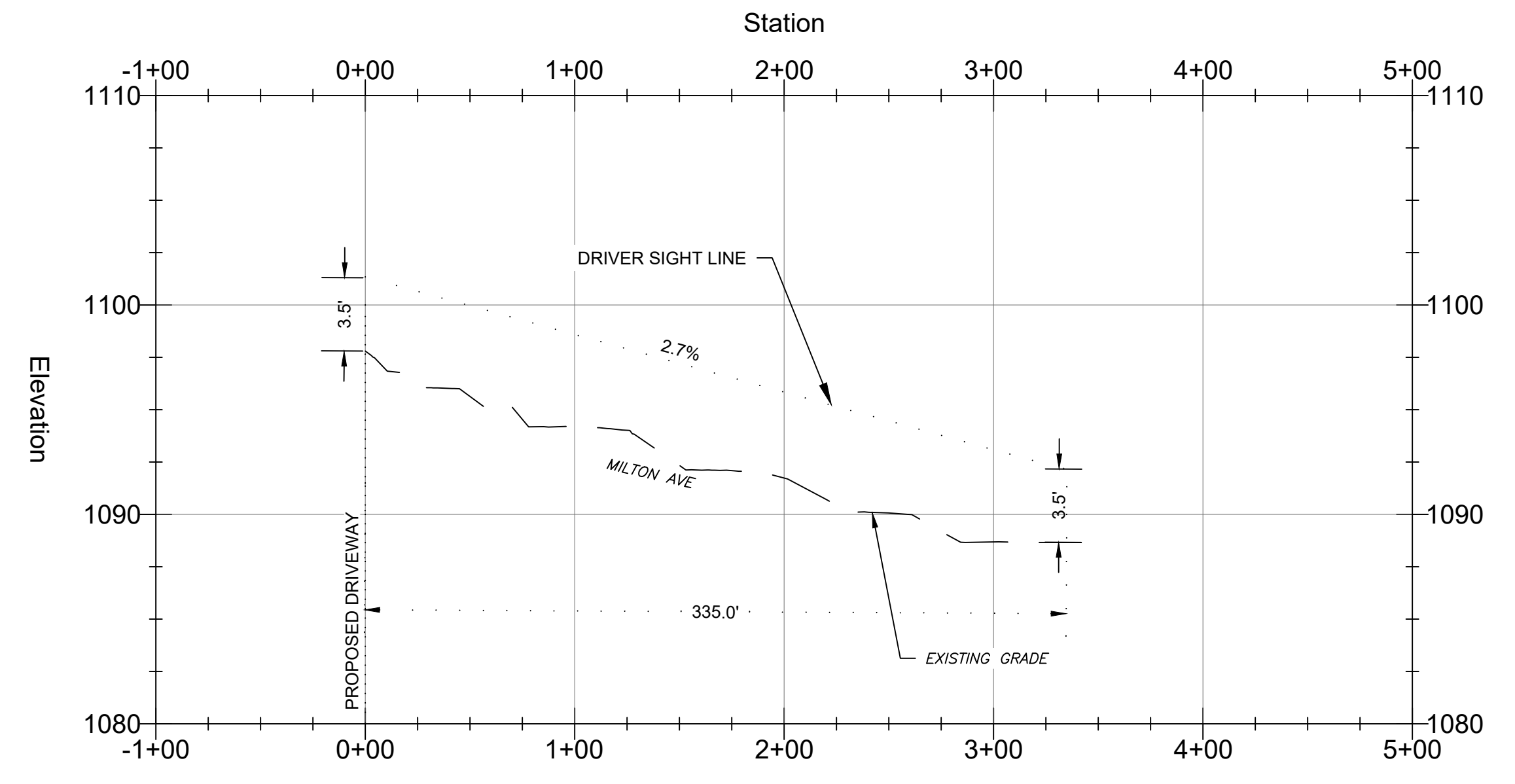
CLIENT:
MADEWELL HOMES
11770 HAYNES BRIDGE ROAD,
SUITE 205-463,
ALPHARETTA, GA 30009
PHONE: 770-225-2611

LOT PLANS FOR:
LOTS 1 & 2
249 MILTON AVE,
CITY OF ALPHARETTA,
FULTON COUNTY, GA

LEFT TURN SIGHT DISTANCE LOT 1 PROFILE



RIGHT TURN SIGHT DISTANCE LOT 1 PROFILE



24 HOUR CONTACT:
MADEWELL HOMES
770-225-2611

ISD PLAN AND PROFILES

DATE: AUGUST 18, 2025
PROJECT: 24-062

SHEET: C 402

C:\USERS\BLAKE\ONSTIE_DROPBOX\PROJECTS\2024\24-062 MADEWELL 249 MILTON AVE REZONING PLANNING PLOTTED ON 8/19/2025 10:06 AM BY BLAKE WATSON

ON SITE
CIVIL GROUP

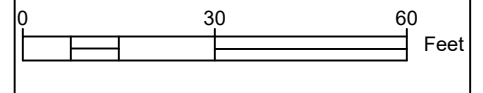
980 BIRMINGHAM RD, SUITE 205-240 MILTON, GA 30004
PHONE: 678-612-9802
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INFO@ONSTIECIVIL.COM

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REVISIONS

No.	DATE	DESCRIPTION



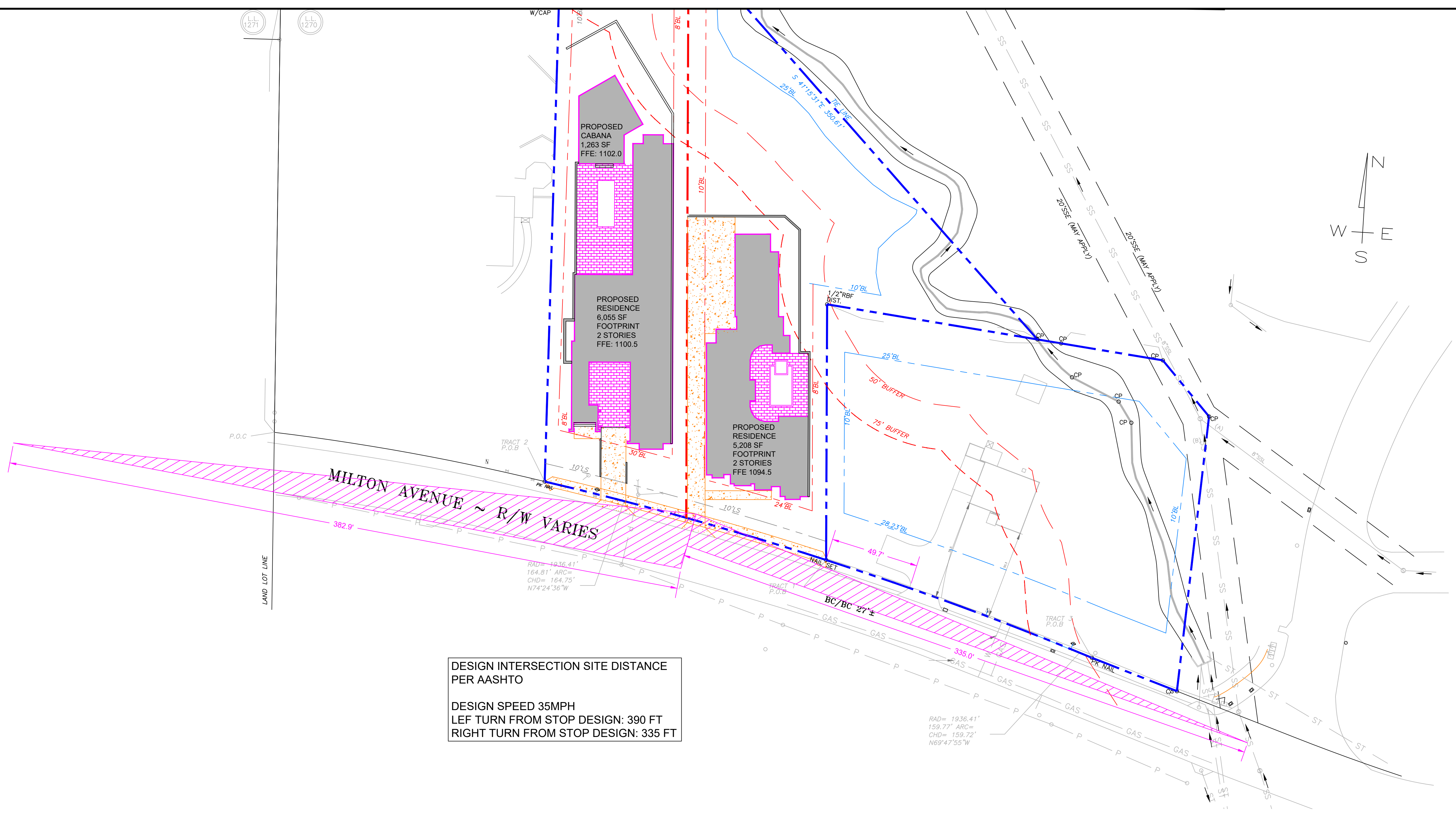
CLIENT:
MADEWELL HOMES
11770 HAYNES BRIDGE ROAD,
SUITE 205-463,
ALPHARETTA, GA 30009
PHONE: 770-225-2611

LOT PLANS FOR:
LOTS 1 & 2
249 MILTON AVE,
CITY OF ALPHARETTA,
FULTON COUNTY, GA

ISD PLAN AND PROFILES

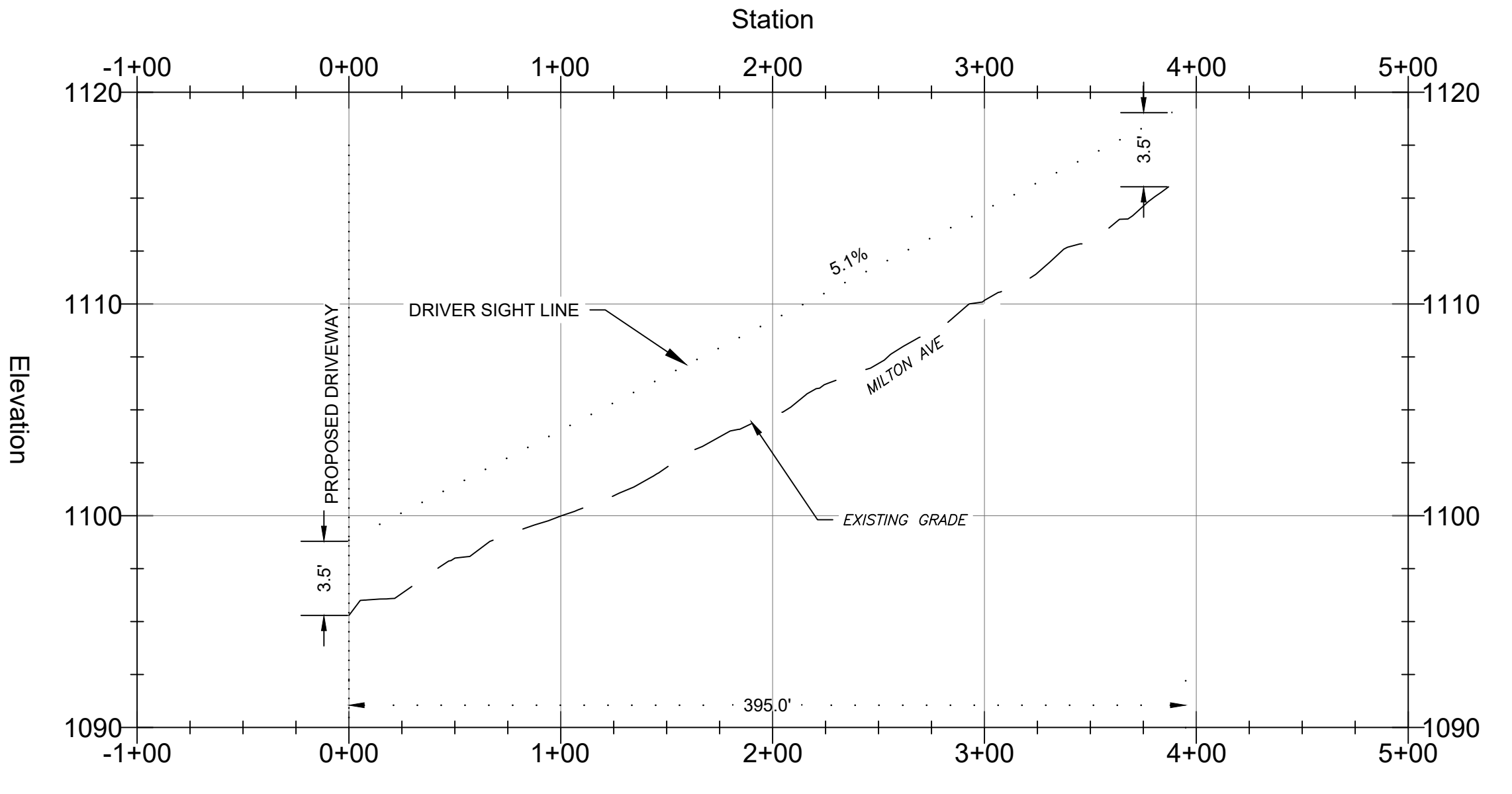
DATE: AUGUST 18, 2025
PROJECT: 24-062

SHEET: **C 403**

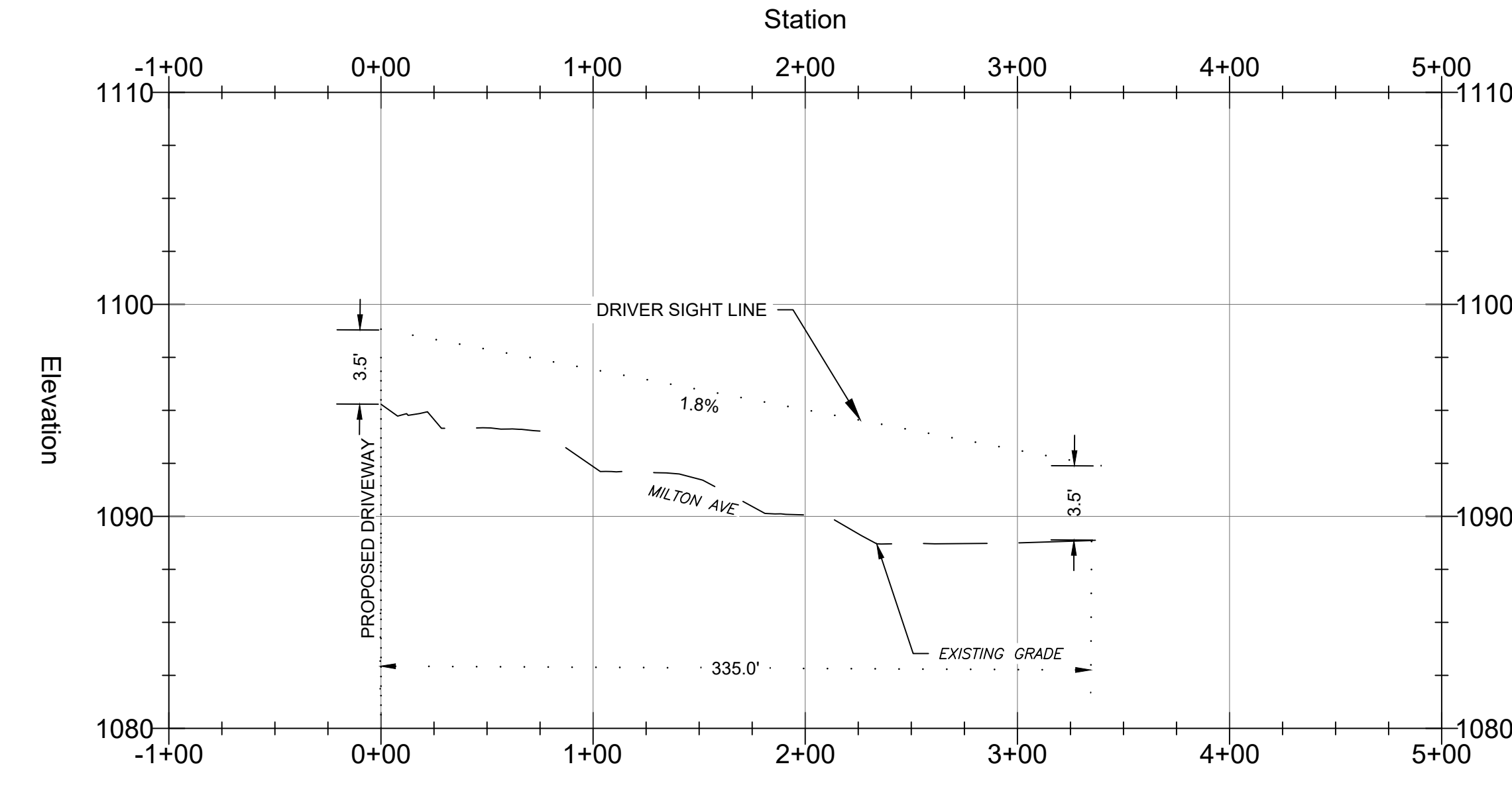


DESIGN INTERSECTION SITE DISTANCE PER AASHTO
DESIGN SPEED 35MPH
LEF TURN FROM STOP DESIGN: 390 FT
RIGHT TURN FROM STOP DESIGN: 335 FT

LEFT TURN SIGHT DISTANCE LOT 2 PROFILE



RIGHT TURN SIGHT DISTANCE LOT 2 PROFILE



24 HOUR CONTACT:
MADEWELL HOMES
770-225-2611

#125
N/F
SU
FULTON COUNTY BOARD OF EDUCATION
PARCEL ID: 22 482112510023

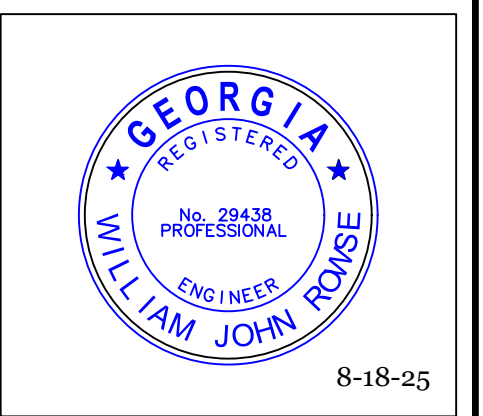
#265
N/F
R-15
BYERS CARROLL E
PARCEL ID: 22 482412700282
DB.46010/PG.280

- GRADING NOTES:**
- ENGINEER WILL BE NOTIFIED WHEN CURB IS STAKED AND STRING LINE IS IN PLACE SO THAT ENGINEER CAN PERFORM DRAINAGE INSPECTION BEFORE CURB IS POURED.
 - ENGINEER SHALL PERFORM INSPECTION OF ALL AREAS TO BE TREATED WITH PERMANENT GROUND COVER BEFORE ANY MULCH, SEEDING, OR SOD IS INSTALLED.
 - FOR ITEMS 1 & 2 ABOVE CONTRACTOR PROCEEDS AT THEIR OWN RISK IF INSPECTIONS ARE NOT PERFORMED.
 - GRADE ALL AREAS TO DRAIN TO INLETS AT 1% MINIMUM ON PAVEMENT, 2% ON GRASS, 3% IN MULCH/STRAWED AREAS.
 - SPOT ELEVATIONS ARE SHOWN AS +800.00
 - ALL SPOT ELEVATIONS ARE GUTTER/PAVEMENT AND NOT TOP OF CURB UNLESS NOTED**
 - FINISHED GRADE IN LANDSCAPED AREAS (TOP OF MULCH, ETC.) SHALL NOT BE LESS THAN 8" BELOW FINISHED FLOOR ELEVATION.
 - ALL PROPOSED CURB HEIGHT TO BE 6" UNLESS SPECIFICALLY NOTED.
 - ALL CURB TO BE 24" UNLESS OTHERWISE NOTED.
 - OWNERS REPRESENTATIVE OR CIVIL ENGINEER SHALL BE PRESENT AT PROOF ROLL OF SUB GRADE AND/OR GAB (IF APPLICABLE).
 - SIDEWALK AT ENTRY POINTS TO BUILDING SHALL BE 0.5" BELOW FFE MAX., TYP.

SURVEY NOTE:
EXISTING CONDITIONS BASED OF A GROUND RUN TOPOGRAPHIC SURVEY PREPARED BY SURVEY LAND EXPRESS, INC. DATED 05-20-2024. THE BASIS OF BEARING FOR THIS SURVEY IS ---. THE VERTICAL DATUM IS ---. ONSITE CIVIL GROUP, LLC TAKES NO LIABILITY FOR THE ACCURACY OF THIS SURVEY. CONTRACTORS AND SUB-CONTRACTORS ARE RESPONSIBLE FOR VERIFICATION OF FIELD CONDITIONS.

ON SITE
CIVIL GROUP
980 BIRMINGHAM RD, SUITE 205-340, MILTON, GA 30004
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REVISIONS

No.	DATE	DESCRIPTION

CLIENT:
MADEWELL HOMES
11770 HAYNES BRIDGE ROAD,
SUITE 205-469,
ALPHARETTA, GA 30009
PHONE: 770-225-2611

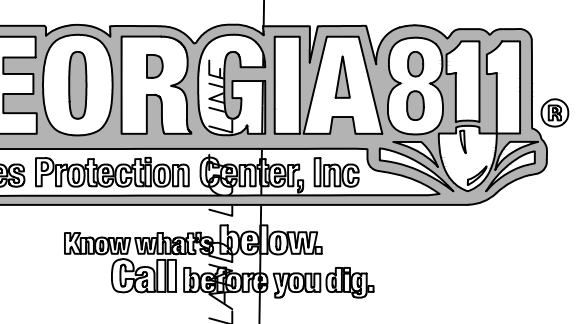
LOT PLANS FOR:
LOTS 1 & 2
249 MILTON AVE,
CITY OF ALPHARETTA,
FULTON COUNTY, GA

GRADING AND DRAINAGE PLAN

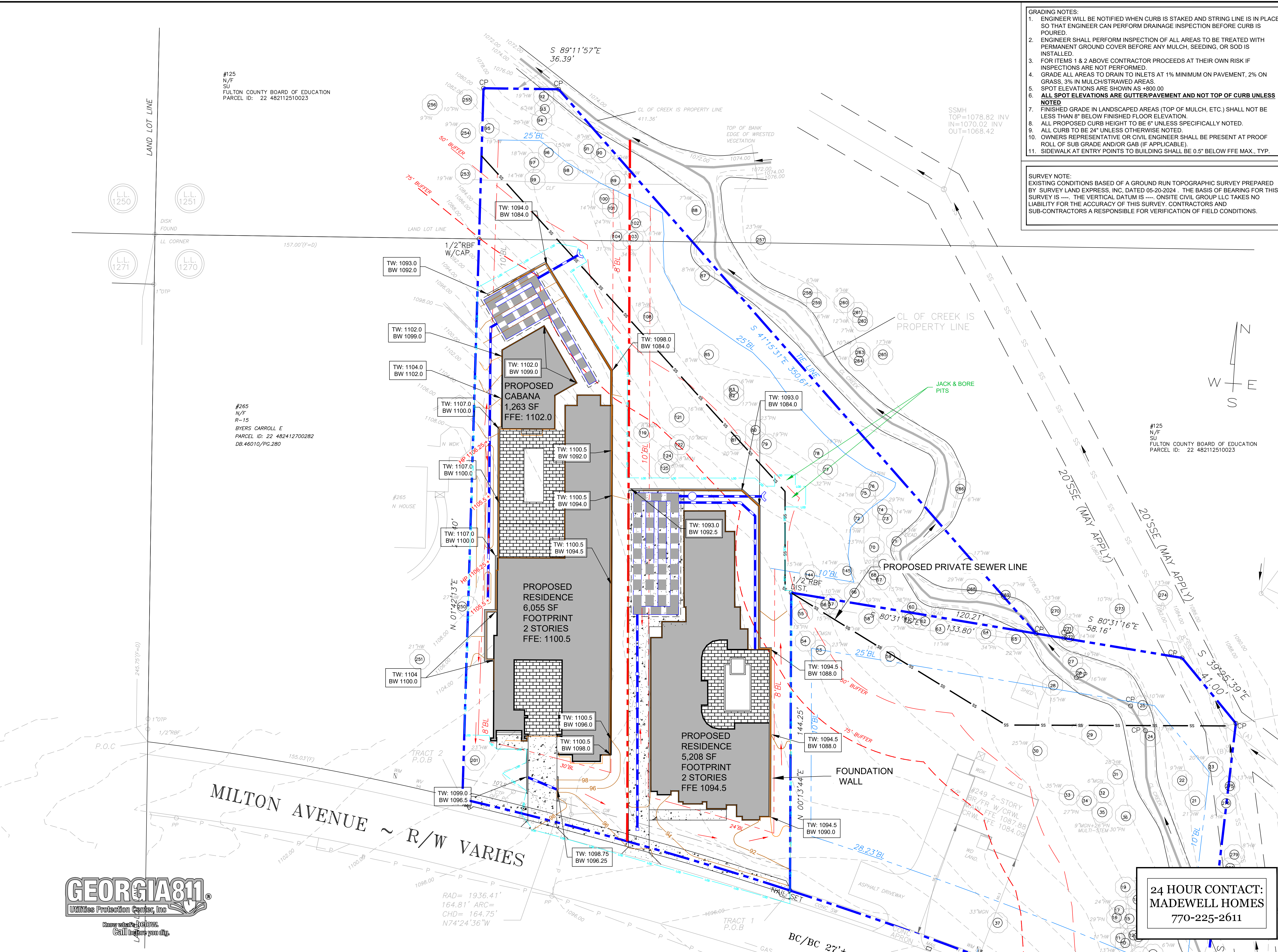
DATE: AUGUST 18, 2025
PROJECT: 24-062

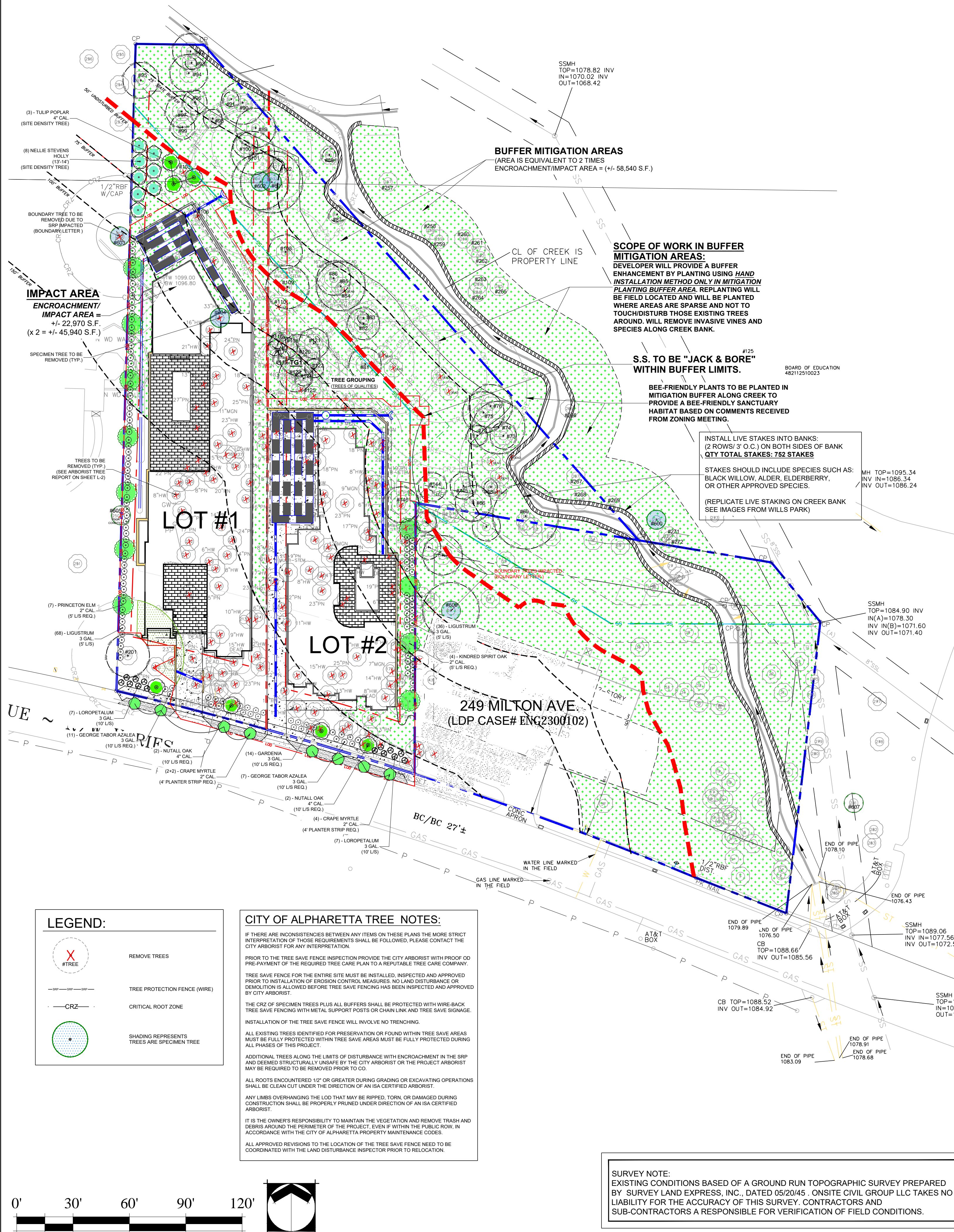
SHEET: C 501

**24 HOUR CONTACT:
MADEWELL HOMES
770-225-2611**



C:\USERS\BLAKE\ON SITE DROPBOX\PROJECTS\2024\24-062 MADEWELL 249 MILTON AVE\DWG\08-19-25 MADEWELL 249 MILTON AVE REZONING PLANNING PLOTTED ON 8/19/2025 10:06 AM BY BLAKE WATSON





SITE CALCULATIONS:

SITE DATA
ZONING: R-12

SITE DENSITY (LOT #1)

LOT #1 OVERALL SITE AREA = 0.50 ACRES (OUTSIDE 50' BUFFER)

SDF = 0.50 AC. X 130 CALIPER INCHES = **65 INCHES**

EXISTING INCHES = 23 INCHES REMAINED

PDF = 65 - 23 = **42 DBH INCHES NEED TO MEET DENSITY**

(11) 4" CAL. TREES REQUIRED TO MEET SITE DENSITY

SITE DENSITY (LOT #2)

LOT #2 OVERALL SITE AREA = 0.4 ACRES (OUTSIDE 50' BUFFER)

SDF = 0.4 AC. X 130 CALIPER INCHES = **52 INCHES**

EXISTING INCHES = +/- 108 INCHES REMAINED

PDF = 52 - 108 = **56 DBH INCHES SURPLUS**

NO ADDITIONAL TREES REQUIRED FOR DENSITY

SPECIMEN TREES:

Specimen Tree #	Tag #	Species	DBH	Condition	Notes	Specimen Condition	Boundary
270	600	Silver Maple	44"	Fair	Co-dominant, small side trunk, minor included bark, on creek's edge, eroded	?	Yes
103	601	Loblolly Pine	32"	Good	Appears Healthy	Yes	No
104	602	Loblolly Pine	30"	Good	Appears Healthy	Yes	No
252	603	Water Oak	25"	Good	Appears Healthy	Yes	Yes
111	604	Horse Chestnut	32"	Good	Appears Healthy	Yes	No
250	605	Red Maple	28"	Poor	Multi-trunked, sooty mold	No	Shared
51	606	Yellow-poplar	30"	Fair	Co-dominant, minor included bark	Yes	Yes (246) lot
281	607	Water Oak	54"	Poor	3-trunked, 1 is dead, significant mistletoe present and large limb dieback	No	Yes

SPECIMEN TREES TO BE REMOVED

QNTY.	TREE TAG #	SPECIES	DBH	UNIT VALUE	SPECIMEN MULTIPLIER	TOTAL INCHES
1	(LOT 1) 604	HORSE CHESTNUT	32"	32"	3"	96"

SPECIMEN TREE REMOVAL REQUIRED TO BE REPLANTED ON-SITE OR DONATED TO THE TREE BANK.

SPECIMEN RECOMPENSE CALCULATIONS

TOTAL SPECIMEN INCHES REQUIRED FOR REPLACEMENT: **96"**

TOTAL SPECIMEN INCHES PROVIDED: **0"**

SPECIMEN REQUIREMENT **NOT MET**

BUFFER MITIGATION REQUIREMENTS:

SEE SHEET (M-1) FOR MITIGATION PLAN

FRONTAGE 10' L/S CALCULATIONS

REQUIREMENTS:

1 TREE / 40 LF OF FRONTAGE
1 EVERGREEN SHRUB / 4 LF OF FRONTAGE

MILTON AVENUE	
FRONTAGE LENGTH (LF) [LOT 1 & 2]	165
TREES REQUIRED (FRONTAGE LENGTH X 1 TREE /40 LF)	4
EVERGREEN SHRUBS REQUIRED (FRONTAGE LENGTH X 1 SHRUB /4 LF)	42
TREES PROVIDED:	4
EVERGREENS PROVIDED:	46
4' STREETSCAPE PLANTER BEAUTY L/S PROVIDED:	(8) - UNDERSTORY TREES
LANDSCAPE STRIP REQUIREMENTS MET	

5' LANDSCAPE STRIP CALCULATIONS

REQUIREMENTS:

WESTERN PROPERTY [LOT 1]
1 TREE / 40 LF
1 EVERGREEN SHRUB / 4 LF

PROPERTY LINE	
LENGTH (LF)	271
TREES REQUIRED (FRONTAGE LENGTH X 1 TREE /40 LF)	7
EVERGREEN SHRUBS REQUIRED (FRONTAGE LENGTH X 1 SHRUB /4 LF)	68
TREES PROVIDED:	7
EVERGREENS PROVIDED:	68
LANDSCAPE STRIP REQUIREMENTS MET	

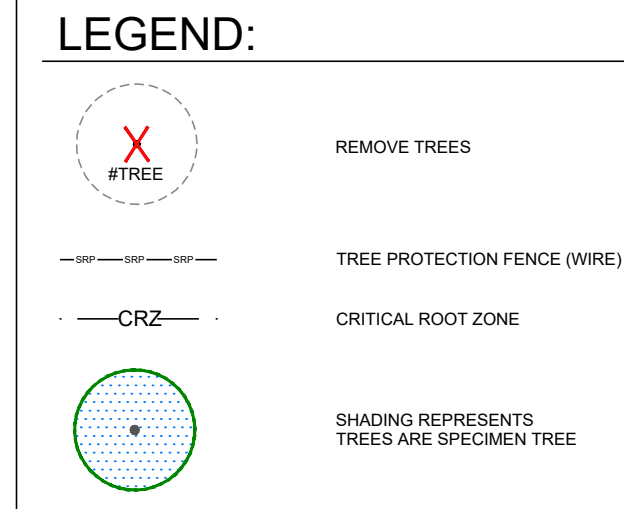
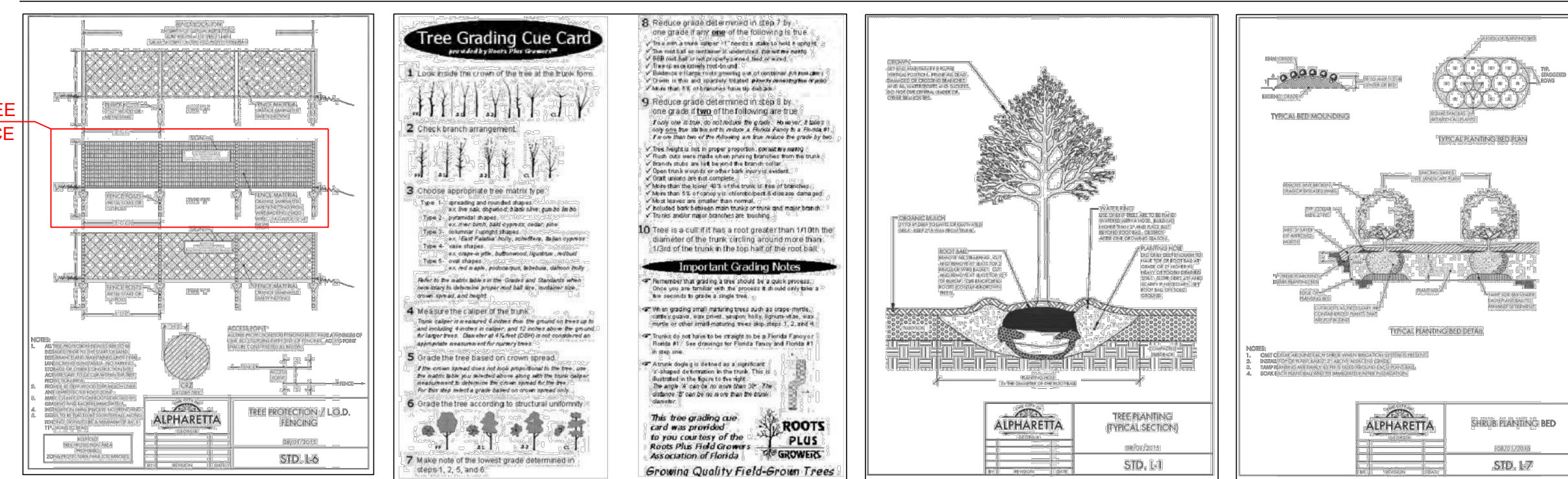
5' LANDSCAPE STRIP CALCULATIONS

REQUIREMENTS:

EASTERN PROPERTY [LOT 2]
1 TREE / 40 LF
1 EVERGREEN SHRUB / 4 LF

PROPERTY LINE	
LENGTH (LF)	144
TREES REQUIRED (FRONTAGE LENGTH X 1 TREE /40 LF)	4
EVERGREEN SHRUBS REQUIRED (FRONTAGE LENGTH X 1 SHRUB /4 LF)	36
TREES PROVIDED:	4
EVERGREENS PROVIDED:	36
LANDSCAPE STRIP REQUIREMENTS MET	

STANDARD LANDSCAPE DETAILS



CITY OF ALPHARETTA TREE NOTES:

IF THERE ARE INCONSISTENCIES BETWEEN ANY ITEMS ON THESE PLANS THE MORE STRICT INTERPRETATION OF THOSE REQUIREMENTS SHALL BE FOLLOWED. PLEASE CONTACT THE CITY ARBORIST FOR ANY INTERPRETATION.

PRIOR TO THE TREE SAVE FENCE INSPECTION PROVIDE THE CITY ARBORIST WITH PROOF OF PRE-PAYMENT OF THE REQUIRED TREE CARE PLAN TO A REPUTABLE TREE CARE COMPANY.

TREE SAVE FENCE FOR THE ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OR DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSPECTED AND APPROVED BY CITY ARBORIST.

THE CRZ OF SPECIMEN TREES PLUS ALL BUFFERS SHALL BE PROTECTED WITH WIRE-BACK TREE SAVE FENCING WITH METAL SUPPORT POSTS OR CHAIN LINK AND TREE SAVE SIGNAGE. INSTALLATION OF THE TREE SAVE FENCE WILL INVOLVE NO TRENCHING.

ALL EXISTING TREES IDENTIFIED FOR PRESERVATION OR FOUND WITHIN TREE SAVE AREAS MUST BE FULLY PROTECTED WITHIN TREE SAVE AREAS. ALL TREE SAVE AREAS MUST BE FULLY PROTECTED DURING ALL PHASES OF THIS PROJECT.

ADDITIONAL TREES ALONG THE LIMITS OF DISTURBANCE WITH ENCROACHMENT IN THE SRP AND DEEMED STRUCTURALLY UNSOUND BY THE CITY ARBORIST OR THE PROJECT ARBORIST MAY BE REQUIRED TO BE REMOVED PRIOR TO CO.

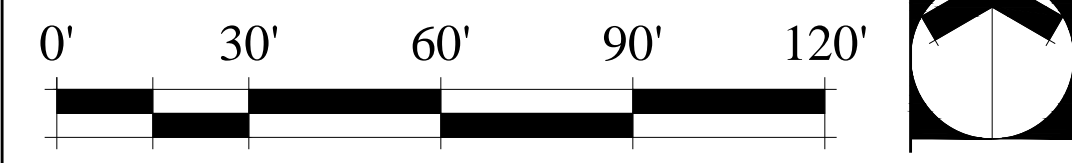
ALL ROOTS ENCOUNTERED 12" OR GREATER DURING GRADING OR EXCAVATING OPERATIONS SHALL BE CLEAN CUT UNDER THE DIRECTION OF AN ISA CERTIFIED ARBORIST.

ANY LIMBS OVERHANGING THE LOD THAT MAY BE RIPPED, TORN, OR DAMAGED DURING CONSTRUCTION SHALL BE PROPERLY PRUNED UNDER DIRECTION OF AN ISA CERTIFIED ARBORIST.

IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE VEGETATION AND REMOVE TRASH AND DEBRIS AROUND THE PERIMETER OF THE PROJECT, EVEN IF WITHIN THE PUBLIC ROW, IN ACCORDANCE WITH THE CITY OF ALPHARETTA PROPERTY MAINTENANCE CODES.

ALL APPROVED REVISIONS TO THE LOCATION OF THE TREE SAVE FENCE NEED TO BE COORDINATED WITH THE LAND DISTURBANCE INSPECTOR PRIOR TO RELOCATION.

SURVEY NOTE:
EXISTING CONDITIONS BASED OF A GROUND ROWN TOPOGRAPHIC SURVEY PREPARED BY SURVEY LAND EXPRESS, INC., DATED 05/20/45. ONSITE CIVIL GROUP LLC TAKES NO LIABILITY FOR THE ACCURACY OF THIS SURVEY. CONTRACTORS AND SUB-CONTRACTORS A RESPONSIBLE FOR VERIFICATION OF FIELD CONDITIONS.



Reece Hoopes Fincher
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Seal

TREE PROTECTION & MITIGATION PLAN

LOT 1 & 2 MILTON AVENUE
ALPHARETTA, GA

Revisions

No.	Date	Remarks
1	08-19-2024	Rev. per comments

Project No. _____
Date 07.22.2025
File Name _____
Scale AS SHOWN
Drawn By LGT
Checked By SAM

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L-1

Sheet Number

HRH TREES, LLC (TREE EVALUATION)

ARBORIST TREE EVALUATION REPORT / TREE PRESCRIPTION

DATED:02/27/2025



HRH TREES, LLC
Heidi Reickermann Harrington
Certified Arborist - Certified Forester
1125 Oak Brook Way, Atlanta, GA 30319
404-444-9824

Customer: Madwell - Tori Young Date: 2/27/2025
Property: 249 Milton Ave Additional Land
Alpharetta, GA 30009
678-878-9791

Specimen	Tree #	Tag #	Species	DBH	Condition	Notes	Specimen Condition	Boundary
	270	600	Silver Maple	44"	Fair	Co-dominant, small side trunk, minor included bark, on creek's edge, eroded	?	Yes
	103	601	Loblolly Pine	33"	Good	Appears Healthy	Yes	No
	104	602	Loblolly Pine	30"	Good	Appears Healthy	Yes	No
	252	603	Water Oak	25"	Good	Appears Healthy	Yes	Yes
	111	604	Horse Chestnut	32"	Good	Appears Healthy	Yes	No
	250	605	Red Maple	26"	Poor	Multi-trunked, sooty mold	No	Shared
	51	606	Yellow-poplar	30"	Fair	Co-dominant, minor included bark	Yes	Yes (249 lot)
	281	607	Water Oak	54"	Poor	3-trunked, 1 is dead, significant mistletoe present and large limb dieback	No	Yes

Tree #	Tag #	Species	DBH	Condition	Notes
20		So. Magnolia	18"	Good	Near creek's edge
201		Red Maple	23"	Excellent	Near property line
111	604	Horse Chestnut	32"	Excellent	Rare and specimen size
98		Sycamore	13"	Excellent	Good form and near stream buffer
128		Water Oak	23"	Good	
113		Water Oak	20"	Good	
108		Water Oak	18"	Good	
116-126		Rhododendron	multi	Good	Cluster of natural Rhodos
		H/W pine	8"-25"	Good	Tree Grouping

Trees 1-65 on 249 Milton Ave - Previously reported on separate report

Tree #	Species	DBH	Condition	Notes
66	loblolly pine	19	good	
67	loblolly pine	15	dead	
68	boxelder	7	fair	
69	loblolly pine	20	dead	
70	loblolly pine	23	dead	
71	hardwood	16	dead	
72	sweetgum	11	fair	
73	sweetgum	14	good	
74	loblolly pine	26	good	
75	yellow poplar	22	good	
76	loblolly pine	23	fair	1 sided
77	loblolly pine	32	dead	
78	loblolly pine	19	dead	

79	loblolly pine	19	dead	
80	loblolly pine	23	dead	
81	sweetgum	17	good	
82	sweetgum	17	good	
83	boxelder	6	fair	
84	hardwood	14	dead	
85	loblolly pine	26	good	
86	sweetgum	18	good	
87	boxelder	8	fair	
88	boxelder	7	fair	
89	yellow-poplar	21	good	
90	yellow-poplar	23	good	
91	yellow-poplar	8	good	
92	yellow-poplar	19	good	
93	yellow-poplar	6	fair	
94	yellow-poplar	20	good	
95	yellow-poplar	19	good	
96	sycamore	13	excellent	TREE OF QUALITY
97	yellow-poplar	17	fair	
98	loblolly pine	10	good	
99	yellow-poplar	13	good	
100	yellow-poplar	13	good	
101	loblolly pine	23	good	
102	sweetgum	6	good	
103	601			SPECIMEN
104	602			SPECIMEN
105	sweetgum	29	good	
106	loblolly pine	23	good	
107	magnolia	14	good	
108	water oak	18	good	TREE OF QUALITY
109	yellow-poplar	23	good	
110	loblolly pine	28	poor	fusiform rust canker
111	604			SPECIMEN
112	black cherry	16	dead	
113	water oak	20	good	TREE OF QUALITY
114	loblolly pine	22	good	
115	sweetgum	9	dead	
116	yellow-poplar	8	good	TREE GROUPING
117	magnolia	8	good	TREE GROUPING
118	loblolly pine	11	good	TREE GROUPING
119	magnolia	8	good	TREE GROUPING
120	loblolly pine	22	good	TREE GROUPING
121	water oak	16	good	TREE GROUPING
122	magnolia	10	good	TREE GROUPING
123	loblolly pine	18	good	TREE GROUPING
124	magnolia	8	good	TREE GROUPING
125	sweetgum	8	good	TREE GROUPING
126	loblolly pine	25	good	TREE GROUPING
127	black cherry	19	good	
128	water oak	23	good	TREE OF QUALITY
129	magnolia	12	good	
130	loblolly pine	27	good	
131	hardwood	9	dead	
132	loblolly pine	9	dead	
133	loblolly pine	17	dead	
134	loblolly pine	18	dead	

135	magnolia	13	good	
136	loblolly pine	18	dead	
137	magnolia	8	good	
138	sweetgum	24	fair	
139	black cherry	9	fair	
140	sweetgum	8	fair	
141	loblolly pine	17	dead	
142	loblolly pine	19	fair	
143	magnolia	9	good	
144	sweetgum	15	good	
145	sweetgum	14	good	
146	loblolly pine	19	dead	
147	water oak	6	fair	
148	loblolly pine	20	dead	
149	loblolly pine	18	dead	
150	sweetgum	14	fair	
151	hardwood	7	dead	
152	sweetgum	16	good	
153				no tree
154	loblolly pine	17	good	
155	loblolly pine	23	dead	
156	sweetgum	9	fair	
157	sweetgum	8	fair	
158	yellow-poplar	13	good	
159	magnolia	12	good	
160	loblolly pine	23	good	
161a	loblolly pine	17	good	
161b	loblolly pine	20	good	
162	maple	17	good	
163	sweetgum	8	good	
164	loblolly pine	13	good	
165	loblolly pine	23	good	
166	loblolly pine	12	good	
167	yellow-poplar	11	good	
168	magnolia	8	good	
169	sweetgum	14	good	
170	loblolly pine	19	good	
171	loblolly pine	8	good	
172	sweetgum	6	good	
173	loblolly pine	20	good	
174	sweetgum	9	good	
175	sweetgum	10	good	
176	sweetgum	15	good	
177	loblolly pine	25	good	poor; large fusiform rust trunk canker
178	magnolia	7	good	
179	sweetgum	8	good	
180	sweetgum	13	good	
181	black cherry	8	dead	
182	loblolly pine	28	fair	
183	loblolly pine	22	fair	
184	loblolly pine	13	good	
185	loblolly pine	16	good	
186a	sweetgum	15	poor	
186b	sweetgum	17	poor	
187	loblolly pine	27	good	
188	sweetgum	13	fair	

189	loblolly pine	19	good	
190	boxelder	5	poor	
191	sweetgum	6	fair	
192	sweetgum	19	fair	
193	sweetgum	13	good	
194	black cherry	11	poor	bent over; top cut and dead over sidewalk
195	loblolly pine	19	good	
196	boxelder	10	fair	
197	boxelder	multi	poor	
198	persimmon	7	fair	
199	loblolly pine	22	fair	
200	persimmon	12	fair	two trunks
201	red maple	23	excellent	TREE OF QUALITY
202	loblolly pine	25	good	
203	loblolly pine	23	good	
204	loblolly pine	17	poor	top dead
205	loblolly pine	19	good	
206	loblolly pine	24	dead	
207	sweetgum	19	fair	
208	hardwood	15	dead	
209	loblolly pine	22	good	
210	sweetgum	11	fair	
211	loblolly pine	15	dead	
212	water oak	9	good	
213	yellow-poplar	10	good	
214	loblolly pine	16	good	
215	loblolly pine	19	good	
216	loblolly pine	14	good	
217	loblolly pine	22	good	
218	magnolia	8	good	
219	maple	8	good	
220	persimmon	6	good	
221	loblolly pine	17	good	
222	loblolly pine	16	good	
223	loblolly pine	11	good	
224	loblolly pine	23	good	
225	loblolly pine	14	good	
226	loblolly pine	16	dead	
227	loblolly pine	16	good	
228	sweetgum	6	fair	
229	loblolly pine	22	fair	
230	loblolly pine	8	dead	
231	sweetgum	16	fair	
232	loblolly pine	20	fair	
233	sweetgum	8	fair	
234	loblolly pine	18	poor	large fusiform rust canker
235	loblolly pine	17	fair	
236	loblolly pine	10	fair	
237	sweetgum	10	fair	
238	loblolly pine	15	fair	
239	magnolia	10	good	
240	hardwood	9	dead	
241	magnolia	7	good	
242	black cherry	21	fair	two trunks
243	loblolly pine	21	good	
244	loblolly pine	25	good	

245	magnolia	11	good	
246	loblolly pine	25	good	
247	yellow-poplar	18	good	
248	loblolly pine	13	good	
249	loblolly pine	19	fair	minor loblolly pine beetle activity; still alive
250	605			SPECIMEN
251				(not on plans)
252	603			SPECIMEN
253	yellow-poplar	17	good	
254	yellow-poplar	9	good	
255	loblolly pine	9	good	
256	loblolly pine	8	good	
257	sweetgum	23	good	
258	water oak	6	good	
259	water oak	6	good	
260	sweetgum	8	good	
261	water oak	12	good	
262	sweetgum	7	fair	
263	water oak	9	good	
264	water oak	7	fair	
265	water oak	17	good	
266	sweetgum	6	fair	
267	boxelder	17	fair	
268	sweetgum	29	fair	
269	sweetgum	7	fair	eroded on creek edge
270	600			SPECIMEN
271	sweetgum	11	fair	
272	sweetgum	13	fair	
273	loblolly pine	10	good	
274				(Did not identify)
275	sweetgum	13	fair	
276	sweetgum	8	fair	
277				(Did not identify)
278				(Did not identify)
279	sweetgum	7	fair	
280	boxelder	16	dead	
281	607			SPECIMEN
282				(Did not identify)
283				(Did not identify)
284	boxelder	8	poor	
285	boxelder	9	poor	
286	sweetgum	6	good	
287	sweetgum	10	fair	
288	water oak	13	good	
289	loblolly pine	23	good	



Reece Hoopes Fincher

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Seal

ARBORIST TREE SURVEY AND TREE REPORT

LOT 1 & 2 MILTON AVENUE
ALPHARETTA, GA

Revisions

No.	Date	Remarks

Project No. 05.23.2025
Date
File Name
Scale AS SHOWN
Drawn By LGT
Checked By SAM

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L-2
Sheet Number

KEY LEGEND:

- BUFFER MITIGATION AREAS (SEE PROVIDED PLANT LIST FOR SELECTION)
- IMPACTED AREA INSIDE 150' STREAM BUFFER

BEE-FRIENDLY PLANT LIST: SELECTION (TBD)

Southeastern U.S. Native Plants for Native Bees

Annuals

- False Indigo (*Amorpha*)
- Partridge pea (*Chamaecrista*) [A]
- Flabiate (*Eriogonum*) [B]

Perennials

- Milkweed (*Asclepias*) [C]
- Baptisia (*Baptisia*)
- Blackberry (*Rubus*)
- Cornflower (*Callisepalum*, *Rudbeckia*) [D]
- Bonnet (*Tagetes*)
- Joe-pye-weed (*Euthamia*)
- Sunflower (*Helianthus*)
- Blackberry (*Rubus*) [E]
- Blackberry (*Rubus*) [F]
- Blackberry (*Rubus*) [G]
- Blackberry (*Rubus*) [H]
- Blackberry (*Rubus*) [I]
- Blackberry (*Rubus*) [J]
- Blackberry (*Rubus*) [K]
- Blackberry (*Rubus*) [L]
- Blackberry (*Rubus*) [M]
- Blackberry (*Rubus*) [N]
- Blackberry (*Rubus*) [O]
- Blackberry (*Rubus*) [P]
- Blackberry (*Rubus*) [Q]
- Blackberry (*Rubus*) [R]
- Blackberry (*Rubus*) [S]
- Blackberry (*Rubus*) [T]
- Blackberry (*Rubus*) [U]
- Blackberry (*Rubus*) [V]
- Blackberry (*Rubus*) [W]
- Blackberry (*Rubus*) [X]
- Blackberry (*Rubus*) [Y]
- Blackberry (*Rubus*) [Z]

Shrubs

- Summersweet (*Teucrium*)
- Hydrangea (*Hydrangea*)
- St. John's wort (*Hypericum*) [1]
- Holly (*Ilex*)
- Elderberry (*Sambucus*)
- Blueberry (*Vaccinium*) [1]

Trees

- Serviceberry (*Amelanchier*)
- Redbud (*Cercis canadensis*) [2]
- Dogwood (*Cornus*)
- American holly (*Ilex opaca*)
- Sourwood (*Ostrya virginiana*)
- Wild Cherry (*Prunus*) [2]

BUFFER MITIGATION LANDSCAPE PLANT LIST : SELECTION (TBD)

- TREES:** WILLOW OAK
RED MAPLE
GRAY & SILKY DOGWOOD
SERVICEBERRY
EASTERN REDBUD
TULIP POPLAR
BLACKGUM
AMERICAN HOLLY

- SHRUBS & GROUNDCOVERS:** INKBERRY
DWARF HOLLIES
VIRGINIA SWEETSPIRE
SWEET FLAG
ABELIA
VITEX
BUTTON BRUSH
HYDRANGEA
ELDERBERRY
BLACK-EYED SUSAN
PEPPERBUSH
AUTUMN FERN
GEORGE TABOR AZALEA

NOTE: LANDSCAPE PLANT SELECTIONS WILL BE INCLUDED IN THE MITIGATION AREAS HATCHED IN GREEN.

CREEK BUFFER MITIGATION ENHANCEMENT :

REFERENCE IMAGES FROM WILLS PARK CREEK MITIGATION PROJECT



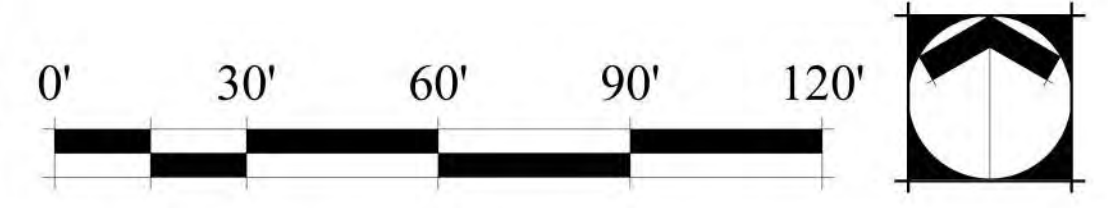
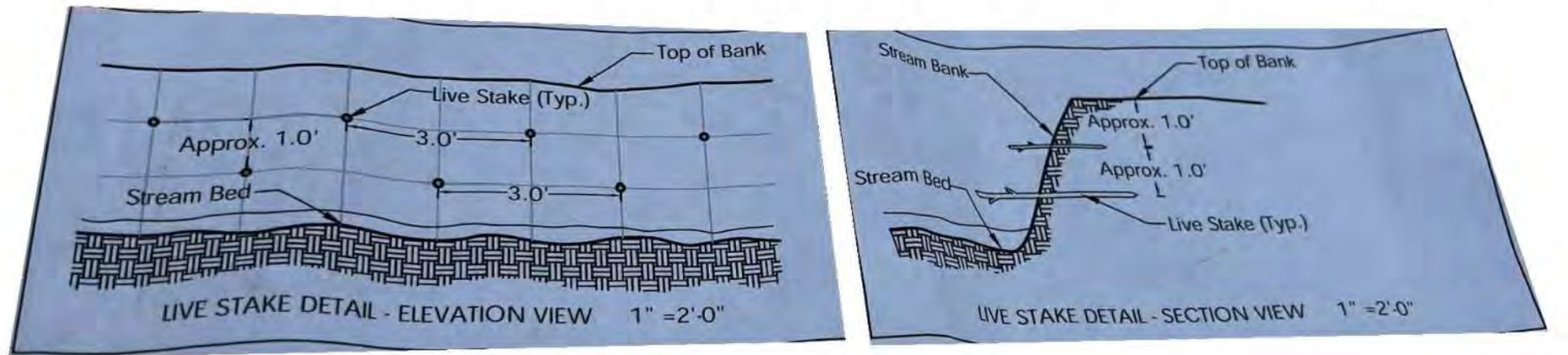
REFERENCE IMAGES OF THE GROWTH PROGRESS IN (2-3 YEARS) FROM CREEK MITIGATING



SITE CALCULATIONS FOR (3 LOTS):

BUFFER MITIGATION: (3 TOTAL LOTS)		AREA (SF)
MITIGATION REQUIREMENTS:		
AREAS TO BE DISTURBED WITHIN 150' UNDISTURBED BUFFER:	LOT 1 & 2 IMPACTED (SF) = +/- 22,970 (SF)	
AREAS TO BE DISTURBED WITHIN 100' UNDISTURBED BUFFER (IN EXCESS OF EXISTING RESIDENTIAL STRUCTURE):	LOT 249 MILTON AVE. IMPACTED (SF) = +/- 6,163 (SF)	
(MINIMUM 2x SQUARE FOOTAGE OF DISTURBANCE REQUIRED)	+/- 22,970 (SF)	x2
	+/- 6,163 (SF)	
MITIGATION AREA REQUIRED:		+/- 58,266 (SF)
(LOT 1 & 2 & 249 MILTON AVE.)		
TOTAL MITIGATION AREA PROVIDED:		+/- 50,415 (SF)
(IN GREEN HATCH)	(LOT 1 & 2 & 249 MILTON AVE.)	
ADDITIONAL MITIGATION AREA PROVIDED		+/- 8,125 (SF)
ON ADJACENT SCHOOL SITE 25' CREEK BUFFER:		
(IN GREEN HATCH)	(SCHOOL PROPERTY)	
TOTAL MITIGATION AREA PROVIDED W/ ADDITIONAL AREA		+/- 58,540 (SF)
ON SCHOOL PROPERTY 25' BUFFER:		

STANDARD LIVE STAKING DETAILS:



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Seal

BUFFER MITIGATION PLAN

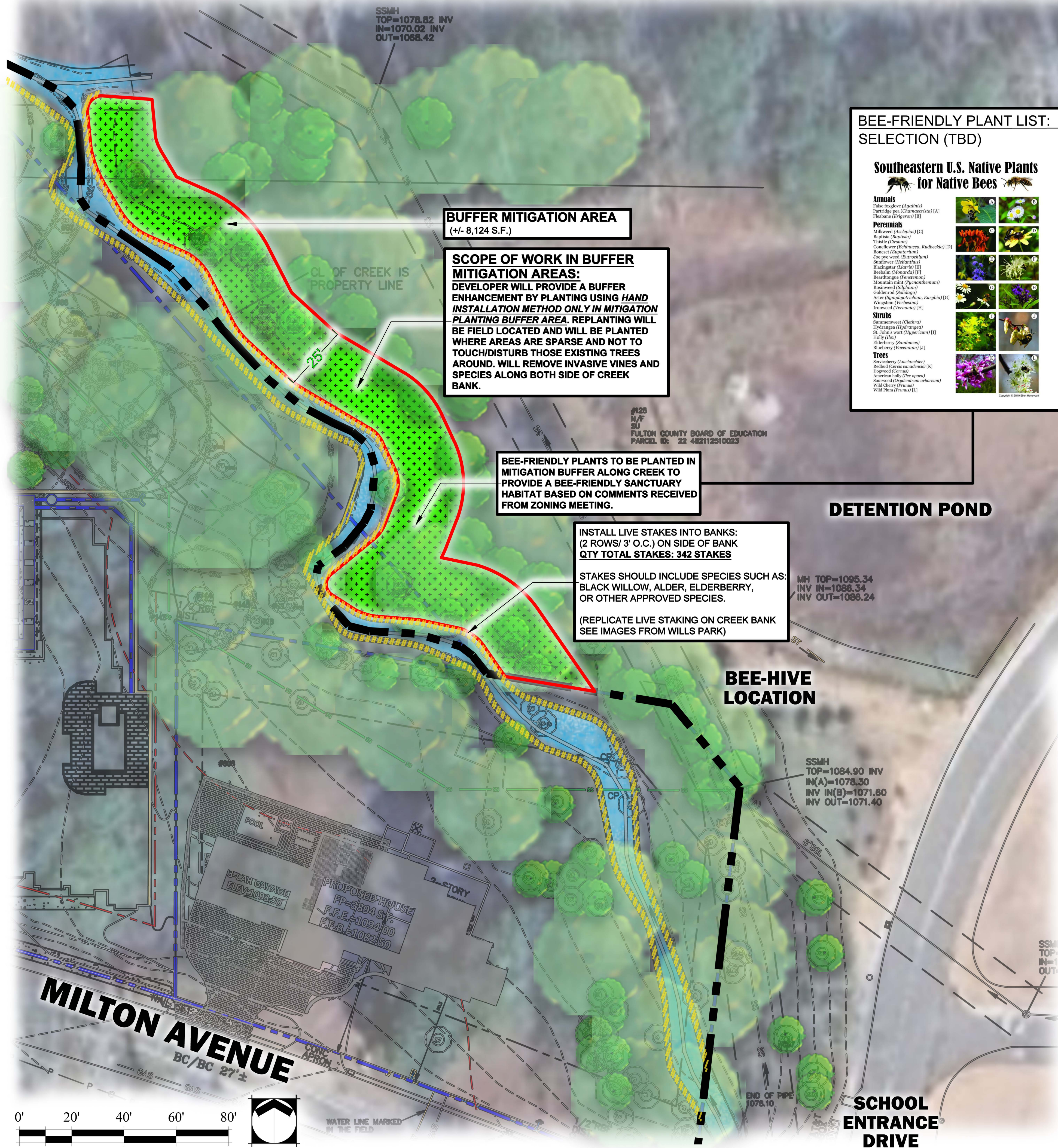
LOT 1, 2 & 249 MILTON AVENUE
ALPHARETTA, GA

Revisions		
No.	Date	Remarks

Project No.	
Date	08.19.2025
File Name	
Scale	AS SHOWN
Drawn By	LGT
Checked By	SAM

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M-1
Sheet Number



BEE-FRIENDLY PLANT LIST: SELECTION (TBD)

Southeastern U.S. Native Plants for Native Bees

Annuals
 Pale yarrow (*Aquilegia*)
 Partridge pea (*Chamaecrista*) [A]
 Peabody (*Erythronium*) [B]

Perennials
 Milkweed (*Asclepias*) [C]
 Baptisia (*Baptisia*)
 Thistle (*Cirsium*)
 Coneflower (*Echinacea*, *Rudbeckia*) [D]
 Boneset (*Eupatorium*)
 Joe pye weed (*Euthyechium*)
 Sunflower (*Helianthus*)
 Blackberry (*Rubus*) [E]
 Blackberry (*Rubus*) [E]
 Blackberry (*Rubus*) [E]
 Mountain mint (*Pycnanthemum*)
 Rosewood (*Shikima*)
 Goldenrod (*Chlidion*)
 Aster (*Symphyotrichum*, *Eurythm*) [G]
 Virginia (*Verbena*)
 Ironweed (*Aster*) [H]

Shrubs
 Spicebush (*Lindera*)
 Hydrangea (*Hydrangea*)
 St. John's wort (*Hypericum*) [I]
 Holly (*Ilex*)
 Elderberry (*Sambucus*)
 Blueberry (*Vaccinium*) [J]

Trees
 Serviceberry (*Amelanchier*)
 Redbud (*Cercis canadensis*) [K]
 Dogwood (*Cornus*)
 American holly (*Ilex opaca*)
 Sourwood (*Ostrya virginiana*)
 Wild Cherry (*Prunus*) [L]
 Wild Plum (*Prunus*) [L]

BUFFER MITIGATION LANDSCAPE PLANT LIST : SELECTION (TBD)

- TREES:** WILLOW OAK
 RED MAPLE
 GRAY & SILKY DOGWOOD
 SERVICEBERRY
 EASTERN REDBUD
 TULIP POPLAR
 BLACKGUM
 AMERICAN HOLLY

- SHRUBS & GROUNDCOVERS:** INKBERRY
 DWARF HOLLIES
 VIRGINIA SWEETSPIRE
 SWEET FLAG
 ABELIA
 VITEX
 BUTTON BRUSH
 HYDRANGEA
 ELDERBERRY
 BLACK-EYED SUSAN
 PEPPERBUSH
 AUTUMN FERN
 GEORGE TABOR AZALEA

NOTE: LANDSCAPE PLANT SELECTIONS WILL BE INCLUDED IN THE MITIGATION AREAS HATCHED IN GREEN.

CREEK BUFFER MITIGATION ENHANCEMENT :

REFERENCE IMAGES FROM WILLS PARK CREEK MITIGATION PROJECT



REFERENCE IMAGES OF THE GROWTH PROGRESS IN (2-3 YEARS) FROM CREEK MITIGATING



Seal

STREAM BUFFER MITIGATION PLAN
FULTON CO. SCHOOL SITE
 86 SCHOOL DRIVE
 ALPHARETTA, GA 30009

Revisions		
No.	Date	Remarks

Project No.	
Date	08.21.2025
File Name	
Scale	AS SHOWN
Drawn By	LGT
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Mitigation Buffer Enhancement Strategy for School Site Buffer Area:

In response to comments received during the recent zoning meeting, the mitigation buffer along the creek will be enhanced to provide a **bee-friendly sanctuary habitat** in addition to meeting standard ecological restoration objectives.

Key Components:

1. Live Stake Installation

- Two (2) rows of live stakes will be installed **3 feet on center (O.C.)** directly into stream banks.
- Species to include:
 - **Black Willow** (*Salix nigra*)
 - **Alder** (*Alnus spp.*)
 - **Elderberry** (*Sambucus spp.*)
 - Or other **approved native species** suitable for bank stabilization.

2. Hand-Installed Buffer Plantings

- All plantings will be installed manually to **avoid disturbance to existing mature trees**.
- **Sparse or under-vegetated areas** will be selectively planted based on field assessment.

3. Invasive Species Removal

- Selective removal of **invasive vines and non-native species** will be conducted along the creek bank to promote native plant success and habitat integrity.

4. Bee-Friendly Planting Initiative

- The buffer area will incorporate **bee-friendly native flowering plants** to establish a pollinator-supportive sanctuary habitat.
- Species selection will focus on **seasonal bloom diversity** to provide **continuous forage** throughout the growing season.

- Example species may include (subject to site conditions and approval):
 - **Purple Coneflower** (*Echinacea purpurea*)
 - **Blue Wild Indigo** (*Baptisia australis*)
 - **New England Aster** (*Symphyotrichum novae-angliae*)
 - **Wild Bergamot** (*Monarda fistulosa*)
 - **Goldenrod** (*Solidago spp.*)
 - **Milkweed** (*Asclepias spp.*)

See list below for suggested plants to be planted in buffer areas:

Southeastern U.S. Native Plants for Native Bees

Annuals

False foxglove (*Agalinis*)
Partridge pea (*Chamaecrista*) [A]
Fleabane (*Erigeron*) [B]

Perennials

Milkweed (*Asclepias*) [C]
Baptisia (*Baptisia*)
Thistle (*Cirsium*)
Coneflower (*Echinacea, Rudbeckia*) [D]
Boneset (*Eupatorium*)
Joe pye weed (*Eutrochium*)
Sunflower (*Helianthus*)
Blazingstar (*Liatris*) [E]
Beebalm (*Monarda*) [F]
Beardtongue (*Penstemon*)
Mountain mint (*Pycnanthemum*)
Rosinweed (*Silphium*)
Goldenrod (*Solidago*)
Aster (*Symphyotrichum, Eurybia*) [G]
Wingstem (*Verbesina*)
Ironweed (*Vernonia*) [H]

Shrubs

Summersweet (*Clethra*)
Hydrangea (*Hydrangea*)
St. John's wort (*Hypericum*) [I]
Holly (*Ilex*)
Elderberry (*Sambucus*)
Blueberry (*Vaccinium*) [J]

Trees

Serviceberry (*Amelanchier*)
Redbud (*Cercis canadensis*) [K]
Dogwood (*Cornus*)
American holly (*Ilex opaca*)
Sourwood (*Oxydendrum arboreum*)
Wild Cherry (*Prunus*)
Wild Plum (*Prunus*) [L]



Copyright © 2019 Ellen Honeyscutt

This integrated approach supports **streambank stabilization, native habitat restoration,** and now includes targeted measures to enhance **pollinator health and biodiversity,** directly addressing zoning board concerns.

From: l.trieu@rhf.net
To: [Woodman, Michael](#); [Taylor, Elicia](#)
Cc: holmes@madewell.homes; tori@madewell.homes; "Bill Rowse"; s.morisey@rhf.net
Subject: Part 2 of 3
Date: Monday, August 25, 2025 2:49:31 PM

Good afternoon Mr. Woodman,

On behalf of Tori Young, who currently has very limited cell service and is unable to send this directly, please find below the narrative hardship statement for Lots 1 and 2 on Milton Avenue in Alpharetta:

Lots 1 and 2 – Milton Avenue, Alpharetta

The average residential lot size in downtown Alpharetta is approximately 0.5 acres. In contrast, Lot 1 and Lot 2 on Milton Avenue are significantly larger, approximately 0.6 acres and 0.75 acres, respectively. Both lots exceed the average lot size, offering an opportunity for quality residential development that is consistent with the character of the surrounding neighborhood.

However, the property is uniquely impacted by a stream that crosses the site at an irregular angle. This stream alignment significantly reduces the amount of usable land and imposes substantial limitations on feasible building areas. Despite the larger lot sizes, this natural constraint creates a significant and material hardship that inhibits full and reasonable use of the property under existing zoning regulations.

To address this, we have prepared a detailed stream buffer mitigation plan that enhances the ecological function and productivity of the buffer area. The plan includes measures that improve water quality, protect native vegetation, and maintain the integrity of the stream corridor.

With this mitigation in place, the proposed layout allows for two appropriately sited single-family homes that meet the intent of the zoning code while minimizing environmental impact. This approach balances responsible development with environmental preservation and reflects a reasonable accommodation given the unique challenges of the site.

We respectfully request favorable consideration of this proposal to allow both lots to be developed as intended, in alignment with the goals of the City of Alpharetta's zoning and environmental policies.

Please let us know if you need any additional documentation or clarification.

Best regards,
Lendl G. Trieu
Landscape Architect|Associate

Reece, Hoopes & Fincher, Inc.

[Land Planners | Landscape Architects](#)

2305 Macy Drive
Roswell, Georgia 30076
t 770.394.8313 Ext. 3
c 678.779.2272 (Direct Line)

From: l.trieu@rhf.net <l.trieu@rhf.net>
Sent: Monday, August 25, 2025 1:40 PM
To: mwoodman@alpharetta.ga.us; etaylor@alpharetta.ga.us
Cc: holmes@madewell.homes; tori@madewell.homes; 'Bill Rowse' <billrowse@onsitecivil.com>; s.morisey@rhf.net
Subject: Part 2 of 3

Good afternoon Mr. Woodman,

Tori Young requested that we forward the Buffer Mitigation Plan for the Fulton County School property for your review. Please find the attached document for your consideration.

Let us know if you have any questions or need further information.

Thank you,

Lendl G. Trieu
Landscape Architect|Associate

Reece, Hoopes & Fincher, Inc.

[Land Planners | Landscape Architects](#)

2305 Macy Drive
Roswell, Georgia 30076
t 770.394.8313 Ext. 3
c 678.779.2272 (Direct Line)

Community Zoning Information Meeting (CZIM)

July 9, 2025

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

Z-25-04/V-25-07 / Madewell Milton Avenue Tract

NAME	ADDRESS	COMMENTS
Deborah Eves deboraheves1@gmail.com	115.2570	115 Pebble Trail Alpharetta Bee Company "alpharettabee.com"
Mike @ tinroof films mike@tinrooffilms.com	678-468-8687 Michael Buchanan	Don't cut all the trees!
Tate Halcombe	353 Lyne Circle	concern w/ construction traffic and disruption during construction

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: _____

Contact Name: _____ Telephone: _____

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.

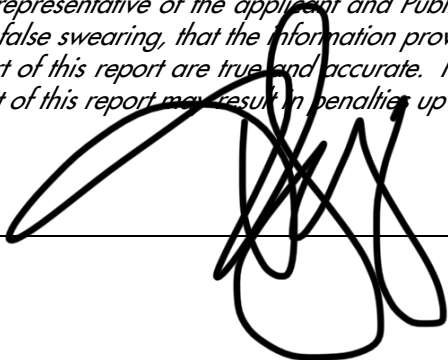
Method by which these individuals were contacted. Please mark all that apply. *Please provide samples of any and all written communications used to provide notification.*

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

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

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

Signature of Authorized Agent: _____ Date: _____



June 23, 2025

[PROPERTY OWNER]

RE: Z-25-04/V-25-07 Madewell/Milton Avenue Tract

Dear Property Owner:

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

The Community Zoning Information Meeting (CZIM) for this 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.

This item will be considered by **the Planning Commission on Thursday, August 7, 2025 at 6:30 PM and City Council on Monday, August 25, 2025, at 6:30 PM**. The meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at tori@madewell.homes.

Sincerely,

Tori Young

Tori Young

ALVERO DANIE C & EDITA D
100 TRAMMELL CT
ALPHARETTA GA 30009-1841

COTSMAN MIKE & STORM
105 TRAMMELL CT
ALPHARETTA GA 30009

CAO CINDY H & PETER HUNG
110 TRAMMELL CT
ALPHARETTA GA 30004

KWASNIK MARK & NICOLE LYN
115 TRAMMELL CT
ALPHARETTA GA 30009

LESTER GLORIA
120 TRAMMELL CT
ALPHARETTA GA 30004

ENABLE OF GEORGIA FOUNDATION INC
1200 OLD ELLIS RD
ROSWELL GA 30076

HOANG THANHTHUY T &
CHU NGUYEN D
125 TRAMMELL CT
ALPHARETTA GA 30004

HARRIS JOSEPH
130 TRAMMELL CT
ALPHARETTA GA 30009

BEN JOSEF RAPHI
138 21 77 AVE
FLUSHING NY 11367

ALPHARETTA MASONIC LODGE #235
194 MILTON AVE
ALPHARETTA GA 30009-1558

CHAN HARVEY & WONG OLIVIA
202 TRAMMELL PL
ALPHARETTA GA 30004

GEER WALTER I III &
BLACKMAN SARAH
210 MARJEAN WAY
ALPHARETTA GA 30009

FIELDS MICHAEL G & FIELDS MITZI D
211 TRAMMELL PL
ALPHARETTA GA 30009

MORGAN LINDA C &
MORGAN MC CAIN CHARISSE NICOLE
212 TRAMMELL PL
ALPHARETTA GA 30004

GHAFFAR MUHAMMAD SIRAJ &
BALAGAMWALA SAIMA H
221 TRAMMELL PL
ALPHARETTA GA 30004

BICKLE LAURA R ET AL
222 TRAMMELL PL
ALPHARETTA GA 30009

SIX TWENTY EIGHT VENTURES LLC
249 MILTON AVE
ALPHARETTA GA 30009

BYERS CARROLL E
265 MILTON AVE
ALPHARETTA GA 30004

EDMAN JANICE
273 MILTON AVE
ALPHARETTA GA 30009

SWANSON TERRY
289 MILTON AVE
ALPHARETTA GA 30009

WILSON PETE & JACKIE
299 MILTON AVE
ALPHARETTA GA 30009

KROGH CHRIS J
310 DESTINY TRC
ALPHARETTA GA 30009

MULLAS CHARLES JAMES ET AL
319 LYNNE CIR
ALPHARETTA GA 30009

LAW MARK A & CHRISTINE L
325 LYNNE CIR
ALPHARETTA GA 30009

CHAUDHRY MOHAMMAD A &
NATHALIE A
331 LYNNE CIR
ALPHARETTA GA 30009

ROBERTS J G & INA S
332 LYNNE CIR
ALPHARETTA GA 30009-1504

BENSON JULIE M &
BENSON TREASURE P
337 LYNNE CIR
ALPHARETTA GA 30004

MC CRACKEN ARHTUR
450 TRAMMEL DR
ALPHARETTA GA 30004

MORTON CHARLES E JR
MORTON SUZANNE S
465 TRAMMELL DR
ALPHARETTA GA 30009-1850

EWING CONSTANCE M
480 TRAMMELL DR
ALPHARETTA GA 30009

KENDALL LAIRD J & LOUANN B
485 TRAMMELL DR
ALPHARETTA GA 30004-1850

ENNIS CHARLES W & EDITH B
490 TRAMMELL DR
ALPHARETTA GA 30009-1849

BARDEN JONATHAN &
BARDEN BRANDY
500 TRAMMELL DR
ALPHARETTA GA 30009

GRIFFIN DEBRA LYNN
510 TRAMMELL DR
ALPHARETTA GA 30004-1851

BLALOCK SMITH TINA
7215 DOCASTER CT
CUMMING GA 30040

FULTON COUNTY BOARD OF EDUCATION
786 CLEVELAND AVE
ATLANTA GA 30315

BHATIA SUVIR & IRINA LEVTEROVA
9048 WOODLAND TRL
ALPHARETTA GA 30009

Community Zoning Information Meeting (CZIM)

July 9, 2025

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

Z-25-04/V-25-07 / Madewell Milton Avenue Tract

NAME	ADDRESS	COMMENTS
Deborah Eves deboraheves1@gmail.com	115.2570	115 Pebble Trail Alpharetta Bee Company "alpharettabee.com"
Mike @ tinroof films mike@tinrooffilms.com	678-468-8687 Michael Buchanan	Don't cut all the trees!
Tate Halcombe	353 Lyne Circle	concern w/ construction traffic and disruption during construction

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: Z-25-04 / V-25-07
PH #: PHA25008
 Property Taxes & Code Violations Verified
 Fee Paid Initial: PC

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: Tori Young Telephone: (678) 878-9791
Address: 18 Cumming St Suite: _____
City Alpharetta State: GA Zip: 30009 Fax: _____
Mobile Tel: (678) 878-9791 Email: tori@madewell.homes

Subject Property Information:

Address: Milton Ave (outparcel purchased from FCS/Innovation Academy) Current Zoning: _____
District: 2nd Section: 2nd Land Lot: 1270&51 Parcel ID: _____
Proposed Zoning: R12 Current Use: Special use

This Application For (Check All That Apply):

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

APPLICANT REQUEST AND INTENT

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

2 single family residential homesites

Applicant's Request (Please itemize the proposal):

1. Rezone property to R12
2. Reduce stream buffer setback to 75ft
3. Reduce front build setback to 30ft.
4. Reduce side build setbacks by 20% to 8ft.
5. Reduce landscape strip from 5' to 0' in some areas with the equivalent area provided elsewhere on the site

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

Build 2 single family residential homes

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Tori Young Telephone: (678) 878-9791
Address: 18 Cumming St Suite: _____
City: Alpharetta State: GA Zip: 30009

Authorization:

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

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

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

Property Owner's Authorized Applicant (if applicable):

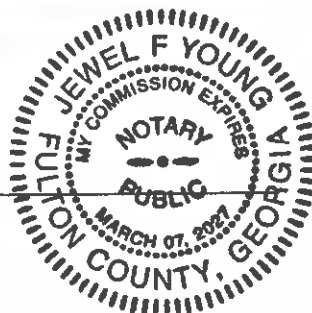
Name of Authorized Applicant: Tori Young Telephone: _____
Address: 18 Cumming St Suite: _____
City: Alpharetta State: GA Zip: 30009

So Sworn and Attested:

Owner Signature:  Date: March 3, 2025

Notary:

Notary Signature:  Date: 3-3-25



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: MADEWELL HOMES

Subject Public Hearing Case: 249 MILTON AVE REZONING

Campaign Contribution Information:

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

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

Name of Official: _____ Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

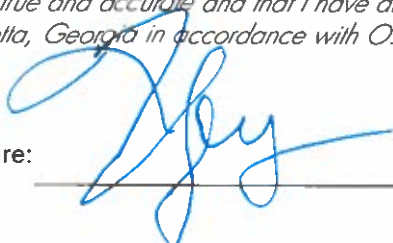
Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: 

Date: 5/23/25

After recording return to:
Calloway Title & Escrow, LLC
2100 Riveredge Parkway, Suite 1025
Atlanta, GA 30328

2-44477

Space above this line for Clerk's use

After recording, return to:
Parker Poe Adams & Bernstein LLP
1075 Peachtree Street NE, Suite 1500
Atlanta, GA 30309
C/M 36556-00570

Portions of Tax Parcel 22 482112510023
Fulton County, Georgia
(To be subdivided upon recording of Minor Plat)

STATE OF GEORGIA
COUNTY OF FULTON

QUITCLAIM DEED WITH RESERVATION OF EASEMENT

THIS QUITCLAIM DEED WITH RESERVATION OF EASEMENT, made this 28th day of May, 2025, by and between the **FULTON COUNTY BOARD OF EDUCATION**, a political subdivision of the State of Georgia (hereinafter called "**Grantor**"), and **SIX TWENTY EIGHT VENTURES, LLC**, a Georgia limited liability company (hereinafter called "**Grantee**") (the words "**Grantor**" and "**Grantee**" to include their respective successors and assigns where the context requires or permits).

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed and forever quitclaimed and conveyed unto Grantee, all the right, title, interest, claim or demand which Grantor has in and to those certain tracts or parcels of land lying and being in Fulton County, Georgia, and being more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof (the "**Property**").

TO HAVE AND TO HOLD the Property, so that neither Grantor, nor any person or persons claiming under Grantor, shall at any time, by any means or ways, have, claim or demand any right, title or interest to said Property, or any rights thereof, SUBJECT, HOWEVER, to the rights reserved herein by Grantor in favor of itself, its successors in title and assigns in and to the twenty (20)-foot-wide sanitary sewer easement area shown and labeled "20' SSE" on that certain Minor Plat prepared by Survey Land Express, Inc. (Eugene A. Stepanon, Ga. RLS No. 3197) dated March 19, 2025, last revised May 9, 2025 (the "**Minor Plat**") a copy of which is attached

hereto as Exhibit "A-1" and incorporated herein by reference, the original of which is to be recorded in the records of the Clerk of Superior Court of Fulton County, Georgia, and which will supercede that minor plat previously recorded at Plat Book 473, Page 114, Fulton County records.

SPECIFICALLY, GRANTOR HEREBY RESERVES for itself, its successors in title and assigns, a perpetual easement being twenty (20) feet in width for access in, over, under, through and across Tract 2 of the Property for the purpose of accessing, using and discharging wastewater into the sanitary sewer line connecting at a sanitary sewer manhole located at the northeastern corner of Tract 2 of the Property (labeled "SSMH" on the Minor Plat, enlarged at Exhibit "A-2" and Exhibit "A-3" attached hereto and incorporated herein by reference), and the right of continued connection to, use and inspection of the sanitary sewer line, sanitary sewer manhole and any related sewer infrastructure located on the Property. All sanitary sewer lines located on the Property are publicly maintained as stated on the Minor Plat. The easement rights reserved herein shall be perpetual and shall run with title to the land.

[Signature on following page]

EXHIBIT "A"
Legal Description

TRACT 2

All that tract or parcel of land lying and being in Land Lots 1270 and 1251 of the 2nd District, 2nd Section, of Fulton County, Georgia, and being more particularly described as follows:

Commencing at a point where the northern Right of Way of Milton Avenue intersects with the western land lot line of Land Lot 1270. Thence run along the northern Right of Way of Milton Avenue 155.03 feet to a PK Nail, and the True Point of Beginning.

From the True Point of Beginning being established, thence leaving the northern Right of Way of Milton Avenue North 01 Degrees 42 Minutes 13 Seconds East a distance of 271.40 feet to a 0.5" RBF,

Thence run North 01 Degrees 42 Minutes 13 Seconds East a distance of 73.00 feet to a Point, Thence run South 89 Degrees 11 Minutes 57 Seconds East a distance of 36.39 feet to a point, located at the center line of the Creek,

Thence run southerly along center line of the creek 411.36 feet to a Point, with a Tie Line of South 41 Degrees 15 Minutes 31 Seconds East a distance of 350.61 feet,

Thence run North 80 Degrees 31 Minutes 16 Seconds West a distance of 120.21 feet to a 0.5"RBF,

Thence run South 00 Degrees 13 Minutes 44 Seconds West a distance of 144.25 feet to a Nail, located at the northern Right of Way of Milton Avenue,

Thence run along said Right of Way along the arc of a curve to the left an arc distance of 164.81 feet (said curve having a radius of 1936.41 feet and being subtended by a chord bearing North 74 Degrees 24 Minutes 36 Seconds West a distance of 164.75 feet to a PK Nail, said point being the True Point of Beginning.

Land Area = 1.336 AC

TOGETHER WITH:

TRACT 3

All that tract or parcel of land lying and being in Land Lot 1270 of the 2nd District, 2nd Section, of Fulton County, Georgia, and being more particularly described as follows:

Commencing at a point where the northern Right of Way of Milton Avenue intersects with the western land lot line of Land Lot 1270. Thence run along the northern Right of Way of Milton Avenue 155.03 feet to a PK Nail,

Thence run along said Right of Way along the arc of a curve to the right an arc distance of 164.81 feet (said curve having a radius of 1936.41 feet and being subtended by a chord bearing South 74 Degrees 24 Minutes 36 Seconds East a distance of 164.75 feet to a PK Nail,

Thence run along said Right of Way along the arc of a curve to the right an arc distance of 159.77 feet (said curve having a radius of 1936.41 feet and being subtended by a chord bearing South 69 Degrees 47 Minutes 55 Seconds East a distance of 159.72 feet to a PK Nail, and the True Point of Beginning,

From the True Point of Beginning being established, thence leaving the northern Right of Way of Milton Avenue North 09 Degrees 30 Minutes 44 Seconds East a distance of 134.45 feet to a Point,

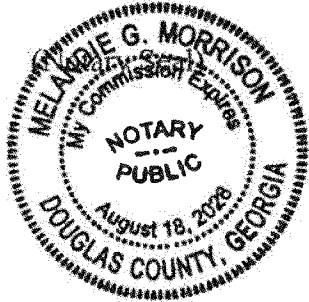
IN WITNESS WHEREOF, Grantor has signed and sealed this instrument on the day and year first above written.

Signed, sealed, and delivered
in the presence of:

Barbara Rettker
Unofficial Witness

Melanie G. Morrison
Notary Public

My Commission Expires: 8/18/2028



GRANTOR:

**FULTON COUNTY BOARD OF
EDUCATION**, a political subdivision
of the State of Georgia

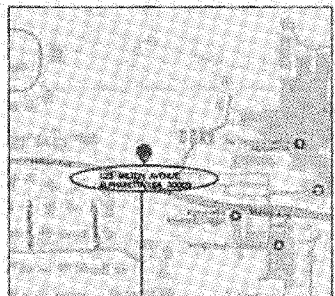
By: Kristin McCabe
Name: Kristin McCabe
Title: Board Chair/President

Attest: Dr. Mike Looney
Name: Dr. Mike Looney
Title: Superintendent

wcs

Thence run North 30 Degrees 54 Minutes 06 Seconds West a distance of 13.90 feet to a point, located at the center line of the Creek,
Thence run along the center line of the Creek North 62 Degrees 28 Minutes 51 Seconds West a distance of 29.65 feet to a point,
Thence run North 17 Degrees 45 Minutes 56 Seconds West a distance of 20.10 feet to a point,
Thence run South 80 Degrees 31 Minutes 16 Seconds East a distance of 58.16 feet to a point,
Thence run South 39 Degrees 25 Minutes 39 Seconds East a distance of 41.00 feet to a point,
Thence run South 06 Degrees 40 Minutes 13 Seconds West a distance of 156.00 feet to a point, located at the northern Right of Way of Milton Avenue,
Thence run North 68 Degrees 33 Minutes 46 Seconds West a distance of 51.50 feet to a Pk Nail, said point being the True Point of Beginning.
Land Area = 0.200 AC

MINOR PLAT PREPARED FOR: 125 MILTON AVENUE ALPHARETTA, GA 30009 LAND LOTS 1270 & 1251, 2ND DISTRICT, 2ND SECTION CITY OF ALPHARETTA FULTON COUNTY, GEORGIA



THIS BOOK BEGINS FOR THE CITY OF ALPHARETTA

WARDEN OF THE STATE
ENJOY WITHIN 200 FT OF THE PROPOSED SITE

PROPERTY IS ZONED SU (SPECIAL USE)
CITY OF ALPHARETTA
MINIMUM LOT SIZE: NONE
MINIMUM LOT WIDTH: NONE
REARING STRIPS:
FRONT FROM RIGHT-OF-WAY TO LOCAL STREET: 30'
FROM RIGHT-OF-WAY TO ALL OTHER STREETS: 5'
SIDE: 5'
REAR: 5'
MIN. COVERAGE BY PRINCIPAL BUILDINGS: 70%
MAX. BUILDING HEIGHT: 42'

CERTIFICATE OF MINOR SUBDIVISION PLAT APPROVAL

THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF ALPHARETTA HAS REVIEWED THIS PLAT CONFORMS WITH ALL REQUIREMENTS OF THE ALPHARETTA UNITED DEVELOPMENT CODE INCLUDING ZONING REQUIREMENTS.

COMMUNITY DEVELOPMENT
DATE: _____

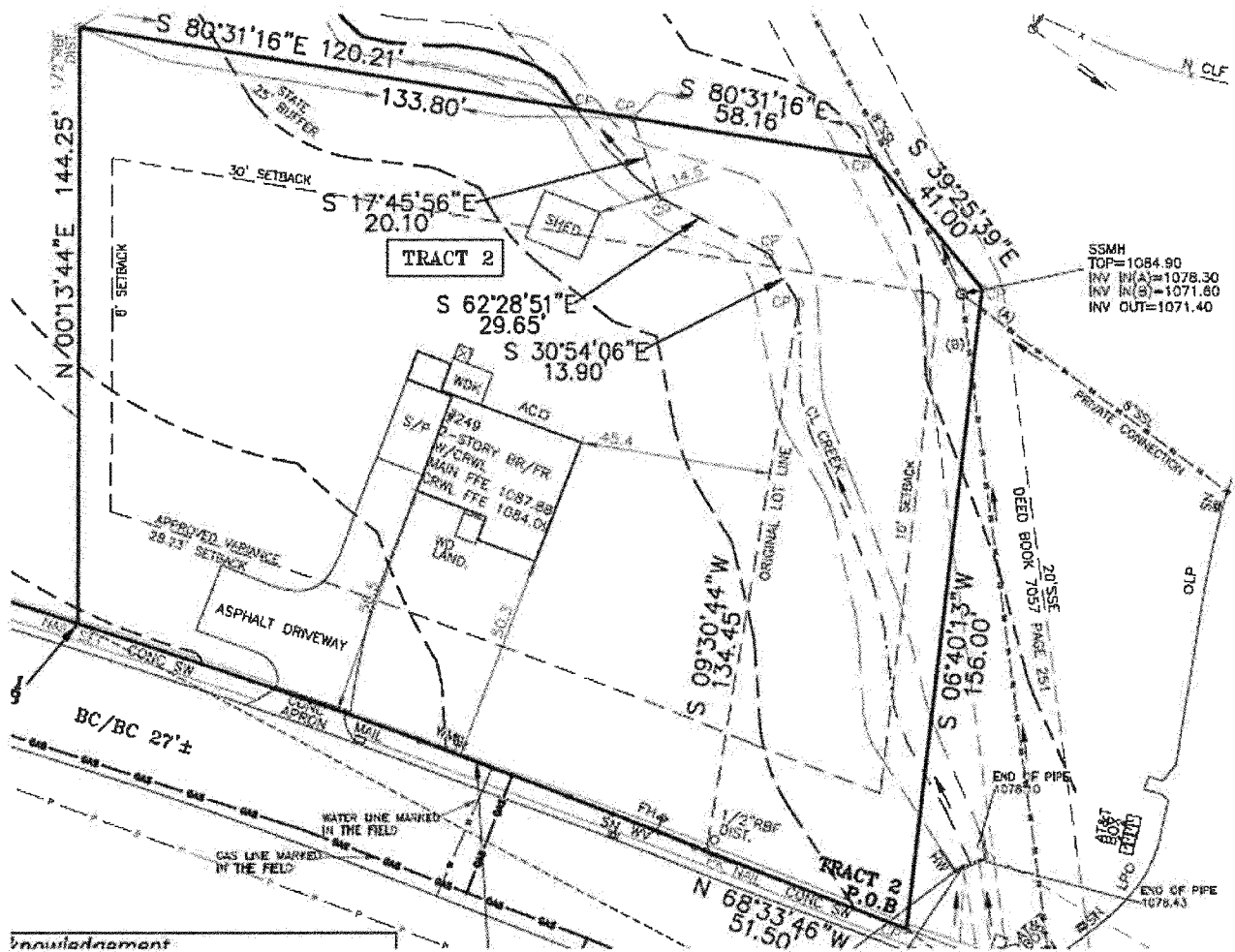
GENERAL NOTES:

1. TOTAL ACREAGE: 66,094.71 SF / 1.536 AC
TRACT 1 - 56,174.91 SF / 1.276 AC
TRACT 2 - 9,919.80 SF / 0.228 AC
2. TOTAL NUMBER OF TRACTS: 2 TRACTS (TWO TRACTS)
3. CURRENT ZONING: SU
4. TRACTS SHOWN ARE FOR SPECIAL USE ONLY.
5. WATER SERVICE, SANITARY SEWER SERVICE, WASTEWATER SERVICE PROVIDED BY FULTON COUNTY.
6. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) OF FULTON COUNTY: PARCEL NUMBER 1111220000, DATED 3/28/2014, REFERENCED PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA.
7. THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) AS RECORDED IN DEED BOOK 614, PARCELS 1714, WHICH HEREBY BECOMES A PART OF THIS PLAT.
8. PROOF OF UTILITIES CONNECTIONS FOR WATER AND SEWER CONNECTION SHALL BE PROVIDED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
9. FULTON COUNTY IS THE CURRENT CONVEYOR OF THE SEWER REFERENCED IN THE SEWER EASEMENTS IN FAVOR OF CITY OF ALPHARETTA AT GRID BOW 7252, PAGE 251 AND AT GRID BOW 8163, PAGE 265 AT THE TIME OF THE EASEMENTS BEING GRANTED. CITY OF ALPHARETTA OPERATES THE SEWER SYSTEM. IT HAS SINCE BEEN TRANSFERRED TO FULTON COUNTY. FURTHER, FULTON COUNTY CLAIMS A 20' PRESCRIPTIVE EASEMENT ALONG ALL WASTEWATER LINES THAT ARE MORE THAN ONE PARCEL. ALL WASTEWATER LINES SERVING PROPERTIES UPSTREAM OF THE SCHOOL PROPERTY ARE PUBLICLY MAINTAINED WASTEWATER LINES EVEN IF THE FULTON COUNTY SCHOOL SYSTEM HAS NOT DEDICATED ANY EASEMENT ALONG THE LINE.

LOCATION MAP SITE (NOT TO SCALE)

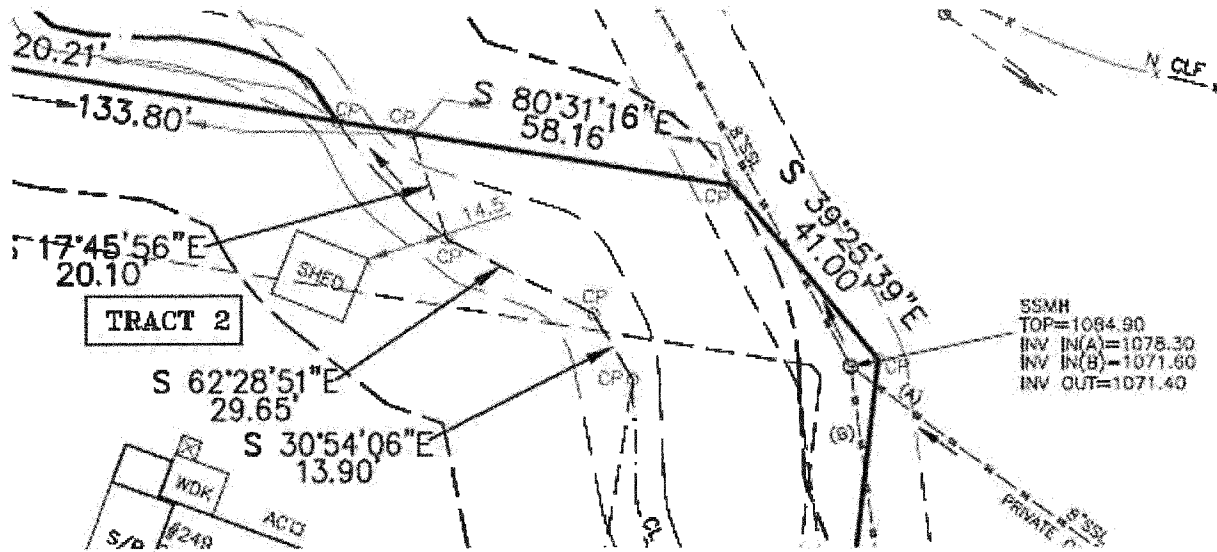
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AD	AS FOR DEED
AE	ADDED EASEMENT
AF	AS FOR FIRM
AG	ANGLE POINT FOUND
AH	AS FOR PLAT
AI	AS FOR RECORD
AJ	AS FOR CORNER
AK	INDICATES SANITARY SEWER LINE
AL	INDICATES DRAINAGE LINE
AM	INDICATES WATER LINE
AN	INDICATES GAS LINE
AO	INDICATES POWER LINE
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**EXHIBIT A-2
CLOSE-UP OF TRACT 2**

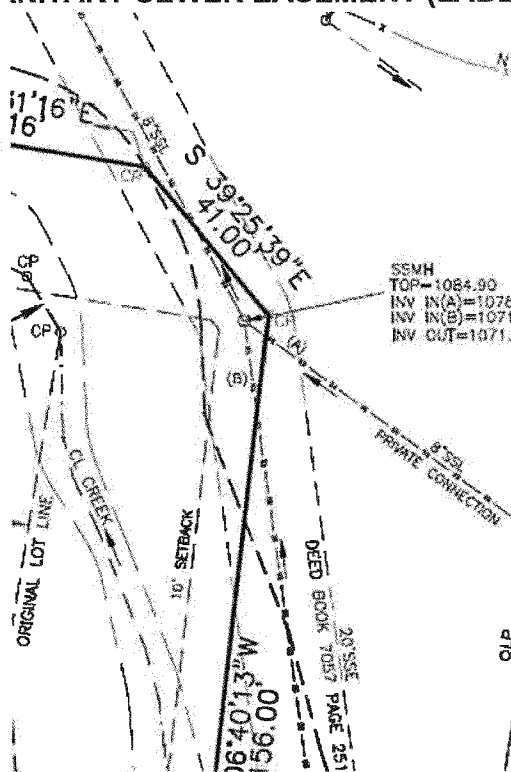


Quitclaim Deed - Milton Ave. Outparcels
PPAB 12372969v1

EXHIBIT A-3
CLOSE-UP OF SANITARY SEWER MANHOLE (LABELED "SSMH")



CLOSE-UP OF SANITARY SEWER EASEMENT (LABELED "20' SSE")



ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The use will be similar to the surrounding area. It's in the downtown area where R12 is customary

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

the proposal will increase property values and enhance the streetscape.

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

No. It has a special use for schools and with it being owned privately that use is obsolete

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

The impact would be very minimal. There are two single family residences proposed. The population would increase in the area by approximately 10 people and the traffic impact would be minimal.

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

Very minimal.

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

It's part of the downtown and is consistent

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

It has a special use for schools and with it being owned privately that use is obsolete

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.

There is a stream pinches in across the entire property. The Setbacks of 150 ft and 100 ft make development on the property extremely limited.

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

It has a special use for schools and with it being owned privately that use is obsolete .

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

There's a stream that impacts the entire property.

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, it will actually be a welcoming gateway to the city coming in from the west

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: Milton Ave Tract 1 & 2

Contact Name: For: Young Telephone: 678 878 9791

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.

628 Ventures llc 249 Milton Ave, Alpharetta 30009 ^{11770 Haynes Bridge Rd - 205-463}

FCS Innovation Academy 280 Cleveland Ave, Atlanta 30315

Carroll E Byers 265 Milton Ave, Alpharetta GA 30009

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

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

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

By Email, phone or letter

ALVERO DANIE C & EDITA D
100 TRAMMELL CT
ALPHARETTA GA 30009-1841

COTSMAN MIKE & STORM
105 TRAMMELL CT
ALPHARETTA GA 30009

CAO CINDY H & PETER HUNG
110 TRAMMELL CT
ALPHARETTA GA 30004

KWASNIK MARK & NICOLE LYN
115 TRAMMELL CT
ALPHARETTA GA 30009

LESTER GLORIA
120 TRAMMELL CT
ALPHARETTA GA 30004

ENABLE OF GEORGIA FOUNDATION INC
1200 OLD ELLIS RD
ROSWELL GA 30076

HOANG THANHTHUY T &
CHU NGUYEN D
125 TRAMMELL CT
ALPHARETTA GA 30004

HARRIS JOSEPH
130 TRAMMELL CT
ALPHARETTA GA 30009

BEN JOSEF RAPHI
138 21 77 AVE
FLUSHING NY 11367

ALPHARETTA MASONIC LODGE #235
194 MILTON AVE
ALPHARETTA GA 30009-1558

CHAN HARVEY & WONG OLIVIA
202 TRAMMELL PL
ALPHARETTA GA 30004

GEER WALTER I III &
BLACKMAN SARAH
210 MARJEAN WAY
ALPHARETTA GA 30009

FIELDS MICHAEL G & FIELDS MITZI D
211 TRAMMELL PL
ALPHARETTA GA 30009

MORGAN LINDA C &
MORGAN MC CAIN CHARISSE NICOLE
212 TRAMMELL PL
ALPHARETTA GA 30004

GHAFFAR MUHAMMAD SIRAJ &
BALAGAMWALA SAIMA H
221 TRAMMELL PL
ALPHARETTA GA 30004

BICKLE LAURA R ET AL
222 TRAMMELL PL
ALPHARETTA GA 30009

SIX TWENTY EIGHT VENTURES LLC
249 MILTON AVE
ALPHARETTA GA 30009

BYERS CARROLL E
265 MILTON AVE
ALPHARETTA GA 30004

EDMAN JANICE
273 MILTON AVE
ALPHARETTA GA 30009

SWANSON TERRY
289 MILTON AVE
ALPHARETTA GA 30009

WILSON PETE & JACKIE
299 MILTON AVE
ALPHARETTA GA 30009

KROGH CHRIS J
310 DESTINY TRC
ALPHARETTA GA 30009

MULLAS CHARLES JAMES ET AL
319 LYNNE CIR
ALPHARETTA GA 30009

LAW MARK A & CHRISTINE L
325 LYNNE CIR
ALPHARETTA GA 30009

CHAUDHRY MOHAMMAD A &
NATHALIE A
331 LYNNE CIR
ALPHARETTA GA 30009

ROBERTS J G & INA S
332 LYNNE CIR
ALPHARETTA GA 30009-1504

BENSON JULIE M &
BENSON TREASURE P
337 LYNNE CIR
ALPHARETTA GA 30004

MC CRACKEN ARHTUR
450 TRAMMEL DR
ALPHARETTA GA 30004

MORTON CHARLES E JR
MORTON SUZANNE S
465 TRAMMELL DR
ALPHARETTA GA 30009-1850

EWING CONSTANCE M
480 TRAMMELL DR
ALPHARETTA GA 30009

KENDALL LAIRD J & LOUANN B
485 TRAMMELL DR
ALPHARETTA GA 30004-1850

ENNIS CHARLES W & EDITH B
490 TRAMMELL DR
ALPHARETTA GA 30009-1849

BARDEN JONATHAN &
BARDEN BRANDY
500 TRAMMELL DR
ALPHARETTA GA 30009

GRIFFIN DEBRA LYNN
510 TRAMMELL DR
ALPHARETTA GA 30004-1851

BLALOCK SMITH TINA
7215 DOCASTER CT
CUMMING GA 30040

FULTON COUNTY BOARD OF EDUCATION
786 CLEVELAND AVE
ATLANTA GA 30315

BHATIA SUVIR & IRINA LEVTEROVA
9048 WOODLAND TRL
ALPHARETTA GA 30009

LEGAL DESCRIPTION

TRACT 2

All that tract or parcel of land lying and being in Land Lots 1270 and 1251 of the 2nd Land District, of Fulton County, Georgia, and being more particularly described as follows:

Commencing at a point where the northern Right of Way of Milton Avenue intersects with the western land lot line of Land Lot 1270. Thence run along the northern Right of Way of Milton Avenue 155.03 feet to a PK Nail, and the True Point of Beginning.

From the True Point of Beginning being established, thence leaving the northern Right of Way of Milton Avenue North 01 Degrees 42 Minutes 13 Seconds East a distance of 271.40 feet to a 0.5"RBF,

Thence run North 01 Degrees 42 Minutes 13 Seconds East a distance of 73.00 feet to a Point,

Thence run South 89 Degrees 11 Minutes 57 Seconds East a distance of 36.39 feet to a point, located at the center line of the Creek,

Thence run southerly along center line of the creek 411.36 feet to a Point, with a Tie Line of South 41 Degrees 15 Minutes 31 Seconds East a distance of 350.61 feet,

Thence run North 80 Degrees 31 Minutes 16 Seconds West a distance of 120.21 feet to a 0.5"RBF,

Thence run South 00 Degrees 13 Minutes 44 Seconds West a distance of 144.25 feet to a Nail, located at the northern Right of Way of Milton Avenue,

Thence run along said Right of Way along the arc of a curve to the left an arc distance of 164.81 feet (said curve having a radius of 1936.41 feet and being subtended by a chord bearing North 74 Degrees 24 Minutes 36 Seconds West a distance of 164.75 feet to a PK Nail, said point being the True Point of Beginning.

Land Area = 1.336 AC

The End

TRACT 3

All that tract or parcel of land lying and being in Land Lot 1270 of the 2nd Land District, of Fulton County, Georgia, and being more particularly described as follows:

Commencing at a point where the northern Right of Way of Milton Avenue intersects with the western land lot line of Land Lot 1270. Thence run along the northern Right of Way of Milton Avenue 155.03 feet to a PK Nail,

Thence run along said Right of Way along the arc of a curve to the right an arc distance of 164.81 feet (said curve having a radius of 1936.41 feet and being subtended by a chord bearing South 74 Degrees 24 Minutes 36 Seconds East a distance of 164.75 feet to a PK Nail,

Thence run along said Right of Way along the arc of a curve to the right an arc distance of 159.77 feet (said curve having a radius of 1936.41 feet and being subtended by a chord bearing South 69 Degrees 47 Minutes 55 Seconds East a distance of 159.72 feet to a PK Nail, and the True Point of Beginning,

From the True Point of Beginning being established, thence leaving the northern Right of Way of Milton Avenue North 09 Degrees 30 Minutes 44 Seconds East a distance of 134.45 feet to a Point,

Thence run North 30 Degrees 54 Minutes 06 Seconds West a distance of 13.90 feet to a point, located at the center line of the Creek,

Thence run along the center line of the Creek North 62 Degrees 28 Minutes 51 Seconds West a distance of 29.65 feet to a point,

Thence run North 17 Degrees 45 Minutes 56 Seconds West a distance of 20.10 feet to a point,

Thence run South 80 Degrees 31 Minutes 16 Seconds East a distance of 58.16 feet to a point,

Thence run South 27 Degrees 41 Minutes 29 Seconds East a distance of 38.00 feet to a point,

Thence run South 03 Degrees 38 Minutes 41 Seconds West a distance of 153.28 feet to a point, located at the northern Right of Way of Milton Avenue,

Thence run North 68 Degrees 33 Minutes 46 Seconds West a distance of 51.50 feet to a Pk Nail, said point being the True Point of Beginning.

Land Area = 0.182 AC

The End

To: Community Development, City of Alpharetta

Attn: Brian Borden

Date: May 1st, 2025

The homes being designed at 249 Milton Avenue, parcels 1 and 2 contain the following architectural elements from French Eclectic and Tudor Eclectic styles which are in line with the downtown overlay architectural styles approved by the City of Alpharetta.

French Eclectic and Tudor Eclectic elements (since these two styles already share similarities):

- Asymmetrical subtype of French Eclectic.
- Mixed materials: Brick, stone and stucco.
- Steep pitched roofs (14:12).
- Window groupings.
- Multiple front facing gables (from Tudor Eclectic).
- Curved front door and round arched entry.
- Through the roof dormers (which will be more evident in the side elevations).
- Varied roof line heights.
- Massive chimneys with clay pots (if not in the front, will be present in the Courtyard).
- Off-centered Front Entry (from Tudor Eclectic).
- Tudor arches.
- Parapeted gables (in Milton 1).
- Front nested gable (in Milton 2).

Sincerely,



Diana Bolivar
Registered Architect, NCARB, LEED AP BD+C

Diana Bolivar, NCARB, RA, LEED AP BD+C - 704-622-8895 - d1rchitect@gmail.com <http://dianabolivar.carbonmade.com>

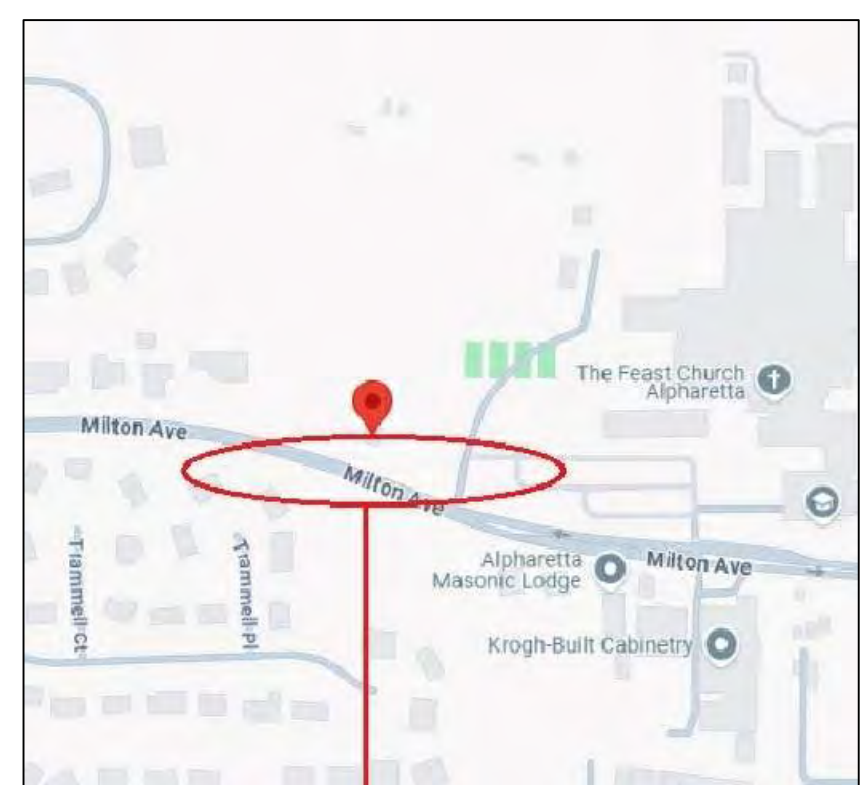


Front Elevation

LOT 1

Diana Bolivar
Mar 27, 2025





LOCATION MAP (NOT TO SCALE)

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS, WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL.

FUTURE FLOOD DISCLAIMER:

THE FLOOD DATA SHOWN HEREON IS PER FEMA ACTIVE PANEL MAP WITH EFFECTIVE DATE, AS SHOWN. THERE MAY BE FUTURE FLOOD ELEVATION INFORMATION STUDIED INTERNALLY BY THE LOCAL GOVERNING MUNICIPALITY IN WHICH THE SUBJECT PROPERTY SITUATES AND THAT INFORMATION MAY NOT BE AVAILABLE TO THE PUBLIC, THEREBY NOT REFLECTED ON THE CURRENT FEMA PANEL MAP ON THE DATE OF THIS SURVEY.

VERTICAL DATUM NAVD88

EXIST. HOUSE FFE MAIN 1087.88

LEGEND *

- AC AIR CONDITIONING
APD AS PER DEED
AE ACCESS EASEMENT
APF AS PER FIELD
AI ANGLE IRON FOUND
AIF ANGLE IRON FOUND
APP AS PER PLAT
APR AS PER RECORD
APZ AS PER ZONING
BOLLARD
BC BACK OF CURB
BLK BLOCK
BL BUILDING LINE SETBACK
BRICK
CB CATCH BASIN
CBX CABLE BOX
CL CENTER LINE
CLF CHAIN LINK FENCE
CM CADASTRAL MAP
CMP CORRUGATED METAL PIPE
C.O.A. CITY OF ATLANTA
CO SAN SEWER CLEANOUT
CONC CONCRETE (C)
CP CALCULATED POINT
CPT CARPORT
CTP CRIMP TOP PIPE FOUND
D DEED
D.E. DRAINAGE EASEMENT
DI DRAINAGE INLET
EB ELECTRIC POWER BOX
EM ELECTRIC METER
EP EDGE OF PAVEMENT
F FIELD
FC FENCE CORNER
FH FIRE HYDRANT
FP FENCE POST
FR FRAME
GL GAS LINE
GM GAS METER
GV GAS VALVE
GW GUY WIRE
GT GREASE TRAP
HDW HEAD WALL
HW HARDWOOD TREE
ICM IRRIGATION CONTROL METER
IPF IRON PIN FOUND
IPS IRON PIN SET
IR IRON ROD FOUND
IRF IRON FENCE
IM IRRIGATION METER
IV IRRIGATION VALVE
JB JUNCTION BOX
LP LIGHT POLE
LLL LAND LOT LINE
MAG MAGNETIC READING
MGN MAGNOLIA TREE
MH MAN HOLE
MNT MONUMENT
MTF METAL FENCE
N NBORS
N OVERHANG
OTF OPEN TOP PIPE FOUND
OU OWNERSHIP UNCLEAR
P PORCH
PC PROPERTY CORNER
PL PROPERTY LINE
PLN PINE TREE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PP POWER POLE
PW POWER LINE
(P) PLAT
R RECORD
RBF REINFORCING BAR FOUND
RBS REINFORCING BAR SET
RCC REINFORCED CONC. PIPE
R/W RIGHT-OF-WAY
SN SIGN
SSL SANITARY SEWER LINE
SSE SANITARY SEWER EASEMENT
STN STONE
S/P SCREENED PORCH
SW SIDEWALK
TB TOP OF BANK
TP TRAFFIC POLE
UE UTILITY EASEMENT
W WOOD
WDF WOOD FENCE
WDK WOOD DECK
WL WATER LINE
WM WATER METER
WRF WIRE FENCE
WV WATER VALVE
WW WET WEATHER
YI YARD INLET
X-X FENCE
INDICATES STAIRS
INDICATES BUSHES

* LINE INDICATORS *

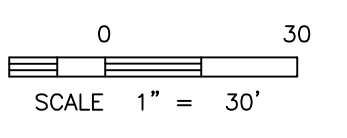
- INDICATES EASEMENT
INDICATES FENCE LINE
INDICATES POWER LINE
INDICATES SANITARY SEWER LINE
INDICATES DRAINAGE LINE
INDICATES WATER LINE
YELLOW LINE (FUEL/GAS/OIL)
RED LINE (ELECTRICAL)
ORANGE LINE (TELECOMM)

* SYMBOLS *

- ELECTRIC PANEL/METER
WATER METER
AIR CONDITIONER
GAS METER
WATER VALVE
IRRIGATION VALVE
SANITARY SEWER MANHOLE
STORM MANHOLE
TRAFFIC/INFO SIGN
GAS MARKER
LAMP POST
FIRE HYDRANT
DRAINAGE INLET



IF YOU DIG GEORGIA... CALL US FIRST 1-800-282-7411 770-623-4344 (METRO ATLANTA ONLY) UTILITY PROTECTION CENTER IT'S THE LAW



SURVEY NOTES:

- 1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER...
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE...
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD...
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES...
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION...
6. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON...

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE...

CURRENT ZONING R-15 & SU CITY OF ALPHARETTA

PROPOSED ZONING R-12 CITY OF ALPHARETTA

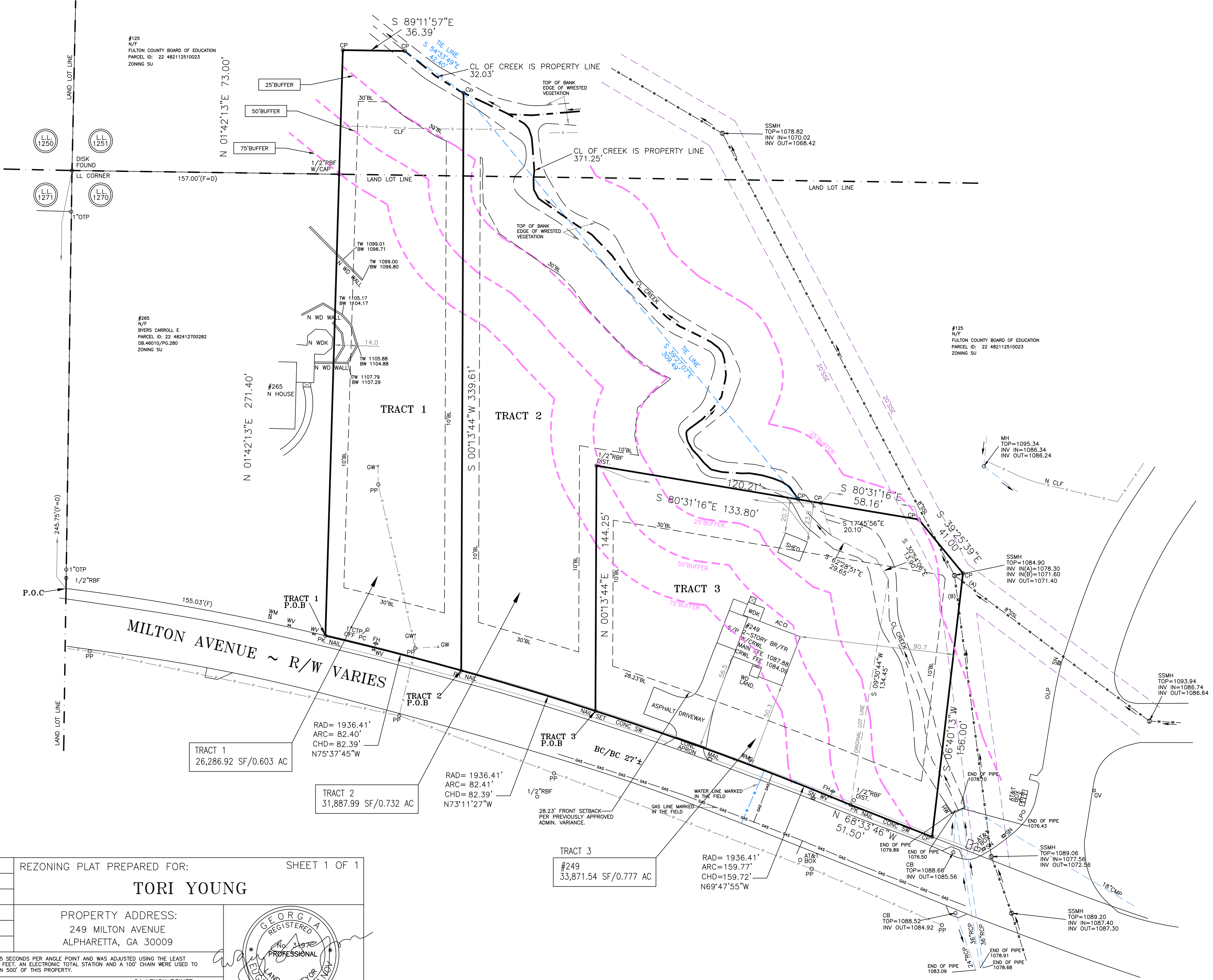
- BUILDING SETBACK: FRONT 30', SIDE 10', REAR 30'
MAX GROUND COVERAGE BY PRINCIPAL BUILDINGS 25%
MAX IMPERVIOUS COVERAGE 50%
MAX BUILDING HEIGHT 35'
MIN LOT SIZE 12,000 SF
MIN LOT WIDTH 80'

ZONING NOTE: BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

OWNER/APPLICANT: CONTACT: TORI YOUNG ADDRESS: 249 MILTON AVENUE ALPHARETTA, GA 30009 EMAIL: toriyoung55@gmail.com TELEPHONE: (678) 878-9791

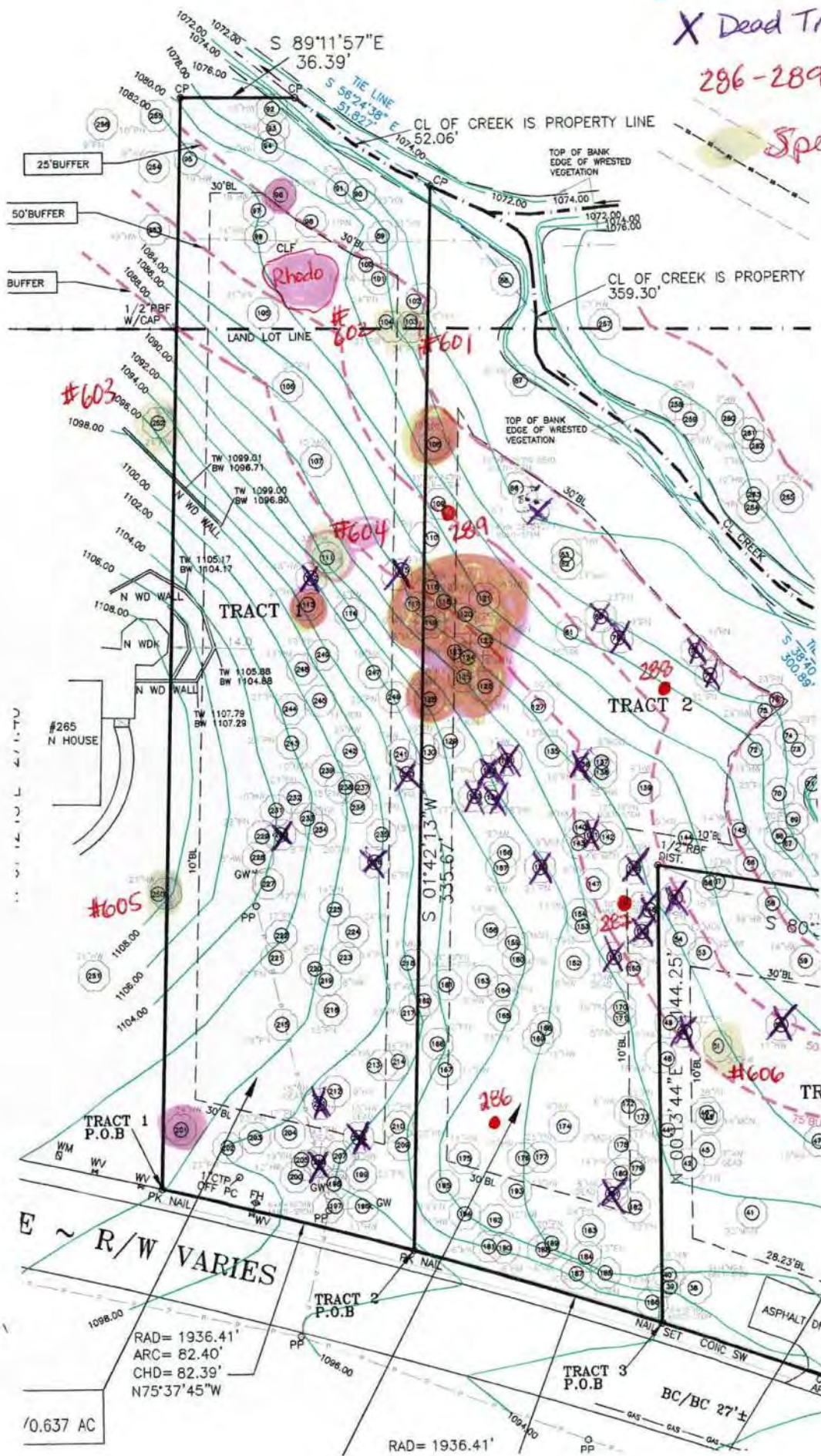
Table with 2 columns: LOT, SUBDIVISION, LAND LOTS, FULTON COUNTY, GEORGIA, FIELD WORK DATE. Row 1: LOT 1270 & 1251, 2ND DISTRICT, 2ND SECTION, PB.117/PG.32, DB.67268/PG.277, JAN 17, 2025. Row 2: REZONING PLAT PREPARED FOR: TORI YOUNG, SHEET 1 OF 1, PROPERTY ADDRESS: 249 MILTON AVENUE ALPHARETTA, GA 30009.

Professional seal of Eugene A. Stepanov, Registered Professional Land Surveyor, No. 3197. Includes contact information for Survey Land Express, Inc: 24 Lenox Pointe, Atlanta, GA 30324, Fax 404-601-0941, Tel 404-252-5747, info@surveylandexpress.com.

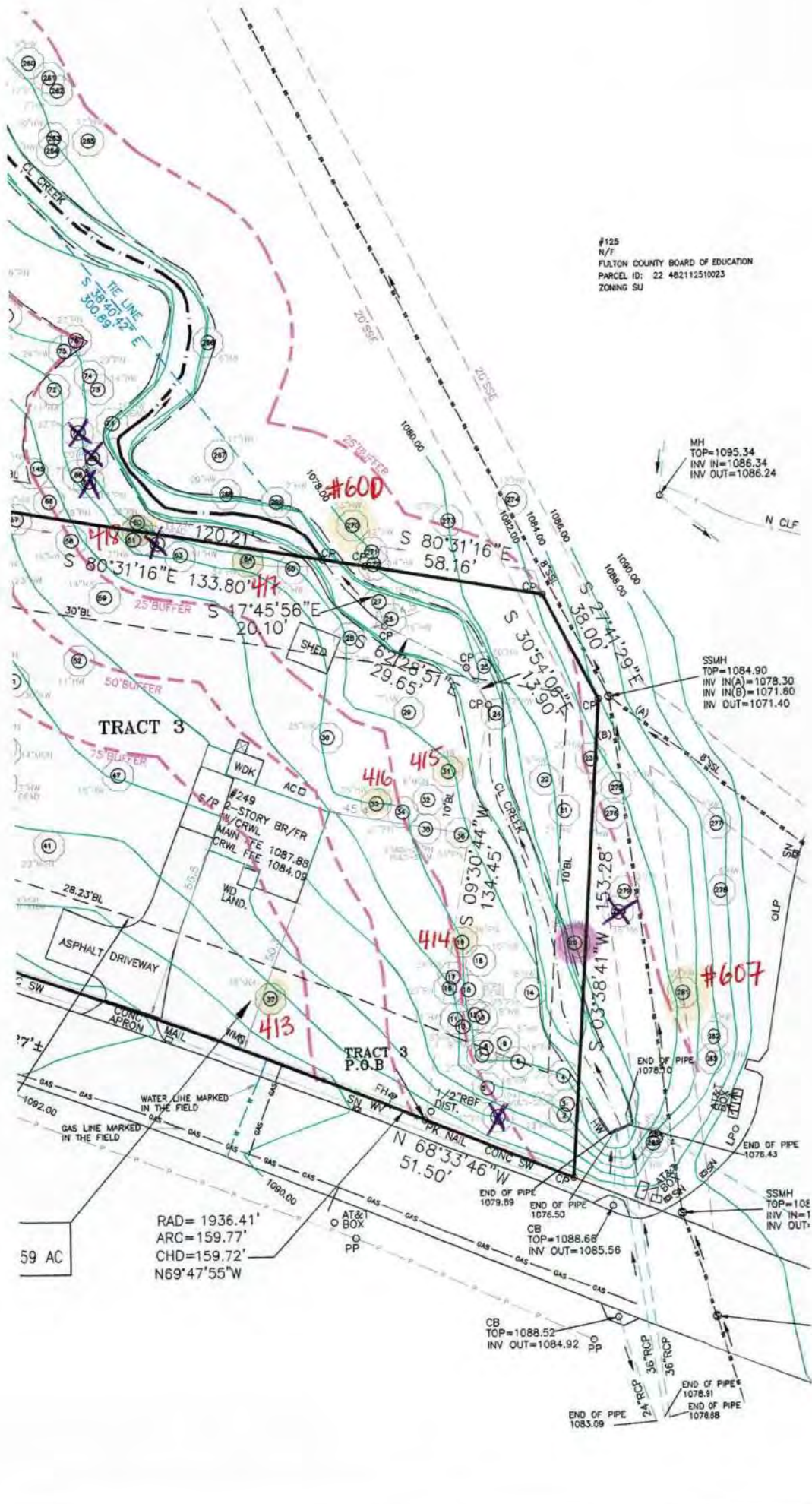


THE APPLICABLE MUNICIPALITIES AND SHOW THAT INFORMATION HEREON WHENEVER POSSIBLE, IT IS THE RESPONSIBILITY OF THE END USER OF THIS SURVEY TO VERIFY THE APPLICABLE FLOOD INFORMATION DURING THE DEVELOPMENT PHASE, OR OTHER FUTURE USE, BEYOND THE DATE OF THIS SURVEY.

Tree of Quality
 X Dead Tree
 286-289 Added Trees
 Specimen Tree



#125
 N/F
 FLATON COUNTY BOARD OF EDUCATION
 PARCEL ID: 22 48211251023
 ZONING SU



MH
 TOP=1095.34
 INV IN=1086.34
 INV OUT=1086.24

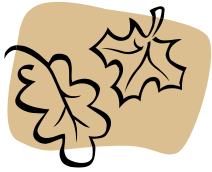
SSMH
 TOP=1084.90
 INV IN(A)=1078.30
 INV IN(B)=1071.60
 INV OUT=1071.40

TRACT 3

TRACT 3
 P.O.B

RAD=1936.41'
 ARC=159.77'
 CHD=159.72'
 N69°47'55\"/>

59 AC



HRH TREES, LLC

Heidi Rieckermann Harrington
 Certified Arborist ~ Certified Forester
 1125 Oak Brook Way, Atlanta, GA 30319
 404-444-5824

Customer: Madewell - Tori Young	Date: 2/27/2025
Property: 249 Milton Ave Additional Land	
Alpharetta, GA 30009	
678-878-9791	

Specimen Tree #	Tag #	Species	DBH	Condition	Notes	Specimen Condition	Boundary
270	600	Silver Maple	44"	Fair	Co-dominant, small side trunk, minor included bark, on creek's edge, eroded	?	Yes
103	601	Loblolly Pine	33"	Good	Appears Healthy	Yes	No
104	602	Loblolly Pine	30"	Good	Appears Healthy	Yes	No
252	603	Water Oak	25"	Good	Appears Healthy	Yes	Yes
111	604	Horse Chestnut	32"	Good	Appears Healthy	Yes	No
250	605	Red Maple	26"	Poor	Multi-trunked, sooty mold	No	Shared
51	606	Yellow-poplar	30"	Fair	Co-dominant, minor included bark	Yes	Yes (249 lot)
281	607	Water Oak	54"	Poor	3-trunked, 1 is dead, significant mistletoe present and large limb dieback	No	Yes

Trees of Quality

Tree #	Tag #	Species	DBH	Condition	Notes
20		So. Magnolia	18"	Good	Near creek's edge
201		Red Maple	23"	Excellent	Near property line
111	604	Horse Chestnut	32"	Excellent	Rare and specimen size
96		Sycamore	13"	Excellent	Good form and near stream buffer
128		Water Oak	23"	Good	
113		Water Oak	20"	Good	
108		Water Oak	18"	Good	
		Rhododendron	multi	Good	Cluster of natural Rhodos
116-126		HW/Pine	8"-25"	Good	Tree Grouping

Trees 1-65 on 249 Milton Ave - Previously reported on separate report

Tree #	Species	DBH	Condition	Notes
66	loblolly pine	19	good	
67	loblolly pine	15	dead	
68	boxelder	7	fair	
69	loblolly pine	20	dead	
70	loblolly pine	23	dead	
71	hardwood	16	dead	
72	sweetgum	11	fair	
73	sweetgum	14	good	
74	loblolly pine	28	good	
75	yellow-poplar	22	good	
76	loblolly pine	23	fair	1 sided
77	loblolly pine	32	dead	
78	loblolly pine	19	dead	

79		loblolly pine	19	dead	
80		loblolly pine	23	dead	
81		sweetgum	17	good	
82		sweetgum	17	good	
83		boxelder	6	fair	
84		hardwood	14	dead	
85		loblolly pine	26	good	
86		sweetgum	18	good	
87		boxelder	8	fair	
88		boxelder	7	fair	
89		yellow-poplar	21	good	
90		yellow-poplar	23	good	
91		yellow-poplar	8	good	
92		yellow-poplar	19	good	
93		yellow-poplar	6	fair	
94		yellow-poplar	20	good	
95		yellow-poplar	19	good	
96		sycamore	13	excellent	TREE of QUALITY
97		yellow-poplar	17	fair	
98		loblolly pine	10	good	
99		yellow-poplar	13	good	
100		yellow-poplar	13	good	
101		loblolly pine	23	good	
102		sweetgum	6	good	
103	601				SPECIMEN
104	602				SPECIMEN
105		sweetgum	29	good	
106		loblolly pine	23	good	
107		magnolia	14	good	
108		water oak	18	good	TREE of QUALITY
109		yellow-poplar	23	good	
110		loblolly pine	28	poor	fusiform rust canker
111	604				SPECIMEN
112		black cherry	16	dead	
113		water oak	20	good	TREE of QUALITY
114		loblolly pine	22	good	
115		sweetgum	9	dead	
116		yellow-poplar	8	good	TREE GROUPING
117		magnolia	8	good	TREE GROUPING
118		loblolly pine	11	good	TREE GROUPING
119		magnolia	8	good	TREE GROUPING
120		loblolly pine	22	good	TREE GROUPING
121		water oak	16	good	TREE GROUPING
122		magnolia	10	good	TREE GROUPING
123		loblolly pine	18	good	TREE GROUPING
124		magnolia	8	good	TREE GROUPING
125		sweetgum	8	good	TREE GROUPING
126		loblolly pine	25	good	TREE GROUPING
127		black cherry	19	good	
128		water oak	23	good	TREE of QUALITY
129		magnolia	12	good	
130		loblolly pine	27	good	
131		hardwood	9	dead	
132		loblolly pine	9	dead	
133		loblolly pine	17	dead	
134		loblolly pine	18	dead	

135		magnolia	13	good	
136		loblolly pine	18	dead	
137		magnolia	8	good	
138		sweetgum	24	fair	
139		black cherry	9	fair	
140		sweetgum	8	fair	
141		loblolly pine	17	dead	
142		loblolly pine	19	fair	
143		magnolia	9	good	
144		sweetgum	15	good	
145		sweetgum	14	good	
146		loblolly pine	19	dead	
147		water oak	6	fair	
148		loblolly pine	20	dead	
149		loblolly pine	18	dead	
150		sweetgum	14	fair	
151		hardwood	7	dead	
152		sweetgum	16	good	
153					no tree
154		loblolly pine	17	good	
155		loblolly pine	23	dead	
156		sweetgum	9	fair	
157		sweetgum	8	fair	
158		yellow-poplar	13	good	
159		magnolia	12	good	
160		loblolly pine	23	good	
161a		loblolly pine	17	good	
161b		loblolly pine	20	good	
162		maple	17	good	
163		sweetgum	8	good	
164		loblolly pine	13	good	
165		loblolly pine	23	good	
166		loblolly pine	12	good	
167		yellow-poplar	11	good	
168		magnolia	8	good	
169		sweetgum	14	good	
170		loblolly pine	19	good	
171		loblolly pine	6	good	
172		sweetgum	6	good	
173		loblolly pine	20	good	
174		sweetgum	9	good	
175		sweetgum	10	good	
176		sweetgum	15	good	
177		loblolly pine	25	good	poor; large fusiform rust trunk canker
178		magnolia	7	good	
179		sweetgum	8	good	
180		sweetgum	13	good	
181		black cherry	8	dead	
182		loblolly pine	28	fair	
183		loblolly pine	22	fair	
184		loblolly pine	13	good	
185		loblolly pine	16	good	
186a		sweetgum	15	poor	
186b		sweetgum	17	poor	
187		loblolly pine	27	good	
188		sweetgum	13	fair	

189		loblolly pine	19	good	
190		boxelder	5	poor	
191		sweetgum	6	fair	
192		sweetgum	19	fair	
193		sweetgum	13	good	
194		black cherry	11	poor	bent over; top cut and dead over sidewalk
195		loblolly pine	19	good	
196		boxelder	10	fair	
197		boxelder	multi	poor	
198		persimmon	7	fair	
199		loblolly pine	22	fair	
200		persimmon	12	fair	two trunks
201		red maple	23	excellent	TREE of QUALITY
202		loblolly pine	25	good	
203		loblolly pine	23	good	
204		loblolly pine	17	poor	top dead
205		loblolly pine	19	good	
206		loblolly pine	24	dead	
207		sweetgum	19	fair	
208		hardwood	15	dead	
209		loblolly pine	22	good	
210		sweetgum	11	fair	
211		loblolly pine	15	dead	
212		water oak	9	good	
213		yellow-poplar	10	good	
214		loblolly pine	16	good	
215		loblolly pine	19	good	
216		loblolly pine	14	good	
217		loblolly pine	22	good	
218		magnolia	8	good	
219		maple	8	good	
220		persimmon	6	good	
221		loblolly pine	17	good	
222		loblolly pine	16	good	
223		loblolly pine	11	good	
224		loblolly pine	23	good	
225		loblolly pine	14	good	
226		loblolly pine	16	dead	
227		loblolly pine	16	good	
228		sweetgum	8	fair	
229		loblolly pine	22	fair	
230		loblolly pine	8	dead	
231		sweetgum	16	fair	
232		loblolly pine	20	fair	
233		sweetgum	8	fair	
234		loblolly pine	18	poor	large fusiform rust canker
235		loblolly pine	17	fair	
236		loblolly pine	10	fair	
237		sweetgum	10	fair	
238		loblolly pine	15	fair	
239		magnolia	10	good	
240		hardwood	9	dead	
241		magnolia	7	good	
242		black cherry	21	fair	two trunks
243		loblolly pine	21	good	
244		loblolly pine	25	good	

245		magnolia	11	good	
246		loblolly pine	25	good	
247		yellow-poplar	18	good	
248		loblolly pine	13	good	
249		loblolly pine	19	fair	minor loblolly pine beetle activity; still alive
250	605				SPECIMEN
251					(not on plans)
252	603				SPECIMEN
253		yellow-poplar	17	good	
254		yellow-poplar	9	good	
255		loblolly pine	9	good	
256		loblolly pine	8	good	
257		sweetgum	23	good	
258		water oak	6	good	
259		water oak	6	good	
260		sweetgum	8	good	
261		water oak	12	good	
262		sweetgum	7	fair	
263		water oak	9	good	
264		water oak	7	fair	
265		water oak	17	good	
266		sweetgum	6	fair	
267		boxelder	17	fair	
268		sweetgum	29	fair	
269		sweetgum	7	fair	eroded on creek edge
270	600				SPECIMEN
271		sweetgum	11	fair	
272		sweetgum	13	fair	
273		loblolly pine	10	good	
274					(Did not identify)
275		sweetgum	13	fair	
276		sweetgum	8	fair	
277					(Did not identify)
278					(Did not identify)
279		sweetgum	7	fair	
280		boxelder	16	dead	
281	607				SPECIMEN
282					(Did not identify)
283					(Did not identify)
284		boxelder	8	poor	
285		boxelder	9	poor	
286		sweetgum	6	good	
287		sweetgum	10	fair	
288		wateroak	13	good	
289		loblolly pine	23	good	

LEGEND	
PROPERTY LINE	---
PROPOSED PROPERTY LINE	---
EXISTING SETBACK	---
EXISTING SETBACK TO BE ALTERED	---
PROPOSED SETBACK	---
EXISTING BUFFER	---
EXISTING BUFFER TO BE ALTERED	---
PROPOSED BUFFER	---
PROPOSED LANDSCAPE AREA	█
EXISTING BUILDING	█
PROPOSED BUILDING	█
STORMWATER MANAGEMENT FACILITY	█
CONCRETE AREA	█
PERVIOUS PAVERS	█

NOTE:
FINAL HOME FOOTPRINT TO BE DESIGNED BY OTHERS. LOT COVERAGE RATIOS FOR TOTAL HOME FOOTPRINT AND IMPERVIOUS COVERAGE WILL BE TO EQUAL TO OR LESS THAN SHOWN HEREON.

LOT 1
AREA: 0.60 ACRES
ZONING(EX): SU
ZONING (PR): R-12

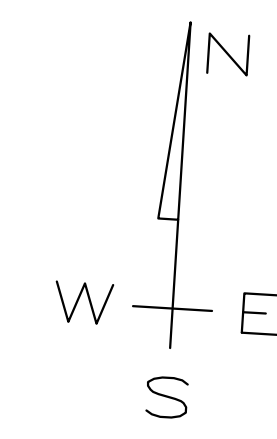
LOT 2
AREA: 0.73 ACRES
ZONING(EX): SU
ZONING (PR): R-12

SITE CALCULATIONS:

LOT 1:	SITE AREA: 26,287 SF
	MAXIMUM PRINCIPAL BUILDING AREA: 6,572 SF (25%)
	MAXIMUM IMPERVIOUS AREA: 13,144 SF (50%)
PRINCIPLE BUILDING AREA PROPOSED:	6,570 (25%)
IMPERVIOUS AREA PROPOSED:	10,865 (40%)
LOT 2:	SITE AREA: 31,888 SF
	MAXIMUM PRINCIPAL BUILDING AREA: 7,940 SF (25%)
	MAXIMUM IMPERVIOUS AREA: 15,880 SF (50%)
PRINCIPLE BUILDING AREA PROPOSED:	6,375 (20%)
IMPERVIOUS AREA PROPOSED:	9,520 (30%)

ZONING CONDITIONS		
ITEM	EXISTING	PROPOSED
ZONING	SU	R-12
FRONT BUILDING SETBACK	65'	30'
SIDE BUILDING SETBACK	10'	8'
UNDISTURBED STREAM BUFFER	100'	40'
IMPERVIOUS STREAM BUFFER	150'	60'
SIDE LANDSCAPE STRIP	5'	0' - 12'
FRONT LANDSCAPE STRIP	10'	10'

TREE NOTE:
SEE ARBORIST REPORT FOR TREE LINES, SIGNIFICANT TREE LOCATIONS, AND ROOT ZONES ON THE SITE

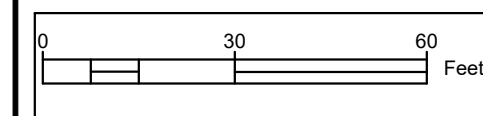


ONSITE CIVIL GROUP
980 BIRMINGHAM RD, SUITE 205-240, MILTON, GA 30004
PHONE: 678-612-9600
WWW.ONSITECIVIL.COM
INFO@ONSITECIVIL.COM

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GEORGIA REGISTERED PROFESSIONAL ENGINEER
William J. John
5-22-25

REVISIONS		
No.	DATE	DESCRIPTION



CLIENT:
MADEWELL HOMES
11770 HAYNES BRIDGE ROAD,
SUITE 205-463,
ALPHARETTA, GA 30009
PHONE: 770-225-2611

LOT PLAN FOR:
MADEWELL 249 MILTON AVE
249 MILTON AVE,
ALPHARETTA, GA 30009
CITY OF ALPHARETTA,
FULTON COUNTY, GA

SITE PLAN

DATE: MAY 22, 2025
PROJECT: 24-062

SHEET: **C 401**

E:\ONSITE DROPBOX\PROJECTS\2024\24-062 MADEWELL 249 MILTON AVE\DWG\05-25-25 MADEWELL 249 MILTON AVE REZONING PLANNING PLOTTED ON 5/22/2025 4:33 PM BY BILL ROWSE

National Flood Hazard Layer FIRMette

Legend

- Without Base Flood Elevation (BFE)
- With BFE or Depth (Zone A, Zone B, Zone C, Zone D, Zone X, Zone V)
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard, Areas of 5% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Flood Risk due to Levee
- Area with Flood Risk due to Levee
- NO HAZARD: Area of Minimal Flood Hazard
- Effective LOMs
- Area of Undetermined Flood Hazard
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall
- Cross Sections with 1% Annual Chance
- Water Surface Elevation
- Coastal Travers
- Base Flood Elevation Line (BFE)
- Line of Study
- Jurisdiction Boundary
- Coastal Travers Baseline
- Profile Baseline
- Hydrographic Feature
- Digital Data Available
- No Digital Data Available
- Unmapped

City of Alpharetta (130084) AREA OF MINIMAL FLOOD HAZARD
13121400386
05/07/2019

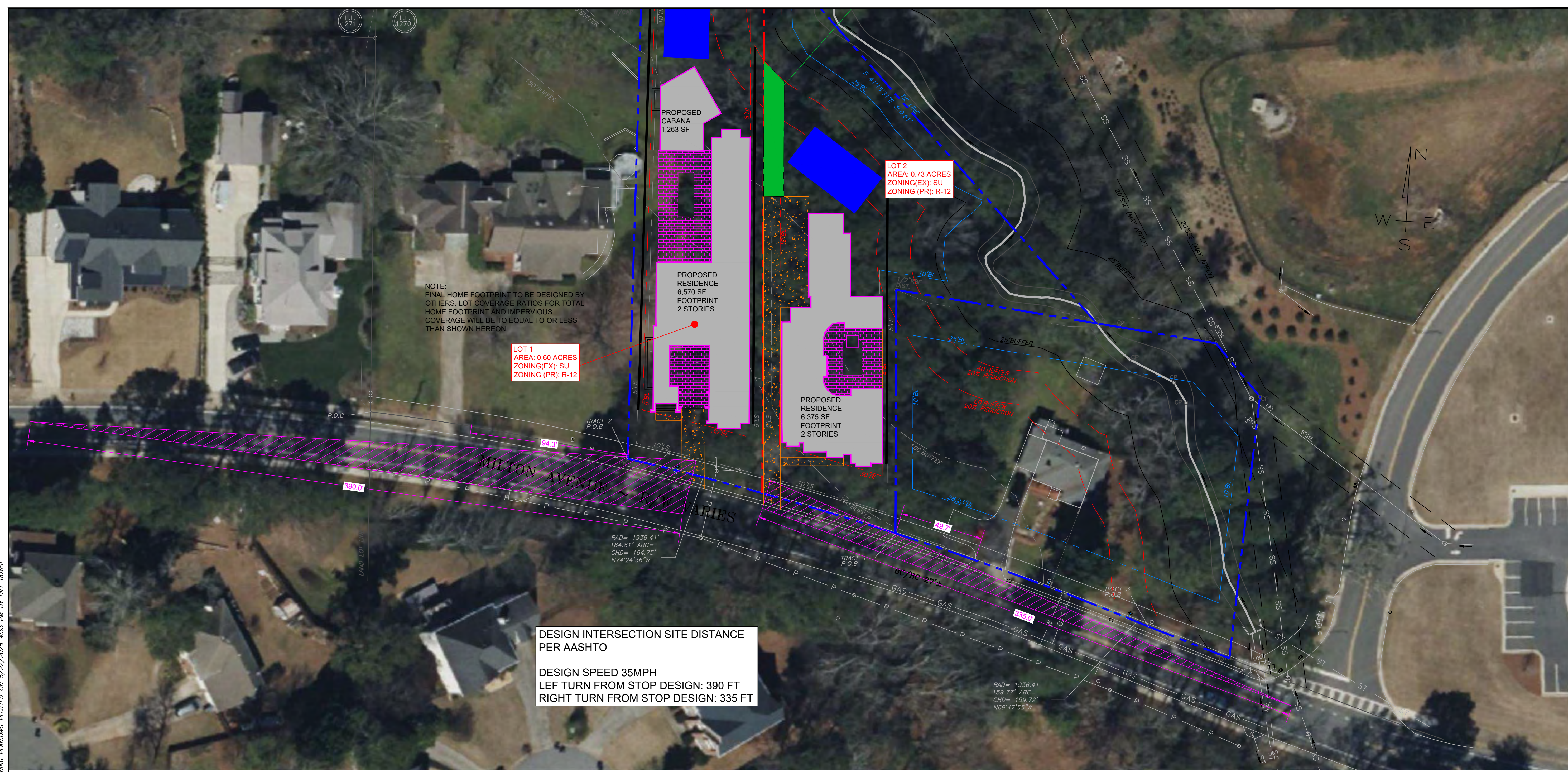
Scale: 1:6,000
BaseMap Imagery Source: USGS National Map 2023

SITE LOCATION MAP N.T.S.

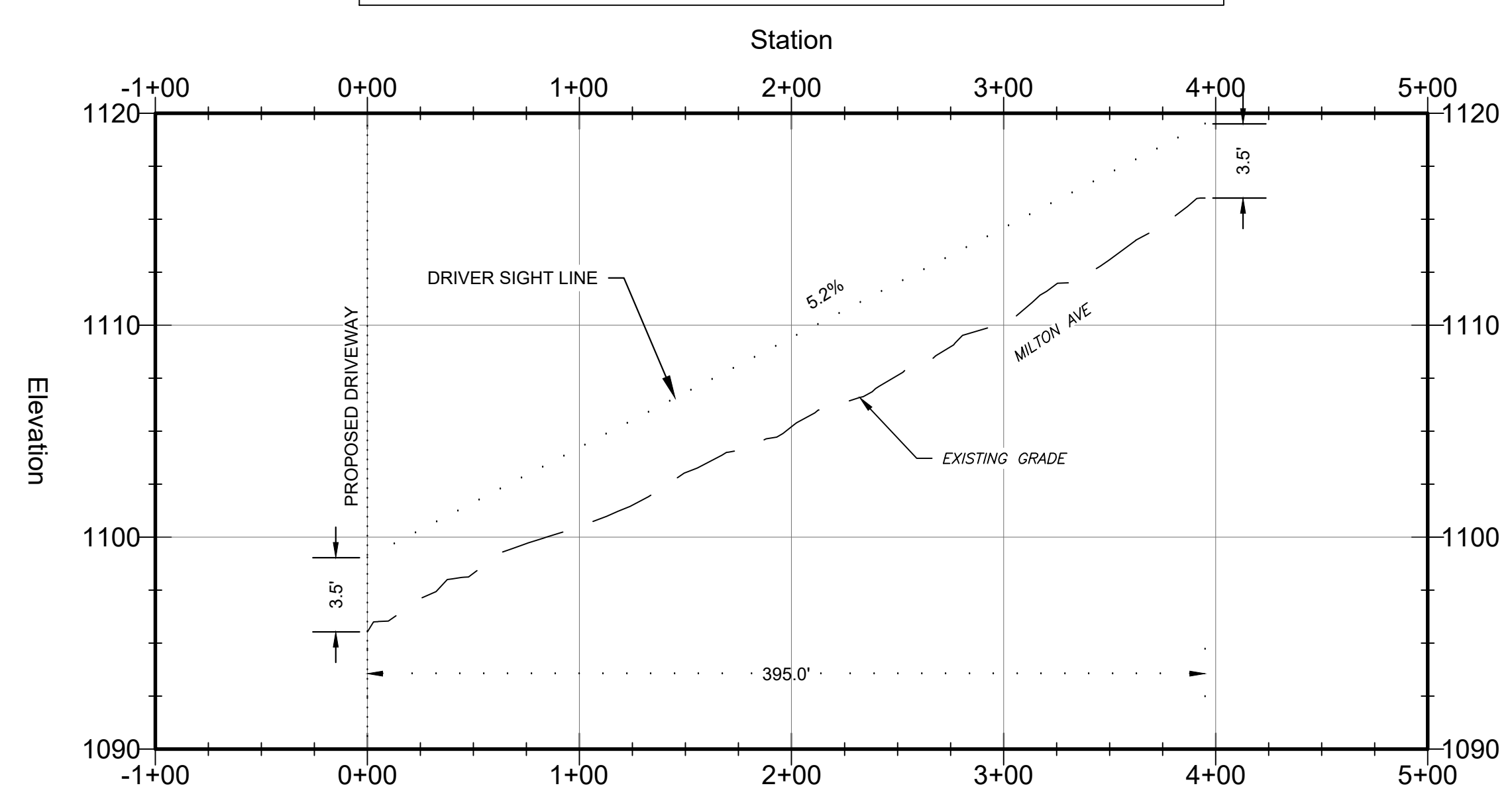
GEORGIA811
Utilities Protection Center, Inc.
One where below.
Call before you dig.

24 HOUR CONTACT:
MADEWELL HOMES
770-225-2611

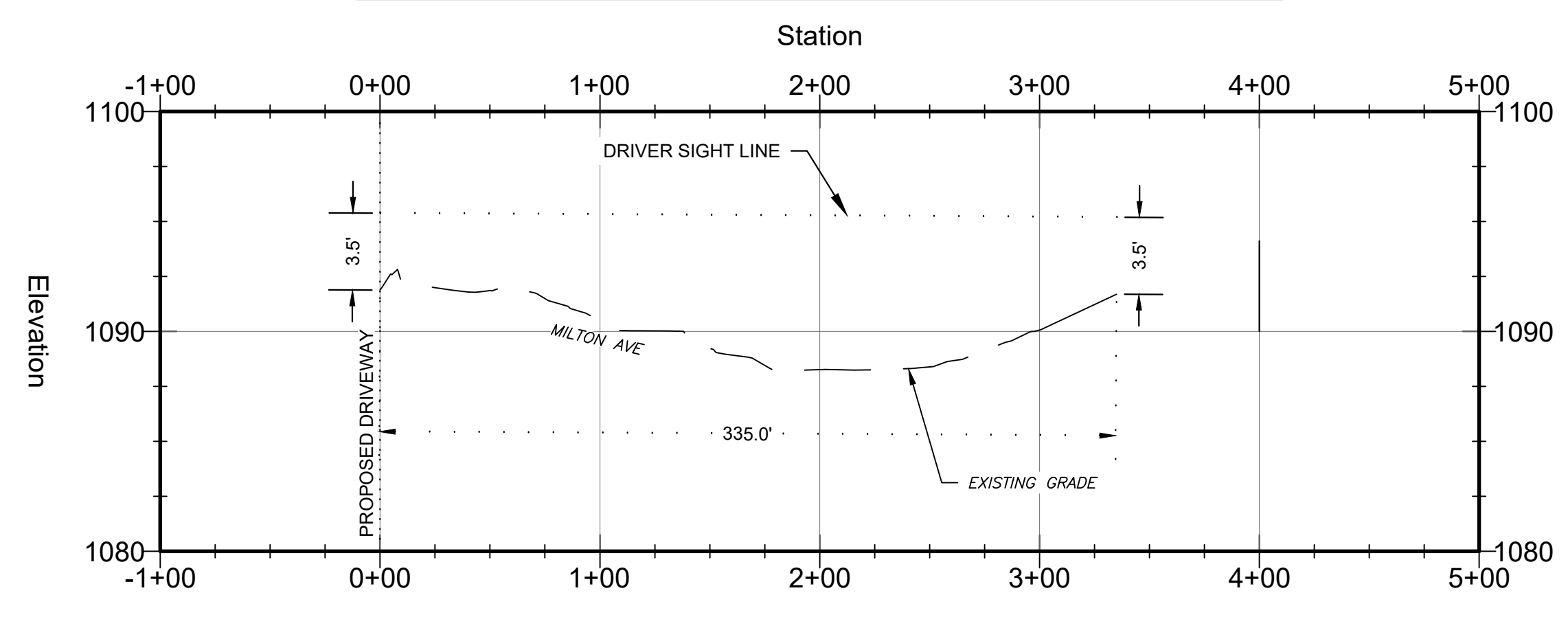
E:\ONSITE DROPBOX\PROJECTS\2024\24-062 MADEWELL 249 MILTON AVE\DWG\05-25-25 MADEWELL 249 MILTON AVE REZONING PLANNING PLOTTED ON 5/22/2025 4:33 PM BY BILL ROMISE



LEFT TURN SIGHT DISTANCE PROFILE



RIGHT TURN SIGHT DISTANCE PROFILE



24 HOUR CONTACT:
MADEWELL HOMES
770-225-2611

ON SITE
CIVIL GROUP

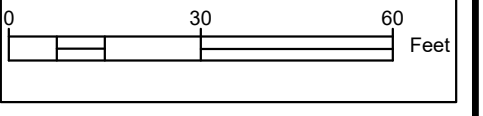
980 BIRMINGHAM RD, SUITE 205-240 MILTON, GA 30004
PHONE: 678-611-9800
WWW.ONSITECIVIL.COM
INFO@ONSITECIVIL.COM

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REGISTERED PROFESSIONAL ENGINEER
WILLIAM J. JOHN
5-22-95

REVISIONS

No.	DATE	DESCRIPTION



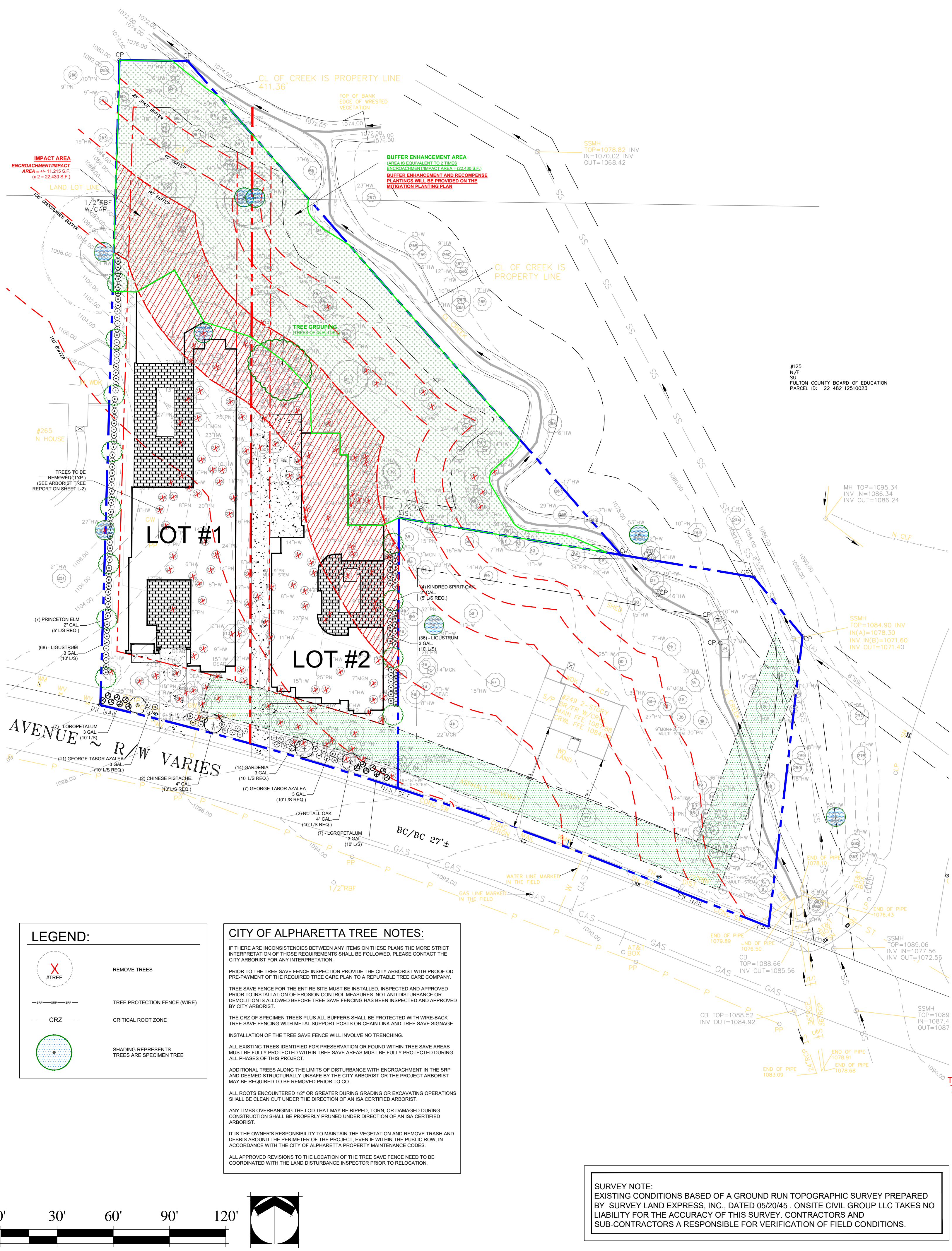
CLIENT:
MADEWELL HOMES
11770 HAYNES BRIDGE ROAD,
SUITE 205-469,
ALPHARETTA, GA 30009
PHONE: 770-225-2611

LOT PLAN FOR:
MADEWELL 249 MILTON AVE
249 MILTON AVE,
ALPHARETTA, GA 30009
CITY OF ALPHARETTA,
FULTON COUNTY, GA

ISD PLAN AND PROFILES

DATE: MAY 22, 2025
PROJECT: 24-062

SHEET: C 402



SITE CALCULATIONS:

SITE DATA
 ZONING: R-12
SITE DENSITY (LOT #1)
 LOT #1 OVERALL SITE AREA = 0.55 ACRES (OUTSIDE 25' STATE BUFFER)
 SDF = 0.55 AC. X 130 CALIPER INCHES = **72 INCHES**
 EXISTING INCHES = 167 INCHES REMAINED
 RDF = 72 - 167 = **95 DBH INCHES SURPLUS**
NO ADDITIONAL TREES REQUIRED FOR DENSITY

SITE DENSITY (LOT #2)
 LOT #1 OVERALL SITE AREA = 0.51 ACRES (OUTSIDE 25' STATE BUFFER)
 SDF = 0.51 AC. X 130 CALIPER INCHES = **66 INCHES**
 EXISTING INCHES = +/- 287 INCHES REMAINED
 RDF = 66 - 287 = **221 DBH INCHES SURPLUS**
NO ADDITIONAL TREES REQUIRED FOR DENSITY

SPECIMEN TREES:

Specimen Tree #	Tag #	Species	DBH	Condition	Notes	Specimen Condition	Boundary
270	600	Silver Maple	44"	Fair	Co-dominant, small side trunk, minor included bark, on creek's edge, eroded	?	Yes
103	601	Loblolly Pine	33"	Good	Appears Healthy	Yes	No
104	602	Loblolly Pine	30"	Good	Appears Healthy	Yes	No
252	603	Water Oak	25"	Good	Appears Healthy	Yes	Yes
111	604	Horse Chestnut	32"	Good	Appears Healthy	Yes	No
250	605	Red Maple	26"	Poor	Multi-trunked, sooty mold	No	Shared
51	606	Yellow-poplar	30"	Fair	Co-dominant, minor included bark	Yes	Yes (2491 lot)
281	607	Water Oak	54"	Poor	3-trunked, 1 is dead, significant mistletoe present and large limb dieback	No	Yes

SPECIMEN TREES TO BE REMOVED

QNTY.	TREE TAG #	SPECIES	DBH	UNIT VALUE	SPECIMEN MULTIPLIER	TOTAL INCHES
1	604	HORSE CHESTNUT	32"	32"	3"	96"

SPECIMEN REMOVED REQUIRED TO BE REPLANTED ON-SITE OR DONATED TO THE TREE BANK.

SPECIMEN RECOMPENSE CALCULATIONS

TOTAL SPECIMEN INCHES REQUIRED FOR REPLACEMENT:	96"
TOTAL SPECIMEN INCHES PROVIDED:	0"
SPECIMEN REQUIREMENT	NOT MET

LANDSCAPE PERCENTAGES
 25% IS LARGEST PERCENTAGE FOR SINGLE GENIUS
 50% OF ALL REPLACEMENT TREES ARE OVERSTORY TREES
 100% OF THE TOTAL TREES ARE NATIVE SPECIES

BUFFER MITIGATION:

MITIGATION REQUIREMENTS:	AREA (SF)
AREAS TO BE DISTURBED WITHIN 100' UNDISTURBED BUFFER (IN EXCESS OF EXISTING RESIDENTIAL STRUCTURE):	+/- 11,215 (SF)
(MINIMUM 2x SQUARE FOOTAGE OF DISTURBANCE REQUIRED)	x2
MITIGATION PROVIDED:	22,430 sq. ft.

MITIGATION PLANTING PLAN WILL BE PROVIDED

LANDSCAPE STRIP CALCULATIONS

REQUIREMENTS:
 1 TREE / 40 LF OF FRONTAGE
 1 EVERGREEN SHRUB / 4 LF OF FRONTAGE

MILTON AVENUE FRONTAGE LENGTH (LF)	
165	
TREES REQUIRED (FRONTAGE LENGTH X 1 TREE /40 LF)	4
EVERGREEN SHRUBS REQUIRED (FRONTAGE LENGTH X 1 SHRUB /4 LF)	42
TREES PROVIDED:	4
EVERGREENS PROVIDED:	#

LANDSCAPE STRIP REQUIREMENTS MET

LANDSCAPE STRIP CALCULATIONS

REQUIREMENTS:
 EASTERN PROPERTY
 1 TREE / 40 LF OF FRONTAGE
 1 EVERGREEN SHRUB / 4 LF OF FRONTAGE

PROPERTY LINE LENGTH (LF)	
144	
TREES REQUIRED (FRONTAGE LENGTH X 1 TREE /40 LF)	4
EVERGREEN SHRUBS REQUIRED (FRONTAGE LENGTH X 1 SHRUB /4 LF)	36
TREES PROVIDED:	4
EVERGREENS PROVIDED:	36

LANDSCAPE STRIP REQUIREMENTS MET

LANDSCAPE STRIP CALCULATIONS

REQUIREMENTS:
 WESTERN PROPERTY
 1 TREE / 40 LF OF FRONTAGE
 1 EVERGREEN SHRUB / 4 LF OF FRONTAGE

PROPERTY LINE LENGTH (LF)	
271	
TREES REQUIRED (FRONTAGE LENGTH X 1 TREE /40 LF)	7
EVERGREEN SHRUBS REQUIRED (FRONTAGE LENGTH X 1 SHRUB /4 LF)	68
TREES PROVIDED:	7
EVERGREENS PROVIDED:	68

LANDSCAPE STRIP REQUIREMENTS MET

STANDARD LANDSCAPE DETAILS



Reece Hoopes Fincher
 2305 Macy Drive
 Roswell, Georgia 30076
 t 770.394.8313
 www.rhf.net



Seal
 TREE PROTECTION & MITIGATION PLAN
LOT 1 & 2 MILTON AVENUE
 ALPHARETTA, GA

Revisions

No.	Date	Remarks

Project No. _____
 Date 05.23.2025
 File Name _____
 Scale AS SHOWN
 Drawn By LGT
 Checked By SAM
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L-1
 Sheet Number

HRH TREES, LLC (TREE EVALUATION)

ARBORIST TREE EVALUATION REPORT / TREE PRESCRIPTION

DATED:02/27/2025



HRH TREES, LLC
Heidi Reickermann Harrington
Certified Arborist - Certified Forester
1125 Oak Brook Way, Atlanta, GA 30319
404-444-9824

Customer: Madwell - Tori Young Date: 2/27/2025
Property: 249 Milton Ave Additional Land
Alpharetta, GA 30009
678-878-9791

Specimen Tree #	Tag #	Species	DBH	Condition	Notes	Specimen Condition	Boundary
270	600	Silver Maple	44"	Fair	Co-dominant, small side trunk, minor included bark, on creek's edge, eroded	?	Yes
103	601	Loblolly Pine	33"	Good	Appears Healthy	Yes	No
104	602	Loblolly Pine	30"	Good	Appears Healthy	Yes	No
252	603	Water Oak	25"	Good	Appears Healthy	Yes	Yes
111	604	Horse Chestnut	32"	Good	Appears Healthy	Yes	No
250	605	Red Maple	26"	Poor	Multi-trunked, sooty mold	No	Shared
51	606	Yellow-poplar	30"	Fair	Co-dominant, minor included bark	Yes	Yes (249 lot)
281	607	Water Oak	54"	Poor	3-trunked, 1 is dead, significant mistletoe present and large limb dieback	No	Yes

Tree #	Tag #	Species	DBH	Condition	Notes
20		So. Magnolia	18"	Good	Near creek's edge
201		Red Maple	23"	Excellent	Near property line
111	604	Horse Chestnut	32"	Excellent	Rare and specimen size
98		Sycamore	13"	Excellent	Good form and near stream buffer
128		Water Oak	23"	Good	
113		Water Oak	20"	Good	
108		Water Oak	18"	Good	
116-126		Rhododendron	multi	Good	Cluster of natural Rhodos
		HW/Pine	8"-25"	Good	Tree Grouping

Trees 1-65 on 249 Milton Ave - Previously reported on separate report

Tree #	Species	DBH	Condition	Notes
66	loblolly pine	19	good	
67	loblolly pine	15	dead	
68	boxelder	7	fair	
69	loblolly pine	20	dead	
70	loblolly pine	23	dead	
71	hardwood	16	dead	
72	sweetgum	11	fair	
73	sweetgum	14	good	
74	loblolly pine	26	good	
75	yellow poplar	22	good	
76	loblolly pine	23	fair	1 sided
77	loblolly pine	32	dead	
78	loblolly pine	19	dead	

79	loblolly pine	19	dead	
80	loblolly pine	23	dead	
81	sweetgum	17	good	
82	sweetgum	17	good	
83	boxelder	6	fair	
84	hardwood	14	dead	
85	loblolly pine	25	good	
86	sweetgum	18	good	
87	boxelder	8	fair	
88	boxelder	7	fair	
89	yellow-poplar	21	good	
90	yellow-poplar	23	good	
91	yellow-poplar	8	good	
92	yellow-poplar	19	good	
93	yellow-poplar	6	fair	
94	yellow-poplar	20	good	
95	yellow-poplar	19	good	
96	sycamore	13	excellent	TREE OF QUALITY
97	yellow-poplar	17	fair	
98	loblolly pine	10	good	
99	yellow-poplar	13	good	
100	yellow-poplar	13	good	
101	loblolly pine	23	good	
102	sweetgum	6	good	
103	601			SPECIMEN
104	602			SPECIMEN
105	sweetgum	29	good	
106	loblolly pine	23	good	
107	magnolia	14	good	
108	water oak	18	good	TREE OF QUALITY
109	yellow-poplar	23	good	
110	loblolly pine	28	poor	fusiform rust canker
111	604			SPECIMEN
112	black cherry	16	dead	
113	water oak	20	good	TREE OF QUALITY
114	loblolly pine	22	good	
115	sweetgum	9	dead	
116	yellow-poplar	8	good	TREE GROUPING
117	magnolia	8	good	TREE GROUPING
118	loblolly pine	11	good	TREE GROUPING
119	magnolia	8	good	TREE GROUPING
120	loblolly pine	22	good	TREE GROUPING
121	water oak	16	good	TREE GROUPING
122	magnolia	10	good	TREE GROUPING
123	loblolly pine	18	good	TREE GROUPING
124	magnolia	8	good	TREE GROUPING
125	sweetgum	8	good	TREE GROUPING
126	loblolly pine	25	good	TREE GROUPING
127	black cherry	19	good	
128	water oak	23	good	TREE OF QUALITY
129	magnolia	12	good	
130	loblolly pine	27	good	
131	hardwood	9	dead	
132	loblolly pine	9	dead	
133	loblolly pine	17	dead	
134	loblolly pine	18	dead	

135	magnolia	13	good	
136	loblolly pine	18	dead	
137	magnolia	8	good	
138	sweetgum	24	fair	
139	black cherry	9	fair	
140	sweetgum	8	fair	
141	loblolly pine	17	dead	
142	loblolly pine	19	fair	
143	magnolia	9	good	
144	sweetgum	15	good	
145	sweetgum	14	good	
146	loblolly pine	19	dead	
147	water oak	6	fair	
148	loblolly pine	20	dead	
149	loblolly pine	18	dead	
150	sweetgum	14	fair	
151	hardwood	7	dead	
152	sweetgum	16	good	
153				no tree
154	loblolly pine	17	good	
155	loblolly pine	23	dead	
156	sweetgum	9	fair	
157	sweetgum	8	fair	
158	yellow-poplar	13	good	
159	magnolia	12	good	
160	loblolly pine	23	good	
161a	loblolly pine	17	good	
161b	loblolly pine	20	good	
162	maple	17	good	
163	sweetgum	8	good	
164	loblolly pine	13	good	
165	loblolly pine	23	good	
166	loblolly pine	12	good	
167	yellow-poplar	11	good	
168	magnolia	8	good	
169	sweetgum	14	good	
170	loblolly pine	19	good	
171	loblolly pine	8	good	
172	sweetgum	6	good	
173	loblolly pine	20	good	
174	sweetgum	9	good	
175	sweetgum	10	good	
176	sweetgum	15	good	
177	loblolly pine	25	good	poor; large fusiform rust trunk canker
178	magnolia	7	good	
179	sweetgum	8	good	
180	sweetgum	13	good	
181	black cherry	8	dead	
182	loblolly pine	28	fair	
183	loblolly pine	22	fair	
184	loblolly pine	13	good	
185	loblolly pine	16	good	
186a	sweetgum	15	poor	
186b	sweetgum	17	poor	
187	loblolly pine	27	good	
188	sweetgum	13	fair	

189	loblolly pine	19	good	
190	boxelder	5	poor	
191	sweetgum	6	fair	
192	sweetgum	19	fair	
193	sweetgum	13	good	
194	black cherry	11	poor	bent over; top cut and dead over sidewalk
195	loblolly pine	19	good	
196	boxelder	10	fair	
197	boxelder	multi	poor	
198	persimmon	7	fair	
199	loblolly pine	22	fair	
200	persimmon	12	fair	two trunks
201	red maple	23	excellent	TREE OF QUALITY
202	loblolly pine	25	good	
203	loblolly pine	23	good	
204	loblolly pine	17	poor	top dead
205	loblolly pine	19	good	
206	loblolly pine	24	dead	
207	sweetgum	19	fair	
208	hardwood	15	dead	
209	loblolly pine	22	good	
210	sweetgum	11	fair	
211	loblolly pine	15	dead	
212	water oak	9	good	
213	yellow-poplar	10	good	
214	loblolly pine	16	good	
215	loblolly pine	19	good	
216	loblolly pine	14	good	
217	loblolly pine	22	good	
218	magnolia	8	good	
219	maple	8	good	
220	persimmon	6	good	
221	loblolly pine	17	good	
222	loblolly pine	16	good	
223	loblolly pine	11	good	
224	loblolly pine	23	good	
225	loblolly pine	14	good	
226	loblolly pine	16	dead	
227	loblolly pine	16	good	
228	sweetgum	6	fair	
229	loblolly pine	22	fair	
230	loblolly pine	8	dead	
231	sweetgum	16	fair	
232	loblolly pine	20	fair	
233	sweetgum	8	fair	
234	loblolly pine	18	poor	large fusiform rust canker
235	loblolly pine	17	fair	
236	loblolly pine	10	fair	
237	sweetgum	10	fair	
238	loblolly pine	15	fair	
239	magnolia	10	good	
240	hardwood	9	dead	
241	magnolia	7	good	
242	black cherry	21	fair	two trunks
243	loblolly pine	21	good	
244	loblolly pine	25	good	

245	magnolia	11	good	
246	loblolly pine	25	good	
247	yellow-poplar	18	good	
248	loblolly pine	13	good	
249	loblolly pine	19	fair	minor loblolly pine beetle activity; still alive
250	605			SPECIMEN
251				(not on plans)
252	603			SPECIMEN
253	yellow-poplar	17	good	
254	yellow-poplar	9	good	
255	loblolly pine	9	good	
256	loblolly pine	8	good	
257	sweetgum	23	good	
258	water oak	6	good	
259	water oak	6	good	
260	sweetgum	8	good	
261	water oak	12	good	
262	sweetgum	7	fair	
263	water oak	9	good	
264	water oak	7	fair	
265	water oak	17	good	
266	sweetgum	6	fair	
267	boxelder	17	fair	
268	sweetgum	29	fair	
269	sweetgum	7	fair	eroded on creek edge
270	600			SPECIMEN
271	sweetgum	11	fair	
272	sweetgum	13	fair	
273	loblolly pine	10	good	
274				(Did not identify)
275	sweetgum	13	fair	
276	sweetgum	8	fair	
277				(Did not identify)
278				(Did not identify)
279	sweetgum	7	fair	
280	boxelder	16	dead	
281	607			SPECIMEN
282				(Did not identify)
283				(Did not identify)
284	boxelder	8	poor	
285	boxelder	9	poor	
286	sweetgum	6	good	
287	sweetgum	10	fair	
288	water oak	13	good	
289	loblolly pine	23	good	



Reece Hoopes Fincher

2305 Macy Drive
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Seal

ARBORIST TREE SURVEY AND TREE REPORT

LOT 1 & 2 MILTON AVENUE
ALPHARETTA, GA

Revisions

No.	Date	Remarks

Project No. 05.23.2025
Date
File Name
Scale AS SHOWN
Drawn By LGT
Checked By SAM

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L-2

Sheet Number