



# PLANNING COMMISSION MEETING NOVEMBER 6, 2025

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **ITEMS FROM BOARD MEMBERS**
4. **ITEMS FROM STAFF**
5. **PUBLIC HEARING**
  - a. **Z-25-14/V-25-31 10235 Waters Road**

Consideration of a rezoning and variance to allow for the subdivision of a 0.841-acre property into 2 'For-Sale' single-family detached lots. A rezoning is requested from CUP (Community Unit Plan) to R-15 (Dwelling, 'For-Sale', Residential) and variances are requested to Unified Development Code (UDC) Subsection 2.2.5(D) to reduce the front and rear setbacks. The property is located at 10235 Waters Road and is legally described as being located in Land Lot 58, 1<sup>st</sup> District, 1<sup>st</sup> Section, Fulton County, Georgia.
  - b. **Z-25-12 Herdee/302 North Main Street**

Consideration of a rezoning to allow an existing 2-story building to be used for an office, certain commercial uses subject to a conditional use, and a single-family dwelling unit on 0.357 acres in the Downtown. A rezoning is requested from O-I (Office-Institutional) to DT-LW (Downtown Live-Work). The property is located at 302 North Main Street and is legally described as being located in Land Lot 1197, 2<sup>nd</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.
  - c. **CU-25-16 Golf Envy/Windward MP Pod 4**

Consideration of a conditional use to allow 'Recreation Facilities, Indoor' for Golf Envy in the Terraces at Windward shopping center. The property is located at 3070 Windward Plaza, Suite Q & R and is legally described as being located in Land Lots 1048, 1107 & 1108, 2<sup>nd</sup> District, 1<sup>st</sup> Section, Fulton County, Georgia.
  - d. **MP-25-08/CU-25-13/V-25-17 Hanover Windward Park/Windward MP Pod 66**

Consideration of a master plan amendment, conditional use, and variances to allow 315 '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 residential unit; 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 2.5.1(A) to reduce the 'For-Rent' residential parking requirement. 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, 2<sup>nd</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.
  - e. **Z-25-10/V-25-22 Levitan/75 & 91 Roswell Street**

**This request has been deferred by Staff and will not be considered at the November 6, 2025 Planning Commission meeting.**

Consideration of a rezoning and variance to allow for the construction of 9 'For-Sale' single-family dwelling units, including 5 detached homes and 4 semi-detached homes, on 1.12 acres in the Downtown. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core) and a variance is requested to Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 2.3.3 to modify streetscape requirements along Roswell Street, Marietta Street and

Cotton Alley. The property is located at 75 & 91 Roswell Street and is legally described as being located in Land Lot 1269, 2<sup>nd</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.

**6. ADJOURNMENT**



# CITY COUNCIL MEETING STAFF REPORT

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

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## I. AGENDA ITEM TITLE: Z-25-14/V-25-31 BRKT PROPERTIES/10235 WATERS ROAD

PLANNING COMMISSION: NOVEMBER 6, 2025

CITY COUNCIL: NOVEMBER 17, 2025

## II. RECOMMENDATION:

Approve Z-25-14/V-25-31 BRKT PROPERTIES/10235 Waters Road, subject to the following conditions:

1. The site, consisting of approximately 0.84 acres, shall be rezoned to R-15 and developed substantially similar to the alternate site plan prepared by Paradigm, dated 9/23/25, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. Home elevation style, exterior materials and details shall be similar to the submitted renderings, labeled Exhibit A – Rendering, with final approval by Staff. Primary exterior materials shall be brick and/or stone. Homes shall have 3-sided (front and sides) architecture, materials and details, as approved by Staff.
3. Homes shall be side loaded, and each lot shall be permitted a curb cut on Waters Road.
4. Building setbacks shall be: Front (Waters Road) - 50' for Lot 2 and 65' for Lot 1, Side - 10' (both Lots), and Rear - 35' for Lot 2 and 25' for Lot 1.
5. Developer shall improve Waters Road streetscape with a minimum 6' planter planted with street trees and minimum 6' sidewalk, as approved by Staff.
6. Minimum 10' decorative landscape strip shall be provided along Waters Road, consisting of a mix of trees and shrubs, as approved by Staff.
7. Developer shall plant a mix of evergreen and deciduous trees in the perimeter 5' landscape strips.
8. Trees shall be saved as depicted on the alternate site plan prepared by Paradigm, dated 9/23/25. Tree saves shall be consistent with the submitted Tree Save Inventory, if trees are in good/fair condition, as approved by Staff.
9. Unfinished wood fences and decks shall not be visible from Waters Road.

## III. REPORT IN BRIEF:

The applicant, Barry Dunlop, is requesting a rezoning and variance in order to subdivide a 0.84-acre property into two (2) 'For-Sale' single-family detached lots. A rezoning is requested from CUP (Community Unit Plan) to R-15 (Dwelling, 'For-Sale' Residential) and a variance is requested to reduce front setbacks. The subject property is located at 10235 Waters Road near the northeast corner of Waters Road and Jones Bridge Road.

## DISCUSSION

The submitted request, if approved, will allow for the construction of two (2) 'For-Sale' single-family detached lots on approximately 0.84 acres. The proposed density is 2.38 dwelling units per acre. A rezoning is requested from CUP (Community Unit Plan) to R-15 (Dwelling, 'For-Sale' Residential) and a

variance is requested to reduce front setbacks. The subject property is located at 10235 Waters Road near the northeast corner of Waters Road and Jones Bridge Road.

The undeveloped property appears to have been previously developed with a single-family detached home that has since been removed. In conjunction with the adjacent subdivision Waters Cove, the subject property was rezoned in Fulton County and later annexed into the City of Alpharetta. The developer of Waters Cove used the allocated density within that subdivision, limiting the subject property to one (1) single-family lot. Surrounding properties are zoned CUP. Akunna Court is under construction and located to the northwest, Waters Cove is located to the north and east, Wrights Mill Common is located to the west, and City of Johns Creek is located to the south. The comprehensive land use plan designation of the property is 'Medium Density Residential', which supports the applicant's proposal.

Unified Development Code (UDC) Subsection 2.2.5 (D) requires a 65' front setback along Waters Road in the R-15 zoning district. The applicant requests a variance to reduce the front setback along Waters Road to 50'. The applicant states that the triangular shape and topography of the property creates a hardship and the requested front setback variance would allow for tree saves in the rear yards. The applicant proposes to offset the front setback variance by increasing the rear setback from 25' to 35', which supports additional tree saves. As shown in the table below, nearby subdivisions have setbacks along Waters Road that are similar or less than the applicant's requested 50' front setback.

**Setbacks along Waters Road**

<b>Subdivision</b>	<b>Waters Road Setback</b>
10355 Waters Road	50' (variance approval in 2023)
Akunna Court	35'
Hampshire Manor	35'
Milton Park	20' (side corner)
Lauren Hall	20' (side corner)

**SITE PLAN**

The submitted site plan depicts the 0.84-acre property being subdivided into two (2) single-family detached lots. Lot 1 is 18,775 square feet with 100' of frontage and Lot 2 is 17,902 square feet with 138' of frontage. Homes are oriented to Waters Road and each lot will have access from a new driveway off Waters Road. Garages are depicted to be side loaded. Lots are depicted with a 50' front setback along Waters Road, ten-foot (10') side setbacks and 35' rear setback. A ten-foot (10') landscape strip is required along Waters Road and five-foot (5') landscape strips are required around the perimeter of the 0.84-acre property.

The applicant submitted a tree survey and assessment which identifies four (4) specimen trees on the property, of which none are proposed to be saved on the applicant's proposed site plan. There are several trees depicted to be saved in the front, side and rear yards, with the largest number of tree saves located in the rear yards. The applicant provided an inventory of tree saves for each lot, with Lot 1 having fourteen (14) tree saves totaling 144 caliper inches and Lot 2 having nine (9) tree saves totaling 116 caliper inches. The applicant provided an alternate site plan depicting Lot 1 with a 65' front setback and tree saves in the front yard.

The applicant provided an example rendering of the type of home to be constructed on the two (2) lots. The rendering depicts a two (2) story home in the modern farmhouse style with a Tudor Eclectic influence. The primary exterior material is brick.

## TRAFFIC

The proposed project, consisting of two (2) single-family detached homes, would generate approximately two (2) AM Peak Hour trips and two (2) PM Peak Hour trips.

## SCHOOLS

Residential development is known to increase school enrollment. However, Fulton County Schools does not provide an impact assessment for residential developments with less than four (4) dwelling units. Impacts to area schools should be negligible with the proposed development.

## 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. The R-15 zoning district would result in lots that are similar in size to surrounding lots.*

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

*Response: The zoning proposal should not adversely affect the existing use or usability of adjacent or nearby properties. The R-15 zoning district would result in lots that are similar in size to surrounding lots.*

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

*Response: The applicant's proposal should not have significant impacts on the natural environment. A specimen tree and several trees of quality and tree groupings are being saved on the proposed site plan. If approved, it is recommended that additional trees be saved in the front yard of Lot 1, which is reflected on the applicant's alternate site plan.*

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

*Response: The future land use designation of the property supports a rezoning to R-15, allowing the property to be subdivided into two (2) lots. The proposed density, 2.38 dwelling units per acre, is much*

*less than the maximum of four (4) dwelling units per acre permitted under the 'Medium Density Residential' future land use designation of the property.*

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

*Response: The applicant's proposal would not have a significant demand on public facilities and services. The request limits the demand on public facilities and services by proposing a density (2.38 dwelling units/acre) that is less than the maximum four (4) dwelling units per acre allowed under the future land use designation of the property.*

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 reflects a reasonable balance and is supported by the future land use designation of the property, which is 'Medium Density Residential'.*

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

*Response: The future land use designation of the property supports a rezoning to R-15, allowing the property to be subdivided into two (2) lots. The proposed density, 2.38 dwelling units per acre, is much less than the maximum of four (4) dwelling units per acre permitted under the 'Medium Density Residential' future land use designation of the property.*

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

*Response: The comprehensive land use plan designation of the property is 'Medium Density Residential', which supports the applicant's proposal.*

## **VARIANCE REVIEW CRITERIA**

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

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

*Response: The property has exceptional conditions related to its unusual shape. The proposed front setback is consistent with setbacks along Waters Road and the front setback variance is offset with an increased 35' rear setback allowing for additional tree saves.*

(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 create an unnecessary hardship. A 65' front setback would not help save trees in the front yard and would result in additional tree removals in the rear yards.*

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

*Response: The property has exceptional conditions related to its unusual shape. The proposed front setback is consistent with setbacks along Waters Road and the front setback variance is offset with an increased 35' rear setback allowing for additional tree saves. If approved, Lot 2 should have a reduced 50' front setback and 35' rear setback, and Lot 1 should have the required 65' front setback and 25' rear setback to allow for additional tree saves in the front yard.*

## CONCURRENCES

Staff has reviewed the applicant's proposal against the established review criteria for a rezoning and variance. The proposal is supported by the future land use designation of the property, which is 'Medium Density Residential'. The requested rezoning is appropriate as it relates to the use and development of adjacent or nearby properties. The R-15 zoning district would result in lots that are similar to surrounding subdivisions. If approved, it is recommended that additional trees be saved in the front yard of Lot 1, which is reflected on the applicant's alternate site plan.

The property has exceptional and peculiar conditions related to its unusual shape and the application of the Ordinance would create an unnecessary hardship. The proposed front setback is consistent with setbacks along Waters Road and the front setback variance is offset with an increased 35' rear setback allowing for additional tree saves. If approved, Lot 2 should have a reduced 50' front setback and 35' rear setback, and Lot 1 should have the required 65' front setback and 25' rear setback to allow for additional tree saves in the front yard.

## CITIZEN PARTICIPATION PLAN

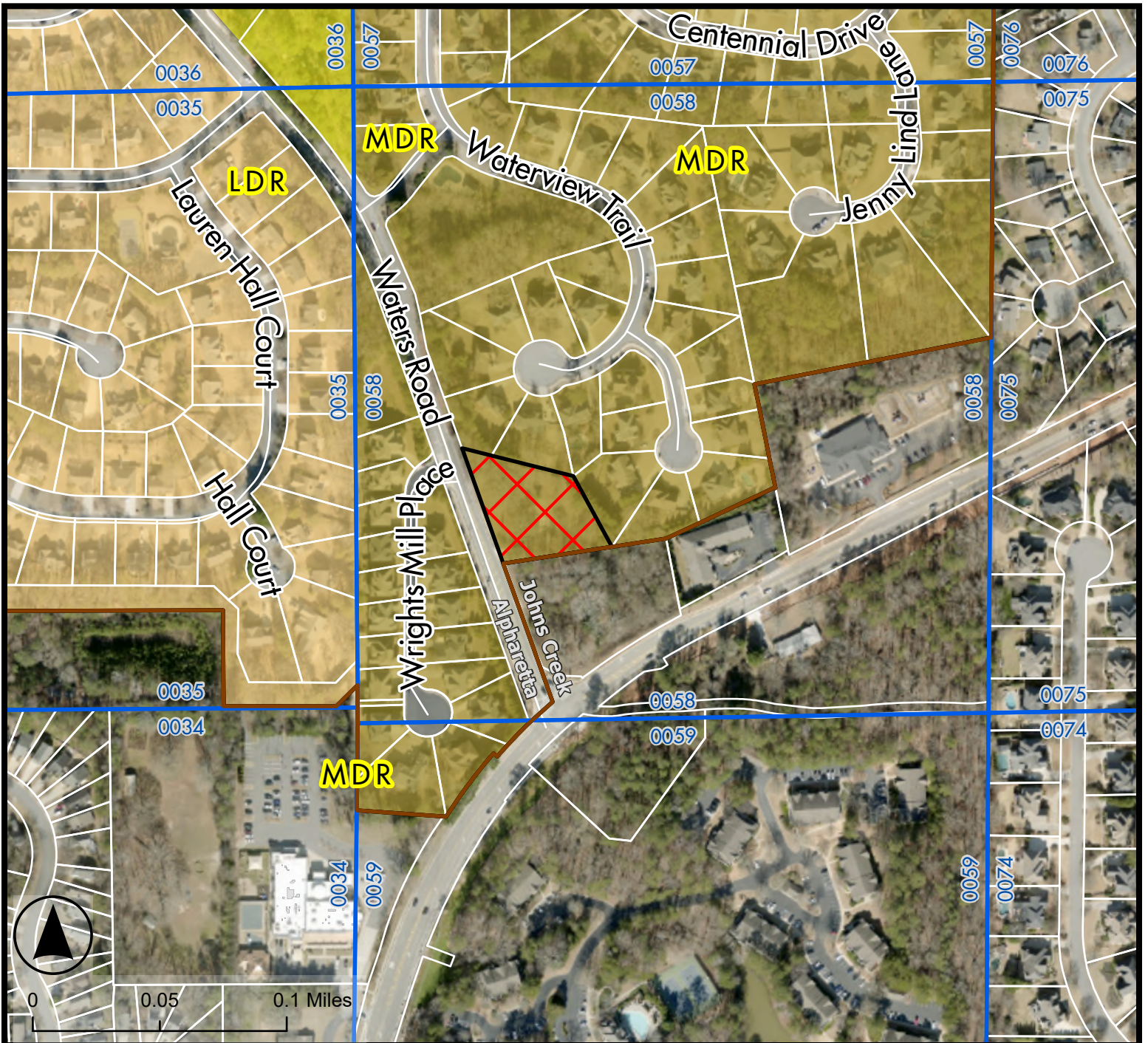
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that the only comment received was at the CZIM.

## COMMUNITY ZONING INFORMATION MEETING

CZIM was held on October 8, 2025. There was one (1) public comment indicating that trees are breaking a fence and interested in purchasing Lot 2.








#### IV. ATTACHMENTS:

- Map Series
- Updated Site Plan, dated 9/24/25 & Tree Information
- Alternate Site Plan, dated 9/23/25
- Exhibit A - Rendering
- CZIM
- Citizen Part B
- Application



0 0.05 0.1 Miles

Legend

-  Z-25-14, V-25-31
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits
- Future Land Use 2040
-  Low Density Residential
-  Medium Density Residential
-  Very Low Density Residential

# Future Land Use Map

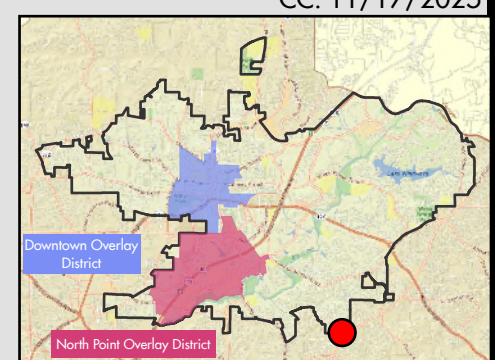
## 10235 Waters Rd Rezoning

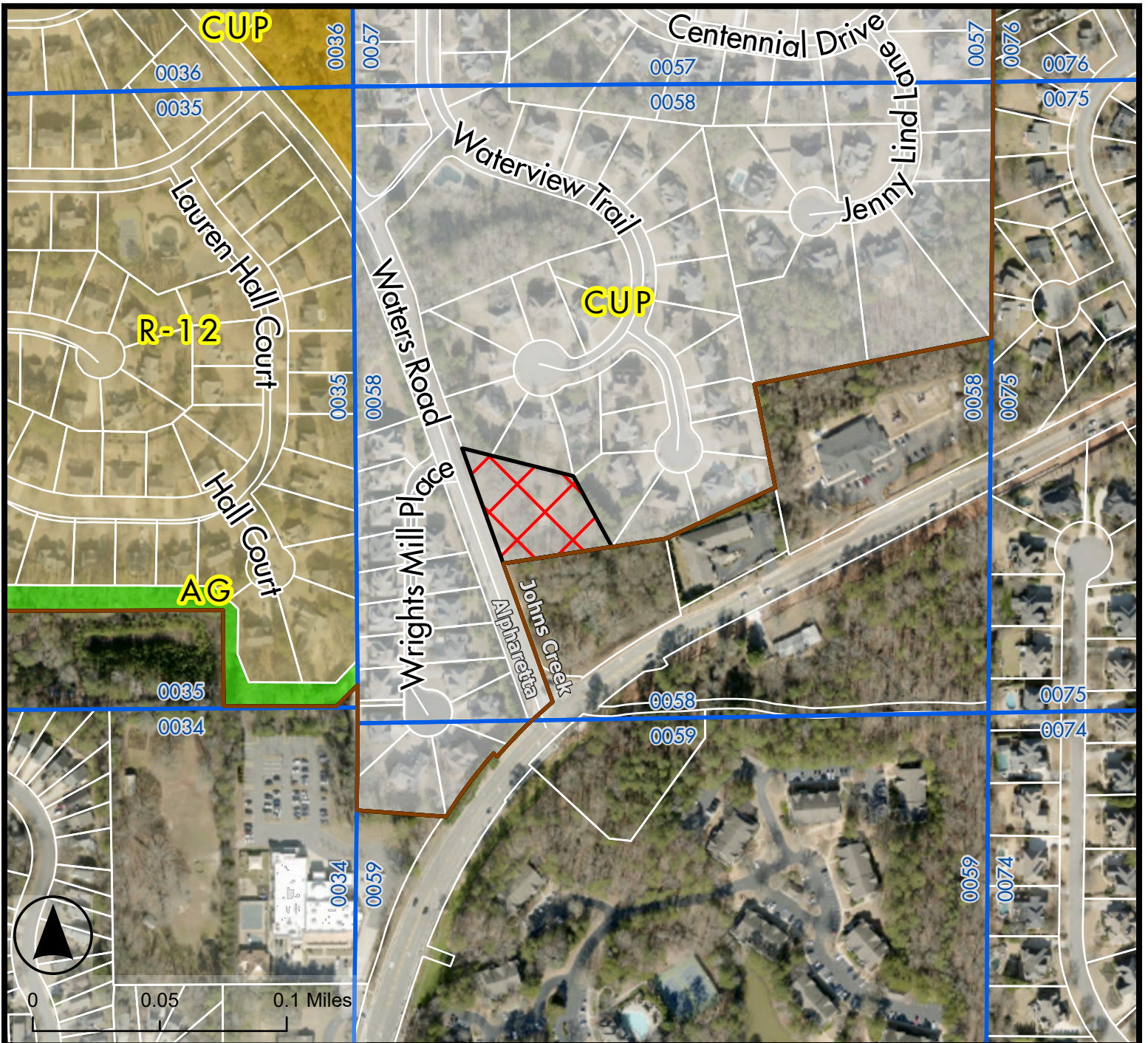
Z-25-14, V-25-31

D/LL: 1/1/0058

PC: 11/6/2025









CC: 11/17/2025





0 0.05 0.1 Miles

**Legend**

-  Z-25-14, V-25-31
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits
- Zoning District**
-  AG Agriculture
-  CUP Community Unit Plan
-  R-12 Single Family Detached Residential
-  R-22 Single Family Detached Residential

# Zoning Map

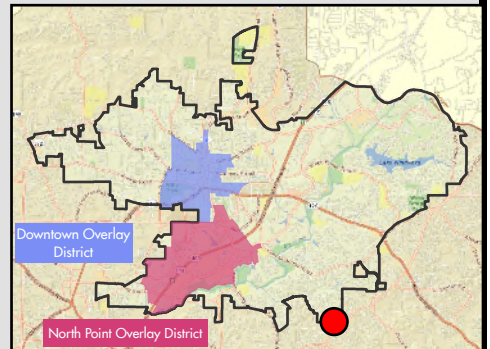
## 10235 Waters Rd Rezoning

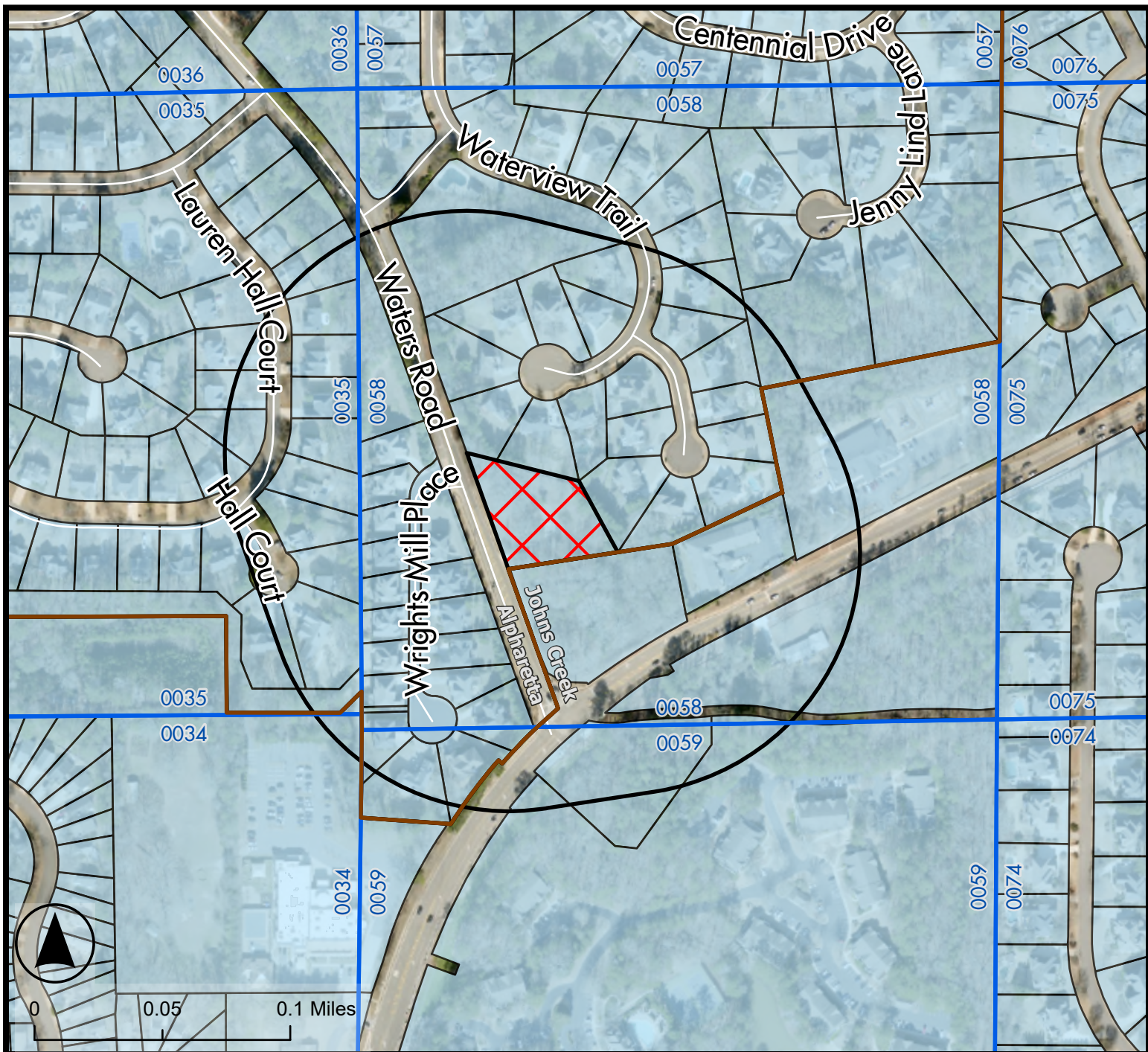
Z-25-14, V-25-31






D/LL: 1/1/0058

PC: 11/6/2025

CC: 11/17/2025



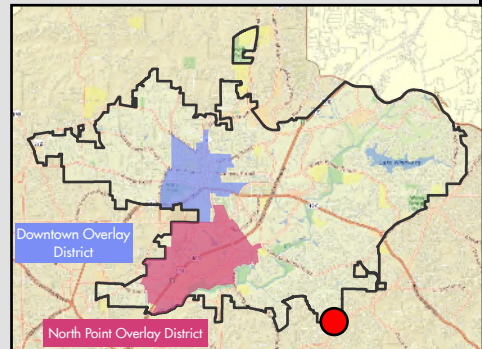


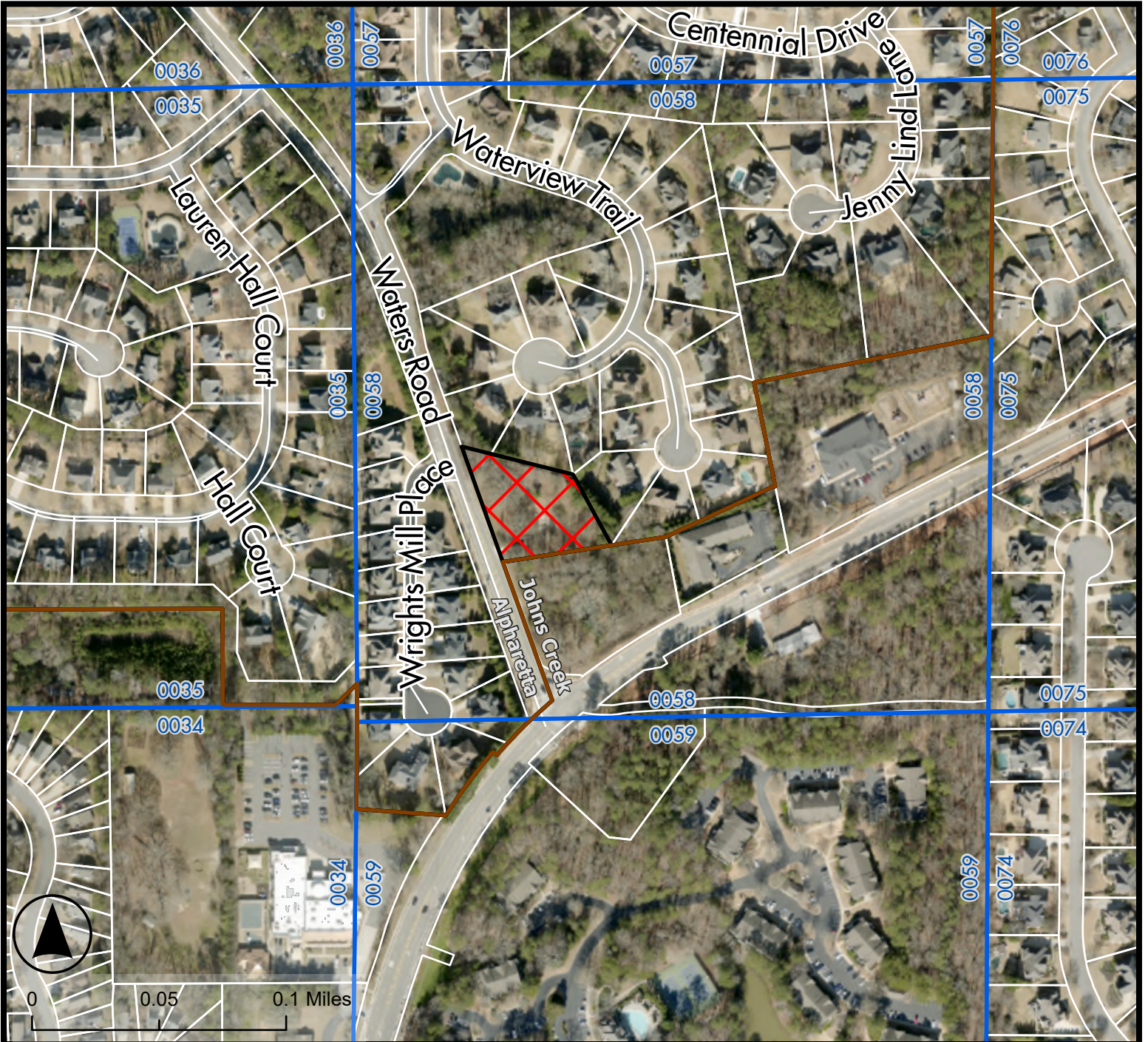
- Legend**
-  Z-25-14, V-25-31
  -  Land Lots
  -  Tax Parcels
  -  500 ft Buffer
  -  Alpharetta City Limits

## Location Map





### 10235 Waters Rd Rezoning

Z-25-14, V-25-31  
 D/LL: 1/1/0058  
 PC: 11/6/2025  
 CC: 11/17/2025





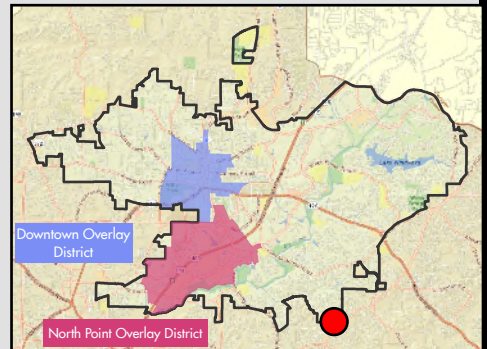
0 0.05 0.1 Miles

- Legend**
-  Z-25-14, V-25-31
  -  Land Lots
  -  Tax Parcels
  -  Alpharetta City Limits

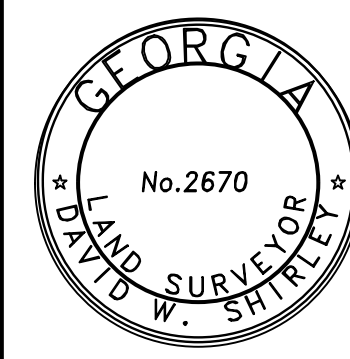
# Aerial Map

## 10235 Waters Rd Rezoning

Z-25-14, V-25-31  
 D/LL: 1/1/0058  
 PC: 11/6/2025  
 CC: 11/17/2025







HB 76 NOTE, EFFECTIVE MAY 08, 2017  
 Code Section 15-6-67, iii  
 This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

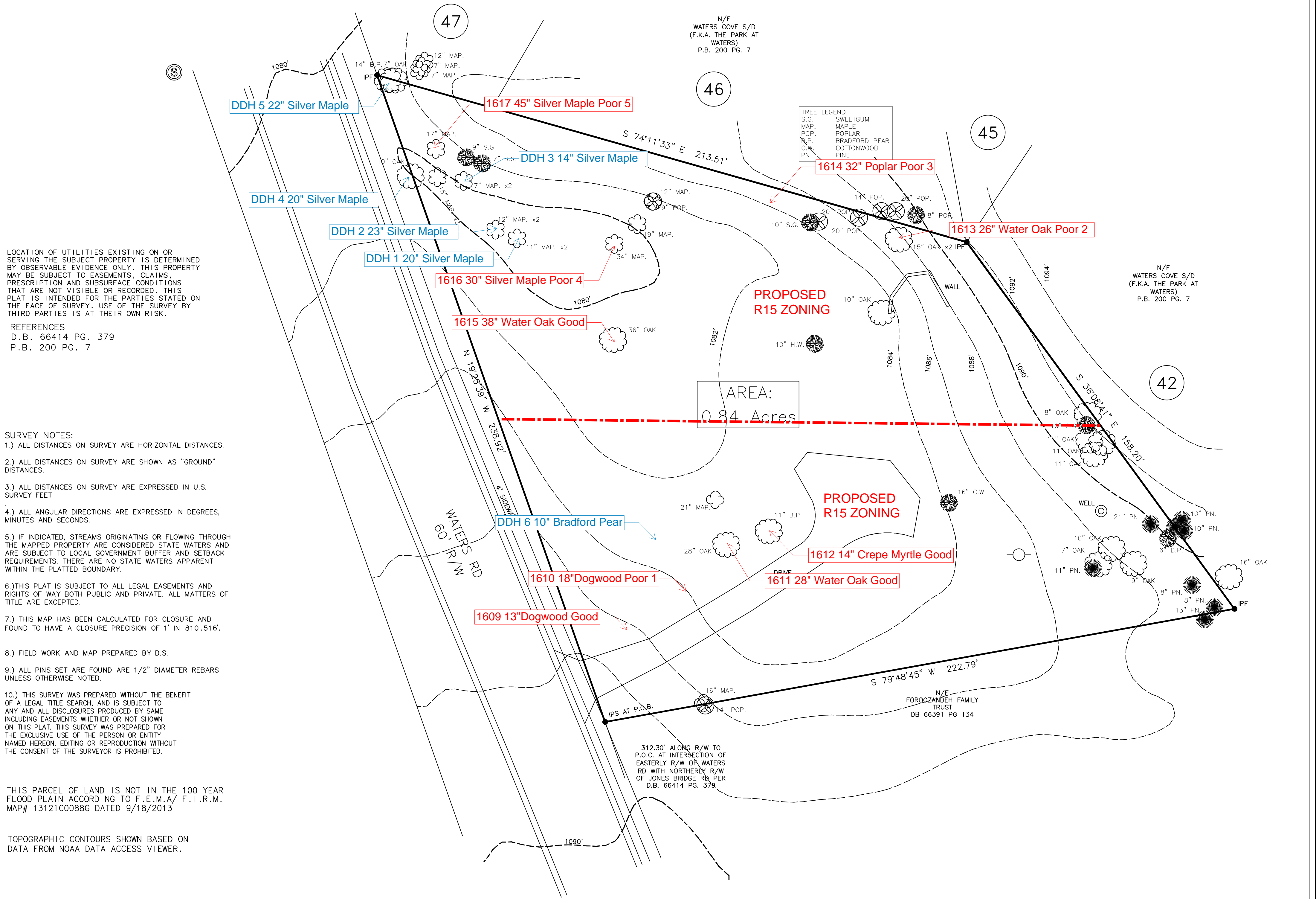
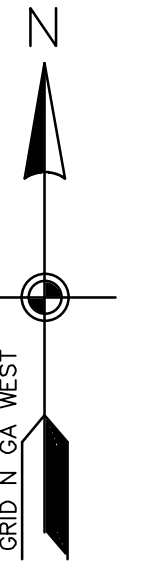
*David W. Shirley*  
 DAVID W. SHIRLEY, RLS #2670  
 7/16/2025  
 DATE

**LEGEND**

- PROPERTY CORNER WITHOUT MONUMENT
- MONUMENTED PROPERTY CORNER
- O.T.P. OPEN TOP PIPE
- C.T.P. CRIMPED TOP PIPE
- R/W RIGHT OF WAY
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- N/F PRESENT OR FORMER OWNER
- IPS IRON PIN SET
- IPF IRON PIN FOUND
- IPSF IRON PIN SET FUTURE
- L.L. LAND LOT
- L.L.L. LAND LOT LINE
- N.T.S. NOT TO SCALE
- P.O.B. POINT OF BEGINNING
- X- FENCE
- GM GAS METER
- WM WATER METER
- W- WATER LINE
- UCL UNDERGROUND COMM LINE
- UCB UNDERGROUND COMM BOX
- COMM MAN HOLE
- ⊗ LP LIGHT POLE
- ⊗ POWER POLE
- E- OVERHEAD POWER LINE
- UE- UNDERGROUND ELECTRIC
- EM- ELECTRIC METER
- FO- FIBER OPTIC
- DE- DRAINAGE EASEMENT
- SSE- SANITARY SEWER EASEMENT
- SANITARY SEWER MANHOLE
- SS- SANITARY SEWER LINE
- BL- BUILDING LINE
- CL CENTERLINE
- +XXX SPOT ELEVATION
- IE INVERT ELEVATION

IF GRID NORTH IS INDICATED:  
 1.) HORIZONTAL DATUM IS NAD 83.  
 VERTICAL DATUM IS NAVD 88.

2.) THE NORTHING, EASTINGS AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED USING REAL TIME KINEMATIC GPS SURVEY USING GPS SOLUTIONS ZOTL GNSS RECEIVERS (SNs 3369083 & 3369084) A CARLSON RT4 or XPAD COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM EOPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EOPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT VERTICAL AT THE 95% CONFIDENCE LEVEL.



LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

REFERENCES  
 D.B. 66414 PG. 379  
 P.B. 200 PG. 7

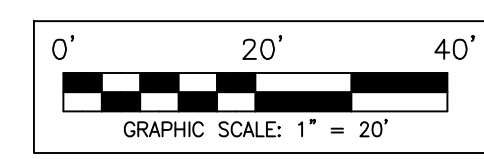
- SURVEY NOTES:**
- 1.) ALL DISTANCES ON SURVEY ARE HORIZONTAL DISTANCES.
  - 2.) ALL DISTANCES ON SURVEY ARE SHOWN AS "GROUND" DISTANCES.
  - 3.) ALL DISTANCES ON SURVEY ARE EXPRESSED IN U.S. SURVEY FEET
  - 4.) ALL ANGULAR DIRECTIONS ARE EXPRESSED IN DEGREES, MINUTES AND SECONDS.
  - 5.) IF INDICATED, STREAMS ORIGINATING OR FLOWING THROUGH THE MAPPED PROPERTY ARE CONSIDERED STATE WATERS AND ARE SUBJECT TO LOCAL GOVERNMENT BUFFER AND SETBACK REQUIREMENTS. THERE ARE NO STATE WATERS APPARENT WITHIN THE PLATTED BOUNDARY.
  - 6.) THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY BOTH PUBLIC AND PRIVATE. ALL MATTERS OF TITLE ARE EXCEPTED.
  - 7.) THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A CLOSURE PRECISION OF 1" IN 810,516'.
  - 8.) FIELD WORK AND MAP PREPARED BY D.S.
  - 9.) ALL PINS SET ARE FOUND ARE 1/2" DIAMETER REBARS UNLESS OTHERWISE NOTED.
  - 10.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A LEGAL TITLE SEARCH, AND IS SUBJECT TO ANY AND ALL DISCLOSURES PRODUCED BY SAME INCLUDING EASEMENTS WHETHER OR NOT SHOWN ON THIS PLAT. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREON. EDITING OR REPRODUCTION WITHOUT THE CONSENT OF THE SURVEYOR IS PROHIBITED.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN ACCORDING TO F.E.M.A./ F.I.R.M. MAP# 13121C00886 DATED 9/18/2013

TOPOGRAPHIC CONTOURS SHOWN BASED ON DATA FROM NOAA DATA ACCESS VIEWER.

BOUNDARY & TREE SURVEY FOR:  
**JOHN EJUMEJOWO**  
 10235 WATERS RD ALPHARETTA, GA  
 LAND LOT: 58  
 DISTRICT: 1 - SECTION: 1  
 FULTON COUNTY, GEORGIA  
 FIELD DATE: 7/7/2025  
 MAP DATE: 7/16/2025  
 JOB NUMBER: 25-178

PREPARED BY:  
**D&S LAND SURVEYING, INC.**  
 DAVID W. SHIRLEY, RLS #2670  
 P.O. BOX 4968  
 CANTON, GA 30114  
 770-720-4443  
 DSSURVEYMAILBOX@GMAIL.COM  
 DSLANDGA.COM



# SPECIMEN TREE REPORT

## CITY OF ALPHARETTA

### Client

Paradigm Engineering

### Address

10235 Water Rd



### Project

25074

### Survey Date

8/19/2025

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



Canopy  
Consultants  
[www.canopy-consultants.com](http://www.canopy-consultants.com)  
404.858.7471

# 10235 Waters Rd

## Specimen Tree Inventory

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

Flowering Understory trees over 8" DBH

Sourwood trees over 10" DBH

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

Magnolia trees over 20" DBH

Cedrus and Thuja trees over 20" DBH

Overstory Hardwood over 24" DBH

Poplars and Sweetgums trees over 30" DBH

Pine trees over 30" DBH

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

Life expectancy less than 15 years

A trunk with visible decay

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

Major insect or pathological problems

## Tree Inventory

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

## Site Location

The site is a large single family lot with no structures located on site. There is a remnant driveway and wall. The property has large over-story trees and understory trees. There are no trees of quality or landscape trees on site.



# 10235 Waters Rd

## Definitions

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

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

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

**Condition:**

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

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

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

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

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

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



# 10235 Waters Rd

## Specimen Tree Report

Tag #	DBH	Species	Condition	Comment
1609	13"	<i>Cornus florida</i> Dogwood	Good	Tree is in good health.
1610	18"	<i>Cornus florida</i> Dogwood	Poor	Poor 1: Dead leaders. Pic 1
1611	28"	<i>Quercus nigra</i> Water Oak	Good	Tree is in good health.
1612	14"	<i>Lagerstroemia indica</i> Crape myrtle	Good	Tree is in good health.
1613	26"	<i>Quercus nigra</i> Water Oak	Poor	Poor 2: Split with included bark. Pic 2
1614	32"	<i>Liriodendron tulipifera</i> Poplar	Poor	Poor 3: Split with included bark. Pic 3
1615	38"	<i>Quercus nigra</i> Water Oak	Good	Tree is in good health.
1616	30"	<i>Acer saccharinum</i> Silver Maple	Poor	Poor 4: Split with included bark and trunk wound. Pic 4
1617	45"	<i>Acer saccharinum</i> Silver Maple	Poor	Poor 5: Split with included bark. Pic 5

Total Specimen Sized Trees: 9

Good Condition: 4

Fair Condition: 0

Poor Condition: 5



# 10235 Waters Rd



**Pic 1: Dead leaders. Poor 1**



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



**Pic 3: Split with included bark. Poor 3**



**Pic 4: Split with included bark and trunk wound. Poor 4**



# 10235 Waters Rd



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



## Tree of Quality Report

Tree of Quality Summary: There are no trees of quality on site.

## Landscape Tree Report

Landscape Tree Summary: There are no Landscape Trees on Site.

## Boundary Tree Report

Boundary Tree Summary: Boundary Tree Survey is incomplete.



# 10235 Waters Rd

## DDH Tree Report

Tag #	DBH	Species	Comment
DDH1	20"	<i>Acer saccharinum</i> Silver Maple	Split with included bark. Pic 1
DDH2	23"	<i>Acer saccharinum</i> Silver Maple	Split with included bark. Pic 2
DDH3	14"	<i>Acer saccharinum</i> Silver Maple	Split with included bark. Pic 3
DDH4	20"	<i>Acer saccharinum</i> Silver Maple	Split with included bark. Pic 4
DDH5	22"	<i>Acer saccharinum</i> Silver Maple	Split with included bark. Pic 5
DDH6	10"	<i>Pyrus calleryana</i> Bradford Pear	Invasive. Pic 6

DDH Tree Summary: There are 6 DDH trees on the property. They are located in the far Northwest corner of the property in a drainage swale. The trees are all split Silver Maples with poor form and at least one leader targeting Waters Rd.



# 10235 Waters Rd



**Pic 1: Split with included bark. DDH1**



**Pic 2: Split with included bark. DDH2**



**Pic 3: Split with included bark. DDH3**



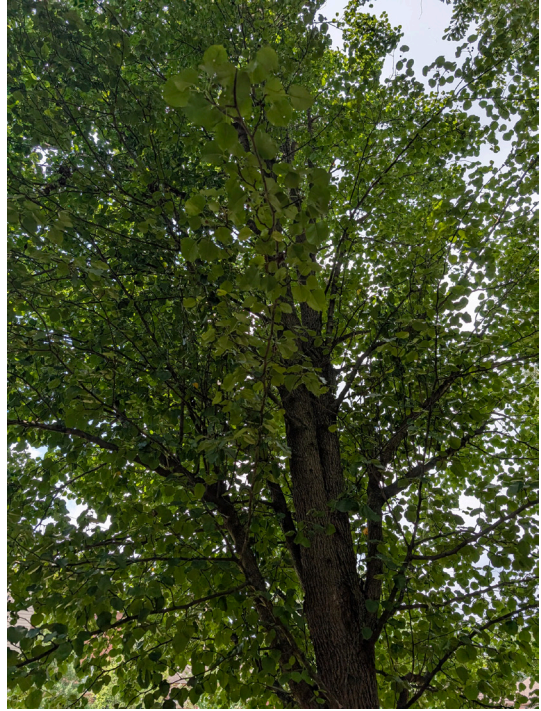
**Pic 4: Split with included bark. DDH4**



# 10235 Waters Rd



**Pic 5: Split with included bark. DDH5**



**Pic 6: Invasive. DDH6**



# 10235 Waters Road

## Proposed Development Tree Save Inventory

LOT #1	
SPECIES	DIAMETER (INCH)
<i>BRADFORD PEAR</i>	6
<i>OAK</i>	7
<i>PINE</i>	8
<i>PINE</i>	8
<i>OAK</i>	8
<i>OAK</i>	9
<i>OAK</i>	10
<i>SWEETGUM</i>	10
<i>PINE</i>	11
<i>OAK</i>	11
<i>OAK</i>	11
<i>OAK</i>	11
<i>DOGWOOD</i>	13
<i>PINE</i>	21

LOT #2	
SPECIES	DIAMETER (INCH)
<i>SWEETGUM</i>	7
<i>SWEETGUM</i>	9
<i>POPLAR</i>	9
<i>SWEETGUM</i>	10
<i>MAPLE</i>	12
<i>MAPLE</i>	14
<i>MAPLE</i>	15
<i>POPLAR</i>	20
<i>POPLAR</i>	20



# 10235 Waters Road Sample Architecture

## Exhibit A - Rendering



Community Zoning Information Meeting (CZIM)

October 8, 2025

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

Z-25-14/V-25-31 / 10235 Waters Road

NAME	ADDRESS	COMMENTS
AV: Rodan	515 WaterView TH.	1. Trees are blocking the Fence. 2. Interested in buying the Lot 2.

# 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: W. Gary O'Leary Date: \_\_\_\_\_

Print Form



[Insert Date]

[Your Name]  
[Your Address]  
[City, State Zip]

**RE: Z-25-14/V-25-31 10235 Waters Road**

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a rezoning and variance to allow for the subdivision of a 0.841-acre property into 2 'For-Sale' single-family detached lots. A rezoning is requested from CUP (Community Unit Plan) to R-15 (Dwelling, 'For-Sale', Residential) and variances are requested to Unified Development Code (UDC) Subsection 2.2.5(D) to reduce the front and rear setbacks. The property is located at 10235 Waters Road and is legally described as being located in Land Lot 58, 1<sup>st</sup> District, 1<sup>st</sup> Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) will be held on **Wednesday, October 8, 2025, at 6:00 PM** in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA, 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

The item will be considered by the Planning Commission on **Thursday, November 6, 2025 at 6:30 PM.** and **City Council on Monday, November 17, 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 (770)605-6030 or [bdunlop@paradigmeng.net](mailto:bdunlop@paradigmeng.net).

Sincerely,

A handwritten signature in blue ink that reads "W. Barry Dunlop". The signature is written in a cursive style.

W. Barry Dunlop, P.E.  
Paradigm Engineering

310 HALL CT LLC  
100 MT SHASTA LANE  
ALPHARETTA GA 30022

ACKERMAN LISA R & SCOTT  
530 WATERVIEW TRL  
ALPHARETTA GA 30022

BENZ ARTHUR W & ANNETTE R  
325 HIGHLANDS CT  
ALPHARETTA GA 30022

CAPITAL DESIGN & CONSTRUCTION INC  
705 PINNACLE CT  
NORCROSS GA 30071

CHEN JIE & LI QI  
155 WRIGHTS MILL PL  
ALPHARETTA GA 30022

DAVIS MICHAEL K JR & DAVIS EMILY  
335 HIGHLANDS CT  
ALPHARETTA GA 30022

FOROOZANDEH FAMILY TRUST THE  
6250 SHILOH RD STE 20  
ALPHARETTA GA 30005-8389

FUDGE GERALD W  
510 VALLEY LN  
ATLANTA GA 30328-5136

HERTZ GEDALYA & HERTZ RUTH  
10135 LAUREN HALL CT  
ALPHARETTA GA 30022

HOMEOWNERS ASSOCIATION  
2555 WESTSIDE PKWY STE 600  
ALPHARETTA GA 30004

ABEDI SAFDAR ALI SYED  
& RIZVI SHAZIA S  
110 WRIGHTS MILL PL  
ALPHARETTA GA 30022

AVI & MICHAL RODAN  
REVOCABLE FAMILY TRUST THE  
515 WATERVIEW TRL  
ALPHARETTA GA 30022

BRELLOCH JOHN F & KARYN E  
350 JENNY LIND LN  
ALPHARETTA GA 30022

CHANG BEN & YANG WANNA  
135 WRIGHTS MILL PL  
ALPHARETTA GA 30022

DANZ BARRY D & SHELLY F  
330 HIGHLANDS CT  
ALPHARETTA GA 30022

FAGES SUSAN B & JEFFREY T  
10165 LAUREN HALL CT  
ALPHARETTA GA 30022

FRANZ DWIGHT &  
MOWREYFRANZ CHRISTINE J  
165 WRIGHTS MILL PL  
ALPHARETTA GA 30022

GUO CAIFENG & XU BO  
565 WATERVIEW TRL  
ALPHARETTA GA 30022

HOLLANDS THOMAS M & MARY O  
320 HIGHLANDS CT  
ALPHARETTA GA 30022

HUNG CHI TRUONG & TSANG LI LIN  
125 WRIGHT MILL PL  
ALPHARETTA GA 30022-1910

HUTCHINS ROBERT A & ELISE  
510 WATERVIEW TRL  
ALPHARETTA GA 30022

IBRAHIM FAMILY TRUST THE  
120 WRIGHTS MILL PL  
ALPHARETTA GA 30022

ISLER SEBUH  
10160 LAUREN HALL CT  
ALPHARETTA GA 30022

JOHNS CREEK SENIOR LIVING CARE LLC  
10220 JONES BRIDGE RD  
ALPHARETTA GA 30022

MANSOOR TOOBA B &  
MANSOOR BABAR R  
150 WRIGHTS MILL PL  
ALPHARETTA GA 30022

MENDEZ MARIO & SIMONE P  
10175 LAUREN HALL CT  
ALPHARETTA GA 30022

MINKOWICZ HIRSCH L &  
MINKOWICZ CHAYA DEVORA LEAH  
320 HALL CT  
ALPHARETTA GA 30022

NAEEM FAISAL  
185 WRIGHTS MILL PL  
ALPHARETTA GA 30022-1911

NATCHUS MICHAEL G & JENNIFER M  
555 WATERVIEW TRL  
ALPHARETTA GA 30022

O CONNOR ROBERT J  
500 WATERVIEW TRL  
ALPHARETTA GA 30022

PANCOAST BRETT DAVID &  
PANCOAST TIFFANY J  
520 WATERVIEW TRL  
ALPHARETTA GA 30022

PAREDES ROBERT &  
WONG PAREDES MAISIE  
575 WATERVIEW TRL  
ALPHARETTA GA 30022

PARK KYUNG AH & CHO BRANDON  
310 HIGHLANDS CT  
ALPHARETTA GA 30022

PAUL TA FARM INC  
10240 JONES BRIDGE RD  
JOHNS CREEK GA 30022

PHAM HONG HOA THI &  
NGO SI HOANG PHUOC  
170 WRIGHTS MILL PL  
ALPHARETTA GA 30022

RAHIMIGHAHFAROKHI SYRUS  
115 WRIGHTS MILL PL  
ALPHARETTA GA 30022-1910

RASHIS CAMPUS INC  
10180 JONES BRIDGE RD  
ALPHARETTA GA 30022

RAZA ALIYA  
10170 LAUREN HALL CT  
ALPHARETTA GA 30022-7586

RAZON DAVID &  
RAZON SHIRAN KARAYOFF  
10125 LAUREN HALL CT  
ALPHARETTA GA 30022

RENGARAJAN KARTHIKEYAN &  
SOMASUNDARAM THILAKA  
140 WRIGHTS MILL PL  
ALPHARETTA GA 30022

RHEE FRANK S  
130 WRIGHTS MILL PL  
ALPHARETTA GA 30022

RICHARD KENNETH COLEMAN  
REVOCABLE LIVING TRUST THE  
105 WRIGHTS MILL PL  
ALPHARETTA GA 30022

RICKS DONNA  
535 WATERVIEW TRL  
ALPHARETTA GA 30022

ROSENFELD SHOLOM D ET AL  
300 HALL CT  
ALPHARETTA GA 30022

ROY SAPTARSHI & ROY RUCHIRA  
10155 LAUREN HALL CT  
ALPHARETTA GA 30022

RUBOVITZ JASON EVAN &  
ADRIENNE ELIZABETH  
540 WATERVIEW TRL  
ALPHARETTA GA 30022

RUBYOR MICHAEL J & PATIENCE J  
10190 LAUREN HALL CT  
ALPHARETTA GA 30022

SG ST ANDREWS LLC  
3490 PIEDMONT RD NW 550  
ATLANTA GA 30305

SHETH KALPESH &  
SHAH NEENA DHANSUKHAL  
175 WRIGHTS MILL PL  
ALPHARETTA GA 30022

SITAFALWALLA SALIM &  
FIRASTA-SITAFALWALLA ZAHRA  
10150 LAUREN HALL CT  
ALPHARETTA GA 30022

SMITH MARIANNO A &  
SMITH JAMIE M  
10115 LAUREN HALL CT  
ALPHARETTA GA 30022

SONG HYO JIN & KIM EUN JIN  
505 WATERVIEW TRL  
ALPHARETTA GA 30022

SRE DND HOLDINGS LLC  
6595 ROSWELL RD STE G  
ATLANTA GA 30328

STAFFORD THERESA  
340 HIGHLANDS CT  
ALPHARETTA GA 30022

STOVALL JOHN B II  
836 ROCKBRIDGE WAY  
NORCROSS GA 30093

TANGUILIG LAWRENCE & TIFFANY  
315 HIGHLANDS CT  
ALPHARETTA GA 30022

TOMONY WILLIE B  
315 HALL CT  
ALPHARETTA GA 30022

TRACI KAYE DYLESKI  
REVOCABLE TRUST THE  
525 WATERVIEW TRL  
ALPHARETTA GA 30022

TURNER SHANE  
10145 LAUREN HALL CT  
ALPHARETTA GA 30022

VALEANU MARIUS VALEANU MIHAELA  
10180 LAUREN HALL CT  
ALPHARETTA GA 30022

WHITE ROBERT  
160 WRIGHTS MILL PL  
ALPHARETTA GA 30022

WRIGHTS MILL COMMONS  
HOMEOWNERS ASSN INC  
100 A WRIGHTS MILL PL  
ALPHARETTA GA 30022

XU RAN & XIE XIAOYAN  
145 WRIGHTS MILL PL  
ALPHARETTA GA 30022

# CITY OF ALPHARETTA

## PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: \_\_\_\_\_

PH #: \_\_\_\_\_

Property Taxes & Code Violations Verified

Fee Paid Initial: \_\_\_\_\_

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

### Contact Information:

Contact Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

Address: \_\_\_\_\_ Suite: \_\_\_\_\_

City \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Fax: \_\_\_\_\_

Mobile Tel: \_\_\_\_\_ Email: \_\_\_\_\_

### Subject Property Information:

Address: \_\_\_\_\_ Current Zoning: \_\_\_\_\_

District: \_\_\_\_\_ Section: \_\_\_\_\_ Land Lot: \_\_\_\_\_ Parcel ID: \_\_\_\_\_

Proposed Zoning: \_\_\_\_\_ Current Use: \_\_\_\_\_

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

Conditional Use  Master Plan Amendment  Comprehensive Plan Amendment

Rezoning  Master Plan Review

Variance  Public Hearing

Exception  Other (Specify): \_\_\_\_\_

---

# APPLICANT REQUEST AND INTENT

---

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

Applicant's Request (Please itemize the proposal):

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

# PROPERTY OWNER AUTHORIZATION

## Property Owner Information:

Contact Name: BRKT Properties LLC Telephone: (631)652-5179  
Address: 6684 Jimmy Carter Blvd Suite: 400  
City: Norcross State: GA Zip: 30071

## 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: W. Barry Dunlop Telephone: (770)605-6030  
Address: 903 Bombay Lane Suite: \_\_\_\_\_  
City: Roswell State: GA Zip: 30076

## So Sworn and Attested:

Owner Signature: [Signature] by OMER YA2ICI Date: 09/02/2025

## Notary:

Notary Signature: [Signature] Date: 09/02/2025



# 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: \_\_\_\_\_

Subject Public Hearing Case: \_\_\_\_\_

## **Campaign Contribution Information:**

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

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

Name of Official: \_\_\_\_\_ Position: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

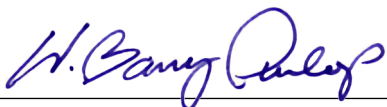
Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

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: \_\_\_\_\_

---

# ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

---

How will this proposal be compatible with surrounding properties?

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

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

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

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

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

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

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

---

# 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.

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

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

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.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

# CITIZEN PARTICIPATION FORM - PART A

*This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.*

Public Hearing or Project Name: \_\_\_\_\_

Contact Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

*The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.*

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

- |                                            |                                                        |
|--------------------------------------------|--------------------------------------------------------|
| <input 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.

310 HALL CT LLC  
100 MT SHASTA LANE  
ALPHARETTA GA 30022

ABEDI SAFDAR ALI SYED  
& RIZVI SHAZIA S  
110 WRIGHTS MILL PL  
ALPHARETTA GA 30022

ACKERMAN LISA R & SCOTT  
530 WATERVIEW TRL  
ALPHARETTA GA 30022

AVI & MICHAL RODAN  
REVOCABLE FAMILY TRUST THE  
515 WATERVIEW TRL  
ALPHARETTA GA 30022

BENZ ARTHUR W & ANNETTE R  
325 HIGHLANDS CT  
ALPHARETTA GA 30022

BRELLOCH JOHN F & KARYN E  
350 JENNY LIND LN  
ALPHARETTA GA 30022

CAPITAL DESIGN & CONSTRUCTION INC  
705 PINNACLE CT  
NORCROSS GA 30071

CHANG BEN & YANG WANNA  
135 WRIGHTS MILL PL  
ALPHARETTA GA 30022

CHEN JIE & LI QI  
155 WRIGHTS MILL PL  
ALPHARETTA GA 30022

DANZ BARRY D & SHELLY F  
330 HIGHLANDS CT  
ALPHARETTA GA 30022

DAVIS MICHAEL K JR & DAVIS EMILY  
335 HIGHLANDS CT  
ALPHARETTA GA 30022

FAGES SUSAN B & JEFFREY T  
10165 LAUREN HALL CT  
ALPHARETTA GA 30022

FOROOZANDEH FAMILY TRUST THE  
6250 SHILOH RD STE 20  
ALPHARETTA GA 30005-8389

FRANZ DWIGHT &  
MOWREYFRANZ CHRISTINE J  
165 WRIGHTS MILL PL  
ALPHARETTA GA 30022

FUDGE GERALD W  
510 VALLEY LN  
ATLANTA GA 30328-5136

GUO CAIFENG & XU BO  
565 WATERVIEW TRL  
ALPHARETTA GA 30022

HERTZ GEDALYA & HERTZ RUTH  
10135 LAUREN HALL CT  
ALPHARETTA GA 30022

HOLLANDS THOMAS M & MARY O  
320 HIGHLANDS CT  
ALPHARETTA GA 30022

HOMEOWNERS ASSOCIATION  
2555 WESTSIDE PKWY STE 600  
ALPHARETTA GA 30004

HUNG CHI TRUONG & TSANG LI LIN  
125 WRIGHT MILL PL  
ALPHARETTA GA 30022-1910

HUTCHINS ROBERT A & ELISE  
510 WATERVIEW TRL  
ALPHARETTA GA 30022

IBRAHIM FAMILY TRUST THE  
120 WRIGHTS MILL PL  
ALPHARETTA GA 30022

ISLER SEBUH  
10160 LAUREN HALL CT  
ALPHARETTA GA 30022

JOHNS CREEK SENIOR LIVING CARE LLC  
10220 JONES BRIDGE RD  
ALPHARETTA GA 30022

MANSOOR TOOBA B &  
MANSOOR BABAR R  
150 WRIGHTS MILL PL  
ALPHARETTA GA 30022

MENDEZ MARIO & SIMONE P  
10175 LAUREN HALL CT  
ALPHARETTA GA 30022

MINKOWICZ HIRSCH L &  
MINKOWICZ CHAYA DEVORA LEAH  
320 HALL CT  
ALPHARETTA GA 30022

NAEEM FAISAL  
185 WRIGHTS MILL PL  
ALPHARETTA GA 30022-1911

NATCHUS MICHAEL G & JENNIFER M  
555 WATERVIEW TRL  
ALPHARETTA GA 30022

O CONNOR ROBERT J  
500 WATERVIEW TRL  
ALPHARETTA GA 30022

PANCOAST BRETT DAVID &  
PANCOAST TIFFANY J  
520 WATERVIEW TRL  
ALPHARETTA GA 30022

PAREDES ROBERT &  
WONG PAREDES MAISIE  
575 WATERVIEW TRL  
ALPHARETTA GA 30022

PARK KYUNG AH & CHO BRANDON  
310 HIGHLANDS CT  
ALPHARETTA GA 30022

PAUL TA FARM INC  
10240 JONES BRIDGE RD  
JOHNS CREEK GA 30022

PHAM HONG HOA THI &  
NGO SI HOANG PHUOC  
170 WRIGHTS MILL PL  
ALPHARETTA GA 30022

RAHIMIGHAHFAROKHI SYRUS  
115 WRIGHTS MILL PL  
ALPHARETTA GA 30022-1910

RASHIS CAMPUS INC  
10180 JONES BRIDGE RD  
ALPHARETTA GA 30022

RAZA ALIYA  
10170 LAUREN HALL CT  
ALPHARETTA GA 30022-7586

RAZON DAVID &  
RAZON SHIRAN KARAYOFF  
10125 LAUREN HALL CT  
ALPHARETTA GA 30022

RENGARAJAN KARTHIKEYAN &  
SOMASUNDARAM THILAKA  
140 WRIGHTS MILL PL  
ALPHARETTA GA 30022

RHEE FRANK S  
130 WRIGHTS MILL PL  
ALPHARETTA GA 30022

RICHARD KENNETH COLEMAN  
REVOCABLE LIVING TRUST THE  
105 WRIGHTS MILL PL  
ALPHARETTA GA 30022

RICKS DONNA  
535 WATERVIEW TRL  
ALPHARETTA GA 30022

ROSENFELD SHOLOM D ET AL  
300 HALL CT  
ALPHARETTA GA 30022

ROY SAPTARSHI & ROY RUCHIRA  
10155 LAUREN HALL CT  
ALPHARETTA GA 30022

RUBOVITZ JASON EVAN &  
ADRIENNE ELIZABETH  
540 WATERVIEW TRL  
ALPHARETTA GA 30022

RUBYOR MICHAEL J & PATIENCE J  
10190 LAUREN HALL CT  
ALPHARETTA GA 30022

SG ST ANDREWS LLC  
3490 PIEDMONT RD NW 550  
ATLANTA GA 30305

SHETH KALPESH &  
SHAH NEENA DHANSUKHAL  
175 WRIGHTS MILL PL  
ALPHARETTA GA 30022

SITAFALWALLA SALIM &  
FIRASTA-SITAFALWALLA ZAHRA  
10150 LAUREN HALL CT  
ALPHARETTA GA 30022

SMITH MARIANNO A &  
SMITH JAMIE M  
10115 LAUREN HALL CT  
ALPHARETTA GA 30022

SONG HYO JIN & KIM EUN JIN  
505 WATERVIEW TRL  
ALPHARETTA GA 30022

SRE DND HOLDINGS LLC  
6595 ROSWELL RD STE G  
ATLANTA GA 30328

STAFFORD THERESA  
340 HIGHLANDS CT  
ALPHARETTA GA 30022

STOVALL JOHN B II  
836 ROCKBRIDGE WAY  
NORCROSS GA 30093

TANGUILIG LAWRENCE & TIFFANY  
315 HIGHLANDS CT  
ALPHARETTA GA 30022

TOMONY WILLIE B  
315 HALL CT  
ALPHARETTA GA 30022

TRACI KAYE DYLESKI  
REVOCABLE TRUST THE  
525 WATERVIEW TRL  
ALPHARETTA GA 30022

TURNER SHANE  
10145 LAUREN HALL CT  
ALPHARETTA GA 30022

VALEANU MARIUS VALEANU MIHAELA  
10180 LAUREN HALL CT  
ALPHARETTA GA 30022

WHITE ROBERT  
160 WRIGHTS MILL PL  
ALPHARETTA GA 30022

WRIGHTS MILL COMMONS  
HOMEOWNERS ASSN INC  
100 A WRIGHTS MILL PL  
ALPHARETTA GA 30022

XU RAN & XIE XIAOYAN  
145 WRIGHTS MILL PL  
ALPHARETTA GA 30022



August 19, 2025

Michael Woodman  
Planning & Zoning  
City of Alpharetta

Re: Rezoning for 10235 Waters Road

Dear Michael.

This zoning application is a request to rezone the 0.841-acre parcel of 10235 Waters Road, in Alpharetta, Georgia. The rezoning request is from CUP to R-15. The purpose of this rezoning application is for the property to be subdivided into two single family detached lots. The minimum lot width will be 100'. In addition to the district rezoning, we are also requesting a variance to reduce the front building setback from 65' to 50' to allow for the buildings to be moved closer to the street. This will provide additional existing tree-saving area in the rear of the lots. In addition, we are asking for variance to increase the rear building setback from 25' to 35' to force the potential lot buildable area further away from the rear property tree saving areas.

Sincerely,

A handwritten signature in blue ink, appearing to read "W. Barry Dunlop".

W. Barry Dunlop, P.E.  
Owner/Principal

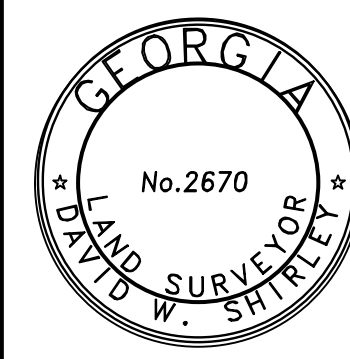
## EXHIBIT A

## 10235 Waters Road

**All that tract or parcel of land lying and being in Land Lot 58 of the 1st District, 1st Section of Fulton County, Georgia being particularly described as follows:**

**To find the true point of beginning, commence at the intersection of the Northerly right-of-way of Jones Bridge Road (60 foot right-of way) and the Easterly right of-Way of Waters Road (60 foot right-of way) and run Northerly along the Northerly right-of-way of Waters Road (60 foot right-of-way) 312.30 feet to a 1 inch crimp top pin found, said crimp top pin being the true Point of Beginning; thence continuing along the Easterly right-of-way of Waters Road (60 foot right-of-way), run thence North 21 degrees 09 minutes 33 seconds West for a distance of 238.92 feet to a computed point; run thence leaving the Easterly right-of-way of Waters Road (60 foot right-of-way), run thence South 75 degrees 55 minutes 29 seconds East for a distance of 213.35 feet to a computed point; run thence South 37 degrees 50 minutes 44 seconds East for a distance of 158.27 feet to a computed point; run thence South 78 degrees 05 minutes 21 seconds West for a distance of 222.60 feet to a 1 inch crimp top pin found, said point being the true point of beginning, containing 0.842 acres, more or less as shown on the certain plat of survey for Sima Alahyar, prepared by Levick C. Evans, Georgia Registered Land Surveyor No. 2660 of LCE Engineers, Inc. dated January 30, 1998 and revised April 27, 1998.**

**Tax Parcel ID: 11 -0180-0058-136-2**



HB 76 NOTE, EFFECTIVE MAY 08, 2017  
 Code Section 15-6-67, iii  
 This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

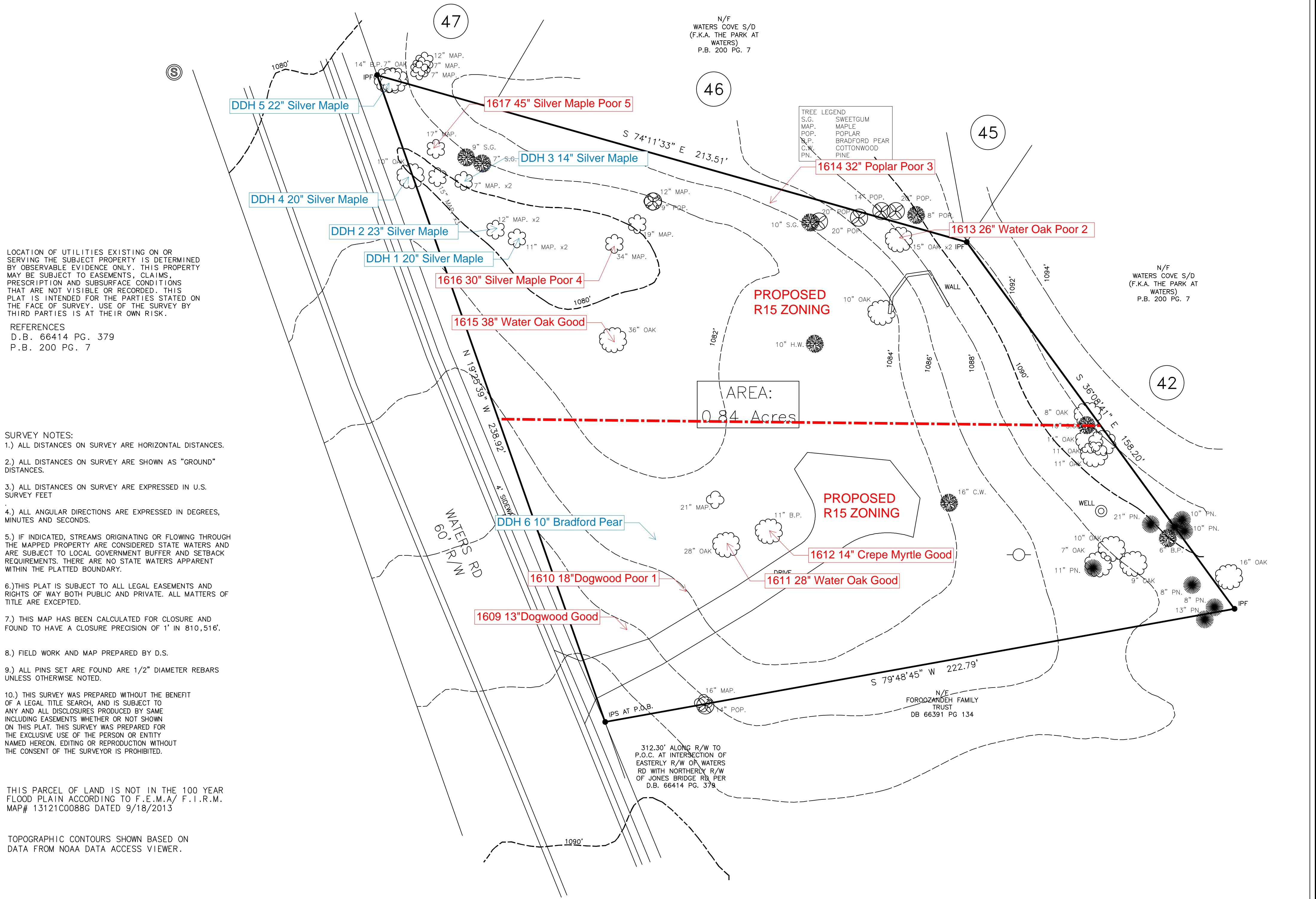
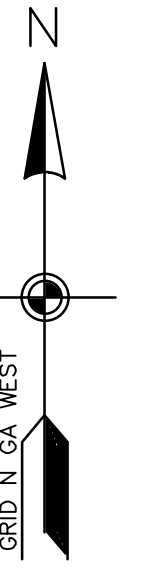
*David W. Shirley*  
 DAVID W. SHIRLEY, RLS #2670  
 7/16/2025  
 DATE

**LEGEND**

- PROPERTY CORNER WITHOUT MONUMENT
- MONUMENTED PROPERTY CORNER
- O.T.P. OPEN TOP PIPE
- C.T.P. CRIMPED TOP PIPE
- R/W RIGHT OF WAY
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- N/F PRESENT OR FORMER OWNER
- IPS IRON PIN SET
- IPF IRON PIN FOUND
- IPSF IRON PIN SET FUTURE
- L.L. LAND LOT
- L.L.L. LAND LOT LINE
- N.T.S. NOT TO SCALE
- P.O.B. POINT OF BEGINNING
- X- FENCE
- GM GAS METER
- WM WATER METER
- W- WATER LINE
- UCL UNDERGROUND COMM LINE
- UCB UNDERGROUND COMM BOX
- COMM MAN HOLE
- ⊗ LP LIGHT POLE
- ⊗ POWER POLE
- E- OVERHEAD POWER LINE
- UE- UNDERGROUND ELECTRIC
- EM- ELECTRIC METER
- FO- FIBER OPTIC
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- SANITARY SEWER MANHOLE
- SS- SANITARY SEWER LINE
- BL BUILDING LINE
- CL CENTERLINE
- +XXX SPOT ELEVATION
- IE INVERT ELEVATION

IF GRID NORTH IS INDICATED:  
 1.) HORIZONTAL DATUM IS NAD 83.  
 VERTICAL DATUM IS NAVD 88.

2.) THE NORTHING, EASTINGS AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED USING REAL TIME KINEMATIC GPS SURVEY USING GPS SOLUTIONS ZOTL GNSS RECEIVERS (SNs 3369083 & 3369084) A CARLSON RT4 or XPAD COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM EOPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EOPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT VERTICAL AT THE 95% CONFIDENCE LEVEL.



LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

REFERENCES  
 D.B. 66414 PG. 379  
 P.B. 200 PG. 7

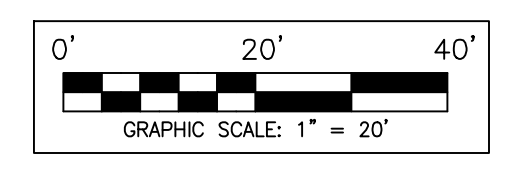
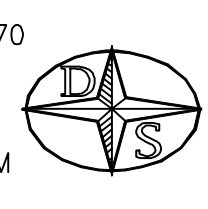
- SURVEY NOTES:**
- 1.) ALL DISTANCES ON SURVEY ARE HORIZONTAL DISTANCES.
  - 2.) ALL DISTANCES ON SURVEY ARE SHOWN AS "GROUND" DISTANCES.
  - 3.) ALL DISTANCES ON SURVEY ARE EXPRESSED IN U.S. SURVEY FEET
  - 4.) ALL ANGULAR DIRECTIONS ARE EXPRESSED IN DEGREES, MINUTES AND SECONDS.
  - 5.) IF INDICATED, STREAMS ORIGINATING OR FLOWING THROUGH THE MAPPED PROPERTY ARE CONSIDERED STATE WATERS AND ARE SUBJECT TO LOCAL GOVERNMENT BUFFER AND SETBACK REQUIREMENTS. THERE ARE NO STATE WATERS APPARENT WITHIN THE PLATTED BOUNDARY.
  - 6.) THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY BOTH PUBLIC AND PRIVATE. ALL MATTERS OF TITLE ARE EXCEPTED.
  - 7.) THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A CLOSURE PRECISION OF 1" IN 810,516'.
  - 8.) FIELD WORK AND MAP PREPARED BY D.S.
  - 9.) ALL PINS SET ARE FOUND ARE 1/2" DIAMETER REBARS UNLESS OTHERWISE NOTED.
  - 10.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A LEGAL TITLE SEARCH, AND IS SUBJECT TO ANY AND ALL DISCLOSURES PRODUCED BY SAME INCLUDING EASEMENTS WHETHER OR NOT SHOWN ON THIS PLAT. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED HEREON. EDITING OR REPRODUCTION WITHOUT THE CONSENT OF THE SURVEYOR IS PROHIBITED.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN ACCORDING TO F.E.M.A./ F.I.R.M. MAP# 13121C00886 DATED 9/18/2013

TOPOGRAPHIC CONTOURS SHOWN BASED ON DATA FROM NOAA DATA ACCESS VIEWER.

BOUNDARY & TREE SURVEY FOR:  
**JOHN EJUMEJOWO**  
 10235 WATERS RD ALPHARETTA, GA  
 LAND LOT: 58  
 DISTRICT: 1 - SECTION: 1  
 FULTON COUNTY, GEORGIA  
 FIELD DATE: 7/7/2025  
 MAP DATE: 7/16/2025  
 JOB NUMBER: 25-178

PREPARED BY:  
**D&S LAND SURVEYING, INC.**  
 DAVID W. SHIRLEY, RLS #2670  
 P.O. BOX 4968  
 CANTON, GA 30114  
 770-720-4443  
 DSSURVEYMAILBOX@GMAIL.COM  
 DSLANDGA.COM







# SPECIMEN TREE REPORT

## CITY OF ALPHARETTA

### Client

Paradigm Engineering

### Address

10235 Water Rd



### Project

25074

### Survey Date

8/19/2025

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



Canopy  
Consultants  
[www.canopy-consultants.com](http://www.canopy-consultants.com)  
404.858.7471

# 10235 Waters Rd

## Specimen Tree Inventory

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

Flowering Understory trees over 8" DBH

Sourwood trees over 10" DBH

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

Magnolia trees over 20" DBH

Cedrus and Thuja trees over 20" DBH

Overstory Hardwood over 24" DBH

Poplars and Sweetgums trees over 30" DBH

Pine trees over 30" DBH

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

Life expectancy less than 15 years

A trunk with visible decay

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

Major insect or pathological problems

## Tree Inventory

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

## Site Location

The site is a large single family lot with no structures located on site. There is a remnant driveway and wall. The property has large over-story trees and understory trees. There are no trees of quality or landscape trees on site.



# 10235 Waters Rd

## Definitions

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

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

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

**Condition:**

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

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

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

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

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

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



# 10235 Waters Rd

## Specimen Tree Report

Tag #	DBH	Species	Condition	Comment
1609	13"	<i>Cornus florida</i> Dogwood	Good	Tree is in good health.
1610	18"	<i>Cornus florida</i> Dogwood	Poor	Poor 1: Dead leaders. Pic 1
1611	28"	<i>Quercus nigra</i> Water Oak	Good	Tree is in good health.
1612	14"	<i>Lagerstroemia indica</i> Crape myrtle	Good	Tree is in good health.
1613	26"	<i>Quercus nigra</i> Water Oak	Poor	Poor 2: Split with included bark. Pic 2
1614	32"	<i>Liriodendron tulipifera</i> Poplar	Poor	Poor 3: Split with included bark. Pic 3
1615	38"	<i>Quercus nigra</i> Water Oak	Good	Tree is in good health.
1616	30"	<i>Acer saccharinum</i> Silver Maple	Poor	Poor 4: Split with included bark and trunk wound. Pic 4
1617	45"	<i>Acer saccharinum</i> Silver Maple	Poor	Poor 5: Split with included bark. Pic 5

Total Specimen Sized Trees: 9

Good Condition: 4

Fair Condition: 0

Poor Condition: 5



# 10235 Waters Rd



**Pic 1: Dead leaders. Poor 1**



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



**Pic 3: Split with included bark. Poor 3**



**Pic 4: Split with included bark and trunk wound. Poor 4**



# 10235 Waters Rd



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



## Tree of Quality Report

Tree of Quality Summary: There are no trees of quality on site.

## Landscape Tree Report

Landscape Tree Summary: There are no Landscape Trees on Site.

## Boundary Tree Report

Boundary Tree Summary: Boundary Tree Survey is incomplete.



# 10235 Waters Rd

## DDH Tree Report

Tag #	DBH	Species	Comment
DDH1	20"	<i>Acer saccharinum</i> Silver Maple	Split with included bark. Pic 1
DDH2	23"	<i>Acer saccharinum</i> Silver Maple	Split with included bark. Pic 2
DDH3	14"	<i>Acer saccharinum</i> Silver Maple	Split with included bark. Pic 3
DDH4	20"	<i>Acer saccharinum</i> Silver Maple	Split with included bark. Pic 4
DDH5	22"	<i>Acer saccharinum</i> Silver Maple	Split with included bark. Pic 5
DDH6	10"	<i>Pyrus calleryana</i> Bradford Pear	Invasive. Pic 6

DDH Tree Summary: There are 6 DDH trees on the property. They are located in the far Northwest corner of the property in a drainage swale. The trees are all split Silver Maples with poor form and at least one leader targeting Waters Rd.



# 10235 Waters Rd



**Pic 1: Split with included bark. DDH1**



**Pic 2: Split with included bark. DDH2**



**Pic 3: Split with included bark. DDH3**



**Pic 4: Split with included bark. DDH4**



# 10235 Waters Rd



**Pic 5: Split with included bark. DDH5**



**Pic 6: Invasive. DDH6**





Arthur E. Ferdinand  
Tax Commissioner  
Fulton County, Georgia

**Tax Bill**

141 Pryor Street  
Atlanta, Georgia 30303  
404.613.6100

<b>Property Owner</b> CAPITAL DESIGN & CONSTRUCTION INC <b>Tax District</b> 10 - ALPHARETTA	<b>Parcel Identification</b> 11 018000581362	<b>Description</b> Real Estate	<b>User ID</b> IWR
---------------------------------------------------------------------------------------------------	-------------------------------------------------	-----------------------------------	-----------------------

<b>Property Address</b> 10235 WATERS ROAD	<b>Account Number</b> 5340864	<b>Current Fair Market Value</b> 383,700	<b>Current Assessed Value</b> 153,480
----------------------------------------------	----------------------------------	---------------------------------------------	------------------------------------------

**City Exemption**  
**County Exemption**  
**City Sales Tax Credit** \$0.00  
**County Sales Tax Credit** \$29.01

Tax Year	Cycle	Principal Amount	Interest	Penalties/Fees	Paid	Total	Due Date
2024	County	4,008.90	0.00	0.00	4,008.90	0.00	11/15/2024
2023	County	4,019.65	0.00	0.00	4,019.65	0.00	11/15/2023
2022	County	3,597.10	62.36	0.00	3,659.46	0.00	11/15/2022
2021	County	1,443.32	0.00	0.00	1,443.32	0.00	11/15/2021
2020	County	1,460.75	0.00	0.00	1,460.75	0.00	11/15/2020
2019	County	1,441.53	0.00	0.00	1,441.53	0.00	10/15/2019
2018	County	1,423.72	0.00	0.00	1,423.72	0.00	10/31/2018

**Grand Total Due** \$0.00

**Mailing Address**  
CAPITAL DESIGN & CONSTRUCTION INC  
705 PINNACLE CT  
NORCROSS GA 30071

Property owners with current legal matters, such as bankruptcy or foreclosure, must contact the Tax Commissioner's office at 404.613.6100 for the official balance due on their parcel(s).



# PLANNING COMMISSION MEETING STAFF REPORT

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

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## I. AGENDA ITEM TITLE: Z-25-12 HERDEE/302 NORTH MAIN STREET

PLANNING COMMISSION: NOVEMBER 6, 2025

CITY COUNCIL: NOVEMBER 17, 2025

## II. RECOMMENDATION:

Approve Z-25-12 HERDEE/302 North Main Street, subject to the following conditions:

1. Approximately 0.357 acres shall be rezoned to DT-LW, as depicted on the submitted survey by Engineering 303. Property shall be limited to 1 residential dwelling unit, an office, and commercial uses permitted in the DT-LW zoning district subject to the approval of a conditional use. There shall be no outdoor storage, including the overnight parking of commercial vehicles.
2. Commercial uses subject to conditional use approval shall be limited to 'Art Gallery', 'Bakery', 'Banking/Mortgage Company', 'Barber/Beauty Shop', 'Book Store', 'Dance Studio', 'Fitness Studio', 'Florist', 'Print Shop', 'Restaurant', 'Retail Establishment (no mixed-sales)', and 'Shop or Studio, Craftsman/Artist'.
3. To comply with the Downtown architectural standards, the applicant shall add panels to the ground floor storefront glass, replace modern railings, and add mullions to windows, as approved by Staff.
4. Parking lot and driveway shall be resurfaced and parking lot re-striped for a minimum 7 parking spaces, as approved by Staff.
5. Minimum 10' landscape strip shall be installed along North Main Street. Landscape strip shall be planted with shade trees as a continuation of what has been planted or designed in the Downtown and outside of utility easements and overhead utilities, as approved by DRB.
6. If the parking lot is expanded, minimum 5' landscape strips along the north and south property lines shall be planted with a mix of evergreen and hardwood trees and shrubs, as approved by DRB. In addition, parking lot shall be screened along North Main Street with a double row of shrubs, as approved by DRB.
7. Developer shall plant Creeping Phlox (pink or white) at the top of the GDOT wall along the property frontage, with final approval by DRB.
8. If a dumpster is utilized, dumpster shall be contained within a masonry enclosure that is compatible with the primary building and with opaque decorative metal gate, with final approval by DRB.

## III. REPORT IN BRIEF:

The applicant, Gloria Herdee, is requesting a rezoning to allow an existing two (2) story building to be used for a residential dwelling unit over office or certain commercial uses on 0.357 acres in the Downtown. A rezoning is requested from O-I (Office-Institutional) to DT-LW (Downtown Live-Work). The subject property is located at 302 North Main Street on the west side of North Main Street and north of Mayfield Road.

## DISCUSSION

The submitted request, if approved, would allow for an existing two (2) story building to be used for a residential dwelling unit over office or certain commercial uses on 0.357 acres in the Downtown. A

rezoning is requested from O-I (Office-Institutional) to DT-LW (Downtown Live-Work). The subject property is located at 302 North Main Street on the west side of North Main Street and north of Mayfield Road.

The property is zoned O-I and was developed in 1955 with a two (2) story, 2,960 square foot duplex. The existing building was developed at the rear of the property and is setback approximately 175' from North Main Street. Surrounding properties are zoned DT-LW to the north, O-I to the east and south, and R-15 (Dwelling, 'For-Sale', Residential) to the west. An unoccupied structure is located to the north, Realty on Main Alpharetta is located to the east, TMRK Investors is located to the south, and unplatted single-family lots are located to the west. The comprehensive land use designation of the property is 'Mixed Use Live Work', which supports the applicant's proposal.

**SITE PLAN**

The submitted site plan depicts re-use of an existing two (2) story, 2,960 square foot building. The site plan does not depict any modifications to the site. Access to the property will continue through the existing curb cut off North Main Street. A minimum ten-foot (10') landscape strip is required along North Main Street.

The applicant proposes utilizing the existing 2,000 square feet parking lot which has a capacity of up to nine (9) parking spaces. The proposed use of the building would require between five (5) to seven (7) parking spaces depending on the use of the first floor as an office or for commercial uses. The existing parking lot provides sufficient area to accommodate the parking needs of the applicant's proposed uses.

Use	Parking Ratio	Unit/Area	Required Parking
Dwelling unit	1.5 spaces/1-bedroom unit	1 du (2 <sup>nd</sup> floor)	2
Office	3 spaces/1,000 SF	1,648 SF (1 <sup>st</sup> floor)	5
Commercial	1 space/500 SF	1,648 SF (1 <sup>st</sup> floor)	3
TOTAL			5 – 7 spaces

The Downtown Code requires a minimum ten percent (10%) amenity space, or 1,555 square feet, for the proposed site. The front yard will be landscaped to comply with the minimum open space requirement. Currently, the applicant does not propose any tree removal or changes to the impervious area of the site.

The applicant plans to remodel the existing structure as shown on the submitted rendering. The changes were approved by the Design Review Board (DRB) on June 16, 2023. However, if approved Staff recommends that panels be added to ground floor storefront glass to frame the entrances.

**TRAFFIC**

As shown in the table below, Staff estimates that the applicant's proposed uses would generate approximately 3 – 4 AM Peak Hour trips and 3 – 4 PM Peak Hour trips.

Use	Unit/Area	AM Peak Hour trips	PM Peak Hour trips
Single-family Dwelling	1	1	1
Office	1,648 SF	3	3
Commercial	1,648 SF	2	2
TOTAL		3 - 4	3 - 4

## 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 is consistent with the future land use designation of the property and surrounding area, which is 'Mixed Use Live Work'. Adjacent and nearby properties are similarly developed with office, commercial and residential uses.*

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

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

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

*Response: The proposal would not adversely affect the natural environment. The applicant does not propose any tree removal.*

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

*Response: The property is currently zoned O-1, which does not allow residential use. The future land use designation of the property and surrounding properties is 'Mixed Use Live Work', which allows office, residential, and certain commercial uses subject to the approval of a conditional use.*

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 not cause an excessive burden on public facilities and services. The proposed building is relatively small and would not have significant impacts on public facilities and services. The proposed uses would generate three (3) to four (4) AM and PM Peak Hour trips.*

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

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

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

*Response: The zoning proposal reflects a reasonable balance. The proposed zoning and uses are consistent with the development pattern along North Main Street, which are developed with a mix of office, commercial, and residential uses.*

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

*Response: The property is currently zoned O-I, which does not allow residential use. The future land use designation of the property and surrounding properties is 'Mixed Use Live Work', which allows office, residential, and certain commercial uses subject to the approval of a conditional use.*

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

*Response: The future land use designation of the property is 'Mixed Use Live Work', which supports the proposed zoning and uses.*

## CONCURRENCES

Staff has reviewed the applicant's proposal against the review criteria for a rezoning. The zoning proposal is consistent with the future land use designation of the property and surrounding area, which is 'Mixed Use Live Work'. In addition, the zoning proposal is compatible with surrounding and nearby properties, which are similarly developed with a mix of office, residential, and commercial uses. If approved, commercial uses should be limited and will require approval of a conditional use.

## CITIZEN PARTICIPATION PLAN

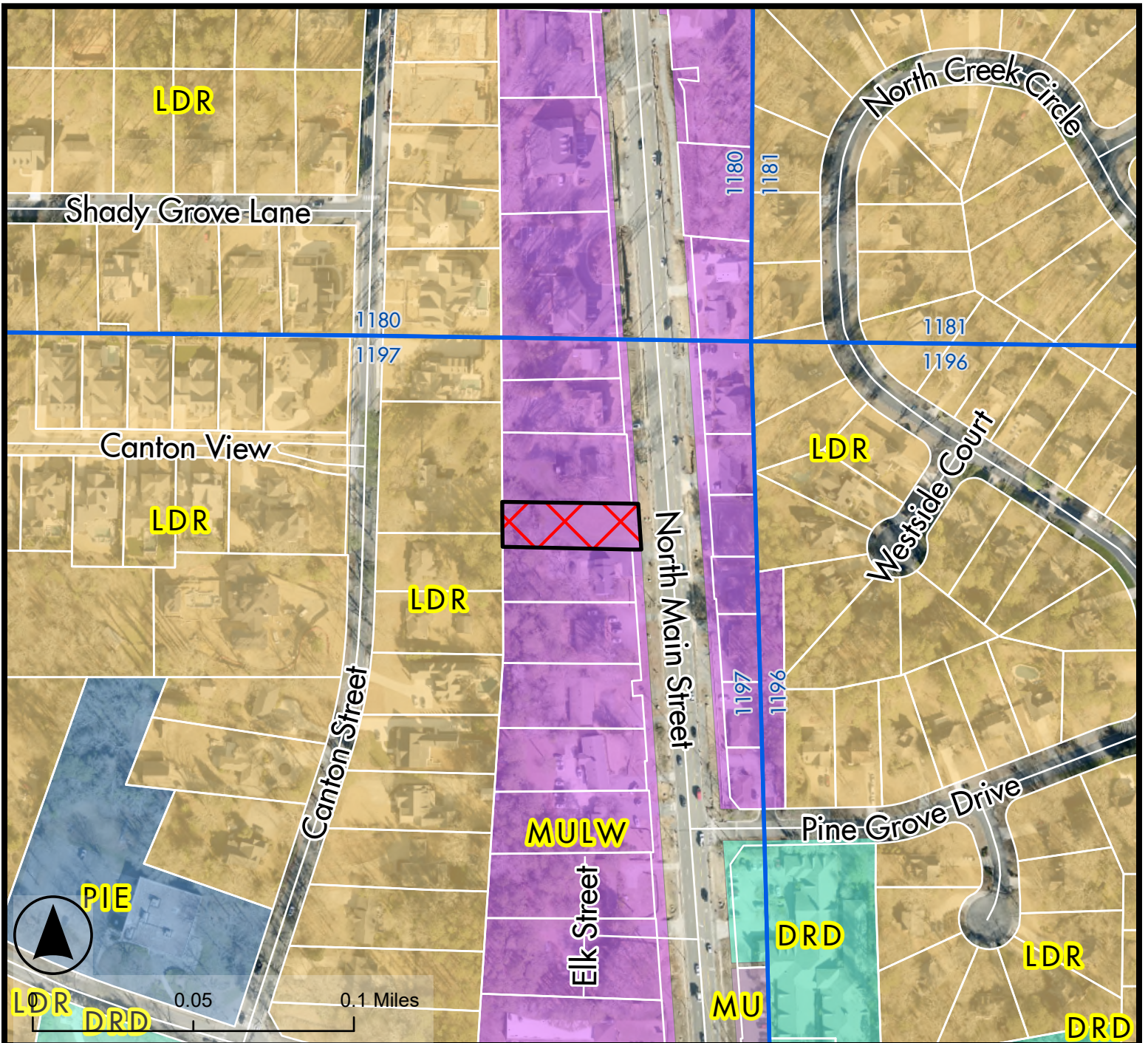
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that the only comments received were at the CZIM.

## COMMUNITY ZONING INFORMATION MEETING









CZIM was held on October 8, 2025. There were a few public comments with no objections.

### IV. ATTACHMENTS:

- Map Series
- CZIM
- Citizen Part B
- Application



Legend

-  Z-25-12
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits
- Future Land Use 2040**
-  Downtown Residential Density
-  Low Density Residential
-  Mixed Use
-  Mixed Use Live Work
-  Public, Institutional, Education

# Future Land Use Map

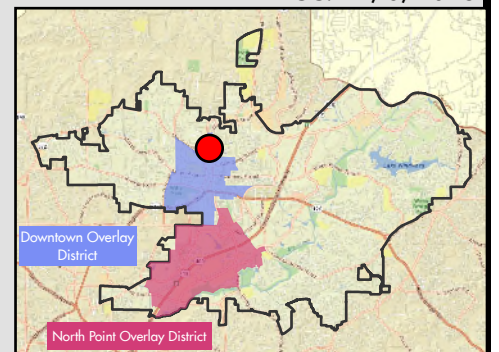
302 N Main St

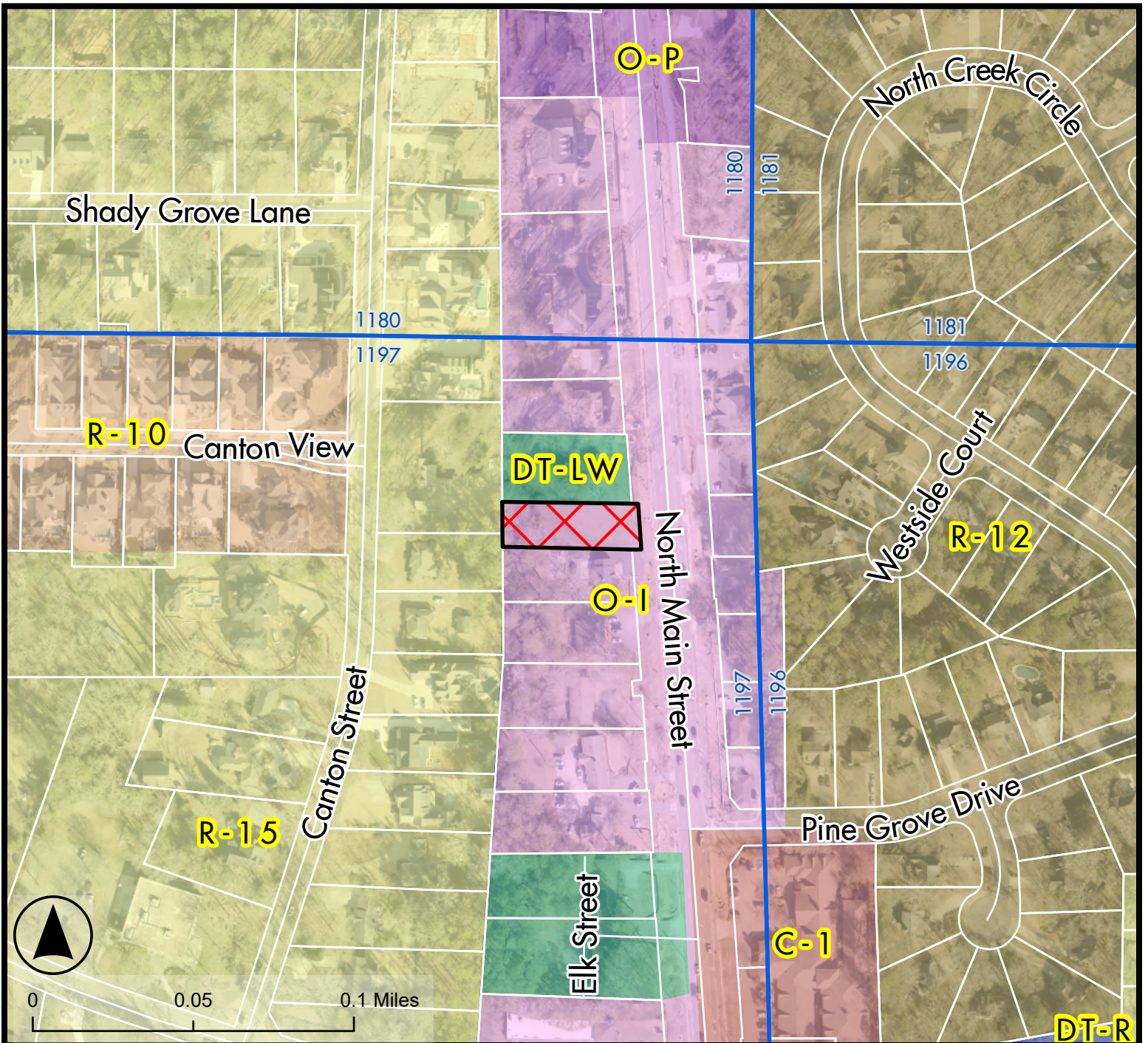
Z-25-12

D/LL: 2/2/1197

PC: 11/17/2025

CC: 11/6/2025





- Legend**
- Z-25-12
  - Land Lots
  - Tax Parcels
  - Alpharetta City Limits

- Zoning District**
- C-1 Neighborhood Commercial
  - DT-LW Downtown Live Work
  - DT-R Downtown Residential
  - O-I Office Institutional
  - O-P Office Professional
  - R-10 Single Family Detached Residential
  - R-12 Single Family Detached Residential
  - R-15 Single Family Detached Residential

# Zoning Map

302 N Main St

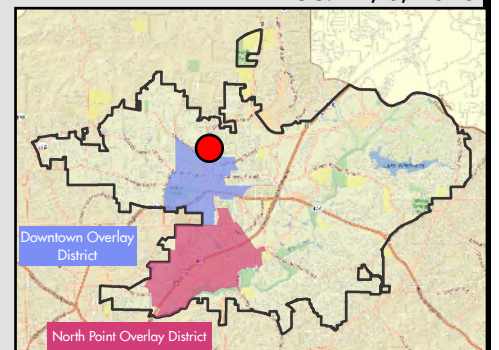


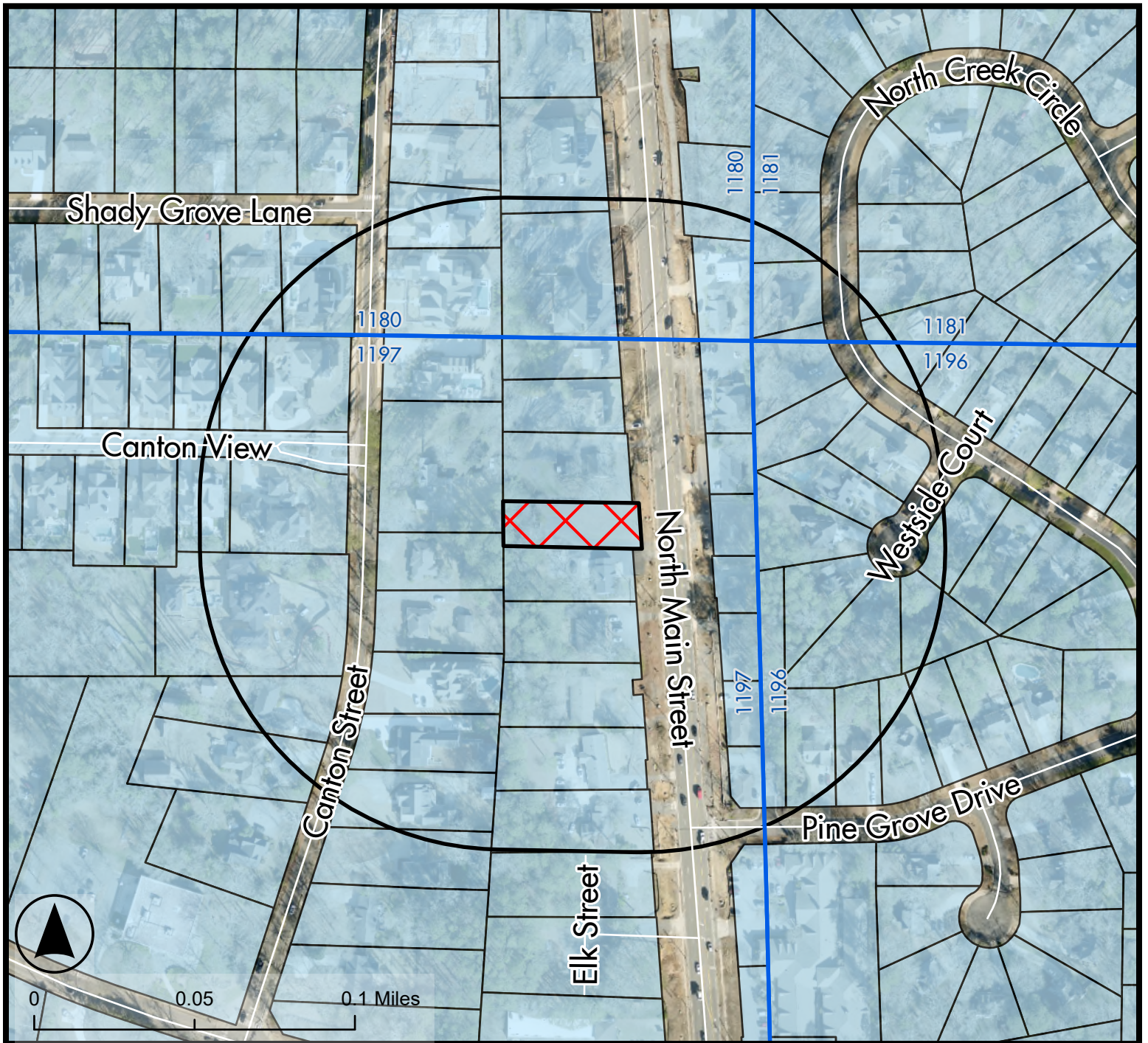
Z-25-12

D/LL: 2/2/1197






PC: 11/17/2025

CC: 11/6/2025





Legend

-  Z-25-12
-  Land Lots
-  Tax Parcels
-  500 ft Buffer
-  Alpharetta City Limits

### Location Map

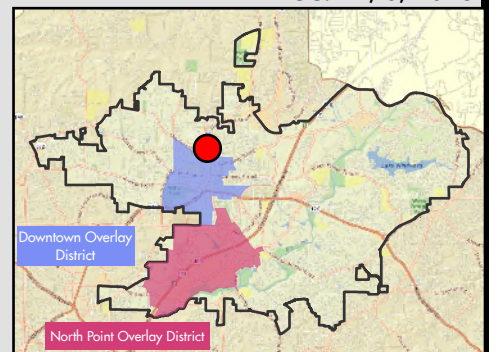
302 N Main St

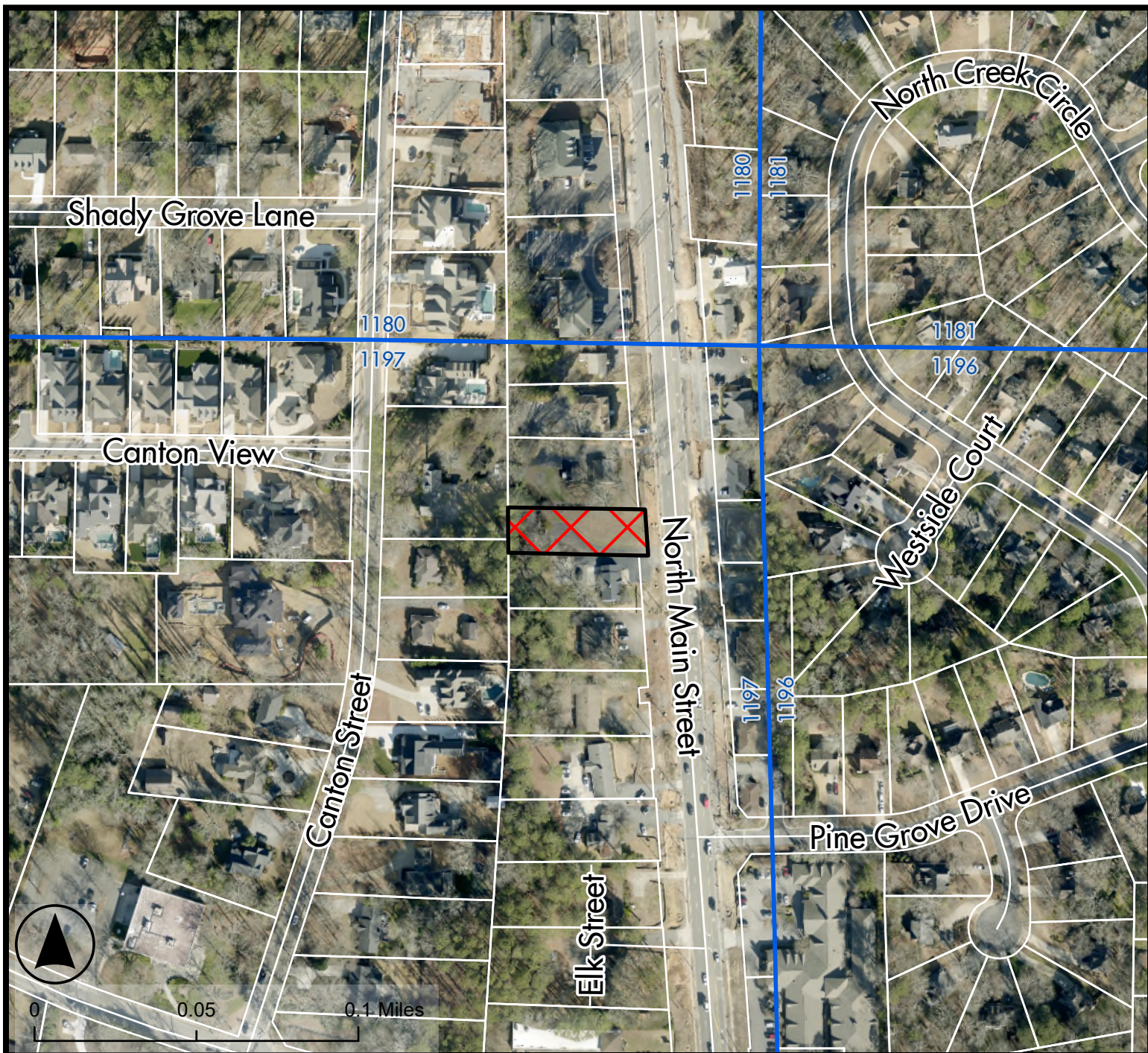
Z-25-12

D/LL: 2/2/1197





PC: 11/17/2025

CC: 11/6/2025





Legend

-  Z-25-12
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits

# Aerial Map

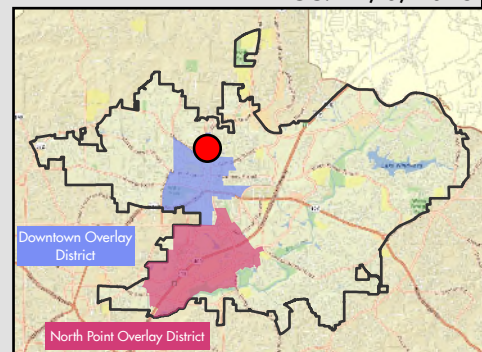
302 N Main St

Z-25-12

D/LL: 2/2/1197

PC: 11/17/2025

CC: 11/6/2025



# Community Zoning Information Meeting (CZIM)

October 8, 2025

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

Z-25-12 / Herdee/302 North Main Street

NAME	ADDRESS	COMMENTS
Toni Boyd	15105 Windrush Ln Alpharetta, GA 30009	No objection
Yaelis Severin	285 Pebble Trl Alpharetta GA 30009	NO OBJECTION
Ross Turner	12910 Keystone Ct	No objection
Sergio Ayala	178 S. Main St #100 Alpharetta GA 30009	NO OBJECTION

# 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: \_\_\_\_\_

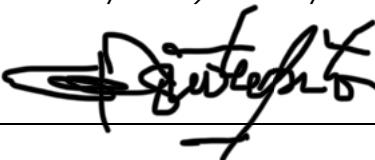
Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.

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

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

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

Signature of Authorized Agent:  \_\_\_\_\_

Date: 10/3/2025

Print Form

333 NORTH MAIN LLC  
333 N MAIN ST  
ALPHARETTA GA 30009

ANDMOR INVESTMENTS LLC  
720 CREEK RD  
ALPHARETTA GA 30004

APITI PAINTING SERVICE INC  
2682 HERRINGTON WOODS CT  
LAWRENCEVILLE GA 30044

APPEN RAY & CHRISTINA  
319 NORTH MAIN ST  
ALPHARETTA GA 30004-1321

AVANTI GROUP LLC  
P O BOX 2591  
ALPHARETTA GA 30023

BATES JOSHUA AP  
1874 N CREEK CIR  
ALPHARETTA GA 30009

BOWDEN JASON  
1840 N CREEK CIR  
ALPHARETTA GA 30009

BURGESS JOHN R SR &  
BURGESS VIRGINIA P  
255 CANTON ST  
ALPHARETTA GA 30009

CHALOUX MICHAEL & RHONDA  
273 CANTON ST  
ALPHARETTA GA 30009

CLEVER MICHAEL T & STACY L  
3030 CREEK TREE LN  
CUMMING GA 30041

CMP PROPERTIES LLC  
254 N MAIN ST  
ALPHARETTA GA 30009

CROUCHER STEWART T & REBECCA K  
263 CANTON ST  
ALPHARETTA GA 30009

CULLIGAN CATHY A  
1861 NORTH CREEK CIR  
ALPHARETTA GA 30004

DEBORA ANN MOORE  
REVOCABLE LIVING TRUST THE  
339 CANTON ST  
ALPHARETTA GA 30009

DUTTA ADITYA  
3031 WESTSIDE CT  
ALPHARETTA GA 30009

FILIPOWICZ DAVID F & LAURA  
260 CANTON ST  
ALPHARETTA GA 30009

GJTA REAL ESTATE HOLDINGS LLC  
6740 VICKERY POST LANE  
CUMMING GA 30040

GOOD MICHAEL & ZARRINA  
100 SHADY GROVE LANE  
ALPHARETTA GA 30009

HANRAHAN SHAUN & CHRISTINE  
1868 NORTH CREEK CIR  
ALPHARETTA GA 30004

HOTUNG ANDREW  
1862 NORTH CREEK CIR  
ALPHARETTA GA 30004

HUDSON ZACHERY CLEMETH  
& JENNY ROGERS  
253 CANTON ST  
ALPHARETTA GA 30009

HUGHES CULLENS HARRIET  
3944 VINYARD WAY  
MARIETTA GA 30062

JCP3 PROPERTIES LLC  
4945 NORTHRIDGE DR  
CUMMING GA 30040

KINGDOM AT MAIN LLC  
4561 OLDE PERIMETER WAY UNIT 710  
ATLANTA GA 30346

KNIGHT NATALIE & DAMON  
1012 PINE GROVE DR  
ALPHARETTA GA 30004

LANZO NICHOLAS & TRICIA  
110 SHADY GROVE LANE  
ALPHARETTA GA 30009

LEVY MELANIE &  
BARNETT JEFFERSON SMITH  
1004 PINE GROVE DR  
ALPHARETTA GA 30009

LIBERTY SHAWNA A &  
TUMINELLO DEBORAH L  
3001 WESTSIDE CT  
ALPHARETTA GA 30004

LOGAN MICHAEL JASON  
& LOGAN CHRISTINE L  
329 CANTON ST  
ALPHARETTA GA 30009

MELTON DAVID A  
3021 WESTSIDE CT  
ALPHARETTA GA 30009

MILUSO INVESTMENT LLC  
7870 GEORGETOWN CIR  
SUWANEE GA 30024

NIXON D LANA M  
2110 CANTON VW  
ALPHARETTA GA 30009

NORTH MAIN 294 LLC  
41 GREEN ST  
GAINESVILLE GA 30501

ONEAL GROUP LLC THE  
322 N MAIN ST  
ALPHARETTA GA 30009

ORDWAY CHRISTOPHER H  
& ORDWAY MARY LYNN  
3020 WESTSIDE CT  
ALPHARETTA GA 30009-2372

PALMER CHARLES J JR  
2125 CANTON VW  
ALPHARETTA GA 30009

RADDEN NATASHA R  
2120 CANTON VW  
ALPHARETTA GA 30009

RAMIREZ CRISPINA N  
261 N MAIN ST  
ALPHARETTA GA 30004-1655

RAMIREZ CRISPINA N  
271 N MAIN ST  
ALPHARETTA GA 30004-1655

RANGANATHAN  
BALAMOUROUGAN ET AL  
430 CONCORD ST  
ALPHARETTA GA 30009

RED ELEPHANT INVESTMENT GROUP LLC  
5665 ATLANTA HWY STE 102-309  
ALPHARETTA GA 30004

RICHARDSON DEAN &  
HUMANN SHANNA L  
1851 NORTH CREEK CIR  
ALPHARETTA GA 30004

RICHARDSON KATHRYN S  
3010 WESTSIDE CT  
ALPHARETTA GA 30009

RITTER CHARLES A & RITTER JODIE D  
2105 CANTON VW  
ALPHARETTA GA 30004

RODNEY & SHERRY BARRON  
LIVING TRUST THE  
2445 FLAT STONE DR  
CUMMING GA 30041

SCHILLING NEVA MICHELE  
1016 PINE GROVE DR  
ALPHARETTA GA 30009

SIMMONS JAMES C &  
HURT SIMMONS BARBARA  
2115 CANTON VW  
ALPHARETTA GA 30009

SMITH WILLIAM H & NANCY R  
272 CANTON ST  
ALPHARETTA GA 30009

SOLARES AMILCAR  
3011 WESTSIDE CT  
ALPHARETTA GA 30004

STANZIALE RUSSELL AUGUST  
& ANDREAU LEA  
351 CANTON ST  
ALPHARETTA GA 30009

STEPHENS HAROLD A  
319 CANTON ST  
ALPHARETTA GA 30009

TALABI SAYED A & ROZATI SHIRIN  
1008 PINE GROVE DR  
ALPHARETTA GA 30004

TAYLOR DAVID J & KIRSTEN G  
1867 N CREEK CIR  
ALPHARETTA GA 30004-2353

THAI CHANG INVESTMENT LLC  
3980 PEACHTREE INDUSTRIAL BLVD # 100  
DULUTH GA 30096

THREE HUNDRED SIXTY SIX  
NORTH MAIN LLC  
366 NORTH MAIN ST  
ALPHARETTA GA 30004

TRIDAK LLC  
985 HAMPRESTON CT  
CUMMING GA 30041

TUSHMAN HOLDINGS INC  
15215 SANDPOINT TRCE  
ALPHARETTA GA 30004

TWELVE ON CANTON COMMUNITY  
ASSOCIATION INC  
1585 OLD NORCROSS RD BLDG 101  
LAWRENCEVILLE GA 30046

WILLIAMS LEIGHTON H  
1856 NORTH CREEK CIR  
ALPHARETTA GA 30004

09/17/2025

Gloria Herdee  
302 N Main Street  
Alpharetta. GA 30009

**RE: Z-25-12 Herdee/302 North Main Street**

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a rezoning to allow an existing 2-story building to be used for an office, certain commercial uses subject to a conditional use, and a single-family dwelling unit on 0.357 acres in the Downtown. A rezoning is requested from O-I (Office-Institutional) to DT-LW (Downtown Live-Work). The property is located at 302 North Main Street and is legally described as being located in Land Lot 1197, 2<sup>nd</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) will be held on **Wednesday, October 8, 2025, at 6:00 PM** in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA, 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

The item will be considered by the Planning Commission on **Thursday, November 6, 2025 at 6:30 PM**. and **City Council on Monday, November 17, 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 [gloriaherdee@gmail.com](mailto:gloriaherdee@gmail.com) or (404) 932-2772

Sincerely,

GLORIA HERDEE

# Community Zoning Information Meeting (CZIM)

October 8, 2025

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

Z-25-12 / Herdee/302 North Main Street

NAME	ADDRESS	COMMENTS
Toni Boyd	15105 Windrush Ln Alpharetta, GA 30009	No objection
Yaelis Severin	285 Pebble Trl Alpharetta GA 30009	NO OBJECTION
Ross Turner	12910 Keystone Ct	No objection
Sergio Ayala	178 S. Main St #100 Alpharetta GA 30009	NO OBJECTION

# CITY OF ALPHARETTA

## PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: Z-25-12

PH #: DHA25044

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: GLORIA HERDEE

Telephone: (404)932-2772

Address: 302 N MAIN STREET

Suite: \_\_\_\_\_

City: ALPHARETTA

State: GA

Zip: 30009

Fax: \_\_\_\_\_

Mobile Tel: (404)932-2772

Email: gloriaherdee@gmail.com

### Subject Property Information:

Address: 302 N MAIN STREET

Current Zoning: IO

District: 2

Section: 2

Land Lot: 1197

Parcel ID: 22-4814-1197-075-5

Proposed Zoning: DT-LW

Current Use: IO

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

Conditional Use

Master Plan Amendment

Comprehensive Plan Amendment

Rezoning

Master Plan Review

Variance

Public Hearing

Exception

Other *(Specify):* \_\_\_\_\_

---

## APPLICANT REQUEST AND INTENT

---

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

The proposed use of the property is for Apiti Painting Service Inc Headquarters. Operations will be conducted indoors and outdoor, aligned with DT-LW standards

1st Floor: Office or Commercial (subject to conditional use)

2nd Floor: Residence or Office

Applicant's Request (Please itemize the proposal):

Rezoning from Q-I to DT-LW

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

This rezoning will improve the property's value and use, by adapting it for viable business use within the DT-LW zoning, creating a resource for local businesses and residents aligned with the city mixed-use vision. Our building will be distributed as follows:

1st Floor: Office or Commercial (subject to conditional use)

2nd Floor: Residence or Office

# PROPERTY OWNER AUTHORIZATION

## Property Owner Information:

Contact Name: GLORIA HERDEE Telephone: (404)932-2772

Address: 2479 PEACHTREE RD Suite: 414

City: ATLANTA State: GA Zip: 30305

## 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 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: GLORIA HERDEE Telephone: (404)932-2772


Address: \_\_\_\_\_ Suite: \_\_\_\_\_

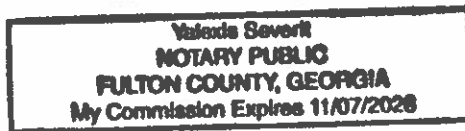
City: ALPHARETTA State: GA Zip: 30009

## So Sworn and Attested:

Owner Signature:  Date: 8/28/2025

Notary:

Notary Signature:  Date: 8/28/2025



*D.L. Verified*

# 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: GLORIA HERDEE

Subject Public Hearing Case: Herdee / 302 N. Main St.

## Campaign Contribution Information:

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

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

Name of Official: NONE Position: \_\_\_\_\_

Description of Contribution: _____	Value: <u>0</u>
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: 08-28-25.

---

# ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

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How will this proposal be compatible with surrounding properties?

This proposal is compatible with surrounding properties, as it aligns with the existing next door printing shop, commercial and office uses, such as the neighboring contractor company's office and contracting business. [REDACTED]

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

[REDACTED]

Updating the property zoning to DT-LW will enhance the use of the property, aligning with other ones of the same nature, plus adding the flexibility to use both residential in the top floor, while keeping the possibility of a commercial use in the bottom floor

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

This Project should be an asset for the Community benefit, engaging for people and a friendly place for residents and visitors alike, the site design should also provide inviting elements such as seating areas, outdoor furniture and art exhibitions for visitor to enjoy. The plan is to enhance and beautify current building/ Property which is not up to code. Additionally, redeveloping the property under the current zoning (office, medical office, bank) would be cost more, as the office and medical office rents in the area would not be high enough support the cost of re-developing the property or major renovations, making economic viability challenging without rezoning to DT-LW. THE PROPERTY IS LOCATED WITHIN THE DOWNTOWN ALPHARETTA DISTRICT with the future land use designation for a 'Mixed Use Live Work, was used as a duplex residential property but with the IO zoning. The new Commercial rehab should be an asset to the city in terms of providing long term financial and community benefits, as well as the anticipated increase in tax revenues.

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

Because this property is located on the " N main St Corridor", it will benefit from the existing vehicles pedestrians and bicycle riders population. We anticipate little to none traffic increase.

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

We anticipate none.

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

The Property under consideration have a good location in downtown Alpharetta District and the proximity also provides a strong opportunity to offer a retail/restaurant/office presence to align our project to the current downtown Alpharetta Comprehensive plan.

The DT-LW rezoning request aligns with the Future Land Use Map's vision for Downtown Live Work. Nearby 246 and 312 N Main's recent rezoning supports this transition to a mixed-use corridor.

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

The area's shift toward mixed-use and live-work developments, as seen in the rezoning of neighboring properties like 246 and 312 N Main, supports this proposal. The current OI zoning restricts the property's economic viability, and approval for DT-LW would align with both the changing character of the area and the city's long-term planning objectives.

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: APITI PAINTING SERVICE, INC / OH 1994

Contact Name: GLORIA HERDEE Telephone: (404)932-2772

*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.*

Attached information on additional page.

<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>
-------------------------------------------------	-------------------------------------------------

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.

333 NORTH MAIN LLC  
333 N MAIN ST  
ALPHARETTA GA 30009

ANDMOR INVESTMENTS LLC  
720 CREEK RD  
ALPHARETTA GA 30004

APITI PAINTING SERVICE INC  
2682 HERRINGTON WOODS CT  
LAWRENCEVILLE GA 30044

APPEN RAY & CHRISTINA  
319 NORTH MAIN ST  
ALPHARETTA GA 30004-1321

AVANTI GROUP LLC  
P O BOX 2591  
ALPHARETTA GA 30023

BATES JOSHUA AP  
1874 N CREEK CIR  
ALPHARETTA GA 30009

BOWDEN JASON  
1840 N CREEK CIR  
ALPHARETTA GA 30009

BURGESS JOHN R SR &  
BURGESS VIRGINIA P  
255 CANTON ST  
ALPHARETTA GA 30009

CHALOUX MICHAEL & RHONDA  
273 CANTON ST  
ALPHARETTA GA 30009

CLEVER MICHAEL T & STACY L  
3030 CREEK TREE LN  
CUMMING GA 30041

CMP PROPERTIES LLC  
254 N MAIN ST  
ALPHARETTA GA 30009

CROUCHER STEWART T & REBECCA K  
263 CANTON ST  
ALPHARETTA GA 30009

CULLIGAN CATHY A  
1861 NORTH CREEK CIR  
ALPHARETTA GA 30004

DEBORA ANN MOORE  
REVOCABLE LIVING TRUST THE  
339 CANTON ST  
ALPHARETTA GA 30009

DUTTA ADITYA  
3031 WESTSIDE CT  
ALPHARETTA GA 30009

FILIPOWICZ DAVID F & LAURA  
260 CANTON ST  
ALPHARETTA GA 30009

GJTA REAL ESTATE HOLDINGS LLC  
6740 VICKERY POST LANE  
CUMMING GA 30040

GOOD MICHAEL & ZARRINA  
100 SHADY GROVE LANE  
ALPHARETTA GA 30009

HANRAHAN SHAUN & CHRISTINE  
1868 NORTH CREEK CIR  
ALPHARETTA GA 30004

HOTUNG ANDREW  
1862 NORTH CREEK CIR  
ALPHARETTA GA 30004

HUDSON ZACHERY CLEMETH  
& JENNY ROGERS  
253 CANTON ST  
ALPHARETTA GA 30009

HUGHES CULLENS HARRIET  
3944 VINYARD WAY  
MARIETTA GA 30062

JCP3 PROPERTIES LLC  
4945 NORTHRIDGE DR  
CUMMING GA 30040

KINGDOM AT MAIN LLC  
4561 OLDE PERIMETER WAY UNIT 710  
ATLANTA GA 30346

KNIGHT NATALIE & DAMON  
1012 PINE GROVE DR  
ALPHARETTA GA 30004

LANZO NICHOLAS & TRICIA  
110 SHADY GROVE LANE  
ALPHARETTA GA 30009

LEVY MELANIE &  
BARNETT JEFFERSON SMITH  
1004 PINE GROVE DR  
ALPHARETTA GA 30009

LIBERTY SHAWNA A &  
TUMINELLO DEBORAH L  
3001 WESTSIDE CT  
ALPHARETTA GA 30004

LOGAN MICHAEL JASON  
& LOGAN CHRISTINE L  
329 CANTON ST  
ALPHARETTA GA 30009

MELTON DAVID A  
3021 WESTSIDE CT  
ALPHARETTA GA 30009

MILUSO INVESTMENT LLC  
7870 GEORGETOWN CIR  
SUWANEE GA 30024

NIXON D LANA M  
2110 CANTON VW  
ALPHARETTA GA 30009

NORTH MAIN 294 LLC  
41 GREEN ST  
GAINESVILLE GA 30501

ONEAL GROUP LLC THE  
322 N MAIN ST  
ALPHARETTA GA 30009

ORDWAY CHRISTOPHER H  
& ORDWAY MARY LYNN  
3020 WESTSIDE CT  
ALPHARETTA GA 30009-2372

PALMER CHARLES J JR  
2125 CANTON VW  
ALPHARETTA GA 30009

RADDEN NATASHA R  
2120 CANTON VW  
ALPHARETTA GA 30009

RAMIREZ CRISPINA N  
261 N MAIN ST  
ALPHARETTA GA 30004-1655

RAMIREZ CRISPINA N  
271 N MAIN ST  
ALPHARETTA GA 30004-1655

RANGANATHAN  
BALAMOUROUGAN ET AL  
430 CONCORD ST  
ALPHARETTA GA 30009

RED ELEPHANT INVESTMENT GROUP LLC  
5665 ATLANTA HWY STE 102-309  
ALPHARETTA GA 30004

RICHARDSON DEAN &  
HUMANN SHANNA L  
1851 NORTH CREEK CIR  
ALPHARETTA GA 30004

RICHARDSON KATHRYN S  
3010 WESTSIDE CT  
ALPHARETTA GA 30009

RITTER CHARLES A & RITTER JODIE D  
2105 CANTON VW  
ALPHARETTA GA 30004

RODNEY & SHERRY BARRON  
LIVING TRUST THE  
2445 FLAT STONE DR  
CUMMING GA 30041

SCHILLING NEVA MICHELE  
1016 PINE GROVE DR  
ALPHARETTA GA 30009

SIMMONS JAMES C &  
HURT SIMMONS BARBARA  
2115 CANTON VW  
ALPHARETTA GA 30009

SMITH WILLIAM H & NANCY R  
272 CANTON ST  
ALPHARETTA GA 30009

SOLARES AMILCAR  
3011 WESTSIDE CT  
ALPHARETTA GA 30004

STANZIALE RUSSELL AUGUST  
& ANDREAU LEA  
351 CANTON ST  
ALPHARETTA GA 30009

STEPHENS HAROLD A  
319 CANTON ST  
ALPHARETTA GA 30009

TALABI SAYED A & ROZATI SHIRIN  
1008 PINE GROVE DR  
ALPHARETTA GA 30004

TAYLOR DAVID J & KIRSTEN G  
1867 N CREEK CIR  
ALPHARETTA GA 30004-2353

THAI CHANG INVESTMENT LLC  
3980 PEACHTREE INDUSTRIAL BLVD # 100  
DULUTH GA 30096

THREE HUNDRED SIXTY SIX  
NORTH MAIN LLC  
366 NORTH MAIN ST  
ALPHARETTA GA 30004

TRIDAK LLC  
985 HAMPRESTON CT  
CUMMING GA 30041

TUSHMAN HOLDINGS INC  
15215 SANDPOINT TRCE  
ALPHARETTA GA 30004

TWELVE ON CANTON COMMUNITY  
ASSOCIATION INC  
1585 OLD NORCROSS RD BLDG 101  
LAWRENCEVILLE GA 30046

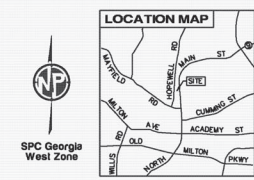
WILLIAMS LEIGHTON H  
1856 NORTH CREEK CIR  
ALPHARETTA GA 30004

**REFERENCE MATERIAL**

- WARRANTY DEED TO MID OHIO SECURITIES CORP. DE: 45088; PG: 548. FULTON COUNTY RECORDS
- WARRANTY DEED TO BRIAN G. PRATTON. DE: 45088; PG: 548. FULTON COUNTY RECORDS
- WARRANTY DEED TO CST TRUST. DE: 32085; PG: 447. FULTON COUNTY RECORDS
- DEED FROM ESTATE TO HARRIET HUGHES CULLENS. DE: 53805; PG: 477. FULTON COUNTY RECORDS
- WARRANTY DEED TO HAROLD A. STEPHENS & SANDERSON JUDY. DE: 55593; PG: 280. FULTON COUNTY RECORDS
- QUIT CLAIM DEED TO JOHN S. HARVEY. DE: 25588; PG: 238. FULTON COUNTY RECORDS

**LEGEND & ABBREVIATIONS**

--- FENCE	□ TRANSFORMER BOX (TX)
--- STORM SEWER EASEMENT	○ FLAG POLE (FP)
--- SANITARY SEWER	△ CALCULATED POINT
--- SANITARY SEWER SERVICE	□ FIRE HYDRANT (FH)
--- WATER LINE	□ WATER VALVE (WV)
--- GAS LINE	□ WATER METER (WM)
--- UNDERGROUND POWER LINE	□ LOW VOLT FUSE (LVP)
--- OVERHEAD POWER LINE	□ GAS METER (GM)
--- TELEPHONE LINE	□ GAS VALVE (GV)
--- FIBER OPTIC	□ HEAD WALL (HW)
--- CABLE TELEVISION	□ CORN AND BUTTER (CB)
--- PROPERTY LINE	○ SPOT ELEVATION
--- TOPOGRAPHIC CONTOUR	□ ELECTRIC METER (EM)
--- CATON BASIN (CBAS)	□ POWER POLE (PP)
--- STOP (IN SET) (S)	□ SIGN
--- JUNCTION BOX (JB)	□ BENCHMARK
--- SS MANHOLE (MH)	□ CLEANNET (CO)



**SURVEY NOTES**

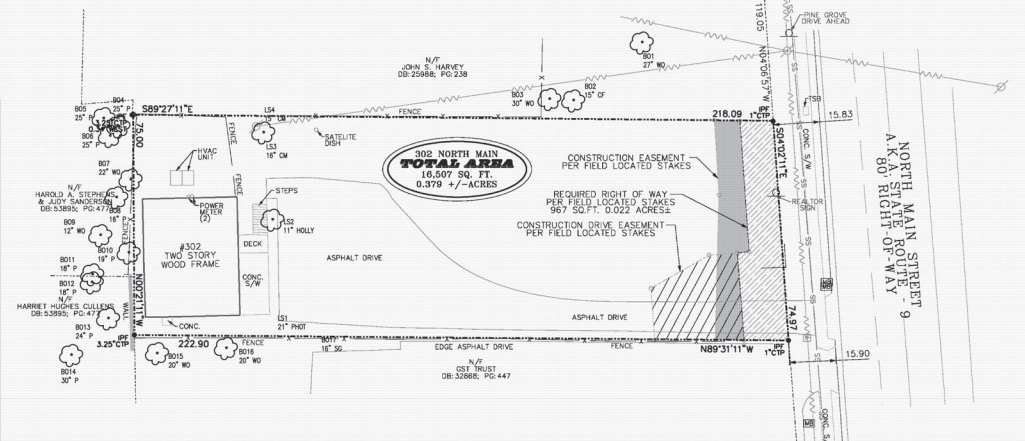
EQUIPMENT USED:  
SPECTRA PRECISION, FOCUS 30 TOTAL STATION  
TRIMBLE RB GPS RECEIVER ON THE HOBS NETWORK  
FIELD SURVEY COMPLETED: MAY 25, 2017

DATUM:  
HORIZONTAL: STATE PLANE GRID (NAD83-GA WEST)  
VERTICAL: NAVD-88 ESTABLISHED VIA GPS OBSERVATION

CLOSURE STATEMENT:  
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN 1/101,085

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1/101,085 AND AN ANGULAR ERROR OF 1" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

UTILITIES:  
UNDERGROUND UTILITIES THAT ARE SHOWN HEREON ARE BASED UPON FIELD SURFACE OBSERVATIONS AND AVAILABLE INFORMATION ON HAND AT THE TIME OF THE SURVEY. ONLY UTILITIES THAT WERE VISIBLE AND ACCESSIBLE WERE MEASURED. INFORMATION REGARDING THE REQUIRED PRESENCE, SIZE, CHARACTER, ELEVATION, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS BASED ON MEASUREMENTS MADE FROM THE SURFACE. THESE MEASUREMENTS SHOULD BE CONSIDERED APPROXIMATE AND SUBJECT TO CONTRACTOR VERIFICATION. SITE ELEVATION WAS NOT PERFORMED IN ANYWAY TO MEASURE ANY SUBSURFACE UTILITY OR FEATURE OF ANY TYPE. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. IT SHALL BE UNDERSTOOD THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF UNDERGROUND UTILITY INFORMATION SHOWN HEREON.



**CERTIFICATION**  
THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF CLIENT NAMED HEREON AND REPRESENTS A SPECIFIC SCOPE OF SERVICE AND IS NON-TRANSFERABLE.

**METLAND & HAZARDOUS WASTE:**  
NORTH POINT LAND SURVEYING DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY METLANDS, CRELAND OR HAZARDOUS WASTE IN THE SURVEY AREA.

**RIGHT-OF-WAY:**  
CONSTRUCTION EASEMENTS AND THE REQUIRED RIGHT-OF-WAY LINES SHOWN ARE BASED ON WOODEN STAKES SHOT IN THE FIELD. NO PLANS FOR THE DOT PROJECT WERE PROVIDED. NOR WERE ANY PLANS FOUND THROUGH DOT PLAN RESEARCH.

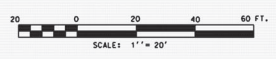
THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS RECORDED AND UNRECORDED.

THIS SURVEY WAS PREPARED WITH OUT THE BENEFIT OF A TITLE SEARCH.

**SURVEYOR'S CERTIFICATE**

THE UNDERSIGNED HEREBY CERTIFIES, THAT TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (A) IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR THE STATE OF GEORGIA AND PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY THE STATE OF GEORGIA AND IN EFFECT ON THE DATE OF THIS CERTIFICATION).

RYAN M. SCHULTZ, RLS  
REGISTERED NUMBER: 3479



DATE	1 June 05, 2017	REVISIONS
SCALE	1" = 20'	
DRAWN BY	J. GIBB	
CHECKED BY	J. RIMS	
FIELD CREW	J. GIBB, R.S.	

**NORTH POINT LAND SURVEYING**  
651 WYNLOCK DRIVE  
ALPHARETTA, GEORGIA 30002  
PHONE: (770) 362-8889  
EMAIL: (RIMS@NPLS.com) (JGIBB@NPLS.com)  
www.northpointlandsurveying.com

**BOUNDARY SURVEY**  
FOR  
**GREYDEN ENGINEERING**  
302 MAIN STREET  
ALPHARETTA, GA 30009

LOCATED IN LL, 1197  
2nd DISTRICT, 2nd SECTION  
CITY OF ALPHARETTA  
FULTON COUNTY, GA.

PROJECT NUMBER: 06-17  
SURVEY NUMBER: SURVEY201706-1197-02-02-02  
Pg 1/1

BOUNDARY SURVEY



# 302 N MAIN

302 NORTH MAIN STREET, ALPHARETTA, GA. 30009



CDG ARCHITECTURE  
183 N Perry St  
Lawrenceville, GA  
30046  
404.864.0554  
www.cdgarc.com



NOT FOR CONSTRUCTION  
IF SEALED, DO NOT COPY

**302 N MAIN**  
302 NORTH MAIN STREET, ALPHARETTA, GA. 30009

CDG ARCHITECTURE, P.C. ALL RIGHTS RESERVED. THE DESIGN AND ARCHITECTURE IN THIS DRAWING ARE THE PROPERTY OF CDG ARCHITECTURE, P.C. AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CDG ARCHITECTURE, P.C. THIS DRAWING IS THE PROPERTY OF CDG ARCHITECTURE, P.C. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CDG ARCHITECTURE, P.C.

DATE: 08/11/2010  
DRAWN BY: J. B. BROWN  
CHECKED BY: J. B. BROWN  
PROJECT: 302 N MAIN

DATE: 08/11/2010  
DRAWN BY: J. B. BROWN  
CHECKED BY: J. B. BROWN  
PROJECT: 302 N MAIN

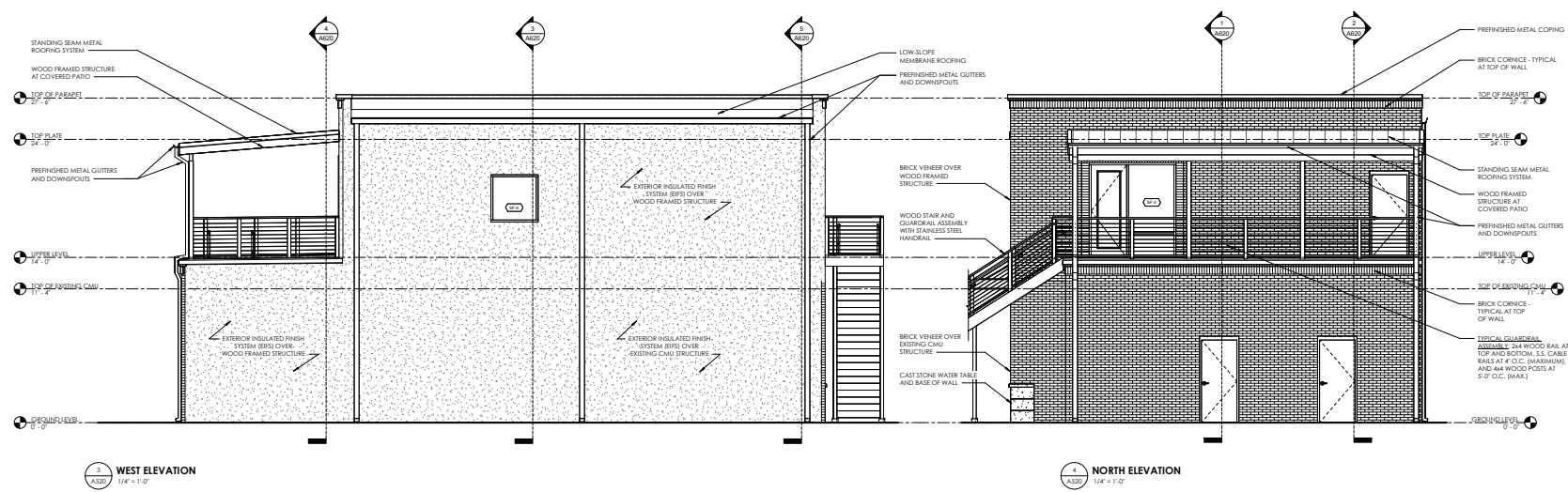
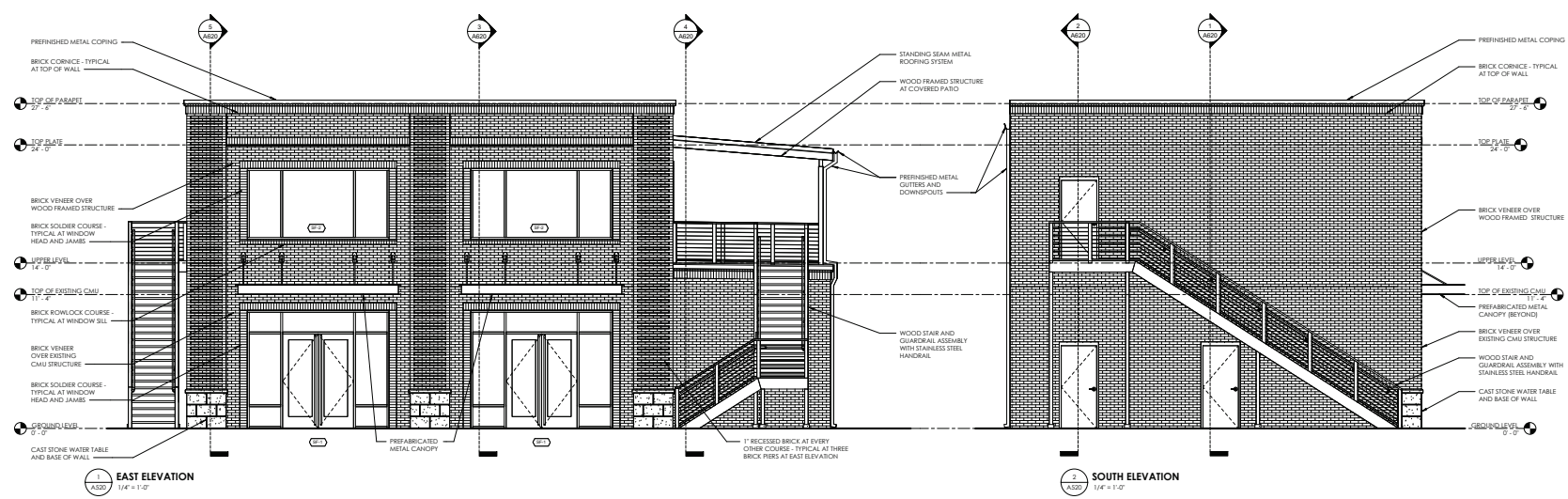
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COVER SHEET

NO. 100  
G100

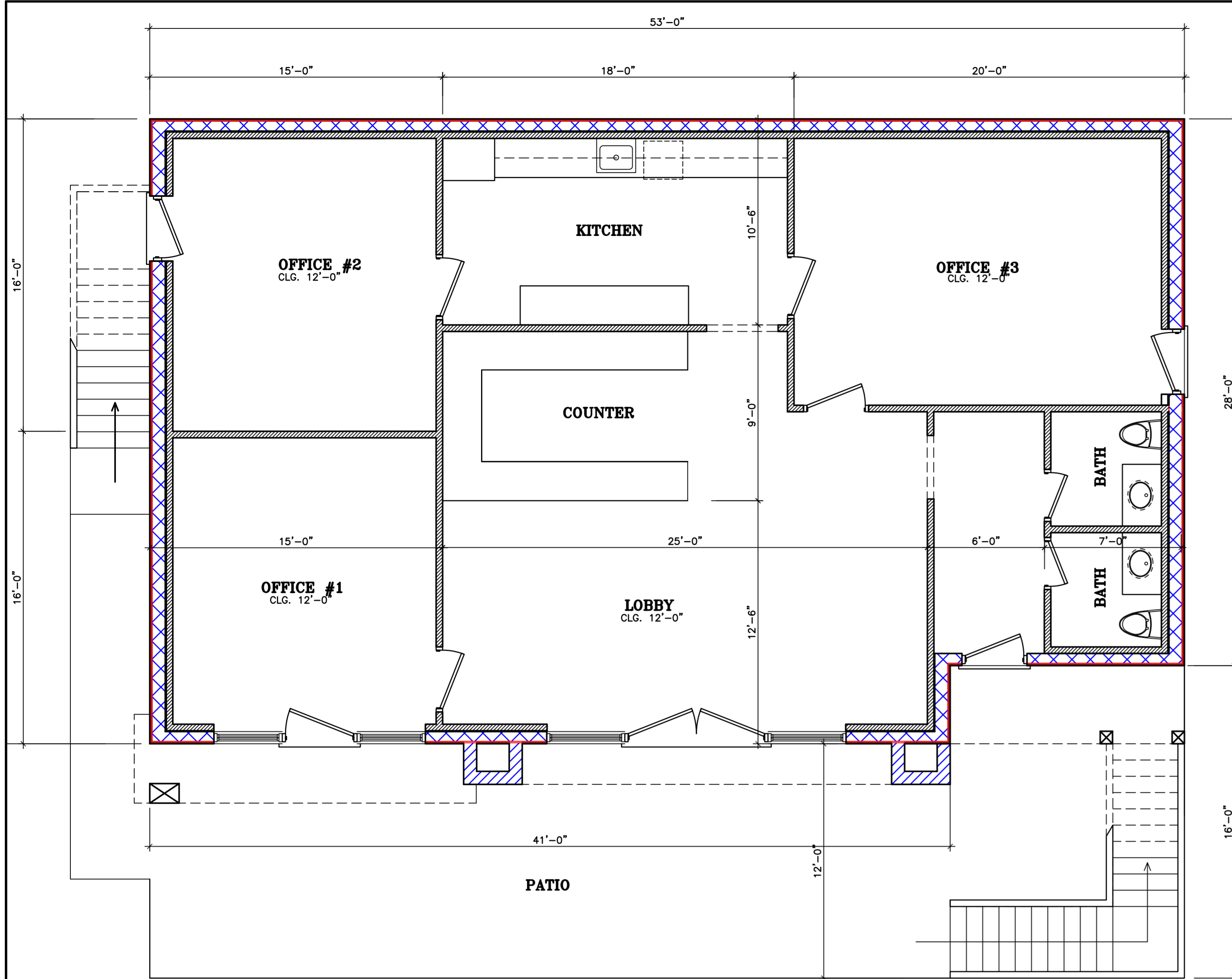
NO. 100  
DATE: 08/11/2010  
DRAWN BY: J. B. BROWN  
CHECKED BY: J. B. BROWN  
PROJECT: 302 N MAIN

**GENERAL NOTES**

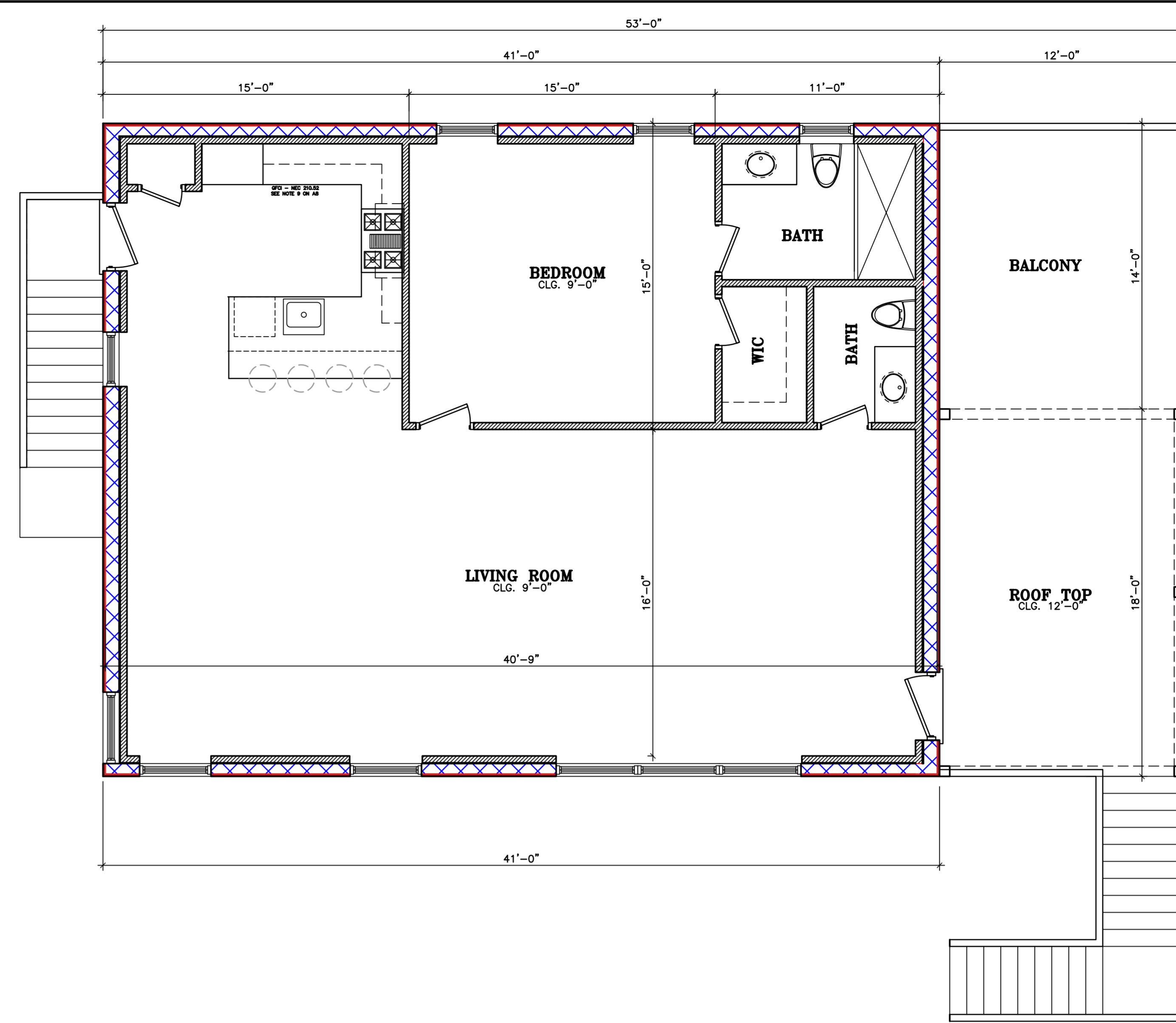
- REFER TO PROJECT MANUAL FOR FURTHER REQUIREMENTS
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING ALL SAFETY MEASURES REQUIRED TO PROTECT THE GENERAL PUBLIC FROM DEMOLITION AND CONSTRUCTION WORK FOR THE DURATION OF THE PROJECT.
- SPOT ELEVATIONS ARE TO FINISHED FLOOR, UNLESS OTHERWISE NOTED.
- ALIGNING FINISHES OR MATERIALS SHALL TAKE PRECEDENCE OVER DIMENSIONS.
- INTERIOR DOORS SHALL BE INSTALLED 4" FROM HINGE SIDE OF FRAME TO PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
- REFER TO INTERIOR FINISH PLANS (IF DRAWINGS) FOR FINISHES, FURNITURE AND EQUIPMENT.
- ALL DIMENSIONS SHOWN ON PLAN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
- DIMENSIONS ON PLAN MAY DIFFER FROM ACTUAL FIELD CONDITIONS. CONTRACTOR SHALL VERIFY DIMENSIONS OF ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION OR FABRICATION.
- WHENEVER ANY PART OF THE EXISTING BUILDING IS CALLED FOR TO BE REMOVED OR NEW CONSTRUCTION IS PROVIDED, THE REMAINING FLOOR, BASE, WALLS AND CEILING SHALL BE PATCHED AND REFINISHED TO CONFORM WITH THE REST OF THE SPACE.



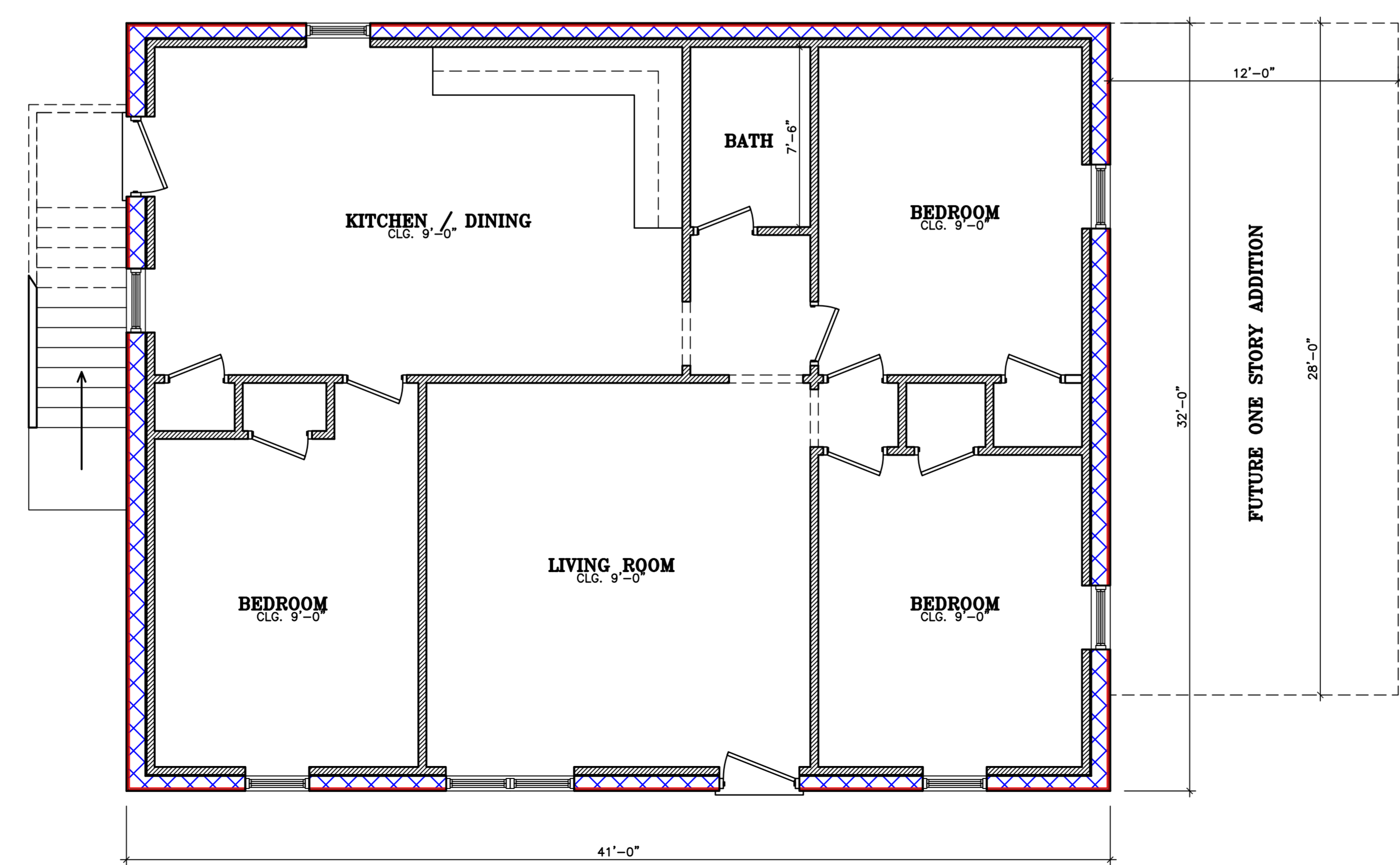
KEYNOTE	ITEM	MANUFACTURER	STYLE/PATTERN/COLOR	REMARKS
05-300	EAST IN PLACE CONCRETE			
04-2000	BRICK VENEER	INDREMAN BRICK	BLACK MATTE - MODULAR	
07-2400	NEW BFS SYSTEM	SFO	SW 7014 MINERAL GRAY	
07-4456	ALUMINUM REVEAL FOR BFS	FRY REGLET	WAVY'S VERTICAL INSERT	
07-4100	MANUFACTURED ROOF PANELS	PAC-CLAD; SITE-LOC PLUS	MIDNIGHT BRONZE	
07-7113	PRE-FINISHED METAL COPING	PAC-CLAD	MIDNIGHT BRONZE	
08-4113	NEW ALUMINUM STOREFRONT	KAWNEER	DARK BRONZE - TRIFAB 431T	
10-7316	PREFABRICATED METAL CANOPIES	MAPES, SUPER LUMIDRICK FLAT SOFFIT	COLOR MATCH DARK BRONZE	



1 NEW FIRST FLOOR  
A1 SCALE: 1/4"

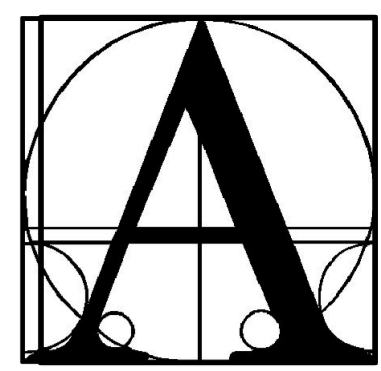


2 NEW SECOND FLOOR  
A1 SCALE: 1/4"



3 EXISTING FLOOR PLAN  
A1 SCALE: 1/4"

SQUARE FOOTAGE SCHEDULE	
FIRST FLOOR PLAN	1,648 SF
SECOND FLOOR PLAN	1,312 SF
<b>TOTAL FINISHED AREA</b>	<b>2,960 SF.</b>



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302 NORTH MAIN STREET  
ALPHARETTA GA 30005

**ATRIUM DESIGN LLC**  
RESIDENTIAL ARCHITECTURE  
ALPHARETTA - GEORGIA 30005  
adesign@bellsouth.net

REVISIONS:


DATE: 04-11-2022  
JOB NO: 0993

SHEET NO:  
**A1**  
OF:



# PLANNING COMMISSION MEETING STAFF REPORT

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

---

## I. AGENDA ITEM TITLE: CU-25-16 GOLF ENVY/WINDWARD MP POD 4

PLANNING COMMISSION: NOVEMBER 6, 2025

CITY COUNCIL: NOVEMBER 17, 2025

## II. STAFF RECOMMENDATION:

Approve CU-25-16 Golf Envy/Windward MP Pod 4, subject to the following conditions:

1. 'Recreation Facilities, Indoor' shall be added as a conditional use at 3070 Windward Plaza, Suites Q & R and limited to no more than 3,278 square feet.
2. Conditional use approval shall be limited to Golf Envy; no additional 'Recreation Facilities, Indoor' use or subleasing shall be permitted within the approved space.
3. 'Recreation Facilities, Indoor' shall be limited to an indoor golf simulator facility.
4. Hours of operation shall be 24 hours/day, 7 days/week, 365 days/year. The business shall utilize an access control system allowing for real-time monitoring, automated booking, emergency contact, and video surveillance. Regular staffed hours shall be Monday – Friday 8:00 AM – 6:00 PM and weekends hours are variable based on demand.

## III. REPORT IN BRIEF:

The applicant, Kyle Romeo, is requesting a conditional use to allow 'Recreation Facilities, Indoor' in a 3,278 square foot suite in an existing shopping center for Golf Envy. According to the application, Golf Envy is a 24/7 indoor golf simulator facility. The subject property is located at 3070 Windward Plaza, Suites Q & R near the northeast corner of Windward Plaza and Windward Parkway.

## DISCUSSION

The submitted request, if approved, would allow Golf Envy to operate a 'Recreation Facilities, Indoor' business in a 3,278 square foot suite in the Terraces at Windward shopping center. According to the application, Golf Envy is a 24/7 indoor golf simulator facility. The subject property is located at 3070 Windward Plaza, Suites Q & R near the northeast corner of Windward Plaza and Windward Parkway.

The property is zoned CUP (Community Unit Plan) subject to the Windward Master Plan Pod 4, which is designated Commercial. The property is developed with a strip shopping center (The Terraces at Windward) and two (2) out buildings, including the former CVS building. Surrounding properties are zoned CUP and subject to the Windward Master Plan. Windward Fairways office complex is located to the south and west, a two (2) story office building is located to the north, the former Wells Fargo site is located to the east, and a one (1) story retail building is located to the south. The comprehensive land use plan designation of the property is 'Commercial', which supports the applicant's proposal.

According to the application, Golf Envy is a 24/7 indoor golf club business that offers its members the use of state-of-the-art golf simulator technology that fits within their schedule. The 24/7 model allows members to practice golf before early morning meetings, after late work hours, or during off-peak times when traditional facilities are closed. The applicant estimates that overnight users would represent five percent (5%) to ten percent (10%) of total users. Regular staffed hours of operation will be Monday – Friday 8:00 AM – 6:00 PM and weekends will be variable based on demand. The businesses will utilize an access control system by way of a smartphone application, which will allow real-time monitoring, automated booking, emergency contact, and video surveillance. Four (4) private golf simulator bays are proposed within the space, which can accommodate up to five (5) persons each. There will be no food or beverage service with the business.

## SITE PLAN

Golf Envy is proposed in suites Q & R which is 3,278 square feet and located on the 2<sup>nd</sup> floor of the Terraces at Windward shopping center. The applicant does not propose any changes to the site or building. There are approximately 546 parking spaces on the property. Unified Development Code (UDC) parking requirements for the shopping center and the applicant’s proposed use are calculated in the table below. The applicant’s proposal is supported by a sufficient amount of parking.

### Required Parking

Use	Area (SF)	Parking Rate	Required Parking
Recreation Facilities, Indoor Courts	2,458 SF	1/500 SF	5
Recreation Facilities, Indoor Support Areas	820 SF	1/200 SF	4
Strip shopping center	70,532 SF	1/250 SF	282
TOTAL			291 spaces

## TRAFFIC

Staff estimates that the proposed use will generate approximately two (2) AM Peak Hour trips and five (5) PM Peak Hour trips.

## CONDITIONAL USE REVIEW CRITERIA

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

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

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

*Response: The property has several points of access from Windward Parkway and Windward Plaza. The proposed use would not impact vehicular and pedestrian safety.*

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

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

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

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

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

*Response: Not applicable.*

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

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

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

*Response: The location and character of the proposed use is appropriate as it relates to the use and development of adjacent or nearby properties. Properties in the immediate vicinity are developed with a variety of commercial and office uses.*

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

*Response: The nearest indoor golf simulation facility is Fairway Social located at 240 South Main Street, which is approximately 3.6 miles southwest of the applicant's proposed location. There are no conflicting uses in the area.*

## CONCURRENCES

Staff has reviewed the applicant's proposal against the review criteria for a conditional use. The proposal would not adversely affect the existing use or usability of adjacent or nearby properties, which are primarily developed with a variety of commercial and office uses. Allowing a recreational or entertainment use at The Terraces at Windward shopping center would draw additional customers to the center benefiting the existing businesses.

## CITIZEN PARTICIPATION PLAN

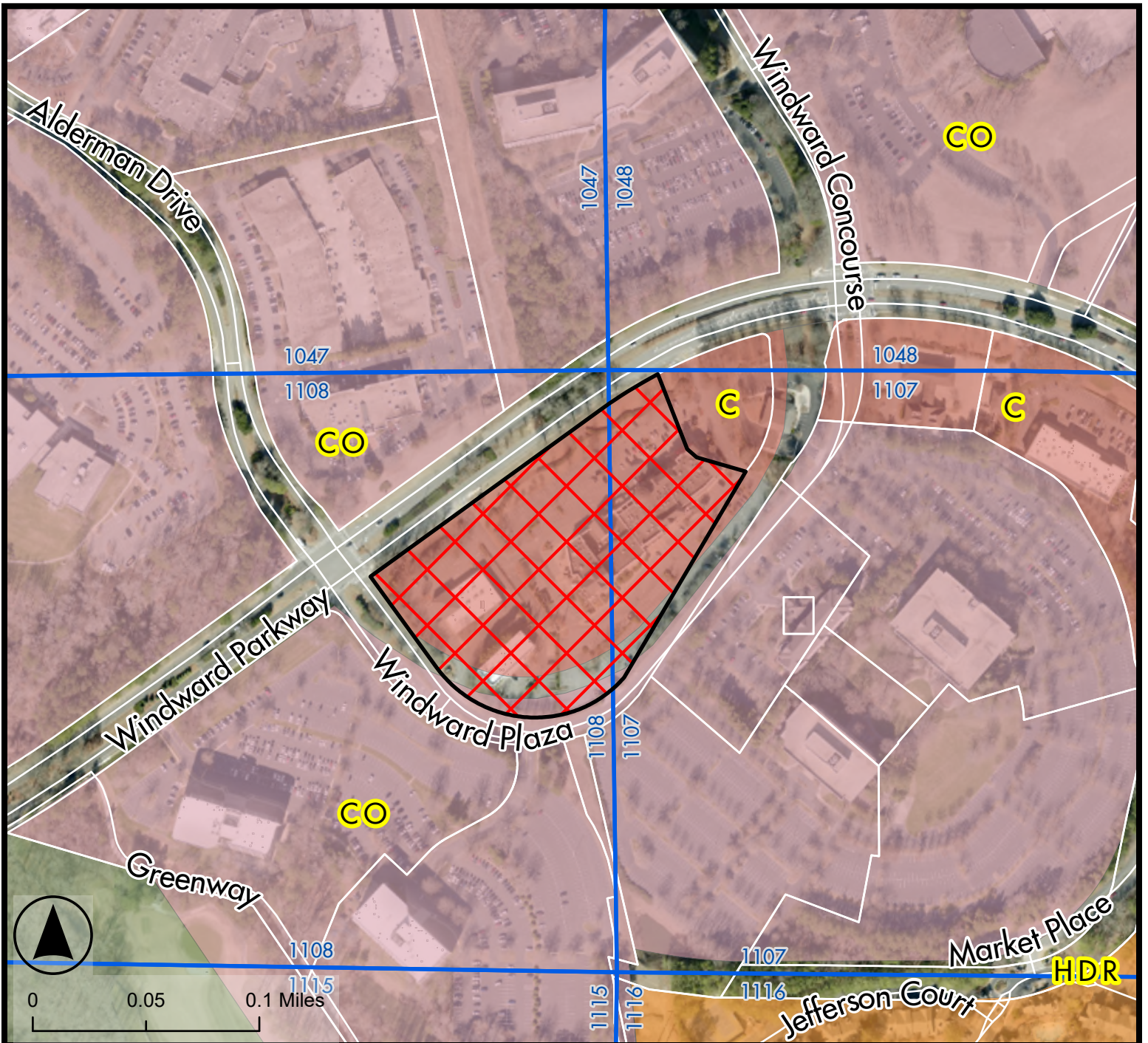
The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no public comments were received.

## COMMUNITY ZONING INFORMATION MEETING









The CZIM was held on October 8, 2025. There were no public comments.

### IV. ATTACHMENTS:

- Map Series
- CZIM
- Citizen Part B
- Application



**Legend**

-  CU-25-16
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits
- Future Land Use 2040**
-  Commercial
-  Corporate Office
-  High Density Residential
-  Parks, Recreation, Open Space

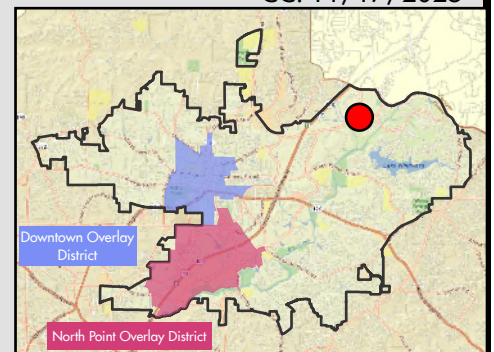
# Future Land Use Map

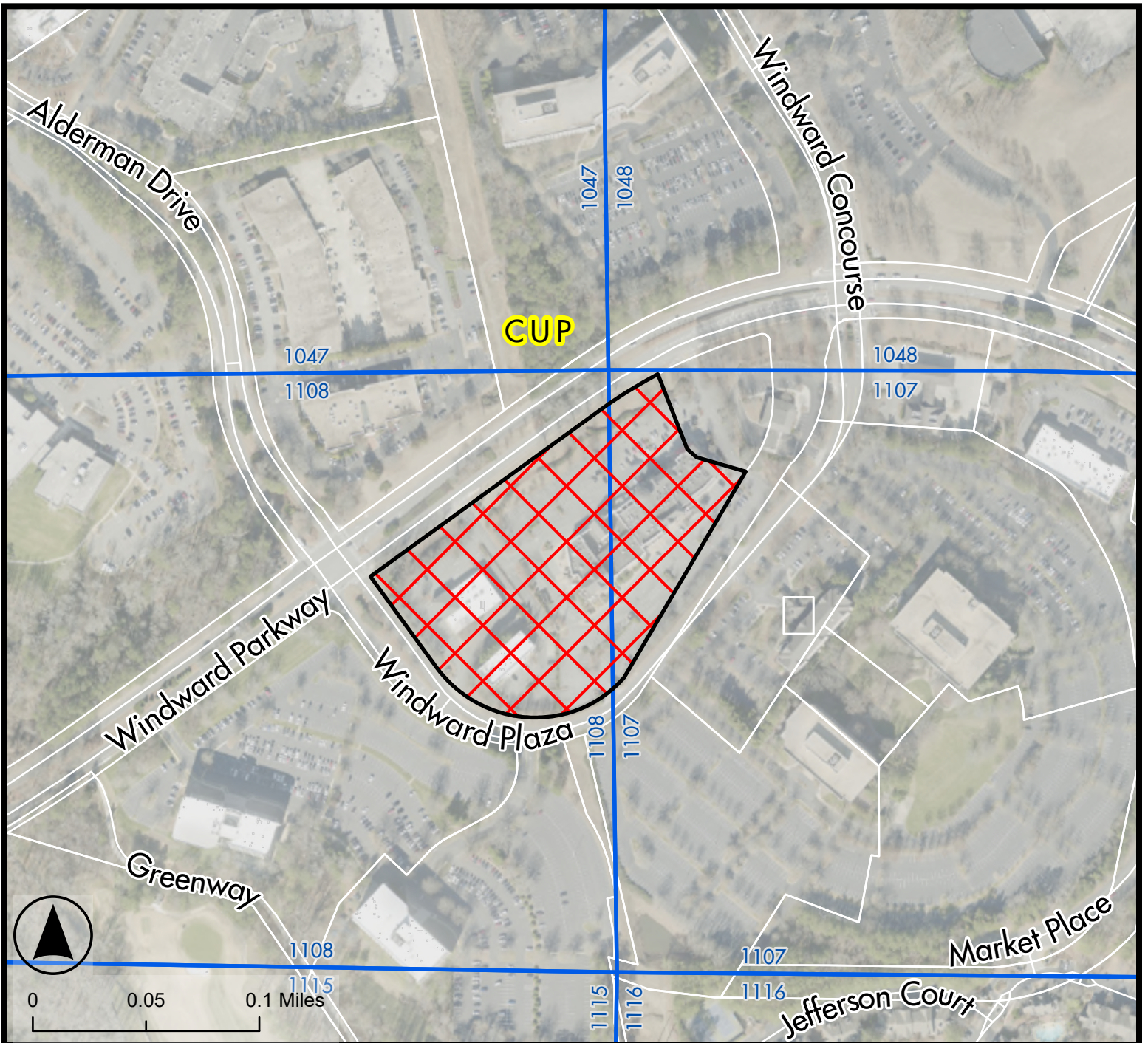
Golf Envy  
3070 Windward Plaza Suite Q and R

CU-25-16






D/LL: 2/1/1108 and 1107

PC: 11/6/2025  
CC: 11/17/2025





Legend

-  CU-25-16
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits
- Zoning District
-  CUP Community Unit Plan

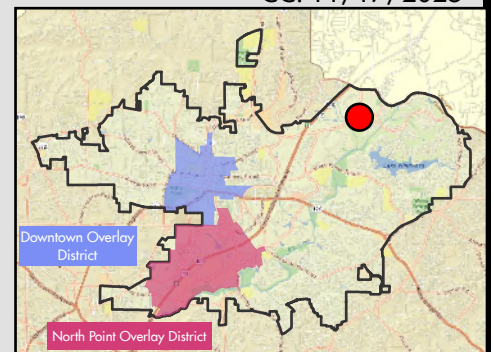
# Zoning Map

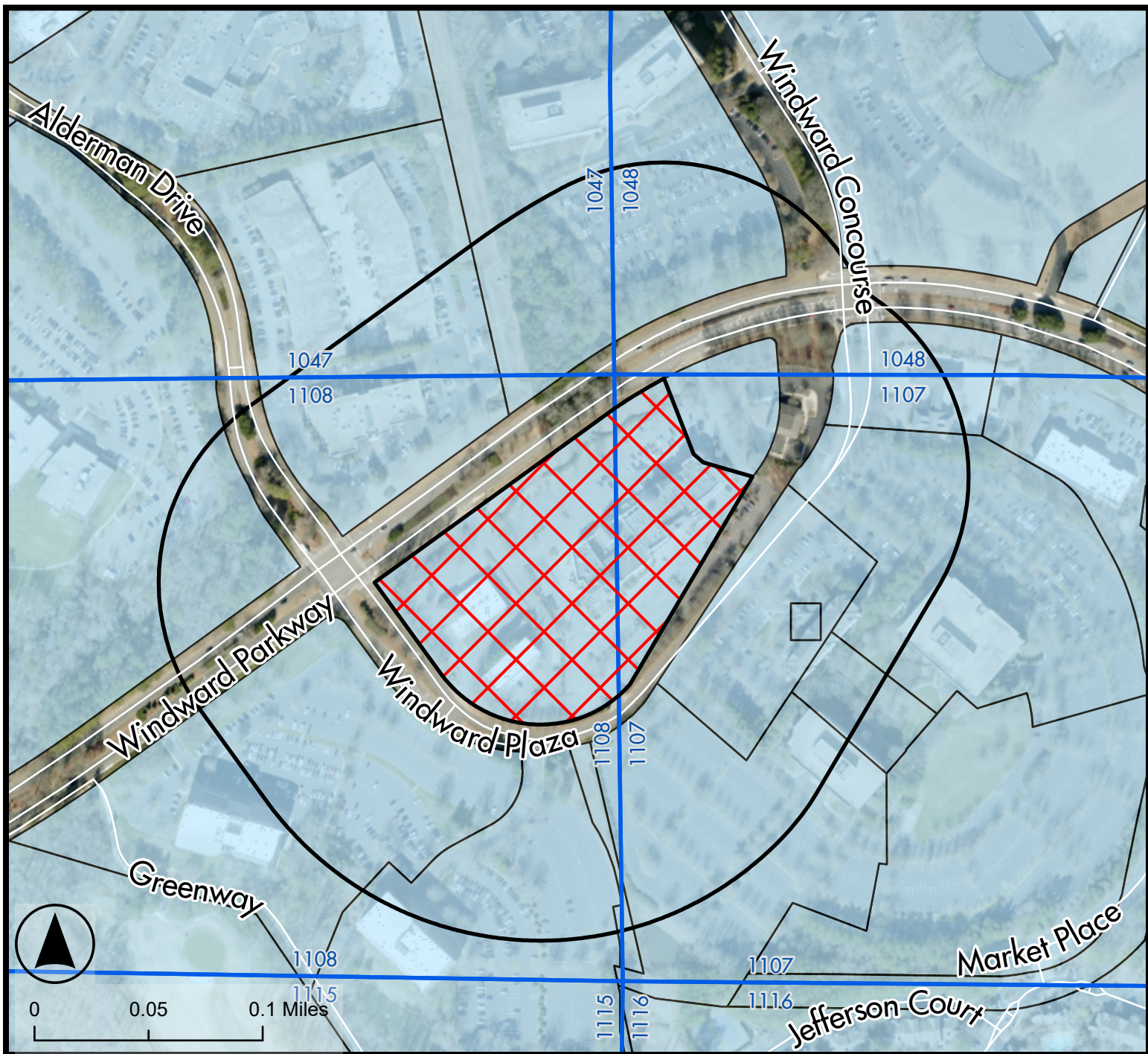
Golf Envy  
 3070 Windward Plaza Suite Q and R






CU-25-16

D/LL: 2/1/1108 and 1107

PC: 11/6/2025  
 CC: 11/17/2025





- Legend**
-  CU-25-16
  -  Land Lots
  -  Tax Parcels
  -  500 ft Buffer
  -  Alpharetta City Limits

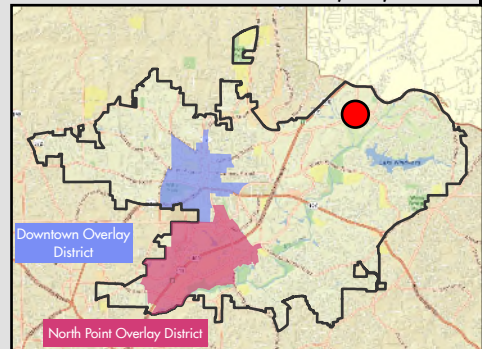
### Location Map

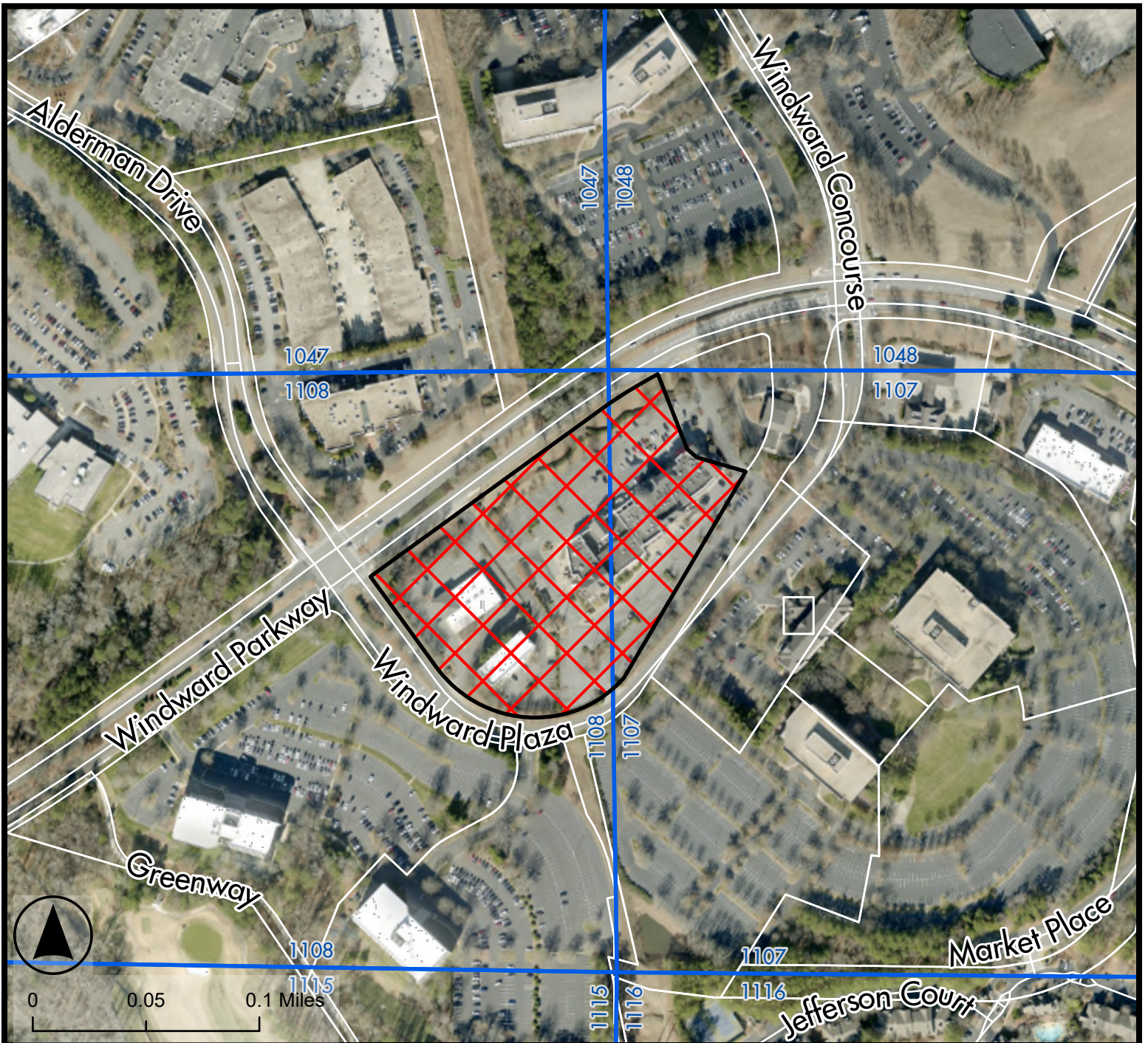
Golf Envy  
 3070 Windward Plaza Suite Q and R

CU-25-16





D/LL: 2/1/1108 and 1107

PC: 11/6/2025  
 CC: 11/17/2025





Legend

-  CU-25-16
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits

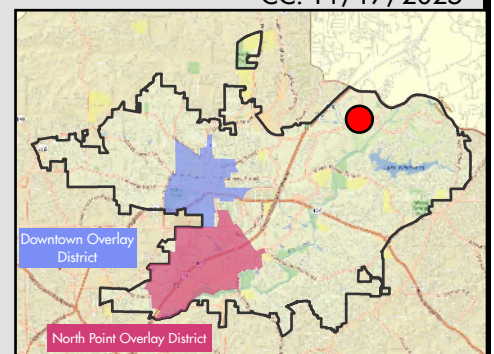
# Aerial Map

Golf Envy  
 3070 Windward Plaza Suite Q and R

CU-25-16

D/LL: 2/1/1108 and 1107

PC: 11/6/2025  
 CC: 11/17/2025



# Community Zoning Information Meeting (CZIM)

October 8, 2025

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

CU-25-16 / Golf Envy/Windward MP Pod 4

NAME	ADDRESS	COMMENTS
Toni Boyd	15105 Windrush LN Alpharetta, GA 30009	No comments
<del>Janice Walker</del>	<del>2104 Windrush Lane</del> 30129	I do not approve of moving the house wants house restored and kept historic. Not approved
		Does not apply to this public hearing request.

# 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: Golf Envy

Contact Name: Kyle Romeo Telephone: 610-618-6890

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

No comments returned

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

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

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

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

Signature of Authorized Agent: 

Date: 10/8/2025

Print Form

September 16, 2025

Kyle Romeo  
4625 Labrador Court  
Cumming GA, 30041

RE: **CU-25-16 Golf Envy/Windward MP Pod 4**

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a conditional use to allow 'Recreation Facilities, Indoor' for Golf Envy in the Terraces at Windward shopping center. The property is located at 3070 Windward Plaza, Suite Q & R and is legally described as being located in Land Lots 1048, 1107 & 1108, 2<sup>nd</sup> District, 1<sup>st</sup> Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) will be held on **Wednesday, October 8, 2025, at 6:00 PM** in the Community Room in Alpharetta City Hall across from the Council Chambers. Alpharetta City Hall is Located at 2 Park Plaza, Alpharetta, GA, 30009. This is an informal meeting to allow the public to view public hearing requests, ask questions, and provide feedback.

The item will be considered by the Planning Commission on **Thursday, November 6, 2025 at 6:30 PM.** and **City Council on Monday, November 17, 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 [kcromeo1@gmail.com](mailto:kcromeo1@gmail.com) and/or 610-618-6890.

Sincerely,

A handwritten signature in black ink, appearing to be 'KR', written in a cursive style.

Kyle Romeo

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 ASSOCIATES 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

Kyle Romeo  
Dime Stores Corporation  
4625 Labrador Court  
Cumming GA, 30041

WINDWARD ACQUISITION BELMONT LLC  
2817 NW 27TH AVE STE 200  
MIAMI FL 33133

Kyle Romeo  
Dime Stores Corporation  
4625 Labrador Court  
Cumming GA, 30041

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

Kyle Romeo  
Dime Stores Corporation  
4625 Labrador Court  
Cumming GA, 30041

WINDWARD ASSOCIATES LLC  
6400 POWERS FERRY RD NW # 4700  
ATLANTA GA 30339

Kyle Romeo  
Dime Stores Corporation  
4625 Labrador Court  
Cumming GA, 30041

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

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4025 WINDWARD PLAZA ALPHARETTA LLC  
PO BOX 56607  
ATLANTA GA 30343

Kyle Romeo  
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Cumming GA, 30041

6120 WINDWARD PKW LLC  
95 FRENCH HICKS BLVD  
WOODBURY NY 11797

4625 Labrador Court  
Cumming GA 30041

HINCHOVA BANK  
P.O. BOX 2609  
CARLSBAD CA 92008-2609

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Cumming GA, 30041

WINDWARD PARKWAY LLC  
1100 SPRING ST # 100  
ATLANTA GA 30309

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300 CONNELL DR STE 1200  
BERKELEY HEIGHTS NJ 07922

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DALLAS TX 75240

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241 RALPH MCGILL BLVD NE  
ATLANTA GA 30308-3374

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Cumming GA, 30041

MERITEX ATLANTA INDUSTRIAL II LLC  
24 UNIVERSITY AVE NE STE 300  
MINNEAPOLIS MN 55413

Kyle Romeo  
Dime Stores Corporation  
4625 Labrador Court  
Cumming GA 30041

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

# CITY OF ALPHARETTA

## PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: \_\_\_\_\_

PH #: \_\_\_\_\_

Property Taxes & Code Violations Verified

Fee Paid Initial: \_\_\_\_\_

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

### Contact Information:

Contact Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

Address: \_\_\_\_\_ Suite: \_\_\_\_\_

City \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Fax: \_\_\_\_\_

Mobile Tel: \_\_\_\_\_ Email: \_\_\_\_\_

### Subject Property Information:

Address: \_\_\_\_\_ Current Zoning: \_\_\_\_\_

District: \_\_\_\_\_ Section: \_\_\_\_\_ Land Lot: \_\_\_\_\_ Parcel ID: \_\_\_\_\_

Proposed Zoning: \_\_\_\_\_ Current Use: \_\_\_\_\_

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

Conditional Use  Master Plan Amendment  Comprehensive Plan Amendment

Rezoning  Master Plan Review

Variance  Public Hearing

Exception  Other (Specify): \_\_\_\_\_

---

# APPLICANT REQUEST AND INTENT

---

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

Applicant's Request (Please itemize the proposal):

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

# PROPERTY OWNER AUTHORIZATION

## Property Owner Information:

Contact Name: Mindy Selig Telephone: 404-876-5511  
Address: 1100 Spring Street NW Suite: 550  
City Atlanta State: GA Zip: 30309 - 2800

## 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: Kyle Romeo Telephone: 610-618-6890  
Address: 4625 Labrador Court Suite: \_\_\_\_\_  
City Cumming State: GA Zip: 30041

## So Sworn and Attested:

Owner Signature: Mindy Selig Date: 8-25-25

## Notary:

Notary Signature: Jennifer Marglous Date: 8-25-2025



# 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: \_\_\_\_\_

Subject Public Hearing Case: \_\_\_\_\_

## **Campaign Contribution Information:**

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

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

Name of Official: \_\_\_\_\_ 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: \_\_\_\_\_

---

# ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

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How will this proposal be compatible with surrounding properties?

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

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

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

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

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

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

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

# CITIZEN PARTICIPATION FORM - PART A

*This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.*

Public Hearing or Project Name: \_\_\_\_\_

Contact Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

*The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.*

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

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

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

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

Kyle Romeo  
Dime Storem Corporation dba/Golf Envy  
August 27, 2025

Planning Commission  
City of Alpharetta  
Department of Community Development  
2 Park Plaza  
Alpharetta, GA 30009

**RE: Conditional Use Permit Request - 24/7 Indoor Golf Simulator Facility  
3070 Windward Plaza, Suites Q/R, Alpharetta, GA 30005**

Dear Planning Commission Members,

We respectfully request a Conditional Use Permit to operate a 24/7/365 indoor golf simulator facility at 3070 Windward Plaza, combining Suites Q and R into a single premier golf entertainment venue. This letter outlines our operational plans and demonstrates why this use will be an asset to the Windward Plaza community.

## **FACILITY OVERVIEW**

**Golf Envy** will be a state-of-the-art indoor golf simulator facility featuring:

- **Total Square Footage:** Approximately 3,278 square feet (combined suites)
- **Number of Simulator Bays:** 4 private simulator bays (initial phase, with space for future expansion)
- **Technology:** Latest launch monitor technology from Golfzon with courses from around the world
- **Membership Model:** Members-only facility with smartphone app access control
- **Target Market:** Golf enthusiasts, business professionals, and athletes seeking year-round practice

## **OPERATIONAL DETAILS**

**Hours of Operation:** 24 hours/day, 7 days/week, 365 days/year

### **Staffing Plan:**

- **Regular Staffed Hours:**
  - Monday-Friday: 8:00 AM - 6:00 PM (1 employee on-site)
  - Weekends: Variable based on demand
  - Owner on-site frequently throughout the week with no set schedule
- **Unstaffed Hours:** All other times (secure app-access only)
- **Staff Responsibilities:** Customer service, new member orientation, equipment maintenance, facility monitoring

### **Access Control System:**

- Members receive unique access codes via smartphone application
- Real-time occupancy monitoring and session tracking
- Automated booking system prevents overcrowding
- Emergency contact system integrated into app
- 24/7 video surveillance with cloud storage
- Owner remotely monitors facility during all unstaffed hours

**Maximum Occupancy:** 16-20 persons (based on 4-5 persons per bay maximum)

### **No Food or Beverage Service:**

- No kitchen facilities
- No alcohol sales or consumption
- Vending machines only for water/sports drinks (potentially)
- No delivery trucks or waste management issues

## **JUSTIFICATION FOR 24/7 OPERATION**

The 24/7 operational model is essential to our business concept and serves crucial community needs:

**1. Serving Diverse Work Schedules** Alpharetta's workforce includes healthcare professionals, technology workers, airline personnel, and business executives who maintain non-traditional schedules. Our 24/7 access ensures these professionals can maintain their fitness and recreation routines regardless of their work obligations. Many of our target members can only practice before 8 AM or after 6 PM.

**2. Reducing Peak-Hour Impact** By spreading usage across 24 hours, we actually reduce traffic concentration during traditional peak hours. Our projected traffic analysis shows:

- With only 4 bays, maximum hourly capacity is just 8-10 vehicles
- Average overnight usage: 1-2 bays occupied (2-4 vehicles on-site)
- Overnight hours (10 PM - 6 AM): Less than 1 trip per hour
- Peak member usage expected during early mornings (5-8 AM) and evenings (6-10 PM) when staff may not be present

**3. Technology-Enabled Security** Unlike traditional 24-hour facilities, our app-based access control provides:

- Complete audit trail of all facility access
- Ability to remotely monitor and control access
- Immediate suspension capability for any security concerns
- Member accountability through registered profiles
- Owner receives real-time alerts for any issues

#### **4. Minimal Neighborhood Impact**

- All activities contained within soundproofed interior space
- No outdoor noise or lighting impacts
- No alcohol-related concerns
- No large groups or events during overnight hours (maximum 4 bays limits gathering size)
- Professional clientele with membership investment

### **COMMUNITY BENEFITS**

#### **Economic Impact:**

- Attracts young professionals to Windward Plaza
- Increases property values through high-tech amenities
- Provides year-round recreation unaffected by weather
- Supports other plaza businesses through increased daytime traffic

#### **Health and Wellness:**

- Promotes physical activity and mental wellness
- Provides safe, climate-controlled exercise option
- Offers social interaction in a healthy environment
- Reduces barriers to regular exercise for busy professionals

#### **Precedent and Compatibility:**

- Similar to 24-hour fitness facilities already operating successfully in Alpharetta
- Consistent with Alpharetta's reputation as a forward-thinking, tech-enabled city
- Complementary to existing Windward Plaza businesses
- Lower impact than alternative uses (restaurant, bar, retail)

### **PARKING AND TRAFFIC**

#### **Parking Requirements:**

- Estimated peak demand: 8-10 spaces (2-2.5 persons per bay average)
- Overnight demand: 2-4 spaces maximum
- Windward Plaza has ample parking capacity, especially during our primary unstaffed hours
- **Significantly lower parking demand than typical retail use of similar square footage**

#### **Trip Generation:**

- Estimated 60-80 average daily trips (substantially lower than retail/restaurant use)
- No delivery vehicles required
- Members typically stay 1-2 hours, reducing turnover

- App-based booking prevents arrival bunching
- **With only 4 bays, physical capacity naturally limits traffic generation**

## PHASED GROWTH APPROACH

Starting with 4 simulator bays allows us to:

- Prove the concept with minimal impact
- Build membership gradually and responsibly
- Demonstrate our commitment to being good neighbors
- Expand only if demand warrants and operations remain smooth
- Maintain intimate, high-quality member experience

## SAFETY AND SECURITY MEASURES

- 24/7 HD security cameras with remote monitoring by owner
- Automated check-in/check-out tracking
- Emergency lighting and exit systems
- Direct connection to local law enforcement if needed
- Liability insurance with comprehensive coverage
- Background checks for all members
- Owner ability to remotely lock/unlock facility and respond quickly to any issues
- **Smaller initial footprint (4 bays) easier to monitor and control**

## SUMMARY

Golf Envy represents a modern approach to recreation that aligns perfectly with Alpharetta's vision as a premier live-work-play community. Our 24/7 operating model, enabled by secure technology and hands-on ownership oversight, provides maximum community benefit with minimal impact on surrounding businesses.

Starting with just 4 simulator bays demonstrates our conservative, thoughtful approach to entering the Windward Plaza community. This limited initial capacity ensures that traffic, parking, and neighborhood impacts remain minimal while we prove our operational model and build trust with our neighbors.

The limited staffing model (8 AM - 6 PM weekdays) combined with our small initial footprint demonstrates that our facility is designed primarily for self-service operation, with technology enabling safe and secure access during the majority of operational hours.

We are committed to being exemplary neighbors and contributing positively to the Windward Plaza community. The unique combination of high-tech access control, professional membership base, limited initial capacity, and absence of food/alcohol service makes this an ideal use for the requested operational hours.

We respectfully request your approval of this Conditional Use Permit and look forward to bringing this innovative recreational concept to Alpharetta.

Sincerely,

**Kyle Romeo**

Owner/CEO

Dime Storem Corporation dba/Golf Envy

610-618-6890

[kyle.romeo@golfenvy.com](mailto:kyle.romeo@golfenvy.com) or [kcromeo1@gmail.com](mailto:kcromeo1@gmail.com)

**LEGEND**

--- Conc. Manometer Fund	--- 1/4" Manhole	--- 1/4" Catch Basin
--- 1/4" Lead Let Line	--- Drainage Easement	--- Temp. Bench Mark
--- Right-of-Way	--- S.S.E. Sanitary Sewer Easement	--- Cur. Mark
--- Right-of-Way	--- 4" Drop Inlet	--- U.S. Survey
--- Right-of-Way	--- 6" Inlet Box	--- Contour Easement
--- Right-of-Way	--- 8" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 10" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 12" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 14" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 16" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 18" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 20" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 22" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 24" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 26" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 28" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 30" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 32" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 34" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 36" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 38" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 40" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 42" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 44" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 46" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 48" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 50" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 52" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 54" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 56" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 58" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 60" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 62" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 64" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 66" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 68" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 70" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 72" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 74" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 76" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 78" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 80" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 82" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 84" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 86" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 88" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 90" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 92" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 94" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 96" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 98" Inlet Box	--- 1/4" Manhole
--- Right-of-Way	--- 100" Inlet Box	--- 1/4" Manhole

All that tract or parcel of land lying and being in Land Lots 1107 and 1108, 2nd District, 1st Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

**TO FIND THE TRUE POINT OF BEGINNING** commence at the land lot corner common to Land Lots 1047, 1048, 1107 and 1108, thence South 43 degrees 00 minutes 42 seconds West, a distance of 723.33 feet to a point located on the southeastern right-of-way line of Windward Parkway (right-of-way varies), said point being the **TRUE POINT OF BEGINNING**; from the **TRUE POINT OF BEGINNING** as thus established, along said southeastern right-of-way line of Windward Parkway the following two (2) courses and distances: North 53 degrees 55 minutes 56 seconds East, a distance of 611.12 feet to a point and along the arc of a 1132.50-foot radius curve to the right, an arc distance of 296.33 feet to a point (said arc being subtended by a chord bearing North 61 degrees 25 minutes 42 seconds East, a chord distance of 295.49 feet); thence leaving said right-of-way line, South 21 degrees 21 minutes 46 seconds East, a distance of 240.73 feet to a point, thence South 49 degrees 05 minutes 27 seconds East, a distance of 29.62 feet to a point, thence South 73 degrees 47 minutes 29 seconds East, a distance of 118.99 feet to a point on the northwestern right-of-way line of a proposed road, Windward Plaza Drive (right-of-way varies); thence along said northwestern right-of-way line of a proposed road, Windward Plaza Drive, the following six (6) courses and distances: along the arc of a 270.00-foot radius curve to the right, an arc distance of 3.69 feet to a point (said arc being subtended by a chord bearing South 40 degrees 31 minutes 01 seconds West, a chord distance of 3.69 feet); South 40 degrees 31 minutes 01 seconds West, a distance of 169.88 feet to a point; along the arc of a 270.00-foot radius curve to the right, an arc distance of 635.69 feet to a point; along the arc of a 270.00-foot radius curve to the right, an arc distance of 169.88 feet to a point (said arc being subtended by a chord bearing North 08 degrees 57 minutes 17 seconds East, a chord distance of 56.55 feet); said point being the **TRUE POINT OF BEGINNING**.

**TOGETHER WITH** those easement rights arising under that certain **TOGETHER WITH** those easement rights arising under that certain Declaration of Covenants, Conditions, and Restrictions for Windward Business Center Association by Windward Properties, Inc., a Delaware corporation, dated November 4, 1983, filed for record October 25, 1983 at 4:33 p.m., recorded in Deed Book 8700, Page 362, Records of Fulton County, Georgia; as recorded December 6, 1983 at 2:11 p.m., recorded in Deed Book 8750, Page 82, aforesaid Records; as further amended by that certain Amendment to the Declaration of Covenants, Conditions, and Restrictions for Windward Business Center Association by Windward Business Center Association, Inc., dated July 22, 1997, filed for record July 28, 1997 at 2:10 p.m., recorded in Deed Book 22881, Page 36, aforesaid Records; as further amended by that certain Amendment to the Declaration of Covenants, Conditions and Restrictions for Windward Business Center Association by Westerra Windward, L.L.C., a Delaware limited liability company, dated December 23, 1997, filed for record December 29, 1997 at 4:11 p.m., recorded in Deed Book 22652, Page 263, aforesaid Records; as further amended by that certain Amendment to the Declaration of Covenants, Conditions and Restrictions for Windward Business Center Association by Westerra Windward, L.L.C., a Delaware limited liability company, dated April 15, 1998, filed for record April 21, 1998 at 8:54 a.m., recorded in Deed Book 24269, Page 295, aforesaid Records.

**ALSO TOGETHER WITH** those easement rights arising under that certain Drainage Easement Agreement by and between Atlanta Windward Hotel Partners, L.L.C., a Georgia limited liability company and Westerra Windward, L.L.C., a Delaware limited liability company, dated April 10, 1997, filed for record April 11, 1997 at 11:16 a.m., recorded in Deed Book 22440, Page 264, aforesaid Records.

**ALSO TOGETHER WITH** those easement rights arising under that certain Flood Easement Agreement by and between Westerra Windward, L.L.C., a Delaware limited liability company and Selig Enterprises, Inc., a Georgia corporation, dated April 15, 1998, filed for record April 21, 1998 at 8:54 a.m., recorded in Deed Book 24269, Page 309, aforesaid Records.

**ALSO TOGETHER WITH** those easement rights arising under that certain Easement Agreement (Drainage) by and between Westerra Windward, L.L.C., a Delaware limited liability company and Gateway Windward, Inc., a California corporation, dated April 14, 1998, filed for record April 21, 1998 at 8:54 a.m., recorded in Deed Book 24269, Page 318, aforesaid Records.

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE DEPT. OF H.U.D. THROUGH THE FEDERAL INSURANCE ADMINISTRATION, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS **OUTSIDE** OF THE FLOOD HAZARD AREA.

THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS A PRECISION RATIO OF ONE FOOT IN 983,029 FEET. TRAVERSE DATA OBTAINED USING A TOPCON GTS-3 SERIES TOTAL STATION.

THIS PLAT IS BASED UPON FIELD DATA WHICH HAS A PRECISION RATIO OF ONE FOOT IN 19,987 FEET, AN AVERAGE ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

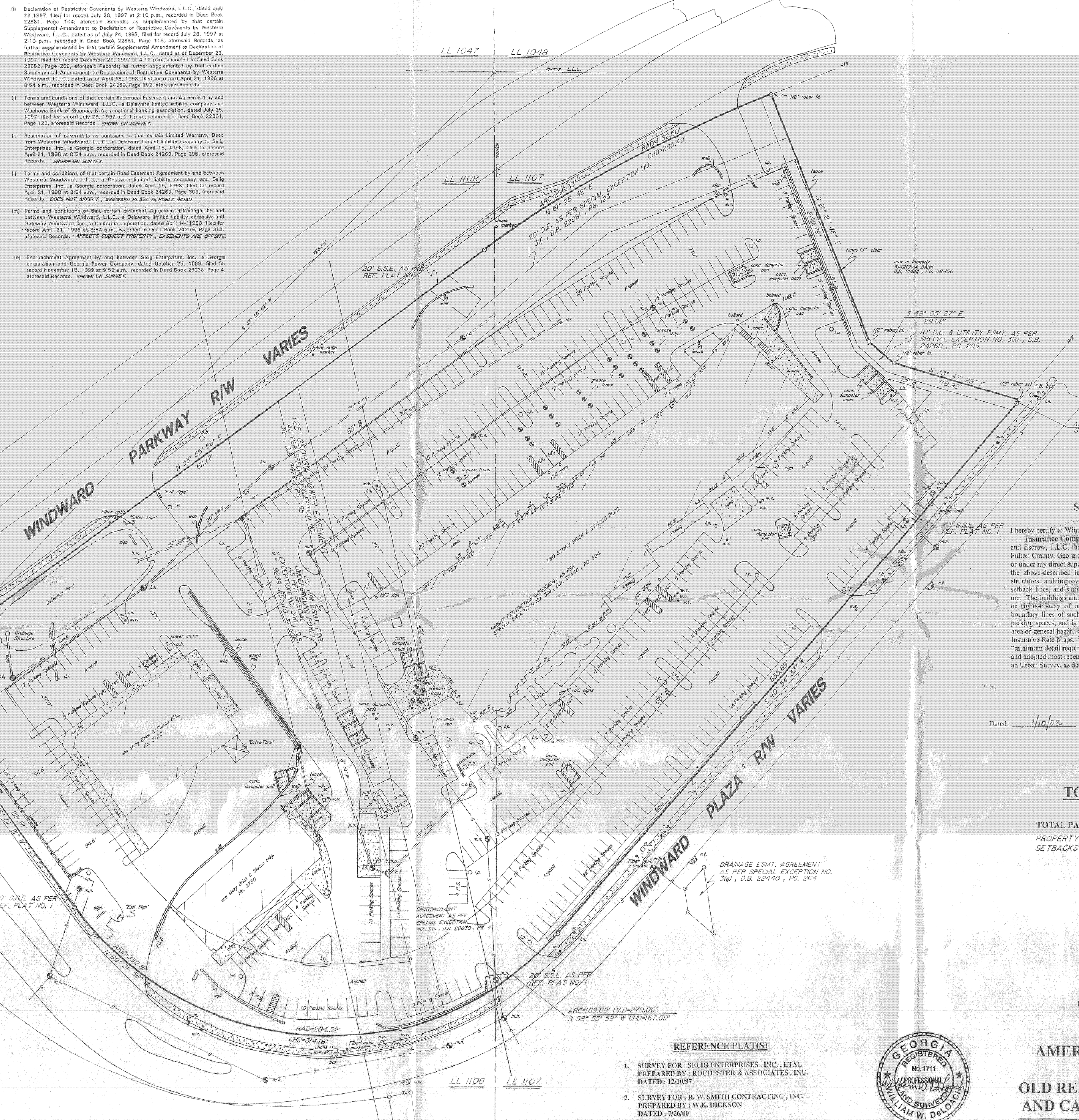
**PLEASE NOTE**  
INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION OF ABOVE GROUND UTILITIES, AVAILABLE RECORDS AND ANY OTHER INFORMATION WHICH MAY BE OBTAINED FROM THE PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OF INFORMATION SHOWN ON THIS PLAN. THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

**LIST OF SPECIAL EXCEPTIONS, PART II, SCHEDULE B, COMMITMENT NO. 2-71961M, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED 1/10/2010**

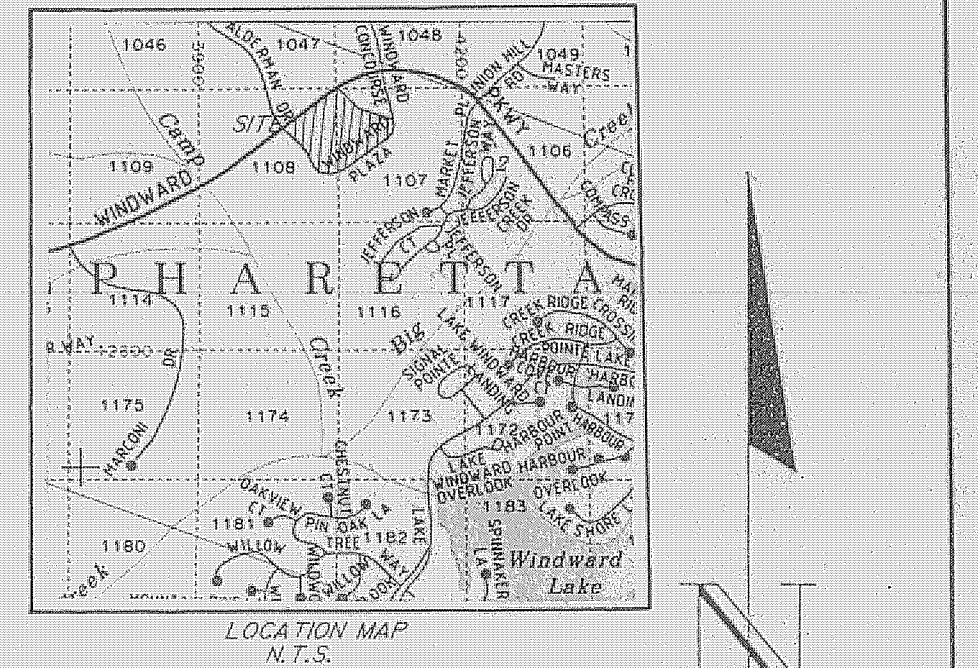
- (c) Easement for Right-of-Way from H. H. Allison to Georgia Power Company, a corporation, dated July 23, 1965, filed for record September 11, 1965 at 8:45 a.m., recorded in Deed Book 4476, Page 155, Records of Fulton County, Georgia. **SHOWN ON SURVEY.**
- (d) Right-of-Way Easement from Windward Properties, Inc. to Sawnee Electric Membership Corporation, dated September 21, 1984, filed for record November 5, 1984 at 8:38 a.m., recorded in Deed Book 9230, Page 110, aforesaid Records. **SHOWN ON SURVEY.**
- (e) Right-of-Way Easement from Windward Properties, Inc. to Sawnee Electric Membership Corporation, dated August 1984, filed for record July 22, 1984 at 12:22 p.m., recorded in Deed Book 11793, Page 275, aforesaid Records. **TOO GENERAL IN DESCRIPTION TO BE SHOWN ON SURVEY.**
- (f) Declaration of Covenants, Conditions, and Restrictions for Windward Business Center Association by Windward Properties, Inc., a Delaware corporation, dated November 4, 1983, filed for record October 25, 1983 at 4:33 p.m., recorded in Deed Book 8700, Page 362, aforesaid Records; as recorded December 6, 1983 at 2:11 p.m., recorded in Deed Book 8750, Page 82, aforesaid Records; as further amended by that certain Amendment to the Declaration of Covenants, Conditions, and Restrictions for Windward Business Center Association by Windward Business Center Association, Inc., dated July 22, 1997, filed for record July 28, 1997 at 2:10 p.m., recorded in Deed Book 22881, Page 36, aforesaid Records; as further amended by that certain Amendment to the Declaration of Covenants, Conditions, and Restrictions for Windward Business Center Association by Westerra Windward, L.L.C., a Delaware limited liability company, dated December 23, 1997, filed for record December 29, 1997 at 4:11 p.m., recorded in Deed Book 22652, Page 263, aforesaid Records; as further amended by that certain Amendment to the Declaration of Covenants, Conditions and Restrictions for Windward Business Center Association by Westerra Windward, L.L.C., a Delaware limited liability company, dated April 15, 1998, filed for record April 21, 1998 at 8:54 a.m., recorded in Deed Book 24269, Page 295, aforesaid Records.
- (g) Terms and conditions of that certain Drainage Easement Agreement by and between Atlanta Windward Hotel Partners, L.L.C., a Georgia limited liability company and Westerra Windward, L.L.C., a Delaware limited liability company, dated April 10, 1997, filed for record April 11, 1997 at 11:16 a.m., recorded in Deed Book 22440, Page 264, aforesaid Records. **SHOWN ON SURVEY.**
- (h) Height Restriction Agreement from Westerra Windward, L.L.C., a Delaware limited liability company to Atlanta Windward Hotel Partners, L.L.C., a Delaware limited liability company, dated as of April 10, 1997, filed for record April 11, 1997 at 11:16 a.m., recorded in Deed Book 22440, Page 284, aforesaid Records. **SHOWN ON SURVEY.**

ESMT. AGREEMENT AS PER SPECIAL EXCEPTION NO. 301, D.B. 24269, PG. 319

ESMT. AGREEMENT AS PER SPECIAL EXCEPTION NO. 300, D.B. 24269, PG. 318



**Pearson & Associates, Inc.**  
LAND SURVEYING-ENGINEERING-SITE PLANNING  
DEVELOPMENT-CONSTRUCTION LAYOUT  
3304 FOREST PARKWAY  
FOREST PARK, GA. 30074  
(404)366-7715 (404)366-0813 (FAX)  
E-Mail: pearsoncor@aol.com



PROPERTY KNOWN AS: THE TERRACES AT WINDWARD

**Surveyor's Certification**

I hereby certify to Windward Parkway, L.L.C., American General Life and Accident Insurance Company, Old Republic Title Insurance Company and Calloway Title and Escrow, L.L.C. that a survey of Land Lots 1107 & 1108, 2<sup>nd</sup> District, 1<sup>st</sup> Section, Fulton County, Georgia and known as The Terraces at Windward, was conducted by me or under my direct supervision on January 10, 2002. This is a true and correct survey of the above-described land and shows the true and correct location of the buildings, structures, and improvements situated on such land and all easements, rights-of-way, setback lines, and similar restrictions that are of record, visible, or otherwise known to me. The buildings and improvements do not overlap or encroach upon any easements or rights-of-way of others, and there are no encroachments either way across the boundary lines of such land. The property surveyed contains 10.0280 acres and 546 parking spaces, and is not located within a flood plain area or any special flood hazard area or general hazard area based on the Federal Emergency Management Agency Flood Insurance Rate Maps. I hereby certify that this Survey was prepared in accordance with "minimum detail requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted most recently by ALTA and ACSM; and meets the accuracy requirements of an Urban Survey, as defined therein.

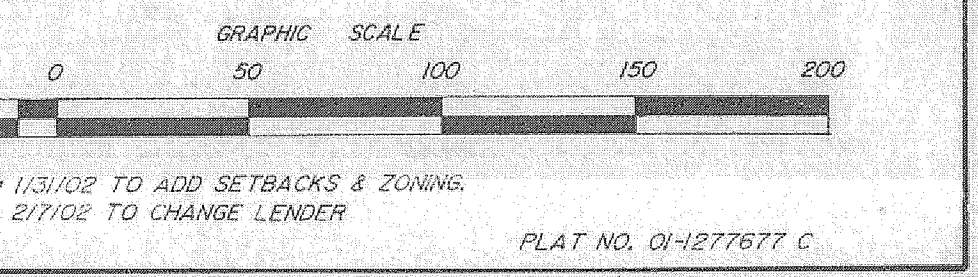
William W. DeLoach  
William W. DeLoach  
Ga. R.L.S. No. 1711

**TOTAL ACREAGE = 10.0280**  
**436,817.59 SQ. FT.**

TOTAL PARKING SPACES = 546 (THIS INCLUDES 16 H.C. SPACES)  
PROPERTY IS ZONED - CUP (COMMUNITY UNIT PLANS)  
SETBACKS - FRONT - 65', SIDE - 15' & REAR - 15'

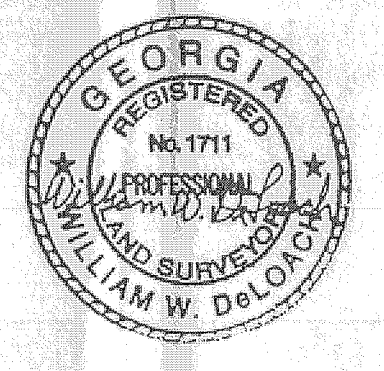
BOUNDARY AND ABOVE GROUND "AS-BUILT" SURVEY FOR:  
**WINDWARD PARKWAY, L.L.C.,**  
**AMERICAN GENERAL LIFE AND ACCIDENT**  
**INSURANCE COMPANY**  
**OLD REPUBLIC TITLE INSURANCE COMPANY**  
**AND CALLOWAY TITLE AND ESCROW, L.L.C.**

LAND LOTS 1107 & 1108 1<sup>st</sup> SECTION 2<sup>nd</sup> DISTRICT  
FULTON COUNTY, GEORGIA  
SCALE 1" = 50'  
JAN. 10, 2002

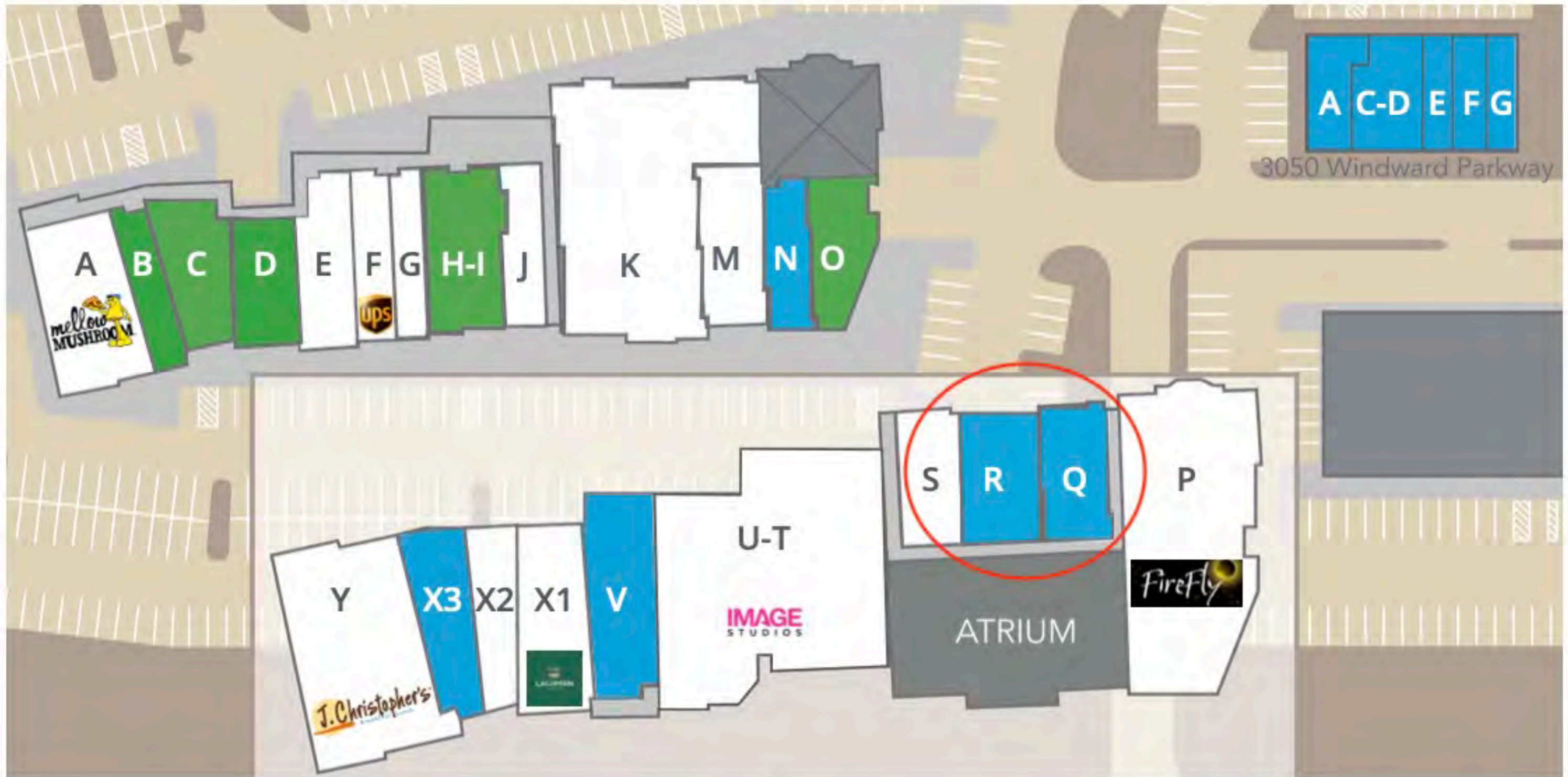


**REFERENCE PLAT(S)**

1. SURVEY FOR: SELIG ENTERPRISES, INC., ETAL PREPARED BY: ROCHESTER & ASSOCIATES, INC. DATED: 12/10/97
2. SURVEY FOR: R. W. SMITH CONTRACTING, INC. PREPARED BY: W.K. DICKSON DATED: 7/26/00
3. CONSTRUCTION DRAWINGS FOR: WINDWARD PLAZA PREPARED BY: ROCHESTER & ASSOCIATES, INC. DATED: MARCH 21, 1997, JOB NO. 950222-04-22



# Site Plan



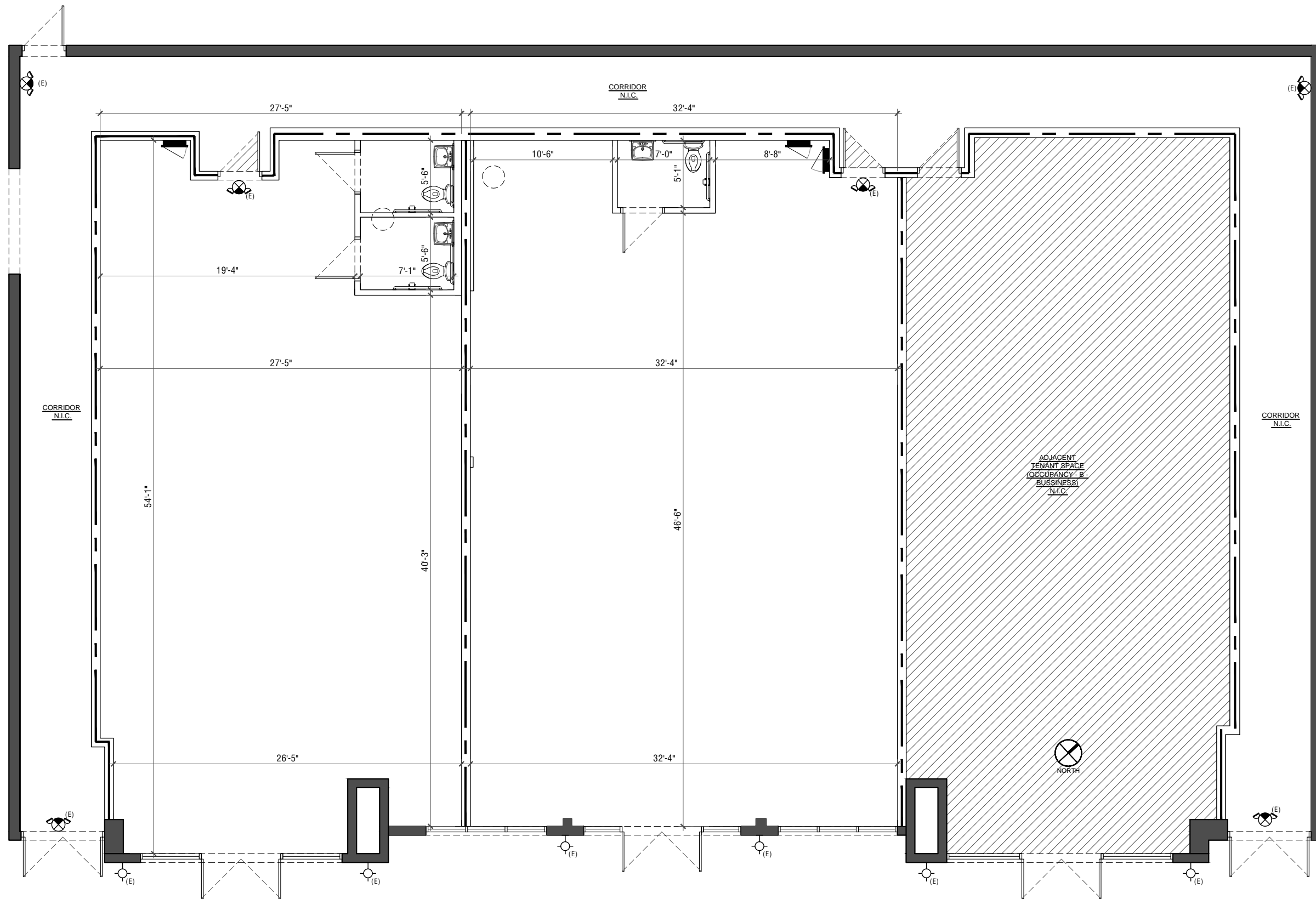
SUITE	TENANT	SF
3050A	AVAILABLE	1,552
3050C-D	AVAILABLE	2,250
3050E	AVAILABLE	945
3050F	AVAILABLE	1,021
3050G	AVAILABLE	924
3070A	MELLOW MUSHROOM	3,692
3070B	AVAILABLE	1,305
3070C	AVAILABLE (2,330 SF)	2,358

SUITE	TENANT	SF
3070D	AVAILABLE	1,942
3070E	DICKEY'S BBQ	2,053
3070F	UPS STORE	1,445
3070G	HANNA'S NAILS	1,435
3070H-I	AVAILABLE	2,822
3070J	ALLOY PERSONAL TRAINING	1,787
3070K/M	HELIUM COMEDY CLUB	12,127
3070N	AVAILABLE	1,421

SUITE	TENANT	SF
3070O	AVAILABLE	2,295
3070P	FIREFLY	6,770
3070Q	AVAILABLE	1,532
3070R	AVAILABLE	1,746
3070S	WINDWARD CLEANERS	1,370
3070T-U	IMAGE STUDIOS	8,304
3070V	AVAILABLE	2,137
3070X1	LAGHMAN EXPRESS	2,660

SUITE	TENANT	SF
3070X1	CHAMPION CHIROPRACTIC	1,540
3070X3	AVAILABLE	1,515
3070Y	J. CHRISTOPHER'S	4,867

KEY
SECOND GEN. RESTAURANT SPACE



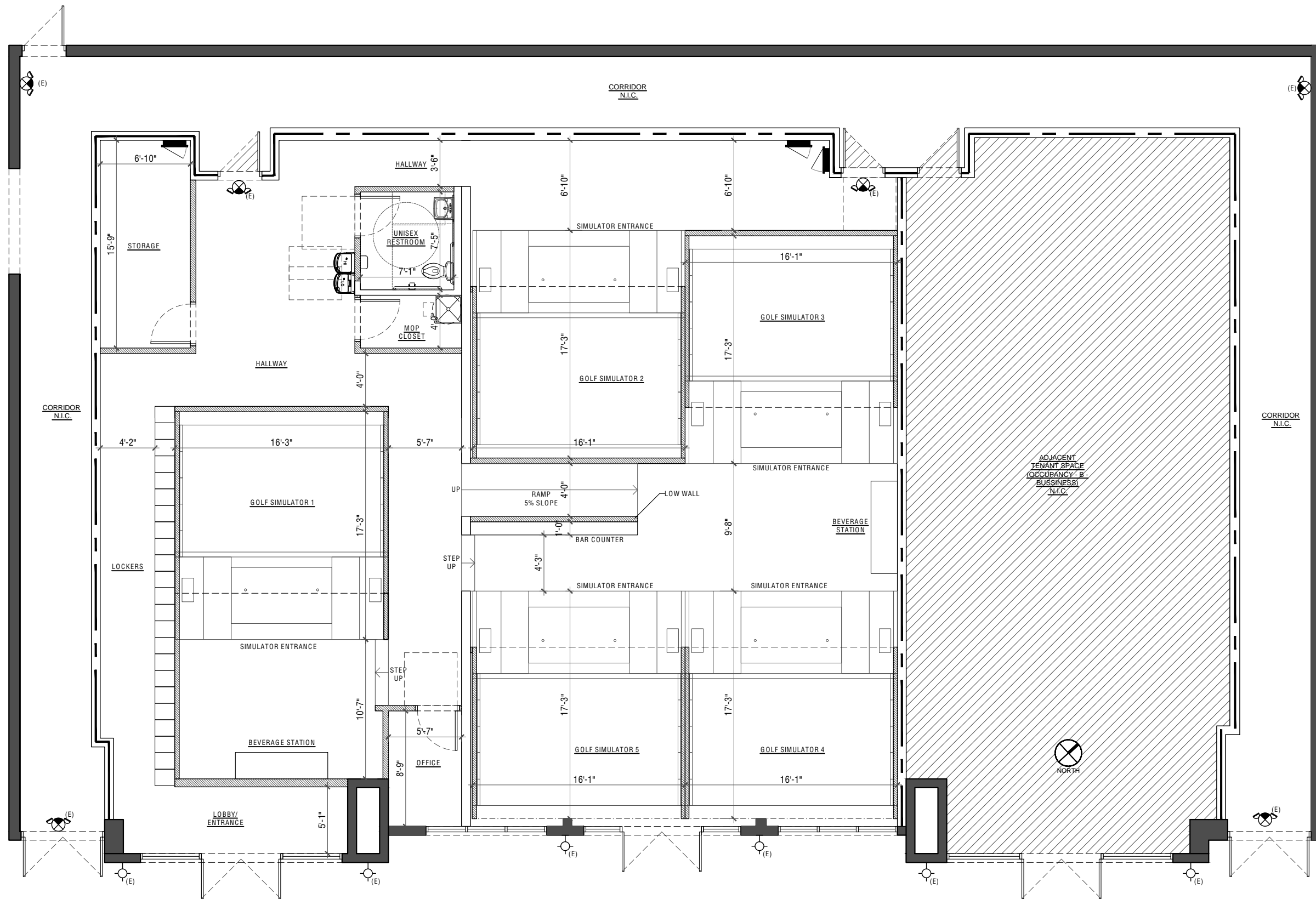
**GOLF ENVY**  
ALPHARETTA GA

AS-BUILT  
SCALE: NTS



3330 NE 34TH ST.  
FT. LAUDERDALE FL 33308  
PH: 954-566-5051  
WWW.LASKYARCHITECTPA.COM

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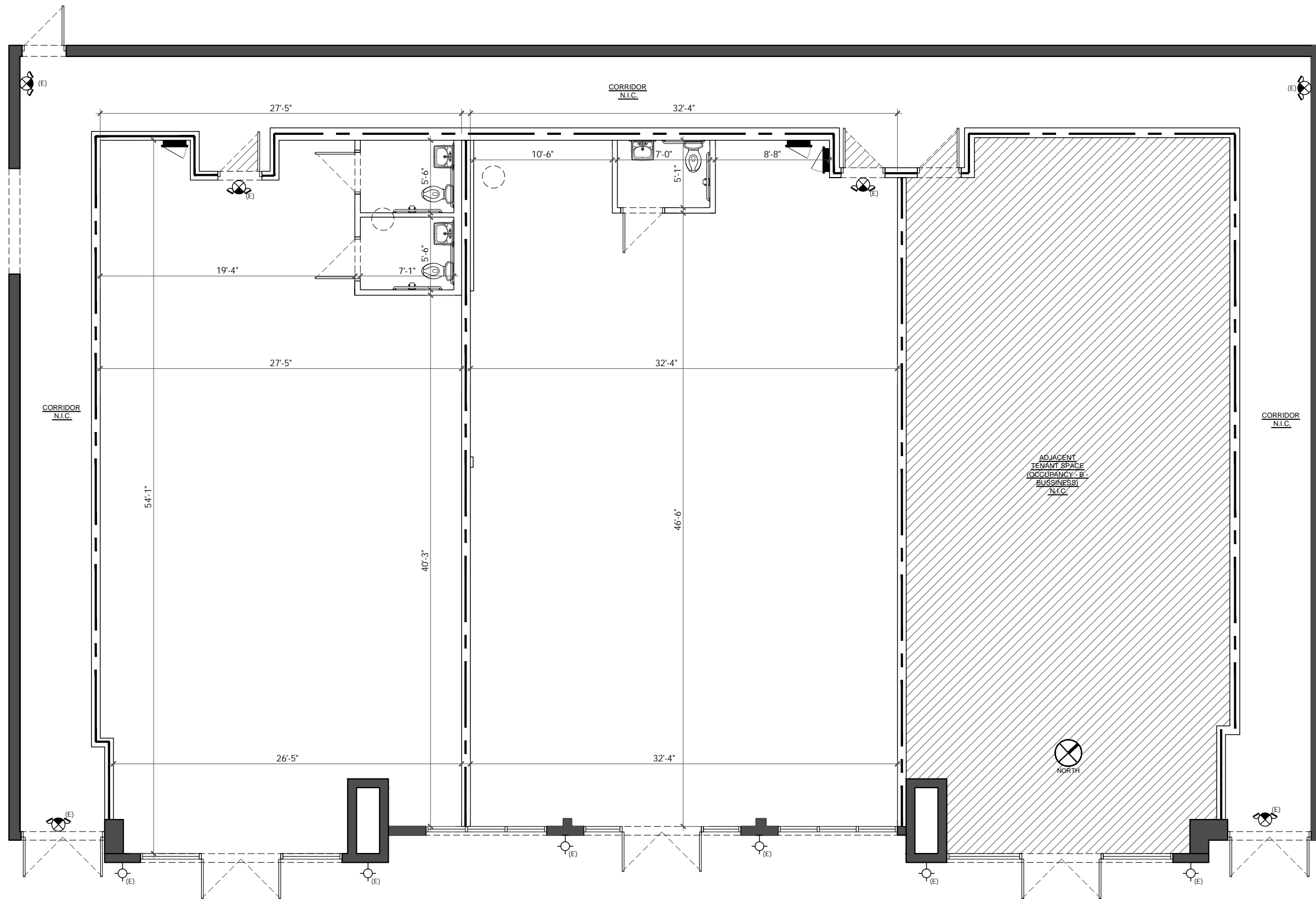
**GOLF ENVY**  
ALPHARETTA GA

PRELIMINARY FLOOR PLAN 1  
SCALE: NTS



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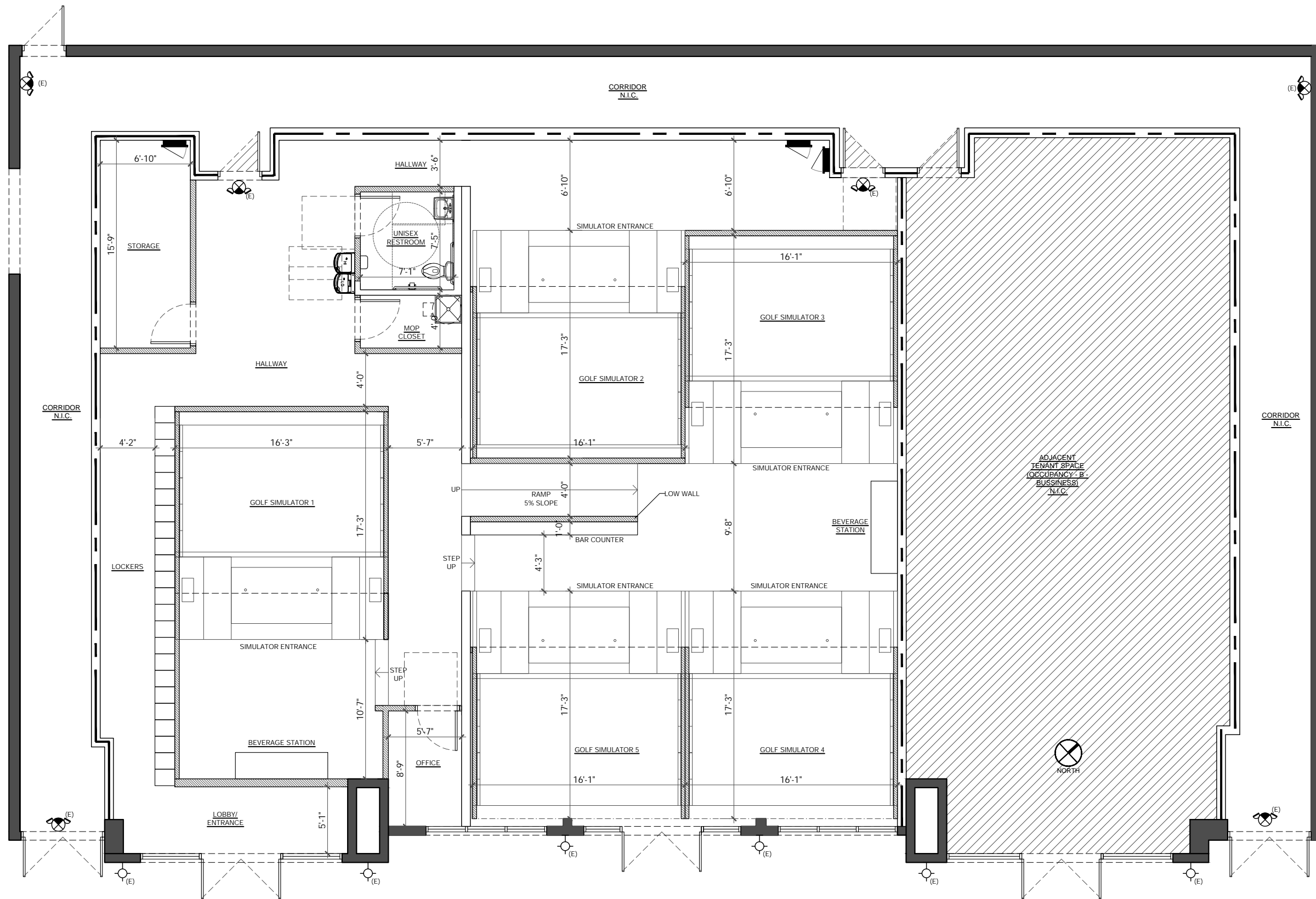
**GOLF ENVY**  
ALPHARETTA GA

AS-BUILT  
SCALE: NTS



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**GOLF ENVY**  
ALPHARETTA GA

PRELIMINARY FLOOR PLAN 1  
SCALE: NTS



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# CITY COUNCIL MEETING STAFF REPORT

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

---

**I. AGENDA ITEM TITLE:** MP-25-08/CU-25-13/V-25-17 WINDWARD PARK/WINDWARD MP POD 66

PLANNING COMMISSION:        NOVEMBER 6, 2025

CITY COUNCIL:                DECEMBER 1, 2025

**II. RECOMMENDATION:**

Deny MP-25-08/CU-25-13/V-25-17 Windward Park/Windward MP Pod 66 request for master plan amendment, conditional use, and variance.

If approval is considered, the following conditions are recommended:

1. The site shall be developed substantially similar to the site plan prepared by AEC, revised 10/7/25 ["site plan"], except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. Architectural style shall be representative of the submitted renderings, labeled Exhibit A, with final approval by DRB.
3. Dwelling, 'For-Rent' shall be added as a conditional use to the Windward Master Plan Pod 66.
4. Dwelling, 'For-Rent' use shall be limited to the specific location identified as such on the site plan.
5. Development regulations shall be as follows:
  - a. Commercial – Retail and restaurant uses shall be limited to no more than 20,615 square feet in the Windward Park mixed-use development. Minimum 5,615 square feet of retail and/or restaurant uses shall be located on the ground floor of the 'For-Rent' building and shall include a neighborhood grocery.
  - b. Office – Office use shall be limited to no more than 252,770 square feet in the Windward Park mixed-use development and building heights shall not exceed 7 stories. Minimum 3,790 square feet of office use shall be located on the ground floor of the 'For-Rent' building.
  - c. 'For-Rent' Residential – A maximum of 315 'Dwelling, 'For-Rent' units shall be permitted. A Certificate of Occupancy (CO) shall not be issued until no earlier than January 1, 2030 in accordance with UDC 'For-Rent' requirements. At-grade 'For-Rent' units shall be limited to no more than 2 sides of the building and shall have walkouts with sidewalk connections. Maximum building height shall be 5 stories. Units shall be limited to 1, 2, and 3 bedrooms with no more than 3% of the units being 3 bedrooms and no more than 41% being 2 bedrooms. 'For-Rent' units shall be constructed concurrently with office use and neighborhood grocery, and a CO shall not be issued for rental units until a minimum 119,000 square feet of office and minimum 3,000 square foot neighborhood grocery has been constructed or is substantially under construction, as determined by the Community Development Director. 'For-Rent' units shall be part of a mixed-use development containing a minimum 47 acres and incorporating retail/restaurant, 'For-Sale' residential, neighborhood grocery, and a minimum 119,000 square feet of office. 'For-Rent' units shall have first class amenities, which shall include a private pool, fitness center, secured gated parking, resident's lounge, business center, on-site management office, concierge services and secure elevator access. If a building permit for the 'For-Rent' building is not issued by December 1, 2028, the City may institute proceedings to amend the master plan to eliminate 'For-Rent' residential as a permitted use.
  - d. 'For-Sale' Townhomes – Not including the existing 185 townhomes in Caravelle, up to 100 'For-Sale' townhomes shall be permitted in up to 3 story buildings and located on Sites 4 & 5 on the site plan. The 1<sup>st</sup> 50 townhomes shall be built on Site 5. Starting with the 51<sup>st</sup> townhome, townhomes shall be constructed concurrently with retail/restaurant uses and a certificate of occupancy shall not be issued until a minimum 20,615 square feet of retail/restaurant use has been constructed or is substantially under construction, as determined by the Community Development Director. Townhomes must be subject to restrictive covenants with a mandatory HOA and which limits rentals to 10% of the total units.
  - e. 'For-Sale' Condominiums – 'For-Sale' Condominiums use is deleted as a permitted use.
  - f. Parking Decks – Maximum 6 levels, substantially as depicted on the site plan prepared by AEC, revised 10/7/25, except that parking deck height shall not exceed the finished height of the building it serves. Parking decks visible from Windward Parkway, North Point Parkway and Georgia 400 shall be treated with comparable materials and finishes as the buildings they serve. Screening of parking decks from the public right-of-way and 'For-Sale' townhomes with evergreen landscaping of sufficient size shall be required, as approved by DRB. Suitability of parking deck elevation, visibility and landscape screening shall be approved by DRB.

6. 'For-Rent' building, as depicted in the ["site plan"], shall have a minimum 30' building setback including a minimum 20' landscape strip along North Point Parkway.
7. 'For-Rent' building parking deck and service area shall be screened from North Point Parkway and Dryden Road with decorative walls and/or landscaping, as approved by DRB.
8. Buildings with retail uses facing Windward Parkway or North Point Parkway shall not exceed 200' in length, excluding the 'For-Rent' building which has ground floor retail uses facing North Point Parkway.
9. Windward Park mixed-use development shall be limited to the following uses and further restricted by conditions of zoning:
  - a. Office
  - b. Service Retail
  - c. Restaurant (no drive through, except as permitted in the 2015 conditions)
  - d. Residential – 'For-Sale' and 'For-Rent'
10. Minimum parking requirements for 'For-Rent' units shall be provided as stated in UDC Section 2.5 Parking.
11. Retail storefront street frontage shall include landscaping in foundation planters and/or large planted decorative containers, as approved by DRB.
12. Open space shall be developed as depicted on the site plan prepared by AEC, revised 10/7/25, including the amenities depicted in Sites 1 and 3.
13. Sculptures or focal point features placed at the corner of Windward Parkway and North Point Parkway and at project entrances along Windward Parkway and North Point Parkway shall require approval by the Cultural Arts Commission.
14. Retaining walls shall receive architectural façade treatment or be heavily landscaped in order to be aesthetically in accordance with the Windward Park mixed-use development.
15. At least 1 rooftop amenity shall be required on Site 1 or Site 3. Restaurants shall include outdoor dining areas.
16. Prior to a CO for the 'For-Rent' building, trees, shrubs and other landscaping planted with the initial installation of development infrastructure shall be assessed and any dead, dying or missing landscaping shall be replaced, as approved by Staff.
17. Conditions of zoning related to file #MP-15-04/V-15-08 Windward Point/Pod 66 shall remain in effect, except where modified by the conditions above.

### III. REPORT IN BRIEF:

The applicants, Windward Park Master Association, Inc. and The Hanover Company, are requesting a master plan amendment, conditional use, and variances to modify the development mix in the 47.65-acre Windward Park mixed-use development, including exchanging 130 'For-Sale' condominium units with 315 'For-Rent' units, and reducing office and commercial uses. A master plan amendment is requested to the Windward Master Plan Pod 66 and a conditional use is requested to allow 'Dwelling, 'For-Rent' for the applicant's proposal. Variances are requested to reduce parking requirements and amend Dwelling, 'For-Rent' regulations to increase the distance between off-street parking and residential units, reduce the minimum floor area of required balconies, and reduce first floor minimum ceiling height. The property is located at 0 North Point Parkway and 0 Dryden Road at the southwest corner of Windward Parkway and North Point Parkway.

### DISCUSSION

The submitted request, if approved, would allow for a modification to the development mix in the 47.65-acre Windward Park mixed-use development. A master plan amendment is requested to the Windward Master Plan Pod 66 to exchange 130 'For-Sale' condominium units with 315 'For-Rent' units and reduce office and commercial uses. A conditional use is requested to allow 'Dwelling, 'For-Rent' use. Variances are requested to reduce parking requirements and amend Dwelling, 'For-Rent' regulations to increase the distance between off-street parking and residential units, reduce the minimum floor area of required

balconies, and reduce first floor minimum ceiling height. The proposed density, as measured over the 249.1-acre Pod 66, would be 2.83 dwelling units per acre and the proposed density within the Windward Park mixed-use development would be 12.59 dwelling units per acre. The property is located at 0 North Point Parkway and 0 Dryden Road at the southwest corner of Windward Parkway and North Point Parkway.

The Windward Park mixed-use development is currently developed with 185 'For-Sale' townhomes, a 250-room Hilton Hotel, several internal streets and a central green space and stormwater park. An additional 100 'For-Sale' townhomes are currently under construction. The property is zoned CUP (Community Unit Plan) subject to the Windward Master Plan Pod 66. Surrounding properties are zoned CUP to the north, east, south and west. Caravelle is located to the southwest, Hilton Hotel is located to the north, MARTA Park n' Ride is located to the west and Windward Crossing shopping center and AT&T are located to the east. The property has a comprehensive land use plan designation of 'Mixed Use'.

The Windward Master Plan was approved in 1988 as an office park west of the Big Creek Greenway and residential community east of the Big Creek Greenway. Pod 66 of the Windward Master Plan was last amended in 2015 to allow for the Windward Park mixed-use development, permitting 'For-Sale' residential, office, retail/restaurant, and hotel uses. Variances were also approved with the 2015 master plan amendment allowing for a reduction in 'For-Sale' townhome parking and encroachments into stream buffers. The applicant's current master plan amendment request would modify the residential housing mix and reduce the overall office and retail space. The table below compares the applicant's proposal to the 2015 and 2023 Windward Park master plan amendment approvals (entitlement).

**Windward Park Development Comparison**

Use	Applicant's Proposal	2023 Entitlement	2015 Entitlement
Residential	315 'For-Rent' Units 285 'For-Sale' Townhomes (existing/under construction)	130 'For-Sale' Condos 285 'For-Sale' Townhomes	200 'For-Sale' Condos 191 'For-Sale' Townhomes 24 Live-Work Townhomes
Density	12.6 dwelling units/acre	8.7 dwelling units/acre	
Office	252,790 SF	500,000 SF	500,000 SF
Commercial	20,615 SF	31,400 SF	31,400 SF
Hotel	250 Rooms (existing)	250 Rooms	250 Rooms
Open Space	7.15 acres (15%)	7.15 acres (15%)	7.15 acres (15%)

As shown in the table below, variances are requested to Unified Development Code (UDC) Subsection 2.5.1 Parking Regulations and Subsection 2.7.0 Dwelling, 'For-Rent' regulations.

UDC Subsection	Applicant's Request	Notes
2.7.0(b)(1)	Increase the distance between off-street parking and residential units from 400' to 900'.	According to the applicant, the shared parking deck is positioned between the 'For-Rent' building and a future Site 1 office building in hopes of luring an office user.
2.7.0(b)(4)	Reduce the minimum floor area of some required balconies.	Allow for a variety of balcony types (Juliet and walk-out). 143 of 271 units (53%) above the 1 <sup>st</sup> floor have balconies. Total balcony SF is 6,534 SF and the Code requires a minimum of 6,528 SF.
2.7.0(b)(6)	Reduce the first-floor minimum ceiling height from 14' to 12'.	12' ceiling height for 1 <sup>st</sup> floor residential, leasing/amenity space and office space. 14' ceiling height will be provided for 1 <sup>st</sup> floor retail.

2.5.1 (A)	Reduce parking requirement for For-Rent building from 685 to 580.	Reduce parking ratio for 'For-Rent' use from 2.05 spaces/unit to 1.7 spaces/unit. The applicant typically provides 'For-Rent' parking at 1.34 spaces/unit, on average.
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**SITE PLAN**

The submitted site plan depicts a five (5) story 'For-Rent' building, consisting of 315 'For-Rent' units over 5,615 square feet of retail/restaurant, 3,790 square feet of office, and 10,905 square feet of leasing and amenity space on the ground floor of Site 3 located at the northwest corner of North Point Parkway and Dryden Road. A five (5) level shared parking garage is depicted on Site 1 across Safe Haven Place from the 'For-Rent' building and connected to the 'For-Rent' building by way of an aerial pedestrian bridge. The parking garage shares parking with the four (4) story, 119,000 square foot office building proposed on Site 1. A future parking deck is depicted adjacent to the Site 1 office building.

The shared parking deck includes 580 parking spaces. According to the applicant's Letter of Intent, the shared parking deck will provide all parking for the 'For-Rent' building, with any excess parking being shared with the Site 1 office building. However, the UDC requires 685 spaces for the 'For-Rent' building which exceeds the parking provided in the shared parking deck.

**Windward Park – Required vs. Provided Parking**

Site	Use	SF/units	UDC Parking Rate	Required	Provided
1	Office Retail	119,000 SF 5,000 SF	1/250 SF 1/200 SF	357 spaces* 25 spaces	TBD
3	'For-Rent' Retail Office	315 units 5,615 SF 3,790 SF	2/unit + 1/20 units (guests) 1/200 SF 1/250 SF	646 spaces 28 spaces 11 spaces*	580 spaces

\*The 2015 conditions of zoning allow for a 25% shared parking reduction for hotel and office uses.

The site plan calls out 7.15 acres, or fifteen percent (15%) open space, which meets the minimum open space requirement in the CUP district. Much of the open space was developed in conjunction with the existing townhomes on the south half of the property. In addition, the central green space and stormwater park were installed with the initial infrastructure development phase. Additional amenity space is depicted in the 'For-Rent' building, including a swimming pool courtyard and additional courtyard with gas grills.

Sites 1 and 3 have been cleared and graded and there are no tree save opportunities. Stormwater for Sites 1 and 3 will be addressed in the existing central stormwater pond.

**'FOR-RENT' RESIDENTIAL**

Careful consideration should be given to maintaining a balance between 'For-Rent' versus 'For-Sale' product in the City. 'For-Sale' residential use represents approximately 47.5% of the total existing and proposed residential units in the Windward Park mixed-use development. The Horizon 2040 Comprehensive Plan identifies the following housing policy as it relates to maintaining a balance between owner-occupied and renter-occupied housing in the City:

*Housing Policy 2: Maintain a balance between ‘owner-occupied’ and ‘renter-occupied’ in Alpharetta such that at least 68% of the housing stock is ‘owner-occupied’.*

There are several factors that should be considered with requests for ‘For-Rent’ product, such as mix of uses, design, long-term viability, impacts to City facilities and services, as well as traffic and school impacts. The applicant proposes to reduce the office space entitlement in the Windward Park mixed-use development from 500,000 square feet to 252,790 square feet. High-density housing should be tied to office space where jobs exist and/or are created, and service uses are available to limit vehicular trips. New office space would generate approximately 1,011 employees (1 employee per 250 square feet) to support the Windward Park mixed-use development. Approval of the request to add ‘For-Rent’ use to the Windward Park mixed-use development should be tied to the construction of office.

The City’s Rental Housing Study (updated June 2022) recommends an annual target entitlement of approximately 116 ‘For-Rent’ units per year for the City in order to achieve Housing Policy 2, as stated above. While the minimum 68% ‘owner-occupied’ housing policy is included in the Horizon 2040 Comprehensive Plan, the annual target recommendation is not an approved City policy. The current US Census 2023 American Community Survey 5-year estimate (2019 – 2023) shows that the City is at 68% owner-occupied housing units. Continuum and Portman Brookside were the last developments approved with a ‘For-Rent’ use. Staff adheres to a five (5) year timeframe when making recommendations on public hearing requests which include a ‘For-Rent’ use. Housing policies are developed by the community as part of the City’s Comprehensive Plan, which is updated every five (5) years.

The applicant proposes a five (5) story, 315-unit ‘For-Rent’ building to be completed in one (1) phase. On-site amenities will include covered parking, first floor active uses (retail/restaurant), pool courtyard, additional courtyard with gas grills, fitness center, private screening room, coworking area, clubhouse, and pet wash. Approximately 56% of the units (177) will be one (1) bedroom, 41% of the units (129) will be two (2) bedrooms, and three percent (3%) of the units (9) will be three (3) bedrooms. The proposed 119,000 square foot office building would generate approximately 476 employees to support the 315 ‘For-Rent’ units (based on 1 employee per 250 square feet). As shown in the table below, a Certificate of Occupancy (CO) could not be recommended for the applicant’s rental units until 2030.

**‘For-Rent’ Request – Certificate of Occupancy (CO) Year**

	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
Applicant’s Proposal									315	315
Continuum					280					280
Portman Brookside						335				335
Annual Recommended Target	116	116	116	116	116	116	116	116	116	1,044
Cumulative Total	+116	+232	+348	+464	+300	+81	+197	+313	+114	114

**TRAFFIC**

The applicant’s proposal increases residential density and decreases commercial and office density. The trip generation table below estimates that there will be an overall decrease of 79 AM Peak Hour trips and 81 PM Peak Hour trips.

Table 3: Trip Generation Comparison 2022 vs. 2025											
Land Use	Density	ITE Code	Daily Traffic			AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
<b>Updated 2022 Windward Park (11<sup>th</sup> Edition)</b>											
Single-Family Attached Housing (Townhome)	287 units	215	2,136	1,068	1,068	144	45	99	168	96	72
Multi-Family Housing (Mid-Rise)	130 units	221	574	287	287	46	11	35	51	31	20
Hotel	249 rooms	310	2,276	1,138	1,138	117	66	51	156	80	76
General Office Building	500,000 SF	710	4,706	2,353	2,353	668	588	80	632	107	525
Strip Retail Plaza (<40k)	23,000 SF	822	1,252	626	626	54	33	21	152	76	76
<b>Gross Trips Total</b>			<b>10,944</b>	<b>5,472</b>	<b>5,472</b>	<b>1,029</b>	<b>743</b>	<b>286</b>	<b>1,159</b>	<b>390</b>	<b>769</b>
Mixed-Use Reductions			-434	-217	-217	-82	-41	-41	-108	-54	-54
Alternative Mode Reductions (4%)*			-420	-210	-210	-37	-28	-10	-42	-13	-29
Pass-By Reductions			-352	-176	-176	0	0	0	-36	-18	-18
<b>Net Trips Total</b>			<b>9,738</b>	<b>4,869</b>	<b>4,869</b>	<b>910</b>	<b>674</b>	<b>235</b>	<b>973</b>	<b>305</b>	<b>668</b>
<b>Proposed 2025 Windward Park (11<sup>th</sup> Edition)</b>											
Single-Family Attached Housing (Townhome)	287 units	215	2,136	1,068	1,068	144	45	99	168	96	72
Multi-Family Housing (Mid-Rise)	320 units	221	1,480	740	740	129	30	99	125	76	49
Hotel	249 rooms	310	2,276	1,138	1,138	117	66	51	156	80	76
General Office Building	359,000 SF	710	3,528	1,764	1,764	503	443	60	480	82	398
Strip Retail Plaza (<40k)	20,906 SF	822	1,138	569	569	49	30	19	138	69	69
<b>Gross Trips Total</b>			<b>10,558</b>	<b>5,279</b>	<b>5,279</b>	<b>942</b>	<b>614</b>	<b>328</b>	<b>1,067</b>	<b>403</b>	<b>664</b>
Mixed-Use Reductions			-380	-190	-190	-76	-38	-38	-104	-52	-52
Alternative Mode Reductions (4%)*			-406	-203	-203	-35	-24	-11	-38	-14	-24
Pass-By Reductions			-322	-161	-161	0	0	0	-33	-17	-17
<b>Net Trips Total</b>			<b>9,450</b>	<b>4,725</b>	<b>4,725</b>	<b>831</b>	<b>552</b>	<b>279</b>	<b>892</b>	<b>320</b>	<b>571</b>
<b>Gross Trip Difference</b>			-386	-193	-193	-87	-129	+42	-92	+13	-105
<b>Gross Trip Percent Change</b>			-3.5%	-3.5%	-3.5%	-8.5%	-17.4%	+14.7%	-7.9%	+3.3%	-13.7%
<b>Net Trip Difference</b>			-289	-145	-145	-79	-122	+44	-81	+15	-97
<b>Net Trip Percent Change</b>			-3.0%	-3.0%	-3.0%	-8.7%	-18.1%	+18.7%	-8.3%	+4.9%	-14.5%

## SCHOOLS

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

### FULTON COUNTY SCHOOLS – 315 'For-Rent' Units

School	Estimated # New FCS Students Generated
New Prospect Elementary School	4 – 98
Webb Bridge Middle School	0 – 25
Alpharetta High School	4 – 31
Total	8 – 154

Based on the total figure for all school levels, it can be assumed that the proposed development could house approximately 8 – 154 school age children. Numbers provided by Fulton County Schools show that all three (3) schools have capacity.

## STANDARDS FOR MASTER PLAN AMENDMENTS

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: While the zoning proposal is consistent with the comprehensive land use plan designation of the property, the proposal would not be fully consistent with the City's housing tenure policy until 2030. In addition, high-density housing should be tied to office space where jobs exist and/or are created, and service uses are available to limit vehicular trips. Office has not been developed in Windward Park and the application indicates that office use will not be developed concurrently with the 'For-Rent' building.*

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 adjacent and nearby properties. The development of a 'For-Rent' use without the development of office use is inconsistent with the live, work, and play concept of a mixed-use development which aims to limit vehicular trips.*

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

*Response: The zoning proposal would not adversely affect the natural environment. In conjunction with the initial installation of infrastructure at Windward Park, Sites 1 and 3 were cleared and graded leaving no tree save opportunities.*

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

*Response: There are not substantial reasons why the property cannot be used as currently zoned. The current development mix approved in the Windward Park mixed-use development represents a balanced mix of uses which is consistent with the live, work, play concept of a mixed-use development. The zoning proposal to reduce office and commercial uses while increasing residential density is inconsistent with Land Use Strategy 8.1 in the 2040 Comprehensive Plan, which states, "Allow mixed use patterns that will create activity nodes in appropriate areas, as established by the Future Development Map, that provide jobs and services within walking distance of residences, preserve open spaces, and make public transportation more efficient."*

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: Mixed-use developments reduce impacts on public facilities and services by providing a place to live, work and play. Also, high-density housing should be tied to office space where jobs exist and/or are created, and service uses are available to limit vehicular trips. The applicant's proposal increases residential density while reducing office and commercial space, and there is no intent to develop office concurrently with the 'For-Rent' use.*

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 proposal increases residential density while decreasing commercial and office space, further eroding the mix of uses in the Windward Park mixed-use development. The City's 'For-Rent' regulations require that For-Rent units be incorporated as part of a mixed-use project; however, if approved, residential uses would represent approximately 70% of the land area in Windward Park. Office has not been developed in Windward Park and the application indicates that office will not be developed concurrently with the 'For-Rent' building.*

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

*Response: There are not substantial reasons why the property cannot be used as currently zoned. The current development mix approved in the Windward Park mixed-use development represents a balanced mix of uses which is consistent with the live, work, play concept of a mixed-use development. The zoning proposal to reduce office and commercial uses while increasing residential density is inconsistent with Land Use Strategy 8.1 in the 2040 Comprehensive Plan, which states, "Allow mixed use patterns that will create activity nodes in appropriate areas, as established by the Future Development Map, that provide jobs and services within walking distance of residences, preserve open spaces, and make public transportation more efficient."*

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 subject property, which is 'Mixed Use'. However, office use has not been developed in Windward Park and the application indicates that office use will not be developed concurrently with the 'For-Rent' building.*

## **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: Access to the site is proposed by way of three (3) driveways on North Point Parkway and one (1) driveway on Westside Parkway. There is sufficient access to support the conditional use.*

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

*Response: The applicant requests a parking variance to reduce 'For-Rent' parking requirements. The proposed reduced off-street parking for the 'For-Rent' building would be insufficient.*

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 development of a 'For-Rent' use without the development of office use is inconsistent with the live, work, and play concept of a mixed-use development which aims to limit vehicular trips.*

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

*Response: Not applicable.*

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

*Response: Allowing additional residential use and increasing residential density in the Windward Park mixed-use development while reducing office and commercial density would impede the normal and orderly development of surrounding properties. The development of a 'For-Rent' use without the development of office use is inconsistent with the live, work, and play concept of a mixed-use development which aims to limit vehicular trips.*

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

*Response: Allowing additional residential use and increasing residential density in the Windward Park mixed-use development while reducing office and commercial density is inconsistent with the desirable development pattern. The City's 'For-Rent' regulations require that For-Rent units be incorporated as part of a mixed-use project; however, if approved, residential uses would represent approximately 70% of the land area in Windward Park. Office has not been developed in Windward Park and the application indicates that office will not be developed concurrently with the 'For-Rent' building.*

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: Not applicable.*

## 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 due to its size, shape or topography which relate to the requested variances. The requested variances relate to the applicant's experience in developing apartments in metro Atlanta and around the country and are not supported by a hardship.*

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

*Response: Application of the Ordinance would not create an unnecessary hardship. The requested variances relate to the applicant's experience in developing apartments in metro Atlanta and around the country and are not supported by a hardship.*

(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 that adversely affects its reasonable use as currently zoned. The requested variances relate to the applicant's experience in developing apartments in metro Atlanta and around the country and are not supported by a hardship.*

## CONCURRENCES

Staff reviewed the applicant's proposal against the established review criteria for a master plan amendment, conditional use, and variance. The master plan amendment is consistent with the future land use designation of the property and the Windward Park mixed-use development is located in close proximity to the Georgia 400 with nearby access to the highway, as well as access to MARTA. However, high-density housing should be tied to office space where jobs exist and/or are created, and service uses are available to limit vehicular trips. Commercial and office uses have not been developed in the Windward Park mixed-use development and the application indicates that office use will not be developed concurrently with the 'For-Rent' building. Based on the recommendations in the City's 2022 Rental Study, a Certificate of Occupancy should not be recommended for the applicant's proposed rental units until 2030 in order to be consistent with the City's housing tenure policy. If approved, 119,000 square feet of office should be developed concurrently with the 315 'For-Rent' units.

Allowing additional residential use and increasing residential density in the Windward Park mixed-use development while reducing office and commercial density would impede the normal and orderly development of surrounding properties. Also, the development of a 'For-Rent' use without the development of office use is inconsistent with the live, work, and play concept of a mixed-use development which aims to limit vehicular trips. The City's 'For-Rent' regulations require that For-Rent units be incorporated as part of a mixed-use project; however, if approved, residential uses would represent approximately 70% of the land area in Windward Park. In addition, proposed off-street parking for the 'For-Rent' building does not comply with the City's parking requirements.

The property does not have exception or peculiar conditions, and application of the ordinance would not create an unnecessary hardship. The requested variances relate to the applicant's experience in developing apartments in metro Atlanta and around the country and are not supported by a hardship.

#### **CITIZEN PARTICIPATION PLAN**

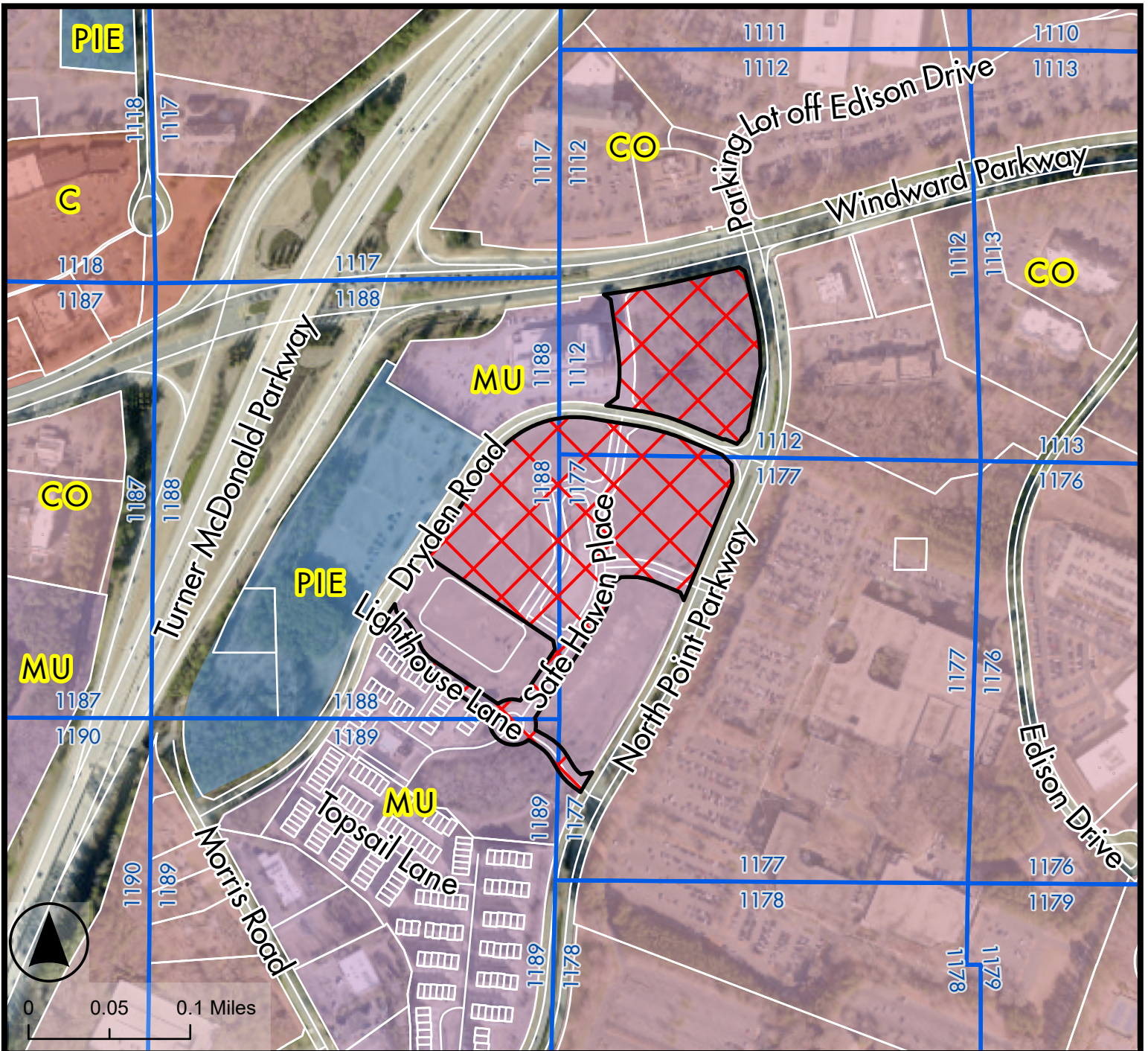
The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that questions were received from the public concerning the development history, Empire townhomes, plan to signalize two (2) intersections, plan to improve the streetscape, and ownership and use of common areas. Additional questions regarding the 'For-Rent' building included the non-residential space, amenities, and Hanover's other projects.

#### **COMMUNITY ZONING INFORMATION MEETING**

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

#### **IV. ATTACHMENTS:**

- Map Series
- CZIM
- Citizen Part B
- Public Comment
- Updated Application



Legend

- MP-25-08, V-25-17
- Land Lots
- Tax Parcels
- Alpharetta City Limits

Future Land Use 2040

- Commercial
- Corporate Office
- Mixed Use
- Public, Institutional, Education

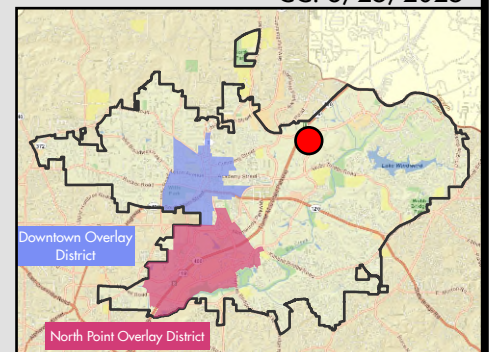
## Future Land Use Map

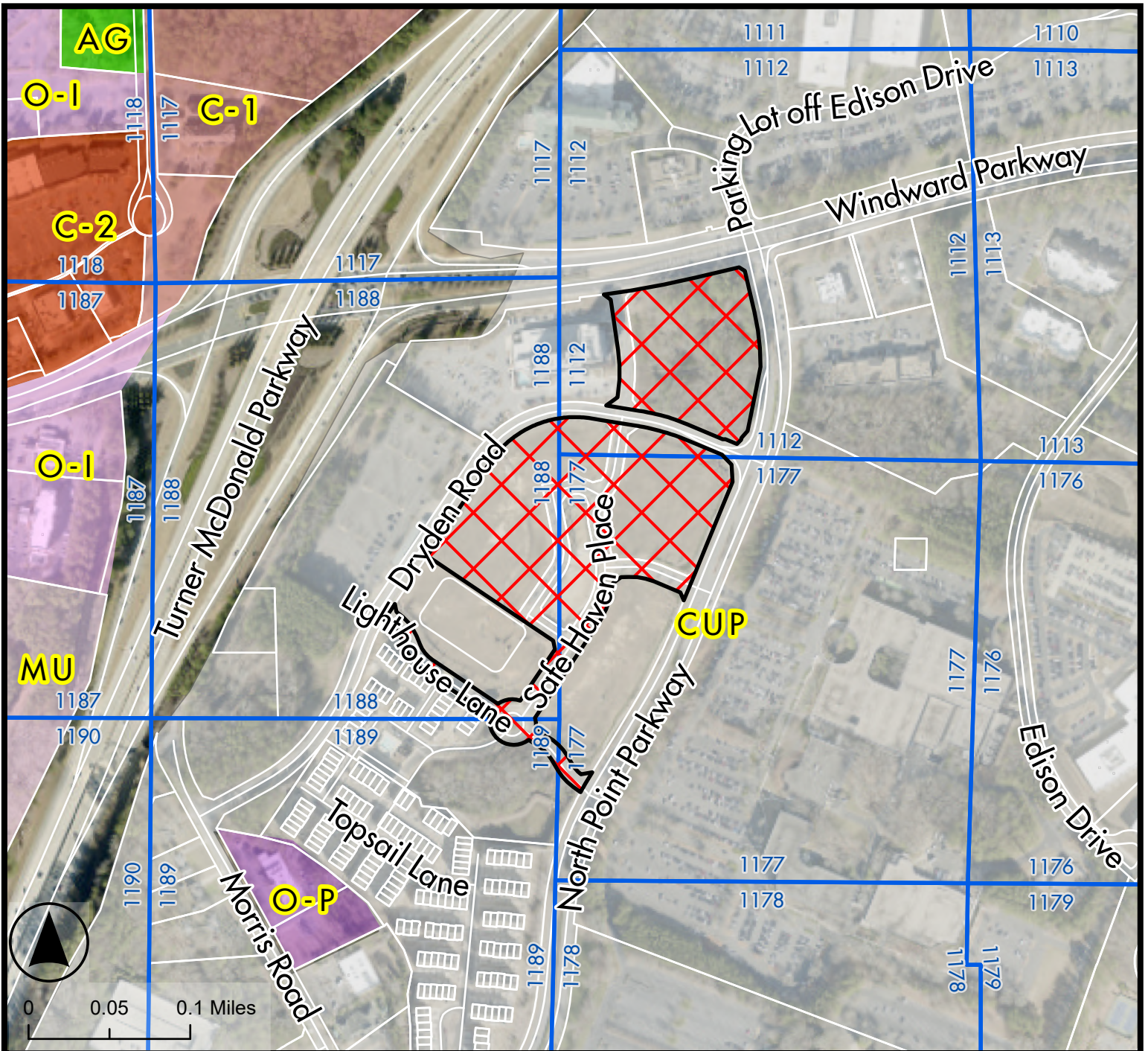
Hanover - Windward Park  
0 North Point Parkway and 0 Dryden Road

MP-25-08, V-25-17

D/LL: 2/2/1112, 1177 & 1188

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





**Legend**

- MP-25-08, V-25-17
- Land Lots
- Tax Parcels
- Alpharetta City Limits

**Zoning District**

- AG Agriculture
- C-1 Neighborhood Commercial
- General Commercial
- CUP Community Unit Plan
- MU Mixed Use
- O-I Office Institutional
- O-P Office Professional

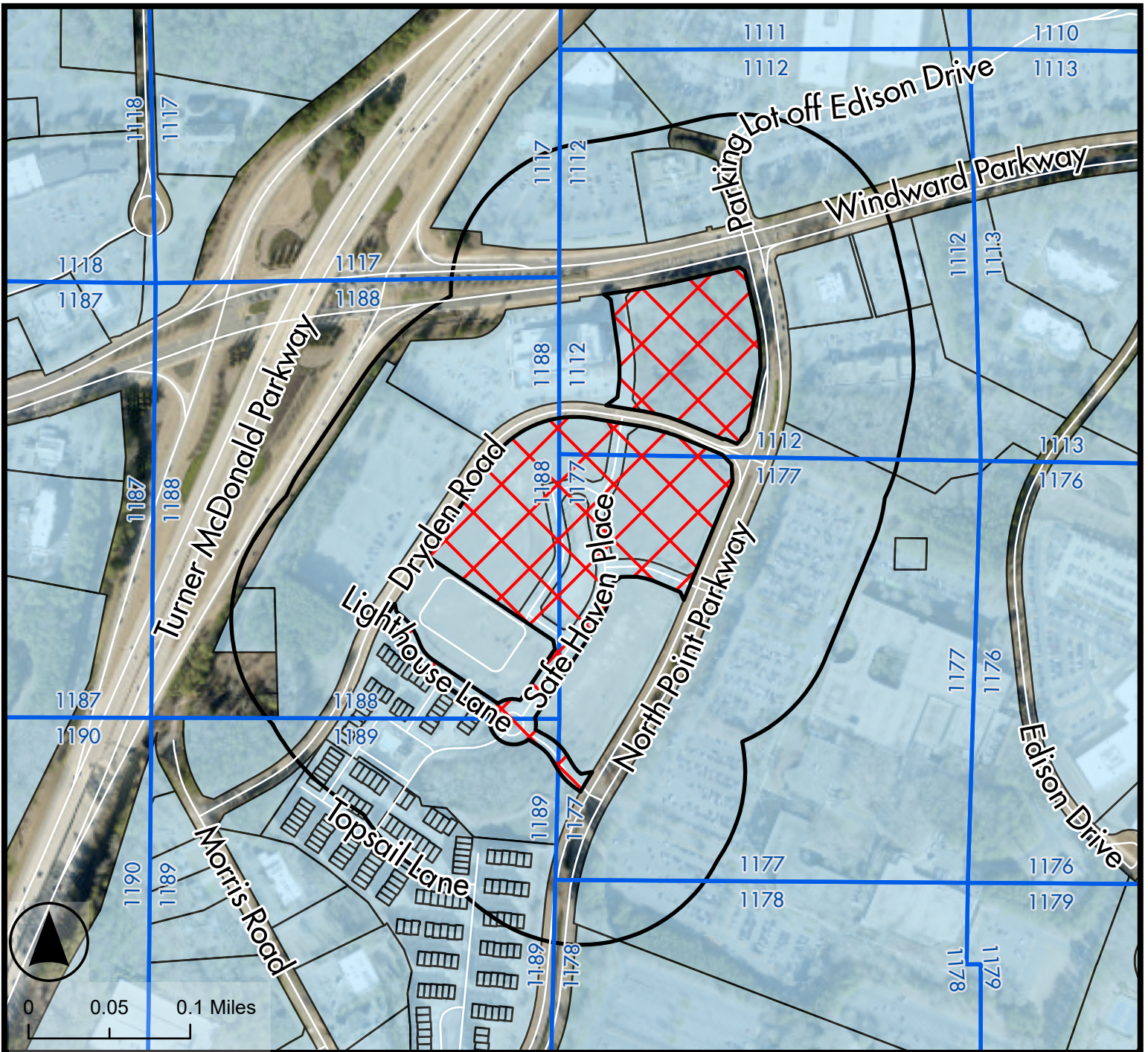
## Zoning Map

Hanover - Windward Park  
0 North Point Parkway and 0 Dryden Road






MP-25-08, V-25-17

D/LL: 2/2/1112, 1177 & 1188

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



0 0.05 0.1 Miles

- Legend**
-  MP-25-08, V-25-17
  -  Land Lots
  -  Tax Parcels
  -  500 ft Buffer
  -  Alpharetta City Limits

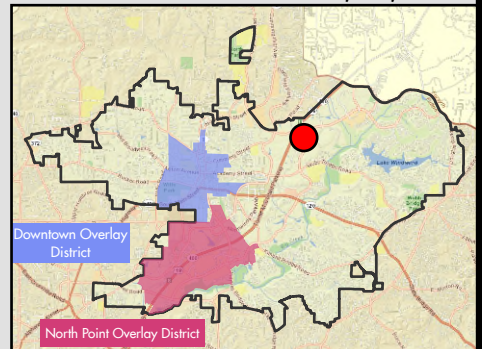
## Location Map

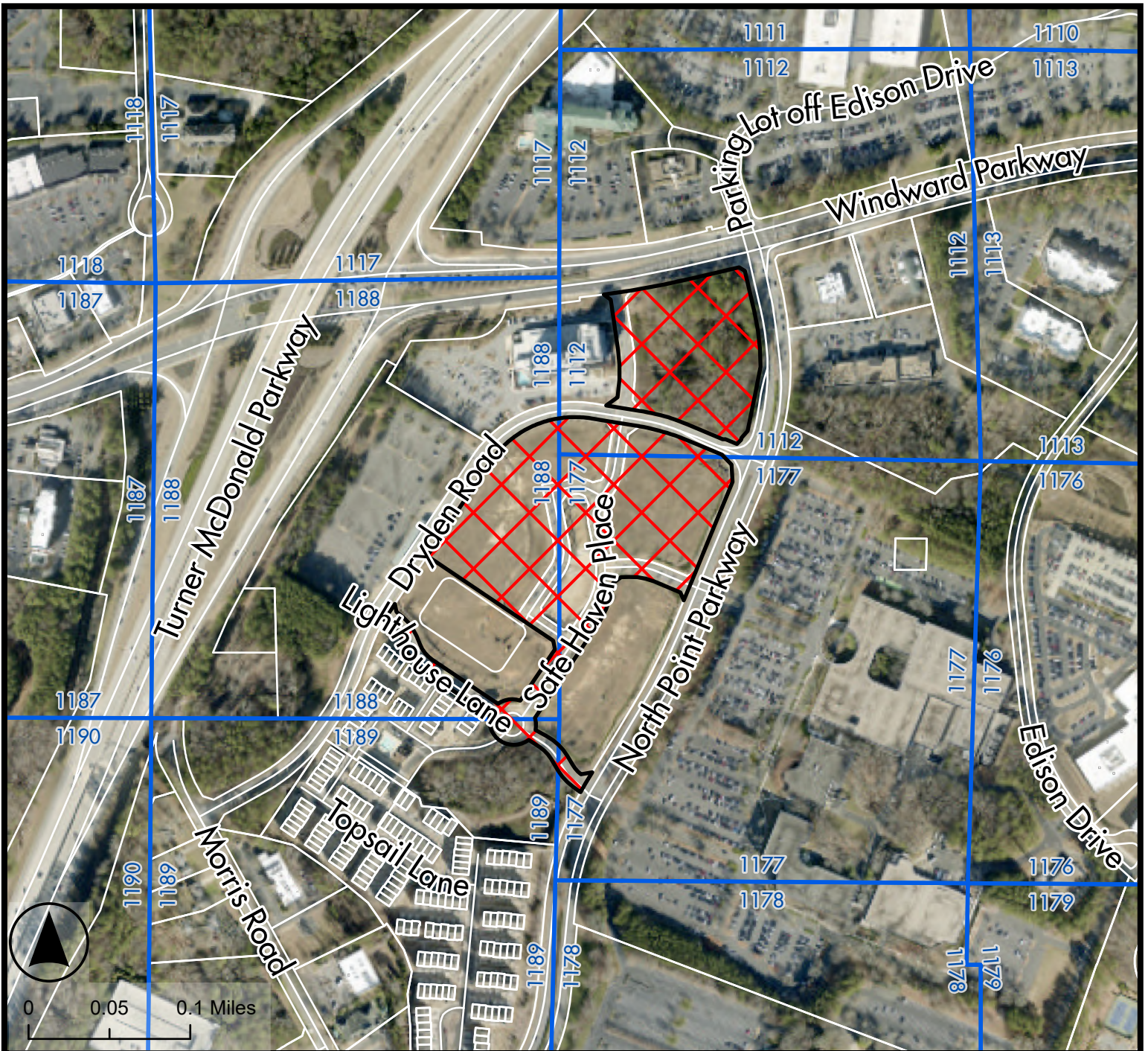
MP-25-08, V-25-17

Hanover - Windward Park  
 0 North Point Parkway and 0 Dryden Road





D/LL: 2/2/1112, 1177 & 1188

PC: 10/2/2025  
 C: 10/27/2025





Legend

-  MP-25-08, V-25-17
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits

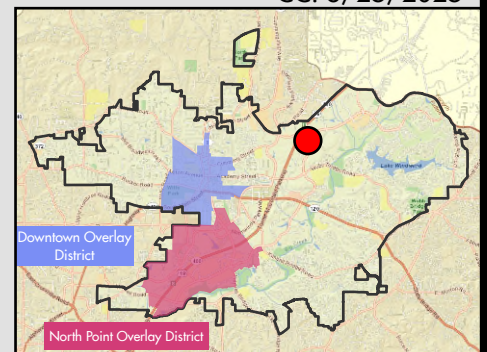
# Aerial Map

MP-25-08, V-25-17

Hanover - Windward Park  
0 North Point Parkway and 0 Dryden Road

D/LL: 2/2/1112, 1177 & 1188

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



Community Zoning Information Meeting (CZIM)

July 9, 2025

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

MP-25-08/V-25-17 / Hanover Windward Park

NAME	ADDRESS	COMMENTS
Keisha Berkley	935 CATAMARAN ct.	Keishadberkley@yahoo.com.
<del>Keisha Berkley</del> Kelly Martin	986 Catamaran ct	Kelly.Martin.mail@gmail.com
Katie Case	903 CATAMARAN Ct.	Katie.CASE67@gmail
Tom Miller	4025 Walnut Creek Trail	tomiller12345@gmail.com
SUDHAKAR	732 TOPSAIL LANE	



Community Zoning Information Meeting (CZIM)

July 9, 2025

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

MP-25-08/V-25-17 / Hanover Windward Park

NAME	ADDRESS	COMMENTS
Keisha Berkley	935 CATAMARAN ct.	Keishadberkley@yahoo.com.
<del>Keisha Berkley</del> Kelly Martin	986 Catamaran ct	Kelly.Martin.mail@gmail.com
Katie Case	903 CATAMARAN Ct.	Katie.CASE67@gmail
Tom Miller	4025 Walnut Creek Trail	tomiller12345@gmail.com
SUDHAKAR	732 TOPSAIL LANE	

1105 W. Peachtree St. NE, Suite 1000  
Atlanta, Georgia 30309-3608  
Tel: 404 815-3500  
www.sgrlaw.com



Dennis J. Webb, Jr.  
Direct Tel: 404-815-3620  
Direct Fax: 404-685-6920  
djwebb@sgrlaw.com

June 24, 2025

**RE: MP-25-08/CU-25-13/V-25-17 Hanover Windward Park/Windward MP Pod 66**

Dear Neighbor:

Please allow this letter to serve as public notice for Consideration of a master plan amendment, conditional use, and variances to allow 326 'Dwelling, 'For-Rent' units 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. 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, 2<sup>nd</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.

There will be a discussion of this item at a Community Zoning Information Meeting on **Wednesday, July 9, 2025 at 6:00pm**, located in the Multi-Purpose Room at Alpharetta City Hall. This item will also be considered by **the Planning Commission on Thursday, August 7, 2025 at 6:30 PM and by City Council on Monday, August 25, 2025 at 6:30 PM**. The meeting(s) will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at 404.815.3620 or djwebb@sgrlaw.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'DJ Webb'.

Dennis J. Webb, Jr.



**Name and Address of Sender**

**Check type of mail or service**

Adult Signature Required       Priority Mail Express  
 Adult Signature Restricted Delivery       Registered Mail  
 Certified Mail       Return Receipt for Merchandise  
 Certified Mail Restricted Delivery       Signature Confirmation  
 Collect on Delivery (COD)       Signature Confirmation Restricted Delivery  
 Insured Mail  
 Priority Mail

Affix Stamp H  
(for additional cost)  
Postmark with D



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**\$29.90**  
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USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Ha	Ch														
1.	320 BEACONS PLACE LLC 320 BEACONS PL Alpharetta, GA, 30005																		
2.	A T & T RESOURCE MGMT CORP 300 WINDWARD PKY REAR Alpharetta, GA, 30005																		
3.	ADABALA RAMYA SREE & BUDI VENKATA SRIKANTH 331 BEACONS PL Alpharetta, GA, 30005																		
4.	ARYEETAY JAMES N & ARYEETAY WILZA TAMY 920 CATAMARAN CT Alpharetta, GA, 30005																		
5.	AVASARALA KANAKA VENKATESWARA & SUNITHA 910 CATAMARAN CT Alpharetta, GA, 30005																		
6.	BHAVANARI CHANDRA BABU & MANASA 501 HEADWIND WAY Alpharetta, GA, 30005																		
7.	CARAVELLE AT WINDWARD PARK TOWNHOME ASSOCIATION INC 0 NORTHPOINT CT Alpharetta, GA, 30005																		
8.	CARAVELLE AT WINDWARD PARK TOWNHOME ASSOCIATION INC 0 NORTHPOINT PKWY Alpharetta, GA, 30005																		
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)																	





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USPS Tracking/Article Number		Addressee (Name, Street, City, State, & ZIP Code™)		Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	CASE CHRISTINE MARIE CASE KAITLIN ELIZABETH 903 CATAMARAN CT Alpharetta, GA, 30005															
2.	CHMIEL MARIO & CHMIEL EDYTA HELENA 904 CATAMARAN CT Alpharetta, GA, 30005															
3.	DEVELOPMENT AUTHORITY OF FULTON COUNTY 5775 NORTHPOINT PKWY Alpharetta, GA, 30005															
4.	DONTHAMSETTY RAMESH C ET AL 335 BEACONS PL Alpharetta, GA, 30005															
5.	ELLIOTT TAMMY RENEE 103 CARAVELLE LN Alpharetta, GA, 30005															
6.	GRANDHI MRIDULA 332 BEACONS PL Alpharetta, GA, 30005															
7.	GUNDLA KONDAL REDDY 322 BEACONS PL Alpharetta, GA, 30005															
8.	GUO JINSI & GUAN HONG 333 BEACONS PL Alpharetta, GA, 30005															
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				1.	HARTZOG CARLISHA M 114 CARAVELLE LN Alpharetta, GA, 30005											
2.	JACKSON DALE J & SZEILER ROSEMARY RITA 323 BEACONS PL Alpharetta, GA, 30005															
3.	KARNWAL HIMANSHU & GARIMA 325 BEACONS PL Alpharetta, GA, 30005															
4.	KEEBLE ANDREA EVONNE 922 CATAMARAN CT Alpharetta, GA, 30005															
5.	KOMMINENI KRISHNA KISHORE & KOMMINENI KAVITHA 902 CATAMARAN CT Alpharetta, GA, 30005															
6.	KRISHNAN VENKATESHWARAN BALU & VIJAYARAMAN DURGADEVI BATHEY 118 CARAVELLE LN Alpharetta, GA, 30005															
7.	KYE OK KIM LIVING TRUST THE 505 HEADWIND WAY Alpharetta, GA, 30005															
8.	LINGAM SHEELA RANI 329 BEACONS PL Alpharetta, GA, 30005															
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)														





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		<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail <input type="checkbox"/> Certified Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Priority Mail														
USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee		
1.	MALLESHAPPA DARSHAN GODABANAHAL 105 CARAVELLE LN Alpharetta, GA, 30005															
2.	MARTA 0 MORRIS RD Alpharetta, GA, 30005															
3.	MEHTA RUCHITA P 107 CARAVELLE LN Alpharetta, GA, 30005															
4.	NOMULA RAJANI & RAYABARAPU PAVAN 324 BEACONS PL Alpharetta, GA, 30005															
5.	ORF II WINDWARD CROSSING LLC A 5815 WINDWARD PKY Alpharetta, GA, 30005															
6.	PADGILWAR YOGESHWARI S & SIDDHARTH SHARAD 112 CARAVELLE LN Alpharetta, GA, 30005															
7.	PANDYA SNEHALKUMAR GIRISHKUMAR & TANVI SNEHALKUMAR 321 BEACONS PL Alpharetta, GA, 30005															
8.	PEDAKANTI SREEDHAR & KATTA KRISHNA VENI 908 CATAMARAN CT Alpharetta, GA, 30005															
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				1.	PUSARLA VINEEL & KORLEPARA SREE DIVYA 101 CARAVELLE LN Alpharetta, GA, 30005											
2.	RAMANATHAN SIVA GNANA SUNDARAM & SIVAGNANASUNDARAM PARASAKTHI 906 CATAMARAN CT Alpharetta, GA, 30005															
3.	REVOCABLE TRUST OF VERNA TUULIKKI BUSH THE 330 BEACONS PL Alpharetta, GA, 30005															
4.	ROGERS CAMPUS II LLC 901 CATAMARAN CT Alpharetta, GA, 30005															
5.	SOMARAJU CHANDRASEKARA RAO 328 BEACONS PL Alpharetta, GA, 30005															
6.	SWAMINATHAN SUBRAMANIAN 327 BEACONS PL Alpharetta, GA, 30005															
7.	VANKAMAMIDI KANTHI K & KOPARAGAM SOUJANYA 900 CATAMARAN CT Alpharetta, GA, 30005															
8.	VEERA SURYA NARAYANA REDDY VELUTHURLA & KOTA SHIREESHA 918 CATAMARAN CT Alpharetta, GA, 30005															
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				1.	WADHWANI GAURAVKUMAR DEVIDASBHAI & BAFNA SALONI 116 CARAVELLE LN Alpharetta, GA, 30005											
2.	WADHWANI POOJA & SHAVKANI DHARMENDRA KUMAR 326 BEACONS PL Alpharetta, GA, 30005															
3.	WINDWARD MILL LLC 0 NORTHPOINT PKWY Alpharetta, GA, 30005															
4.	WINDWARD PARK MASTER ASSOCIATION INC 0 NORTHPOINT PKWY Alpharetta, GA, 30005															
5.	WINDWARD POINT WHP INC 0 NORTHPOINT PKWY Alpharetta, GA, 30005															
6.	YANG NING & WANG DUYUAN 503 HEADWIND WAY Alpharetta, GA, 30005															
7.																
8.																
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1105 W. Peachtree St. NE, Suite 1000  
Atlanta, Georgia 30309-3608  
Tel: 404 815-3500  
www.sgrlaw.com



Dennis J. Webb, Jr.  
Direct Tel: 404-815-3620  
Direct Fax: 404-685-6920  
djwebb@sgrlaw.com

June 2, 2025

RE: The Hanover Company – Windward Park Development

Dear Neighbor:

Please allow this letter to serve as public notice for an amendment to the Windward Park Master Plan for the properties located at: 0 Dryden Road and 0 Winward Parkway Alpharetta, Georgia and is legally described as located in Land Lots 1112, 1177, 1188 and 1189, 2<sup>nd</sup> District, 1<sup>st</sup>/2<sup>nd</sup> Section, Fulton County, Georgia.

There will be discussion of this item at a Community Zoning Information Meeting on Wednesday, July 9, 2025 at 6:00pm, located in the Multi-Purpose Room at Alpharetta City Hall and online via Zoom. This item will also be considered by the Planning Commission on Thursday, August 7, 2025 at 6:30 PM and by City Council on Monday, August 25, 2025 at 6:30 PM. The meeting(s) will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at 404.815.3620 or djwebb@sgrlaw.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "DJ Webb".

Dennis J. Webb, Jr.

Community Zoning Information Meeting (CZIM)

July 9, 2025

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

MP-25-08/V-25-17 / Hanover Windward Park

NAME	ADDRESS	COMMENTS
Keisha Berkley	935 CATAMARAN ct.	Keishadberkley@yahoo.com.
<del>Keisha Berkley</del> Kelly Martin	986 Catamaran ct	Kelly.Martin.mail@gmail.com
Katie Case	903 CATAMARAN Ct.	Katie.CASE67@gmail
Tom Miller	4025 Walnut Creek Trail	tomiller12345@gmail.com
SUDHAKAR	732 TOPSAIL LANE	

MEHTA RUCHITA P  
1007 CARAVELLE LN  
ALPHARETTA GA 30005

PUSARLA VINEEL &  
KORLEPARA SREE DIVYA  
101 CARAVELLE LANE  
ALPHARETTA GA 30005

A T & T RESOURCE MGMT CORP  
1010 PINE 9E-L-01  
SAINT LOUIS MO 63101

ELLIOTT TAMMY RENEE  
103 CARAVELLE LN  
ALPHARETTA GA 30005

LINGAM SHEELA RANI  
104 ROYAL BURGESS WAY  
MCDONOUGH GA 30253

MALLESHAPPA DARSHAN GODABANAHAL  
105 CANAVELLE LN  
ALPHARETTA GA 30005

SURENDRANATH ARVINDBABU THEVENDRIYA  
KRISHNAMOORTHY & SIVAPRAKASH ROOBINI  
108 CARAVELLE LN  
ALPHARETTA GA 30005

SARKAR SHIVARANJANI  
& ADHYA TRAMBAK  
110 CARAVELLE LN  
ALPHARETTA GA 30005

PADGILWAR YOGESHWARI S &  
SIDDHARTH SHARAD  
112 CARAVELLE LANE  
ALPHARETTA GA 30005

HARTZOG CARLISHA M  
114 CARAVELLE LANE  
ALPHARETTA GA 30005

GEORGIAS OWN CREDIT UNION  
1155 PEACHTREE ST NE STE 400  
ATLANTA GA 30309-3600

WADHWANI GAURAVKUMAR DEVIDASBHAI  
& BAFNA SALONI  
116 CARAVELLE LN  
ALPHARETTA GA 30005

RADIANT NORTH POINT PROPERTIES LLLP  
1170 PEACHTREE ST STE 2000  
ATLANTA GA 30309

KRISHNAN VENKATESHWARAN BALU  
& VIJAYARAMAN DURGADEVI BATHEY  
118 CARAVELLE LN  
ALPHARETTA GA 30005

KE XIAOLUAN  
1675 GREAT HERON  
ALPHARETTA GA 30004

ROGERS CAMPUS II LLC  
2050 MARCONI DR  
ALPHARETTA GA 30005

LAUKIEN DIRK  
24 WATERWAY AVE STE 225  
SPRING TX 77380

MARTA  
2424 PIEDMONT RD NE  
ATLANTA GA 30324-3330

GUO JINSI & GUAN HONG  
2640 BARLEY DOWNS CIR  
CUMMING GA 30040

CARAVELLE AT WINDWARD PARK  
TOWNHOME ASSOCIATION INC  
2675 PACES FERRY RD SUITE 125  
ATLANTA GA 30339

KYE OK KIM LIVING TRUST THE  
2898 STILESBORO RIDGE WAY NW  
KENNESAW GA 30152

DIAMONDROCK ALPHARETTA OWNER LLC  
3 BETHESDA METRO CENTER STE 1500  
BETHESDA MD 20814

DONTHAMSETTY RAMESH C ET AL  
304 BRIARCLIFF RD  
WEST POINT GA 31833

PANDYA SNEHALKUMAR GIRISHKUMAR  
& TANVI SNEHALKUMAR  
321 BEACONS PL  
ALPHARETTA GA 30005

GUNDLA KONDAL REDDY  
322 BEACONS PL  
ALPHARETTA GA 30005

JACKSON DALE J  
& SZEILER ROSEMARY RITA  
323 BEACONS PL  
ALPHARETTA GA 30005

NOMULA RAJANI  
& RAYABARAPU PAVAN  
324 BEACONS PL  
ALPHARETTA GA 30005

WADHWANI POOJA  
& SHAVKANI DHARMENDRA KUMAR  
326 BEACONS PL  
ALPHARETTA GA 30005

SWAMINATHAN SUBRAMANIAN  
327 BEACONS PL  
ALPHARETTA GA 30005

SOMARAJU CHANDRASEKARA RAO  
328 BEACONS PL  
ALPHARETTA GA 30005

REVOCABLE TRUST OF  
VERNA TUULIKKI BUSH THE  
330 BEACONS PL  
ALPHARETTA GA 30005

ADABALA RAMYA SREE  
& BUDI VENKATA SRIKANTH  
331 BEACONS PL  
ALPHARETTA GA 30005

GRANDHI MRIDULA  
332 BEACONS PL  
ALPHARETTA GA 30005

WINDWARD POINT WHP INC  
3930 E JONES BRIDGE RD STE 145  
NORCROSS GA 30092

GUNTURU NAVEENA  
& PRASAD RAMISETTI VENKATESWARA RAVI  
400 CARAVELLE WALK  
ALPHARETTA GA 30005

KAUSHIK BHUPESH & SANGEETA  
402 CARAVELLE WALK  
ALPHARETTA GA 30005

JENA AXAYA KUMAR  
& JENA BISMITA SRICHANDAN  
408 CARAVELLE WALK  
ALPHARETTA GA 30005

YAN QIONG & CAO CHEN  
4130 BRADBURY LN  
ALPHARETTA GA 30022

320 BEACONS PLACE LLC  
4170 FALLS RIDGE DR  
ALPHARETTA GA 30022

HUANG YINJIE  
425 LAFAYETTE CLOSE  
ROSWELL GA 30075

DEVELOPMENT AUTHORITY OF FULTON COUNTY  
5000 MERIDIAN BLVD STE 750  
FRANKLIN TN 37067

BHAVANARI CHANDRA BABU & MANASA  
501 HEADWIND WAY  
ALPHARETTA GA 30005

SINGH RAM CHANDER & SINGH PRIYA  
507 HEADWIND WAY  
ALPHARETTA GA 30005

MARTI EMILY & BEN  
509 HEADWIND WAY  
ALPHARETTA GA 30005

AMARAPU SINDHU  
& DATHI VENKAT KIRAN  
511 HEADWIND WAY  
ALPHARETTA GA 30005

KOTAMRAJU NALINI R &  
KASTURIPANI VEERA LAXMAN  
513 HEADWIND WAY  
ALPHARETTA GA 30005

STRONG KYEMBA  
517 HEADWIND WAY  
ALPHARETTA GA 30005

GUNDLA KONDAL REDDY  
519 HEADWIND WAY  
ALPHARETTA GA 30005

BANDARU SREEKANTH &  
PAMU VIJAYA LAKSHMI  
523 HEADWIND WAY  
ALPHARETTA GA 30005

PALMER MAURICE LAJUANE  
525 HEADWIND WAY  
ALPHARETTA GA 30005

GAVINI SHIREESHA &  
SURENDAR REDDY  
527 HEADWIND WAY  
ALPHARETTA GA 30005

TALLURI TARINI  
529 HEADWIND WAY  
ALPHARETTA GA 30005

JAMESON JOHN JOSEPH III  
531 HEADWIND WAY  
ALPHARETTA GA 30005

HAYES LARRY  
533 HEADWIND WAY  
ALPHARETTA GA 30005

MITRA ANGIR & SHARMISTHA  
535 HEADWIND WAY  
ALPHARETTA GA 30005

OTERO GALVIS ROCELIE DEL MAR  
& IGLESIAS ABBATEMARCO GABRIEL ANDRES  
537 HEADWIND WAY  
ALPHARETTA GA 30005

FLEMING JAI SHA MONE  
539 HEADWIND WAY  
ALPHARETTA GA 30005

WINDWARD PARK MASTER ASSOCIATION INC  
5605 GLENRIDGE DR STE 880  
ATLANTA GA 30342

WINDWARD POINT WHP INC  
5605 GLENRIDGE DR STE 880  
ATLANTA GA 30342

KARNWAL HIMANSHU & GARIMA  
5680 PRESERVE CIR  
ALPHARETTA GA 30005

ORF II WINDWARD CROSSING LLC A  
5865 N POINT PARKWAY STE 250  
ALPHARETTA GA 30022

YANG NING & WANG DUYUAN  
6240 CLIFTON CIR  
SUWANEE GA 30024

POLEPEDDI BHAVANI SHANKER NIVAS  
& BHAGAVATULA LAKSHMI SARASWATHI  
720 TOPSAIL LANE  
ALPHARETTA GA 30005

JENKINS ANTHONY LAMAR  
722 TOPSAIL LANE  
ALPHARETTA GA 30005

RAVULAPALLI TEJASWINI  
& CHOWDARY ARE NITIN  
724 TOPSAIL LANE  
ALPHARETTA GA 30005

LANG RUILI & ZHANG CHUNFU  
726 TOPSAIL LANE  
ALPHARETTA GA 30005

ASAYESH NIHAL  
728 TOPSAIL LANE  
ALPHARETTA GA 30005

KURITI LAKSHMI BHARGAVI  
730 TOPSAIL LANE  
ALPHARETTA GA 30005

NEAL ANGELA RUTH  
732 TOPSAIL LN  
ALPHARETTA GA 30005

PENSON JUSTIN RASHAD  
& BROWN NAKIA LESHAI  
734 TOPSAIL LANE  
ALPHARETTA GA 30005

KUMARAVELU THIYAGARAJAN  
& BABU BHARATHI SHANMUGA  
736 TOPSAIL LANE  
ALPHARETTA GA 30005

YOON HYUNG JU  
& YOON CHRISTINE JINHEE  
738 TOPSAIL LANE  
ALPHARETTA GA 30005

KADAM ANIKET ULHAS  
740 TOPSAIL LN  
ALPHARETTA GA 30005

BALLA APPA RAO  
& BYNA ANURADHA SUDHA PADMA  
742 TOPSAIL LN  
ALPHARETTA GA 30005

AVOO JOHN KENNEDY ANTONY  
CELIN AROCKIA MARY  
744 TOPSAIL LN  
ALPHARETTA GA 30005

LEVITT FANNY  
746 TOPSAIL LANE  
ALPHARETTA GA 30005

BOBBILI SURESH & YELUPULA KALYANI  
773 TOPSAIL LANE  
ALPHARETTA GA 30005

YOUSEFI FAYSAL  
8025 PRESTWICK CIR  
DULUTH GA 30097

METRO ATLANTA PROPERTY GROUP LLC  
8025 PRESTWICK CIR  
DULUTH GA 30097

VANKAMAMIDI KANTHI K  
& KOPARAGAM SOUJANYA  
900 CATAMARAN CT  
ALPHARETTA GA 30005

KOMMINENI KRISHNA KISHORE  
& KOMMINENI KAVITHA  
902 CATAMARAN CT  
ALPHARETTA GA 30005

CASE CHRISTINE MARIE CASE KAITLIN ELIZABETH  
903 CATAMARAN CT  
ALPHARETTA GA 30005

CHMIEL MARIO & CHMIEL EDYTA HELENA  
904 CATAMARAN CT  
ALPHARETTA GA 30005

NOBLE MERCY GIRLIE BERINA  
905 CATAMARAN CT  
ALPHARETTA GA 30005

RAMANATHAN SIVA GNANA SUNDARAM &  
SIVAGNANASUNDARAM PARASAKTHI  
906 CATAMARAN CT  
ALPHARETTA GA 30005

BAJAJ PAVAN K & LOYA SANDHYA  
907 CATAMARAN CT  
ALPHARETTA GA 30005

PEDAKANTI SREEDHAR  
& KATTA KRISHNA VENI  
908 CATAMARAN CT  
ALPHARETTA GA 30005

FRASARD MICHAEL C  
909 CATAMARAN CT  
ALPHARETTA GA 30005

AVASARALA KANAKA VENKATESWARA  
& AVASARALA SUNITHA  
910 CATAMARAN CT  
ALPHARETTA GA 30005

KAPOOR TARUN & KOTHAPALLI AKHILA REDDY  
911 CATAMARAN CT  
ALPHARETTA GA 30005

HOWARD EULETHIA DENISE  
912 CATAMARAN CT  
ALPHARETTA GA 30005

BODDEPALLI HEMA LATHA & KALLEPALLI CHIRANJEEVI  
SANDEEP VARMA  
914 CATAMARAN CT  
ALPHARETTA GA 30005

DYK ASHLEY VAN  
916 CATAMARAN CT  
ALPHARETTA GA 30005

VEERA SURYA NARAYANA REDDY VELUTHURLA  
& KOTA SHIREESHA  
918 CATAMARAN CT  
ALPHARETTA GA 30005

ARYEETAY JAMES N  
& ARYEETAY WILZA TAMY  
920 CATAMARAN CT  
ALPHARETTA GA 30005

KEEBLE ANDREA EVONNE  
922 CATAMARAN CT  
ALPHARETTA GA 30005

DUTTA AMIT & GUHA RENI  
924 CATAMARAN CT  
ALPHARETTA GA 30005

PATEL DARSHAN HEMANT  
& SAMI GHARBEELA  
926 CATAMARAN CT  
ALPHARETTA GA 30005

GELLALA SRINIVAS REDDY & MADHAVI  
928 CATAMARAN CT  
ALPHARETTA GA 30005

KUTAGULLA MANISH  
& VALICHERLA SAI SAAHITI  
930 CATAMARAN CT  
ALPHARETTA GA 30005

VALLURU SATYANARAYANA  
& GANGRAJU RAJYALAKSHMI PRIYADARSHINI  
932 CATAMARAN CT  
ALPHARETTA GA 30005

WINDWARD POINT WHP INC  
P O BOX 450233  
ATLANTA GA 31145

5780 WINDWARD LLC  
P O BOX 467732  
ATLANTA GA 31146

A D P INC  
P.O. BOX 250509  
ATLANTA GA 30305-1512

WINDWARD MILL LLC  
P.O. BOX 450233  
ATLANTA GA 31145-0233

**From:** [Woodman, Michael](#)  
**To:** [Taylor, Elicia](#)  
**Subject:** FW: Rezoning to Windward Master Plan  
**Date:** Thursday, July 10, 2025 2:38:01 PM

---

FYI - Public comment for the Hanover file.

-----Original Message-----

From: [REDACTED]  
Sent: Thursday, July 10, 2025 2:07 PM  
To: City Council and Mayor <CityCouncilandMayor@alpharetta.ga.us>; Woodman, Michael <mwoodman@alpharetta.ga.us>  
Subject: Rezoning to Windward Master Plan

Dear Mayor and City Council Members,

My husband and I have called Alpharetta home since 2008 and live in the Windward neighborhood. I am writing to share my opposition to the zoning application to change the Windward Master Plan to include 326 new apartments.

My husband and I have 3 sons in our local public schools and are blessed to have such amazing schools in our area. We are very involved and supportive of our schools and have served in various roles from the PTA board to School Governance Council to room parent.

One challenge that our schools face is the transient nature of residents that typically reside in apartments. It is hard for students to maintain friendships and for teachers and administrators to provide the highest level of instruction when students are constantly withdrawing and enrolling. I do not support adding apartments to the Windward Business Center on North Point Parkway at Dryden Road.

Thank you for considering our perspective as you look at this rezoning application.

Bridgette Gresham

# CITY OF ALPHARETTA

## PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: \_\_\_\_\_

PH #: \_\_\_\_\_

Property Taxes & Code Violations Verified

Fee Paid Initial: \_\_\_\_\_

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

### Contact Information:

Contact Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

Address: \_\_\_\_\_ Suite: \_\_\_\_\_

City \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Fax: \_\_\_\_\_

Mobile Tel: \_\_\_\_\_ Email: \_\_\_\_\_

### Subject Property Information:

Address: \_\_\_\_\_ Current Zoning: \_\_\_\_\_

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

Proposed Zoning: \_\_\_\_\_ Current Use: \_\_\_\_\_

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

Conditional Use  Master Plan Amendment  Comprehensive Plan Amendment

Rezoning  Master Plan Review

Variance  Public Hearing

Exception  Other (Specify): \_\_\_\_\_

---

# APPLICANT REQUEST AND INTENT

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

Applicant's Request (Please itemize the proposal):

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

---

# ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

---

How will this proposal be compatible with surrounding properties?

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

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

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

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

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

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

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

---

# 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.

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

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

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.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

---

# SIGN VARIANCE REVIEW CRITERIA

---

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

Yes

No

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

Yes

No

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

Yes

No

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

Yes

No

Is the requested variance the minimum necessary to allow the applicant to enjoy rights commonly enjoyed by others similarly situated? If "no," please explain.

Yes

No

Would granting of the variance violate more than one standard of the Unified Development Code? If "yes," please explain.

Yes

No

Would granting the variance result in allowing a sign that interferes with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic? On a separate sheet or sheets, please defend your response.

Yes

No

# PROPERTY OWNER AUTHORIZATION

## Property Owner Information:

Contact Name: Windward Park Master Association, Inc. Telephone: \_\_\_\_\_  
Address: 5607 Glenridge Drive Suite: 430  
City: Atlanta State: GA Zip: 30342

## Authorization:

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

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

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

## Property Owner's Authorized Applicant (if applicable):

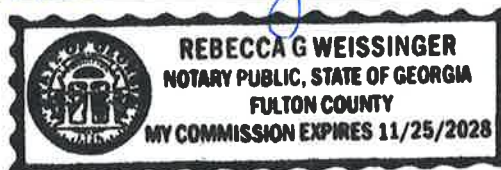
Name of Authorized Applicant: Dennis J. Webb, Jr. - Smith, Gambrell & Russell, LLP Telephone: 404-815-3620  
Address: 1105 W. Peachtree Street NE Suite: 1000  
City: Atlanta State: GA Zip: 30309

## So Sworn and Attested:

Owner Signature: [Signature] Date: 5.29.25

## Notary:

Notary Signature: [Signature] Date: 5/29/2025



# DISCLOSURE FORM

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

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

Name of Applicant or Opponent: Windward Park Master Association Inc.

Subject Public Hearing Case: \_\_\_\_\_

## Campaign Contribution Information:

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

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

Name of Official: \_\_\_\_\_

N/A

Position: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_

Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_

Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_

Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_

Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_

Value: \_\_\_\_\_

## Campaign Contribution Information:

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

Signature: \_\_\_\_\_



Date: \_\_\_\_\_

5.29.25

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Name of Applicant or Opponent: Windward Point WHP, Inc.

Subject Public Hearing Case: \_\_\_\_\_

## Campaign Contribution Information:

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Name of Official: \_\_\_\_\_

N/A

Position: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_

Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_

Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_

Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_

Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_

Value: \_\_\_\_\_

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Signature: \_\_\_\_\_

[Handwritten Signature]

Date: \_\_\_\_\_

5.29.25

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Name of Applicant or Opponent: The Hanover Company

Subject Public Hearing Case: \_\_\_\_\_

## Campaign Contribution Information:

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

Name of Official: None Position: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

## Campaign Contribution Information:

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Signature: Adam S. Hanks

Date: 5-29-2025

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Name of Applicant or Opponent: Dennis J. Webb, Jr. - Smith, Gambrell & Russell, LLP

Subject Public Hearing Case: \_\_\_\_\_

## **Campaign Contribution Information:**

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

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

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

## **Campaign Contribution Information:**

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

Signature: 

Date: 5/30/2025

# DISCLOSURE FORM

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Name of Applicant or Opponent: **J. Alexander Brock - Smith, Gambrell & Russell, LLP**

Subject Public Hearing Case: \_\_\_\_\_

## **Campaign Contribution Information:**

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

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

Name of Official: **N/A** Position: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

## **Campaign Contribution Information:**

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Signature: \_\_\_\_\_



Date: **5/30/2025**

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Name of Applicant or Opponent: Kathryn M. Zickert - Smith, Gambrell & Russell, LLP

Subject Public Hearing Case: \_\_\_\_\_

## Campaign Contribution Information:

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

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

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

## Campaign Contribution Information:

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

Signature: Kathryn M Zickert

Date: 5/30/2025

# DISCLOSURE FORM

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Name of Applicant or Opponent: Kirk R. Fjelstul - Smith, Gambrell & Russell, LLP

Subject Public Hearing Case: \_\_\_\_\_

## **Campaign Contribution Information:**

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

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

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

## **Campaign Contribution Information:**

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

Signature: 

Date: 5/30/2025

## MEMORANDUM

To: Donald Shockey, *Atlanta Regional Commission*

From: John Walker, P.E., PTOE, *Kimley-Horn and Associates*  
Olivia Cook, P.E., *Kimley-Horn and Associates*

Date: June 9, 2025

RE: **Windward Park, City of Alpharetta, Georgia | Request for DRI Determination**

The purpose of this memorandum is to request a Development of Regional Impact (DRI) determination from the Atlanta Regional Commission (ARC) for the proposed *Windward Park* development in the City of Alpharetta, Fulton County, Georgia.

Previously, the approximate 47.65-acre mixed-use site went through the DRI process with ARC and the Georgia Regional Transportation Authority (GRTA) as DRI 1558 (*Windward Mill*). A transportation analysis by Kimley-Horn was prepared in October 2007 for the proposed development. The ARC Final Report was issued on November 14, 2007 and the GRTA Notice of Decision was released on November 20, 2007.

Since that time, the proposed land uses and densities have changed and the site has begun construction. In 2022, a revised master plan was contemplated, and it was determined that it did not qualify for a DRI re-review. This updated master plan reduced the office square footage and increased the residential units.

As of the date of this memo (June 9, 2025), 187 townhomes and the 249-room hotel have been constructed. Additionally, the remaining parcels have been cleared and the internal roadway network (Safe Haven Place, Zephyr Way, and Lighthouse Lane) have been built.

### SITE DENSITIES

The proposed mixed-use development will include new residential, hotel, and retail land uses. This study will compare the densities from the 2007 DRI 1558 (*Windward Mill*), the 2022 master plan update, and the newly proposed 2025, mixed-use development program, *Windward Park*.

**Table 1** compares the land uses and densities from the previous 2007 DRI 1558 (*Windward Mill*), the 2022 updated master plan, and the currently proposed 2025 *Windward Park* development.

Table 1: Comparison of Land Uses and Densities			
Land Use	DRI 1558 ( <i>Windward Mill</i> ) (2007 Original)	<i>Windward Park</i> (2022 Updated Master Plan)	<i>Windward Park</i> (2025 Proposed)
Townhomes	-	287 units	287 units
Multifamily Residential	500 units	130 units	320 units
Hotel	225 rooms	249 rooms	249 rooms
Office	850,000 SF	500,000 SF	359,000 SF
Retail	85,000 SF	23,000 SF	20,906 SF

## SITE ACCESS

The approved 2007 DRI 1558 (*Windward Mill*) site proposed thirteen (13) access points: 1 along Windward Parkway, 3 along Northpoint Parkway, and 9 along Dryden Road. Now, the updated 2022 master plan as well as the newly proposed 2025 Windward Park development proposes fourteen (14) driveways: 1 along Windward (same as 2007), 3 along Safe Haven Place (not previously contemplated), 2 along Northpoint Parkway, and 8 along Dryden Road. A description of the proposed 2025 driveways follows:

1. **Driveway A (Safe Haven Place):** An existing, right-in-only (RI) driveway along Windward Parkway
2. **Driveway B:** An existing, left-in/right-in/right-out only driveway along Safe Haven Place.
3. **Driveway C:** A proposed full-movement, stop-controlled driveway along Safe Haven Place.
4. **Driveway D:** An existing full-movement, stop-controlled driveway along Safe Haven Place.
5. **Driveway E (Safe Haven Place):** An existing full-movement, stop-controlled driveway along Dryden Road, serving the north parcel.
6. **Driveway F (Safe Haven Place):** An existing full-movement, stop-controlled driveway along Dryden Road, serving the south parcel.
7. **Driveway G:** A proposed full-movement, stop-controlled driveway along Dryden Road, serving the north parcel.
8. **Driveway H:** A proposed full-movement, stop-controlled driveway along Dryden Road, serving the south parcel.
9. **Driveway I:** An existing full-movement, stop-controlled driveway along Dryden Road.
10. **Driveway J:** A proposed full-movement, stop-controlled driveway along Dryden Road, aligned with MARTA north driveway.
11. **Driveway K:** An existing full-movement, stop-controlled driveway along Dryden Road.
12. **Driveway L (Lighthouse Lane):** An existing full-movement, stop-controlled driveway along Dryden Road aligned with MARTA south driveway.
13. **Driveway M (Lighthouse Lane):** An existing full-movement, stop-controlled driveway along Northpoint Parkway.
14. **Driveway N (Zephyr Way):** An existing full-movement, stop-controlled driveway along Northpoint Parkway.

In general, the majority of driveway locations remain the same with consolidation of driveways along Dryden Road (9 driveways in 2007, 8 driveways in 2025) as well as Northpoint Parkway (3 driveways in 2007, 2 driveways in 2025).

During the original 2007 DRI, there were two (2) access points along Safe Haven Place that were considered internal to the site and were not specified. Now, there are three (3) driveways along Safe Haven Place (B, C, and D).

## SITE PLAN COMPARISON

When comparing the original 2007 DRI 1558 (*Windward Mill*) site plan to the 2022 updated master plan, it can be noted that the 2007 site plan proposed fewer residential units and more non-residential land uses (office and retail). The proposed office and retail buildings were primarily located along the internal road, Safe Haven Place. In the updated 2022 master plan, these were replaced with more multi-family residential buildings. In 2007, the multifamily buildings were located in the southern portion of the site. In 2022, these were updated to be townhomes.

When comparing the 2022 updated master plan to the proposed 2025 Windward Park development plan, it can be noted that the change is primarily located towards the northern end of the property. The office building that was along Dryden Road was reduced in SF and shifted south, and a parking deck has been relocated. The layout of the multifamily residential building has been updated and instead of separate retail space (2022 plan) it has been reduced in SF and integrated into the multifamily building as first floor retail.

Lastly, the updated plans have fewer driveways/site access points than the original 2007 DRI 1558 (Windward Mill) site plan.

## TRIP GENERATION

Project traffic, for the purposes of this evaluation, is defined as the vehicle trips expected to be generated by the proposed development. This analysis compared the projected trips generated by the approved 2007 DRI 1558 (*Windward Mill*) development, the 2022 update to the master plan, and the proposed 2025 *Windward Park* development.

For the 2007 DRI 1558 (*Windward Mill*) development, the anticipated trip generation was calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 7<sup>th</sup> Edition*, 2003. These trips will match the DRI from 2007.

For the 2022 update to the master plan as well as the proposed 2025 *Windward Park* development, the anticipated trip generation was calculated using rates and equations contained in the ITE *Trip Generation Manual, 11<sup>th</sup> Edition*, 2021.

**Table 2** summarizes the trip generation comparison between the original 2007 DRI 1558 (Windward Mill) and the 2022 updated master plan (using both the 7<sup>th</sup> Edition and 11<sup>th</sup> Edition).

**Table 3** summarizes the trip generation comparison between the 2022 updated master plan and the proposed 2025 Windward Park development, with both programs utilizing rates and equations contained within the ITE *Trip Generation Manual, 11<sup>th</sup> Edition*.

**Table 4** summarizes the trip generation comparison between the original 2007 DRI 1558 (Windward Mill) and the proposed 2025 *Windward Park* development (using both the 7<sup>th</sup> Edition and 11<sup>th</sup> Edition).

Table 2: Trip Generation Comparison 2007 vs. 2022											
Land Use	Density	ITE Code	Daily Traffic			AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
<b>2007 DRI 1558 (Windward Mill) (7<sup>th</sup> Edition) – Matches 2007 DRI Traffic Study</b>											
High -Rise Residential Condominiums	500 units	232	2,109	1,055	1,055	174	33	141	185	115	70
Hotel	225 rooms	310	1,641	821	821	112	68	44	133	70	63
General Office Building	850,000 SF	710	6,932	3,466	3,466	1,039	914	125	1,031	175	856
Retail (Shopping Center)	85,000 SF	820	6,110	3,055	3,055	142	87	55	562	270	292
<b>Gross Trips Total</b>			<b>16,792</b>	<b>8,396</b>	<b>8,396</b>	<b>1,467</b>	<b>1,102</b>	<b>365</b>	<b>1,911</b>	<b>630</b>	<b>1,281</b>
<i>Mixed-Use Reductions</i>			-1,762	-881	-881	0	0	0	-154	-77	-77
<i>Alternative Mode Reductions (4%)*</i>			-600	-300	-300	-59	-44	-15	-71	-23	-48
<i>Pass-By Reductions</i>			-2,080	-1,040	-1,040	0	0	0	-192	-96	-96
<b>Net Trips Total</b>			<b>12,350</b>	<b>6,175</b>	<b>6,175</b>	<b>1,408</b>	<b>1,058</b>	<b>350</b>	<b>1,494</b>	<b>434</b>	<b>1,060</b>
<b>Updated 2022 Windward Park (11<sup>th</sup> Edition)</b>											
Single-Family Attached Housing (Townhome)	287 units	215	2,136	1,068	1,068	144	45	99	168	96	72
Multi-Family Housing (Mid-Rise)	130 units	221	574	287	287	46	11	35	51	31	20
Hotel	249 rooms	310	2,276	1,138	1,138	117	66	51	156	80	76
General Office Building	500,000 SF	710	4,706	2,353	2,353	668	588	80	632	107	525
Strip Retail Plaza (<40k)	23,000 SF	822	1,252	626	626	54	33	21	152	76	76
<b>Gross Trips Total</b>			<b>10,944</b>	<b>5,472</b>	<b>5,472</b>	<b>1,029</b>	<b>743</b>	<b>286</b>	<b>1,159</b>	<b>390</b>	<b>769</b>
<i>Mixed-Use Reductions</i>			-434	-217	-217	-82	-41	-41	-108	-54	-54
<i>Alternative Mode Reductions (4%)*</i>			-420	-210	-210	-37	-28	-10	-42	-13	-29
<i>Pass-By Reductions</i>			-352	-176	-176	0	0	0	-36	-18	-18
<b>Net Trips Total</b>			<b>9,738</b>	<b>4,869</b>	<b>4,869</b>	<b>910</b>	<b>674</b>	<b>235</b>	<b>973</b>	<b>305</b>	<b>668</b>
<b>Gross Trip Difference</b>			-5,848	-2,924	-2,924	-438	-359	-79	-752	-240	-512
<b>Gross Trip Percent Change</b>			-34.8%	-34.8%	-34.8%	-29.9%	-32.6%	-21.6%	-39.4%	-38.1%	-40.0%
<b>Net Trip Difference</b>			-2,612	-1,306	-1,306	-498	-384	-115	-521	-129	-392
<b>Net Trip Percent Change</b>			-21.1%	-21.1%	-21.1%	-35.4%	-36.3%	-32.9%	-34.9%	-29.7%	-37.0%

\*4% Alternative Mode Reduction used in 2007 DRI 1558 (Windward Mill)

As shown in **Table 2**, the 2022 updated master development plan is expected to generate 34.8% less gross daily traffic (5,848 fewer gross trips), 29.9% less AM peak hour traffic (438 fewer gross trips), and 39.4% less PM peak hour traffic (752 fewer gross trips) than what is allowed to be developed under the 2007 DRI traffic study. Similarly, when considering the net new trips added to the network, the 2022 updated master development plan is expected to generate 21.1% less net daily traffic (2,612 fewer trips), 35.4% less AM peak hour trips (498 fewer net trips), and 34.9% less PM peak hour trips (521 fewer net trips).

**Table 3** summarizes the trip generation comparison between 2022 updated master plan and the proposed 2025 Windward Park development, with both programs utilizing rates and equations contained within the ITE *Trip Generation Manual*, 11<sup>th</sup> Edition.

Table 3: Trip Generation Comparison 2022 vs. 2025											
Land Use	Density	ITE Code	Daily Traffic			AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
<b>Updated 2022 Windward Park (11<sup>th</sup> Edition)</b>											
Single-Family Attached Housing (Townhome)	287 units	215	2,136	1,068	1,068	144	45	99	168	96	72
Multi-Family Housing (Mid-Rise)	130 units	221	574	287	287	46	11	35	51	31	20
Hotel	249 rooms	310	2,276	1,138	1,138	117	66	51	156	80	76
General Office Building	500,000 SF	710	4,706	2,353	2,353	668	588	80	632	107	525
Strip Retail Plaza (<40k)	23,000 SF	822	1,252	626	626	54	33	21	152	76	76
<b>Gross Trips Total</b>			<b>10,944</b>	<b>5,472</b>	<b>5,472</b>	<b>1,029</b>	<b>743</b>	<b>286</b>	<b>1,159</b>	<b>390</b>	<b>769</b>
<i>Mixed-Use Reductions</i>			-434	-217	-217	-82	-41	-41	-108	-54	-54
<i>Alternative Mode Reductions (4%)*</i>			-420	-210	-210	-37	-28	-10	-42	-13	-29
<i>Pass-By Reductions</i>			-352	-176	-176	0	0	0	-36	-18	-18
<b>Net Trips Total</b>			<b>9,738</b>	<b>4,869</b>	<b>4,869</b>	<b>910</b>	<b>674</b>	<b>235</b>	<b>973</b>	<b>305</b>	<b>668</b>
<b>Proposed 2025 Windward Park (11<sup>th</sup> Edition)</b>											
Single-Family Attached Housing (Townhome)	287 units	215	2,136	1,068	1,068	144	45	99	168	96	72
Multi-Family Housing (Mid-Rise)	320 units	221	1,480	740	740	129	30	99	125	76	49
Hotel	249 rooms	310	2,276	1,138	1,138	117	66	51	156	80	76
General Office Building	359,000 SF	710	3,528	1,764	1,764	503	443	60	480	82	398
Strip Retail Plaza (<40k)	20,906 SF	822	1,138	569	569	49	30	19	138	69	69
<b>Gross Trips Total</b>			<b>10,558</b>	<b>5,279</b>	<b>5,279</b>	<b>942</b>	<b>614</b>	<b>328</b>	<b>1,067</b>	<b>403</b>	<b>664</b>
<i>Mixed-Use Reductions</i>			-380	-190	-190	-76	-38	-38	-104	-52	-52
<i>Alternative Mode Reductions (4%)*</i>			-406	-203	-203	-35	-24	-11	-38	-14	-24
<i>Pass-By Reductions</i>			-322	-161	-161	0	0	0	-33	-17	-17
<b>Net Trips Total</b>			<b>9,450</b>	<b>4,725</b>	<b>4,725</b>	<b>831</b>	<b>552</b>	<b>279</b>	<b>892</b>	<b>320</b>	<b>571</b>
<b>Gross Trip Difference</b>			-386	-193	-193	-87	-129	+42	-92	+13	-105
<b>Gross Trip Percent Change</b>			-3.5%	-3.5%	-3.5%	-8.5%	-17.4%	+14.7%	-7.9%	+3.3%	-13.7%
<b>Net Trip Difference</b>			-289	-145	-145	-79	-122	+44	-81	+15	-97
<b>Net Trip Percent Change</b>			-3.0%	-3.0%	-3.0%	-8.7%	-18.1%	+18.7%	-8.3%	+4.9%	-14.5%

\*4% Alternative Mode Reduction used in 2007 DRI 1558 (Windward Mill)

As shown in **Table 3**, the proposed 2025 *Windward Park* development is expected to generate 3.5% less gross daily traffic (386 fewer gross trips), 8.5% less AM peak hour traffic (87 fewer gross trips), and 7.9% less PM peak hour traffic (92 fewer gross trips) versus the 2022 update to the master plan. Similarly, when considering the net new trips added to the network, the proposed 2025 *Windward Park* development is expected to generate 3.0% less net daily traffic (289 fewer trips), 8.7% less AM peak hour trips (79 fewer net trips), and 8.3% less PM peak hour trips (81 fewer net trips) than the 2022 update to the master plan.

**Table 4** summarizes the trip generation comparison between the original 2007 DRI 1558 (Windward Mill) and the proposed 2025 *Windward Park* development (using both the 7th Edition and 11th Edition).

Table 4: Trip Generation Comparison 2007 vs. 2025											
Land Use	Density	ITE Code	Daily Traffic			AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
<b>2007 DRI 1558 (Windward Mill) (7<sup>th</sup> Edition) – Matches 2007 DRI Traffic Study</b>											
High -Rise Residential Condominiums	500 units	232	2,109	1,055	1,055	174	33	141	185	115	70
Hotel	225 rooms	310	1,641	821	821	112	68	44	133	70	63
General Office Building	850,000 SF	710	6,932	3,466	3,466	1,039	914	125	1,031	175	856
Retail (Shopping Center)	85,000 SF	820	6,110	3,055	3,055	142	87	55	562	270	292
<b>Gross Trips Total</b>			<b>16,792</b>	<b>8,396</b>	<b>8,396</b>	<b>1,467</b>	<b>1,102</b>	<b>365</b>	<b>1,911</b>	<b>630</b>	<b>1,281</b>
<i>Mixed-Use Reductions</i>			-1,762	-881	-881	0	0	0	-154	-77	-77
<i>Alternative Mode Reductions (4%)*</i>			-600	-300	-300	-59	-44	-15	-71	-23	-48
<i>Pass-By Reductions</i>			-2,080	-1,040	-1,040	0	0	0	-192	-96	-96
<b>Net Trips Total</b>			<b>12,350</b>	<b>6,175</b>	<b>6,175</b>	<b>1,408</b>	<b>1,058</b>	<b>350</b>	<b>1,494</b>	<b>434</b>	<b>1,060</b>
<b>Proposed 2025 Windward Park (11<sup>th</sup> Edition)</b>											
Single-Family Attached Housing (Townhome)	287 units	215	2,136	1,068	1,068	144	45	99	168	96	72
Multi-Family Housing (Mid-Rise)	320 units	221	1,480	740	740	129	30	99	125	76	49
Hotel	249 rooms	310	2,276	1,138	1,138	117	66	51	156	80	76
General Office Building	359,000 SF	710	3,528	1,764	1,764	503	443	60	480	82	398
Strip Retail Plaza (<40k)	20,906 SF	822	1,138	569	569	49	30	19	138	69	69
<b>Gross Trips Total</b>			<b>10,558</b>	<b>5,279</b>	<b>5,279</b>	<b>942</b>	<b>614</b>	<b>328</b>	<b>1,067</b>	<b>403</b>	<b>664</b>
<i>Mixed-Use Reductions</i>			-380	-190	-190	-76	-38	-38	-104	-52	-52
<i>Alternative Mode Reductions (4%)*</i>			-406	-203	-203	-35	-24	-11	-38	-14	-24
<i>Pass-By Reductions</i>			-322	-161	-161	0	0	0	-33	-17	-17
<b>Net Trips Total</b>			<b>9,450</b>	<b>4,725</b>	<b>4,725</b>	<b>831</b>	<b>552</b>	<b>279</b>	<b>892</b>	<b>320</b>	<b>571</b>
<b>Gross Trip Difference</b>			-6,234	-3,117	-3,117	-525	-488	-37	-844	-227	-617
<b>Gross Trip Percent Change</b>			-37.1%	-37.1%	-37.1%	-35.8%	-44.3%	-10.1%	-44.2%	-36.0%	-48.2%
<b>Net Trip Difference</b>			-2,900	-1,450	-1,450	-577	-506	-71	-602	-114	-489
<b>Net Trip Percent Change</b>			-23.5%	-23.5%	-23.5%	-41.0%	-47.8%	-20.3%	-40.3%	-26.3%	-46.1%

\*4% Alternative Mode Reduction used in 2007 DRI 1558 (Windward Mill)

As shown in **Table 4**, the proposed 2025 *Windward Park* development is expected to generate 37.1% less gross daily traffic (6,234 fewer gross trips), 35.8% less AM peak hour traffic (525 fewer gross trips), and 44.2% less PM peak hour traffic (844 fewer gross trips) versus what is allowed to be developed under the existing DRI traffic study. Similarly, when considering the net new trips added to the network, the proposed 2025 *Windward Park* development is expected to generate 23.5% less net daily traffic (2,900 fewer trips), 41.0% less AM peak hour trips (577 fewer net trips), and 40.3% less PM peak hour trips (602 fewer net trips) than what is allowed to be developed under the existing DRI traffic study.

## SUMMARY

This memorandum compares the site access and trip generation for the 2007 DRI 1558 (*Windward Mill*) (Approved November 2007), the 2022 updated master plan, and the currently proposed 2025 *Windward Park* development. As of the date of this memo (June 9, 2025), 187 townhomes and the 249-room hotel have been constructed. Additionally, the remaining parcels have been cleared and the internal roadway network (Safe Haven Place, Zephyr Way, and Lighthouse Lane) has been built.

Regarding site access points, there has been consolidation of driveways along Dryden Road (9 driveways in 2007, 8 driveways in 2025) and along Northpoint Parkway (3 driveways in 2007, 2 driveways in 2025). Additionally, the access points along Safe Haven Place were considered internal to the site in 2007 (2 accesses in 2007, 3 in 2025).

Utilizing the ITE *Trip Generation Manual*, 11<sup>th</sup> Edition, when compared to the 2007 DRI 1558 (*Windward Mill*) DRI, the currently proposed 2025 *Windward Park* development is projected to generate 37.1% less gross daily traffic (6,234 fewer gross trips), 35.8% less AM peak hour traffic (525 fewer gross trips), and 44.2% less PM peak hour traffic (844 fewer gross trips) than what is allowed to be developed under the existing DRI traffic study.

Based on this information, we are requesting confirmation that the proposed 2025 *Windward Park* development will not require a new DRI review with ARC. This is based on the site continuing to be mixed-use with both residential and non-residential uses and minimal changes to site access (consolidation/fewer driveways). Please let us know if additional information or clarification is needed.

We hope this information is helpful. If you have any questions concerning this letter or need additional information, please do not hesitate to contact me.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



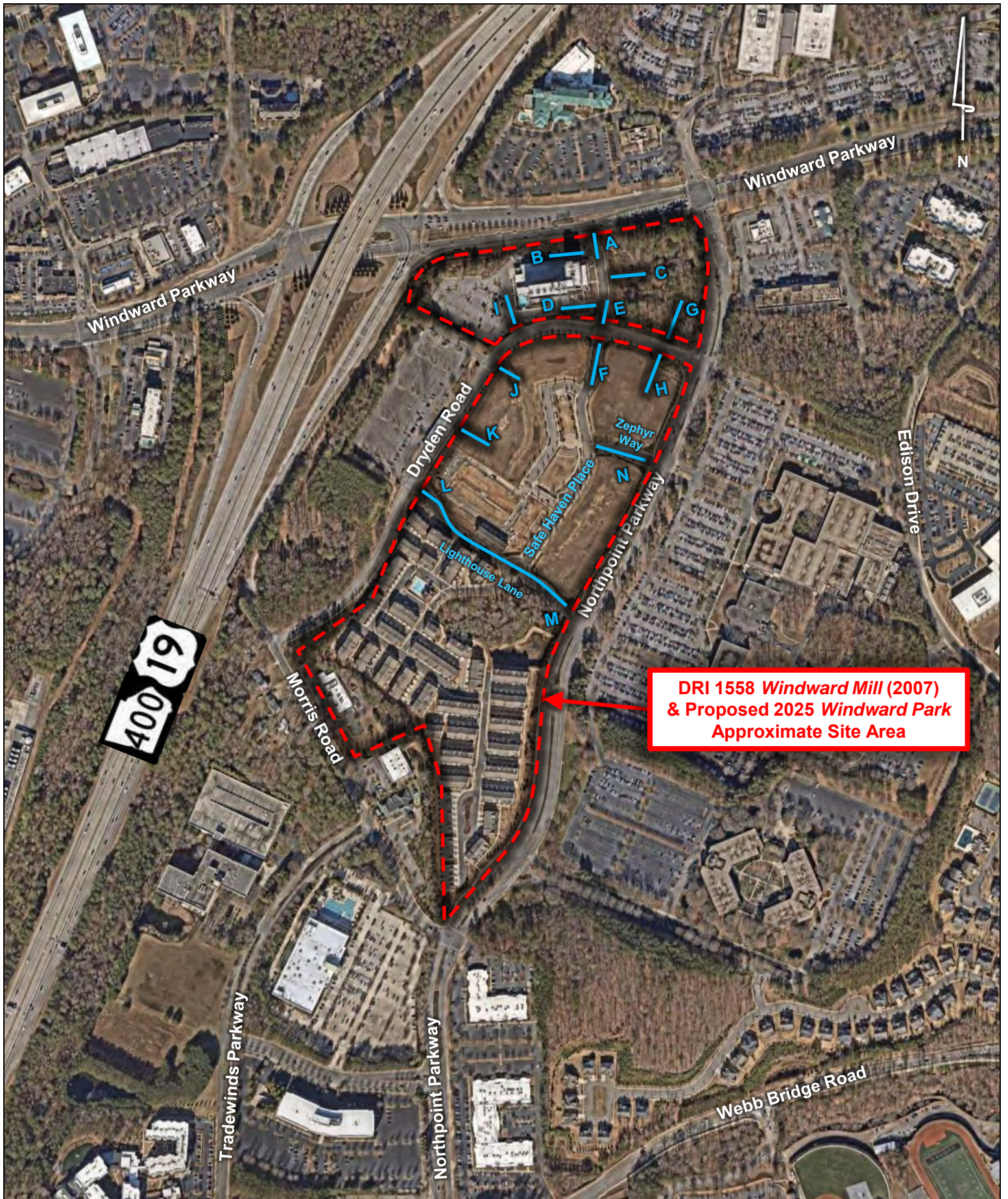
John D. Walker, P.E., PTOE  
Senior Vice President



Olivia Cook, P.E.  
Project Engineer

### Attachments:

- Site Aerial Image
- 2007 DRI 1558 (*Windward Mill*) Trip Generation Analysis (7<sup>th</sup> Edition)
- 2022 *Update to Master Plan* Trip Generation Analysis (11<sup>th</sup> Edition)
- 2025 *Windward Park* proposed development Trip Generation Analysis (11<sup>th</sup> Edition)
- 2007 DRI 1558 (*Windward Mill*) DRI Site Plan
- 2022 Updated Site Plan
- 2025 Proposed *Windward Park* Site Plan



**DRI 1558 Windward Mill (2007)  
& Proposed 2025 Windward Park  
Approximate Site Area**

**Trip Generation Analysis (7th Ed.)**  
**2007 Windward Mill (Matches 2007 DRI Traffic Study)**  
**Alpharetta, Georgia**

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour			
			Total	In	Out	Total	In	Out	
<b>Proposed Site Traffic</b>									
232 High-Rise Residential Condominiums	500 d.u.	2,109	174	33	141	185	115	70	
310 Hotel	225 rooms	1,641	112	68	44	133	70	63	
710 General Office Building	850,000 s.f.	6,932	1,039	914	125	1,031	175	856	
820 Retail (Shopping Center)	85,000 s.f.	6,110	142	87	55	562	270	292	
<b>Gross Trips</b>			<b>16,792</b>	<b>1,467</b>	<b>1,102</b>	<b>365</b>	<b>1,911</b>	<b>630</b>	<b>1,281</b>
Residential Trips			2,109	174	33	141	185	115	70
<i>Mixed-Use Reductions</i>			-151	-6	-1	-5	-40	-26	-14
<i>Alternative Mode Reductions</i>			-78	-7	-1	-5	-6	-4	-2
Adjusted Residential Trips			1,880	161	31	131	139	85	54
Hotel Trips			1,641	112	68	44	133	70	63
<i>Mixed-Use Reductions</i>			-117	-4	0	-4	-9	-8	-1
<i>Alternative Mode Reductions</i>			-61	-4	-3	-2	-5	-2	-2
Adjusted Hotel Trips			1,463	104	65	38	119	60	60
Office Trips			6,932	1,039	914	125	1,031	175	856
<i>Mixed-Use Reductions</i>			-99	-14	-10	-4	-14	-6	-8
<i>Alternative Mode Reductions</i>			-273	-41	-36	-5	-41	-7	-34
Adjusted Office Trips			6,560	984	868	116	976	162	814
Retail Trips			6,110	142	87	55	562	270	292
<i>Mixed-Use Reductions</i>			-351	-12	-7	-5	-45	-14	-31
<i>Alternative Mode Reductions</i>			-230	-5	-3	-2	-21	-10	-10
<i>Pass By Reductions (Based on ITE Rates)</i>			0	0	0	0	0	0	0
Adjusted Retail Trips			5,529	125	77	48	496	246	251
<i>Mixed-Use Reductions - TOTAL</i>			-1,762	0	0	0	-154	-77	-77
<i>Alternative Mode Reductions - TOTAL</i>			-600	-59	-44	-15	-71	-23	-48
<i>Pass-By Reductions - TOTAL</i>			-2,080	0	0	0	-192	-96	-96
<b>Net New Trips</b>			<b>12,350</b>	<b>1,408</b>	<b>1,058</b>	<b>350</b>	<b>1,494</b>	<b>434</b>	<b>1,060</b>

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**Trip Generation Analysis (11th Ed. with *2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC*)**  
**Updated Master Plan Windward Park (2022)**  
**Alpharetta, Georgia**

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour			
			Total	In	Out	Total	In	Out	
<b>Proposed Site Traffic</b>									
215	Single-Family Attached Housing (Townhome)	287 d.u.	2,136	144	45	99	168	96	72
221	Multi-Family Housing (Mid-Rise)	130 d.u.	574	46	11	35	51	31	20
310	Hotel	249 rooms	2,276	117	66	51	156	80	76
710	General Office Building	500,000 s.f.	4,706	668	588	80	632	107	525
822	Strip Retail Plaza (<40k)	23,000 s.f.	1,252	54	33	21	152	76	76
<b>Gross Trips</b>			<b>10,944</b>	<b>1,029</b>	<b>743</b>	<b>286</b>	<b>1,159</b>	<b>390</b>	<b>769</b>
Residential Trips			2,710	190	56	134	219	127	92
<i>Mixed-Use Reductions</i>			-94	-5	-1	-4	-40	-25	-15
<i>Alternative Mode Reductions</i>			-104	-7	-2	-5	-7	-4	-3
Adjusted Residential Trips			2,512	178	53	125	172	98	74
Hotel Trips			2,276	117	66	51	156	80	76
<i>Mixed-Use Reductions</i>			-78	-19	0	-19	-9	-7	-2
<i>Alternative Mode Reductions</i>			-88	-4	-3	-1	-6	-3	-3
Adjusted Hotel Trips			2,110	94	63	31	141	70	71
Office Trips			4,706	668	588	80	632	107	525
<i>Mixed-Use Reductions</i>			-92	-38	-27	-11	-17	-6	-11
<i>Alternative Mode Reductions</i>			-184	-25	-22	-3	-25	-4	-21
Adjusted Office Trips			4,430	605	539	66	590	97	493
Retail Trips			1,252	54	33	21	152	76	76
<i>Mixed-Use Reductions</i>			-170	-20	-13	-7	-42	-16	-26
<i>Alternative Mode Reductions</i>			-44	-1	-1	-1	-4	-2	-2
<i>Pass By Reductions (Based on ITE Rates)</i>			-352	0	0	0	-36	-18	-18
Adjusted Retail Trips			686	33	19	13	70	40	30
<i>Mixed-Use Reductions - TOTAL</i>			-434	-82	-41	-41	-108	-54	-54
<i>Alternative Mode Reductions - TOTAL</i>			-420	-37	-28	-10	-42	-13	-29
<i>Pass-By Reductions - TOTAL</i>			-352	0	0	0	-36	-18	-18
<b>New Trips</b>			<b>9,738</b>	<b>910</b>	<b>674</b>	<b>235</b>	<b>973</b>	<b>305</b>	<b>668</b>

k:\alp\_tpio\019699005\_windward park dri determination - alpharetta - may 2025\analysis\windwardpark\_comparison-update.xls\trip generation 2022 ite 11

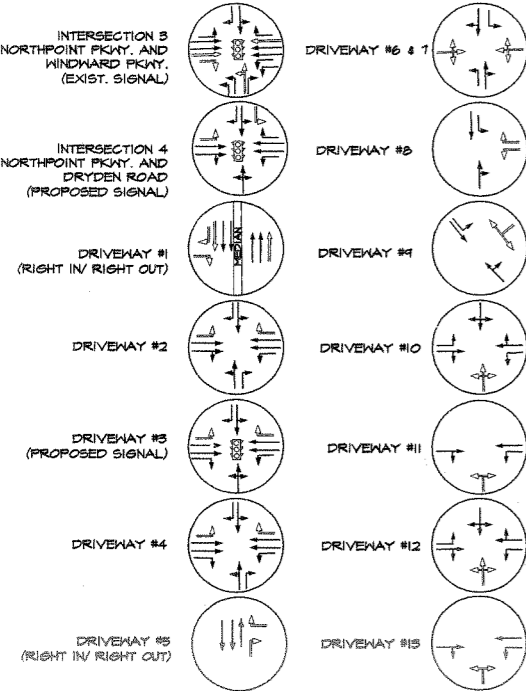
**Trip Generation Analysis (11th Ed. with *2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC*)**  
**NEW Proposed Windward Park (2025)**  
**Alpharetta, Georgia**

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour			
			Total	In	Out	Total	In	Out	
<b>Proposed Site Traffic</b>									
215	Single-Family Attached Housing	287 d.u.	2,136	144	45	99	168	96	72
221	Multi-Family Housing (Mid-Rise)	320 d.u.	1,480	129	30	99	125	76	49
310	Hotel	249 rooms	2,276	117	66	51	156	80	76
710	General Office Building	359,000 s.f.	3,528	503	443	60	480	82	398
822	Strip Retail Plaza (<40k)	20,906 s.f. gross leasable area	1,138	49	30	19	138	69	69
<b>Gross Trips</b>			<b>10,558</b>	<b>942</b>	<b>614</b>	<b>328</b>	<b>1,067</b>	<b>403</b>	<b>664</b>
Residential Trips			3,616	273	75	198	293	172	121
<i>Mixed-Use Reductions</i>			-92	-8	-2	-6	-41	-25	-16
<i>Alternative Mode Reductions</i>			-140	-11	-3	-8	-10	-6	-4
Adjusted Residential Trips			3,384	254	70	184	242	141	101
Hotel Trips			2,276	117	66	51	156	80	76
<i>Mixed-Use Reductions</i>			-58	-14	0	-14	-8	-7	-1
<i>Alternative Mode Reductions</i>			-89	-4	-3	-1	-6	-3	-3
Adjusted Hotel Trips			2,129	99	63	36	142	70	72
Office Trips			3,528	503	443	60	480	82	398
<i>Mixed-Use Reductions</i>			-76	-33	-23	-10	-19	-6	-13
<i>Alternative Mode Reductions</i>			-138	-19	-17	-2	-18	-3	-15
Adjusted Office Trips			3,314	451	403	48	443	73	370
Retail Trips			1,138	49	30	19	138	69	69
<i>Mixed-Use Reductions</i>			-154	-21	-13	-8	-36	-14	-22
<i>Alternative Mode Reductions</i>			-39	-1	-1	0	-4	-2	-2
<i>Pass By Reductions (Based on ITE Rates)</i>			-322	0	0	0	-33	-17	-17
Adjusted Retail Trips			623	27	16	11	65	36	28
<i>Mixed-Use Reductions - TOTAL</i>			-380	-76	-38	-38	-104	-52	-52
<i>Alternative Mode Reductions - TOTAL</i>			-406	-35	-24	-11	-38	-14	-24
<i>Pass-By Reductions - TOTAL</i>			-322	0	0	0	-33	-17	-17
<b>New Trips</b>			<b>9,450</b>	<b>831</b>	<b>552</b>	<b>279</b>	<b>892</b>	<b>320</b>	<b>571</b>

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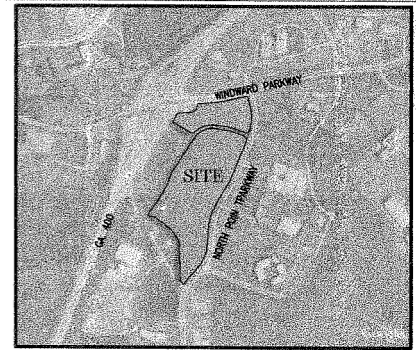
TRAFFIC INFORMATION AT INTERSECTIONS

LEGEND  
EXISTING TRAVEL LANE  
FUTURE TRAVEL LANE



USE	SQUARE FOOTAGE OR UNITS	HEIGHT	PARKING REQUIRED	PARKING PROVIDED	FAR
RESIDENTIAL	500 UNITS	15 STORY	1,025 SPACES	1,025 SPACES	0.43
OFFICE	850,000 SF	15 STORY	3,400 SPACES	3,400 SPACES	0.41
RETAIL	80,000 SF	2 STORY	400 SPACES	400 SPACES	0.038
BANK	5,000 SF	2 STORY	17 SPACES	17 SPACES	0.002
HOTEL	225 ROOMS	12 STORY	254 SPACES	254 SPACES	0.08

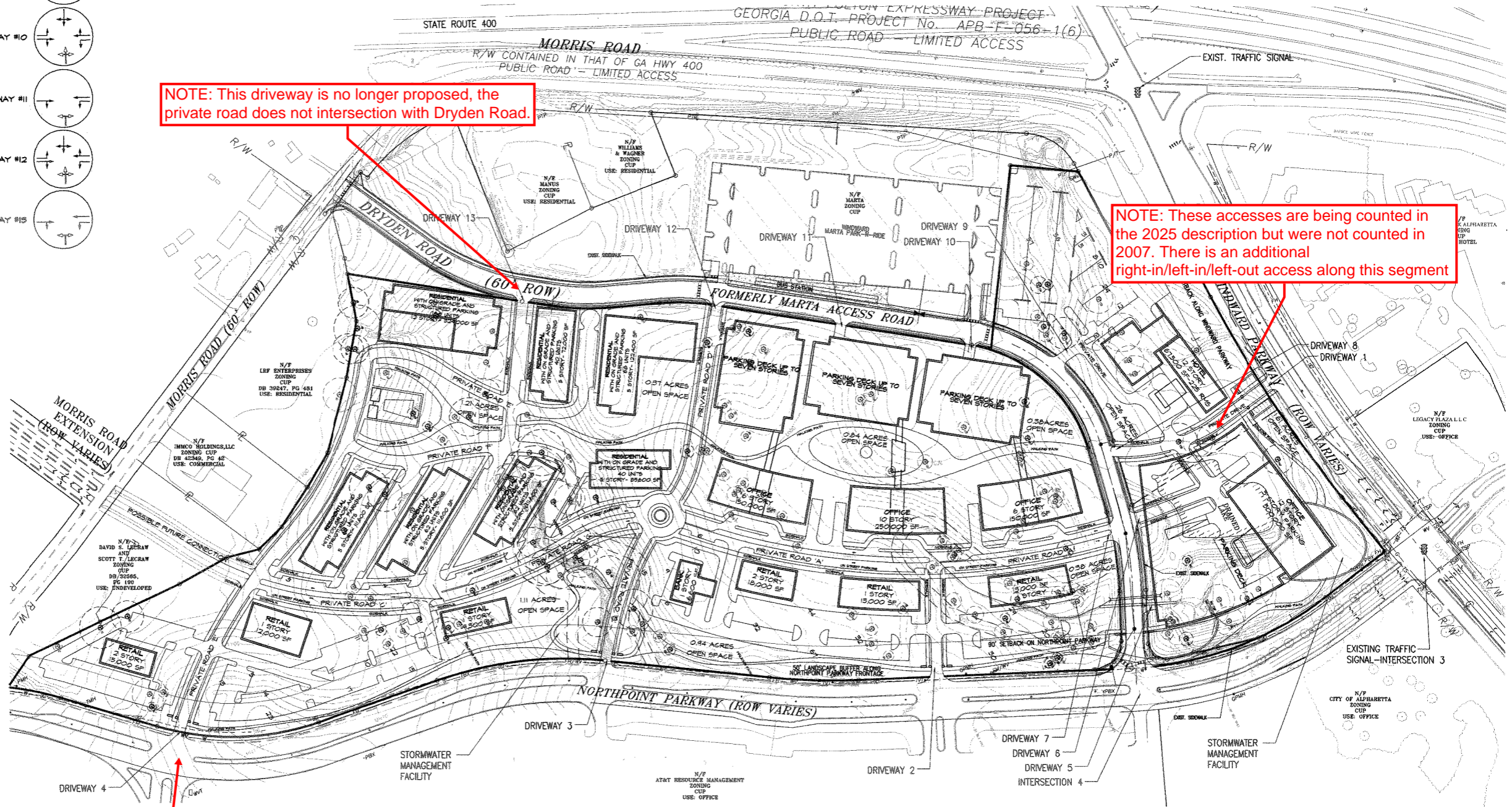
# 2007 DRI 1558 (Windward Mill)



LOCATION MAP

NOTE: This driveway is no longer proposed, the private road does not intersection with Dryden Road.

NOTE: These accesses are being counted in the 2025 description but were not counted in 2007. There is an additional right-in/left-in/left-out access along this segment

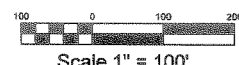


WINDWARD MILL, LLC  
LOCATED IN  
LAND LOTS 1112 & 1177, 2nd LAND DISTRICT, 1st SECTION AND  
LAND LOTS 1181, 1186, 1189, & 1200, 2nd LAND DISTRICT, 2nd SECTION  
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

LOT 1 AREA = 9.611 ACRES  
LOT 2 AREA = 36.039 ACRES  
TOTAL AREA = 47.65 ACRES

BASE INFORMATION REFERENCES SURVEY DONE BY  
REGISTERED AND ASSOCIATES  
STAMPED AND SIGNED 7/23/07  
REVISION 4/25/07 FOR TITLE NOTES AND NAME REVISION  
ZONING CUP

- NOTE:
- A TWO WAY LEFT TURN LANE MANDIS IS EXISTING ALONG DRYDEN SO ALL LEFT TURNS ALONG THIS ROAD INTO A DRIVEWAY ARE FROM THE TWO WAY LEFT TURN LANE.
  - ENTIRE PROPERTY IS WITHIN THE CITY LIMITS OF ALPHARETTA.
  - PROPOSED OPEN SPACE FOR THE PROJECT IS 6.64 AC OR 14% OF THE SITE.
  - NO BIKE LANES ARE PROPOSED ON THIS SITE.



Contact Information  
Penn Hodge  
4080 McGinnis Ferry Road  
Suite 1402  
Alpharetta, GA 30005

TEL: 678-762-9950  
FAX: 678-762-9952

NOTE: This driveway is no longer proposed, the private road does not intersection with Northpoint Parkway.

SITE PLAN  
1 OF 2

# WINDWARD MILL

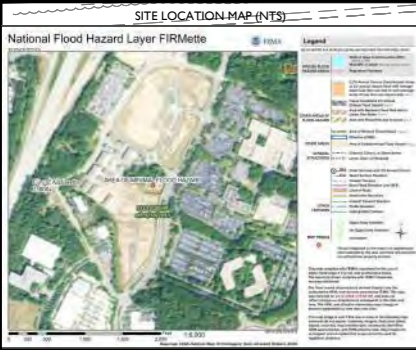
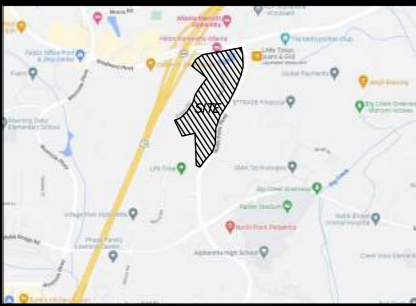
City of Alpharetta, Georgia

SEPTEMBER 25, 2007  
REVISED: OCTOBER 10, 2007





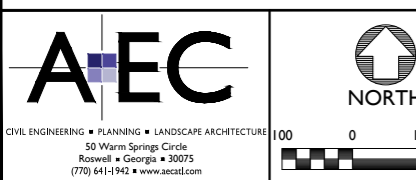
# Proposed 2025 Zoning Plan



Element Description	Notes
Site location map	See map for location
National Flood Hazard Layer FIRMette	See map for flood hazard zones
Element Description	See table for details

**NOTE:**

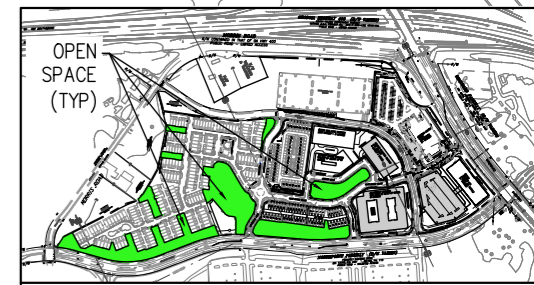
- ALL WETLANDS BEING IMPACTED ON THE PROPERTY ARE PERMITTED WITH THE ARMY CORP OF ENGINEERS.
- BASED UPON THE ARBORIST REPORT BY OUTDOOR SPACES, THE REMAINING SPECIMEN TREES ARE LOCATED ON SITE 2.
- THERE ARE NO PROPOSED CHANGES TO THE EXISTING ROADS AND THE IN POINTS TO THE PUBLIC RIGHT OF WAY.
- ALL INTERNAL ROADS ARE PRIVATE.
- SITE DESIGN BY COOPER CARRIS, DATED 11-1-2022.
- ALL RESIDENTIAL DRIVEWAYS ARE 18" DEPTH MINIMUM (MEASURED FROM EDGE OF GARAGE TO EDGE OF ALLEY).
- TYPICAL PROPOSED TOWNHOME DIMENSION IS 22' WIDE x 38' DEEP AND 20' WIDE x 35' DEEP.



PROPOSED PARCEL DATA	
<b>SITE 1:</b>	
ACREAGE:	4.25 AC.
PROPOSED USE:	OFFICE/RETAIL
TOTAL S.F.:	119,000 S.F. OFFICE 5,906 S.F. RETAIL 4-STORIES (60')
<b>SITE 2:</b>	
ACREAGE:	4.33 AC.
PROPOSED USE:	OFFICE
TOTAL S.F.:	240,000 S.F. OFFICE 10,000 S.F. RETAIL 7-STORIES (118')
<b>SITE 3:</b>	
ACREAGE:	3.16 AC.
PROPOSED USE:	RETAIL S.F.
TOTAL S.F.:	5,906 S.F. 320 UNITS 5-STORIES (54')
<b>SITE 4:</b>	
ACREAGE:	3.42 AC.
PROPOSED USE:	TOWNHOMES
TOTAL UNITS:	49 UNITS
BUILDING HEIGHT:	3-STORIES (42')
MINIMUM UNIT S.F.:	2,100 S.F.
<b>SITE 5:</b>	
ACREAGE:	3.00 AC.
PROPOSED USE:	TOWNHOMES
TOTAL UNITS:	51 UNITS
BUILDING HEIGHT:	3-STORIES (42')
MINIMUM UNIT S.F.:	2,100 S.F.

SITE DATA:	
LAND LOTS	1112, 1177, 1188, & 1189
1st DISTRICT	2nd SECTION
CITY OF ALPHARETTA FULTON COUNTY, GEORGIA	
TOTAL ACREAGE:	47.65 ac.
SITE PLAN	REVISION ACREAGE: 19.17 ac.
CURRENT ZONING:	CUP
FUTURE LAND USE:	MU
<b>PROPOSED USES:</b>	
TOWNHOME:	(187 units existing, 100 units proposed)
HOTEL:	(249 room hotel existing)
OFFICE:	(359,000 s.f. proposed)
RETAIL:	(20,906 s.f. proposed)
APARTMENT:	(320 units proposed)
RESIDENTIAL:	(320 units proposed)
<b>PROPOSED SETBACKS</b>	
FRONT (SITE 4):	60' at NORTHPOINT PARKWAY
FRONT (SITES 2 & 3):	30' at NORTHPOINT PARKWAY
FRONT (SITE 2):	30' at WINDWARD PARKWAY
FRONT:	10' at ALL INTERNAL STREETS
<b>PROPOSED LANDSCAPE STRIPS</b>	
NORTHPOINT PKWY:	20'
WINDWARD PKWY:	20'
ALL OTHER STREETS:	10' (PUBLIC AND PRIVATE)
<b>MAXIMUM BUILDING/ PARKING COVERAGE:</b> 17.15 ac. (36%)	
<b>EXISTING BUILDING/ PARKING COVERAGE:</b>	
- CARAVELLE:	5.14 ac.
- HILTON HOTEL:	1.72 ac.
<b>PROPOSED BUILDING/ PARKING COVERAGE:</b>	
- BUILDINGS:	6.79 ac.
- PARKING (DECK AND SURFACE):	2.05 ac.
<b>TOTAL PROPOSED BUILDING/ PARKING COVERAGE:</b> 8.84 ac.	
<b>TOTAL OVERALL BUILDING/ PARKING COVERAGE:</b> 15.69 ac. (33%)	
<b>PROPOSED PARKING SUMMARY:</b>	
<b>SITE 1:</b>	
PROPOSED USE:	OFFICE
TOTAL S.F.:	119,000 S.F. OFFICE (496 SPACES) 5,000 S.F. RETAIL (25 SPACES)
REQUIRED PARKING:	501 SPACES
PROPOSED PARKING:	511 SPACES (2 LEVEL DECK + 4 LEVEL DECK)
<b>SITE 2:</b>	
PROPOSED USE:	OFFICE
TOTAL S.F.:	240,000 S.F. OFFICE (960 SPACES) 10,000 S.F. RETAIL (50 SPACES)
REQUIRED PARKING:	1,010 SPACES (4-1000)
PROPOSED PARKING:	1,254 SPACES (6 LEVEL DECK)
<b>SITE 3:</b>	
PROPOSED USE:	APARTMENT/ RETAIL
RETAIL S.F.:	5,906 S.F.
REQUIRED PARKING:	30 SPACES (5:1000)
APARTMENT:	320 UNITS
REQUIRED PARKING:	502 SPACES (1.57 SP PER UNIT + .98 SP PER BR)
PROPOSED PARKING:	532 SPACES
PROVIDED PARKING:	511 SPACES (4 LEVEL DECK)
<b>SITE 4:</b>	
PROPOSED USE:	TOWNHOMES
TOTAL UNITS:	49 UNITS
REQUIRED PARKING:	98 SPACES (2 PER UNIT)
PROPOSED PARKING:	98 SPACES (GARAGE SPACES)
<b>SITE 5:</b>	
PROPOSED USE:	TOWNHOMES
TOTAL UNITS:	51 UNITS
REQUIRED PARKING:	102 SPACES (2 PER UNIT)
PROPOSED PARKING:	102 SPACES (GARAGE SPACES)

\*STORMWATER MANAGEMENT WILL BE HANDLED IN THE EXISTING FACILITIES ALREADY CONSTRUCTED AND OPERATIONAL.



OPEN SPACE EXHIBIT (15% OF AREA: 7.15 ac.)

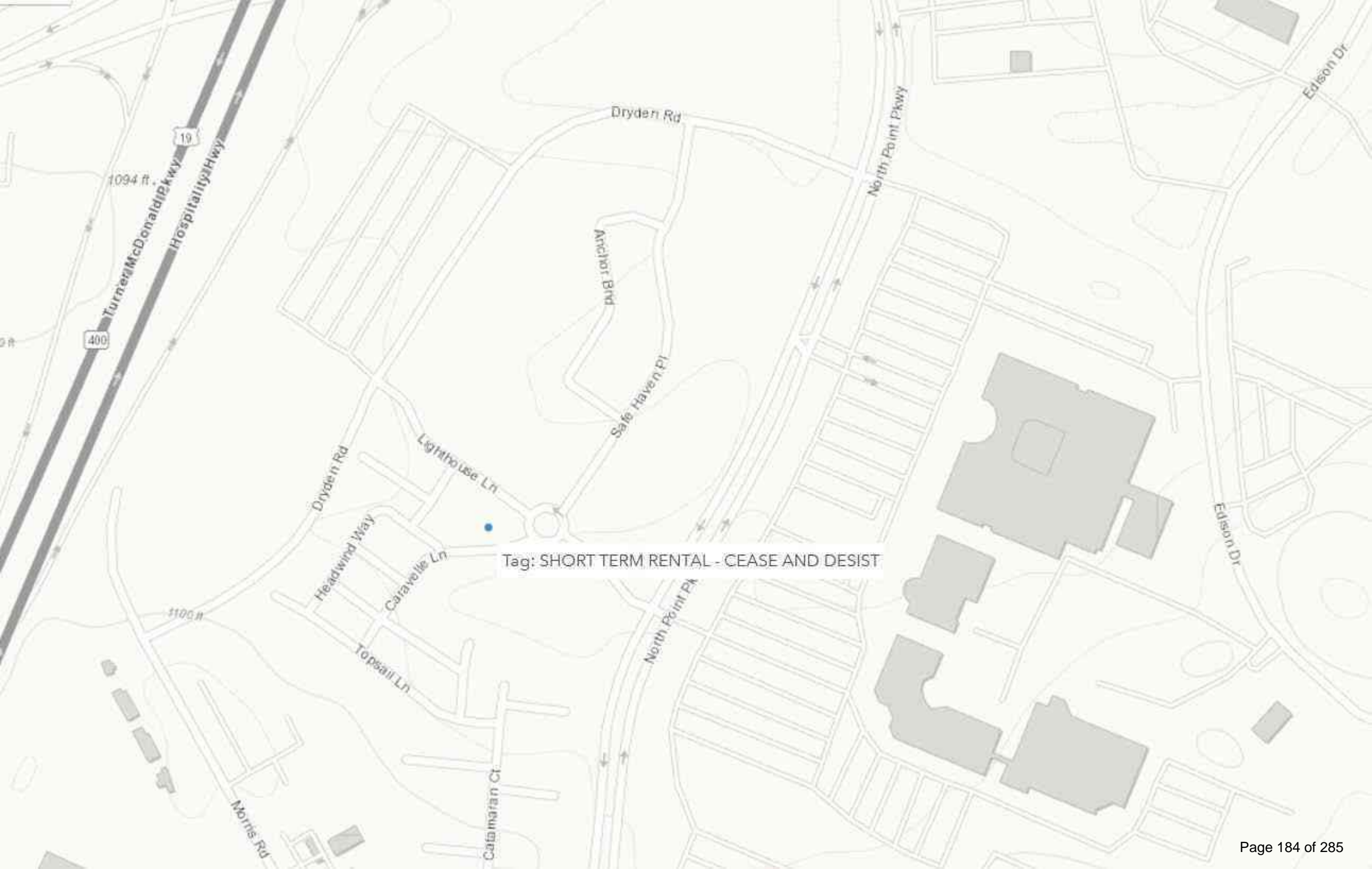
ZONING PLAN

## Windward Park

Alpharetta, Georgia

PROJECT INFORMATION

PROJECT NO.:	25-5208
DATE:	June 2, 2025 REVISED: June 6, 2025
SCALE:	1" = 100'
FILE NAME:	Windward Park- 2025 Zoning Plan.dwg
DESIGN/DRAWN:	SLR



Tag: SHORT TERM RENTAL - CEASE AND DESIST

# Real Estate

**View Bill**

<b>As of</b>	5/30/2025
<b>Bill Year</b>	2024
<b>Bill</b>	2410550
<b>Owner</b>	WINDWARD PARK MASTER ASSOCIATI
<b>Parcel ID</b>	21 -5490-1112-049-2

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2024	\$0.23	\$0.23	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$0.23	\$0.23	\$0.00	\$0.00	\$0.00

# Real Estate

**View Bill**

<b>As of</b>	5/30/2025
<b>Bill Year</b>	2024
<b>Bill</b>	2410551
<b>Owner</b>	WINDWARD POINT WHP INC
<b>Parcel ID</b>	21 -5490-1112-050-0

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2024	\$2,540.58	\$2,540.58	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$2,540.58	\$2,540.58	\$0.00	\$0.00	\$0.00

# Real Estate

**View Bill**

<b>As of</b>	5/30/2025
<b>Bill Year</b>	2024
<b>Bill</b>	2410558
<b>Owner</b>	WINDWARD PARK MASTER ASSOCIATI
<b>Parcel ID</b>	21 -5500-1177-142-5

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2024	\$0.23	\$0.23	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$0.23	\$0.23	\$0.00	\$0.00	\$0.00

# Real Estate

**View Bill**

<b>As of</b>	5/30/2025
<b>Bill Year</b>	2024
<b>Bill</b>	2421798
<b>Owner</b>	WINDWARD MILL LLC
<b>Parcel ID</b>	22 -5450-1188-057-0

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2024	\$4,290.19	\$4,290.19	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$4,290.19	\$4,290.19	\$0.00	\$0.00	\$0.00

# Real Estate

**View Bill**

<b>As of</b>	5/30/2025
<b>Bill Year</b>	2024
<b>Bill</b>	2421800
<b>Owner</b>	WINDWARD POINT WHP INC
<b>Parcel ID</b>	22 -5450-1188-059-6

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2024	\$3,421.48	\$3,421.48	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$3,421.48	\$3,421.48	\$0.00	\$0.00	\$0.00

# Real Estate

**View Bill**

<b>As of</b>	5/30/2025
<b>Bill Year</b>	2024
<b>Bill</b>	2421888
<b>Owner</b>	WINDWARD MILL LLC
<b>Parcel ID</b>	22 -5450-1188-170-1

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2024	\$579.83	\$579.83	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$579.83	\$579.83	\$0.00	\$0.00	\$0.00

# PUBLIC PARTICIPATION PLAN

# CITIZEN PARTICIPATION FORM - PART A

*This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.*

Public Hearing or Project Name: \_\_\_\_\_

Contact Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

*The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.*

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

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

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

1105 W. Peachtree St. NE, Suite 1000  
Atlanta, Georgia 30309-3608  
Tel: 404 815-3500  
www.sgrlaw.com



Dennis J. Webb, Jr.  
Direct Tel: 404-815-3620  
Direct Fax: 404-685-6920  
djwebb@sgrlaw.com

June 24, 2025

**RE: MP-25-08/CU-25-13/V-25-17 Hanover Windward Park/Windward MP Pod 66**

Dear Neighbor:

Please allow this letter to serve as public notice for Consideration of a master plan amendment, conditional use, and variances to allow 326 'Dwelling, 'For-Rent' units 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. 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, 2<sup>nd</sup> District, 2<sup>nd</sup> Section, Fulton County, Georgia.

There will be a discussion of this item at a Community Zoning Information Meeting on **Wednesday, July 9, 2025 at 6:00pm**, located in the Multi-Purpose Room at Alpharetta City Hall. This item will also be considered by **the Planning Commission on Thursday, August 7, 2025 at 6:30 PM and by City Council on Monday, August 25, 2025 at 6:30 PM**. The meeting(s) will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at 404.815.3620 or djwebb@sgrlaw.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'DJ Webb'.

Dennis J. Webb, Jr.



Name and Address of Sender

Check type of mail or service

Adult Signature Required       Priority Mail Express  
 Adult Signature Restricted Delivery       Registered Mail  
 Certified Mail       Return Receipt for Merchandise  
 Certified Mail Restricted Delivery       Signature Confirmation  
 Collect on Delivery (COD)       Signature Confirmation Restricted Delivery  
 Insured Mail  
 Priority Mail

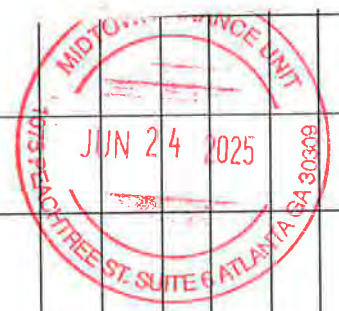
Affix Stamp H  
(for additional cost)  
Postmark with D



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**\$29.90**  
S2324D502446-03

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Ha	Ch														
1.	320 BEACONS PLACE LLC 320 BEACONS PL Alpharetta, GA, 30005																		
2.	A T & T RESOURCE MGMT CORP 300 WINDWARD PKY REAR Alpharetta, GA, 30005																		
3.	ADABALA RAMYA SREE & BUDI VENKATA SRIKANTH 331 BEACONS PL Alpharetta, GA, 30005																		
4.	ARYEETAY JAMES N & ARYEETAY WILZA TAMY 920 CATAMARAN CT Alpharetta, GA, 30005																		
5.	AVASARALA KANAKA VENKATESWARA & SUNITHA 910 CATAMARAN CT Alpharetta, GA, 30005																		
6.	BHAVANARI CHANDRA BABU & MANASA 501 HEADWIND WAY Alpharetta, GA, 30005																		
7.	CARAVELLE AT WINDWARD PARK TOWNHOME ASSOCIATION INC 0 NORTHPOINT CT Alpharetta, GA, 30005																		
8.	CARAVELLE AT WINDWARD PARK TOWNHOME ASSOCIATION INC 0 NORTHPOINT PKWY Alpharetta, GA, 30005																		
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)																	



Complete in Ink

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Firm Mailing Book For Accountable Mail

Name and Address of Sender		Check type of mail or service		Affix Stamp Here (for additional copies of this receipt) Postmark with Date of Receipt.												
USPS Tracking/Article Number		<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail <input type="checkbox"/> Certified Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail		Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
				1.	CASE CHRISTINE MARIE CASE KAITLIN ELIZABETH 903 CATAMARAN CT Alpharetta, GA, 30005											
2.	CHMIEL MARIO & CHMIEL EDYTA HELENA 904 CATAMARAN CT Alpharetta, GA, 30005															
3.	DEVELOPMENT AUTHORITY OF FULTON COUNTY 5775 NORTHPOINT PKWY Alpharetta, GA, 30005															
4.	DONTHAMSETTY RAMESH C ET AL 335 BEACONS PL Alpharetta, GA, 30005															
5.	ELLIOTT TAMMY RENEE 103 CARAVELLE LN Alpharetta, GA, 30005															
6.	GRANDHI MRIDULA 332 BEACONS PL Alpharetta, GA, 30005															
7.	GUNDLA KONDAL REDDY 322 BEACONS PL Alpharetta, GA, 30005															
8.	GUO JINSI & GUAN HONG 333 BEACONS PL Alpharetta, GA, 30005															
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)														





Firm Mailing Book For Accountable Mail

Name and Address of Sender		Check type of mail or service		Affix Stamp Here (for additional copies of this receipt) Postmark with Date of Receipt.												
		<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail <input type="checkbox"/> Certified Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Priority Mail														
USPS Tracking/Article Number	Address (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee		
1.	HARTZOG CARLISHA M 114 CARAVELLE LN Alpharetta, GA, 30005															
2.	JACKSON DALE J & SZEILER ROSEMARY RITA 323 BEACONS PL Alpharetta, GA, 30005															
3.	KARNWAL HIMANSHU & GARIMA 325 BEACONS PL Alpharetta, GA, 30005															
4.	KEEBLE ANDREA EVONNE 922 CATAMARAN CT Alpharetta, GA, 30005															
5.	KOMMINENI KRISHNA KISHORE & KOMMINENI KAVITHA 902 CATAMARAN CT Alpharetta, GA, 30005															
6.	KRISHNAN VENKATESHWARAN BALU & VIJAYARAMAN DURGADEVI BATHEY 118 CARAVELLE LN Alpharetta, GA, 30005															
7.	KYE OK KIM LIVING TRUST THE 505 HEADWIND WAY Alpharetta, GA, 30005															
8.	LINGAM SHEELA RANI 329 BEACONS PL Alpharetta, GA, 30005															
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)														





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Name and Address of Sender		Check type of mail or service		Affix Stamp Here (for additional copies of this receipt) Postmark with Date of Receipt.												
		<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail <input type="checkbox"/> Certified Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail														
USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee		
1.	MALLESHAPPA DARSHAN GODABANAHAL 105 CARAVELLE LN Alpharetta, GA, 30005															
2.	MARTA 0 MORRIS RD Alpharetta, GA, 30005															
3.	MEHTA RUCHITA P 107 CARAVELLE LN Alpharetta, GA, 30005															
4.	NOMULA RAJANI & RAYABARAPU PAVAN 324 BEACONS PL Alpharetta, GA, 30005															
5.	ORF II WINDWARD CROSSING LLC A 5815 WINDWARD PKY Alpharetta, GA, 30005															
6.	PADGILWAR YOGESHWARI S & SIDDHARTH SHARAD 112 CARAVELLE LN Alpharetta, GA, 30005															
7.	PANDYA SNEHALKUMAR GIRISHKUMAR & TANVI SNEHALKUMAR 321 BEACONS PL Alpharetta, GA, 30005															
8.	PEDAKANTI SREEDHAR & KATTA KRISHNA VENI 908 CATAMARAN CT Alpharetta, GA, 30005															
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)														





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USPS Tracking/Article Number		Addressee (Name, Street, City, State, & ZIP Code™)		Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
				1.	PUSARLA VINEEL & KORLEPARA SREE DIVYA 101 CARAVELLE LN Alpharetta, GA, 30005											
2.	RAMANATHAN SIVA GNANA SUNDARAM & SIVAGNANASUNDARAM PARASAKTHI 906 CATAMARAN CT Alpharetta, GA, 30005															
3.	REVOCABLE TRUST OF VERNA TUULIKKI BUSH THE 330 BEACONS PL Alpharetta, GA, 30005															
4.	ROGERS CAMPUS II LLC 901 CATAMARAN CT Alpharetta, GA, 30005															
5.	SOMARAJU CHANDRASEKARA RAO 328 BEACONS PL Alpharetta, GA, 30005															
6.	SWAMINATHAN SUBRAMANIAN 327 BEACONS PL Alpharetta, GA, 30005															
7.	VANKAMAMIDI KANTHI K & KOPARAGAM SOIJANYA 900 CATAMARAN CT Alpharetta, GA, 30005															
8.	VEERA SURYA NARAYANA REDDY VELUTHURLA & KOTA SHIREESHA 918 CATAMARAN CT Alpharetta, GA, 30005															
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)														





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		<input type="checkbox"/> Adult Signature Required	<input type="checkbox"/> Priority Mail Express	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail	<input type="checkbox"/> Certified Mail	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation	<input type="checkbox"/> Collect on Delivery (COD)	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Insured Mail	<input type="checkbox"/> Priority Mail	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee
USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)																							
1.	WADHWANI GAURAVKUMAR DEVIDASBHAI & BAFNA SALONI 116 CARAVELLE LN Alpharetta, GA, 30005																							
2.	WADHWANI POOJA & SHAVKANI DHARMENDRA KUMAR 326 BEACONS PL Alpharetta, GA, 30005																							
3.	WINDWARD MILL LLC 0 NORTHPOINT PKWY Alpharetta, GA, 30005																							
4.	WINDWARD PARK MASTER ASSOCIATION INC 0 NORTHPOINT PKWY Alpharetta, GA, 30005																							
5.	WINDWARD POINT WHP INC 0 NORTHPOINT PKWY Alpharetta, GA, 30005																							
6.	YANG NING & WANG DUYUAN 503 HEADWIND WAY Alpharetta, GA, 30005																							
7.																								
8.																								
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)																						



# 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.

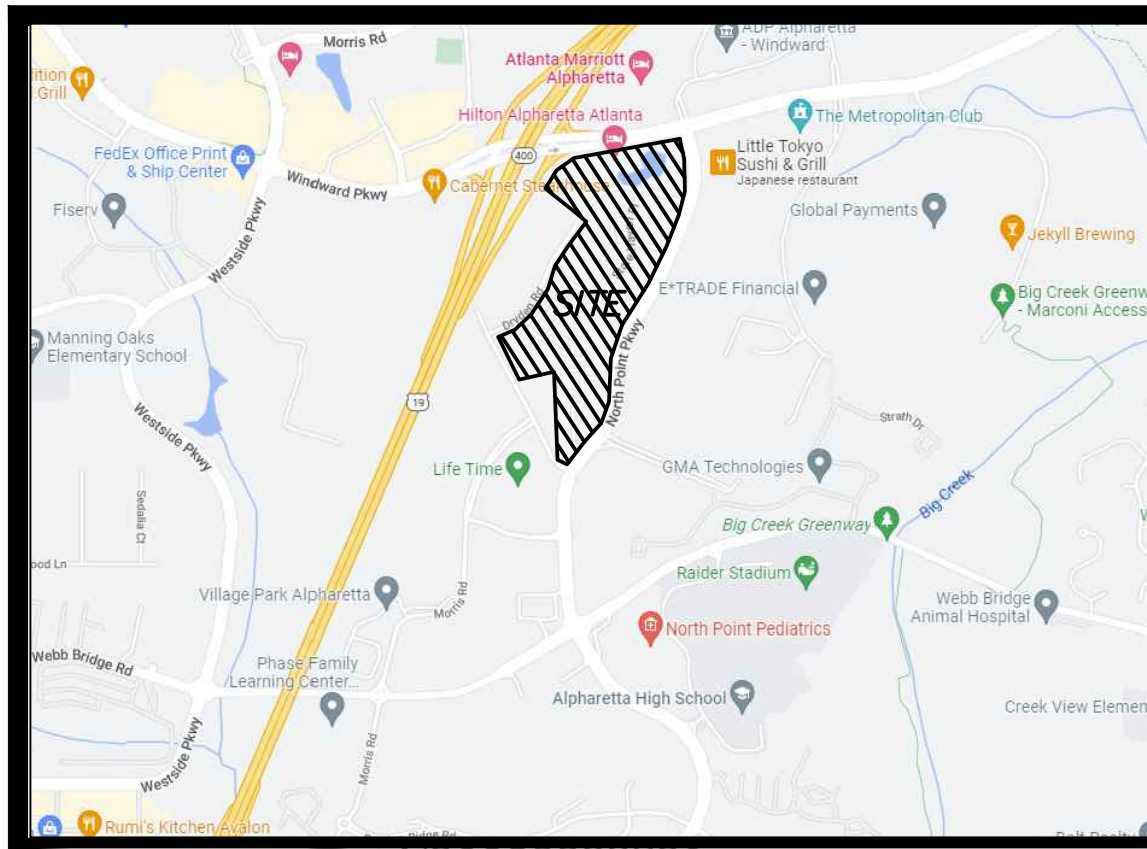
*I, the undersigned, as an authorized representative of the applicant and Public Hearing item identified above, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Citizen Participation Form - Part B and in any and all documents provided 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: \_\_\_\_\_

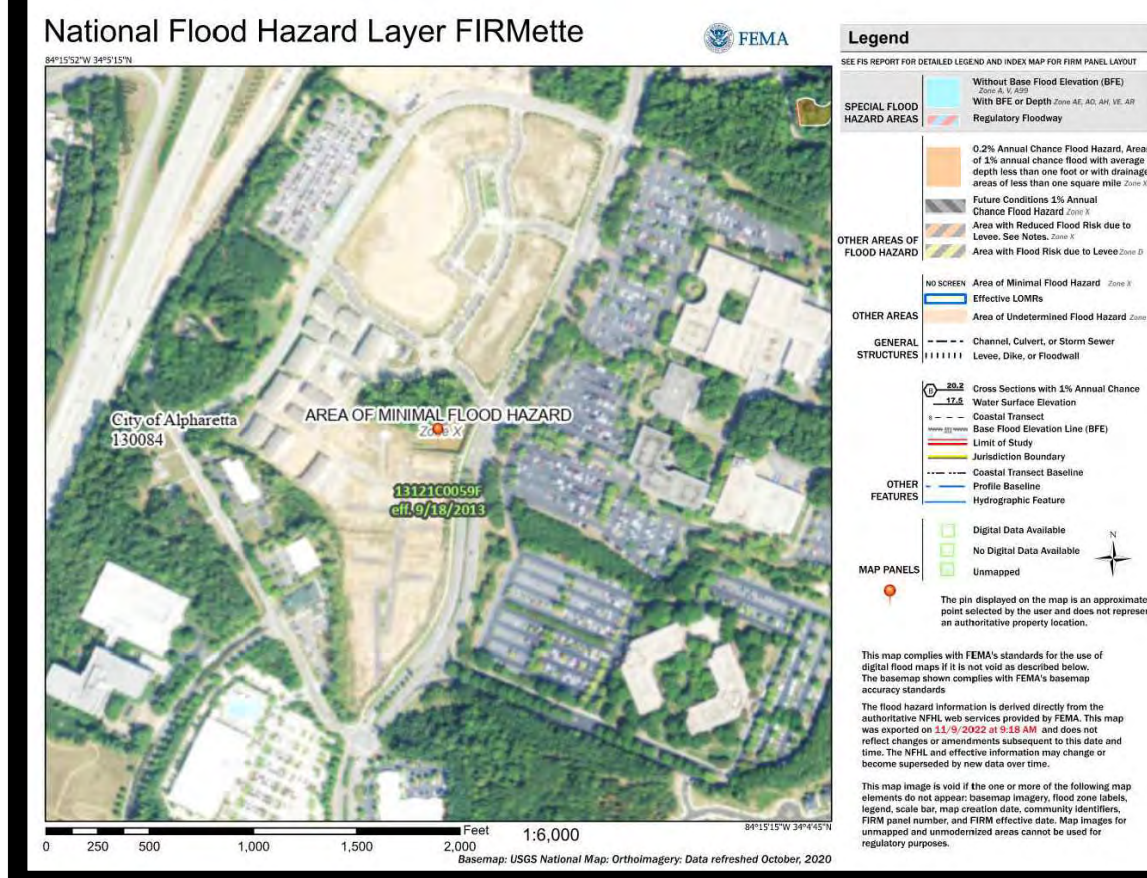
Print Form

PIN	Address	City, State, ZIP	Owner
21 549011120237	5815 WINDWARD PKY	Alpharetta, GA, 30005	ORF II WINDWARD CROSSING LLC A
21 549011120492	0 NORTHPOINT PKWY	Alpharetta, GA, 30005	WINDWARD PARK MASTER ASSOCIATION INC
21 549011120500	0 NORTHPOINT PKWY	Alpharetta, GA, 30005	WINDWARD POINT WHP INC
21 550011760089	300 WINDWARD PKY REAR	Alpharetta, GA, 30005	A T & T RESOURCE MGMT CORP
21 550011771425	0 NORTHPOINT PKWY	Alpharetta, GA, 30005	WINDWARD PARK MASTER ASSOCIATION INC
21 550011771433	0 NORTHPOINT PKWY	Alpharetta, GA, 30005	WINDWARD POINT WHP INC
22 545011880570	0 NORTHPOINT PKWY	Alpharetta, GA, 30005	WINDWARD MILL LLC
22 545011880588	0 MORRIS RD	Alpharetta, GA, 30005	MARTA
22 545011880596	0 NORTHPOINT PKWY	Alpharetta, GA, 30005	WINDWARD POINT WHP INC
22 545011880604	0 NORTHPOINT CT	Alpharetta, GA, 30005	CARAVELLE AT WINDWARD PARK TOWNHOME ASSOCIATION INC
22 545011880786	505 HEADWIND WAY	Alpharetta, GA, 30005	KYE OK KIM LIVING TRUST THE
22 545011880794	503 HEADWIND WAY	Alpharetta, GA, 30005	YANG NING & WANG DUYUAN
22 545011880810	335 BEACONS PL	Alpharetta, GA, 30005	DONTHAMSETTY RAMESH C ET AL
22 545011880828	333 BEACONS PL	Alpharetta, GA, 30005	GUO JINSI & GUAN HONG
22 545011880836	331 BEACONS PL	Alpharetta, GA, 30005	ADABALA RAMYA SREE & BUDI VENKATA SRIKANTH
22 545011880844	329 BEACONS PL	Alpharetta, GA, 30005	LINGAM SHEELA RANI
22 545011880851	327 BEACONS PL	Alpharetta, GA, 30005	SWAMINATHAN SUBRAMANIAN
22 545011880869	325 BEACONS PL	Alpharetta, GA, 30005	KARNWAL HIMANSHU & GARIMA
22 545011880877	323 BEACONS PL	Alpharetta, GA, 30005	JACKSON DALE J & SZEILER ROSEMARY RITA
22 545011880885	321 BEACONS PL	Alpharetta, GA, 30005	PANDYA SNEHALKUMAR GIRISHKUMAR & TANVI SNEHALKUMAR
22 545011880943	322 BEACONS PL	Alpharetta, GA, 30005	GUNDLA KONDAL REDDY
22 545011880950	320 BEACONS PL	Alpharetta, GA, 30005	320 BEACONS PLACE LLC
22 545011881016	5775 NORTHPOINT PKWY	Alpharetta, GA, 30005	DEVELOPMENT AUTHORITY OF FULTON COUNTY
22 545011881602	112 CARAVELLE LN	Alpharetta, GA, 30005	PADGILWAR YOGESHWARI S & SIDDHARTH SHARAD
22 545011881610	114 CARAVELLE LN	Alpharetta, GA, 30005	HARTZOG CARLISHA M
22 545011881628	116 CARAVELLE LN	Alpharetta, GA, 30005	WADHWANI GAURAVKUMAR DEVIDASBHAI & BAFNA SALONI
22 545011881636	118 CARAVELLE LN	Alpharetta, GA, 30005	KRISHNAN VENKATESHWARAN BALU & VIJAYARAMAN DURGADEVI BATHEY
22 545011881644	901 CATAMARAN CT	Alpharetta, GA, 30005	ROGERS CAMPUS II LLC
22 545011881651	903 CATAMARAN CT	Alpharetta, GA, 30005	CASE CHRISTINE MARIE CASE KAITLIN ELIZABETH
22 545011881701	0 DRYDEN RD	Alpharetta, GA, 30005	WINDWARD MILL LLC
22 545011882592	0 NORTHPOINT PKWY	Alpharetta, GA, 30005	WINDWARD POINT WHP INC
22 545011890801	501 HEADWIND WAY	Alpharetta, GA, 30005	BHAVANARI CHANDRA BABU & MANASA
22 545011890892	332 BEACONS PL	Alpharetta, GA, 30005	GRANDHI MRIDULA
22 545011890900	330 BEACONS PL	Alpharetta, GA, 30005	REVOCABLE TRUST OF VERNA TUULIKKI BUSH THE
22 545011890918	328 BEACONS PL	Alpharetta, GA, 30005	SOMARAJU CHANDRASEKARA RAO
22 545011890926	326 BEACONS PL	Alpharetta, GA, 30005	WADHWANI POOJA & SHAVKANI DHARMENDRA KUMAR
22 545011890934	324 BEACONS PL	Alpharetta, GA, 30005	NOMULA RAJANI & RAYABARAPU PAVAN
22 545011890967	107 CARAVELLE LN	Alpharetta, GA, 30005	MEHTA RUCHITA P
22 545011890975	105 CARAVELLE LN	Alpharetta, GA, 30005	MALLESHAPPA DARSHAN GODABANAHAL

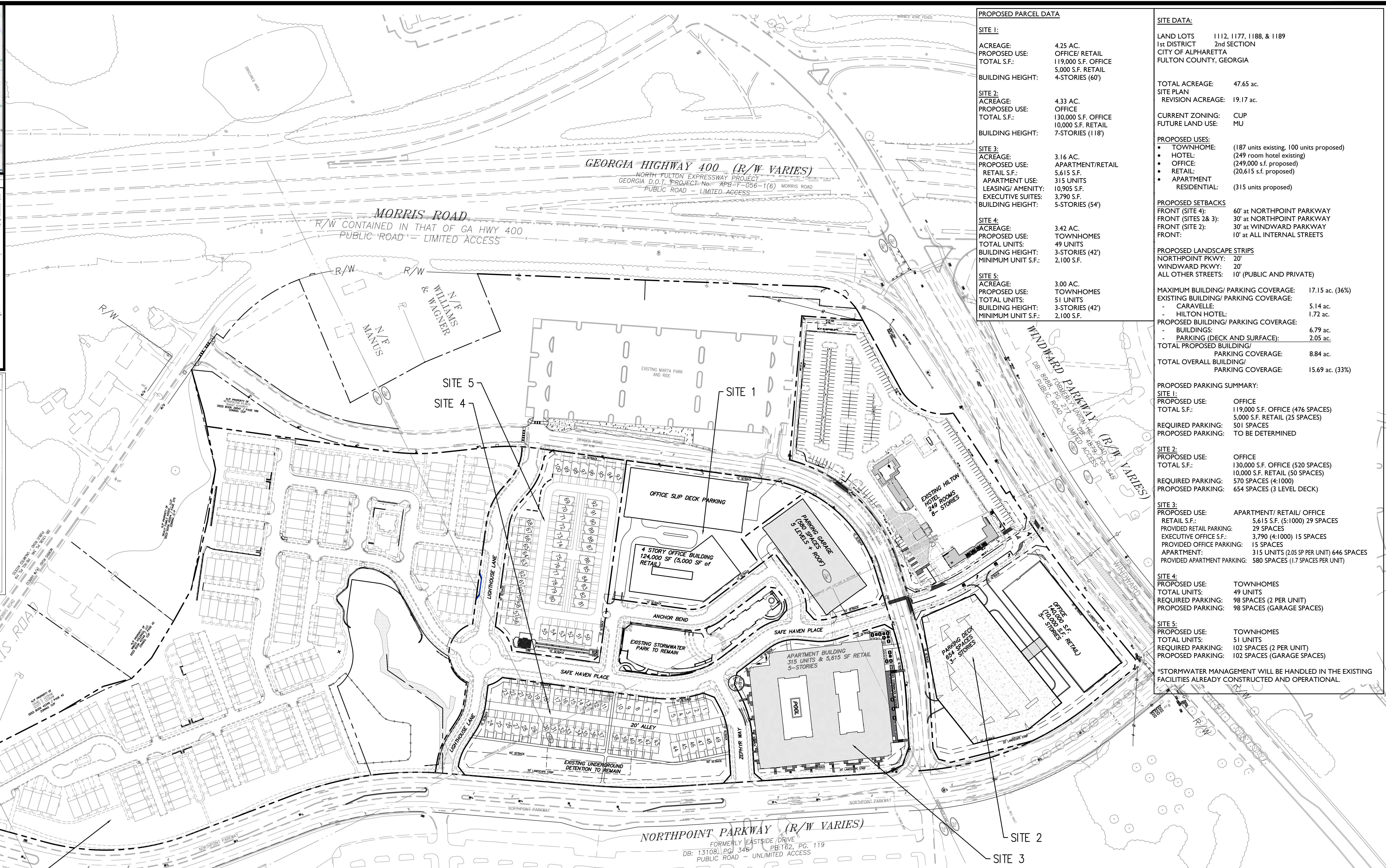
<a href="#">22 545011890983</a>	103 CARAVELLE LN	Alpharetta, GA, 30005	ELLIOTT TAMMY RENEE
<a href="#">22 545011890991</a>	101 CARAVELLE LN	Alpharetta, GA, 30005	PUSARLA VINEEL & KORLEPARA SREE DIVYA
<a href="#">22 545011891007</a>	0 NORTHPOINT PKWY	Alpharetta, GA, 30005	CARAVELLE AT WINDWARD PARK TOWNHOME ASSOCIATION INC
<a href="#">22 545011892419</a>	918 CATAMARAN CT	Alpharetta, GA, 30005	VEERA SURYA NARAYANA REDDY VELUTHURLA & KOTA SHIREESHA
<a href="#">22 545011892427</a>	920 CATAMARAN CT	Alpharetta, GA, 30005	ARYEETAY JAMES N & ARYEETAY WILZA TAMY
<a href="#">22 545011892435</a>	922 CATAMARAN CT	Alpharetta, GA, 30005	KEEBLE ANDREA EVONNE
<a href="#">22 545011892450</a>	910 CATAMARAN CT	Alpharetta, GA, 30005	AVASARALA KANAKA VENKATESWARA & AVASARALA SUNITHA
<a href="#">22 545011892468</a>	908 CATAMARAN CT	Alpharetta, GA, 30005	PEDAKANTI SREEDHAR & KATTA KRISHNA VENI
<a href="#">22 545011892476</a>	906 CATAMARAN CT	Alpharetta, GA, 30005	RAMANATHAN SIVA GNANA SUNDARAM & SIVAGNANASUNDARAM PARASAKTHI
<a href="#">22 545011892484</a>	904 CATAMARAN CT	Alpharetta, GA, 30005	CHMIEL MARIO & CHMIEL EDYTA HELENA
<a href="#">22 545011892492</a>	902 CATAMARAN CT	Alpharetta, GA, 30005	KOMMINENI KRISHNA KISHORE & KOMMINENI KAVITHA
<a href="#">22 545011892500</a>	900 CATAMARAN CT	Alpharetta, GA, 30005	VANKAMAMIDI KANTHI K & KOPARAGAM SOUJANYA



SITE LOCATION MAP (NTS)



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



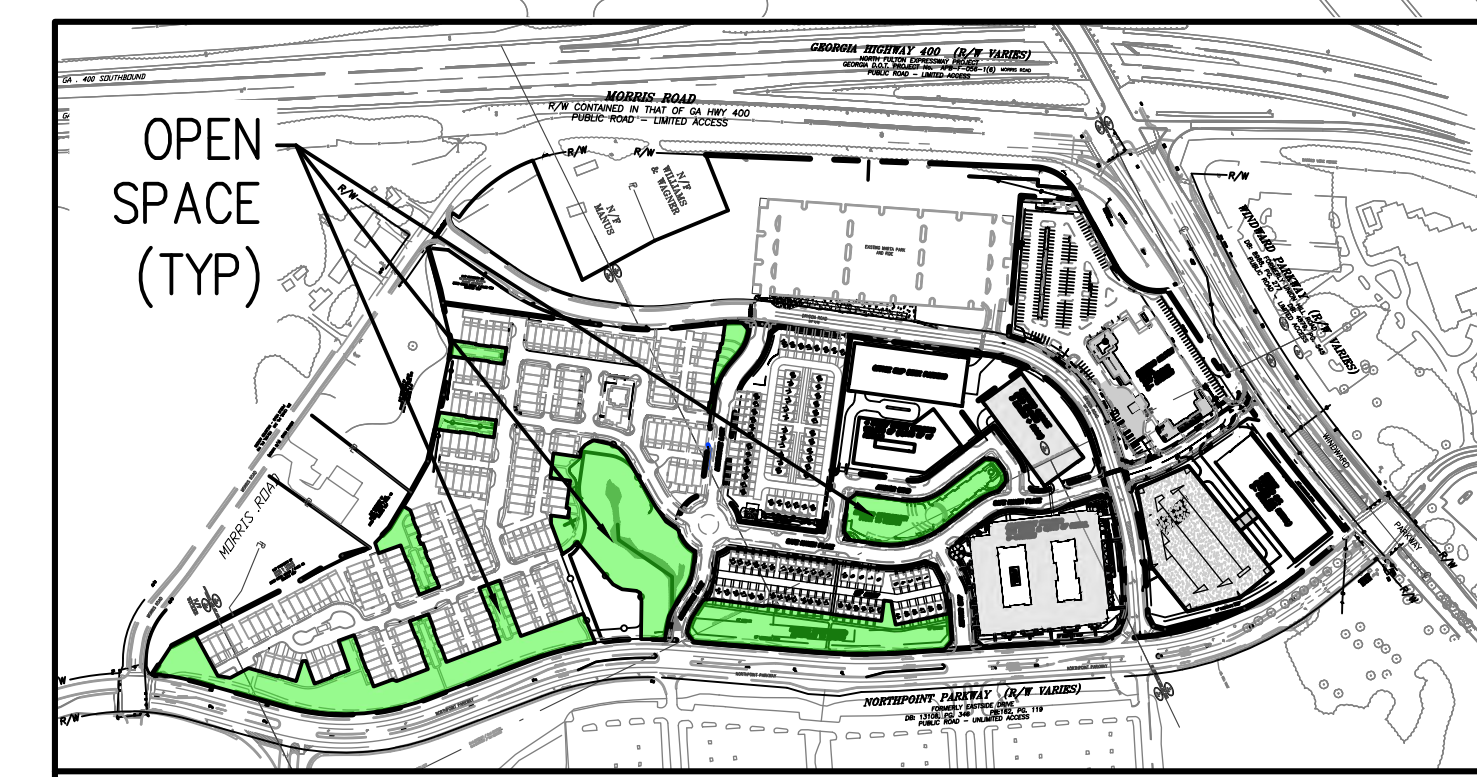
PROPOSED PARCEL DATA	
<b>SITE 1:</b>	
ACREAGE:	4.25 AC.
PROPOSED USE:	OFFICE/RETAIL
TOTAL S.F.:	119,000 S.F. OFFICE 5,000 S.F. RETAIL 4-STORIES (60')
<b>SITE 2:</b>	
ACREAGE:	4.33 AC.
PROPOSED USE:	OFFICE
TOTAL S.F.:	130,000 S.F. OFFICE 10,000 S.F. RETAIL 7-STORIES (118')
<b>SITE 3:</b>	
ACREAGE:	3.16 AC.
PROPOSED USE:	APARTMENT/RETAIL
RETAIL S.F.:	5,615 S.F.
APARTMENT USE:	315 UNITS
LEASING/AMENITY:	10,905 S.F.
EXECUTIVE SUITES:	3,790 S.F.
BUILDING HEIGHT:	5-STORIES (54')
<b>SITE 4:</b>	
ACREAGE:	3.42 AC.
PROPOSED USE:	TOWNHOMES
TOTAL UNITS:	49 UNITS
BUILDING HEIGHT:	3-STORIES (42')
MINIMUM UNIT S.F.:	2,100 S.F.
<b>SITE 5:</b>	
ACREAGE:	3.00 AC.
PROPOSED USE:	TOWNHOMES
TOTAL UNITS:	51 UNITS
BUILDING HEIGHT:	3-STORIES (42')
MINIMUM UNIT S.F.:	2,100 S.F.

SITE DATA:	
LAND LOTS	1112, 1177, 1188, & 1189
1st DISTRICT	2nd SECTION
CITY OF ALPHARETTA FULTON COUNTY, GEORGIA	
TOTAL ACREAGE:	47.65 ac.
SITE PLAN	REVISION ACREAGE: 19.17 ac.
CURRENT ZONING:	CUP
FUTURE LAND USE:	MU
<b>PROPOSED USES:</b>	
TOWNHOME:	(187 units existing, 100 units proposed)
HOTEL:	(249 room hotel existing)
OFFICE:	(249,000 s.f. proposed)
RETAIL:	(20,615 s.f. proposed)
APARTMENT:	(315 units proposed)
<b>PROPOSED SETBACKS</b>	
FRONT (SITE 4):	60' at NORTHPOINT PARKWAY
FRONT (SITES 2& 3):	30' at NORTHPOINT PARKWAY
FRONT (SITE 2):	30' at WINDWARD PARKWAY
FRONT:	10' at ALL INTERNAL STREETS
<b>PROPOSED LANDSCAPE STRIPS</b>	
NORTHPOINT PKWY:	20'
WINDWARD PKWY:	20'
ALL OTHER STREETS:	10' (PUBLIC AND PRIVATE)
<b>MAXIMUM BUILDING/ PARKING COVERAGE:</b> 17.15 ac. (36%)	
<b>EXISTING BUILDING/ PARKING COVERAGE:</b>	
- CARAVELLE:	5.14 ac.
- HILTON HOTEL:	1.72 ac.
<b>PROPOSED BUILDING/ PARKING COVERAGE:</b>	
- BUILDINGS:	6.79 ac.
- PARKING (DECK AND SURFACE):	2.05 ac.
<b>TOTAL PROPOSED BUILDING/ PARKING COVERAGE:</b> 8.84 ac.	
<b>TOTAL OVERALL BUILDING/ PARKING COVERAGE:</b> 15.69 ac. (33%)	
<b>PROPOSED PARKING SUMMARY:</b>	
<b>SITE 1:</b>	OFFICE
PROPOSED USE:	119,000 S.F. OFFICE (476 SPACES)
TOTAL S.F.:	5,000 S.F. RETAIL (25 SPACES)
REQUIRED PARKING:	501 SPACES
PROPOSED PARKING:	TO BE DETERMINED
<b>SITE 2:</b>	OFFICE
PROPOSED USE:	130,000 S.F. OFFICE (520 SPACES)
TOTAL S.F.:	10,000 S.F. RETAIL (50 SPACES)
REQUIRED PARKING:	570 SPACES (4:1000)
PROPOSED PARKING:	654 SPACES (3 LEVEL DECK)
<b>SITE 3:</b>	APARTMENT/RETAIL/OFFICE
PROPOSED USE:	5,615 S.F. (5:1000) 29 SPACES
RETAIL S.F.:	29 SPACES
PROVIDED RETAIL PARKING:	15 SPACES
EXECUTIVE OFFICE S.F.:	3,790 (4:1000) 15 SPACES
PROVIDED OFFICE PARKING:	15 SPACES
APARTMENT:	315 UNITS (2.05 SP PER UNIT) 646 SPACES
PROVIDED APARTMENT PARKING:	580 SPACES (1.7 SPACES PER UNIT)
<b>SITE 4:</b>	TOWNHOMES
PROPOSED USE:	49 UNITS
TOTAL UNITS:	98 SPACES (2 PER UNIT)
REQUIRED PARKING:	98 SPACES (GARAGE SPACES)
PROPOSED PARKING:	98 SPACES (GARAGE SPACES)
<b>SITE 5:</b>	TOWNHOMES
PROPOSED USE:	51 UNITS
TOTAL UNITS:	102 SPACES (2 PER UNIT)
REQUIRED PARKING:	102 SPACES (GARAGE SPACES)
PROPOSED PARKING:	102 SPACES (GARAGE SPACES)

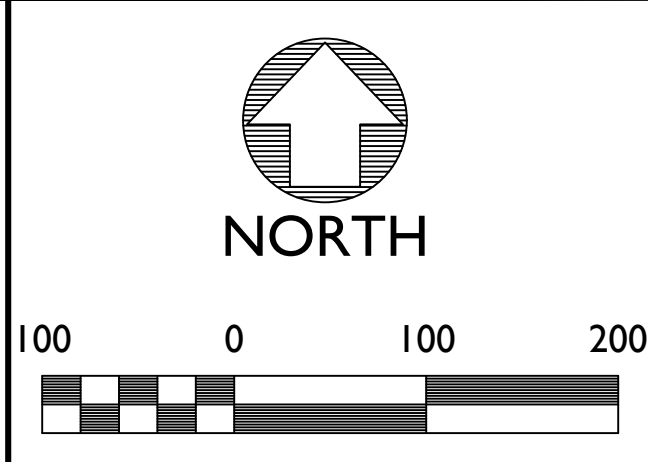
\*STORMWATER MANAGEMENT WILL BE HANDLED IN THE EXISTING FACILITIES ALREADY CONSTRUCTED AND OPERATIONAL.

EXISTING CARAVELLE DEVELOPMENT (187 units)

- NOTE:
- ALL WETLANDS BEING IMPACTED ON THE PROPERTY ARE PERMITTED WITH THE ARMY CORP OF ENGINEERS.
  - BASED UPON THE ARBORIST REPORT BY OUTDOOR SPACES, THE REMAINING SPECIMEN TREES ARE LOCATED ON SITE 2.
  - THERE ARE NO PROPOSED CHANGES TO THE EXISTING ROADS AND THE IN POINTS TO THE PUBLIC RIGHT OF WAY.
  - ALL INTERNAL ROADS ARE PRIVATE.
  - SITE DESIGN BY COOPER CARRIS, DATED 11-1-2022.
  - ALL RESIDENTIAL DRIVEWAYS ARE 18' DEPTH MINIMUM (MEASURED FROM EDGE OF GARAGE TO EDGE OF ALLEY).
  - TYPICAL PROPOSED TOWNHOME DIMENSION IS 22' WIDE x 38' DEEP AND 20' WIDE x 35' DEEP.



OPEN SPACE EXHIBIT (15% OF AREA: 7.15 ac.)

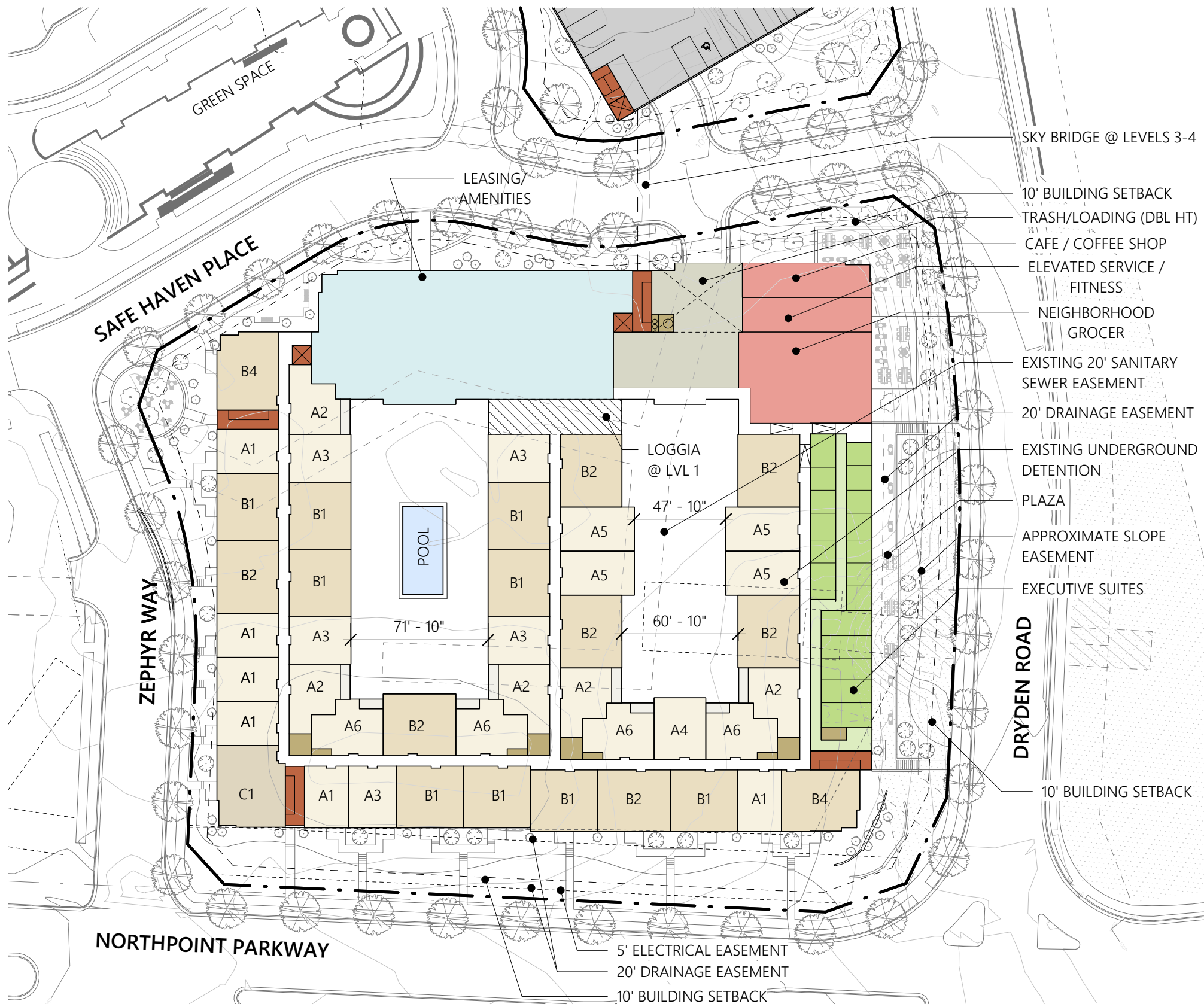


ZONING PLAN

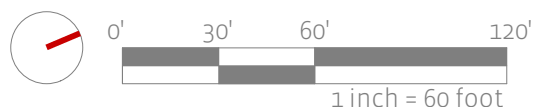
# Windward Park

Alpharetta, Georgia

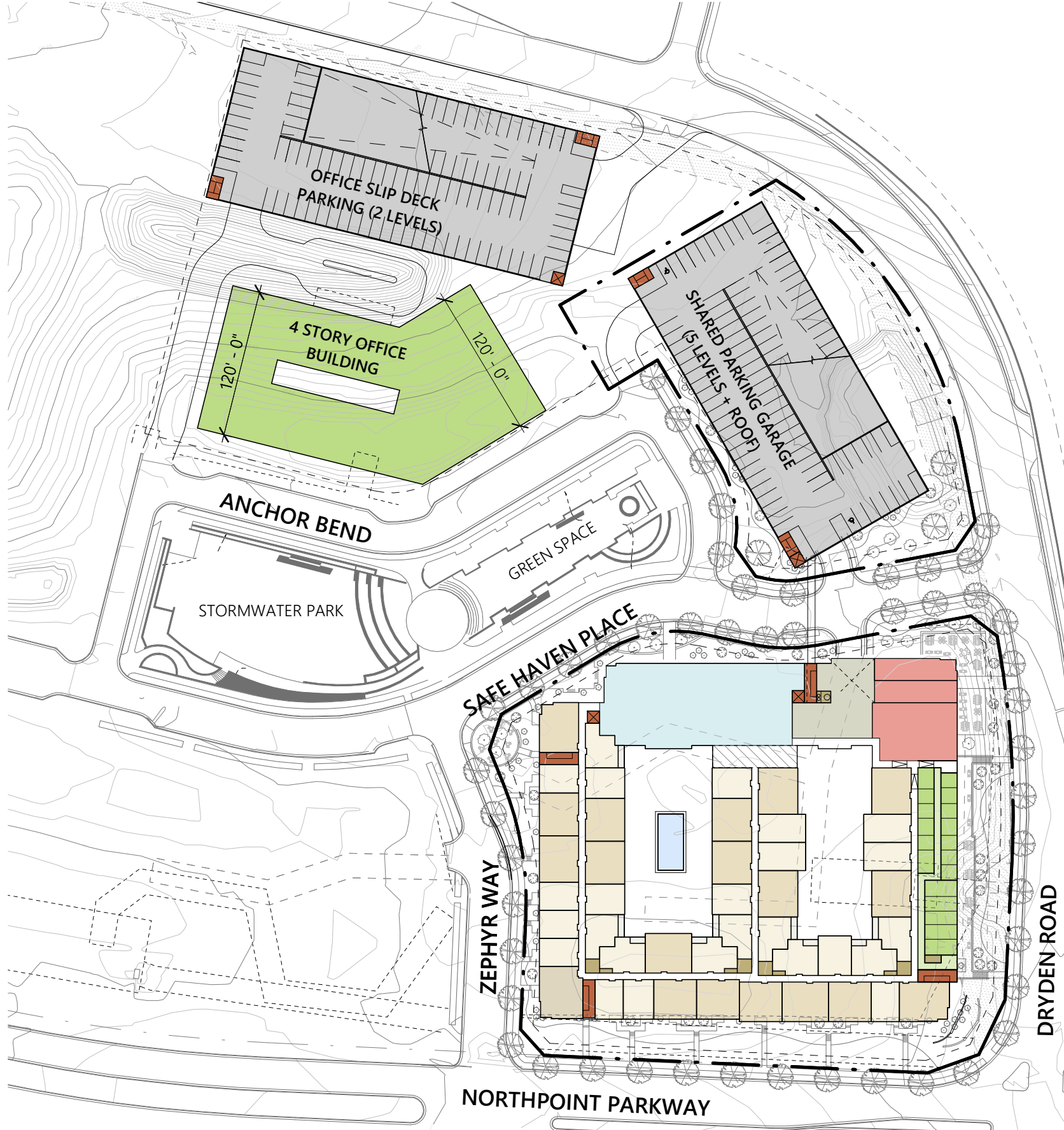
PROJECT INFORMATION	
PROJECT NO.:	25-5208
DATE:	June 2, 2025 REVISED: Oct. 7, 2025
SCALE:	1" = 100'
FILE NAME:	Windward Park- 2025 Zoning Plan-rev3.dwg
DESIGN/DRAWN:	SLR/ slr



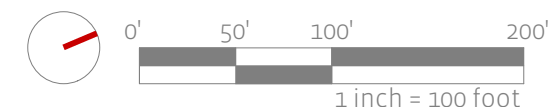
- SKY BRIDGE @ LEVELS 3-4
- 10' BUILDING SETBACK
- TRASH/LOADING (DBL HT)
- CAFE / COFFEE SHOP
- ELEVATED SERVICE / FITNESS
- NEIGHBORHOOD GROCER
- EXISTING 20' SANITARY SEWER EASEMENT
- 20' DRAINAGE EASEMENT
- EXISTING UNDERGROUND DETENTION
- PLAZA
- APPROXIMATE SLOPE EASEMENT
- EXECUTIVE SUITES
- 10' BUILDING SETBACK

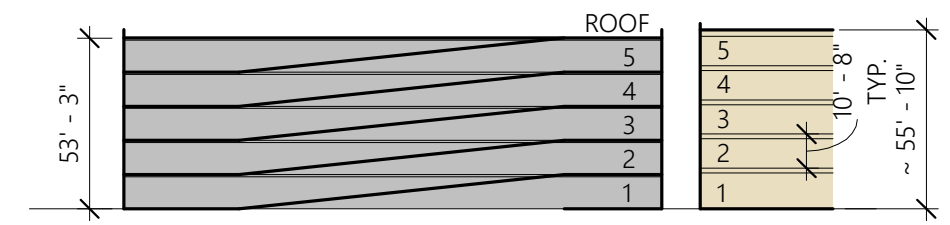
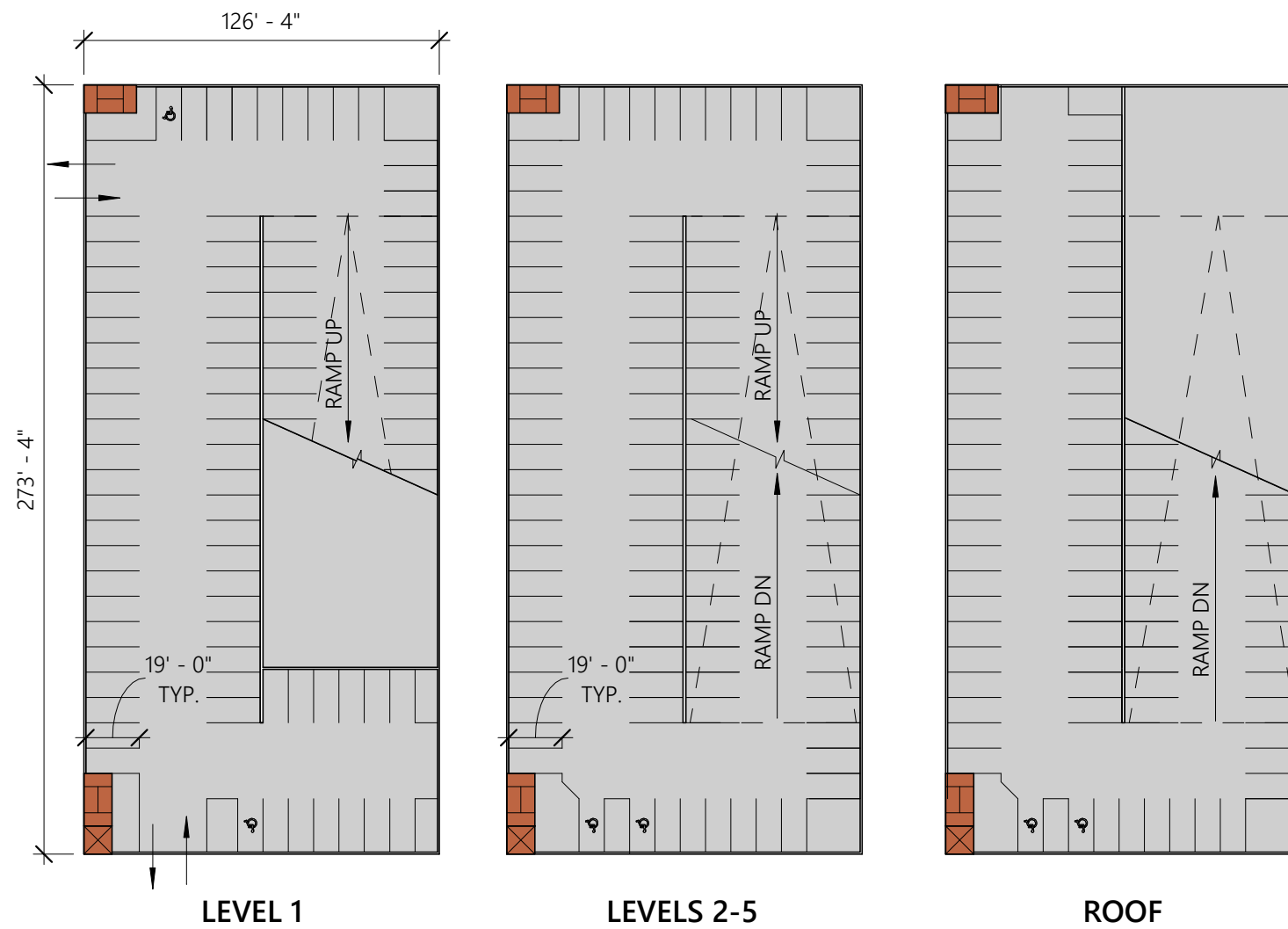






Hanover Alpharetta							
24-23		5 STORY ON-GRADE			VERSION 05 - 10/06/2025		
UNIT AREAS							
TYPE	DESCRIPTION	NO.	UNIT AREAS			TOTAL AREAS	
			NET	BALC.	GROSS	NET	GROSS
A1	One Bedroom, One Bath	38	737	0	737	28,006	28,006
A2	One Bedroom, One Bath	37	799	93	892	29,563	33,004
A3	One Bedroom, One Bath	37	801	0	801	29,637	29,637
A4	One Bedroom, One Bath	9	866	0	866	7,794	7,794
A5	One Bedroom, One Bath	20	886	0	886	17,720	17,720
A6	One Bedroom, One Bath	36	893	63	956	32,148	34,416
B1	Two Bedroom, Two Bath	53	1124	0	1,124	59,572	59,572
B1.1	Two Bedroom, Two Bath	4	1124	0	1,124	4,496	4,496
B2	Two Bedroom, Two Bath	55	1221	0	1,221	67,155	67,155
B3	Two Bedroom, Two Bath	3	1235	0	1,235	3,705	3,705
B4	Two Bedroom, Two Bath	14	1280	0	1,280	17,920	17,920
C1	Three Bedroom, Two Bath	9	1462	0	1,462	13,158	13,158
TOTAL UNITS:		315					
Rentable Area at Units:						310,874	316,583
Avg. Net Unit Size:						987	AVG. NET UNIT SIZE/TYPE
Avg. Gross Unit Size:						1005	
Total One Bedroom Units:						177	56.2% 818
Total Two Bedroom Units:						129	41.0% 1185
Total Three Bedroom Units:						9	2.9% 1462
Total Bedrooms:						462	
LEASING, AMENITY AND MISC. AREAS							
Level 1 - Retail							5,615 SF
Level 1 - Leasing & Amenities							10,905 SF
Level 1 - Executive Suites							3,790 SF
Total Miscellaneous Area							20,310 SF
GROSS BUILDING AREAS							
						Building Area (Includes Circulation, Units & Amenity/Leasing)	
Level 5 Building							78,458 SF
Level 4 Building							78,458 SF
Level 3 Building							78,458 SF
Level 2 Building							76,422 SF
Level 1 Building							77,193 SF
Building Gross Area							388,989 SF
Total Gross Construction Area							388,989 SF
PROJECT EFFICIENCY							
Gross Program Area (Gross Rentable Area + Total Miscellaneous Area)							336,893 SF
Gross Building Area (Excludes Garage & Courtyard)							388,989 SF
Project Efficiency - Net Rentable (Net Rentable Area/Gross Building Area)							79.92%
Project Efficiency - Total Program (Gross Program Area/Gross Building Area)							86.61%
PROJECT DENSITY							
Land Area						4.60	Acres
Unit Density						68.48	Units Per Acre
PROJECT PARKING							
Provided Parking Spaces							
Garage Standard Spaces						9'-0" x 18'-0" Min.	568
Garage Handicap Spaces						9'-0" x 18'-0" Min.	12
Total Spaces Provided							580 Spaces
Parking Ratio - Spaces / Unit							1.84 Spaces/Unit
Parking Ratio - Spaces / Bedroom							1.26 Spaces/Br





\*Garage section is diagrammatic

## 2 MF GARAGE HEIGHT

SCALE: 1" = 60'-0"

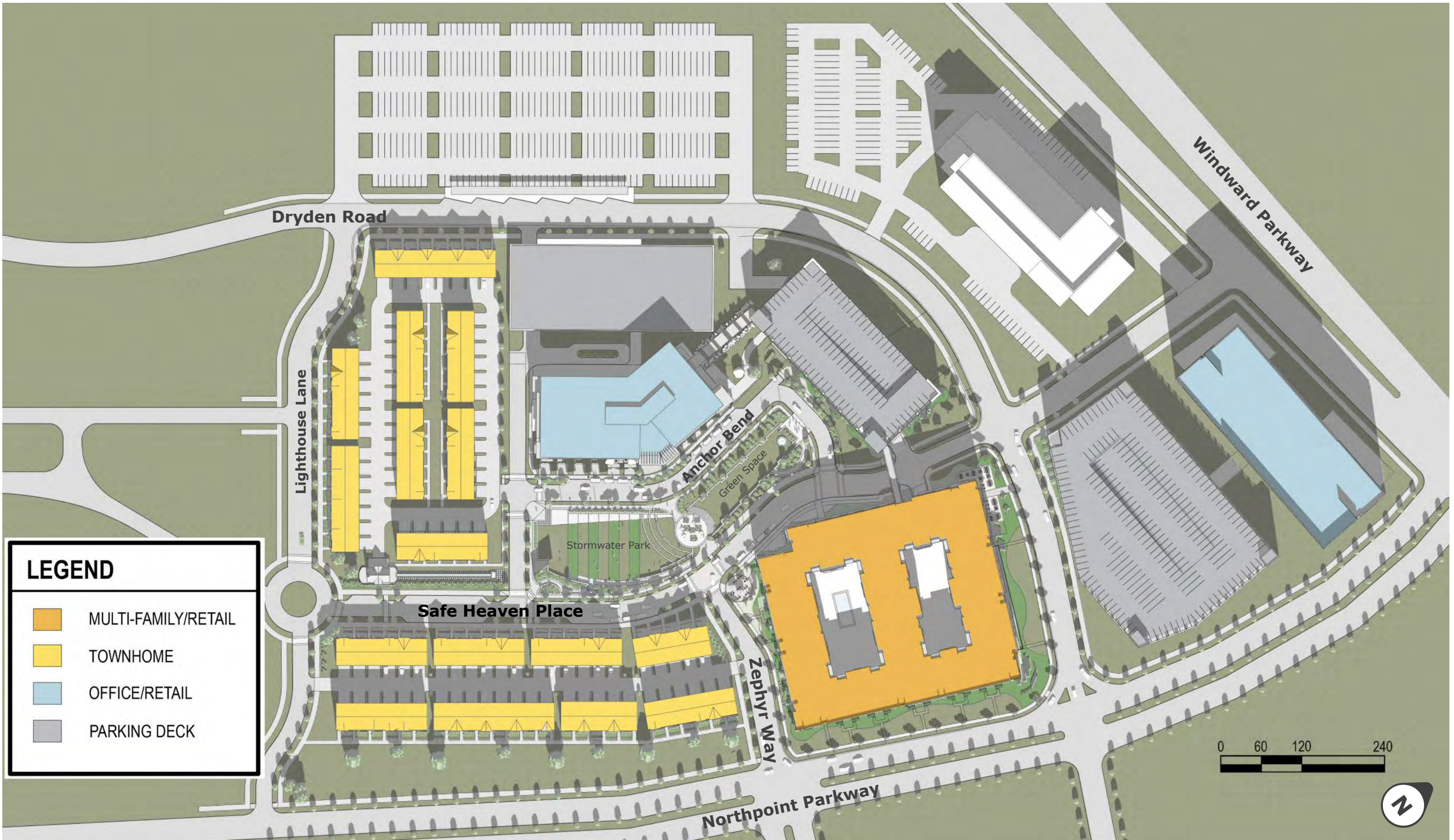
## 1 MULTIFAMILY GARAGE LAYOUT

SCALE: 1" = 60'-0"

ELEVATIONS &  
CONCEPTUAL  
RENDERINGS

























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N/F PROPERTY OF  
**LENNAR GEORGIA, INC.**  
DEED BOOK 55693 / PAGE 1

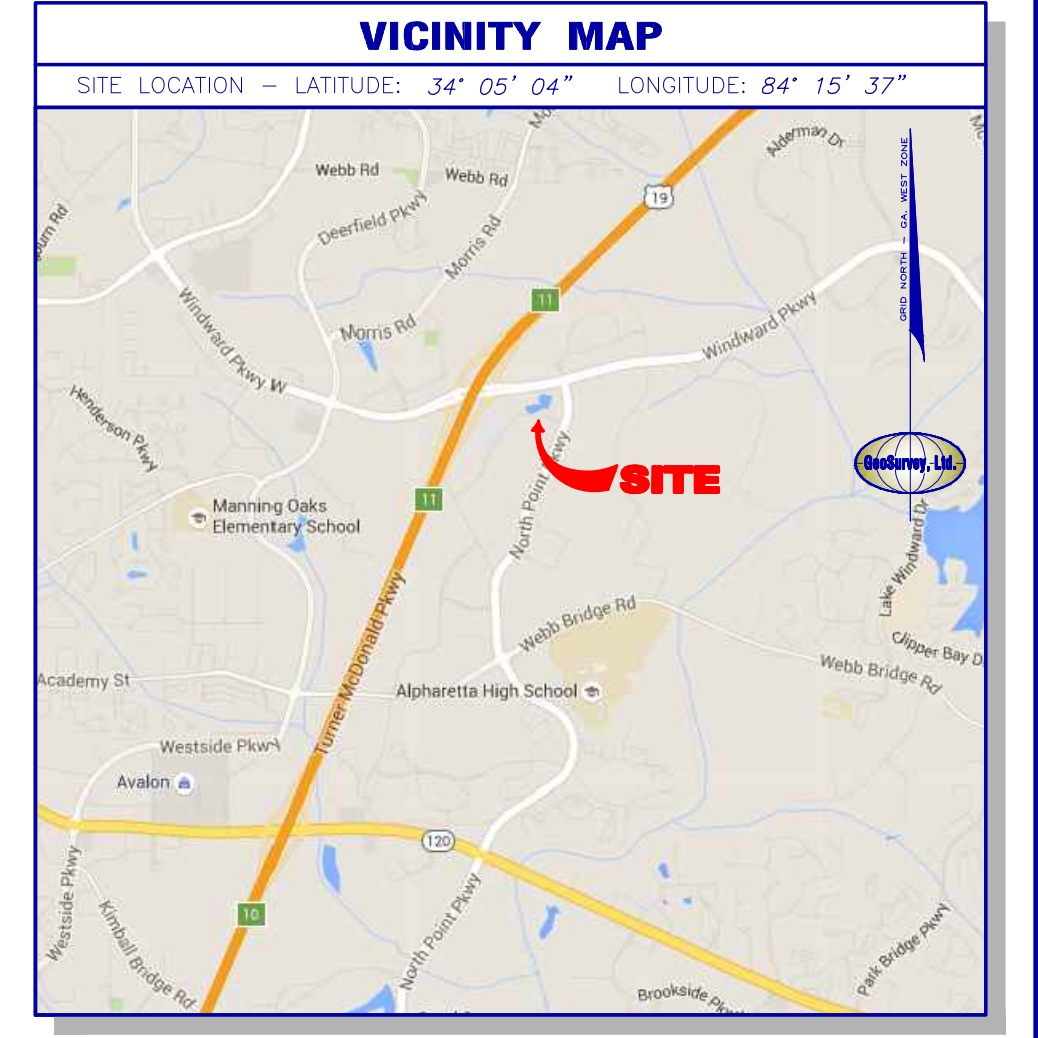
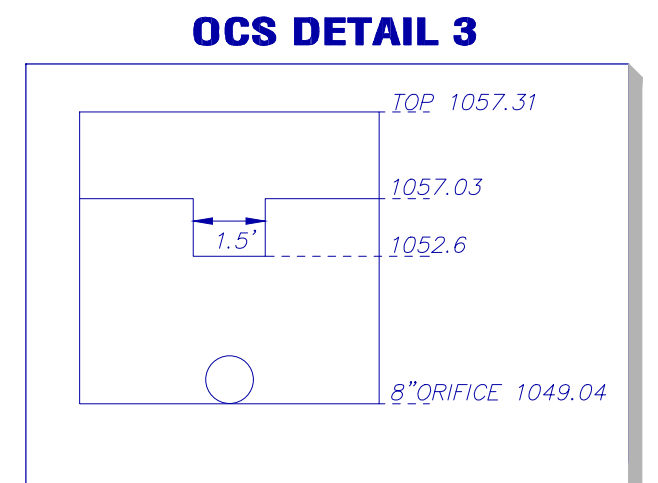
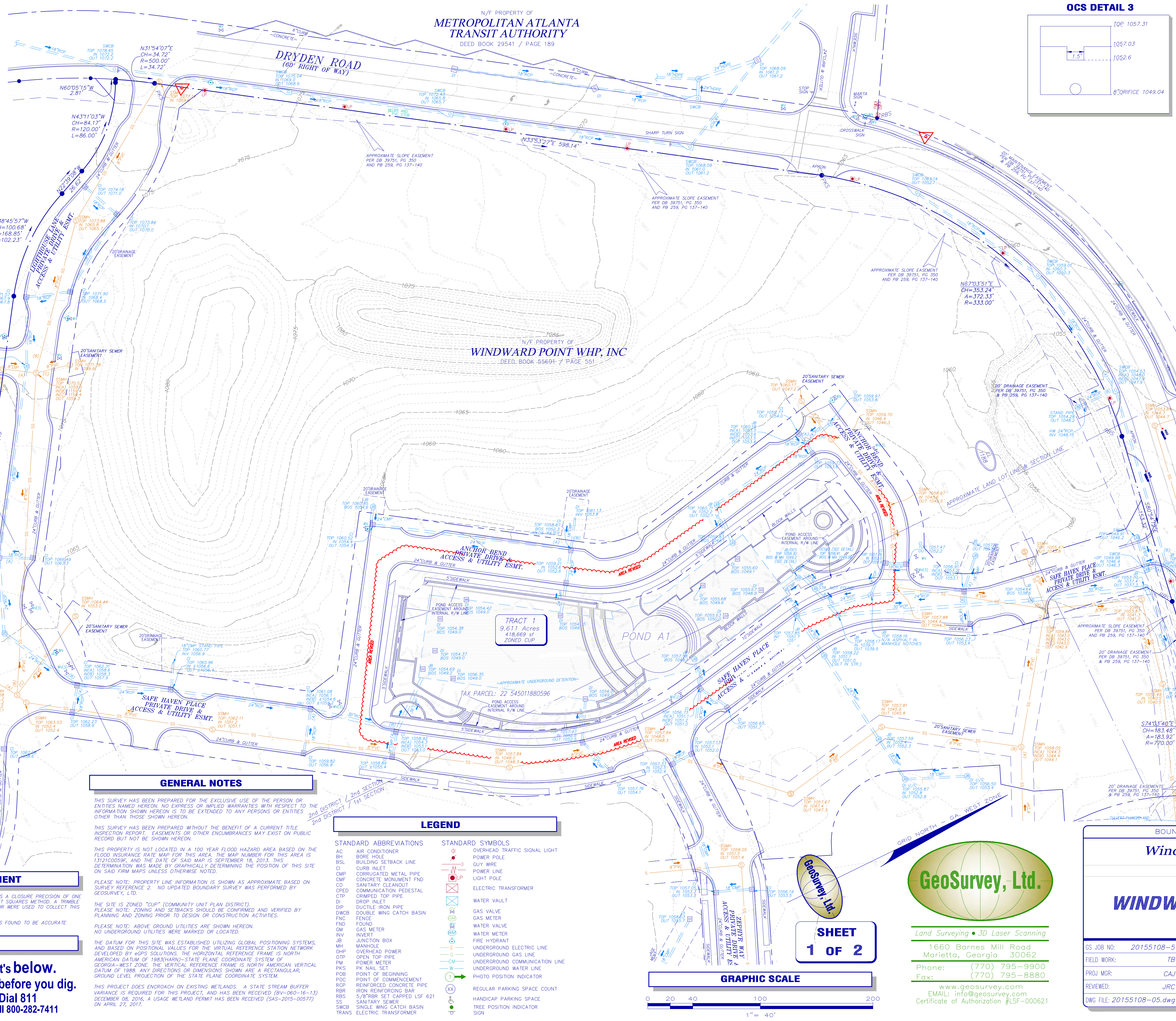
PROPERTY OF  
**LENNAR GEORGIA, INC.**  
55693 / PAGE 1

**CLOSURE STATEMENT**

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34,238, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 123,249 FEET, 1/32" INT.

**IF YOU DIG**  
Know what's below.  
Call before you dig.  
Dial 811  
Or Call 800-282-7411



N/F PROPERTY OF  
**WINDWARD POINT WHP, INC**  
DEED BOOK 55691 / PAGE 551

**TOTAL SITE AREA**  
18.912 Acres  
823,820 sf  
ZONED CUP

N/F PROPERTY OF  
**WINDWARD MILL, LLC**  
DEED BOOK 44904 / PAGE 247



**CONTACT INFORMATION**

**OWNER/DEVELOPER**  
WINDWARD POINT WHP, INC.  
5605 GLENWIDGE DRIVE, SUITE 880  
ATLANTA, GA 30324  
CONTACT: ROBERT KINCHELOE  
PHONE: 770.729.3221

**CIVIL ENGINEER**  
AEC  
50 WARM SPRINGS CIRCLE  
ROSWELL, GA 30075  
CONTACT: MARK D. VAN DE WATER, PE  
PHONE: 770.641.1942

**SURVEYING FIRM**  
GEOSURVEY, LTD  
1660 BARNES MILL ROAD  
MARIETTA, GA 30062  
CONTACT: CRAIG JENNINGS, LS  
PHONE: 770.795.9900 EXT. 123

**GENERAL NOTES**

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 131210009P, AND THE DATE OF SAID MAP IS SEPTEMBER 16, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: PROPERTY LINE INFORMATION IS SHOWN AS APPROXIMATE BASED ON SURVEY REFERENCE 2. NO UPDATED BOUNDARY SURVEY WAS PERFORMED BY GEOSURVEY, LTD.

THE SITE IS ZONED "CUP" (COMMUNITY UNIT PLAN DISTRICT). PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

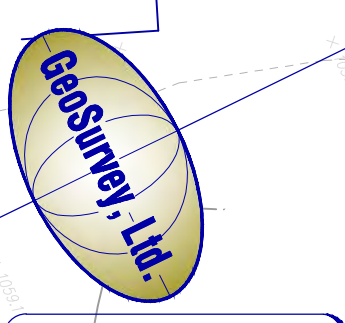
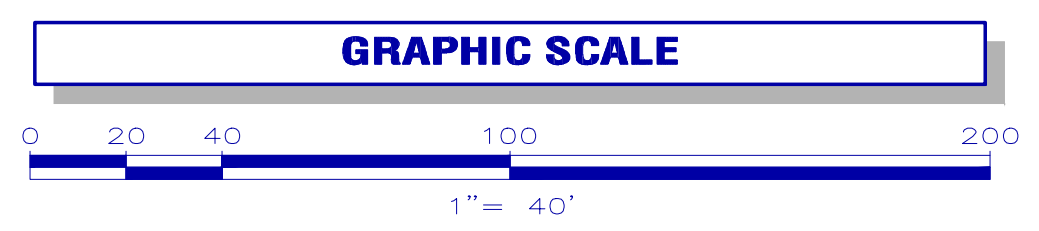
PLEASE NOTE: ABOVE GROUND UTILITIES ARE SHOWN HEREON. NO UNDERGROUND UTILITIES WERE MARKED OR LOCATED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY AGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(HARN)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-NORTH ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

THIS PROJECT DOES ENDOACH ON EXISTING WETLANDS. A STATE STREAM BUFFER VARIANCE IS REQUIRED FOR THIS PROJECT, AND HAS BEEN RECEIVED (BV-060-16-13) DECEMBER 08, 2016. A USAGE WETLAND PERMIT HAS BEEN RECEIVED (SAS-2015-00577) ON APRIL 27, 2017.

**LEGEND**

- |                               |                                  |
|-------------------------------|----------------------------------|
| <b>STANDARD ABBREVIATIONS</b> | <b>STANDARD SYMBOLS</b>          |
| AC AIR CONDITIONER            | ⊕ OVERHEAD TRAFFIC SIGNAL LIGHT  |
| BH BORE HOLE                  | ⊖ POWER POLE                     |
| BSL BUILDING SETBACK LINE     | — GUY WIRE                       |
| CI CURB INLET                 | ⊙ LIGHT POLE                     |
| CM CORRUGATED METAL PIPE      | ⊠ ELECTRIC TRANSFORMER           |
| CO CONCRETE MONUMENT FND      | ⊡ WATER VAULT                    |
| CP SANITARY CLEANOUT          | ⊞ POWER LINE                     |
| CPED COMMUNICATION PEDESTAL   | ⊞ UNDERGROUND GAS LINE           |
| CRIMPT CRIMPED TOP PIPE       | ⊞ UNDERGROUND COMMUNICATION LINE |
| DI DROP INLET                 | ⊞ UNDERGROUND WATER LINE         |
| DIP DUCTILE IRON PIPE         | ⊞ PHOTO POSITION INDICATOR       |
| DWBC DOUBLE WING CATCH BASIN  | ⊞ REGULAR PARKING SPACE COUNT    |
| FNC FENCE                     | ⊞ TREE POSITION INDICATOR        |
| FND FOUND                     | ⊞ SIGN                           |
| GM GAS METER                  |                                  |
| INV INVERT                    |                                  |
| JB JUNCTION BOX               |                                  |
| MH MANHOLE                    |                                  |
| OHP OVERHEAD POWER            |                                  |
| OTP OPEN TOP PIPE             |                                  |
| PM POWER METER                |                                  |
| PKS PK NAIL SET               |                                  |
| POB POINT OF BEGINNING        |                                  |
| POC POINT OF COMMENCEMENT     |                                  |
| RCP REINFORCED CONCRETE PIPE  |                                  |
| RRB IRON REINFORCING BAR      |                                  |
| S/R/SR SET CAPPIED LSF 621    |                                  |
| SS SANITARY SEWER             |                                  |
| SW MING CATCH BASIN           |                                  |
| TRANS ELECTRIC TRANSFORMER    |                                  |



**SHEET**  
**1 OF 2**



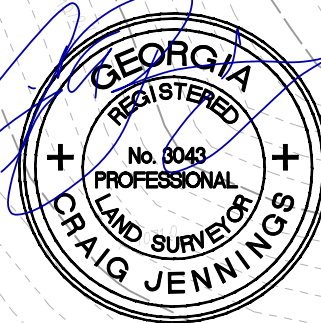
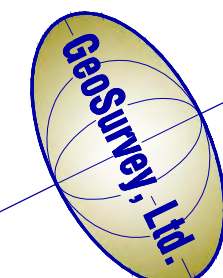
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Fax: (770) 795-8880  
www.geosurvey.com  
EMAIL: info@geosurvey.com  
Certificate of Authorization #LSF-000621

BOUNDARY AND TOPOGRAPHIC SURVEY OF  
**Windward Point Commercial**  
FOR  
**WINDWARD POINT WHP, INC**

CS JOB NO:	20155108-5	DRAWING SCALE:	1" = 40'	SURVEY DATE:	08/29/2017
FIELD WORK:	TB	CITY:	ALPHARETTA	STATE:	GA
PROJ MGR:	CAJ	COUNTY:	FULTON	LAND LOT:	1112 & 1177
REVIEWED:	JRC	DISTRICT:	2ND SECTION	LAND LOT:	1189 & 1189
DWG FILE:	20155108-05.dwg	DISTRICT:	2ND SECTION	LAND LOT:	2ND SECTION: 2ND

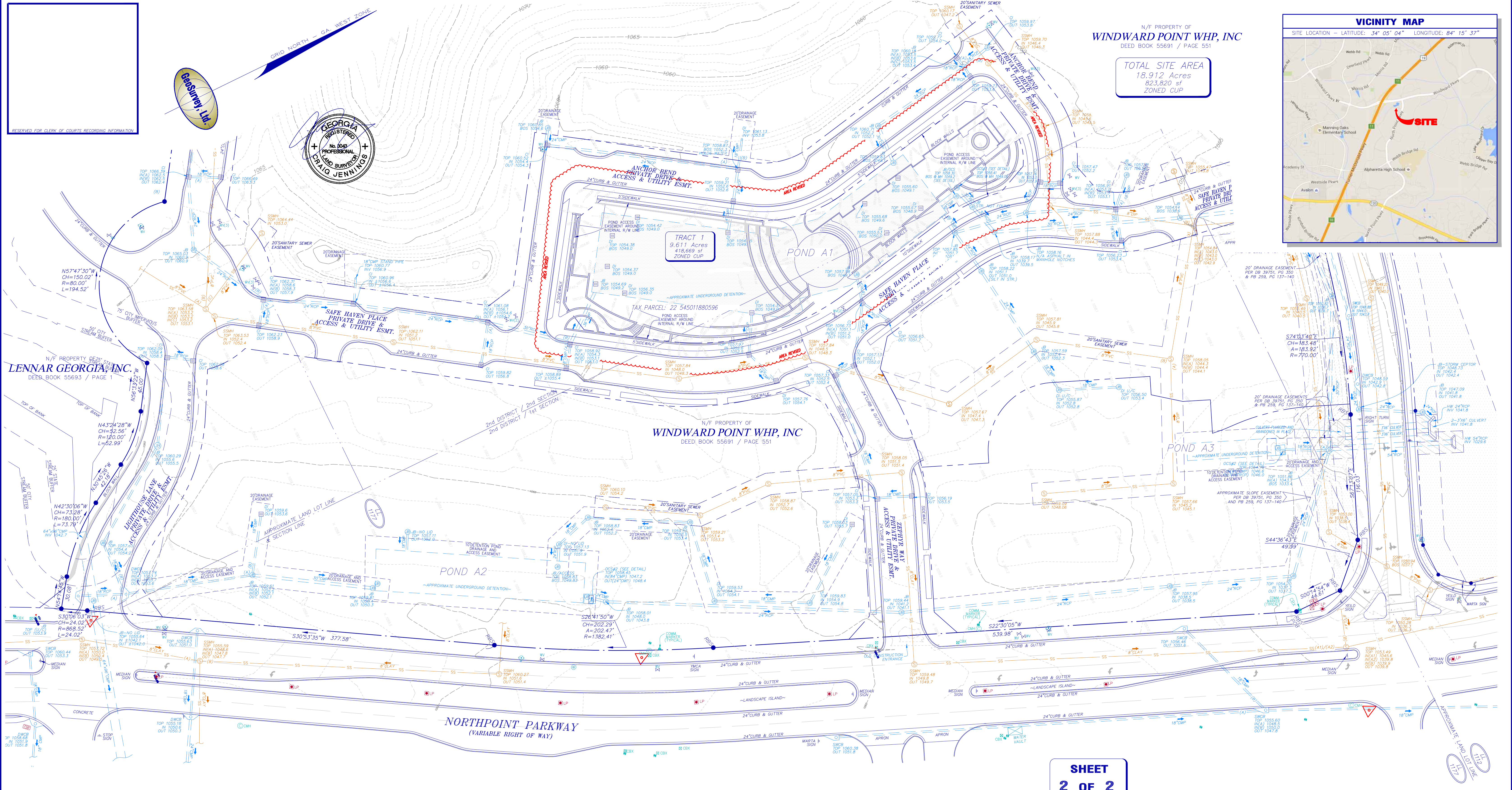
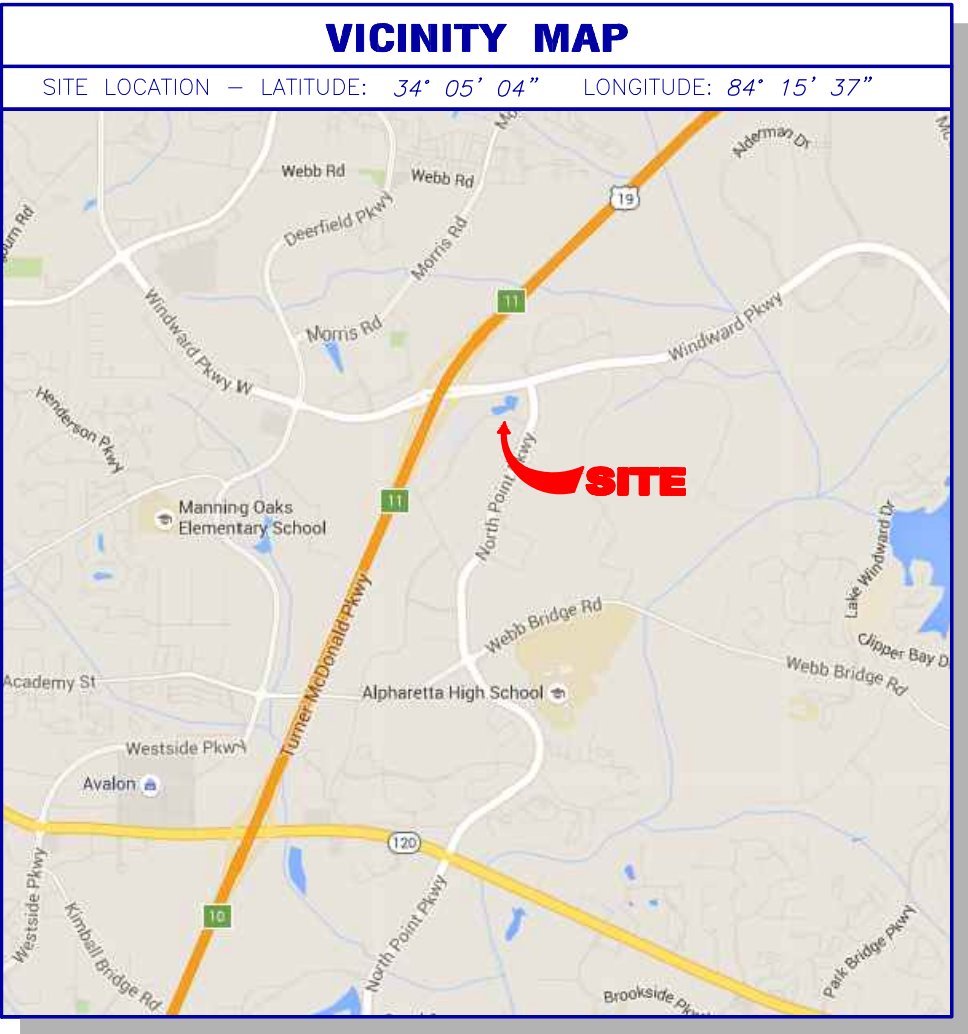
REVISIONS	
No.	Description
1.	03/06/20 Revised Pond 3

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N/F PROPERTY OF  
**WINDWARD POINT WHP, INC**  
DEED BOOK 55691 / PAGE 551

TOTAL SITE AREA  
18,912 Acres  
823,820 sf  
ZONED CUP



N/F PROPERTY OF  
**LENNAR GEORGIA, INC.**  
DEED BOOK 55693 / PAGE 1

N/F PROPERTY OF  
**WINDWARD POINT WHP, INC**  
DEED BOOK 55691 / PAGE 551

**SHEET  
2 OF 2**

**CLOSURE STATEMENT**

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34,258, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-6 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

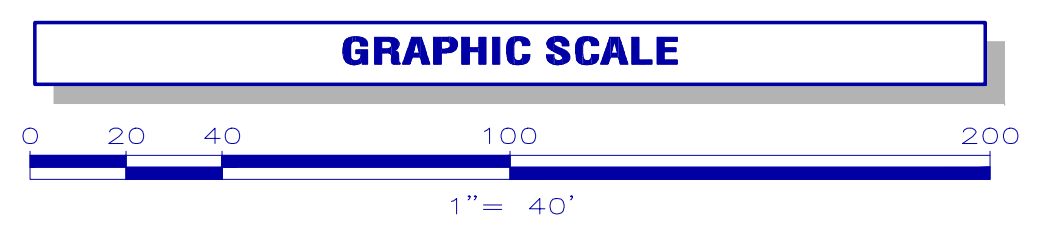
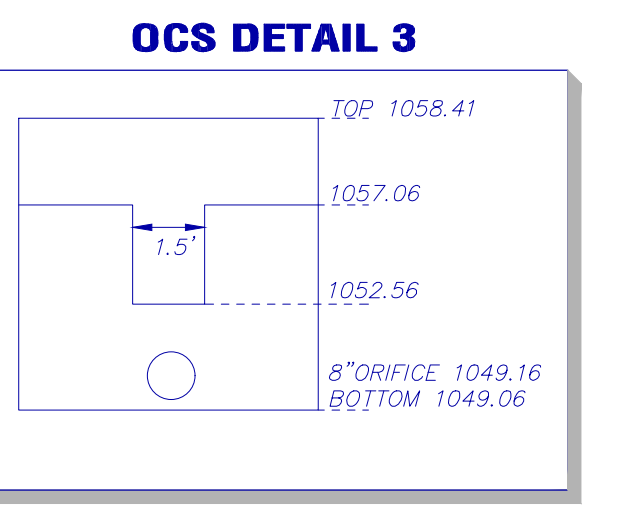
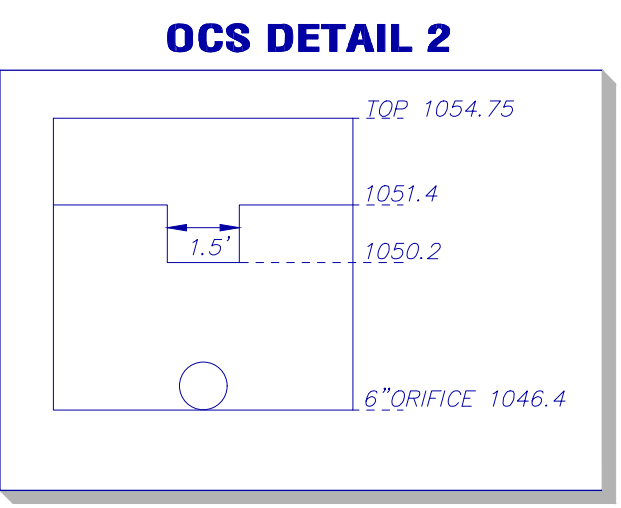
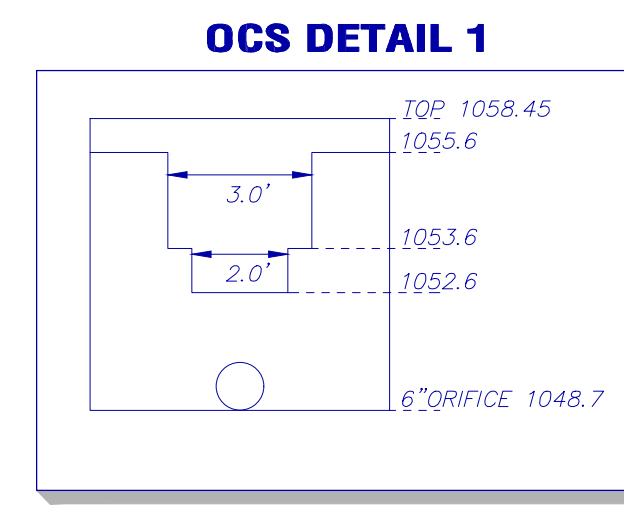
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 123,249 FEET, LOCAL INIT.

**IF YOU DIG**

Know what's below.  
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Dial 811  
Or Call 800-282-7411

**LEGEND**

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	⊕ OVERHEAD TRAFFIC SIGNAL LIGHT
BH BORE HOLE	⊕ POWER POLE
BSL BUILDING SETBACK LINE	— GUY WIRE
CI CURB INLET	— POWER LINE
CMP CORRUGATED METAL PIPE	— LIGHT POLE
CMF CONCRETE MONUMENT FND	⊕ ELECTRIC TRANSFORMER
CO SANITARY CLEANOUT	⊕ WATER VAULT
CPED COMMUNICATION PEDESTAL	⊕ GAS VALVE
CTP CRIMPED TOP PIPE	⊕ GAS METER
DI DUCTILE IRON PIPE	⊕ WATER VALVE
DWCB DOUBLE WING CATCH BASIN	⊕ WATER METER
FNC FENCE	⊕ FIRE HYDRANT
FND FOUND	— UNDERGROUND ELECTRIC LINE
GM GAS METER	— UNDERGROUND GAS LINE
INV INVERT	— UNDERGROUND COMMUNICATION LINE
JB JUNCTION BOX	— UNDERGROUND WATER LINE
MH MANHOLE	⊕ PHOTO POSITION INDICATOR
OHP OVERHEAD POWER	⊕ REGULAR PARKING SPACE COUNT
OTF OPEN TOP PIPE	⊕ HANDICAP PARKING SPACE
PM POWER METER	⊕ TREE POSITION INDICATOR
PKS PK NAIL SET	
POB POINT OF BEGINNING	
POC POINT OF COMMENCEMENT	
RPC REINFORCED CONCRETE PIPE	
RBR IRON REINFORCING BAR	
RBS 5/8" IRON SET CARPED LSF 621	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	



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Certificate of Authorization #LSF-000621

BOUNDARY AND TOPOGRAPHIC SURVEY OF  
**Windward Point Commercial**  
FOR  
**WINDWARD POINT WHP, INC**

CS JOB NO:	DRAWING SCALE:	SURVEY DATE:
20155108-5	1" = 40'	08/29/2017
FIELD WORK:	TB	CITY: ALPHARETTA STATE: GA
PROJ MGR:	CAJ	COUNTY: FULTON
REVIEWED:	JRC	LAND LOT: 1112 & 1177
DWG FILE: 20155108-05.dwg		DISTRICT: 2ND SECTION 1ST
		LAND LOT: 1188 & 1189
		DISTRICT: 2ND SECTION: 2ND

**EXHIBIT "A"**

## LOT 1

All that tract or parcel of land lying and being in Land Lot 1112, 2nd Land District, 1st Section and Land Lot 1188, 2nd Land District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a CMF (Concrete Monument Found) at the southeast end of the miter forming the intersection of the southern R/W (Right-of-Way) of Windward Parkway, said R/W varies, and the western R/W of Northpoint Parkway, said R/W Varies; thence, along said western R/W of Northpoint Parkway, South 13°03'15" East, a distance of 139.85 feet to a point; thence 178.33 feet along a curve to the right, said curve having a chord of South 06°24'25" East 177.93 feet and a radius of 768.51 feet to a point; thence South 10°55'31" West, a distance of 94.90 feet to a point; thence South 11°52'32" West, a distance of 118.94 feet to a point; thence South 40°27'40" West, a distance of 31.28 feet to a point; thence South 88°52'39" West, a distance of 30.78 feet to a point; thence, leaving said R/W, North 67°13'13" West, a distance of 124.17 feet to a point; thence 198.25 feet along a curve to the left, said curve having a chord of North 74°03'46" West 197.78 feet and a radius of 830.00 feet to a point; thence North 80°54'18" West, a distance of 153.31 feet to a point; thence 398.80 feet along a curve to the left, said curve having a chord of South 70°01'30" West 381.91 feet and a radius of 393.00 feet to a point; thence North 58°58'00" West, a distance of 365.12 feet to a point on the southeastern R/W of Morris Road, said R/W varies; thence, along said R/W, North 30°13'16" East, a distance of 154.62 feet to a CMF; thence North 87°30'00" East, a distance of 196.16 feet to a point; thence 158.53 feet along a curve to the left, said curve having a chord of North 51°10'04" East 148.12 feet and a radius of 125.00 feet to a CMF on the aforementioned southern R/W of Windward Parkway; thence, along said R/W North 82°51'01" East, a distance of 243.73 feet to a point; thence North 05°52'08" West, a distance of 10.58 feet to a point; thence 387.24 feet along a curve to the left, said curve having a chord of North 80°19'30" East 386.98 feet and a radius of 3044.00 feet to a CMF; thence North 76°40'47" East, a distance of 143.91 feet to a CMF at the northwest end of the aforementioned miter forming the R/W intersection of said Windward Parkway and Northpoint Parkway; thence South 58°14'46" East, a distance of 21.74 feet to the POINT OF BEGINNING.

Said tract contains 9.611 acres shown on that certain survey entitled "ALTA/ACSM Land Title Survey for Windward Mill, LLC, Columbus Bank and Trust Company and Chicago Title Insurance Company", prepared by Rochester & Associates, Inc., bearing the seal and certification of Josh W. Trawick, Georgia Registered Land Surveyor No. 2974, dated April 18, 2007, last revised April 25, 2007.

## LOT 3

All that tract or parcel of land lying and being in Land Lots 1112 & 1177, 2nd Land District, 1st Section and Land Lots 1188, 1189 & 1260, 2nd Land District, 2nd Section, City of Alpharetta, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a CMF (Concrete Monument Found) at the southeast end of the miter forming the intersection of the southern R/W (Right-of-Way) of Windward Parkway, said R/W varies, and the western R/W of Northpoint Parkway, said R/W Varies; thence, along said western R/W of Northpoint Parkway, South 13°03'15" East, a distance of 139.85 feet to a point; thence 178.33 feet along a curve to the right, said curve having a chord of South 06°24'25" East 177.93 feet and a radius of 768.51 feet to a point; thence South 10°55'31" West, a distance of 94.90 feet to a point; thence South 11°52'32" West, a distance of 118.94 feet to a point; thence South 16°46'34" West, a distance of 163.44 feet to the TRUE POINT OF BEGINNING; thence, continuing along said western R/W of Northpoint Parkway South 22°30'00" West, a distance of 539.98 feet to a point; thence 202.47 feet along a curve to the right, said curve having a chord of South 26°41'45" West 202.29 feet and a radius of 1382.41 feet to a point; thence South 30°53'30" West, a distance of 377.58 feet to a point; thence 387.44 feet along a curve to the left, said curve having a chord of South 18°06'43" West 384.24 feet and a radius of 868.52 feet to a point; thence South 05°19'56" West, a distance of 286.62 feet to a point; thence 372.07 feet along a curve to the right, said curve having a chord of South 23°30'09" West 365.86 feet and a radius of 586.61 feet to a point; thence South 41°40'22" West, a distance of 229.36 feet to a point; thence 124.87 feet along a Curve to the left, said curve having a chord of South 36°27'46" West 124.70 feet and a radius of 686.62 feet to a point; thence, leaving said R/W, North 30°34'37" West, a distance of 86.15 feet to a CMF; thence North 00°54'46" West, a distance of 181.40 feet to a CMF; thence North 00°48'51" West, a distance of 199.81 feet to a CMF; thence North 04°27'30" West, a distance of 124.83 feet to a 1/2" RB (Rebar); thence North 10°32'30" East, a distance of 74.92 feet to a CMF; thence North 19°57'32" West, a distance of 72.25 feet to a CMF; thence North 32°55'22" West, a distance of 107.89 feet to a CMF; thence North 34°43'36" West, a distance of 92.25 feet to a CMF; thence North 50°29'07" West, a distance of 178.10 feet to a CMF; thence North 55°00'30" West, a distance of 131.97 feet to a CMF; thence North 75°32'01" West, a distance of 110.81 feet to a CMF; thence North 34°02'31" East, a distance of 401.61 feet to a point; thence North 33°56'36" East, a distance of 62.82 feet to a point; thence 135.63 feet along a curve to the left, said curve having a chord of North 27°00'19" East 135.30 feet and a radius of 560.00 feet to a point; thence North 20°03'56" East, a distance of 116.54 feet to a point; thence 120.63 feet along a curve to the right, said curve having a chord of North 26°58'41" East 120.34 feet and a radius of 500.00 feet to a point; thence North 33°53'21" East, a distance of 598.14 feet to a point; thence 372.33 feet along a curve to the right, said curve having a chord of North 67°03'45" East 353.24 feet and a radius of 333.00 feet to a point; thence South 80°54'18" East, a distance

of 153.32 feet to a point; thence 183.92 feet along a curve to the right, said curve having a chord of South 74°03'46" East 183.48 feet and a radius of 770.00 feet to a point; thence South 67°13'13" East, a distance of 116.03 feet to a point; thence South 44°36'49" East, a distance of 49.59 feet to a point; thence South 00°14'48" West, a distance of 44.61 feet to the TRUE POINT OF BEGINNING.

Said tract contains 38.039 acres shown on that certain survey entitled "ALTA/ACSM Land Title Survey for Windward Mill, LLC, Columbus Bank and Trust Company and Chicago Title Insurance Company", prepared by Rochester & Associates, Inc., bearing the seal and certification of Josh W. Trawick, Georgia Registered Land Surveyor No. 2974, dated April 18, 2007, last revised April 25, 2007



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### LEGAL DESCRIPTIONS

TRACT I LEGAL  
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1112 AND 1177 OF THE 2<sup>ND</sup> DISTRICT, 1<sup>ST</sup> SECTION AND SECTION OF FULTON COUNTY GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERN SIDE OF THE MITERED INTERSECTION OF THE WESTERLY RIGHT OF WAY OF NORTHPOINT PARKWAY HAVING A VARIABLE RIGHT OF WAY AND THE SOUTHERLY RIGHT OF WAY OF DRYDEN ROAD HAVING A 60' RIGHT OF WAY AND THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY SOUTH 22 DEGREES 30 MINUTES 05 SECONDS WEST A DISTANCE OF 314.03 FEET TO A 5/8-INCH REBAR SET; THENCE LEAVING SAID RIGHT OF WAY AND RUN SOUTH 67 DEGREES 31 MINUTES 56 SECONDS WEST A DISTANCE OF 28.52 FEET TO A 5/8-INCH REBAR SET; THENCE ALONG A PRIVATE DRIVE NORTH 67 DEGREES 26 MINUTES 08 SECONDS WEST A DISTANCE OF 93.14 FEET TO A 5/8-INCH REBAR SET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 235.00 FEET, AN ARC DISTANCE OF 41.31 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF 41.31 FEET; CONTINUE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 235.00 FEET, AN ARC DISTANCE OF 68.68 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 84 DEGREES 26 MINUTES 37 SECONDS WEST, HAVING A CHORD DISTANCE OF 68.48 FEET; THENCE CONTINUE SOUTH 87 DEGREES 50 MINUTES 24 SECONDS WEST A DISTANCE OF 30.49 FEET TO A 5/8-INCH REBAR SET ON A MITER; THENCE ALONG THE MITER NORTH 51 DEGREES 38 MINUTES 07 SECONDS WEST A DISTANCE OF 102.50 FEET TO A 5/8-INCH REBAR SET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 116.03 FEET, AN ARC DISTANCE OF 79.61 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 10 DEGREES 18 MINUTES 18 SECONDS EAST, HAVING A CHORD DISTANCE OF 77.77 FEET; THENCE NORTH 31 DEGREES 43 MINUTES 15 SECONDS EAST A DISTANCE OF 42.45 FEET TO A 5/8-INCH REBAR SET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 133.50 FEET, AN ARC DISTANCE OF 52.72 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 20 DEGREES 24 MINUTES 29 SECONDS EAST, HAVING A CHORD DISTANCE OF 52.38 FEET; THENCE NORTH 09 DEGREES 05 MINUTES 42 SECONDS EAST A DISTANCE OF 127.95 FEET TO A 5/8-INCH REBAR SET ON A MITER; THENCE RUN ALONG SAID MITER NORTH 57 DEGREES 31 MINUTES 59 SECONDS EAST A DISTANCE OF 27.11 FEET TO A 5/8-INCH REBAR SET ON SAID SOUTHERLY RIGHT OF WAY; THENCE RUN ALONG SAID SOUTHERLY RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 770.00 FEET, AN ARC DISTANCE OF 172.59 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 74 DEGREES 21 MINUTES 51 SECONDS EAST, HAVING A CHORD DISTANCE OF 172.23 FEET; THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 770.00 FEET, AN ARC DISTANCE OF 172.59 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 67 DEGREES 31 MINUTES 56 SECONDS WEST, HAVING A CHORD DISTANCE OF 172.23 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 770.00 FEET, AN ARC DISTANCE OF 172.59 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 74 DEGREES 21 MINUTES 51 SECONDS WEST, HAVING A CHORD DISTANCE OF 172.23 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 770.00 FEET, AN ARC DISTANCE OF 172.59 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 74 DEGREES 21 MINUTES 51 SECONDS WEST, HAVING A CHORD DISTANCE OF 172.23 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 770.00 FEET, AN ARC DISTANCE OF 172.59 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 80 DEGREES 13 MINUTES 40 SECONDS WEST, HAVING A CHORD DISTANCE OF 1.60 FEET; THENCE NORTH 80 DEGREES 13 MINUTES 40 SECONDS WEST A DISTANCE OF 1.60 FEET TO A 5/8-INCH REBAR SET AT THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING AND LEAVING SAID RIGHT OF WAY AND RUN ALONG THE PRIVATE DRIVE SOUTH 53 DEGREES 54 MINUTES 18 SECONDS EAST A DISTANCE OF 28.74 FEET TO A 5/8-INCH REBAR SET; THENCE SOUTH 09 DEGREES 05 MINUTES 42 SECONDS WEST A DISTANCE OF 126.62 FEET TO A 5/8-INCH REBAR SET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 78.50 FEET, AN ARC DISTANCE OF 31.00 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 20 DEGREES 24 MINUTES 29 SECONDS WEST, HAVING A CHORD DISTANCE OF 30.80 FEET; THENCE SOUTH 31 DEGREES 43 MINUTES 15 SECONDS WEST A DISTANCE OF 9.30 FEET TO A 5/8-INCH REBAR SET; THENCE SOUTH 74 DEGREES 26 MINUTES 36 SECONDS WEST A DISTANCE OF 29.31 FEET TO A 5/8-INCH REBAR SET; THENCE NORTH 62 DEGREES 30 MINUTES 01 SECONDS WEST A DISTANCE OF 4.76 FEET TO A 5/8-INCH REBAR SET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.02 FEET, AN ARC DISTANCE OF 66.76 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 81 DEGREES 59 MINUTES 15 SECONDS WEST, HAVING A CHORD DISTANCE OF 65.53 FEET; THENCE SOUTH 78 DEGREES 53 MINUTES 21 SECONDS WEST A DISTANCE OF 98.24 FEET TO A 5/8-INCH REBAR SET; THENCE SOUTH 11 DEGREES 08 MINUTES 39 SECONDS EAST A DISTANCE OF 46.68 FEET TO A 5/8-INCH REBAR SET; THENCE RUN SOUTH 79 DEGREES 48 MINUTES 49 SECONDS WEST A DISTANCE OF 79.64 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 10 DEGREES 18 MINUTES 18 SECONDS EAST, HAVING A CHORD DISTANCE OF 204.34 FEET TO A POINT ON THE RIGHT OF WAY OF DRYDEN ROAD; THENCE RUN ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 533.00 FEET, AN ARC DISTANCE OF 275.64 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 75 DEGREES 22 MINUTES 58 SECONDS EAST, HAVING A CHORD DISTANCE OF 267.84 FEET; THENCE SOUTH 80 DEGREES 54 MINUTES 12 SECONDS EAST A DISTANCE OF 59.30 FEET TO A 5/8-INCH REBAR SET AND THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINS 3.158 ACRES.

PORTION OF TRACT III-A LEGAL

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 1112 AND 1177 OF THE 2<sup>ND</sup> DISTRICT, 1<sup>ST</sup> SECTION AND LAND LOT 1188 OF THE 2<sup>ND</sup> DISTRICT, 2<sup>ND</sup> SECTION OF FULTON COUNTY GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERN SIDE OF THE MITERED INTERSECTION OF THE WESTERLY RIGHT OF WAY OF NORTHPOINT PARKWAY HAVING A VARIABLE RIGHT OF WAY AND THE SOUTHERLY RIGHT OF WAY OF DRYDEN ROAD HAVING A 60' RIGHT OF WAY AND THENCE RUN ALONG SAID SOUTHERLY RIGHT OF WAY NORTH 00 DEGREES 14 MINUTES 54 SECONDS EAST A DISTANCE OF 44.61 FEET TO A 5/8-INCH REBAR SET; THENCE NORTH 44 DEGREES 36 MINUTES 43 SECONDS WEST A DISTANCE OF 49.59 FEET TO A 5/8-INCH REBAR SET; THENCE NORTH 67 DEGREES 13 MINUTES 07 SECONDS WEST A DISTANCE OF 116.03 FEET TO A 5/8-INCH REBAR SET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 770.00 FEET, AN ARC DISTANCE OF 9.74 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 67 DEGREES 34 MINUTES 51 SECONDS WEST, HAVING A CHORD DISTANCE OF 9.74 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 770.00 FEET, AN ARC DISTANCE OF 172.59 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 74 DEGREES 21 MINUTES 51 SECONDS WEST, HAVING A CHORD DISTANCE OF 172.23 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 770.00 FEET, AN ARC DISTANCE OF 172.59 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 74 DEGREES 21 MINUTES 51 SECONDS WEST, HAVING A CHORD DISTANCE OF 172.23 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 770.00 FEET, AN ARC DISTANCE OF 172.59 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 80 DEGREES 13 MINUTES 40 SECONDS WEST, HAVING A CHORD DISTANCE OF 1.60 FEET; THENCE NORTH 80 DEGREES 13 MINUTES 40 SECONDS WEST A DISTANCE OF 1.60 FEET TO A 5/8-INCH REBAR SET AT THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING AND LEAVING SAID RIGHT OF WAY AND RUN ALONG THE PRIVATE DRIVE SOUTH 53 DEGREES 54 MINUTES 18 SECONDS EAST A DISTANCE OF 28.74 FEET TO A 5/8-INCH REBAR SET; THENCE SOUTH 09 DEGREES 05 MINUTES 42 SECONDS WEST A DISTANCE OF 126.62 FEET TO A 5/8-INCH REBAR SET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 78.50 FEET, AN ARC DISTANCE OF 31.00 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 20 DEGREES 24 MINUTES 29 SECONDS WEST, HAVING A CHORD DISTANCE OF 30.80 FEET; THENCE SOUTH 31 DEGREES 43 MINUTES 15 SECONDS WEST A DISTANCE OF 9.30 FEET TO A 5/8-INCH REBAR SET; THENCE SOUTH 74 DEGREES 26 MINUTES 36 SECONDS WEST A DISTANCE OF 29.31 FEET TO A 5/8-INCH REBAR SET; THENCE NORTH 62 DEGREES 30 MINUTES 01 SECONDS WEST A DISTANCE OF 4.76 FEET TO A 5/8-INCH REBAR SET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.02 FEET, AN ARC DISTANCE OF 66.76 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 81 DEGREES 59 MINUTES 15 SECONDS WEST, HAVING A CHORD DISTANCE OF 65.53 FEET; THENCE SOUTH 78 DEGREES 53 MINUTES 21 SECONDS WEST A DISTANCE OF 98.24 FEET TO A 5/8-INCH REBAR SET; THENCE SOUTH 11 DEGREES 08 MINUTES 39 SECONDS EAST A DISTANCE OF 46.68 FEET TO A 5/8-INCH REBAR SET; THENCE RUN SOUTH 79 DEGREES 48 MINUTES 49 SECONDS WEST A DISTANCE OF 79.64 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 10 DEGREES 18 MINUTES 18 SECONDS EAST, HAVING A CHORD DISTANCE OF 204.34 FEET TO A POINT ON THE RIGHT OF WAY OF DRYDEN ROAD; THENCE RUN ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 533.00 FEET, AN ARC DISTANCE OF 275.64 FEET TO A POINT, WITH SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 75 DEGREES 22 MINUTES 58 SECONDS EAST, HAVING A CHORD DISTANCE OF 267.84 FEET; THENCE SOUTH 80 DEGREES 54 MINUTES 12 SECONDS EAST A DISTANCE OF 59.30 FEET TO A 5/8-INCH REBAR SET AND THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINS 1.443 ACRES.

### CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN .34,735, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-5 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN .123,249, FEET, .001, INCH.

### IF YOU DIG



Know what's below.  
Call before you dig.  
Dial 811  
Or Call 800-282-7411

### CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN .34,735, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE S-5 TOTAL STATION AND TRIMBLE TSC-3 DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA.

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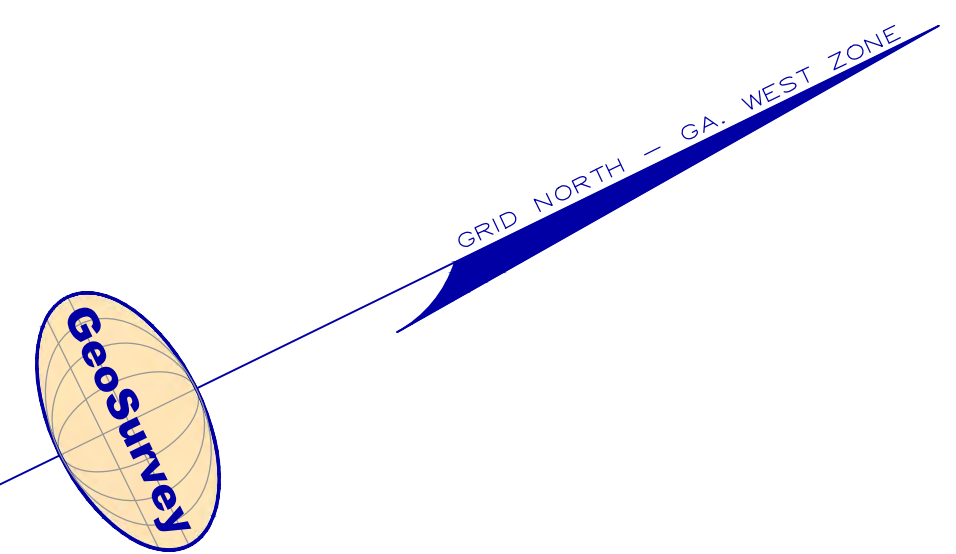
### TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-1251063-H0U1, EFFECTIVE DATE JANUARY 31, 2025.

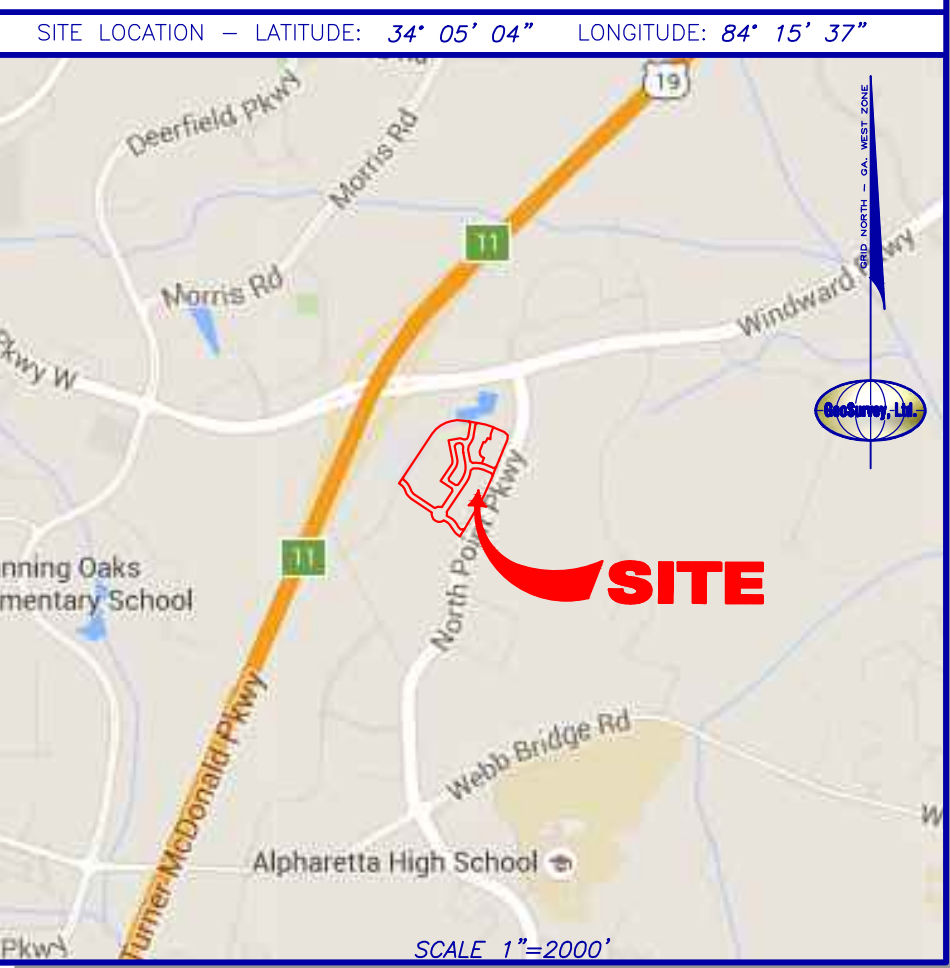
- Matters as shown on that certain plat recorded in Plat Book 460, Page 92, aforesaid records.
- ALL EASEMENTS ON PLAT ARE SHOWN ON SURVEY.
- Easement from J. H. Smith et al to Fulton County, filed for record September 25, 1935, and recorded in Deed Book 1598, Page 87, Fulton County, Georgia records. DOES NOT AFFECT SITE.
- Easements as conveyed in Right-of-Way Deed from Gordon Shirley et al to Fulton County, dated February 26, 1935, filed for record March 25, 1955 and recorded in Deed Book 2978, Page 622, aforesaid records. DOES NOT AFFECT SITE.
- Easement from W. C. Reid to Santee Electric Membership Corporation, a corporation dated October 30, 1963, filed for record November 4, 1963, and recorded in Deed Book 4145, Page 518, aforesaid records.
- MAY AFFECT SITE, EASEMENT IS BLANKET AND NOT PLOTTABLE.
- Easement from H. K. Massey to Santee Electric Membership Corporation, a corporation dated May 30, 1965, filed for record June 4, 1965, and recorded in Deed Book 4427, Page 156, aforesaid records.
- MAY AFFECT SITE, EASEMENT IS BLANKET AND NOT PLOTTABLE.
- Slope Easement from C.M. Reid to the State Highway Department of Georgia, dated February 06, 1968, filed for record March 1, 1968, and recorded in Deed Book 4863, Page 519, aforesaid records. DOES NOT AFFECT SITE.
- Easements as conveyed in Right-of-Way Deed from H. K. Massey and Mary Virginia Massey to State Highway Department of Georgia, dated March 27, 1968, filed for record April 5, 1968 and recorded in Deed Book 4879, Page 545, aforesaid records. DOES NOT AFFECT SITE.
- Easement from W. C. Rainwater, Exec. of Will of W. C. Rainwater, Estate to Santee Electric Membership Corporation, filed for record May 28, 1968, and recorded in Deed Book 5070, Page 215, aforesaid records.
- MAY AFFECT SITE, EASEMENT IS BLANKET AND NOT PLOTTABLE.
- Easement from Windward Properties, Inc. to Santee Electric Membership Corporation, a corporation dated April 6, 1981, filed for record April 17, 1981, and recorded in Deed Book 9222, Page 119, aforesaid records.
- MAY AFFECT SITE, EASEMENT IS BLANKET AND NOT PLOTTABLE.
- Easement from Windward Properties, Inc. to Santee Electric Membership Corporation, a corporation dated May 29, 1981, filed for record June 15, 1981, and recorded in Deed Book 7871, Page 309, aforesaid records.
- MAY AFFECT SITE, EASEMENT IS BLANKET AND NOT PLOTTABLE.
- Easement from Windward Properties to Santee Electric Membership Corporation, a corporation dated April 11, 1983, filed for record April 25, 1983, and recorded in Deed Book 8453, Page 384, aforesaid records.
- MAY AFFECT SITE, EASEMENT IS BLANKET AND NOT PLOTTABLE.
- Terms and provisions of that certain Declaration of Covenants, Conditions and Restrictions for Windward Business Center Association by Windward Properties, Inc., a Delaware corporation, dated March 28, 1983, filed for record October 25, 1983, and recorded in Deed Book 8700, Page 362, aforesaid records; as re-recorded on December 6, 1983 in Deed Book 8750, Page 82, aforesaid records; as amended by that certain Amendment to the Declaration of Covenants, Conditions and Restrictions for Windward Business Center Association dated September 29, 1987, filed for record November 30, 1987, and recorded in Deed Book 11260, Page 302, aforesaid records; as amended by that certain Amendment to the Declaration of Covenants, Conditions and Restrictions for Windward Business Center Association dated November 13, 1990, filed for record November 13, 1990, and recorded in Deed Book 13808, Page 336, aforesaid records; as affected by that certain Assignment of Declarant and Class "B" Member Status and Rights for Windward Business Center from Windward Properties, Inc., a Delaware corporation to Westerra Windward, L.L.C., a Delaware limited liability company, dated November 26, 1998, filed for record May 14, 1997, and recorded in Deed Book 22600, Page 270, aforesaid records; as amended by that certain Amendment to the Declaration of Covenants, Conditions and Restrictions for Windward Business Center Association by Windward Properties, Inc., dated July 22, 1997, filed for record July 28, 1997, and recorded in Deed Book 22881, Page 92, aforesaid records; as amended by that certain Supplementary Amendment to the Declaration of Covenants, Conditions and Restrictions for Windward Business Center Association by Westerra Windward, L.L.C., a Delaware limited liability company, dated July 22, 1997, and recorded in Deed Book 22881, Page 92, aforesaid records; as amended by that certain Amendment to the Declaration of Covenants, Conditions and Restrictions for Windward Business Center Association by Westerra Windward, L.L.C., a Delaware limited liability company, dated November 26, 1998, filed for record November 21, 1997, and recorded in Deed Book 23479, Page 329, aforesaid records; as affected by that certain Assignment of Declarant Rights and Termination of Class "B" Member Rights from Westerra Windward, L.L.C., a Delaware limited liability company to Windward Business Center Association, Inc., a Georgia nonprofit corporation, dated March 1, 2001, filed for record March 15, 2002, and recorded in Deed Book 33041, Page 627, aforesaid records; as amended by that certain Amendment to the Declaration of Covenants, Conditions and Restrictions for Windward Business Center Association by Windward Business Center Association, dated November 12, 2007, filed for record December 3, 2007, and recorded in Deed Book 46055, Page 206, aforesaid records; as amended by that certain Amendment to the Declaration of Covenants, Conditions and Restrictions for Windward Business Center Association, dated November 12, 2007, filed for record December 3, 2007, and recorded in Deed Book 46055, Page 262, aforesaid records; and as amended by that certain Amendment to the Declaration of Covenants, Conditions and Restrictions for Windward Business Center Association by Windward Business Center Association and Gateway Windward, Inc., dated October 21, 2010, filed for record October 26, 2010, and recorded in Deed Book 44943, Page 98, aforesaid records; as further amended from time to time.
- AFFECTS SITE.
- Conveyance of access rights as contained in that certain Right of Way Deed from Windward Properties, Inc. to Department of Transportation, dated May 11, 1984, filed for record May 24, 1984, and recorded in Deed Book 8988, Page 277, aforesaid records.
- DOES NOT AFFECT SITE.
- Sewer Easement from Windward Properties, Inc. to Fulton County, Georgia, dated August 3, 1984, filed for record September 26, 1984, and recorded in Deed Book 9154, Page 10, aforesaid records.
- DOES NOT AFFECT SITE.
- Easement from Windward Properties, Inc. to Georgia Power Company, dated September 25, 1986, filed for record June 2, 1987, and recorded in Deed Book 10858, Page 118, aforesaid records.
- MAY AFFECT SITE, EASEMENT IS BLANKET AND NOT PLOTTABLE.
- Right-of-Way Deed from A1&I Resource Management Corporation and Windward Properties, Inc. to City of Alpharetta, dated September 30, 1988, filed for record January 5, 1990, and recorded in Deed Book 13108, Page 346, aforesaid records.
- DOES NOT AFFECT SITE.
- Restrictive Covenant and Easement Agreement as contained in that certain Limited Warranty Deed by and between The Prudential Insurance Company of America, a New Jersey corporation, and Metropolitan Atlanta Rapid Transit Authority, a public body, dated October 4, 2000, filed for record October 5, 2000, and recorded in Deed Book 29541, Page 189, aforesaid records; as amended by that certain Amendment to Restrictive Covenant and Easement Agreement by The Prudential Insurance Company of America, a New Jersey corporation, and Metropolitan Atlanta Rapid Transit Authority, a public body, dated April 4, 2005, filed for record April 8, 2005, and recorded in Deed Book 39751, Page 350, aforesaid records; as affected by that certain assignment of Right of First Offer by and between The Prudential Insurance Company of America, a New Jersey corporation, and Windward mill, LLC, a Georgia limited liability company, dated April 26, 2007, filed for record April 27, 2007, and recorded in Deed Book 44904, Page 257, aforesaid records; as affected by that certain Quitclaim Deed between The Prudential Insurance Company of America, a New Jersey corporation, and Metropolitan Atlanta Rapid Transit Authority, a public body, dated April 26, 2007, filed for record April 27, 2007, and recorded in Deed Book 44904, Page 260, aforesaid records.
- AFFECTS SITE, ALL PLOTTABLE EASEMENTS SHOWN.
- Matters as shown on that certain plat recorded in Plat Book 55691, Page 566, aforesaid records.
- SURVEY IN DEED IS OF DIFFERENT PROPERTY, EASEMENTS ON OUR SITE SHOWN.
- Terms and provisions of that certain Declaration of Covenants, Conditions, Restrictions and Easements for Windward Park by Windward Point WHP, Inc., a Georgia corporation, dated September 26, 2016, filed for record September 30, 2016, and recorded in Deed Book 56892, Page 684, aforesaid records; as amended by that certain First Supplemental Master for Windward Park dated March 27, 2019, filed for record April 18, 2019, and recorded in Deed Book 59922, Page 243, aforesaid records; and as further amended by that certain Second Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for Windward Park by Windward Point WHP, Inc., a Georgia corporation and Windward Park Master Association, Inc., a Georgia nonprofit corporation, dated November 30, 2023, filed for record December 1, 2023, and recorded in Deed Book 67398, Page 1, aforesaid records.
- AFFECTS SITE.
- Easement from Windward Point WHP, Inc. to Georgia Power Company, dated June 14, 2019, filed for record September 24, 2019, and recorded in Deed Book 60591, Page 381, aforesaid records.
- DOES NOT AFFECT SITE.
- Matters as shown on that certain plat recorded in Plat Book 106, Page 48, aforesaid records.
- NO EASEMENTS SHOWN ON PLAT.
- Matters as shown on that certain plat recorded in Plat Book 162, Page 119, aforesaid records.
- DOES NOT AFFECT SITE.
- Matters as shown on that certain plat recorded in Plat Book 216, Page 138, aforesaid records.
- NO EASEMENTS SHOWN ON PLAT.
- Matters as shown on that certain plat recorded in Plat Book 230, Page 143, aforesaid records.
- NO EASEMENTS SHOWN ON PLAT.
- Matters as shown on that certain plat recorded in Plat Book 259, Page 137, aforesaid records.
- ALL EASEMENTS ARE SHOWN ON SURVEY.
- Matters as shown on that certain plat recorded in Plat Book 411, Page 50, aforesaid records.
- DOES NOT AFFECT SITE.

### LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	⊕ OVERHEAD TRAFFIC SIGNAL LIGHT
BH BORE HOLE	⊖ POWER POLE
BSL BUILDING SETBACK LINE	— POWER LINE
CI CURB INLET	⊙ LIGHT POLE
CMP CORRUGATED METAL PIPE	⊠ ELECTRIC TRANSFORMER
CMF CONCRETE MONUMENT FND	⊠ WATER VAULT
CO SANITARY CLEANOUT	⊠ GAS VALVE
CPED COMMUNICATION PEDESTAL	⊠ GAS METER
CRIMP CRIMPED TOP PIPE	⊠ WATER VALVE
DI DROP INLET	⊠ WATER METER
DIP DUCTILE IRON PIPE	⊠ FIRE HYDRANT
DWCB DOUBLE WING CATCH BASIN	⊠ UNDERGROUND ELECTRIC LINE
FNC FENCE	⊠ UNDERGROUND GAS LINE
FND FOUND	⊠ UNDERGROUND COMMUNICATION LINE
GM GAS METER	⊠ UNDERGROUND WATER LINE
INV INVERT	⊠ PHOTO POSITION INDICATOR
JB JUNCTION BOX	⊠ REGULAR PARKING SPACE COUNT
MH MANHOLE	⊠ HANDICAP PARKING SPACE
OHP OVERHEAD POWER	⊠ TREE POSITION INDICATOR
OTP OPEN TOP PIPE	⊠ SIGN
PM POWER METER	
PKS PK NAIL SET	
PGB POINT OF BEGINNING	
PDC POINT OF COMMENCEMENT	
RCP REINFORCED CONCRETE PIPE	
RBR IRON REINFORCING BAR	
SS SET CAPPED LSF 621	
SS SANITARY SEWER	
SWCB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	



### VICINITY MAP



### GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 131202000R AND THE DATE OF SAID MAP IS FEBRUARY 18, 2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE SITE IS ZONED "CUP" (COMMUNITY UNIT PLAN DISTRICT). PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

ALL COMMON AREAS TO BE MAINTAINED BY THE DEVELOPMENT ASSOCIATION

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eOPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83) STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

THE CITY OF ALPHARETTA DOES NOT ENFORCE RESTRICTIVE COVENANTS

THIS PROPERTY IS SUBJECT TO THOSE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR WINDWARD PARK RECORDED IN DEED BOOK 56892, PAGE 684.

THIS PROJECT DOES ENDOSE ON EXISTING WETLANDS. A STATE STREAM BUFFER VARIANCE IS REQUIRED FOR THIS PROJECT, AND HAS BEEN RECEIVED (BV-060-16-13) DECEMBER 08, 2016. A USAGE WETLAND PERMIT HAS BEEN RECEIVED (SAS-2015-00577) ON APRIL 27, 2017.

NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED AT THE DATE OF SURVEY.

NO EVIDENCE WAS OBSERVED INDICATING CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED.

AT THE TIME OF THE SURVEY THERE WAS NO VISIBLE EVIDENCE THAT THIS SUBJECT SITE WAS USED AS A BURIAL GROUND OR CEMETERY.

SURVEY REFERENCES

1> ALTA/ACSM LAND TITLE SURVEY FOR WINDWARD MILL, LLC AS PREPARED BY PROCHOSTER AND ASSOCIATES, INC. DATED APRIL 18, 2007.

2> ALTA/ACSM LAND TITLE SURVEY FOR WINDWARD WHP, INC., PREPARED BY GEOSURVEY, LTD., DATED DECEMBER 17, 2015.



Land Surveying • 3D Laser Scanning

1660 Barnes Mill Road  
Marietta, Georgia 30062

Phone: (770) 795-9900  
Fax: (770) 795-8880

www.geosurvey.com  
EMAIL: info@geosurvey.com  
Certificate of Authorization #LSF-000621

ALTA/NSPS LAND TITLE SURVEY

Windward Park Tract I and part of Tract IV

FOR

Hanover R.S. Limited Partnership  
First American Title Insurance Company

GS JOB NO:	20155108-5	DRAWING SCALE:	1" = 40'	SURVEY DATE:	4/28/2025
FIELD WORK:	TB	CITY:	ALPHARETTA	STATE:	GA
PROJ MGR:	CAJ	COUNTY:	FULTON		
REVIEWED:	JRC	LAND LOT:	1112 & 1177		
DWG FILE:	20155108-05.dwg	DISTRICT:	2ND	SECTION:	1ST
		DISTRICT:	2ND	SECTION:	2ND

TREE SURVEY &  
ARBORIST REPORT

# 25-04-21-01 Windward Point Arborist Report Alpharetta

Reference UDC  
Alpharetta, Georgia  
(Online content updated 10-11-24)



Location Map



All of the following information is based upon visual field observations and 35 years of practical horticultural experience. No scientific or lab tests have been performed. I certify that all information in this report is true and inclusive to the best of my knowledge and is prepared in good faith.

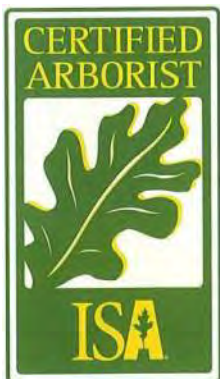
Outdoor Spaces, LLC

By Scott Hall, Owner

On Site Specimen Evaluation Date: April 22, 2025

Report Date: April 23, 2025

Revised Date:



Outdoor Spaces, LLC  
Scott Hall, Owner  
RLA, Certified Arborist  
Certificate Number: SO-5434A  
404-328-6561 Cell  
678-965-4784 Fax  
[scottandcyrena@bellsouth.net](mailto:scottandcyrena@bellsouth.net)

SECTION 3.2 - TREE CONSERVATION, LANDSCAPE, AND BUFFER REQUIREMENTS  
(Adopted 05-15-17)

**3.2.2 Definitions.**

For the purposes of this Section, unless the context indicates otherwise, the following terms shall have the meaning set forth below:

**Boundary Tree:** Any tree located on adjacent property with a critical root zone that will be impacted by proposed land disturbance activity.

**Caliper:** A standard of trunk measurement for replacement trees. Caliper inches are measured at the height of 6 inches above the ground for trees up to and including 4 inch caliper and 12 inches above the ground for trees larger than 4 inch caliper.

**Conifer Tree:** Any tree with needle leaves and a woody cone fruit including, but not limited to, pine, juniper and cedar species.

**Critical Root Zone (CRZ):** The minimum area beneath a tree which must be left undisturbed in order to preserve a sufficient root mass to give a tree a reasonable chance of survival. The Critical Root Zone will typically be represented by a concentric circle centering on the tree's trunk with a radius equal in feet to one and three-tenths times the number of inches of the trunk diameter. EXAMPLE: The CRZ radius of a twenty (20) inch diameter tree is twenty-six (26) feet.

**Dead Tree:** Any standing tree which is no longer alive or has the ability to sustain itself through natural processes as determined by a qualified professional.

**Diameter Breast-Height (DBH):** The standard measure of tree size (for trees existing on a site). The tree trunk is measured at a height of 4 1/2 feet above the ground. If a tree splits into multiple trunks below 4 1/2 feet, the trunk is measured at its most narrow point beneath the split.

**Guidance Document:** A document maintained by the City of Alpharetta Arborist that includes clarifications to requirements with examples and additional technical standards about tree protection, tree planting, species selection, and other information relevant to the protection and replanting of trees in the City of Alpharetta. The document may be revised by the City Arborist as conditions and technical standards evolve.

**Hardwood Tree:** Any tree that is not coniferous (cone bearing). This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

**International Society of Arboriculture (ISA):** A professional organization that promotes the professional practice of arboriculture, sets standards for obtaining professional credentials for arborist, and establishes best practices for tree care, pruning, and protection.

**Landscape Tree:** A tree or trees that were planted or retained on a developed or previously developed site.

**Ornamental Tree:** A tree that provides a visual impact in the landscape. The impact may be provided through form, bark, branching structure, leaf color, and / or flower color. Typically a small or medium size tree.

**Overstory Tree:** Those trees that compose the top layer or canopy of vegetation and will generally reach a mature height greater than 40 feet and typically have a spreading canopy.

**Pine Tree:** An evergreen coniferous tree that has clusters of needle-shaped leaves.

**Pruning (Tree Pruning):** To cut away dead, overgrown, or undesirable branches or stems. Pruning of trees to be done in compliance with standard arboricultural practices as outlined in ANSI A300 and shall maintain the trees natural form and structure.

**Qualified Professional:** An International Society of Arboriculture (ISA) Certified Arborist; an American Society of Consulting Arborists (ASCA) Registered Consulting Arborist, or a Registered Forester.

**Shade Tree:** Any tree that has a spreading canopy that provides partial to full shade to the ground with a minimum height of 20 feet.

**Softwood Tree:** Any coniferous (cone bearing) tree. This definition is based on the colloquialism, and does not necessarily reflect any true qualities of the tree.

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

**Size Criteria:**

**Pine Trees:** 30-inch diameter or larger for trees in the *Pinus* (Pine) genus.

**Coniferous Trees:** 20" diameter or larger for trees in the *cedrus* (deodar cedar), *Thuja* (Arborvitae), or other ecologically similar trees,

**Overstory Trees:** 30-inch diameter or larger for trees in the *Liquidambar* (Sweetgum) or *Liriodendron* (Tulip poplar) genus

- 20-inch diameter or larger for trees in the *Fagus* (Beech), *Nyssa* (Tupelo), *Diospyros* (Persimmon), *Sassafras* (Sassafras), or other ecologically similar trees,
- 20-inch diameter or larger for *Magnolia grandiflora* (Southern magnolia) and those cultivars that generally reach a mature height over 40'
- 24-inch (24") diameter or larger for trees in all other genera

**Understory Trees:** 8-inch (8") diameter or larger.

- 10-inch (10") diameter or larger for *Oxydendron arboretum* (Sourwood).

**See additional requirements for Specimen Trees in The Guidance Document**

**Street/Streetscape Tree:** Any tree located or proposed to be located along a public or private street. The actual location will be determined by the specific zoning district or overlay. In situations where there is limited planting space in the right of way and or safety concerns, street trees may be located at the back of the sidewalk or within the landscape strip on private property and the discretion of the Director.

**Structural Root Plate:** The zone of rapid root taper that provides the tree stability against wind throw. The radius of the structural root plate is equal to 0.5 feet per inch of DBH.

**Tree:** Any living, self-supporting woody or fibrous plant which normally obtains a diameter breast height of at least three (3) inches and typically has one (1) main stem or trunk and many branches.

**Tree Care Plan:** A plan developed to provide an impacted tree the best possible chance of survival. A tree care plan should be prepared by a qualified professional and conform to the requirements of ANSI A300 and the Guidance Document

**Tree Grouping:** A community of trees as determined by the Director to merit special consideration as an ecological feature based upon species composition, form, structure, age, and condition. Specimen trees and trees of quality may be included in tree groupings

and every alternative should be evaluated to save these trees. Except as otherwise provided in Section 3.2., Tree Groupings will be treated as specimen trees for preservation credits and every alternative should be evaluated to save these trees.

**Tree of Quality:** A tree that merits special consideration due to historical significance, ideal shape and structure, or uniqueness of the species as determined by the Director. Except as otherwise provided in Section 3.2., Trees of Quality will be treated as specimen trees for preservation credits and every alternative should be evaluated to save these trees.

**Tree Planting List:** List of preferred tree species for use in the City of Alpharetta. Species not included on this list may be approved at the discretion of the Director. The Tree Planting List is included in the Arborist Guidance Document.

**Tree Protection Area:** An area encompassing the critical root zone of a tree that shall remain in a previous state.

**Tree Save Area:** An area designated for the purpose of meeting tree density requirements, saving natural trees, and/or preserving natural buffers that shall remain in a previous state.

**Understory Trees:** Those trees that grow beneath the overstory, and will generally reach a mature height less than 40 feet. Understory trees may include coniferous trees that meet these same height characteristics.

## **Outdoor Spaces interpretations and fact findings:**

### Warranty Disclaimer:

Although, this report will determine whether or not a tree is a Specimen; it is provided as best judgment opinion. Ultimately, the governing body's (City of Alpharetta) arborist or representative shall determine whether a tree is classified as a Specimen or not.

All Specimen tree locations shall be approximate. The provided tree locations shall NOT be GPS located and in no manner shall the provided tree location plan be used or represented as a tree survey. It is the sole responsibility of the OWNER to have all tagged Specimen trees located by a Certified Land Surveyor.

No warranties express or implied are made with respect to the report of aforementioned Specimen trees. It is understood the OWNER makes use of this report by the ARBORIST at OWNER's sole risk and that the report is provided as best judgment opinion. In no manner does this report guarantee the life or imply any length of life span of the trees that are determined to be Specimen.

### Arborist Note:

Due to certain species and undesirable traits, some trees shall be considered in poor condition if the following is true. Numerous trees grown in a native setting may appear to grow as multi-trunk; however this is not desirable in most trees. Most trees that have multi-trunks at the base are usually created when two separate trees grow together or the tree branches off at an early age and they become Co-Dominate Leaders. Either scenario is an undesirable condition for most trees because they both create weak crotches, included bark and/or a prime place for debris and water to get trapped that will always cause decay. In this case these trees become a life safety issue and cannot be considered specimen trees.

Some trees are an exception to this rule, such as, but not limited to:

Crape Myrtles, Birches, Wax Myrtles, Red Buds, Fringe Trees, Dogwoods, Hollies, Cedars, Sourwoods, Sweet Bay Magnolias, Red Bays and Live Oaks.

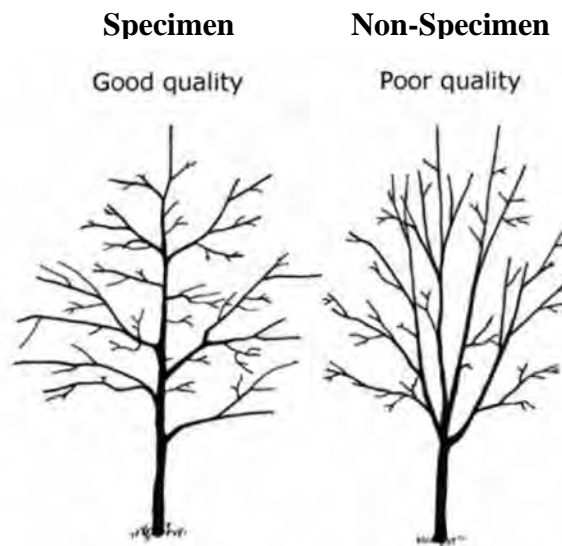
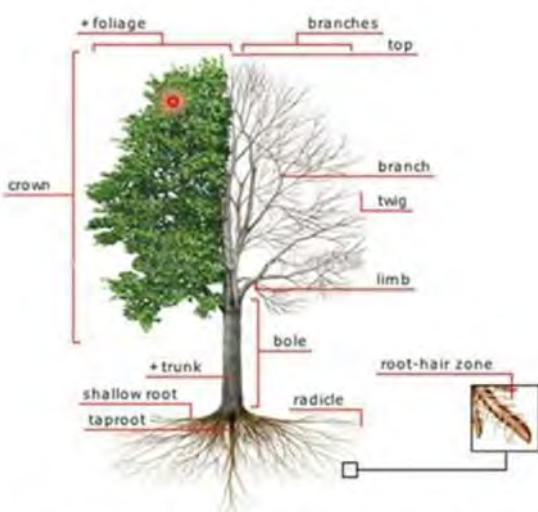
These are an exception because they naturally create sucker growth from the roots and/or trunk or do not typically have the life safety issues because they are not large growing trees.

#### Co-Dominate Leaders:

One of the most common locations for the aboveground portion of a tree to fail is at the junction of two or more codominant stems. Due to the frequency of failures at this point, a study was undertaken to get a better understanding of the mechanical strength of this point and to determine if included bark reduces the strength of the union. Eighty-four codominant stems were removed from 26 felled maple trees. These crotches were securely anchored and split apart using measured force. Breaking force varied from 64 to 2,363 kg. The regression line produced from the comparison of stem diameter and force required for breaking the union when there was no included bark was  $\text{Force} = \text{Diameter} * 613 - 1388$ ,  $r^2 = 0.92$ . When only those unions with included bark were analyzed, the regression line was  $\text{Force} = \text{Diameter} * 537 - 1285$ ,  $r^2 = 0.76$ . There was a specimen difference between the regression lines ( $p < 0.05$ ). Codominant stems that have bark trapped in the union are significantly weaker than those that do not have bark included. The differences appear to be greater with smaller-diameter stems than with larger stems.

**Reference: Smiley, E.. (2003). Does included bark reduce the strength of codominant stems?. Journal of Arboriculture 29.**

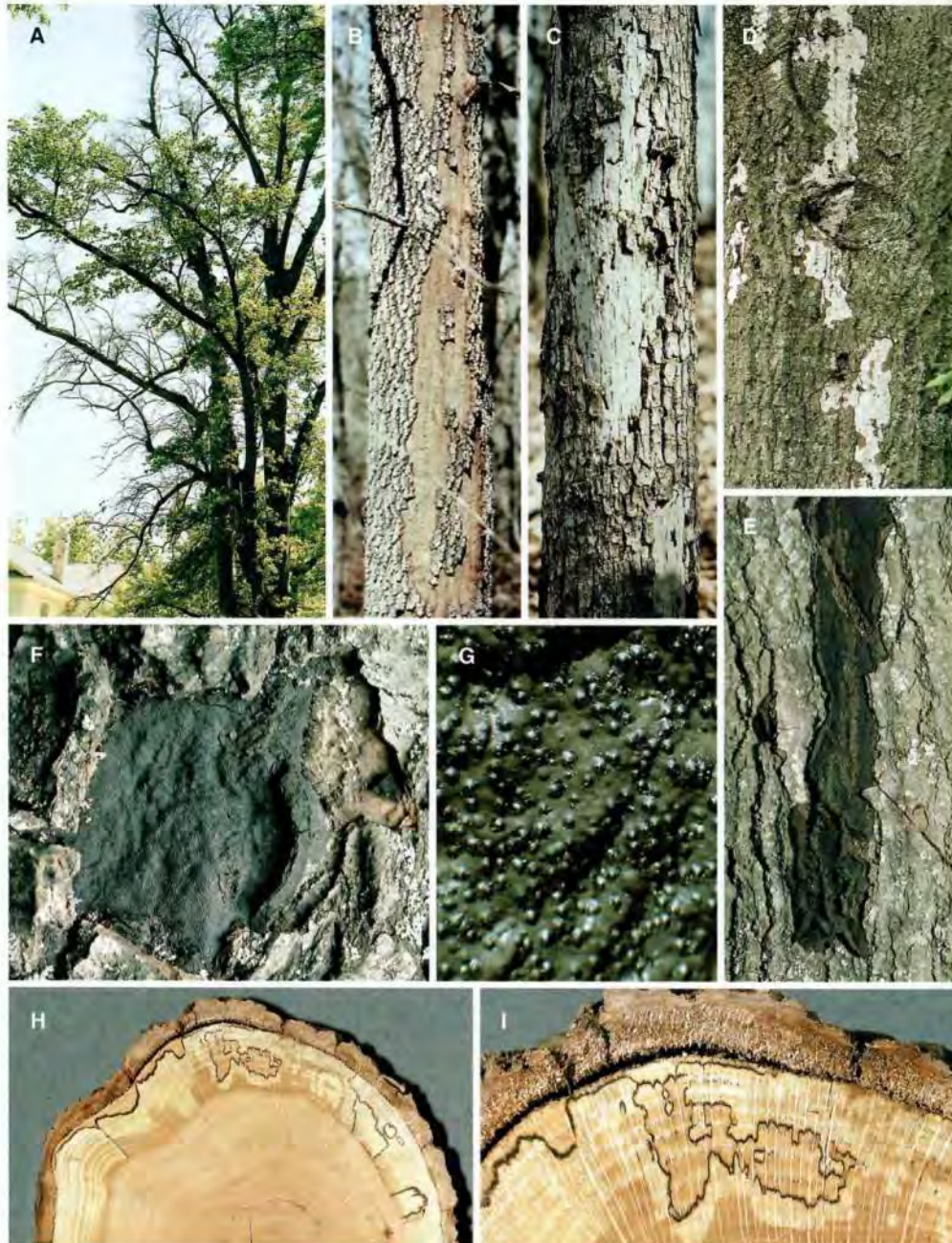
#### Tree Structure Examples:



2022: ISA Certified Arborist® Exam Review Course.  
Rob Swanson, Kay Evanovich, January 2022

The following are images of examples of diseases, fungus and other health/ structural issues that are found on site. The following examples are referenced from Diseases of Trees and Shrubs by Sinclair and Lyon.

## Hypoxylon Canker Examples



A. Dieback of a large *Quercus nigra* (water oak) (MS, Apr).  
 B-E. *Biscogniauxia atropunctata*. B. A tan conidial stroma on *Quercus velutina* (black oak) (AR, winter). C. A silver gray perithecial stroma on *Q. alba* (white oak) (AR, winter). D, E. Young and old mature perithecial stromata, respectively, on *Q. nigra* (MS, Apr).  
 F, G. *B. mediterranea* on *Q. texana* (Texas red oak). Close (F) and magnified (G) views of a perithecial stroma. Black pimplelike projections are the tips of perithecia (TX, Mar).  
 H, I. Sapwood of *Q. texana* colonized by *B. atropunctata*. Black zone lines (pseudosclerotial plates) are typical (TX, Mar).  
 Photo credits: B, C—P. Fenn

**Reference:** Sinclair, Wayne A., 1936. *Diseases of Trees and Shrubs* / Wayne A. Sinclair and Howard H. Lyon.-2<sup>nd</sup> Ed. Published 2005

## Trunk Canker Examples



A–E. Hispidus canker on *Quercus* species (oaks). A. A large canker on *Q. nigra* (water oak) bears the dark remains of basidiocarps of *Inonotus hispidus* that formed the previous year (GA, May). B. Large woundwood ridges flank a canker on *Q. phellos* (willow oak). A rust-brown basidiocarp remains from the previous autumn (MS, Apr). C. Large basidiocarps on a young canker not yet delimited by woundwood ridges on *Q. phellos* (MS, Aug). D. A canker on *Q. phellos* nearly enclosed by woundwood, appearing as a fissure (MS, Apr). E. A blackened dead basidiocarp at the base of a diseased *Q. laurifolia* (laurel oak) (FL, Apr).

F, G. Canker-rot of *Quercus douglasii* (blue oak) caused by *Inonotus andersonii*. F. A partly killed tree with the dead top removed, showing white heart rot and a large brown basidiocarp that has caused the bark to fall away. G. Close view of part of the basidiocarp (AZ, Apr).

H, I. *Fagus grandifolia* (American beech) with trunk rot caused by *Inonotus glomeratus*. Black sterile conks protruding at the locations of former branch stubs are diagnostic. H. An elongate wound probably made by a falling tree, now evident only as a seam beside a large woundwood ridge on the trunk, was possibly the site of infection. I. Close view of a sterile conk (NY, Aug).

Photo credit: C—J. A. Matteoni

A, E. Spiculosa canker and associated trunk rot in *Quercus nigra* (water oak). A. A perennial targetlike canker, prominently raised because of woundwood formation around the margin, has developed at the site of a former branch stub. E. A section through the trunk several centimeters below the canker reveals advanced white crumbly rot throughout the heart of the tree, plus spokelike extensions of decay into outer sapwood. The extensions are the tips of secondary columns of decay that began as the canker enlarged. They would eventually have merged. The column of advanced decay in this tree was 3 m long (GA, May).

B, D. Spiculosa cankers on *Q. texana* (Texas red oak) and *Q. phellos* (willow oak), respectively. Sterile brown fungal structures (punk knots) occupy the locations of former branch stubs; brown interior tissue is revealed by cutting into the raised knots (MS, Apr).

C, F, G. Dissection of the *Q. texana* shown in B. C. The brown punk knot has grown out from a central column of advanced white rot bounded by a thin purple-brown zone of discolored wood. The decay column has expanded periodically and involves sapwood as the result of canker enlargement adjacent to the punk knot. F. The decay column also expands as a result of boring by insects that breach the barrier zone between decayed and sound sapwood. Two such extensions of decay into the sapwood zone are shown. G. The butt log, approximately 4 m long, with the canker at the midpoint and advanced decay throughout the heart of the log (MS, Apr).

**Reference:** Sinclair, Wayne A., 1936. *Diseases of Trees and Shrubs* / Wayne A. Sinclair and Howard H. Lyon.-2<sup>nd</sup> Ed. Published 2005

## Bleeding Cankers Examples



**Other bacterial cankers.** Bleeding cankers on many shade, ornamental, and forest trees, apparently caused by bacteria, are common but seldom seem to persist or cause much damage. Liquid escaping from a lesion onto the bark surface may be the only external symptom. The lesions are usually localized in inner bark and often involve the cambium. The liquid often has a sour odor due to organic acids produced by bacteria. These organisms are presumed to cause the lesions, but their pathogenicity has seldom been tested. Species of *Brenneria*, *Erwinia*, and *Pseudomonas* are associated with some of these diseases. Bacterial infections that cause bleeding often follow environmental stress or another disease or injury, and some authors have suggested that the bacteria are opportunists able to cause damage only in stressed trees. Galleries made by bark beetles or ambrosia beetles in previously stressed trees are common sites of infection.

Bleeding of sour liquid from small cankers should not be confused with that from wetwood (Plate 191). Some fungi such as *Cryptosporiopsis* sp. on *Acer rubrum* (red maple; Plate 86) and *Phytophthora* species on various trees (Plates 176–178) also cause bleeding cankers, so this symptom should be interpreted cautiously.

A second type of bleeding lesion, also seemingly associated with previous stress, results in production of white froth with an alcoholic odor at cracks in the bark surface (Plate 191). The microorganisms in these lesions apparently produce gas and alcohol during fermentation of sap. This "alcoholic flux" is reported to be common on *Liquidambar styracillua* (sweetgum), *Quercus* (oak), and *Ulmus* (elm) in the Midwest and on *Morus* (mulberry) and *Prunus* (almond, apricot, peach) in California.

References: 662, 1113, 1238, 1547, 1859, 2236, 2728, 2737, 2896, 2898, 3375, 3428, 3431, 3432, 3993, 4385, 4386

A–C. Deep bark canker of *Juglans regia* (Persian walnut), caused by *Brenneria rubrifaciens*. Brown streaks on bark originated as bacteria-laden fluid that exuded from cracks overlying elongate cankers in inner bark (CA, Jul).

D, E, J. Cankers apparently caused by unidentified bacteria on *Quercus velutina* (black oak). Bleeding spots (D) were associated with tiny wounds made by insects. Lesions involved inner bark (E) and the cambium and outer sapwood (J) (NY, May).

F, I. A bleeding canker apparently caused by bacteria on *Aesculus hippocastanum* (horse-chestnut). Extensive staining of bark (F) was caused by exudation from a canker about 10 cm long. Water-soaked sapwood beneath the canker, exposed by removing bark, is dead and stained dark brown (NY, Jul).

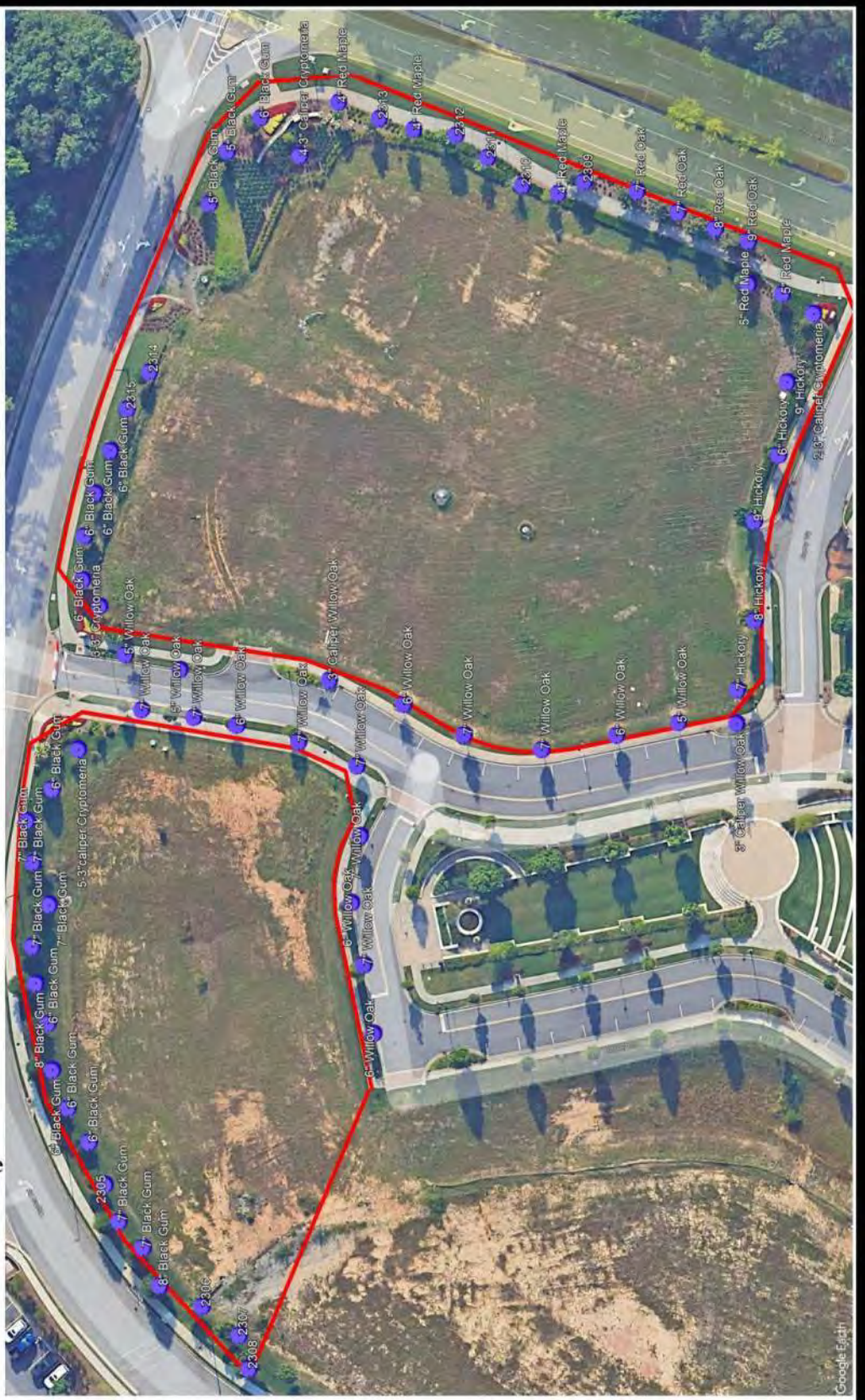
G, H. Shallow bark canker, caused by *Brenneria nigrifluens*, on *J. regia*. G. Multiple discolored spots where brown liquid seeped out, indicating presence of cankers. H. Internal appearance of bark, exposed by removing the periderm, where the surface was covered with numerous bleeding spots (CA, Nov).

Photo credits: G, H—B. L. Teviotdale

**Reference: Sinclair, Wayne A., 1936. Diseases of Trees and Shrubs / Wayne A. Sinclair and Howard H. Lyon.-2<sup>nd</sup> Ed. Published 2005**

**Notes:**

- All tree locations shall be approximate.
- The provided tree locations are GPS located (+/- 30' Accuracy) and in no manner shall this Tree Location Plan be used or represented as a tree survey.
- It is the sole responsibility of the OWNER to have all tagged trees located by a Certified Land Surveyor.



Landscape/ Street Tree



North

Not To Scale

**Tree  
Location Plan**

## 25-04-21-01 Windward Point Arborist Report Alpharetta

(\*) Unable to get a good or clear picture

No Specimen size or Trees of Quality were found

All Landscape/ Street trees are in fair or better condition except for this list below

No Boundary Trees should be impacted

**General Observations: Improper pruning methods (See Photo 1). For proper pruning practices, see Exhibit A. All of the Red Maple have splitting in the trunks, more than likely from stress. The Hickories are infested with Aphids and some have Mistletoe that should be removed. There are Bagworms on the trunks of some Oaks, but they are innocuous insects.**

Tree #	Size/ Species	Health Condition	Structural Condition	Classification	City's Assessment	Design Around	Comments	Photo # (See Attached)
2305	7" Black Gum	Poor	Poor	Street/ Landscape Tree		No	Cavity with decay.	2
2306	5" Red Maple	Poor	Poor	Street/ Landscape Tree		No	Severe dieback with the top 8' of the central leader dead. Cavity with decay.	3
2307	7" Red Maple	Poor	Poor	Street/ Landscape Tree		No	New stress split in trunk. Severe dieback with the top 6' of the central leader dead. Cavity with decay.	4
2308	7" Red Maple	Poor	Poor	Street/ Landscape Tree		No	Old stress split in trunk. Severe dieback.	5
2309	9" Red Oak	Poor	Poor	Street/ Landscape Tree		No	Trunk Cankers; an indication of possible trunk rot.	6
2310	5" Red Maple	Poor	Poor	Street/ Landscape Tree		No	Radial trunk dieback with severe canopy dieback.	7
2311	6" Red Maple	Poor	Poor	Street/ Landscape Tree		No	Signs of Hypoxyton Canker with limb loss and/or visible cankers. Radial trunk dieback with severe canopy dieback.	8
2312	6" Red Maple	Poor	Poor	Street/ Landscape Tree		No	Signs of Hypoxyton Canker with limb loss and/or visible cankers. Radial trunk dieback with severe canopy dieback.	9-10
2313	4" Red Maple	Poor	Poor	Street/ Landscape Tree		No	50% radial dieback with termites in trunk.	11
2314	5" Black Gum	Poor	Poor	Street/ Landscape Tree		No	Cavity with decay.	12
2315	5" Black Gum	Poor	Poor	Street/ Landscape Tree		No	Severe canopy dieback. Cavity with decay.	13

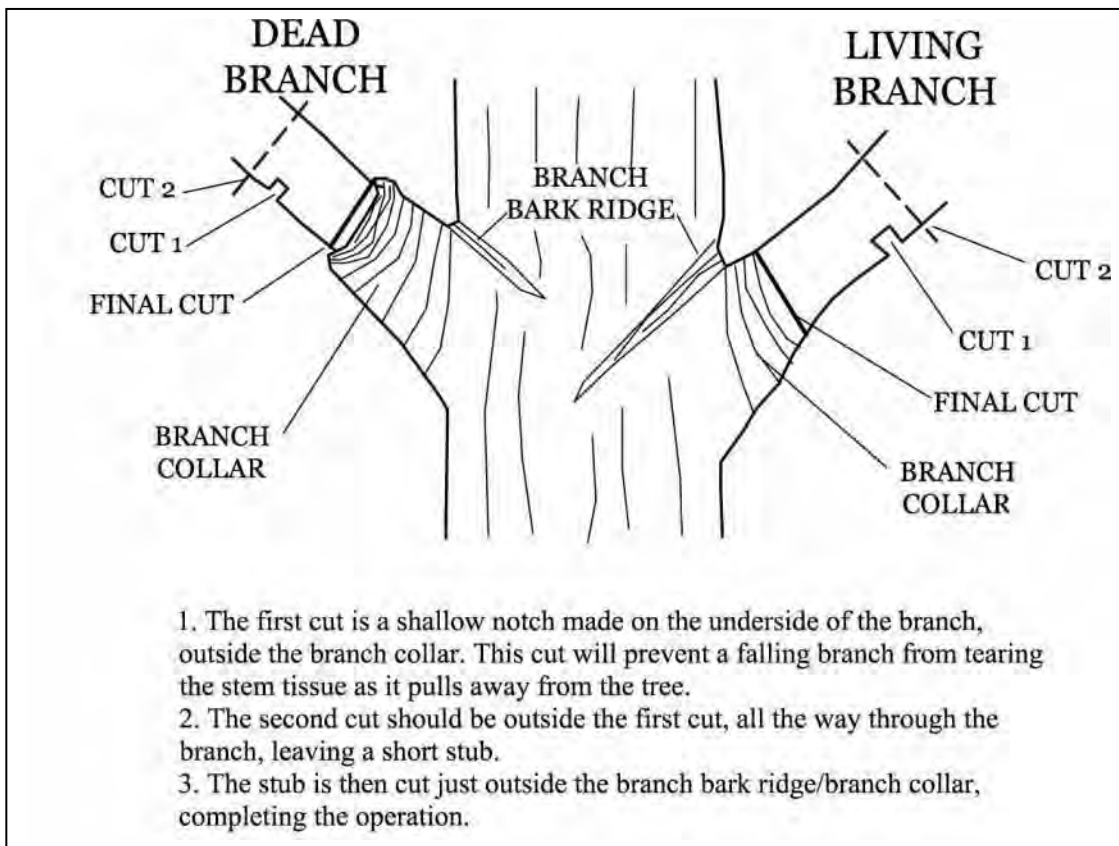
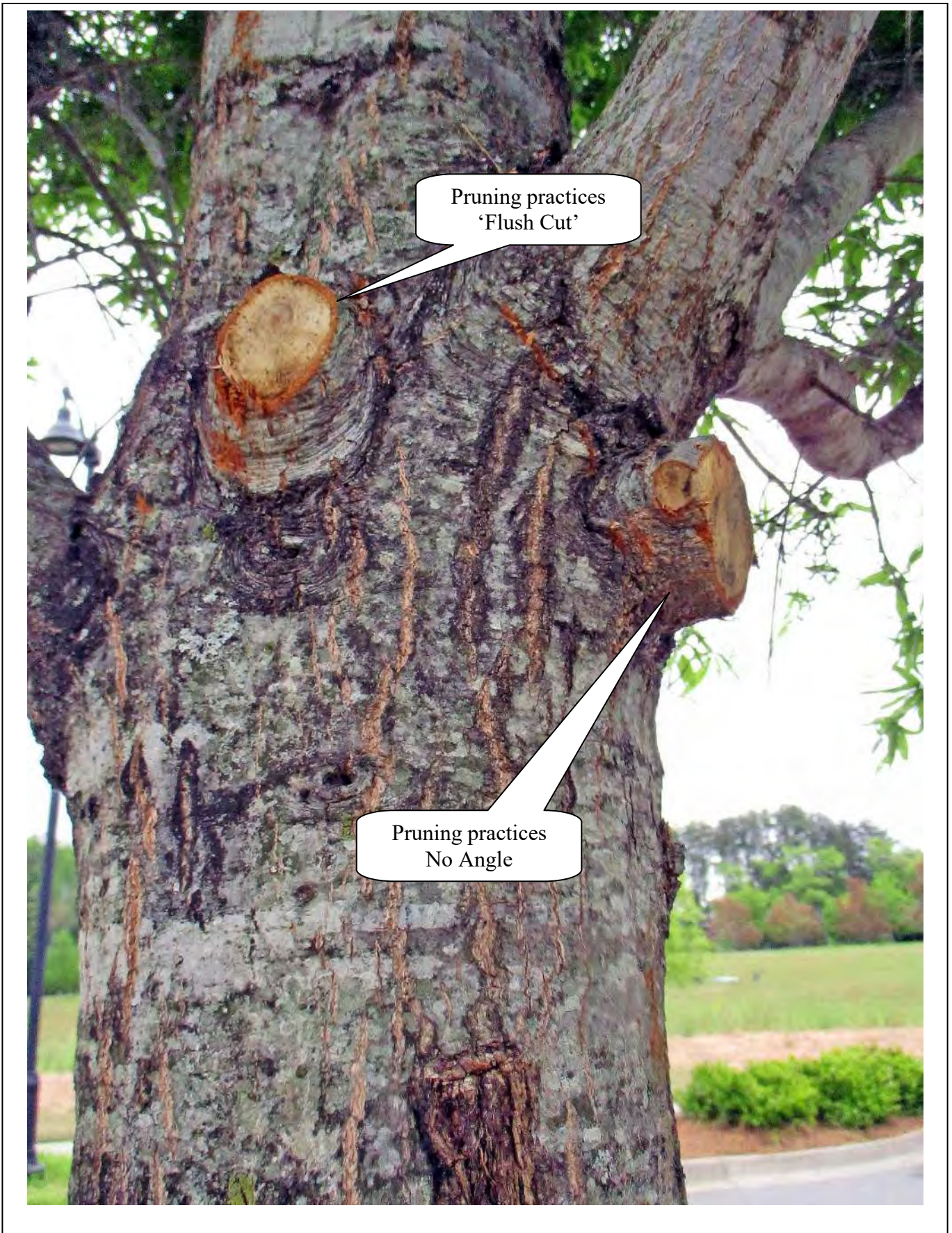


Exhibit A



Pruning practices  
'Flush Cut'

Pruning practices  
No Angle

Photo 1  
General  
Observations: See  
Exhibit A

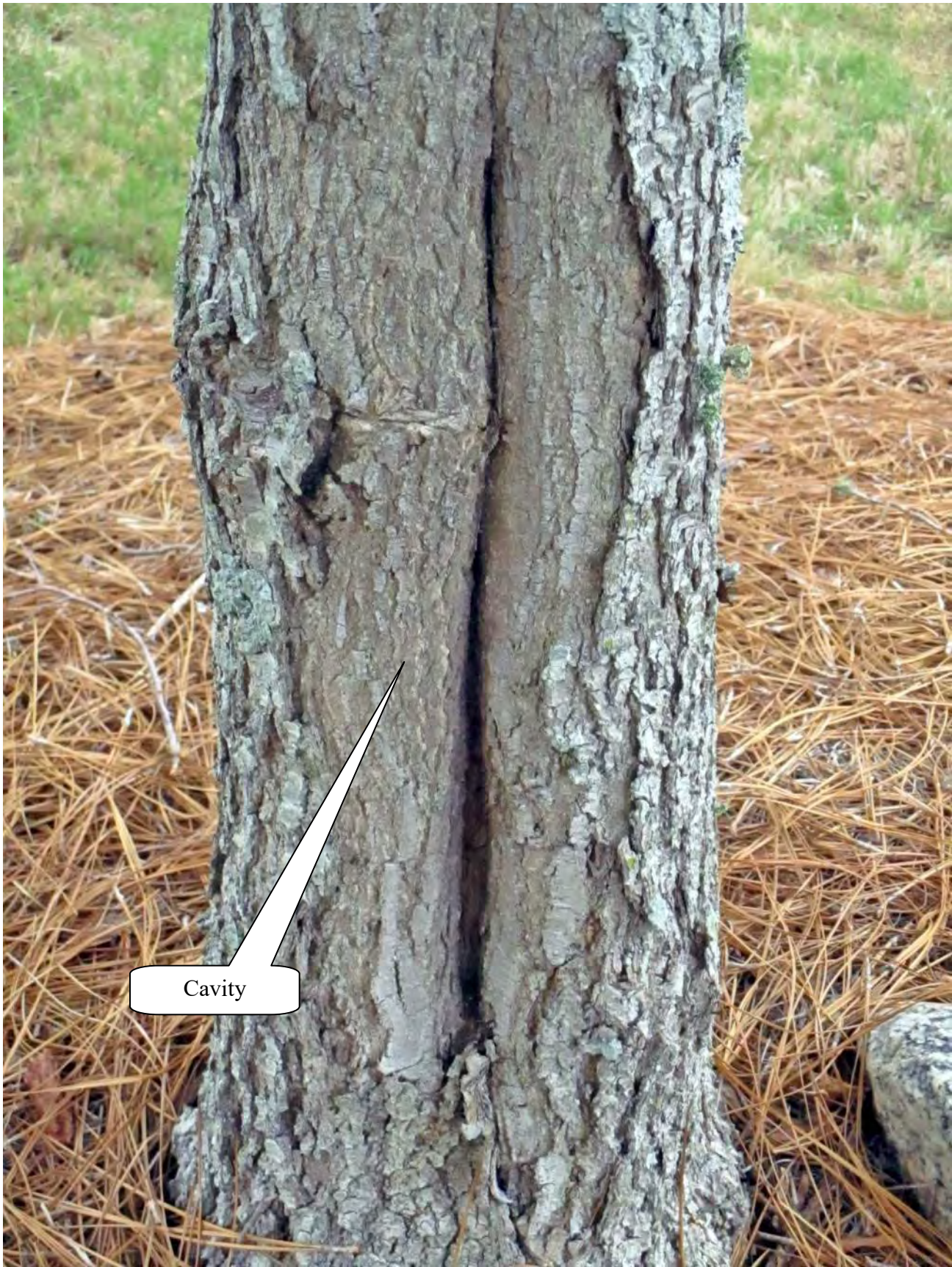


Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7

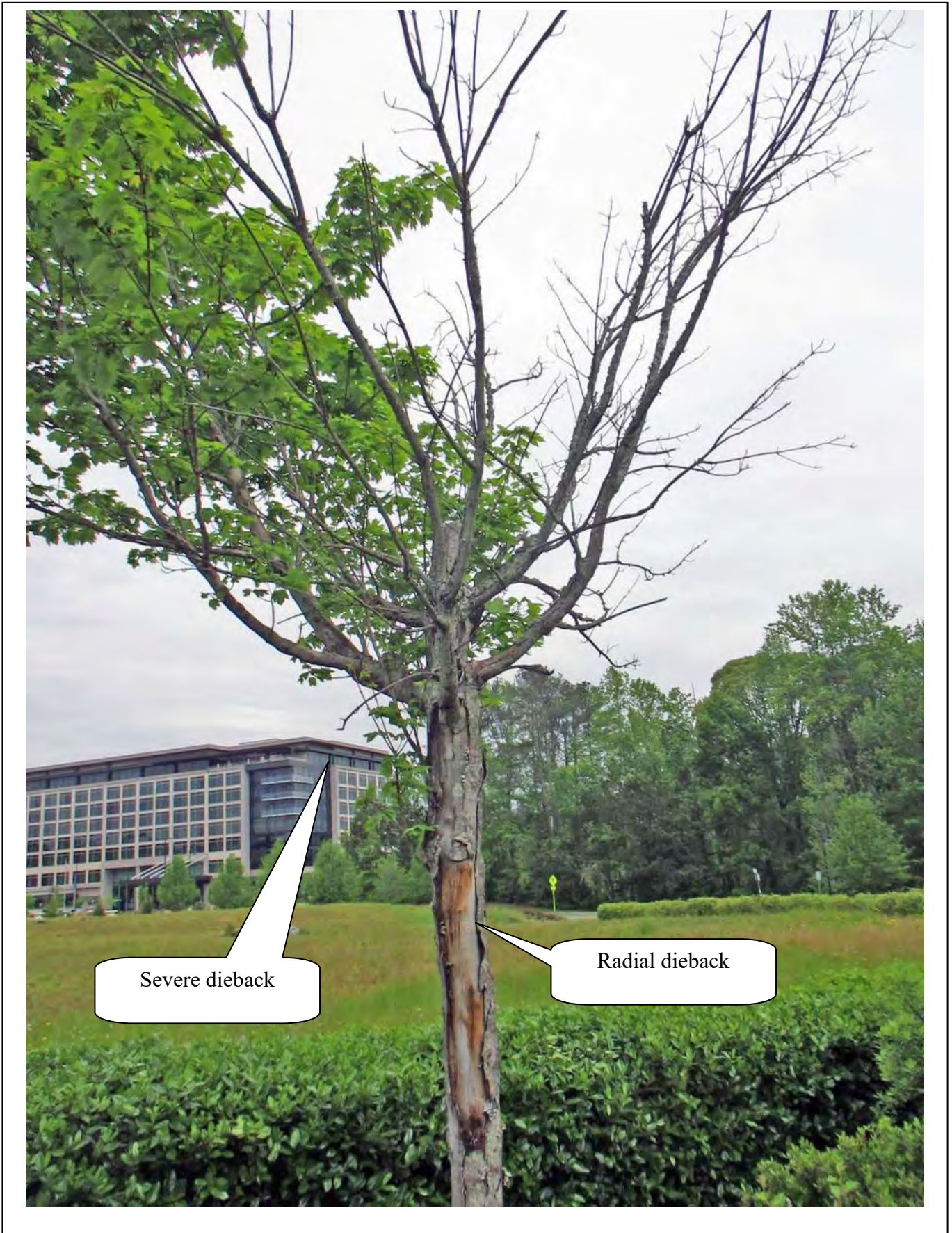


Photo 8



Hypoxylon Canker

Photo 9



Photo 10

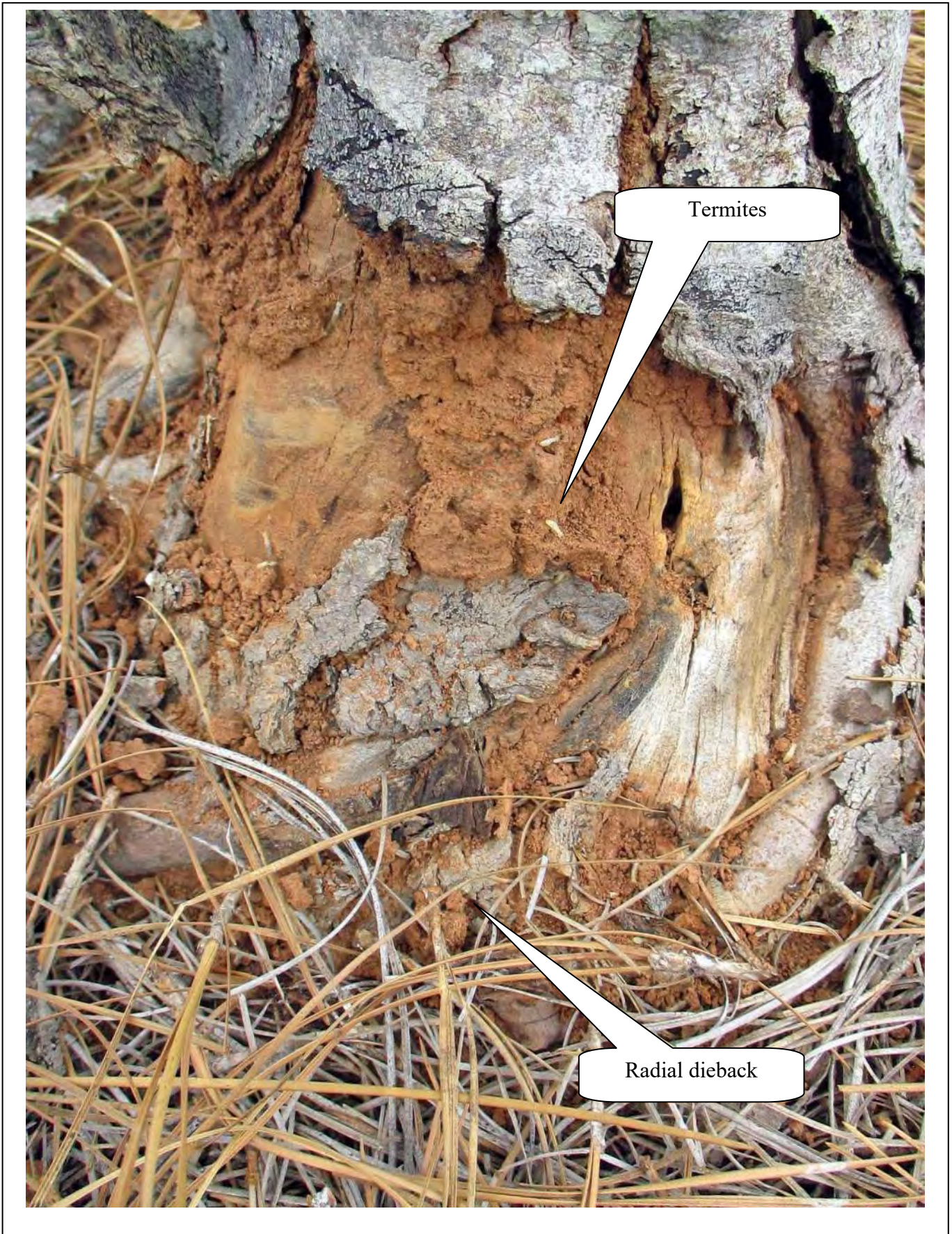


Photo 11



Photo 12



Photo 13

# LETTER OF INTENT

1105 W. Peachtree St. N.E., Suite 1000  
Atlanta, Georgia 30309-9813  
Tel: 404-815-3500  
www.sgrlaw.com



J. Alexander Brock  
Direct Tel: 404-815-3603  
jabrock@sgrlaw.com

October 6, 2025

Ms. Kathi Cook, Director  
Community Development  
City of Alpharetta, Georgia  
287 South Main Street  
Alpharetta, Georgia 30004

**Re: SECOND AMENDED Application of The Hanover Company to amend the Windward Master Plan (Pod 66); and to secure four (4) variances from Sections 2.7.0(b) and 2.5.1, of the City of Alpharetta Unified Development Code**

Dear Ms. Cook:

Please accept this letter as the Letter of Intent of The Hanover Company (“Hanover” and/or “Applicant”) in support of the above referenced Application.

**A. Introduction to Hanover and the Proposed Development**

Hanover stands among the most active private real estate companies in the United States, specializing in the nationwide development of high-quality, multi-family residential housing in markets with superior fundamentals and in locations with exceptional real estate characteristics, like the City of Alpharetta. Hanover has a regional office in Atlanta and is vertically integrated, with in-house capabilities that include development, capital markets, construction, property management, architecture, interior design, quality assurance, legal, risk management, asset management, and financial operations departments. Hanover’s award-winning projects total nearly 77,000 units across the country and represent more than \$11.8 billion in project investments in major markets like Atlanta, Austin, Baltimore, Boston, Charlotte, Chicago, Dallas, Denver, Houston, Los Angeles, Philadelphia, Phoenix, San Diego, San Francisco, and Washington, D.C. Hanover has included select reference letters with this application.

In Alpharetta, Hanover hopes to construct a Class A, multi-family building with retail space and structured parking (the “Proposed Development”) at Windward Park, the ±47.65-acre property located at 0 Northpoint Parkway and 0 Dryden Road, (Parcel IDs 22-5450-1188-170-1, 22-5450-1188-057-0, 21-5500-1177-142-5, 21-5490-1112-050-0, 22-5450-1188-059-6, 21-

5490-1112-049-2) (referred to as “Windward Park” or the “Subject Property”). Windward Park is zoned Community Unit Plan (CUP), located within Pod 66 of the Windward Master Plan, and currently entitled for 500,000 square feet (sf) of office, 31,440 sf of retail, a 250-key hotel, 130 for sale condominium units and 285 for sale townhome units, only some of which has been built.<sup>1</sup> Hanover requests an amendment to the Windward Master Plan for Pod 66 to update the master site plan and conditions of zoning to allow for the Proposed Development, as well as four (4) variances to Sections 2.7.0(b) and 2.5.1, of the City of Alpharetta Unified Development Code (“Alpharetta UDC”), as detailed below.

## **B. Relevant Background Information**

The Subject Property is identified as Pod 66 in the Windward Master Plan which was originally approved in 1993. The Windward Master Plan has undergone several revisions since that time, including a Master Plan Amendment to Pod 66 (MP-15-04) that was approved in 2015 (“2015 Master Plan”). The 2015 Master Plan authorized the construction of 500,000 sf of office space, 31,400 sf of retail, a 250-key hotel and 415 units of residential consisting of 24 live-work townhomes, 200 condominium units and 191 townhomes. Subsequently, the roadway infrastructure and underground utilities were installed and the site graded, but only the townhomes and hotel approved for Windward Park constructed; the Lennar Corporation built approximately 185 townhomes in its Caravelle development<sup>2</sup> and a 250-key Hilton Hotel<sup>3</sup> was constructed on a parcel facing Windward Parkway.

In 2023, an application for a Master Plan Amendment to Pod 66 (MP-23-01) was approved (“2023 Master Plan”) to revise certain components of the 2015 Master Plan. In particular, the 2023 Master Plan replaced the 200 condominium units and 24 live-work townhomes with 130 for-sale condominium units and 100 for-sale townhome units. In addition to revising the housing types, the 2023 Master Plan removed the retail buildings and surface parking along Northpoint Parkway and relocated 23,000 sf of retail to the ground floor of the residential flats building and the surface parking to a proposed structured parking deck. The 100 for-sale townhome units are currently under construction as the Argosy community by Empire Communities, however the remainder of the development approved by the 2023 Master Plan has not been constructed.

The Applicant now seeks to amend the 2023 Master Plan to align the development with current market demands. The residential component of the 2023 Master Plan was comprised entirely of for-sale product, making Windward Park the only major mixed-use development in the City without a multi-family element. The Proposed Master Plan amends the residential units from 130 for-sale condos to 315 for-lease apartments. It also proposes constructing a parking deck that will connect the multi-family building via a multi-level sky bridge.

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<sup>1</sup> The Lennar Corporation previously built 185 townhome units in its Caravelle development; there is an existing 250 key Hilton hotel; and the 100 townhome Argosy development is currently under construction. The remainder of the Proposed Development, however, is currently unbuilt.

<sup>2</sup> Constructed between 2017 and 2020.

<sup>3</sup> Constructed in 2020.

The proposed multifamily will remain in the same location as the condominium building depicted on the 2023 Master Plan, but with an updated design. The multifamily will retain retail and non-residential space on the ground floor, as depicted on the 2023 Master Plan, but it will occupy a smaller space. The proposed multifamily will also have several amenities, including a resort-caliber pool courtyard, an additional courtyard with gas grills, fitness center, private screening room, coworking area with offices, clubhouse with catering kitchen, loggia connecting the courtyards with serving access from catering kitchen, and a pet wash. The intent is to create an upscale living environment with resort-style amenities, consistent with Hanover's recent award-winning projects across the country generally and within the Atlanta metropolitan area specifically.

In addition to the residential changes, the Proposed Master Plan will reduce the total office space at Windward Park from 500,000 sf to 252,790 sf and the retail space from 31,400 sf to 20,615 sf (the office total includes the 3,790 sf of office within the Proposed Development and the retail total includes the 5,615 sf of retail in the Proposed Development). Further, the parking deck shown in Site 1 of the 2023 Master Plan<sup>4</sup> will be replaced with two decks, one of which will be five levels with a roof, contain ± 561 spaces and serve the Proposed Development. The second parking deck is intended to be variable and adapted to meet future needs, once those needs are identified.

Although some of the elements of the 2023 Master Plan will change, the Applicant is preserving many of the important design features of that plan. For example, the Proposed Development maintains the stormwater park which is intended as a central green space and communal focal point for gatherings. It also maintains an office building and parking deck at the corner of Northpoint Parkway and Windward Parkway, albeit with less square footage. The remaining unbuilt townhome units are not being altered in the proposed plan. Similarly, the existing roadway network will remain and the Proposed Development will incorporate sidewalk connections throughout. The sidewalk network will facilitate pedestrian movement within the development and connect to the existing sidewalks along Northpoint Parkway and Windward Parkway for easy access to nearby commercial uses. In sum, the requested amendments to the Master Plan are intended to keep the spirit and intent of the original 2015 and 2023 designs, while updating certain elements to bring it in conformance with current development trends.

### **C. Phasing**

The project will be constructed in several phases split between the townhome, office and multifamily developments. The 185-unit Caravelle townhome development and the Hilton hotel are already complete, while the remaining 100-units of townhomes in the Argosy community are currently under construction by Empire Communities. The remaining multifamily with ground floor nonresidential and office buildings will be built in separate phases. The Applicant intends

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<sup>4</sup> The delineation of Sites 1, 2, 3, 4, and 5 remain the same on the Proposed Master Plan as depicted on the 2023 Master Development Plan.

to construct the multifamily with ground floor nonresidential in the initial phase with the office buildings to be constructed at a yet to be determined future date.

#### **D. Proposed Conditions**

A list of the revisions to the MP-23-01 conditions is attached as Exhibit 1.

#### **E. Standards for Zoning Review**

##### **1. How will this proposal be compatible with surrounding properties?**

The area surrounding the Subject Property is generally characterized by office and commercial development. Both similar to that proposed, the 2015 and 2023 Master Plans were found compatible with the surrounding uses vis-à-vis their approvals. The Proposed Master Plan amendments maintain the same general mix of residential and non-residential uses envisioned in the 2023 Master Plan, with some adjustments to multifamily residential and the size of the proposed non-residential uses. Accordingly, the Proposed Development should remain harmonious with the nearby, existing mix of non-residential uses.

##### **2. How will this proposal affect the use and value of the surrounding properties?**

As noted in the paragraphs above, the proposed mixed-use development is compatible with the adjacent non-residential uses and zoning districts. As a result, the proposal would not adversely affect adjacent and nearby properties.

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

The previously approved condominium units are not viable at this time given the current market requirements. This application seeks to replace the for-sale condominiums with for-rent multifamily apartments. The proposed for-rent use will also diversify the housing options within the mixed-use development by adding a rental option to an otherwise entirely for-sale residential product, as is found in every other major mixed-use development in the City.

##### **4. What would be the increase to population and traffic if the proposal were approved?**

The Applicant is increasing the number of residential units, however, the amount of non-residential development is decreasing. The Applicant has submitted a trip generation memorandum along with this Application detailing the proposed vehicular trips and demonstrating that the anticipated trips should decrease when compared to the 2023 Master Development Plan. As a consequence, the Proposed Development should lessen the impact the surrounding roadways. Further, the site is adjacent to a MARTA park-and-ride location and in close proximity to the Georgia 400 interchange at Windward Parkway, both of which will help lesson and/or disperse the vehicular trips generated to and from the site.

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

The proposed development should have minimal impact on schools. The vast majority of the proposed multifamily residential units are one- and two-bedroom, which are typically not attractive to families. Regardless, any school-age children living in the residences will attend New Prospect Elementary School; Webb Bridge Middle School; and Alpharetta High School. New Prospect Elementary and Alpharetta High School are listed as under capacity. Webb Bridge Middle School is listed as overcapacity, however enrollment is projected to decline through 2028 and be under capacity by the 2026-27 school year,<sup>5</sup> which is well before the proposed multi-family will be completed; even under a best-case scenario, the multi-family structure is not anticipated to be ready for occupancy before August of 2028.

As for utilities, the site has access to water and sewer service.

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

The Future Land Use Map in the Horizon 2040 Comprehensive Land Use Plan (“Comp Plan”) designates the Subject Property as ‘Mixed Use’. The Comp Plan describes the Mixed Use designation as office, commercial, and residential uses mixed vertically within a building and/or horizontally within a development. The Proposed Master Plan amendment maintains the same mix of office, commercial and residential uses, and thus is in alignment with the Comp Plan’s Mixed Use designation.

The Comp Plan also identifies the following housing policy as it relates to maintaining a balance between owner-occupied and renter-occupied housing in the City:

Housing Policy 2: Maintain a balance between ‘owner-occupied’ and ‘renter-occupied’ in Alpharetta such that at least 68% of the housing stock is ‘owner-occupied’.

The 2023 Master Plan was approved for 100% owner occupied housing. The Proposed Master Plan seeks to change this by adding a for-rent housing option into the mix of uses. Although the for-sale will be less than 68% of the total development, there are several factors that support higher-density multifamily housing. Windward Park is surrounded by several office parks and 374,000 sf of office space is planned within the Windward Park development. High-density housing is beneficial in areas in proximity to office space where jobs exist and/or are created, and service uses are available. The placement of higher-density housing in proximity to non-residential uses results in limited vehicular trips.

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<sup>5</sup> Refer to the Fulton County Schools Historical and Projected Enrollment 2020-2028.

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

Given the current market requirements and development trends, stacked-flat, for-sale condominiums are not viable. The demand for high-quality, for-rent housing, however, has increased. The Applicant’s request also provides a suitable, for-rent residential option to the proposed mixed-use development.

**F. Variance Review Criteria**

The Applicant is requesting the following variances to the Alpharetta UDC Section 2.7.0(b) governing For-Rent Residential Dwelling standards outside of the Downtown Overlay and Section 2.5.1 governing parking:

**1. Alpharetta UDC Section 2.7.0(b)(4) to allow balconies of varying dimensions in lieu of 6-foot by 8-foot balconies.**

The Code states that “[a] minimum of 50 percent of dwelling units above the first floor shall have balconies with minimum floor dimensions of 6’ x 8’.” The Applicant is meeting this requirement in spirit. The Proposed Development has 271 units “above the first floor.” Therefore, the Code would require that 136 units have balconies (50% of 271, rounded up to the nearest whole number) and a total balcony square footage of 6,528 square feet (136 x 48 square feet). Based on consistent resident feedback over decades and across markets, Hanover prefers to provide a variety of balcony types, including “Juliet-style” balconies in addition to walk-out style balconies. This approach leads to better building aesthetics, enhanced resident satisfaction, and greater unit visibility. Although Hanover does not comply with the strict requirement that every balcony be a minimum of 6’x 8,’ it does comply with (and actually exceeds) both the minimum number of balconies required and the minimum total balcony square footage.

As illustrated in detail on an exhibit submitted with this application, the Proposed Development includes (a) a total of 143 units with balconies (29 units have more than one), which is greater than the 136 that the Code requires; and (b) a total balcony square footage of 6,534 square feet, which is also exceeds the total square footage required (the Code would require 6,528 square feet). The breakdown of balconies proposed is as follows:

Balcony Type	Number	Total Square Footage
Juliet-Style (9 sf)	134	1,206
Unit B4 Walkout (56 sf)	6	336
Unit A2 and A6 Walkout (156 sf)	32	4,992
	173 across – 143 Units	6,534

These types of balconies are common elements in the Applicant’s design, which emphasizes clean, uncluttered lines and seeks to minimize outdoor clutter; in the Applicant’s experience, larger, projecting balconies are often left empty and unused, furnished with a hodgepodge of mismatched outdoor furniture or used for storing bikes, coolers and other items

that ordinarily would be kept in a garage or basement, all of which detract from the development's appearance. It is generally more expensive to install Juliet Balconies, but the Applicant believes that the aesthetic benefits justify the additional cost. For these reasons, the Applicant submits that the strict enforcement of the Alpharetta UDC's balcony requirement will not result in any additional benefit to the residents or the public in general.

**2. Alpharetta UDC Section 2.7.0(b)(6) to reduce the first-floor ceiling height for the residential units, leasing/amenity and office space only to 12 feet.**

The Code states that the first floor of a for rent building "shall be a minimum of 14 ft. as measured from floor to ceiling height." The Applicant seeks a variance to this section to allow for a minimum of 12 feet in all first-floor residential units, the associated leasing/amenity space and the office space; the Applicant shall provide 14-foot ceiling heights in all retail spaces. The Applicant requests this variance because in the Applicant's experience, the 14-foot ceiling heights produce no benefit for the tenants and in fact are poorly received. In similar instances, the Applicant has garnered consistent negative feedback from residents in units with ceilings above 12', with the units being described as cavernous, disproportionate and echo-y; industry standard for residential ceiling height is eight to nine feet, although Hanover always exceeds this number. Retail spaces command higher ceiling heights, and the Applicant intends to meet the Code requirement for those types of uses.

**3. Alpharetta UDC Section 2.7.0(b)(1) to increase the distance from the off-street parking to the door of the residential unit to  $\pm 900$  feet.**

The Code states that "[r]equired off-street parking spaces shall be no greater than 400 feet, as measured along a pedestrian walkway, from the door of the unit they serve." This requirement presents a hardship. Windward Park has been trying to lure an office user for decades, to no avail. The development planned offers a ray of hope, however. Generally, office developers desire opportunities next to multifamily, because the two uses interact and create a vibrant mixed-use community (i.e. Multifamily residents have the chance to walk to work, office tenants have the opportunity to walk to a coffee shop or other commercial space in the multifamily building,...). In this case, however, there is an additional incentive. The Applicant has placed the deck equidistant from both the office and multi-family buildings, agreed to allow a future office developer to study actual use patterns in the deck once the development is stabilized and, with appropriate approvals from the City, allow office tenants to use excess spaces free of charge. Deck parking currently costs roughly \$40,000-50,000 per space to construct. An office developer contemplating Windward Park will still need a parking deck for its tenants, but that deck can be smaller and less costly to build, lowering the overall construction budget and potentially serving as a catalyst to choose this location over another. Of note, the Applicant has minimized the parking distance as much as possible through use of a multi-level skywalk from the parking deck to the multifamily building and it is anticipated that residential users will utilize the spaces in the garage that are closest to the skybridge (and furthest from the to-be-built office building). Hence, the burden to the multifamily residents will be minimal.

**4. Alpharetta UDC Section 2.5.1 to reduce the number of vehicle parking spaces required for the residential use only to 1.7 spaces per unit.**

The Applicant is planning to provide a total of 580 parking spaces for the Proposed Development, which includes three components: office, retail and multifamily. The office and retail parking spaces will be segregated from the residential spaces. For the office and retail uses, the Code requires that professional and business offices provide “[o]ne (1) space for each 250 square feet of floor space” and retail “[o]ne space for each 200 square feet of gross floor space.”<sup>6</sup> The Applicant plans to fully comply with the parking requirement for the office and retail uses:

- a. Proposed Office--3,790 sf:
  - i. Parking Required: 15 spaces
  - ii. Parking Proposed: 15 spaces
- b. Proposed Retail--5,615 sf of retail space (3,000 sf of which will be a grocer):
  - i. Parking Required: 29 spaces
  - ii. Parking Proposed: 29 spaces

The Applicant seeks to lower the parking requirement for the residential use, however, reducing the required ratio from 2.05 spaces per unit to 1.7, which would result in a total of 536 dedicated residential spaces.<sup>7</sup> The Code requires that “Dwelling, ‘For Rent,’ residential” provide “[t]wo spaces for each unit, plus one (1) guest space per 20 units.” That equates to 2.05 spaces per unit. Here, Hanover is proposing 315 residential units, which would necessitate 646 multifamily spaces (630 for residents and 16 for guests). That parking number greatly exceeds what Hanover has ever built and what it knows will be required, as shown by Hanover’s other projects in metro Atlanta, other projects in Alpharetta and parking requirements in similar markets around the country.

First, and as to metro Atlanta, Hanover has delivered eight projects across a variety of Atlanta submarkets over the last decade, totaling just under 3,000 units. As shown below, it has never delivered over 1.5 spaces per unit, and portfolio-wide in Atlanta its projects are parked at an average of 1.34 spaces per unit:

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<sup>6</sup> Hanover has agreed to reserve 3,000 square feet of the 5,615 square feet of retail space for a grocer, but has not identified users for the remaining 2,615 square feet of retail space. Therefore, it looked to “retail businesses, not otherwise specifically enumerated” and “retail shopping center (less than 50,000 sq. ft.)” to calculate its parking needs. Both categories require the same parking ratio.

<sup>7</sup> It is worth noting that in 2015, the City granted a parking variance for residential uses in Windward Park: “Required parking for residential units shall be the lesser of 2 spaces per unit or 1 space per bedroom.” If this requirement were applied to the Proposed Development, it would mean that 453 parking spaces would be required for the residential at a ratio of 1.44 spaces per unit.

Project	Submarket	Units	Parking	Spaces/Unit
The Bryant at Buckhead	Buckhead	375	557	1.49
Tens on West	Midtown	332	454	1.37
Arabelle Perimeter	Sandy Springs	384	536	1.40
Hanover Buckhead Village	Buckhead	353	505	1.43
The Dagny	Midtown	342	487	1.42
LINC Brookhaven	Brookhaven	300	447	1.49
Hanover Midtown	Midtown	421	422	1.00
Hanover Edgewood	East Atlanta	422	523	1.24
		2929	3931	1.34

Arabelle Perimeter is instructive. Located in the City of Sandy Springs, that project is similarly situated to Windward Park from a geographic, demographic and transportation perspective. As shown above, it is parked at 1.4 spaces per unit. After that project was stabilized, Hanover commissioned a parking study to determine the actual demand in the parking deck. Hanover includes the data from that study with this Application. In summary, however, the study showed that the maximum occupied parking spaces at any given time over a seven-day period was 521, which equates to a need of 1.37 spaces per unit.

Second, Hanover surveyed three comparable, existing multifamily developments in Alpharetta to understand their parking ratios and demands, and found that each functions appropriately with a residential parking ratio well below 2.05 spaces per unit:

Project	Submarket	Units	Parking	Spaces/Unit
Eden at Lakeview	Alpharetta	255	390	1.53
Haven at Avalon	Alpharetta	250	382	1.53
Lights at Northwinds	Alpharetta	140	246	1.76
		645	1,018	1.61

Hanover spoke directly to leasing representatives at all three projects and was told in each case that there is “plenty of residential parking” and not one site has residential “parking issues.”<sup>8</sup>

Third, Hanover surveyed parking requirements in other cities around the country similar to Alpharetta, namely: Davidson, North Carolina (Charlotte suburb); Plano, Texas (Dallas suburb); Roswell, Georgia (Atlanta suburb); and Franklin, Tennessee (Nashville suburb).

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<sup>8</sup> Hanover is aware that there have been issues with parking at Avalon, but according to the leasing representative these issues are related to the retail component, which totals roughly 570,000 sf. Hanover was told that there is no shortage of parking for residents at Avalon. Further, Hanover is proposing only 9,405 sf of retail and office space and has provided code-required parking for those uses in addition to and segregated from the residential parking, with **no sharing** between the uses, a key distinguishing factor between the proposed project and “problem cases” within the City. Further, Hanover anticipates that its residents will lease the majority of the office spaces and therefore may not need a separate parking space dedicated to the office use.

Hanover applied the parking requirements in each jurisdiction to the 315 units (177 one-bed, 129 two-bed and nine three-bed), included guest parking requirements and calculated the number of spaces each city would demand. As shown below, the parking ratios range from one space per unit to 1.75 spaces per unit and the average is 1.3 per unit.

<b>Jurisdiction</b>	<b>Parking Ratio Required</b>	<b>Parking Spaces Required</b>
Davidson, North Carolina	1 per unit	315
Plano, Texas	1 per unit	315
Roswell, Georgia	1.65 per unit	520
Franklin, Tennessee	1.688 per unit	532

(See, The Town of Davidson Planning Ordinance, §8.3.1; Zoning Ordinance, Plano §16.700; Roswell Georgia Unified Development Code, §10.1; and Franklin Zoning Ordinance, §10.2.3). Here, Hanover is providing 1.7 spaces per residential unit, which is on the highest end of the ranges in each of the three example sets presented.

The City of Alpharetta Unified Development Code Article IV, Section 4.5.4 outlines the criteria set forth for granting a variance. Those criteria are met here. The ordinance specifically states...“a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that”: (1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography; or (2) The application of the Ordinance to this particular piece of property would create an unnecessary hardship; or (3) There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned.

**G. Preservation of Rights**

It is the position of the Applicant that the Alpharetta Zoning Ordinance, in limiting the property to the uses allowed in the current Master Plan and its current zoning is unconstitutional in that it destroys the marketability of the property and renders the property economically unfeasible, and such zoning therefore constitutes a taking of property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the Constitution of the United States, as well as Article 1, Section 1, Paragraph 1; Article 1, Section 3, Paragraph 1(a); and Article 3, Section 6, Paragraph 2 of the Constitution of the State of Georgia (1983). To zone this property with any intervening conditions less than requested would be unconstitutional, would render the property unusable and would constitute the taking of Applicant’s property without just and adequate compensation and without due process of law in violation of the provisions of the United States and Georgia Constitutions cited in this paragraph. The same effect would occur by failure to approve the requested variances or imposing conditions in restraint of trade, or onerous, burdensome, unconstitutional, or unnecessary conditions on the property. The denial of this request would bear no reasonable relation to the health, safety, morals or welfare of the public.

October 6, 2025

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## CONCLUSION

The Applicant respectfully requests that the Alpharetta City Council grant the requested amendment to the current Master Plan as submitted. We very much look forward to working with you, your staff, and the Council towards development of an excellent project.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Alexander Brock".

J. Alexander Brock  
Attorney

JAB/jab

PROPOSED  
ZONING  
CONDITIONS

**PROPOSED CONDITION AMENDMENTS**  
**WINDWARD PARK**

1. The site shall be developed substantially similar to the site plan prepared by AEC, dated June 02, 2025, revised October 07, 2025, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. Architectural style shall be representative of the submitted renderings prepared by The Hanover Company, with final approval by DRB.
3. Development regulations shall be as follows:
  - a. Commercial – Retail and restaurant uses shall be limited to no more than 20,615 square feet and shall be located in buildings that have at least one floor of non-retail uses. First floor retail uses in the Apartment building shall have a minimum height of 14’.
  - b. Office – Office use in Site 1 shall not exceed 119,000 square feet and building heights shall not exceed 4 stories. The office use on Site 2 shall not exceed 130,000 square feet as building heights shall not exceed 5 stories. Office use on Site 3 shall be limited to 3,770 square feet.
  - c. ‘For-Sale’ Townhomes – Up to 100 ‘For-Sale’ townhomes shall be permitted in up to 3 story buildings, depicted as Sites 4 & 5 on the site plan. The 1st 50 townhomes shall be built on Site 5. No more than 10% of units shall be rented as stated in the HOA documents.
  - d. ‘For-Rent’ Multifamily Apartments – Up to 315 ‘For-Rent’ multifamily units shall be permitted in a building up to 5 stories, depicted as Site 3 on the site plan. At-grade units shall have walkouts with sidewalk connections.
  - e. Parking Decks – Maximum 5 levels with roof, substantially as depicted on the site plan prepared by AEC, dated June 02, 2025, revised October 07, 2025, except that parking deck height shall not exceed the finished height of the building it serves. Parking decks visible from Windward Parkway, North Point Parkway and Georgia 400 shall be treated with comparable materials and finishes as the buildings they serve. Parking decks shall be screened from the street and ‘For-Sale’ townhomes with evergreen landscaping of sufficient size, as approved by DRB. Suitability of parking deck elevation, visibility and landscape screening shall be approved by DRB.
4. Site 3 buildings shall have a minimum 30’ setback and minimum 20’ landscape strip along North Point Parkway.
5. The parking deck designed to serve the multifamily building shall be screened from Dryden Road with decorative walls and/or landscaping, as approved by DRB.
6. Windward Park shall be limited to the following uses and further restricted by conditions of zoning:
  - a. Office
  - b. Service Retail
  - c. Restaurant (no drive thru, except as permitted in the 2015 conditions)
  - d. Residential – ‘For Sale’, Attached.
  - e. Residential – ‘For-Rent’, Multifamily.
7. Minimum parking requirements for ‘For-Rent’ multifamily shall be 1.7 spaces/unit and townhome units shall be 2.5 spaces/unit and each townhome unit shall have a minimum 18’ long driveway.
8. Retail storefront streets shall include landscaping in foundation planters and/or large planted decorative pots, as approved by DRB.

9. Developer shall make efforts to save the grouping of Sourwoods and an Oak at the northwest corner of North Point Parkway and Dryden Road, as approved by Staff.
10. Open space shall be developed as depicted on the site plan prepared by AEC, dated June 02, 2025, revised October 07, 2025, including the amenities depicted on Sites 3, 4 and 5.
11. Swimming pool on Site 3 shall be screened from Safe Haven Place by the 'For-Rent' multifamily apartment building.
12. Sculptures and focal point features shall be provided per the 2015 conditions, subject to approval by the Cultural Arts Commission.
13. Retaining walls shall receive architectural façade treatment or be heavily landscaped. Retaining walls visible from developed areas exceeding 16' in height shall be terraced.
14. At least 1 rooftop amenity shall be required within the development. Restaurants shall include outdoor dining areas.
15. Trees, shrubs and other landscaping planted with the initial installation of development infrastructure shall be assessed and any dead, dying or missing landscaping shall be replaced, as approved by Staff.
16. Areas between townhome driveways shall be landscaped with small trees and shrubs, as approved by DRB.
17. Conditions of zoning related to file #MP-15-04/V-15-08 and #MP-23-01 Windward Point/Pod 66 shall remain in effect, except where modified by the conditions above.
18. 30% varied brick, stone, or shingle siding and varied ceiling heights and front setbacks as approved by Staff and Design Review Board.
19. The Applicant is granted the following variances:
  - a. A variance from UDC Section 2.7.0(b)(6) to reduce the first-floor ceiling height for the residential units, leasing/amenity and office space only to 12 feet.
  - b. A variance from UDC Section 2.7.0(b)(1) to increase the distance from the off-street parking to the door of the residential unit to  $\pm 900$  feet, as generally depicted on the site plan prepared by AEC, dated June 02, 2025, revised October 07, 2025.
  - c. A variance from UDC Section 2.7.0(b)(4) to allow balconies of varying dimensions in lieu of 6-foot by 8-foot balconies.
  - d. A variance from UDC Section 2.5.1 to reduce the number of vehicle parking spaces required for the residential use to 1.7 spaces per unit.

PROPOSED  
ZONING  
CONDITIONS  
(REDLINED)

**PROPOSED CONDITION AMENDMENTS**  
**WINDWARD PARK**

1. The site shall be developed substantially similar to the site plan prepared by AEC, ~~revised 4/9/23~~ dated June 02, 2025, revised October 07, 2025, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. Architectural style shall be representative of the submitted renderings prepared by ~~Cooper Carry, dated 11/1/22~~ The Hanover Company, with final approval by DRB.
3. Development regulations shall be as follows:
  - a. Commercial – Retail and restaurant uses shall be limited to no more than ~~31,400~~ 20,615 square feet and shall be located in buildings that have at least one floor of non-retail uses; ~~except that one freestanding retail building shall be permitted as depicted on Site 3. Freestanding retail building shall have a minimum height of 24’.~~ First floor retail uses in the ~~‘For-Sale’ condominium~~ Apartment building shall have a minimum height of ~~18’~~ 14’.
  - b. Office – Office use in Site 1 shall not exceed ~~500,000~~ 19,000 -square feet and building heights shall not exceed ~~8~~ 4 stories. ~~The office use on Site 2 shall not exceed 130,000 square feet as building heights shall not exceed 5 stories. Office use on Site 3 shall be limited to 3,770 square feet.~~
  - c. ‘For-Sale’ Townhomes – Up to 100 ‘For-Sale’ townhomes shall be permitted in up to 3 story buildings, depicted as Sites 4 & 5 on the site plan. The 1st 50 townhomes shall be built on Site 5. ~~Starting with the 51st townhome, townhomes shall be constructed concurrently with retail/restaurant uses and a certificate of occupancy shall not be issued until a minimum 31,400 square feet of retail/restaurant use has been constructed or is substantially under construction, as determined by Staff.~~ No more than 10% of units shall be rented as stated in the HOA documents.
  - d. ~~‘For-Sale’ Condominiums~~ ‘For-Rent’ Multifamily Apartments – Up to ~~130~~ 315 ~~‘For-Sale’ ‘For-Rent’ condominium~~ multifamily units shall be permitted in a building up to 5 stories, depicted as Site 3 on the site plan. At-grade ~~‘For-Sale’ condominium~~ units ~~shall be limited to no more than 2 sides of the building and~~ shall have walkouts with sidewalk connections. ~~Active uses, such as commercial and office shall be required on storefront streets. No more than 10% of units shall be rented as stated in the HOA documents.~~
  - e. Parking Decks – Maximum ~~6~~ 5 levels with roof, substantially as depicted on the site plan prepared by AEC, ~~revised dated June 02, 2025, revised October 07, 2025~~ 4/9/23, except that parking deck height shall not exceed the finished height of the building it serves. Parking decks visible from Windward Parkway, North Point Parkway and Georgia 400 shall be treated with comparable materials and finishes as the buildings they serve. Parking decks shall be screened from the street and ‘For-Sale’ townhomes with evergreen landscaping of sufficient size, as approved by DRB. Suitability of parking deck elevation, visibility and landscape screening shall be approved by DRB.
4. Site 3 buildings shall have a minimum 30’ setback and minimum 20’ landscape strip along North Point Parkway.
5. ~~‘For-Sale’ condominium building~~ The -parking deck designed to serve the multifamily building and service area shall be screened from ~~North Point Parkway and~~ Dryden Road with decorative walls and/or landscaping, as approved by DRB.
6. ~~Buildings with retail uses facing Windward Parkway or North Point Parkway shall not exceed 200’ in length, excluding the ‘For-Sale’ condominium building which has ground floor retail uses facing North Point Parkway.~~

SGR/81151880.1SGR/80391312.1

~~7.6.~~ Windward Park shall be limited to the following uses and further restricted by conditions of zoning:

- a. Office
- b. Service Retail
- c. Restaurant (no drive thru, except as permitted in the 2015 conditions)
- ~~d.~~ Residential – ‘For Sale’, Attached.
- ~~e.~~ Residential – ‘For-Rent’, Multifamily.

~~8.7.~~ Minimum parking requirements for ~~‘For-Sale’ condominium~~ ‘For-Rent’ multifamily shall be 1.7 spaces/unit -and townhome units shall be 2.5 spaces/unit and each townhome unit shall have a minimum 18’ long driveway.

~~9.8.~~ Retail storefront streets shall include landscaping in foundation planters and/or large planted decorative pots, as approved by DRB.

~~10.9.~~ Developer shall make efforts to save the grouping of Sourwoods and an Oak at the northwest corner of North Point Parkway and Dryden Road, as approved by Staff.

~~11.10.~~ Open space shall be developed as depicted on the site plan prepared by AEC, ~~revised dated June 02, 2025, revised October 07, 2025~~ ~~1/9/23~~, including the amenities depicted on Sites 3, 4 and 5.

~~12.11.~~ Swimming pool on Site 3 shall be screened from Safe Haven Place ~~with a decorative wall or fencing and decorative landscaping, as approved by DRB~~ by the ‘For-Rent’ multifamily apartment building.

~~13.12.~~ Sculptures and focal point features shall be provided per the 2015 conditions, subject to approval by the Cultural Arts Commission.

~~14.13.~~ Retaining walls shall receive architectural façade treatment or be heavily landscaped. Retaining walls visible from developed areas exceeding 16’ in height shall be terraced.

~~15.14.~~ At least 1 rooftop amenity shall be required within the development. Restaurants shall include outdoor dining areas.

~~16.15.~~ Trees, shrubs and other landscaping planted with the initial installation of development infrastructure shall be assessed and any dead, dying or missing landscaping shall be replaced, as approved by Staff.

~~17.16.~~ Areas between townhome driveways shall be landscaped with small trees and shrubs, as approved by DRB.

~~18.17.~~ Conditions of zoning related to file #MP-15-04/V-15-08 and #MP-23-01 Windward Point/Pod 66 shall remain in effect, except where modified by the conditions above.

18. 30% varied brick, stone, or shingle siding and varied ceiling heights and front setbacks as approved by Staff and Design Review Board.

19. The Applicant is granted the following variances:

- a. A variance from UDC Section 2.7.0(b)(6) to reduce the first-floor ceiling height for the residential units, leasing/amenity and office space only to 12 feet.
- b. A variance from UDC Section 2.7.0(b)(1) to increase the distance from the off-street parking to the door of the residential unit to ±900 feet, as generally depicted on the site plan prepared by AEC, dated June 02, 2025, revised October 07, 2025.
- c. A variance from UDC Section 2.7.0(b)(4) to allow balconies of varying dimensions in lieu of 6-foot by 8-foot balconies.

~~19.d.~~ A variance from UDC Section 2.5.1 to reduce the number of vehicle parking spaces required for the residential use to 1.7 spaces per unit.

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# REFERENCE LETTERS

January 31, 2020

Pierce Owings  
Managing Director, Land Sales  
Cushman & Wakefield  
1180 Peachtree Street, Suite 3100  
Atlanta, GA 30309

Dear Pierce:

I am writing to unequivocally recommend The Hanover Company as a developer, as a land purchaser, as a zoning expert, and as a venture partner.

As a partner at Caves Valley Partners, a Baltimore-based real estate development company, I have had the privilege of working with Hanover in many different capacities and meeting the great majority of their principals over the past eleven years. I first came to learn about Hanover the way that most people do – as a tenant (along with my wife) in one of their waterfront apartment buildings (Crescent Fells Point) in Baltimore. Having started my career as a multifamily developer, it didn't take anything more than that for me to realize that Hanover operates at a level well above typical quality developers. Their attention to detail and commitment to quality, on the development, construction, and property management sides, blew me away.

Fast forward several years later, our company started developing a large mixed-use project called Stadium Square, located in Baltimore's highly sought-after (and typically contentious) Federal Hill neighborhood. Our company is most focused on the ground-up development of office and retail product, but had a piece of developable apartment land as part of the overall project. Rather than hiring a broker or soliciting proposals from a group of national developers, I contacted Hanover directly, based on their strong reputation and my own experience as a former tenant. I knew that they could provide the delicate expertise that the rezoning effort would require and that, once the property were rezoned, Hanover could execute the construction and management of the property with an efficiency and quality that are unmatched in the industry. For us, this was critically important, as a de facto partner in a mixed-use development effort. As it turned out, I was correct in all respects with the decision. Hanover exceeded our lofty expectations and delivered an award-winning project that made the City, the neighborhood, and us, as sellers and the master developers of the project, proud.

The strong relationship that we created with Hanover through our Federal Hill project soon paid additional dividends when we decided to partner with Hanover on a land deal in Tysons Corner, VA. Under the terms of that deal, Hanover and Caves Valley Partners would buy an unentitled parcel of land (which is exceptionally rare in Fairfax County, Virginia), which housed a former government office building, at a discounted price. Following the accelerated land purchase, Hanover, led by Adam Harbin and his team, would seek to rezone the property to create additional value for a subsequent development venture. This type of deal, particularly outside our normal geographic focus, is not one that we would undertake with just any group. On the contrary, we *only* pursued it because of our confidence in Hanover. We fully trusted their

**CVP** | Caves Valley Partners

expertise and their ability to undertake the rezoning of the property, as well as their ability to assess the risk of the transaction. Our trust turned out, once again, to be well-placed. Hanover not only rezoned the property successfully, but they did so ahead of an already aggressive projected schedule, resolving complicated planning, transportation, open space, and affordable housing issues in the process. As planned, following the successful rezone, we sold our interest in that venture to one of Hanover's traditional equity partners, at a higher price than projected, because they were able to add a number of additional units to the project. Hanover and that equity group are now fully under construction on what will undoubtedly prove to be another stellar Hanover project.

We would absolutely welcome the opportunity to work with Hanover again and I can truly recommend them strongly and without any hesitation. Not only does Hanover represent the absolute top of the heap when it comes to residential development companies, but the people that comprise Hanover are high-character, classy individuals, from top down, and they always do the right things in the right way. We have worked with several regional and national multifamily developers and Hanover is the best in every respect. They are the most honest, the most transparent, the most intelligent, the most effective, and the best at executing without unnecessary delays or excuses.

I strongly encourage your proposed seller to choose Hanover. It will not be a decision they regret. If you (or they) would like to discuss this with me, please don't hesitate to call (410-908-1478) or email ([amirmiran@cavesvalleypartners.com](mailto:amirmiran@cavesvalleypartners.com)) at your convenience. I don't write letters like this casually and I don't put my own reputation on the line for anyone. I feel very strongly about this and I frankly don't think this letter fully captures how great a company Hanover is, or how great the people have been, at every level.

Sincerely,



Arsh Mirmiran  
Partner  
Caves Valley Partners

**CVP** | Caves Valley Partners



February 3, 2020

**RE: *Entitlement Execution Endorsement Letter – Hanover Company***

To Whom it may concern,

I would like to provide a letter of endorsement for the Hanover Company's ability to execute difficult entitlements and project deliveries. I have worked with Hanover on six completed entitlements across multiple jurisdictions and various City of Atlanta overlays. In all cases, whether it was a required rezoning, addressing neighborhood concerns, difficult design challenges required for compliance of overlay districts, or difficult time constraints, Hanover was able to lead the project team to a successful and on time approval.

I have worked on numerous projects across the City of Atlanta, including many projects within the Beltline Overlay including projects within the Stein Steel property neighborhood area. I actually live just down the Beltline in Ormewood Park and run by the site regularly and am very familiar with both the site and entitlement requirements. Having worked with multiple development teams on various difficult entitlements I have an appropriate perspective regarding team execution in such cases. I am endorsing Hanover's ability to successfully navigate this project's entitlement process based on my experience with their team (which they keep consistent) as well as my experience of projects in the area. Hanover's ability to leverage both development and design leadership internally makes them well equipped to respond to entitlement challenges in a cohesive and responsive fashion.

Looking forward to the evolution of this site.

Sincerely,

A handwritten signature in black ink that reads "Ben Skidmore". The signature is written in a cursive, flowing style.

Ben Skidmore, P.E.  
Kimley-Horn



151 Haven Avenue, Port Washington, NY 11050  
Tel: (516) 365-7744 Fax: (516) 365-8885

January 29, 2020

Pierce Owings  
Managing Director, Land Sales  
Cushman & Wakefield  
1180 Peachtree Street, Suite 3100  
Atlanta, GA 30309

RE: Reference for The Hanover Company

Dear Mr. Owings:

I am writing this letter as a reference for The Hanover Company based on our very positive experience working together on a land sale and development project in Washington, DC. By way of background, I am a principal and manager of Sivan Properties, a third-generation family real estate development and investment company. Together with our local partner, we owned an approximately 1-acre site of commercial/industrial property in the Brookland neighborhood along 8<sup>th</sup> Street NE in Washington, DC.

Let me start by saying that the large scale urban real estate development business has become increasingly complex and each site and project has its own unique set of challenges and risks to navigate. Certainly, our site was no exception and, as a seller going to contract with a buyer on a long-term subject-to-entitlements basis, there is always some leap of faith. To complicate matters further, our sale was reciprocally contingent on our neighbor selling their property (an additional +/- 1 acre) and closing simultaneously. Each Seller had different motivations, tenancies and styles of doing business. Thankfully, Adam Harbin and Dan Gordon along with their team at the Hanover Company were on the other side of the table from us.

We worked closely with Hanover and our neighbor along with our respective attorneys to create two similar contracts with consistent timelines and milestones for a 2-acre project in urban Washington, DC. Hanover's in-house attorneys were efficient and worked through the contract focusing on what matters and not getting bogged down in minutiae. The deal team remained available throughout for any questions or to talk through various scenarios to ensure we were all on the same page. Remember, between contract and closing, Hanover would be taking the site through a rezoning and map amendment process to secure entitlements for a Planned Unit Development comprised of nearly 400 units of housing together with amenities, parking and public space. We, the Sellers, would be tied up for a relatively long term and they, the Buyers, would be expending significant dollars on our properties; funding the costs from their internal equity.

Along the way we attended various meetings with Hanover as they presented their plans to the Office of Planning, the Advisory Neighborhood Commission (local civic group), Zoning Commission and other government agencies and neighborhood groups. Time and again they demonstrated their competence, sophistication and willingness to seek out win-win solutions to problems that were voiced. Oftentimes a Buyer who is spending this kind of time and money on a project feels they are experts given their

experiences in other markets. In our case, both Sellers have local experience and relationships and wanted to be involved. Hanover was receptive to our input and always welcomed our ideas, suggestions and attendance. They had final say, of course, but never approached us with arrogance or condescension; quite the opposite.

They assembled a great team of local architects, engineers and zoning attorneys, coupled with their formidable in-house resources and worked through the process carefully and doggedly. It is rare to see public hearing with such limited public opposition, but they put in the hard work in advance to quell neighborhood concerns thereby achieving unanimous support at several Zoning Commission hearings. They also brought numerous senior team members to meetings and hearings, despite many of their people being based in Houston. I think it showed the agencies their commitment to the project and reinforced the view that they were both committed to the market longer term and to establishing the needed relationships. Like any developer, they had to make compromises along the way and tweak their design to satisfy various requirements, but they never came back to us for financial help and continued to honor the deal that was made all the way through.

To summarize, as someone who has worked closely with Hanover the past few years on a complicated and challenging venture, I found the Hanover Company to be hard working, conscientious and trustworthy. More than just possessing strong analytical and project management skills, the Hanover team demonstrated their high level of integrity, good judgment and personal values. They were able to navigate complex situations and make difficult choices while adhering to high ethical standards, which I think sets them apart in today's world.

I am proud to recommend the Hanover Company for you and your clients without any reservations whatsoever and it is with pleasure that I offer this reference on their behalf.

Please do not hesitate to contact me if I can be of further assistance.

Sincerely,  
Sivan Properties Corp.

  
Daniel Mermel  
Principal

# REALEN

January 31, 2020

Adam S. Harbin  
Acquisitions & Development Partner  
The Hanover Company  
1780 S. Post Oak Lane  
Houston, Texas 77056

Dear Adam:

It is my pleasure to submit this letter of endorsement for The Hanover Company. I have had the good fortune to sell land to Hanover on three occasions, so I can speak from a wealth of experience.

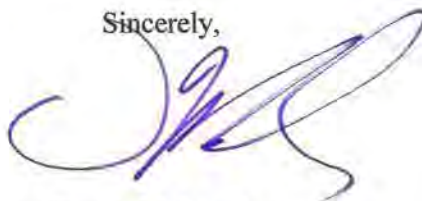
By way of background, I am President of Realen Properties, a Philadelphia-based real estate development company. Together with my equity partner, Northwestern Mutual, I assembled and entitled a large-scale, mixed-use development parcel in Valley Forge, Pennsylvania, referred to as the Village at Valley Forge. As we selected development partners to help us build out the site, it was critical to us that we chose best-in-class companies that would approach the opportunity with quality and integrity and deliver a product that would enhance the overall character of the master development and our investment.

When it came to choosing a company to execute the multifamily portion of the Village at Valley Forge, I had my pick of numerous regional and national firms, all of whom pursued the site aggressively, but the choice was clear: Hanover. I chose Hanover not solely based on price (though their price was not off the mark), but because of the confidence level I had that they would (a) do what they said they would do, and get to closing quickly and painlessly; (b) navigate the challenges that a mixed-use development inevitably presents with flexibility and professionalism; and (c) deliver a product that is the best in the industry. I had this confidence because I have watched Hanover for over a decade, in the Philadelphia market and in surrounding jurisdictions. I admire the way they do business, and I was eager for a chance to work with them.

The decision to choose Hanover was an outstanding one. They *raced* through the entitlement process and got to closing quickly, working seamlessly with my team and with the local jurisdiction (which can be quite persnickety) to deliver an award-winning project. My experience was so positive, in fact, that I chose Hanover to do *two* additional phases. Each experience has proven the same. That's the benefit of going with Hanover...you know what you are going to get. From John Nash to Adam Harbin to the team they lead, they are first-class individuals who know how to deal with challenges, how to communicate properly with a community, how to negotiate with transparency and professionalism and integrity, and, quite simply, how to get things done.

Your prospective seller cannot go wrong by choosing Hanover. If they would like to speak with me directly, please encourage them to contact me.

Sincerely,



Dennis Maloomian  
President

January 30, 2020

Adam S. Harbin  
Acquisitions & Development Partner  
The Hanover Company  
1780 S. Post Oak Lane  
Houston, Texas 77056

Dear Adam:

I am more than happy to recommend The Hanover Company.

As Director of Urban Design at Midtown Alliance, I run Midtown's Development Review Committee (DRC). In that capacity, I have had the pleasure of working with Hanover on three separate projects: (1) in 2013-14 on Hanover's 6-story, 332-unit project at 1010 West Peachtree; (2) in 2015-16 on Hanover's 33-story, 342-unit mixed-use high-rise at 7<sup>th</sup> & Peachtree; and (3) currently, on Hanover's proposed 40+-story, 700,000 square foot office and apartment mixed-use tower at 1230 West Peachtree.

On each project, I worked closely with Hanover at pre-meetings with Staff and at DRC meetings/presentations. In every instance, I found Hanover to be a sophisticated and flexible development company, receptive to City/community concerns and committed to designing projects that exceed expectations in terms of quality. That's a breath of fresh air. As a result, Hanover has proceeded seamlessly and efficiently through what can sometimes be a lengthy process for others.

I can recommend Hanover with confidence. Please do not hesitate to contact me with questions or concerns.

Sincerely,



Ginny Kennedy  
Director, Urban Design



January 31, 2020

Adam S. Harbin  
Acquisitions & Development Partner  
The Hanover Company  
1780 S. Post Oak Lane  
Houston, Texas 77056

Dear Adam:

At your request, I am happy to provide you with a letter regarding my experiences with The Hanover Company (“Hanover”). Please feel free to use this letter as you see fit. I am happy to provide additional feedback to the extent necessary or helpful.

As you know, Abdo has sold land in Washington, D.C. to Hanover on two separate occasions. First, over ten years ago, we sold Hanover a small, by-right parcel in the Judiciary Square neighborhood in DC. The closing was smooth, fast, and uneventful. Most recently, however, I really got to see Hanover flex its entitlement and execution muscles. Just over 18 months ago, Hanover contracted with Abdo to purchase an industrial parcel we own in the District’s Brookland submarket. (Hanover combined my parcel with an adjacent parcel for a two-parcel assemblage.) In order to get to closing, Hanover had to secure a complete rezoning / PUD Amendment through DC’s Office of Planning. This required numerous community and zoning meetings in what has proven to be a highly contentious, highly litigious neighborhood. Hanover navigated all of it with aplomb, successfully rezoning the property (with unanimous bench approval at the hearing, and with no appeal) in record time. Throughout the entire process, I found Hanover to be forthright, transparent, and efficient – with me, with the Planning staff, and with the community.

I would not hesitate to do business with Hanover again. You could not pick a better buyer for your land.

Sincerely,

Jim Abdo  
President/CEO  
Abdo Development, LLC  
[abdo.com](http://abdo.com)

JJA/hc



January 29, 2020

Adam Harbin  
The Hanover Company  
1780 S Post Oak Lane  
Houston, TX 77056

Dear Adam,

*It has been a pleasure working with you and other representatives of Hanover on the Hanover Perimeter Project. Like most mixed-use projects, we dealt with many challenges, but ultimately were able to work together to complete this project to the satisfaction of the respective parties.*

*From our prospective, Hanover strived to develop a "best in class project" resulting in securing the highest apartment rents in the Perimeter Market. The Hanover team worked in a highly professional manner. We hope to work on another project with The Hanover Company in the future.*

Sincerely Yours,

A handwritten signature in blue ink, appearing to read "John W. Lundeen III".

John W. Lundeen III  
Managing Partner  
Coro Realty



Robert Maulden, AIA  
Global Head of Real Estate Development  
John Hancock Financial Services  
PO Box 111  
Boston, MA 02116

February 3, 2020

Adam S. Harbin  
Acquisitions & Development Partner  
The Hanover Company  
1780 S. Post Oak Lane  
Houston, Texas 77056

Dear Adam:

I am happy to submit this letter on behalf of The Hanover Company. My experience with Hanover has been very positive.

In my role as Global Head of Real Estate Development for John Hancock / Manulife, I am responsible for our real estate development activities on a global basis with an emphasis on the US and Canada. We own a parcel in the Brookhaven submarket of Atlanta and after a rigorous process, I chose Hanover as our development partner to entitle, design, build and ultimately manage the development. The choice of Hanover was easy and, in the end, has turned out to be wise. As a full-service, vertically integrated firm, Hanover was uniquely positioned to provide expert service and consistency of execution in all phases of development.

From the outset, Hanover set about their business with a commitment to quality and with an efficiency and attention to detail that I rarely see in the industry. They are well-staffed with very high-quality people, their policies and procedures are well developed, and the information flow is timely, detailed and transparent. While Hanover was brought into our process after the entitlement stage, they worked tirelessly to perfect the entitlements, improved the design and engage with the community. In doing so, Hanover strengthened our relationship with the community and the local jurisdiction.

Moreover, throughout the entire entitlement and construction process, Hanover operated with particular sensitivity to the fact that we own and operate a Class A office space immediately adjacent to the multifamily parcel. Hanover demonstrated an understanding of the challenges that this entailed and proceeded with flexibility and consideration at all turns. After a smooth construction process, we are set to open our project for leasing next week.

As a testament to our satisfaction, we have since have bought a stabilized asset from Hanover and selected Hanover as a development partner on yet another project that we own in the Boston area. We have enjoyed working with Hanover, look forward to a long a mutually beneficial relationship and we are pleased to provide them with our strong endorsement.

Your prospective buyer is welcome to contact me for further information.

Regards,

A handwritten signature in black ink, appearing to read 'Robert Maulden', written in a cursive style. The signature is positioned above the printed name.

Robert Maulden

January 30, 2020

Dear Adam,

The Pennsylvania Real Estate Investment Trust ("PREIT") tremendously values the relationship that we've formed with the Hanover Company over the past three years. Our work with Hanover has been rewarding and is expected to create significant value at our core assets for years to come.

PREIT is excited about the upcoming opening of Hanover Exton Square. While we are not a direct partner in the residential development, it was essential that we selected the correct developer for a project located at Exton Square's "front door." Exton is one of PREIT's core holdings and located in our home market, making it a showpiece for investor and lender tours, and a place where many of our employees and their friends and family shop.

PREIT was initially drawn to Hanover due to successful projects that they deployed in the Philadelphia MSA. Hanover's high quality of the construction and design is self-evident, and exactly what we hoped to deploy across our portfolio. Hanover's product is excellent, but after having the opportunity to work with the Hanover team, what really set Hanover apart was your performance once awarded the project.

Hanover's approach to the zoning process was sophisticated and results oriented. The zoning effort at Exton was no small task: In fact, when the contract was awarded the property was not zoned for residential use. Hanover was able to work through the process quickly and frequently met with the township, resulting in a rapid conditional use approval. Immediately upon receiving approval, Hanover submitted the development plans - never missing a beat. This approach reduced our overall process by months.

Working in a busy mall environment is often challenging. Hanover's construction team has been fantastic. The project is located at our highest trafficked mall entrance and adjacent to a very productive Whole Foods store. Hanover's construction team moved quickly, managing their impact on operations extraordinarily well and established good relationships with our key retailers and the mall team. Exton is growing into a fantastic project, and I've heard nothing but positive feedback regarding the construction process.

Selecting Hanover to develop at Exton was the right choice. The Hanover team expertly handled a difficult approval process at Exton and built an exceptional product. The team is responsive, action oriented, and eager to solve any process problems that may arise. We are eager to work with Hanover on additional phases at Exton Square, and embark on additional projects across our portfolio.

Sincerely,



Joshua Schrier

Vice President, Pennsylvania Real Estate Investment Trust

January 31, 2020

Adam S. Harbin  
Acquisitions & Development Partner  
The Hanover Company  
1780 S. Post Oak Lane  
Houston, Texas 77056

Dear Adam:

I am delighted to submit a letter of recommendation for The Hanover Company.

As a Member of SPI-9's Design Review Committee, I have had the opportunity to work with Hanover on two recent occasions: first, on their 375-unit, 5-story project on Pharr Road referred to as Hanover East Paces; and second, on their 353-unit, 22-story, mixed-use high-rise adjacent to the Buckhead Theatre referred to as Hanover Buckhead Village. Both projects presented challenges, and Hanover rose to the occasion both times, demonstrating a creativity and flexibility that we rarely see in other development groups.

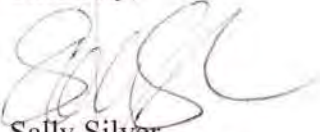
On East Paces, the property was encumbered by a legacy open space requirement. Hanover came up with an idea to create a "labyrinth park," open to the public, in one of its courtyards. This satisfied the requirement without forcing Hanover to sacrifice buildable area and density. As such, the project was able to move forward, which was a victory for everyone.

On Buckhead Village, the property was encumbered by a legacy "public parking" requirement. Hanover proposed an idea to provide interim parking at local establishments (via valet and other providers) during construction to satisfy the letter and the spirit of the legacy requirement until the new project could open. Today, Hanover Buckhead Village not only sets the standard for luxury high-rises in Buckhead, but it also provides over 100 public parking spaces in a secure, enclosed garage, immediately proximate to area dining and entertainment hot spots. Hanover also chose to have the front door of the building face the adjoining West Village area instead of Roswell Road. The placement of the entrance was to acknowledge that they are not just another high-rise, they are part of the community. Again, a win-win.

But beyond these zoning victories, I have found Hanover to be a group committed to quality, transparency, and community improvement. Hanover has hosted community groups in its project to lead forums on public safety, crime, etc. Moves like these are what separates Hanover from its competitors.

I strongly endorse Hanover as a development group. You or your proposed Seller are welcome to contact me with additional questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sally Silver', written over a light blue horizontal line.

Sally Silver  
4093 Statewood Road, NE  
Atlanta, Georgia 30342  
404.261.7854