



PLANNING COMMISSION MEETING DECEMBER 4, 2025

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MEETING MINUTES 11/06/2025**
 - a. Meeting Minutes 11/06/2025
4. **ITEMS FROM BOARD MEMBERS**
5. **ITEMS FROM STAFF**
6. **PUBLIC HEARING**
 - a. **Z-24-09/E-24-03/V-24-14 Wells Fargo Redevelopment/21 North Main Street**

This request has been withdrawn and will not be considered at the December 4, 2025 Planning Commission meeting.

Consideration of a rezoning, parking special exception, and variance to allow a 4-story building including a rooftop restaurant on 0.714 acres in the Downtown. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core) and a parking special exception is requested to allow off-site parking. Variances are requested to Unified Development Code (UDC) Appendix A: Alpharetta Downtown Code Subsection 3.5.5 to increase the maximum building footprint and UDC Subsection 3.2.8(D) Landscape Strips to eliminate the landscape strip on the east and north sides of the property. The property is located at 21 North Main Street and is legally described as being located in Land Lot 1268, 2nd District, 2nd Section, Fulton County, Georgia.
 - b. **CLUP-25-04/Z-25-13/V-25-30 PowerBuild Construction/North Main Street**

This request has been deferred by the applicant and will not be considered at the December 4, 2025 Planning Commission meeting.

Consideration of a comprehensive land use plan amendment, rezoning and variances to allow for the construction of 25 'Dwelling, 'For-Sale' Detached' homes on 4.33 acres in the Downtown. A comprehensive land use plan amendment is requested from 'Commercial' to 'Mixed Use Live Work' and a rezoning is requested from C-2 (General Commercial) and O-P (Office-Professional) to DT-LW (Downtown Live-Work). Variances are requested to Unified Development Code (UDC) Appendix A Subsection 2.3.3(G) to modify the Local Street Residential streetscape requirements, UDC Appendix A Subsection 2.4.6(C) to eliminate the 20' recess requirement for a street-facing garage, UDC Appendix A Subsection 3.7.4(B) to reduce the side separation between structures, and UDC Subsection 3.3.2(D) to reduce the impervious setback associated with a non-perennial stream buffer. The property is located at 379, 415, 479 & 487 North Main Street and is legally described as being located in Land Lots 1124, 1125, 1180 & 1181, 2nd District, 2nd Section, Fulton County, Georgia.
 - c. **CLUP-25-05/Z-25-18/V-25-32 McKinley Homes/Morris Road**

This request has been deferred by Staff and will not be considered at the December 4, 2025 Planning Commission meeting.

Consideration of a comprehensive land use plan amendment, rezoning and variances to allow for the construction of 110 'Dwelling, 'For-Sale' Attached' condominiums on a 15-acre property, which includes 2 existing office buildings that will remain. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'Mixed Use' and a rezoning is requested from O-I (Office-Institutional) to MU (Mixed Use). A variance is requested to Unified Development Code (UDC) Subsection 2.2.20(B) to reduce the minimum lot size and reduce the minimum amount of commercial use in the MU zoning district. The property is located at 12725 & 12735 Morris Road and

is legally described as being located in Land Lot 1118, 2nd District, 2nd Section, Fulton County, Georgia.

d. Z-25-16 Madewell/204 Marietta Street

Consideration of a rezoning to allow a 1.18-acre property to be subdivided into 2 'For-Sale' single-family detached lots in the Downtown. A rezoning is requested from O-P (Office-Professional) to DT-R (Downtown Residential). The property is located at 204 Marietta Street and is legally described as being located in Land Lots 694 & 1270, 1st District, 2nd Section, Fulton County, Georgia.

e. Z-25-17 Sharma/12975 Cogburn Road

Consideration of a rezoning to allow a 1.35-acre property to be subdivided into 2 'For-Sale' single-family detached lots. A rezoning is requested from AG (Agriculture) to R-15 (Dwelling, 'For-Sale', Residential). The property is located at 12975 Cogburn Road and is legally described as being located in Land Lot 1050, 2nd District, 2nd Section, Fulton County, Georgia.

f. MP-25-04/CLUP-25-02/Z-25-03/V-25-03 Empire Communities/Lifehope MP

This request has been withdrawn by the applicant and will not be considered at the December 4, 2025 Planning Commission meeting.

Consideration of a master plan amendment, comprehensive land use plan amendment, rezoning, and variance to allow for 211 'For-Sale' townhomes on 26.57 acres. A master plan amendment is requested to the Lifehope/Siemens Master Plan to allow the proposed residential development. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'High Density Residential' and a rezoning is requested from O-I (Office-Institutional) to R-8A (Dwelling, 'For-Sale', Attached Residential). Variances are requested to Unified Development Code (UDC) Subsection 2.2.9(D) to reduce minimum lot width, reduce minimum floor area, and increase building height; UDC Subsection 2.3.1(D) to allow retaining walls in building setbacks; UDC Subsection 2.5.4(B) to reduce minimum driveway width and allow required parking to be uncovered or unenclosed; UDC Subsection 3.2.8(B)(1) to reduce undisturbed buffers; UDC Subsection 3.2.8(D) to eliminate the landscape strip in certain areas along new local streets; UDC Subsection 3.5.2 to allow modifications to the City design standard for new local streets; and UDC Subsection 3.5.5(A) to allow sidewalks on only 1 side of the street. The property is located at 0 Old Milton Parkway and is legally described as being located in Land Lot 908, 1st District, 2nd Section, Fulton County, Georgia.

7. ADJOURNMENT



STAFF REPORT

Department: Community Development

Submitted By: Kathi Cook

Meeting Date: December 4, 2025

AGENDA ITEM:

Meeting Minutes 11/06/2025

STAFF RECOMMENDATION:

Staff is recommending approval of the meeting minutes from November 6, 2025.

ITEM DESCRIPTION:

Attached are the meeting minutes from November 6, 2025.

ATTACHMENTS:

1. PC Meeting Minutes 11-6-2025



Planning Commission Meeting
November 6, 2025
Department of Community Development
ALPHARETTA CITY HALL | 2 PARK PLAZA | 6:30PM

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

I. CALL TO ORDER

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

II. ROLL CALL

A. Commissioner's Present:

- Francis Kung'u
- Martine Zurinskas
- William Perkins
- Valerie Manley
- Todd Stratton
- Jill Reynolds
- Dennis Mitchell

B. Staff Present:

- Kathi Cook, Director of Community Development
- George Doyle, Transportation Engineer
- Erin Cobb, Administrative Office Manager

III. 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, 1st District, 1st Section, Fulton County, Georgia.

- Director of Community Development, Kathi Cook, came forward to present this item.
- Staff is recommending approval of 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, the 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.
- 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 R15 (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 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

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

- 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.
- 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.
- 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.
- 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.

- 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 Page 6 of 285 5 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.
 - 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.
 - 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.

- 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.
- The applicant, Barry Dunlop, 903 Bombay Lane Roswell, GA 30076, came forward to present his request.
- **Public Comment:**
 - No Public Comment

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

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, 2nd District, 2nd Section, Fulton County, Georgia.

- Director of Community Development, Kathi Cook, came forward to present this item.
- Staff recommends approval of 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-stripped 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.
- 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.
 - 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.

- 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 nd floor)	2
Office	3 spaces/1,000 SF	1,648 SF (1 st floor)	5
Commercial	1 space/500 SF	1,648 SF (1 st 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.
- 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

- 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-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.
- 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.
- 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.
- 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.
- CZIM was held on October 8, 2025. There were a few public comments with no objections.
- The applicant, Yalexis Severit, 285 Pebble Trail Alpharetta, GA 30009, came forward to present their request.
- **Public Comment:**
 - No Public Comment
- ❖ **Commissioner Reynolds offered a motion to 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-stripped 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.
 - o Commissioner Stratton seconded the motion.
 - o The motion was approved unanimously (7-0)

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, 2nd District, 1st Section, Fulton County, Georgia.

- Director of Community Development, Kathi Cook, came forward to present this item.

- Staff is recommending approval of 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.
- 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.
- 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.
- Golf Envy is proposed in suites Q & R which is 3,278 square feet and located on the 2nd 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

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

- 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.
- The CZIM was held on October 8, 2025. There were no public comments.
- The applicant, Kyle Romeo, 4625 Labrador Court Cumming, GA 30041, came forward to present this request.
- The Commissioners expressed concerns regarding the business being open to the public 24/7. The applicant stated that the facility will have security cameras indoors and outdoors which will be monitored.
- Public Comment:
 - No Public Comment

❖ Commissioner Stratton made a motion to 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.
5. No alcohol or any other recreational substances permitted on premises.
 - Vice Chair Zurinkas seconded the motion.

- The motion was approved unanimously (7-0)
- Chairman Kung'u called a 5-minute recess at 7:45

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, 2nd District, 2nd Section, Fulton County, Georgia.

- Director of Community Development, Kathi Cook, came forward to present this item.
- Staff is recommending denial of 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 'ForRent' 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 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 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.

- 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.
- 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 st 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 st floor residential, leasing/amenity space and office space. 14' ceiling height will be provided for 1 st 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.

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

- 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
Updated 2022 Windward Park (11th Edition)											
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
Gross Trips Total			10,944	5,472	5,472	1,029	743	286	1,159	390	769
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
Net Trips Total			9,738	4,869	4,869	910	674	235	973	305	668
Proposed 2025 Windward Park (11th Edition)											
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
Gross Trips Total			10,550	5,279	5,279	942	614	328	1,067	403	664
Mixed-Use Reductions			-380	-190	-190	-76	-36	-36	-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
Net Trips Total			9,450	4,725	4,725	831	552	279	892	320	571
Gross Trip Difference			-366	-193	-193	-87	-129	+42	-92	+13	-105
Gross Trip Percent Change			-3.5%	-3.5%	-3.5%	-8.5%	-17.4%	+14.7%	-7.9%	+3.3%	-13.7%
Net Trip Difference			-269	-145	-145	-79	-122	+44	-81	+15	-97
Net Trip Percent Change			-3.0%	-3.0%	-3.0%	-8.7%	-18.1%	+18.7%	-8.3%	+4.9%	-14.5%

- 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.
- The Planning Commission and the City Council shall consider the following standards in considering a rezoning application, giving due weight or priority to those factors particularly appropriate to the circumstances of each application:
 - Whether the zoning proposal will permit a use that is suitable in view of the zoning use and development of adjacent and nearby property. Response: 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.
- 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
- 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.
- 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.
 - 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.
 - CZIM was held on July 9, 2025. There were no public comments.
 - On behalf of the applicant, Dennis Webb, with Smith Gambrell Russell LLP, 1105 W. Peachtree Street SW Atlanta, GA 30309, came forward to present this request.
 - Public Comment:
 - Kelly Martin, 986 Catamaran Court Alpharetta, GA 30005, came forward in support of this item.
 - Tom Miller, 4025 Walnut Creek Trail Alpharetta, GA 30005, came forward in opposition of this item.
 - Chairman Kung'u asked staff to confirm the public hearing procedures with the city attorney. Specifically, regarding an item that has numerous requests, are they allotted 10 minutes per request or are they allotted 10 minutes total to present the item.
 - ❖ Vice Chair Zurinkas made a motion to deny MP-25-08/CU-25-13/V-25-17 WINDWARD PARK/WINDWARD MP POD 66
 - Commissioner Stratton seconded the motion.
 - The motion was approved unanimously (7-0)
- 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, 2nd District, 2nd Section, Fulton County, Georgia.

VI. ADJOURNMENT

- ❖ With there being no further items to consider or discuss, Chairman Kung'u adjourned the meeting at 9:41 pm.

Cobb, Erin

From: Woodman, Michael
Sent: Thursday, November 6, 2025 9:36 AM
To: Kung'u, Francis; Manley, Valerie; Mitchell, Dennis; Perkins, William; Reynolds, Jill; Stratton, Todd; Zurinkas, Martine
Cc: Cook, Kathi
Subject: 11/6 Planning Commission Meeting

Good morning, Planning Commissioners.

Please see below requested changes to the conditions from the applicant for 10235 Waters Road. Staff's preference is to keep the conditions of zoning as recommended in the staff report in order to save trees in the front yard of Lot 1.

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~~.

8. Trees shall be saved as depicted on the ~~alternate~~ site plan prepared by Paradigm, dated ~~9/23/25~~ ~~9/24/25~~. Tree saves shall be consistent with the submitted Tree Save Inventory, if trees are in good/fair condition, as approved by Staff.

Michael Woodman, AICP
Planning + Development Services Manager
Community Development
City of Alpharetta, Georgia
2 Park Plaza
Alpharetta, GA 30009
P: 678.297.6072
E: mwoodman@alpharetta.ga.us



ZONING CONDITIONS

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, ~~conierge~~ resident 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.~~

SGR8127772,18GR81276970.1

Field Code Changed

- 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 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 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 and service areas visible from Windward Parkway, North Point Parkway, Dryden Road 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.~~
- ~~8.7.~~ 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.
- ~~9.8.~~ 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'
- ~~10.9.~~ Minimum parking requirements for "For Rent" units shall be 1.7 spaces per unit. ~~Minimum parking requirements for 'For Rent' units shall be provided as stated in UDC Section 2.5 Parking.~~
- ~~11.10.~~ Retail storefront street frontage shall include landscaping in foundation planters and/or large planted decorative containers, as approved by DRB.

Field Code Changed

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~~12.11.~~ 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 and

~~14.12.~~ Parkway shall require approval by the Cultural Arts Commission.

~~15.13.~~ 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.

~~16.14.~~ At least 1 rooftop amenity shall be required on Site 1 or Site 3. Restaurants shall include outdoor dining areas.

15. 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.

16. 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.

d. A variance from UDC Section 2.5.1 to reduce the number of vehicle parking spaces required for the "For Rent" units use to 1.7 spaces per unit.

~~17.~~

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.

~~18.~~

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CITY OF ALPHARETTA
PUBLIC COMMENT CARD
BOARD & COMMISSION MEETINGS

If you wish to speak before a Board or Commission on a specific item or during Public Comment, please complete and submit this card to city staff.

PUBLIC HEARING PROCEDURES AND PUBLIC COMMENT, GENERALLY

- An individual requesting to be heard must be recognized by the Chair before addressing the Board or Commission. When your name is called, please come forward to the podium and state your name and home or business address before proceeding with any comments or remarks.
The Board or Commission will allow proponents a total of ten (10) minutes to speak in support of an application. Opponents will be allowed ten (10) minutes to speak in opposition.
Comments are accepted first from the applicant, followed by persons speaking in favor, and then from those in opposition.
Speakers will be called to comment in the order in which Public Comment Cards are received.
Please keep your comments brief and concise and direct all comments to the Board or Commission.

TOPIC INFORMATION

Date: 11-6-2025

What agenda would you like to speak on? MP-25-08 Woodward Park

Are you speaking IN FAVOR or IN OPPOSITION of this item? [] IN FAVOR [X] IN OPPOSITION

If the item is not on tonight's agenda, please define or explain the item on which you wish to speak.

In the space provided below, please briefly explain the reasons for your position on this item.

Density too high, too much residential, existing zoning is fine.

SPEAKER INFORMATION

Name: Tom Miller Phone Number: 678-462-9646

Address: 4025 Walnut Creek Trl

City: Alpharetta State: GA Zip Code: 30005

Email: tomiller12345@gmail.com

Are you speaking on behalf of a formal group or business? (HOA, Club, Association) [] Yes [X] No

If so, what group or business are you representing?



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Comments are accepted first from the applicant, followed by persons speaking in favor, and then from those in opposition.
Speakers will be called to comment in the order in which Public Comment Cards are received.
Please keep your comments brief and concise and direct all comments to the Board or Commission.

TOPIC INFORMATION

Date: Nov 6th, 2025
What agenda would you like to speak on? Hanover Woodward Park
Are you speaking IN FAVOR or IN OPPOSITION of this item? [X] IN FAVOR [] IN OPPOSITION

If the item is not on tonight's agenda, please define or explain the item on which you wish to speak.

not expected to affect schools, plus side of safety, traffic - need lights
In the space provided below, please briefly explain the reasons for your position on this item.
held a neighborhood info mtg & hanover presented a plan and expressed an interest in being good neighbors & providing upgrades to public areas & will provide a parking structure

SPEAKER INFORMATION

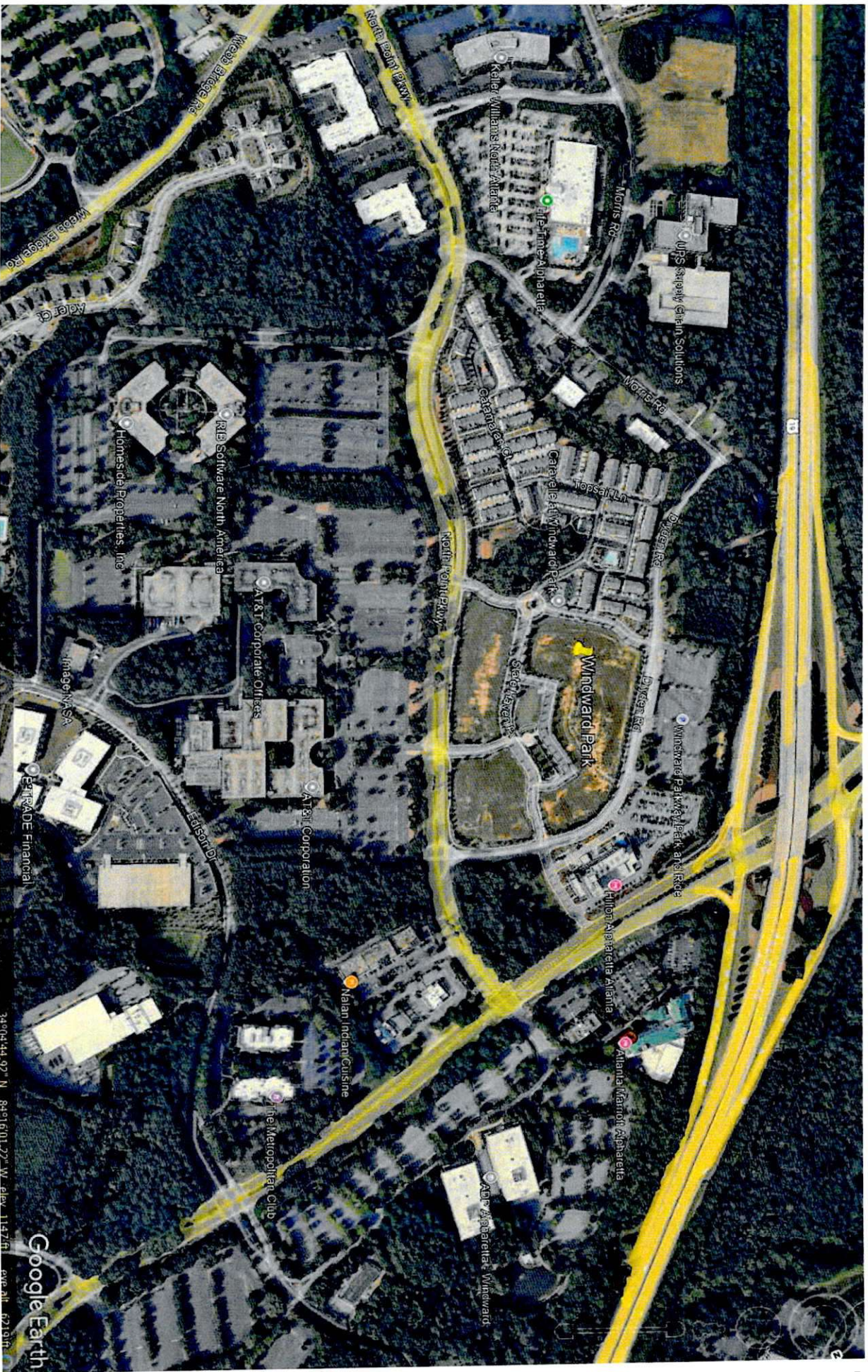
Name: Kelly Martin Phone Number: 248 302-7257
Address: 986 Catamaran Ct
City: Alpharetta State: GA Zip Code: 30005
Email: kelly.martin.mail@gmail.com
Are you speaking on behalf of a formal group or business? (HOA, Club, Association) [] Yes [X] No

If so, what group or business are you representing?



HANOVER ALPHARETTA: ATLANTA PRECEDENT





34.08144, 92.11849, 114.7 ft elev, 621.9 ft

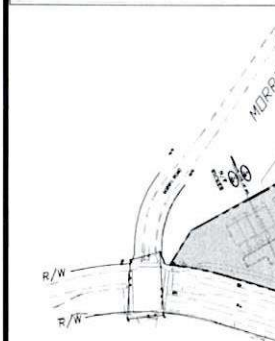
Google Earth

2022 Update to Master Plan



Notes:

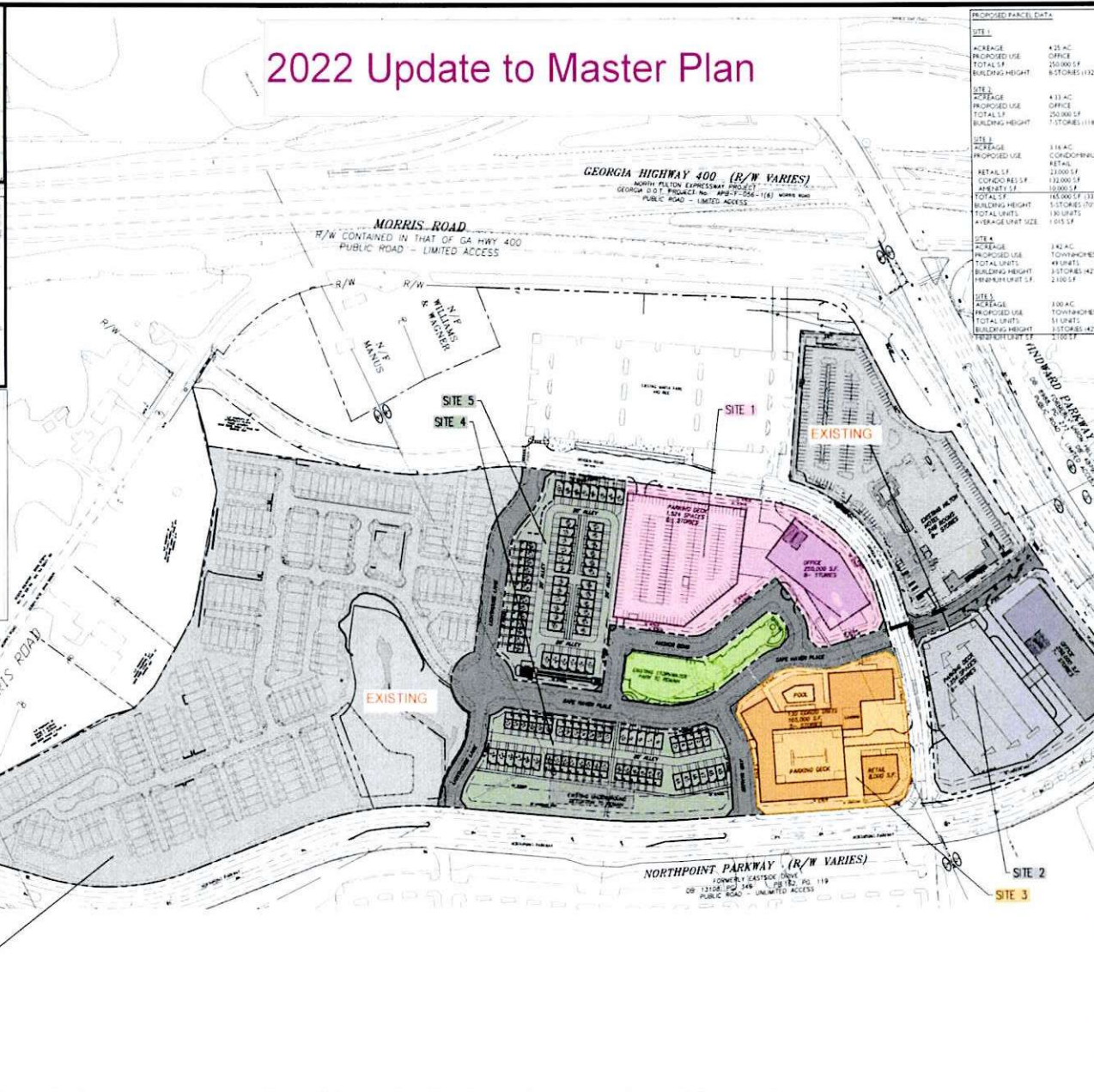
1. ALL REVISIONS BEING IMPACTED ON THE PROPERTY ARE IDENTIFIED WITH THE APPROPRIATE COLOR.
2. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
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EXISTING CARAVELLE DEVELOPMENT (187 units)

Notes:

1. ALL REVISIONS BEING IMPACTED ON THE PROPERTY ARE IDENTIFIED WITH THE APPROPRIATE COLOR.
2. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
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PROPOSED PARCEL DATA

Site	Acres	Proposed Use	Total SF	Building Height
Site 1	4.25	Office	263,000	8 Stories (192)
Site 2	4.33	Office	252,000	7 Stories (118)
Site 3	3.16	Condo/Residential	233,000	13 Stories (70)
Site 4	3.42	Townhome	491,000	3 Stories (42)
Site 5	3.00	Townhome	411,000	3 Stories (42)

SITE DATA

LAND LOTS: 1112, 1177, 1188 & 1199
 1/4 DISTRICT 3/4 SECTION
 CITY OF ALPHARETTA
 FULTON COUNTY, GEORGIA

TOTAL ACRES: 47.63 ac
 SITE PLAN: 19.17 ac
 REVISION: 19.17 ac
 CURRENT ZONING: CLP
 FUTURE ZONING: R/W

PROPOSED USES:

- TOWNHOME (187 units existing, 100 units proposed)
- HOTEL (249 room hotel existing, 156,000 SF proposed)
- OFFICE (213,000 SF proposed)
- RETAIL (21,000 SF proposed)
- CONDO/RESIDENTIAL (130 units proposed)

PROPOSED SETBACKS:

FRONT (SITE 4): 60' at NORTHPOINT PARKWAY
 FRONT (SITE 2 & 3): 30' at WINDWARD PARKWAY
 FRONT (SITE 1): 10' at ALL INTERNAL STREETS

PROPOSED LANDSCAPE STRIP:

NORTHPOINT PARKWAY: 20'
 WINDWARD PARKWAY: 20'
 ALL OTHER STREETS: 10' PUBLIC AND PRIVATE

PARKING BUILDING PARKING COVERAGE: 17.15 ac (18%)
 EXISTING BUILDING PARKING COVERAGE: 5.14 ac
 CARAVELLE: 1.72 ac
 HILTON HOTEL: 4.79 ac
 PROPOSED BUILDING PARKING COVERAGE: 2.05 ac
 TOTAL PROPOSED BUILDING PARKING COVERAGE: 8.84 ac
 TOTAL OVERALL BUILDING PARKING COVERAGE: 15.47 ac (13%)

PROPOSED PARKING SUMMARY:

Site	Proposed Use	Total SF	Required Parking	Provided Parking
Site 1	Office	263,000 SF	1,000 SPACES @ 1,000 SF	1,314 SPACES @ LEVEL DECK
Site 2	Office	252,000 SF	1,000 SPACES @ 1,000 SF	1,254 SPACES @ LEVEL DECK
Site 3	Condo/Residential	233,000 SF	115 SPACES @ 2,000 SF	115 SPACES @ GARAGE SPACES
Site 4	Townhome	491,000 SF	98 SPACES @ 5,000 SF	98 SPACES @ GARAGE SPACES
Site 5	Townhome	411,000 SF	82 SPACES @ 5,000 SF	82 SPACES @ GARAGE SPACES

STORMWATER MANAGEMENT: WILL BE HANDLED IN THE EXISTING FACILITIES ALREADY CONSTRUCTED AND OPERATIONAL.

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 FULTON COUNTY, GEORGIA

TOTAL ACRES: 47.63 ac
 SITE PLAN: 19.17 ac
 REVISION: 19.17 ac
 CURRENT ZONING: CLP
 FUTURE ZONING: R/W

PROPOSED USES:

- TOWNHOME (187 units existing, 100 units proposed)
- HOTEL (249 room hotel existing, 156,000 SF proposed)
- OFFICE (213,000 SF proposed)
- RETAIL (21,000 SF proposed)
- CONDO/RESIDENTIAL (130 units proposed)

PROPOSED SETBACKS:

FRONT (SITE 4): 60' at NORTHPOINT PARKWAY
 FRONT (SITE 2 & 3): 30' at WINDWARD PARKWAY
 FRONT (SITE 1): 10' at ALL INTERNAL STREETS

PROPOSED LANDSCAPE STRIP:

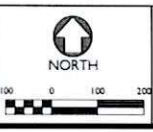
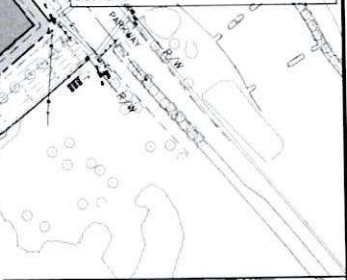
NORTHPOINT PARKWAY: 20'
 WINDWARD PARKWAY: 20'
 ALL OTHER STREETS: 10' PUBLIC AND PRIVATE

PARKING BUILDING PARKING COVERAGE: 17.15 ac (18%)
 EXISTING BUILDING PARKING COVERAGE: 5.14 ac
 CARAVELLE: 1.72 ac
 HILTON HOTEL: 4.79 ac
 PROPOSED BUILDING PARKING COVERAGE: 2.05 ac
 TOTAL PROPOSED BUILDING PARKING COVERAGE: 8.84 ac
 TOTAL OVERALL BUILDING PARKING COVERAGE: 15.47 ac (13%)

PROPOSED PARKING SUMMARY:

Site	Proposed Use	Total SF	Required Parking	Provided Parking
Site 1	Office	263,000 SF	1,000 SPACES @ 1,000 SF	1,314 SPACES @ LEVEL DECK
Site 2	Office	252,000 SF	1,000 SPACES @ 1,000 SF	1,254 SPACES @ LEVEL DECK
Site 3	Condo/Residential	233,000 SF	115 SPACES @ 2,000 SF	115 SPACES @ GARAGE SPACES
Site 4	Townhome	491,000 SF	98 SPACES @ 5,000 SF	98 SPACES @ GARAGE SPACES
Site 5	Townhome	411,000 SF	82 SPACES @ 5,000 SF	82 SPACES @ GARAGE SPACES

STORMWATER MANAGEMENT: WILL BE HANDLED IN THE EXISTING FACILITIES ALREADY CONSTRUCTED AND OPERATIONAL.



ZONING PLAN

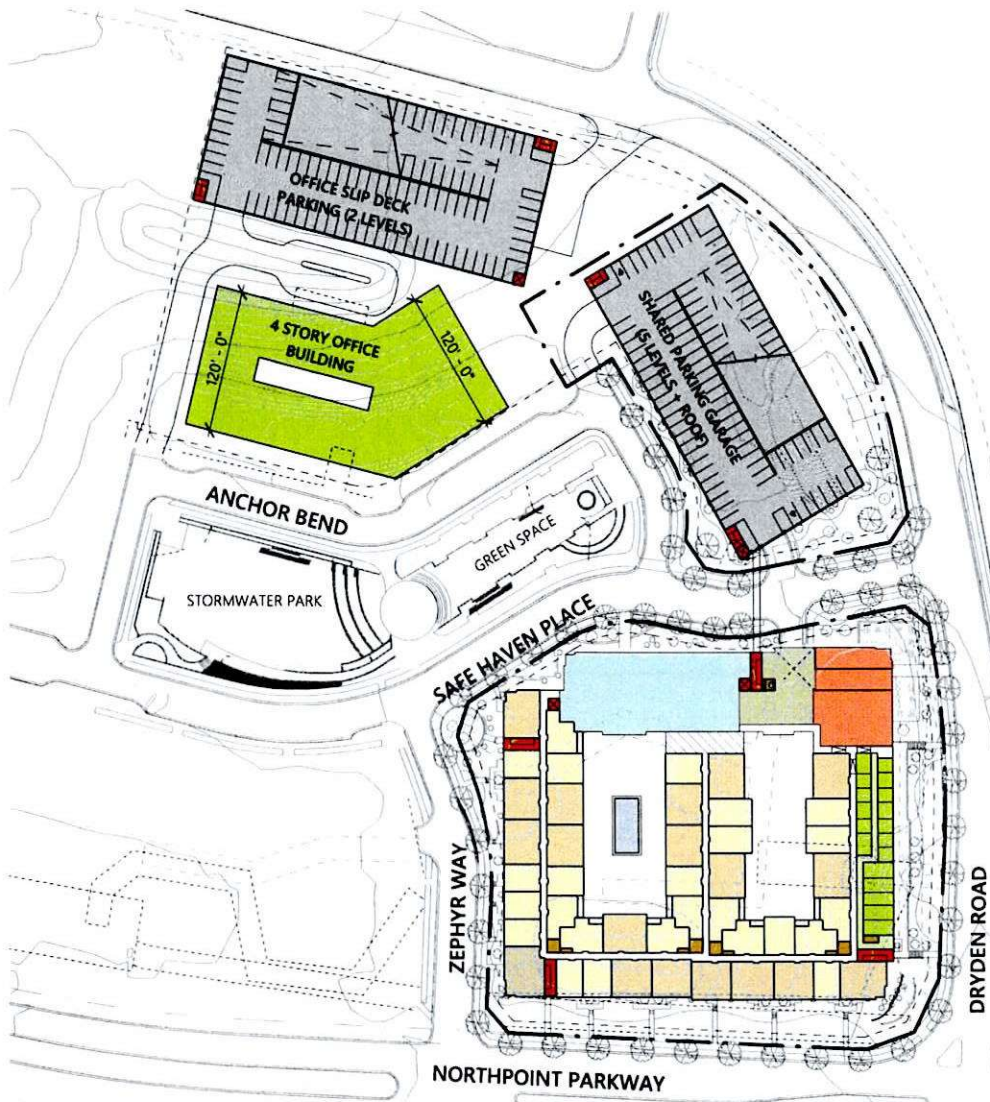
LATEST ZONING PLAN FROM 2022 (EMPIRE TOWNHOME REVISION)

Windward Park

Alpharetta, Georgia

PROJECT INFORMATION

PROJECT NO:	22-4753
DATE:	11-1-2022 REVISED: 1-9-2023
SCALE:	1" = 100'
FILE NAME:	Windward Park 2022 Zoning Plan.dwg
DESIGNER:	WANNY SUNAR



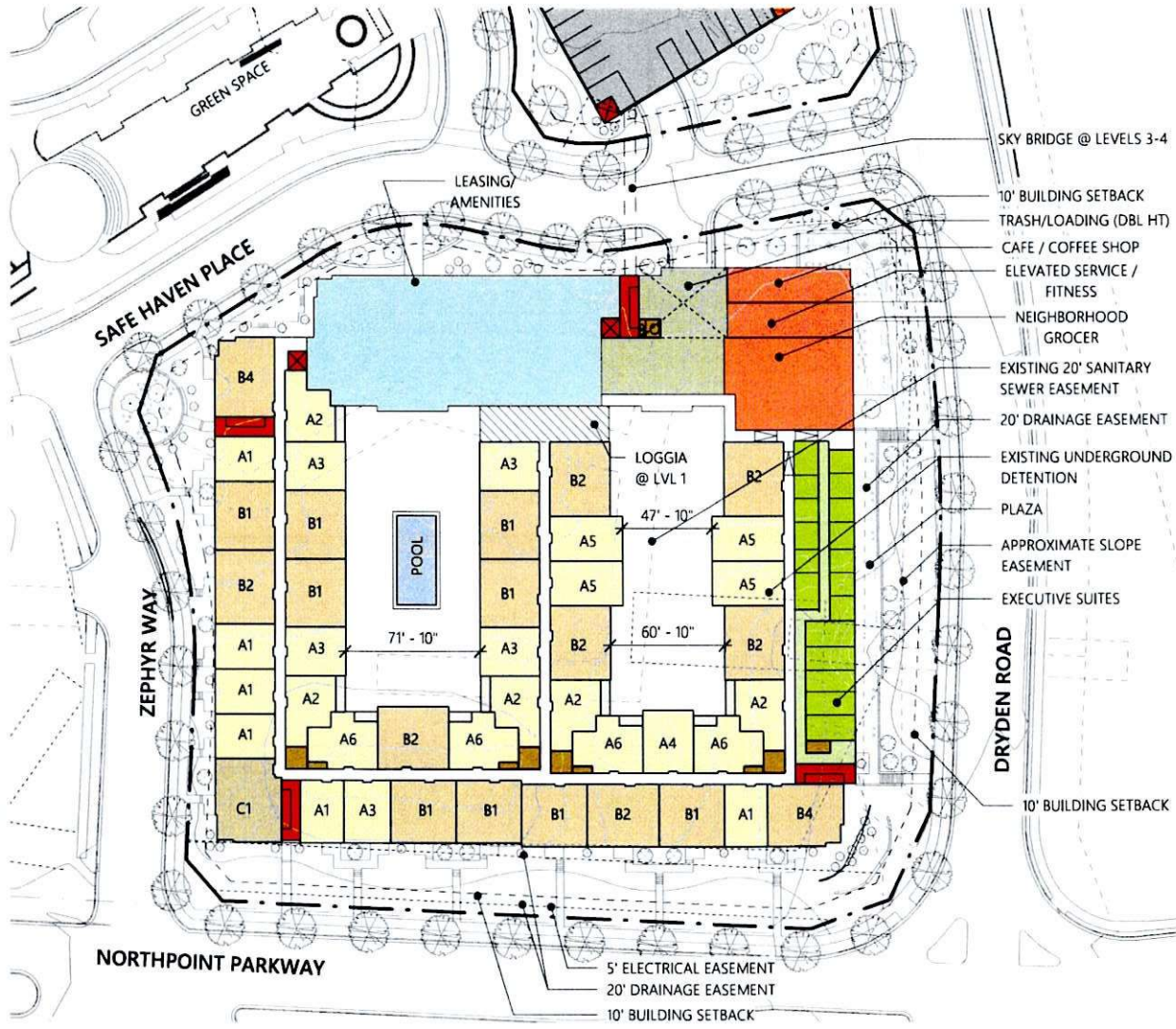
Hanover Alpharetta							
24-23		5 STORY ON GRADE			VERSION 05 - 10/06/2025		
UNIT AREAS							
TYPE	DESCRIPTION	NO.	UNIT AREAS			TOTAL AREAS	
			NET	BALC.	GROSS	NET	GROSS
A1	One Bedroom, One Bath	38	737	0	737	28,006	28,006
A2	One Bedroom, One Bath	37	799	93	892	29,563	33,004
A3	One Bedroom, One Bath	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				310,874	316,583
Rentable Area at Units							
Avg. Net Unit Size:						987	AVG NET UNIT SIZE/TYPE
Avg. Gross Unit Size:						1005	
Total One Bedroom Units:						177	818
Total Two Bedroom Units:						129	1185
Total Three Bedroom Units:						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



CONCEPT SITE PLAN
HANOVER 24-23 | ALPHARETTA

Plotted 10/07/25

HANOVER ALPHARETTA: SITE PLAN



Hanover Alpharetta									
24-23		5 STORY ON-GRADE				VERSION 05 - 09/04/2025			
UNIT AREAS									
TYPE	DESCRIPTION	NO	UNIT AREAS			TOTAL AREAS			
			NET	BALC	GROSS	NET	GROSS		
A1	One Bedroom One Bath	38	717	0	717	28,004	28,004		
A2	One Bedroom One Bath	37	799	0	799	29,563	29,563		
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	16	871	63	934	32,149	34,615		
B1	Two Bedroom Two Bath	53	1324	0	1324	99,572	99,572		
B1.1	Two Bedroom Two Bath	4	1124	0	1124	4,496	4,496		
B2	Two Bedroom Two Bath	55	1221	0	1221	67,153	67,153		
B3	Two Bedroom Two Bath	3	1234	0	1234	3,705	3,705		
B4	Two Bedroom Two Bath	14	1284	0	1284	17,920	17,920		
C1	Three Bedroom Two Bath	9	1467	0	1467	13,158	13,158		
TOTAL UNITS		315				310,874	316,583		
			Rentable Area at Units						
			Avg. Net Unit Size			88		AVG NET UNIT SIZE/TYPI	
			Avg. Gross Unit Size			1002			
			Total One Bedroom Units			177		56.2%	
			Total Two Bedroom Units			129		41.0%	
			Total Three Bedroom Units			9		2.9%	
			Total Bedrooms			403		146.2	
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			511			
Total Spaces Provided						511 Spaces			
Parking Ratio - Spaces / Unit						1.62 Spaces/Unit			
Parking Ratio - Spaces / Bedroom						1.11 Spaces/Bd			





HANOVER ALPHARETTA: PERSPECTIVE RENDERING

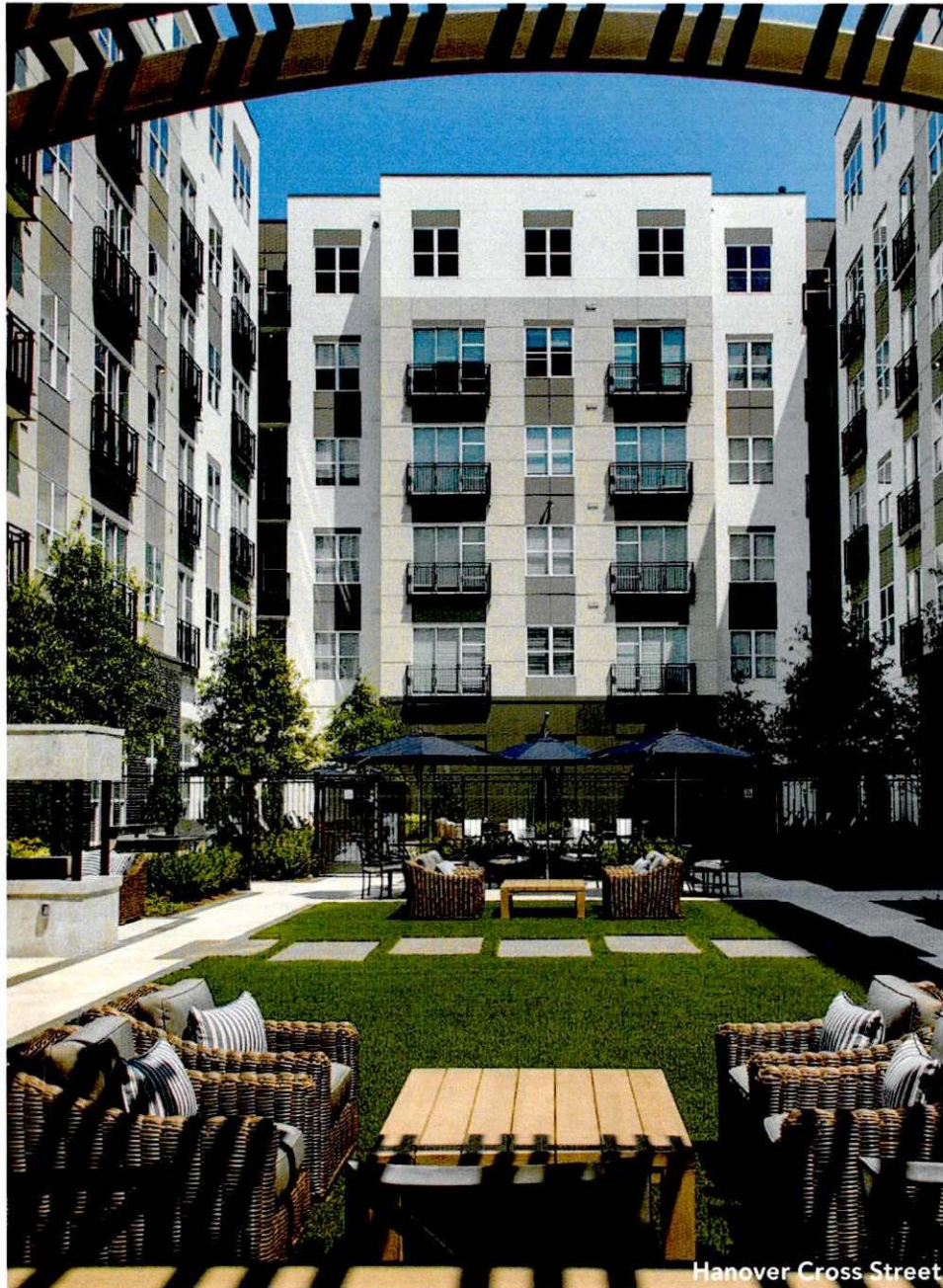








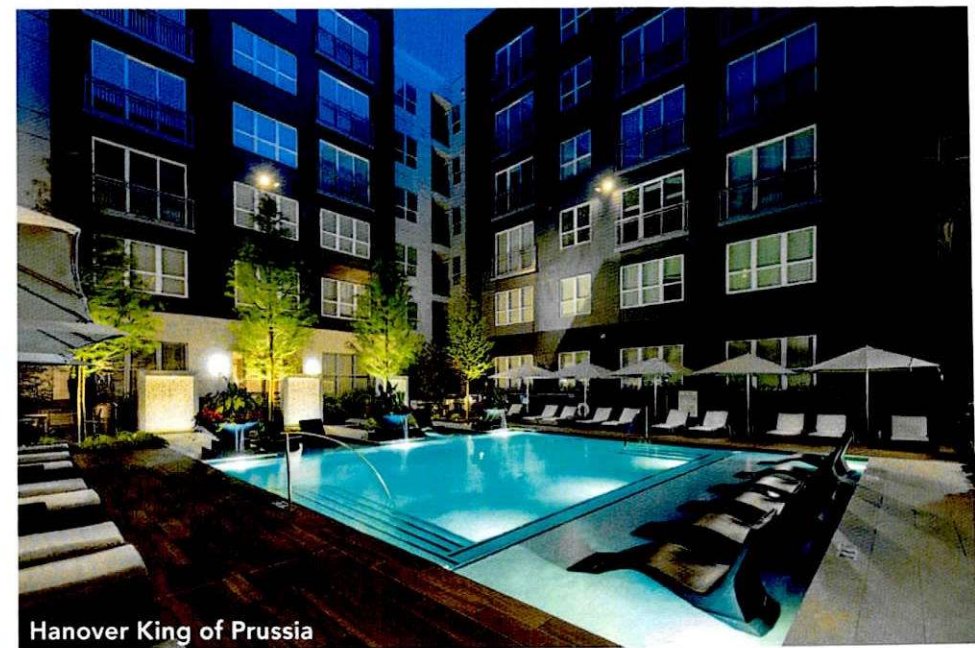
HANOVER ALPHARETTA: EXTERIOR AMENITIES



Hanover Cross Street



Hanover RiNo

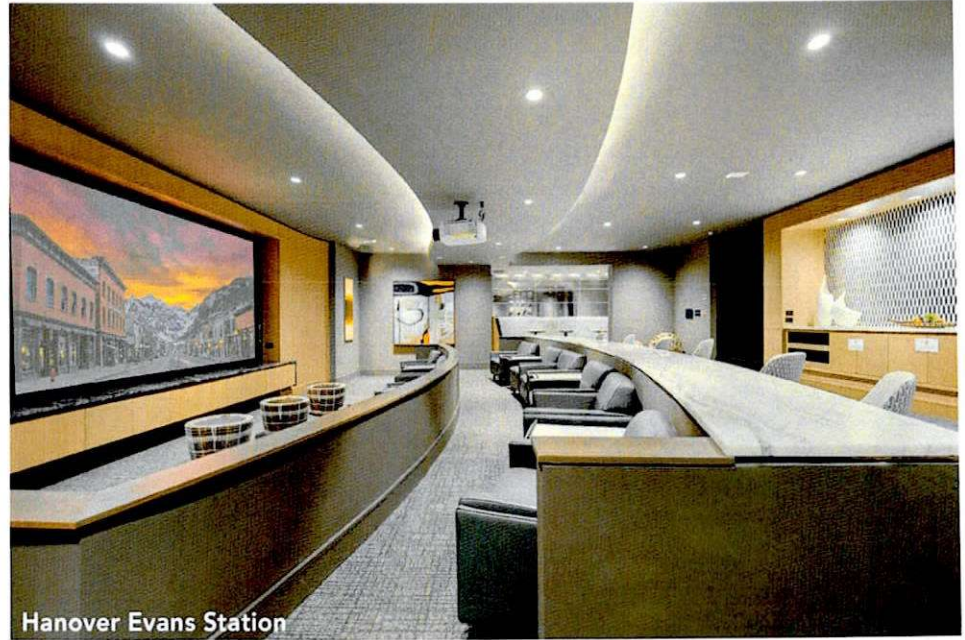


Hanover King of Prussia

HANOVER ALPHARETTA: INTERIOR AMENITIES



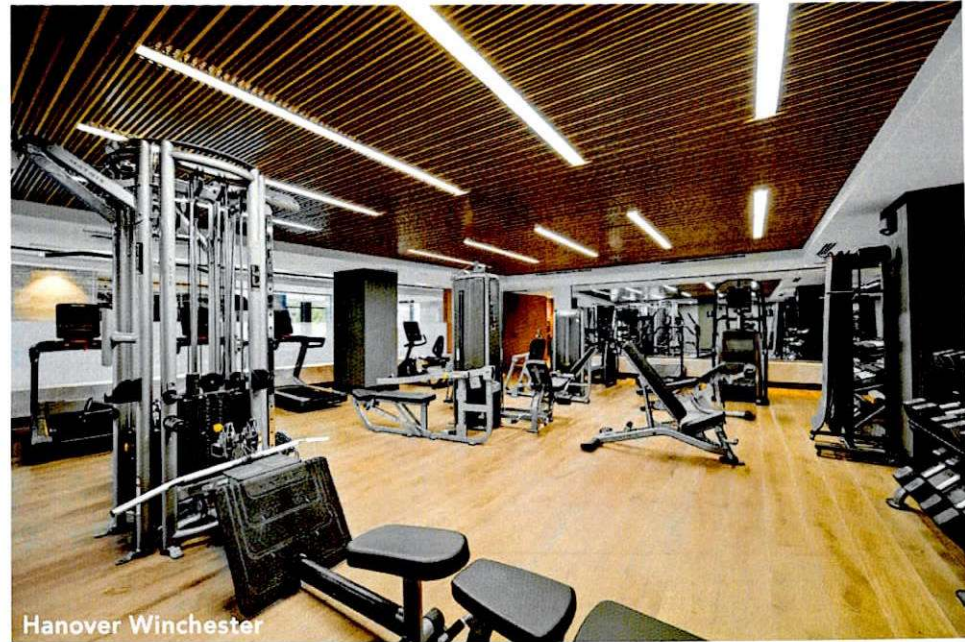
Hanover Parkview



Hanover Evans Station



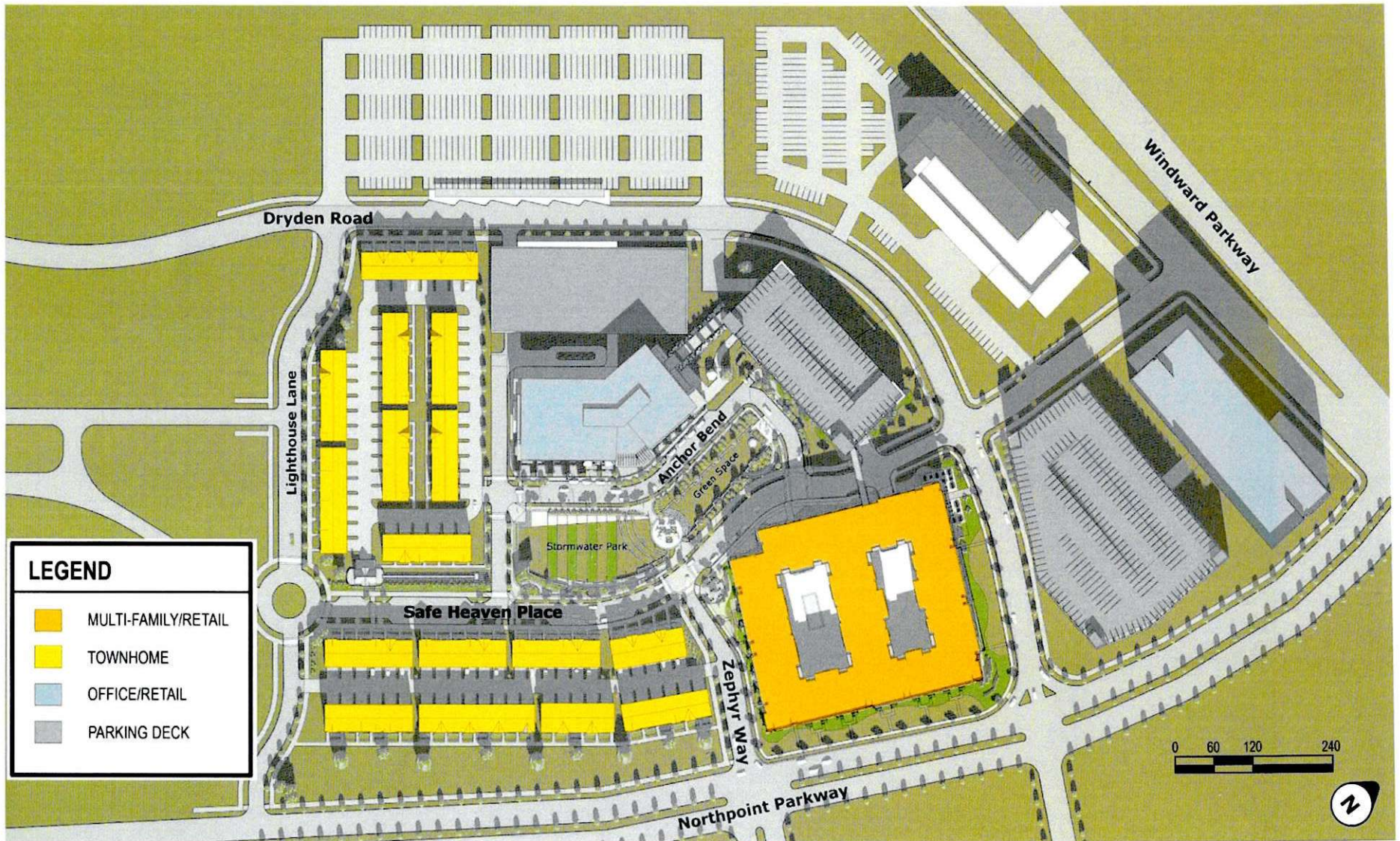
Hanover 8th Street



Hanover Winchester

HANOVER ALPHARETTA: UNIT FINISHES





BALCONY TYPES/SQUARE FOOTAGES

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

METRO ATLANTA

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

COMPARABLE SOUTHEASTERN CITIES

Jurisdiction	Parking Ratio Required	Parking Spaces Required
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

ZONING CONDITIONS

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 LDC '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, ~~conierge-resident~~ 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.~~

Field Code Changed

- 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 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 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 ~~and service areas~~ visible from Windward Parkway, North Point Parkway, Dryden Road 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.~~
- ~~8-7. 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.~~
- ~~9-8. 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'
- ~~10-9. Minimum parking requirements for 'For-Rent' units shall be 1.7 spaces per unit. Minimum parking requirements for 'For-Rent' units shall be provided as stated in UDC Section 2.5 Parking.~~
- 11-10. Retail storefront street frontage shall include landscaping in foundation planters and/or large planted decorative containers, as approved by DRB.

Field Code Changed

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- 12-11 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 ~~and~~.
- ~~14-12~~ Parkway shall require approval by the Cultural Arts Commission.
- ~~15-13~~ 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.
- ~~16-11~~ At least 1 rooftop amenity shall be required on Site 1 or Site 3. Restaurants shall include outdoor dining areas.
- 15 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.
- 16 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 1900 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 "For Rent" units use to 1.7 spaces per unit.
- ~~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.
- ~~18~~ .

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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: Z-25-16 MADEWELL/204 MARIETTA STREET

PLANNING COMMISSION: DECEMBER 4, 2025

CITY COUNCIL: DECEMBER 8, 2025

II. RECOMMENDATION:

Approve Z-25-16 MADEWELL/204 MARIETTA STREET, subject to the following conditions:

1. Approximately 1.178 acres shall be rezoned to DT-R and limited to 2 'For-Sale' single-family detached lots. Site shall be developed substantially similar to the site plan prepared by OnSite Civil Group, dated 11/3/25, except for modifications required to comply with the conditions below and subject to meeting all City code requirements and conditions of zoning. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. Architecture and materials shall be developed substantially similar to the renderings prepared by Diana Bolivar, dated 9/26/25 & 9/30/25, except for modifications required to comply with these conditions and in compliance with the Alpharetta Downtown Code and Downtown Consultant's comments, subject to final approval by DRB. Homes shall have 4-sided architecture, as approved by DRB.
3. Density shall not exceed 1.70 dwelling units per acre.
4. Homes shall have a minimum 30' front building setback, as depicted on the site plan prepared by OnSite Civil Group, dated 11/3/25.
5. Garages on each lot shall not exceed a maximum storage capacity of 4 vehicles.
6. Developer shall improve the Marietta Street streetscape with a minimum 6' planter (planted with street trees), minimum 6' sidewalk and decorative pedestrian lighting, as approved by Staff.
7. Minimum 10' landscape strip along Marietta Street shall be planted with shade trees as a continuation of what has been planted in the Downtown and outside of utility easements and overhead utilities, as approved by DRB.
8. Minimum 10' planted buffer shall be provided along the east and west property lines of the 1.178-acre property and planted with a mix of evergreen and deciduous trees, except that buffer plantings shall not be planted in the 20' drainage easement on the east side of the property. Developer shall make reasonable efforts to save existing trees within the buffers identified to be in Good condition, with final approval by Staff.
9. Minimum 20' landscaped or natural buffer shall be required along Old Milton Parkway. Existing Red Oaks within the 20' buffer identified to be in Good to Fair condition shall be saved, with final approval by Staff.
10. Developer shall save tree #4 (31" Water Oak) and #6 (24" Water Oak). Encroachment into the CRZ of saved trees shall not exceed 20%, as approved by Staff.
11. Home, accessory structures and infiltration shall be positioned on the property to have the least impact to saved trees, as approved by Staff.
12. Fences and walls visible from the public right-of-way shall be decorative and shall complement exterior materials used on each home, as approved by DRB. Walls shall be developed substantially as depicted on the site plan and construction details prepared by OnSite Civil Group, dated 11/3/25, except that walls in the front yard shall be placed behind the required landscape strip.
13. Unfinished wood fences and decks shall not be visible from the street.

14. HVAC and similar equipment shall not be visible from the public right-of-way.

III. REPORT IN BRIEF:

The applicant, Madewell, is requesting a rezoning to allow for a 1.178-acre property to be subdivided into two (2) 'For-Sale' single-family detached lots in the Downtown. A rezoning is requested from O-P (Office-Professional) to DT-R (Downtown Residential). The subject property is located at 204 Marietta Street near the northeast corner of Marietta Street and Old Milton Parkway.

DISCUSSION

The submitted request, if approved, would allow for the subdivision of a 1.178-acre property into two (2) 'For-Sale' single-family detached lots in the Downtown. The proposed density is 1.70 dwelling units per acre. The applicant proposes a rezoning from O-P (Office-Professional) to DT-R (Downtown Residential). The subject property is located at 204 Marietta Street near the northeast corner of Marietta Street and Old Milton Parkway.

The subject property is developed with a two (2) story, 3,586 square foot commercial structure that was previously used as a residence. Surrounding properties are zoned R-8A/D (Dwelling, 'For-Sale', Attached and Detached) and CUP (Community Unit Plan) to the north, DT-R (Downtown Residential) and C-2 (General Commercial) to the east, SU (Special Use) to the south and O-P to the west. Wills Commons and two (2) unplatted residential lots are located to the north, an unplatted residential lot is located to the east, Wills Park is located to the south, and Precocious Kids Daycare is located to the west. The property is located within the Downtown Overlay and has a comprehensive land use plan designation of 'Mixed Use' which supports the zoning proposal.

SITE PLAN

The site plan depicts the property being subdivided into two (2) single-family detached lots with both homes having access and being oriented to Marietta Street. The eastern lot, Lot 1, is 0.567 acres and the western lot, Lot 2, is 0.611 acres. Both lots are depicted with a twenty-foot (20') front setback along Marietta Street. The homes are depicted with side-loaded garages. Lot 2 has a driveway with porte cochere on the west side of the home leading to a garage at the rear of the property. Each home will have a minimum two (2) side-by-side parking spaces within a garage and a Code-compliant driveway accommodating a minimum of two (2) additional cars.

Marietta Street is depicted with a six-foot (6') planter and six-foot (6') sidewalk. A ten-foot (10') landscape strip is depicted along Marietta Street and is setback behind a fifteen-foot (15') power line easement. A five-foot (5') landscape strip is depicted along the east property line, a ten-foot (10') planted buffer is depicted along the west property line and a twenty-foot (20') buffer is depicted along Old Milton Parkway. The Unified Development Code (UDC) requires a twenty-foot (20') landscaped or natural buffer on double frontage lots. District regulations, including minimum building setbacks, lot size, and lot width are consistent with the DT-R development standards.

The DT-R zoning district requires a minimum ten percent (10%) amenity space, which can be met in yards, courtyards, and patios. Stormwater is proposed in underground systems on each lot located in the front and side yards.

The submitted tree survey and arborist assessment identifies several trees on the property, including eight (8) specimen trees. The site plan depicts several tree saves along Old Milton Parkway, which includes a specimen tree #6 (24" Water Oak). A previous variance approval on the property required a specimen tree #4 (31" Water Oak) and six (6) trees of quality (Red Oaks ranging in size from 13" – 22") along Old Milton Parkway to be saved. The specimen Water Oak and Red Oaks are located in the required twenty-foot (20') landscaped or natural buffer along Old Milton Parkway.

RENDERINGS

According to the applicant's architect, the proposed renderings reflect French Eclectic (Lot 1) and Federal (Lot 2) architectural styles. Both homes are depicted to be two (2) stories with brick as the primary exterior material. The City's Downtown Consultant reviewed the submitted renderings and believes that the designs generally comply with the Downtown Design Guidelines, subject to compliance with the following comments:

Lot 1 – French Eclectic

1. The lower roof eave suggests (actually requires) that the roof at this condition extends noticeably farther towards the front of the house than the same condition on the other end, yet such a condition, with a prominent chimney in front, does not seem possible.
2. The dormers are character-defining elements for this style, but the use of shed roof forms and metal roof covering (suggested by the drawing) is not known to this style. Hipped roof form with shingles, or an arched roof form with flat-seamed metal roof covering, would be more appropriate.

Lot 2 – Federal

1. The secondary, front-facing gabled end elements are appropriate, especially at the front entrance. However, these plain brick facades should receive additional architectural detail and articulation to further express their importance. This is especially true of the front entrance. The other front-facing gable could benefit from additional detail but could also be left as is. For the front entrance, the addition of cast stone elements, or a brick pattern, especially if it is three dimensional, would be more consistent with the style.
2. The dormers are character-defining elements for this style, but the use of shed roof forms and metal roof covering (suggested by the drawing) is not known to this style. Hipped roof form with shingles, or an arched roof form with flat-seamed metal roof covering, would be more appropriate.

TRAFFIC

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

STANDARDS FOR ZONING CHANGES

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

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

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

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, which are similarly developed with residential uses.

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

Response: The applicant's proposal should not adversely affect the natural environment. If approved, the applicant should save the Red Oaks along Old Milton Parkway, as well as a specimen tree #4 (31" Water Oak) and #6 (24" Water Oak).

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 DT-R, allowing the property to be subdivided into two (2) lots. The proposed density, 1.70 dwelling units per acre, is much less than the maximum ten (10) dwelling units per acre permitted in the 'Mixed Use' 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 zoning proposal would not cause an excessive burden on public facilities and services. The requested rezoning would allow two (2) 'For-Sale' single-family detached homes.

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 for properties to develop under the Downtown zoning districts. The future land use of the property allows for single use development, residential and commercial, and mixed-use development.

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 applicant's proposal is compatible with the future land use of the property, which allows for single use development, residential and commercial, and mixed-use development.

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 DT-R, allowing the property to be subdivided into two (2) lots. The proposed density, 1.70 dwelling units per acre, is much less than the maximum ten (10) dwelling units per acre permitted in the 'Mixed Use' 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 'Mixed Use', which supports the zoning proposal.

CONCURRENCES

Staff has reviewed the applicant's proposal against the established review criteria for a rezoning. The proposal is consistent with the vision of the Downtown Master Plan and comprehensive land use plan designation of the property, which is 'Mixed Use'. The future land use designation allows for single use development, residential and commercial, as well as mixed-use development. The requested rezoning is appropriate as it relates to the use and development of adjacent or nearby properties. The DT-R zoning district would result in lots that are similar to residential lots to the east and north and the proposed density is much less than the maximum density permitted in the future land use designation of the property. If approved, trees should be saved along Old Milton Parkway, as well as two (2) specimen trees.

CITIZEN PARTICIPATION PLAN

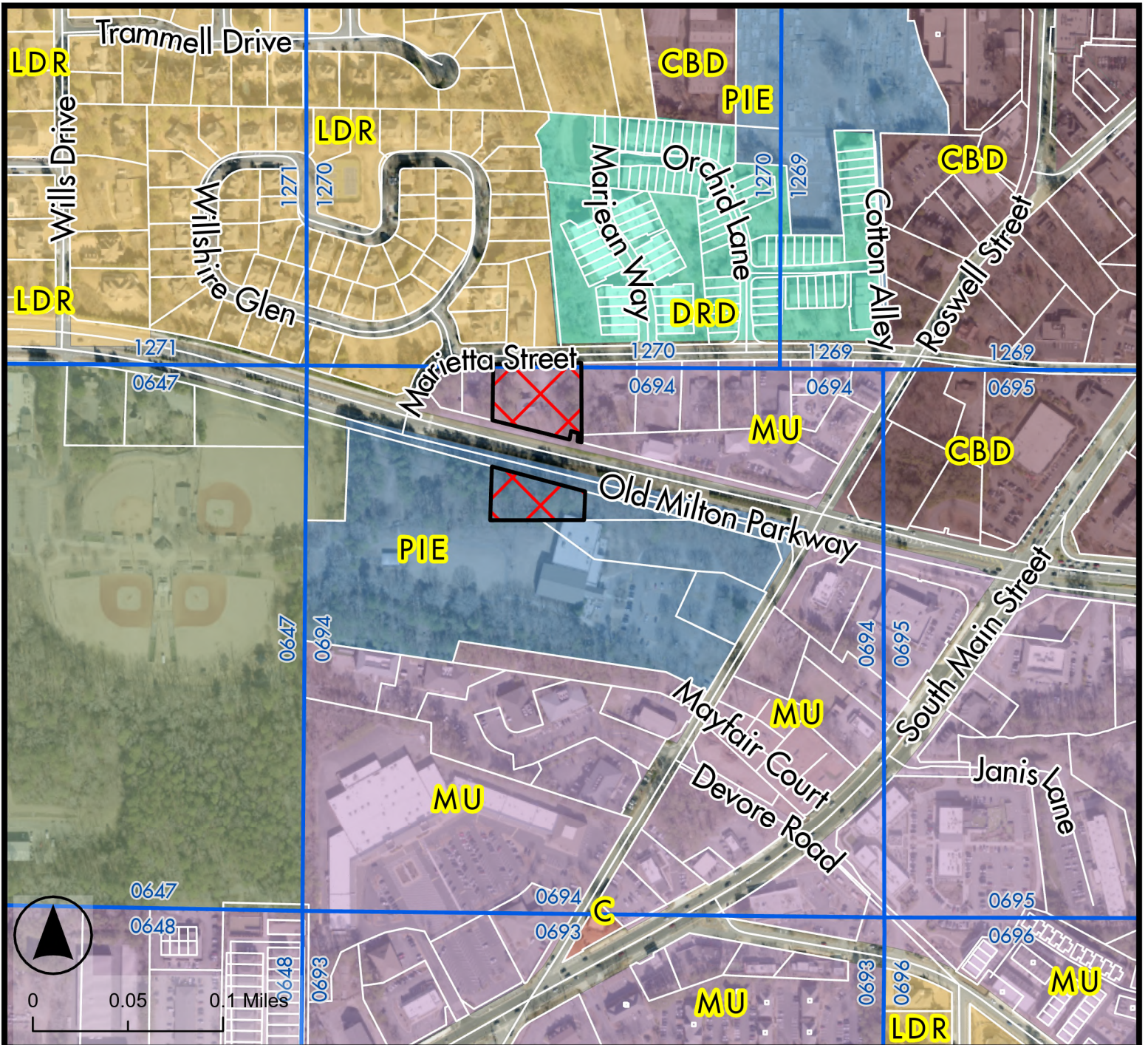
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that a public comment was received at the CZIM meeting with concerns over protecting the tree canopy.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on November 12, 2025. There was one (1) public comment with concerns over protecting the tree canopy.

IV. ATTACHMENTS:

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



- Legend**
- Z-25-16
 - Land Lots
 - Tax Parcels
 - Alpharetta City Limits
 - Future Land Use 2040**
 - Central Business District
 - Commercial
 - Downtown Residential Density
 - Low Density Residential
 - Mixed Use
 - Parks, Recreation, Open Space
 - Public, Institutional, Education

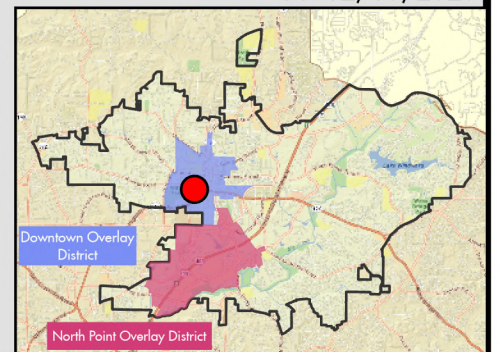
Future Land Use Map

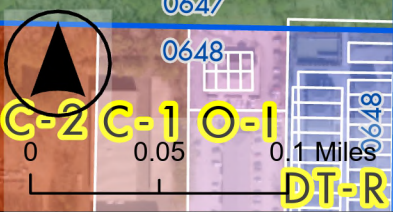
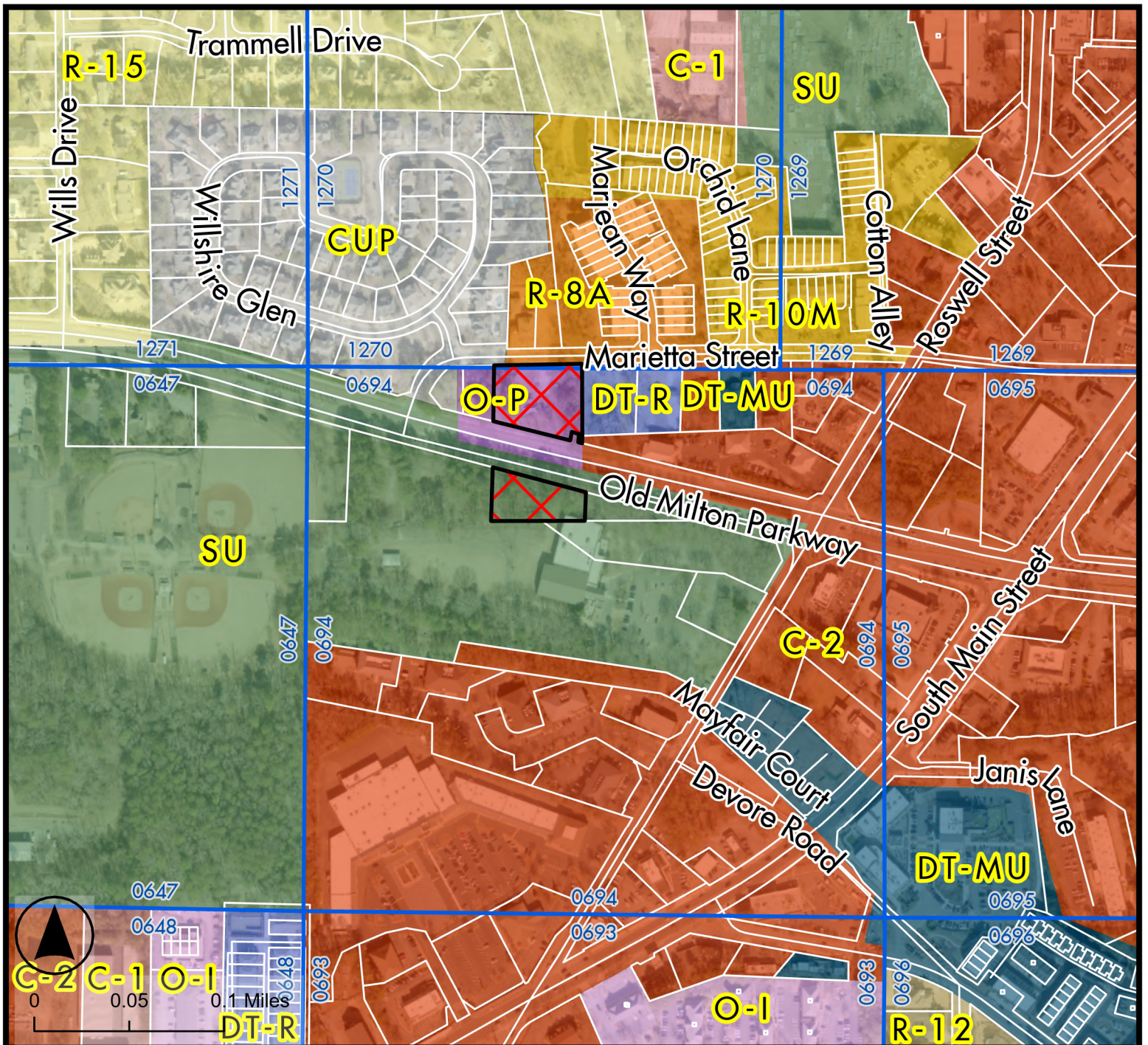
Z-25-16

Madewell
204 Marietta Street

D/LL: 1/2/0694

PC: 12/4/2025
CC: 12/15/2025





- Legend**
- Z-25-16
 - Land Lots
 - Tax Parcels
 - Alpharetta City Limits
 - Zoning District**
 - C-1 Neighborhood Commercial
 - General Commercial
 - CUP Community Unit Plan
 - DT-MU Downtown Mixed Use
 - DT-R Downtown Residential
 - O-I Office Institutional
 - O-P Office Professional
 - R-10M Multi Family Residential (HDR)
 - R-12 Single Family Detached Residential
 - R-15 Single Family Detached Residential
 - R-8A Single Family Attached Residential (Medium Density)
 - SU Special Use

Zoning Map

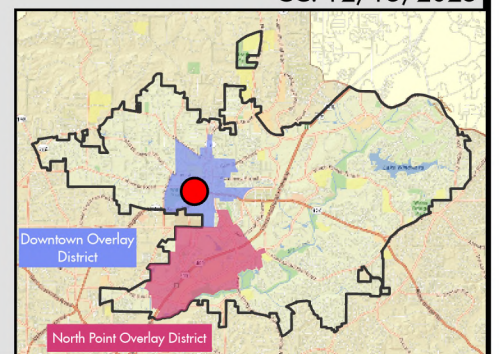
Madewell
204 Marietta Street

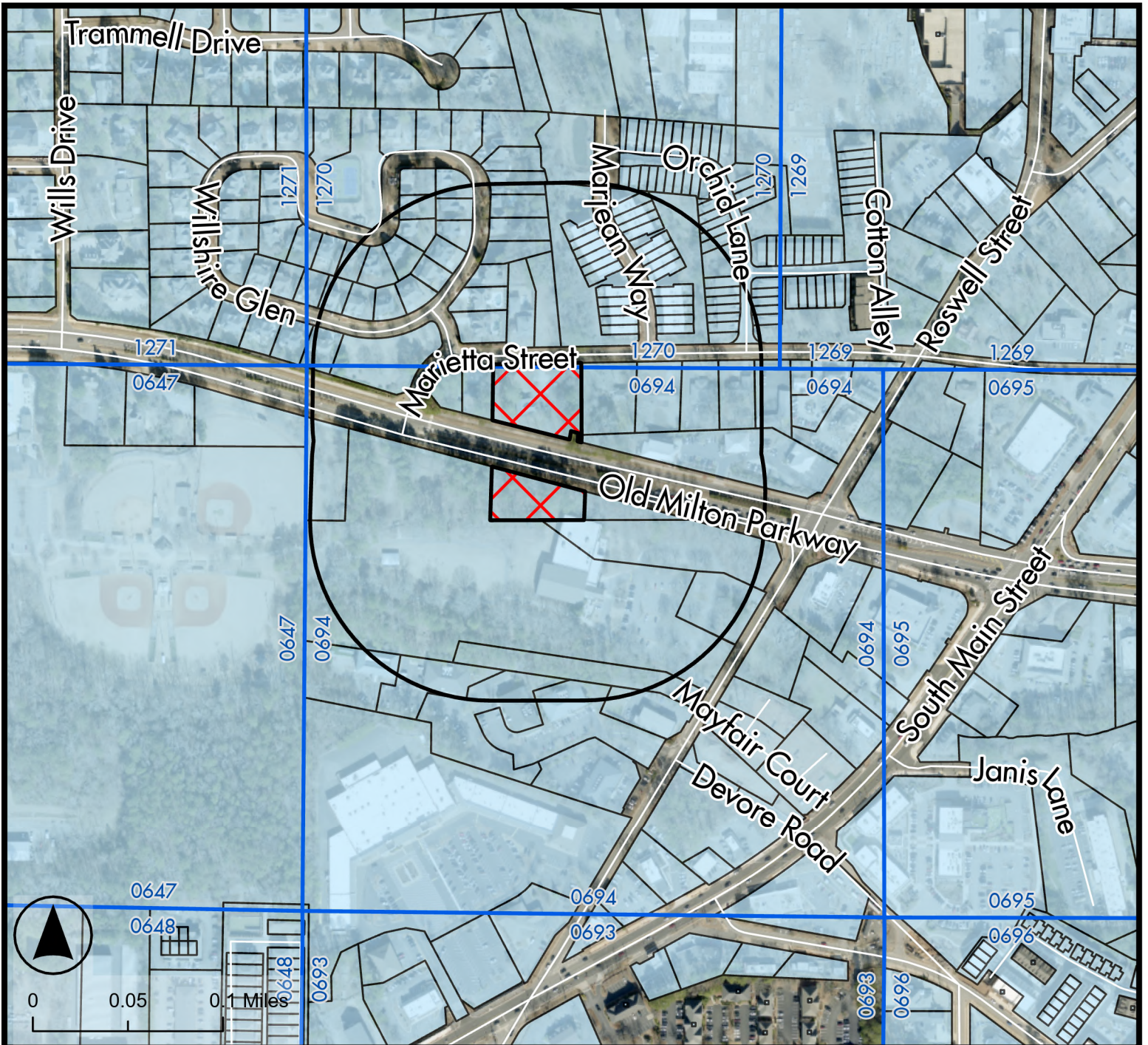
Z-25-16

D/LL: 1/2/0694

PC: 12/4/2025

CC: 12/15/2025





0 0.05 0.1 Miles

Legend

- Z-25-16
- Land Lots
- Tax Parcels
- 500 ft Buffer
- Alpharetta City Limits

Location Map

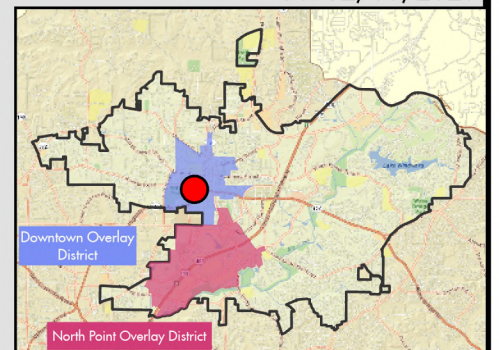
Madewell
204 Marietta Street

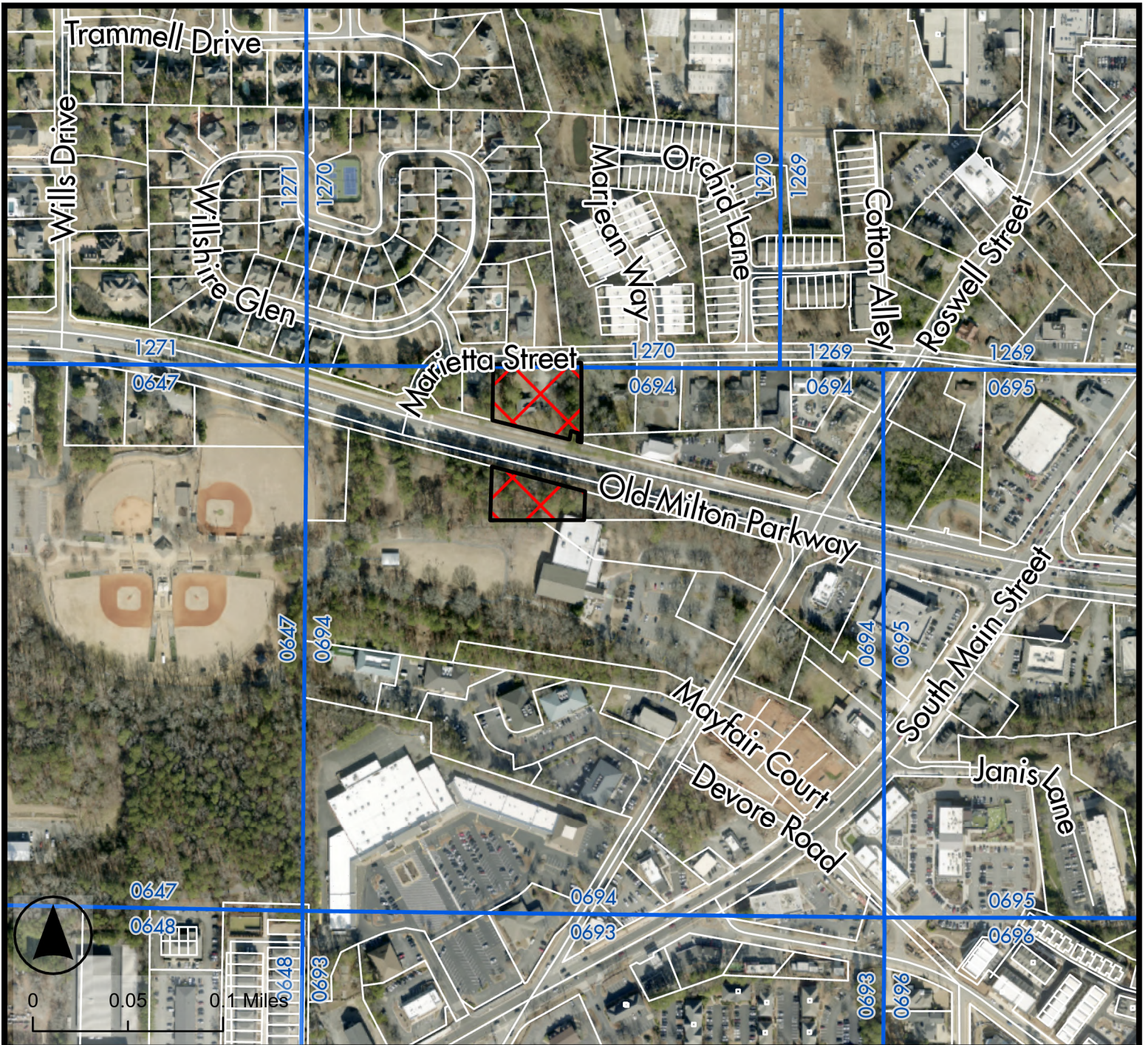
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D/LL: 1/2/0694





PC: 12/4/2025

CC: 12/15/2025





0 0.05 0.1 Miles

- Legend**
-  Z-25-16
 -  Land Lots
 -  Tax Parcels
 -  Alpharetta City Limits

Aerial Map

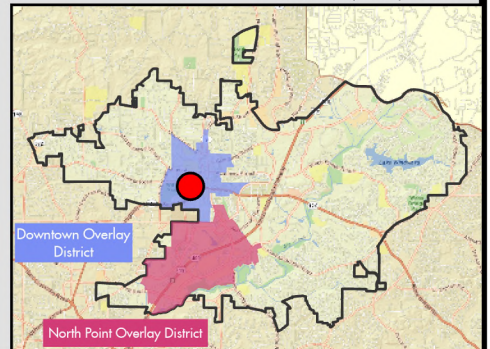
Madewell
204 Marietta Street

Z-25-16

D/LL: 1/2/0694

PC: 12/4/2025

CC: 12/15/2025



To: Community Development, City of Alpharetta

Attn: Brian Borden

Date: September 30th, 2025

The home being designed at Marietta lot 1, contains the following architectural elements from French Eclectic style which is in line with the downtown overlay architectural styles approved by the City of Alpharetta.

French Eclectic Features Present:

- Symmetrical façade with centered entry.
- Two-story, rectangular box form with balanced proportions.
- Side-gabled roof with a steep pitch.
- Dormers evenly spaced across the front roof slope.
- Brick exterior cladding, typical of higher-style Georgian houses.
- Windows arranged in a strict, orderly pattern.
- Arched Entry, emphasizing formality and centrality.

Sincerely,



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

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



To: Community Development, City of Alpharetta

Attn: Brian Borden

Date: September 30th, 2025

The home being designed at Marietta lot 2, contains the following architectural elements from Federal style which is in line with the downtown overlay architectural styles approved by the City of Alpharetta.

Federal Features Present:

- Symmetrical façades (though some variations exist).
- Elliptical arched entry.
- Delicate ornament (thin moldings, attenuated proportions).
- Side-gabled roof with parapeted end walls.
- Dormers projecting from the roof
- Brick as a primary cladding material.
- Proportionally tall rather than squat windows.
- Overall vertical proportion.

Sincerely,



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

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



EXISTING CONDITION BOUNDARY SURVEY



PROPERTY IS ZONED O-P, SU
CITY OF ALPHARETTA
BUILDING SETBACK:
FRONT: 50' LOCAL STREET, 65' ALL OTHER STREET
SIDE: 15'
REAR: 15'
MAX IMPERVIOUS AREA 70%
MAX BUILDING HEIGHT 40'

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

SURVEY NOTES:

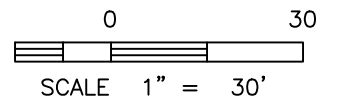
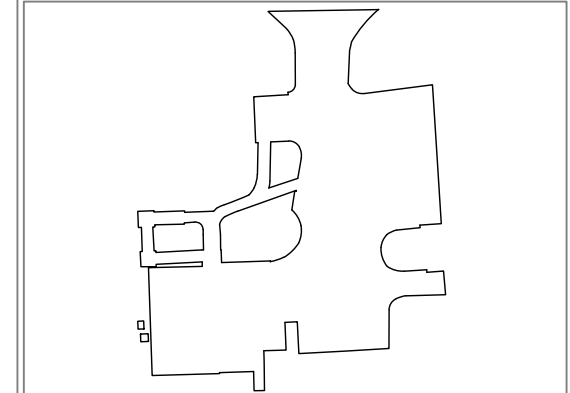
- STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON.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



LEGEND

- APP AS PER PLAT
- APD AS PER DEED
- APF AS PER FIELD
- AI ANGLE IRON FOUND
- APZ AS PER ZONING
- BB BOTTOM BANK
- BC BLOCK
- BCB BACK OF CURB
- BLS BUILDING SETBACK LINE
- BRK BRICK
- BSMT BASEMENT
- CBX CABLE BOX
- CBL CABLE LINE
- C CONCRETE
- CB CATCH BASIN
- CL CENTER LINE
- CLF CHAIN LINK FENCE
- CP CORRUGATED METAL PIPE
- C.O.A. CITY OF ATLANTA
- CO SAN SEWER CLEAN OUT
- CM CADASTRAL MAP
- CRWL CRAWL SPACE
- CP CALCULATED POINT
- CPT CARPORT
- (D) DEED
- DE DRAINAGE EASEMENT
- DI DRAINAGE INLET
- DWM DEPARTMENT OF WATERSHED MANAGEMENT
- EB ELECTRIC POWER BOX
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- F FIELD
- FC FACE OF CURB
- FDP FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- FR FRAME
- GL GAS LINE
- GM GAS METER
- GV GAS VALVE
- GW GUY WIRE
- HDW HEAD WALL
- HW HARDWOOD TREE
- IP IRON PIN
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- IV IRRIGATION VALVE
- IWM IRRIGATION METER
- JB JUNCTION BOX
- LLL LAND LOT LINE
- MAG MAGNETIC READING IP
- MN MANGOLIA TREE
- MH MAN HOLE
- MTF METAL FENCE
- N NBORS
- OH OVERHANG
- OTP OPEN TOP PIPE FOUND
- P PORCH
- PLAT
- PC PROPERTY CORNER
- PL PROPERTY LINE
- PN PINE TREE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- PP POWER POLE
- PW POWER LINE
- R RECORD
- PVC POLYVINYL CHLORIDE PIPE
- ROD IRON ROD FOUND
- RSF RAIL SPIKE FOUND
- RBF REINFORCING BAR FOUND
- RBS REINFORCING BAR SET
- RCP REINFORCED CONC. PIPE
- R/W RIGHT-OF-WAY
- SN SIGN
- SSL SANITARY SEWER LINE
- SSE SANITARY SEWER EASEMENT
- SP SCREENED PORCH
- SW SIDEWALK
- TB TOP OF BANK
- TRP TRAFFIC POLE
- UE UTILITY EASEMENT
- WD WOOD
- WDF WOOD FENCE
- WDK WOOD DECK
- WL WATER LINE
- WM WATER METER
- WRF WIRE FENCE
- WV WATER VALVE
- WW WET WEATHER
- W/W WITH
- YI YARD INLET

EXISTING LOT COVERAGE DETAIL
NOT SCALE



LOT	BLOCK	EXISTING CONDITIONS SURVEY PREPARED FOR: SHEET 1 OF 1
SUBDIVISION	UNIT	TORI YOUNG
LAND LOT 694	1ST DISTRICT 2ND SECTION	PROPERTY ADDRESS: 204 MARIETTA STREET ALPHARETTA, GA 30009
FULTON COUNTY, GEORGIA	DB.29774/PG.401 PB./PG.	
FIELD WORK DATE JULY 23, 2025	PRINTED/SIGNED AUGUST 25, 2025	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 17" x 22"
<p>THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.</p>		
AU	COORD #20251253	24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM
DWG #20251253	SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES	

TORI YOUNG

PROPERTY ADDRESS:
204 MARIETTA STREET
ALPHARETTA, GA 30009

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

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

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

TOTAL LAND AREA
51,333.00 SF / 1.178 AC FH8

ALLOWABLE IMPERVIOUS AREA
35,933.10 SF / 0.825 AC / 70%

EXISTING IMPERVIOUS AREA
8,973.07 SF / 0.206 AC / 17.5%

MARIETTA STREET ~ 40' R/W
EP/BC 26'±

OLD MILTON PARKWAY ~ 130' R/W
(AKA MADDOX STREET EXTENTION)
BC/BC 77'±

Course	Bearing	Distance
L1	N 13°23'45"E	20.00'
L2	N 76°36'15"W	20.00'
L3	S 13°23'45"W	20.00'

S 01°04'41"W
21.06'(F)
21.06'(DB.29774/PG.401)
20.78'(DB.58060/PG.501)

(DB.58060/PG.501)
N/F
ALPHARETTA BEACH HOUSE LLC
Parcel ID: 12 258506940096

- * SYMBOLS ***
- ELECTRIC PANEL/METER
 - WATER METER
 - AIR CONDITIONER
 - GAS METER
 - ⊗ JUNCTION BOX
 - ⊗ SANITARY SEWER MANHOLE
 - STORM MANHOLE
 - TRAFFIC/INFO SIGN
 - GAS MARKER
 - LAMP POST
 - METAL POST/PILLAR
 - WATER VALVE
 - ▬ HEADWALL
 - ★ STARS
 - DRAINAGE INLET
 - FIRE HYDRANT
 - R/W MONUMENT
 - PARKING METER
 - PARKING STOPS BLOCKS
 - CONCRETE MONUMENT
 - TRAFFIC POLE
 - SING POLE
 - BENCHMARK
- * LINE INDICATORS ***
- INDICATES SANITARY SEWER LINE
 - INDICATES POWER LINE
 - INDICATES WATER LINE
 - INDICATES GAS LINE
 - INDICATES FENCE LINE
 - INDICATES DRAINAGE LINE
 - BURIED POWER/CABLE LINE
 - AT&T BURIED LINE
 - OVERHEAD TRAFFIC/SING STRUCTURES

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL MAP ID 13121C0058F. EFFECTIVE DATE: 9/18/2013
ZONE: X

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

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAY PUBLIC OR PRIVATE.

FUTURE FLOOD DISCLAIMER:

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

NOTE A
UNABLE TO FIELD VERIFY AT THE TIME OF SURVEY EXACT PIPE LOCATION WITHOUT EXCAVATION

SSMH TOP=1108.94
(A) INV IN=1099.94
(B) INV IN=1100.24
(C) INV IN=1102.94
INV OUT=1099.84

MH TOP=1108.65
INV IN=1101.05
INV OUT=1100.65

MH TOP=1108.65
INV IN=1102.35
INV OUT=1102.15

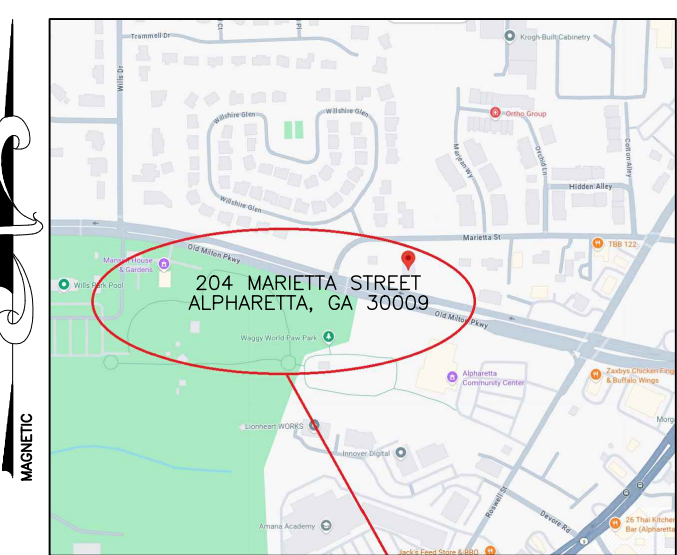
182 N HOUSE
172 N HOUSE
162 N HOUSE

Course	Bearing	Distance
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21.06'(DB.29774/PG.401)
20.78'(DB.58060/PG.501)

(DB.58060/PG.501)
N/F
ALPHARETTA BEACH HOUSE LLC
Parcel ID: 12 258506940096

PROPOSED REZONING PLAT



CURRENT ZONING O-P, SU
CITY OF ALPHARETTA

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

PROPOSED ZONING DT-R
CITY OF ALPHARETTA

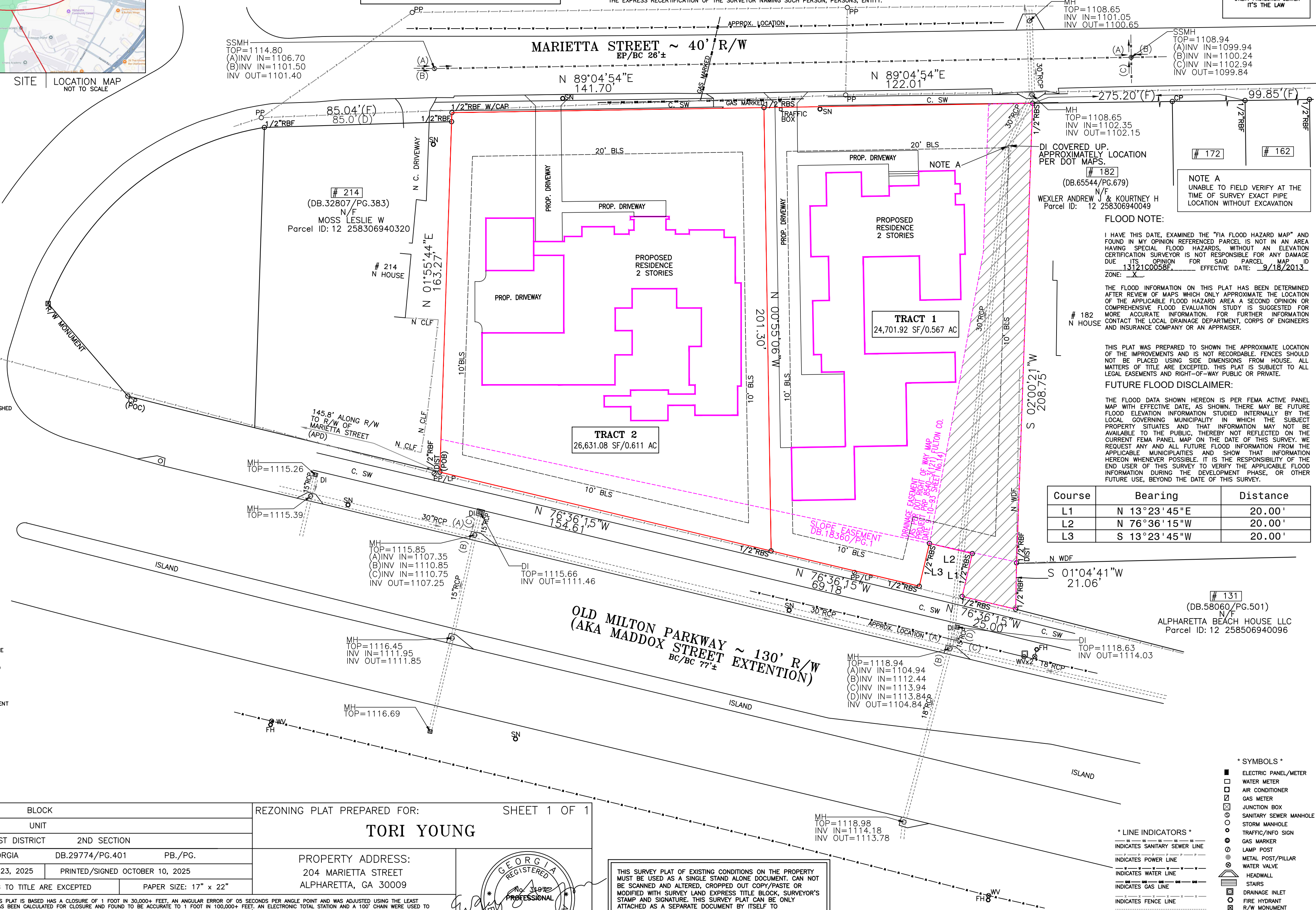
BUILDING SETBACK:
FRONT 20'
SIDE 0' MIN (10' BETWEEN STRUCTURES)
REAR 10'
FRONT LANDSCAPE STRIP 10'
MAX LOT COVERAGE (ALL BUILDING TYPES) 70%
MAX IMPERVIOUS COVERAGE 50%
MAX BUILDING HEIGHT 3 STORIES / 35'

SURVEY NOTES:

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



- * LEGEND ***
- APP AS PER PLAT
 - APD AS PER DEED
 - APF AS PER FIELD
 - AI ANGLE IRON FOUND
 - APZ AS PER ZONING
 - BB BOTTOM BANK
 - BC BACK OF CURB
 - BLK BLOCK
 - BLS BUILDING SETBACK LINE
 - BRK BRICK
 - BST BASEMENT
 - CBX CABLE BOX
 - CBL CABLE LINE
 - C CONCRETE
 - CB CATCH BASIN
 - CL CENTER LINE
 - CLF CHAIN LINK FENCE
 - C.O.A CORRUGATED METAL PIPE
 - CO CITY OF ATLANTA
 - CO SAN SEWER CLEAN OUT
 - CM CADASTRAL MAP
 - CRWL CRAWL SPACE
 - CP CALCULATED POINT
 - CPT CARPORT
 - (D) DEED
 - DE DRAINAGE EASEMENT
 - DI DRAINAGE INLET
 - DWM DEPARTMENT OF WATERSHED MANAGEMENT
 - EB ELECTRIC POWER BOX
 - EM ELECTRIC METER
 - EP EDGE OF PAVEMENT
 - F FIELD
 - FC FACE OF CURB
 - FDC FIRE DEPARTMENT CONNECTION
 - FR FIRE HYDRANT
 - FR FRAME
 - GL GAS LINE
 - GM GAS METER
 - GV GAS VALVE
 - GW GUY WIRE
 - HW HEAD WALL
 - HW HARDWOOD TREE
 - IP IRON PIN
 - IPF IRON PIN FOUND
 - IPF IRON PIN SET
 - IV IRRIGATION VALVE
 - IVM IRRIGATION METER
 - JB JUNCTION BOX
 - LL LAND LOT LINE
 - LLL LAND LOT LINE
 - MAG MAGNETIC READING IP
 - MGN MAGNOLIA TREE
 - MH MAN HOLE
 - MTF METAL FENCE
 - N N'BORS
 - OH OVERHANG
 - OTP OPEN TOP PIPE FOUND
 - P PORCH
 - (P) PLAT
 - PC PROPERTY CORNER
 - PL PROPERTY LINE
 - PN PINE TREE
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCING
 - PP POWER POLE
 - PW POWER LINE
 - R RECORD
 - PVC POLYVINYL CHLORIDE PIPE
 - ROD IRON ROD FOUND
 - RSF RAIL SPIKE FOUND
 - RFB REINFORCING BAR FOUND
 - RBS REINFORCING BAR SET
 - RCP REINFORCED CONC. PIPE
 - R/W RIGHT-OF-WAY
 - SN SIGN
 - SSL SANITARY SEWER LINE
 - SSE SANITARY SEWER EASEMENT
 - SP SCREENED PORCH
 - SW SIDEWALK
 - TB TOP OF BANK
 - TRP TRAFFIC POLE
 - UE UTILITY EASEMENT
 - WD WOOD
 - WDF WOOD FENCE
 - WOK WOOD DECK
 - WL WATER LINE
 - WM WATER METER
 - WRF WIRE FENCE
 - WV WATER VALVE
 - WW WET WEATHER
 - W/ WITH/
 - YI YARD INLET



NOTE A
UNABLE TO FIELD VERIFY AT THE TIME OF SURVEY EXACT PIPE LOCATION WITHOUT EXCAVATION

NOTE B
DI COVERED UP. APPROXIMATELY LOCATION PER DOT MAPS.

WEXLER ANDREW J & KOURTNEY H
Parcel ID: 12 258306940049

FLOOD NOTE:

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL MAP ID 13121C0058F. EFFECTIVE DATE: 9/18/2013

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

FUTURE FLOOD DISCLAIMER:

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

Course	Bearing	Distance
L1	N 13°23'45"E	20.00'
L2	N 76°36'15"W	20.00'
L3	S 13°23'45"W	20.00'

131
(DB.58060/PG.501)
N/F
ALPHARETTA BEACH HOUSE LLC
Parcel ID: 12 258506940096

LOT	BLOCK	REZONING PLAT PREPARED FOR:	SHEET 1 OF 1
SUBDIVISION	UNIT	TORI YOUNG	
LAND LOT 694	1ST DISTRICT 2ND SECTION	PROPERTY ADDRESS:	204 MARIETTA STREET ALPHARETTA, GA 30009
FULTON COUNTY, GEORGIA	DB.29774/PG.401 PB./PG.		
FIELD WORK DATE JULY 23, 2025	PRINTED/SIGNED OCTOBER 10, 2025		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 17" x 22"	

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

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

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

SCALE 1" = 30'

- * SYMBOLS ***
- ELECTRIC PANEL/METER
 - WATER METER
 - AIR CONDITIONER
 - GAS METER
 - JUNCTION BOX
 - SANITARY SEWER MANHOLE
 - STORM MANHOLE
 - TRAFFIC/INFO SIGN
 - GAS MARKER
 - LAMP POST
 - METAL POST/PILLAR
 - WATER VALVE
 - HEADWALL
 - STAIRS
 - DRAINAGE INLET
 - FIRE HYDRANT
 - R/W MONUMENT
 - PARKING METER
 - PARKING STOPS BLOCKS
 - CONCRETE MONUMENT
 - TRAFFIC POLE
 - SING POLE
 - BENCHMARK
- * LINE INDICATORS ***
- INDICATES SANITARY SEWER LINE
 - INDICATES POWER LINE
 - INDICATES WATER LINE
 - INDICATES GAS LINE
 - INDICATES FENCE LINE
 - INDICATES DRAINAGE LINE
 - BURIED POWER/CABLE LINE
 - AT&T BURIED LINE
 - OVERHEAD TRAFFIC/SING STRUCTURES

TREE INVENTORY MAP

Arborist Specimen Tree Report
204 Marietta Street, Alpharetta
September 9, 2025

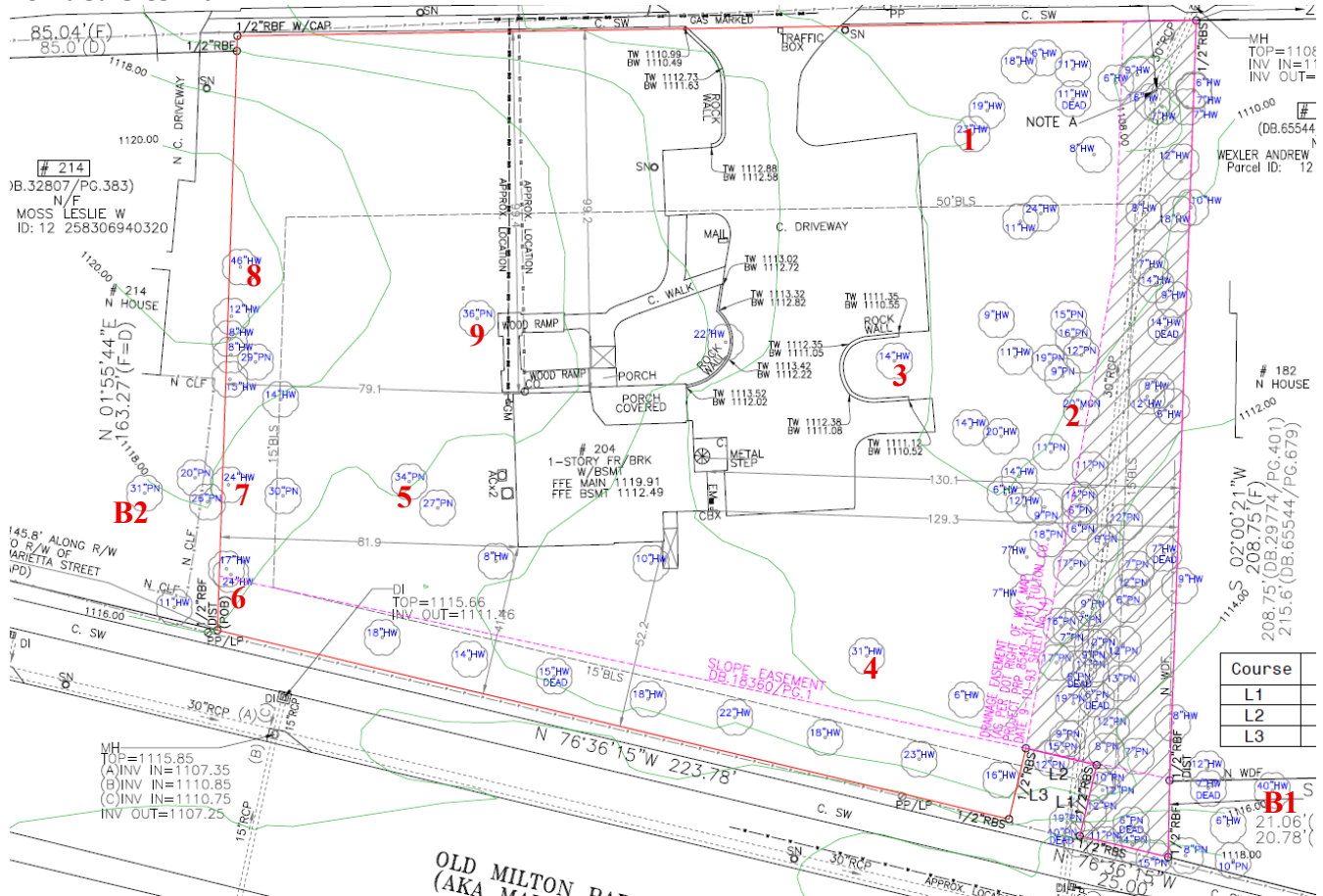
Overview:

HRH Trees, LLC was asked to identify, tag and evaluate the specimen trees at 204 Marietta Street in Alpharetta. There are eight specimen sized trees that were identified and verified on site and two boundary specimen trees nearby off site. One tree of quality was previously tagged. All are in fair to good condition. See site plan and pictures below. The lot size is approximately 1.178 acres. The site visit took place on September 9, 2025.

Alpharetta Specimen Tree 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)
- 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 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).

Provided Site Plan:



Course
L1
L2
L3

PAGE 2
204 Marietta Street, Alpharetta

Observations:

All observations were visual and made from the ground (Level 2 Assessment). No invasive tests or aerial inspections were performed. No underground inspections were undertaken. The diameters were measured at breast height, 4½ feet above ground (DBH) with a diameter tape. For trees with more than one trunk, diameters are measured at the narrowest point below the split of the trunks (BS). Boundary tree diameters were approximated as no trespassing occurred.

Specimen Trees:

TREE NO.	Tag#	Species	DBH	Condition	NOTE
1	1394	Water Oak	26"	Good	Appears healthy with no issues
2	1396	So. Magnolia	19"	Good	Appears healthy with no issues – Not Specimen size but is a Tree of Quality
3	503	Jap Saucer Magnolia	20" BS	Good	Appears healthy with no issues
4	1397	Water Oak	31"	Fair	Minor dead low limbs
5	1399	Loblolly Pine	33"	Good	Appears healthy with no issues
6	815	Water Oak	24"	Fair	One-sided, phototropism & competition
7	816	Water Oak	24"	Good	Appears healthy with no issues
8	1400	Water Oak	45" BS	Fair	Co-dominant trunks, appears structurally sound, but the union is a weak area
9	1401	Loblolly Pine	35"	Good	Appears healthy with no issues
B1	86	Water Oak	~40 BS	Fair	Co-dominant trunks, appears structurally sound, but the union is a weak area
B2	?	Loblolly Pine	~31"	Good	Appears healthy with no issues

*Boundary trees were not fully assessed or measured as no trespassing occurred.

**The City of Alpharetta Arborist has the final decisions on all qualifications or disqualifications of specimen trees.

***Yellow jacket nest near Tree 8.

Final Notes:

The City of Alpharetta Arborist has the final decisions on all qualifications or disqualifications of specimen trees.

This report serves as an assessment of the specified trees. I certify that all the statements in this letter are true, complete, and correct to the best of my knowledge and belief, and that they are made in good faith. All trees will fail. No arborist can state exactly when, where, or how a tree will fail. Live trees that appear healthy may fail as an "act of God" or with significant weather or environmental conditions that cannot be controlled. All recommendations made in this report are the sole responsibility of the contractors to address, thus assuming any risk associated with not performing such recommendations.

This report was generated by Heidi Rieckermann Harrington, Certified Arborist (ISA #NY-1074A), Certified Forester (SAF #2756), HRH Trees, LLC.

EXISTING TREE MAP, TREE REMOVAL AND
DEMOLITION PLAN, AND TREE PROTECTION PLAN

C:\USERS\BLAKE\ON SITE DROPPBOX\PROJECTS\2025\25-040 MADEWELL 204 MARIETTA STREET\DWG\9-26-25 MARIETTA ST REZONING PLAN\DWG PLOTTED ON 11/3/2025 3:20 PM BY BLAKE WATSON



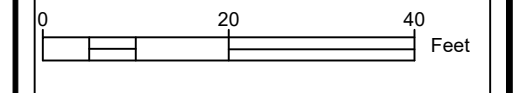
ON SITE CIVIL GROUP
 980 BIRMINGHAM RD, SUITE 203-240 MILTON, GA 30004
 PHONE: 678-611-9612
 WWW.ONSITECIVIL.COM
 INFO@ONSITECIVIL.COM

THESE DRAWINGS ARE THE PROPERTY OF ONSITE CIVIL GROUP, LLC AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF ONSITE CIVIL GROUP, LLC.

GEORGIA REGISTERED PROFESSIONAL ENGINEER
 W. AM. JOHN
 11-3-2025

REVISIONS

No.	DATE	DESCRIPTION



CLIENT:
MADEWELL HOMES

INDIVIDUAL LOT PLAN
204 MARIETTA ST
ALPHARETTA, GA

TREE PROTECTION PLAN

DATE: NOVEMBER 3, 2025
PROJECT: 25-040

SHEET: **C 400**

24 HOUR CONTACT:
TORI YOUNG
678-878-9791

SITE PLAN AND SITE DISTANCE PROFILES

C:\USERS\BLAKE\ON SITE\PROJECTS\2025\25-040 MADEWELL\204 MARIETTA STREET\DWG\9-26-25 MARIETTA ST REZONING PLAN\DWG\11-3-2025 3:25 PM BY BLAKE WATSON

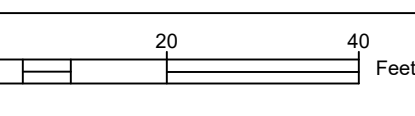
ON SITE
 CIVIL GROUP
 980 BIRMINGHAM RD, SUITE 605-940 MILTON, GA 30004
 PHONE: 678-612-9600
 WWW.ONSITECIVIL.COM
 INFO@ONSITECIVIL.COM

THESE DRAWINGS ARE THE PROPERTY OF ONSITE CIVIL GROUP, LLC AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF ONSITE CIVIL GROUP, LLC.

GEORGIA
 REGISTERED PROFESSIONAL ENGINEER
 AM JOHN
 11-3-2025

REVISIONS

No.	DATE	DESCRIPTION



CLIENT:
MADEWELL HOMES

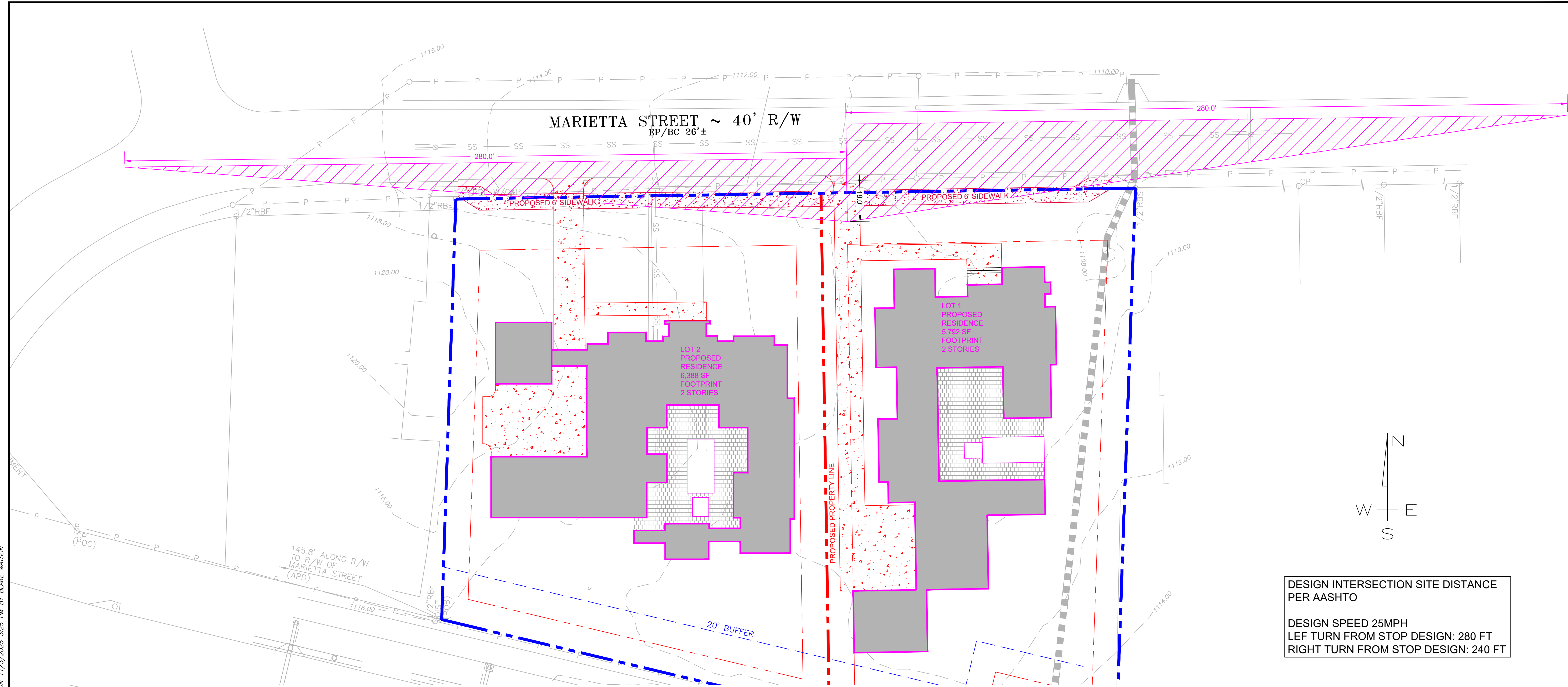
INDIVIDUAL LOT PLAN
 204 MARIETTA ST
 ALPHARETTA, GA

LOT 1 ISD PLAN AND PROFILES

DATE: NOVEMBER 3, 2025
 PROJECT: 25-040

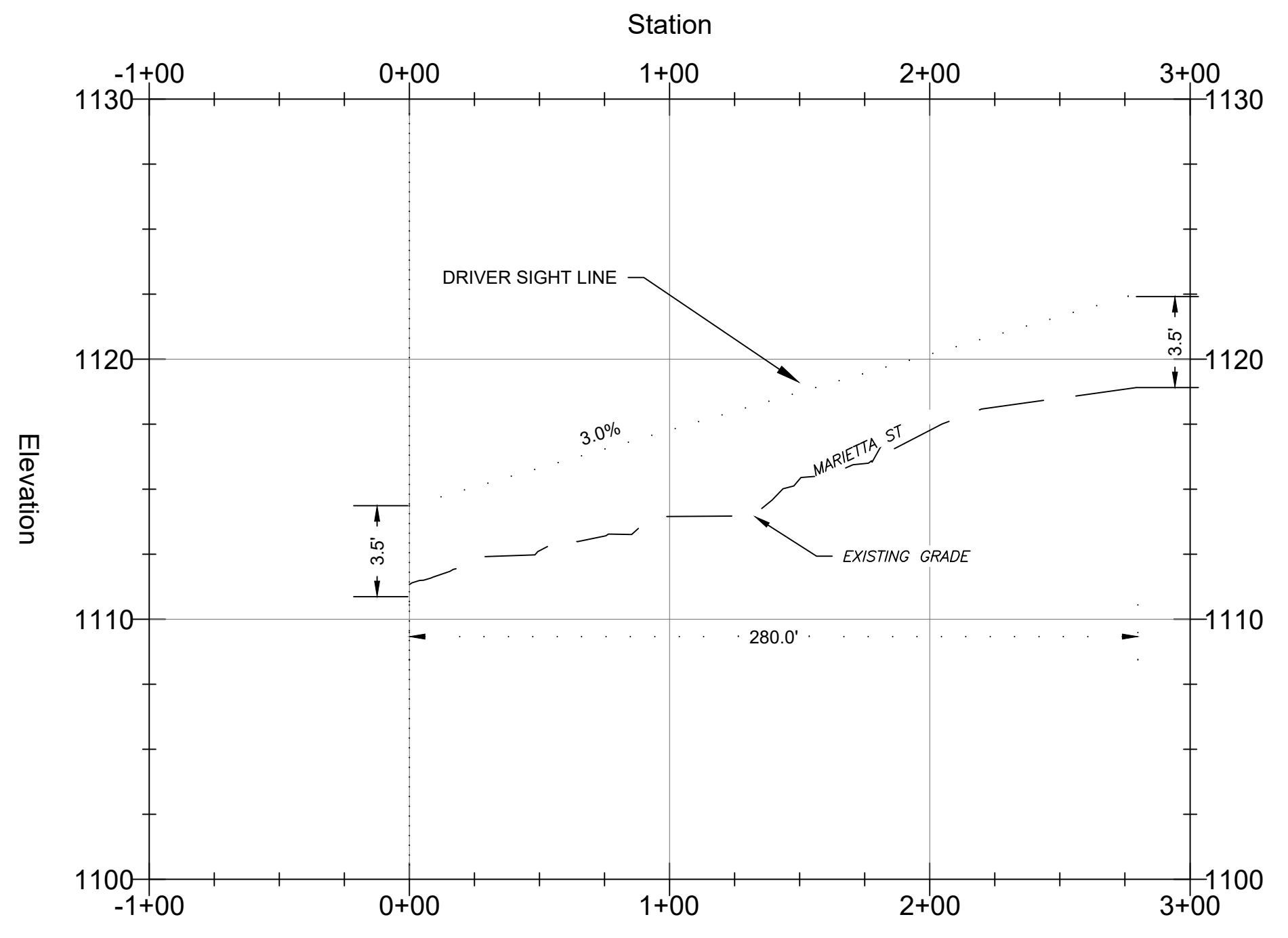
SHEET: **C 402**

MARIETTA STREET ~ 40' R/W
 EP/BC 26'±

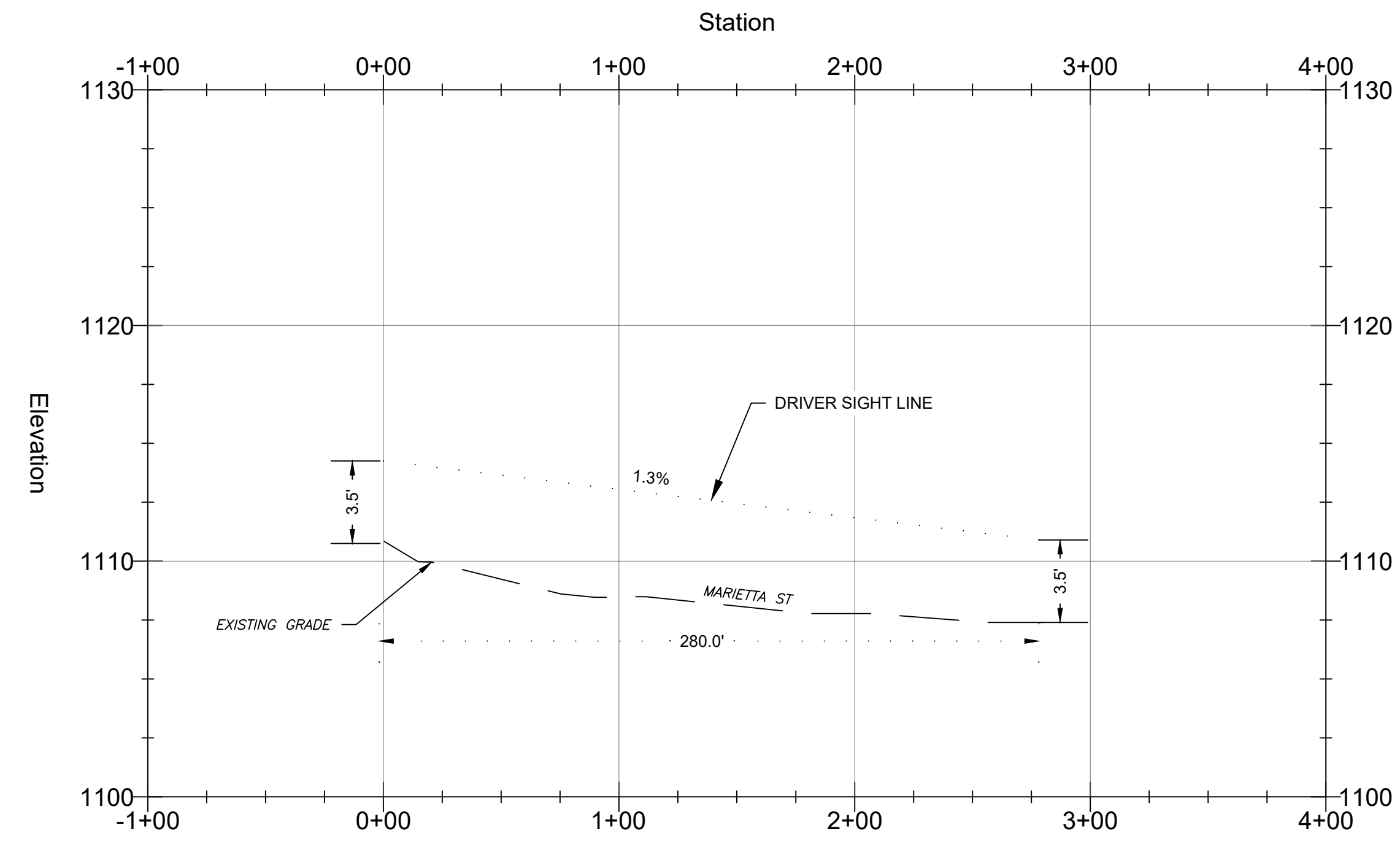


DESIGN INTERSECTION SITE DISTANCE PER AASHTO
 DESIGN SPEED 25MPH
 LEFT TURN FROM STOP DESIGN: 280 FT
 RIGHT TURN FROM STOP DESIGN: 240 FT

RIGHT TURN SIGHT DISTANCE LOT 1 PROFILE



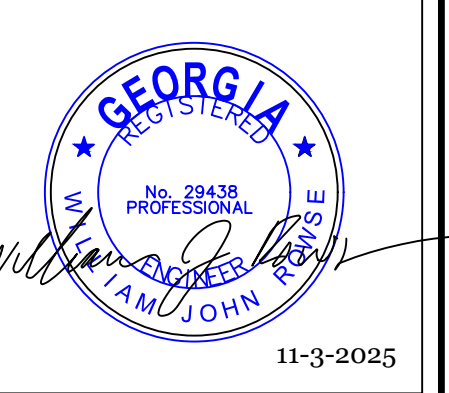
LEFT TURN SIGHT DISTANCE LOT 1 PROFILE



24 HOUR CONTACT:
TORI YOUNG
 678-878-9791

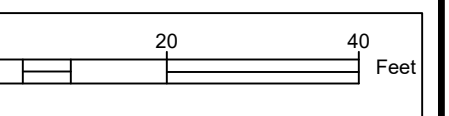


THESE DRAWINGS ARE THE PROPERTY OF ONSITE CIVIL GROUP, LLC AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF ONSITE CIVIL GROUP, LLC.



REVISIONS

No.	DATE	DESCRIPTION



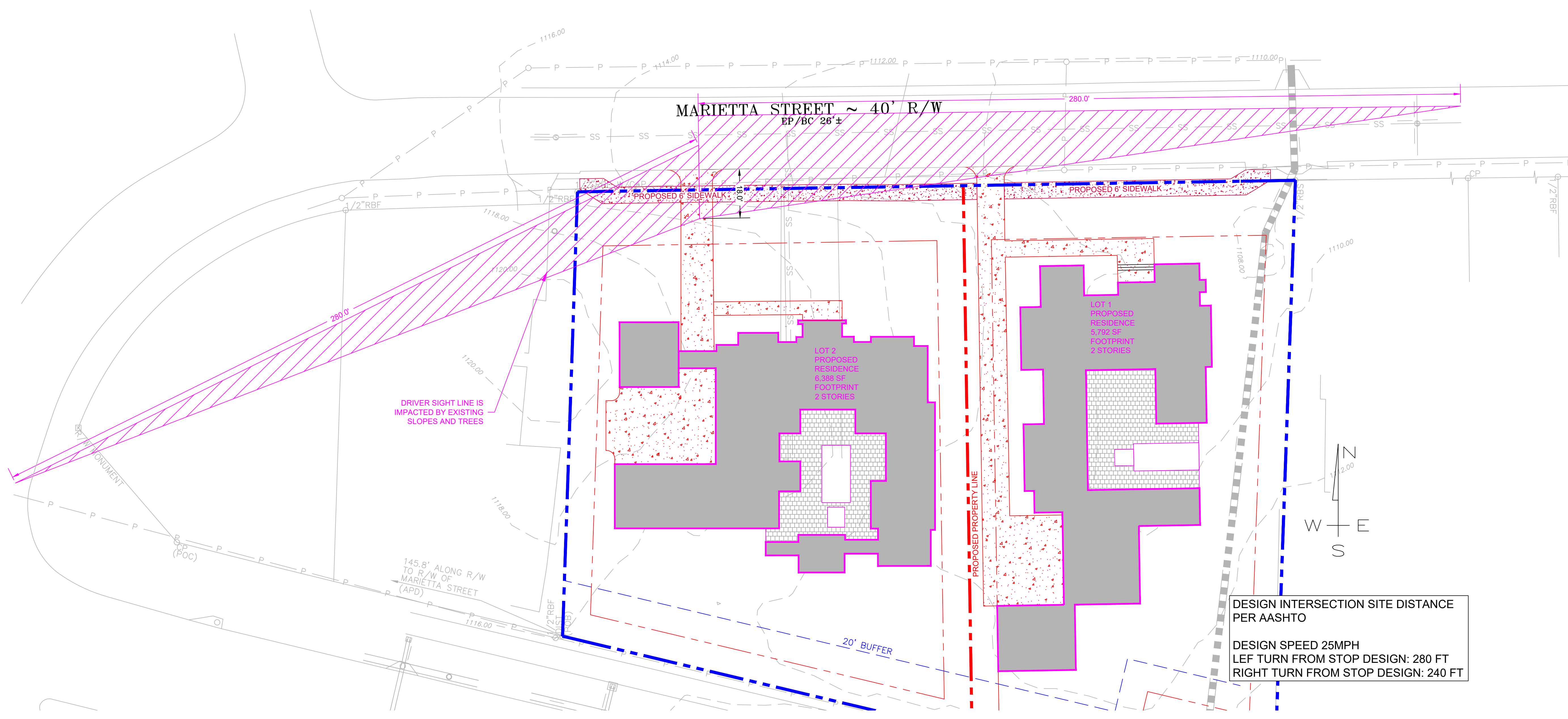
CLIENT:
MADEWELL HOMES

INDIVIDUAL LOT PLAN
204 MARIETTA ST
ALPHARETTA, GA

LOT 2 ISD PLAN
AND PROFILES

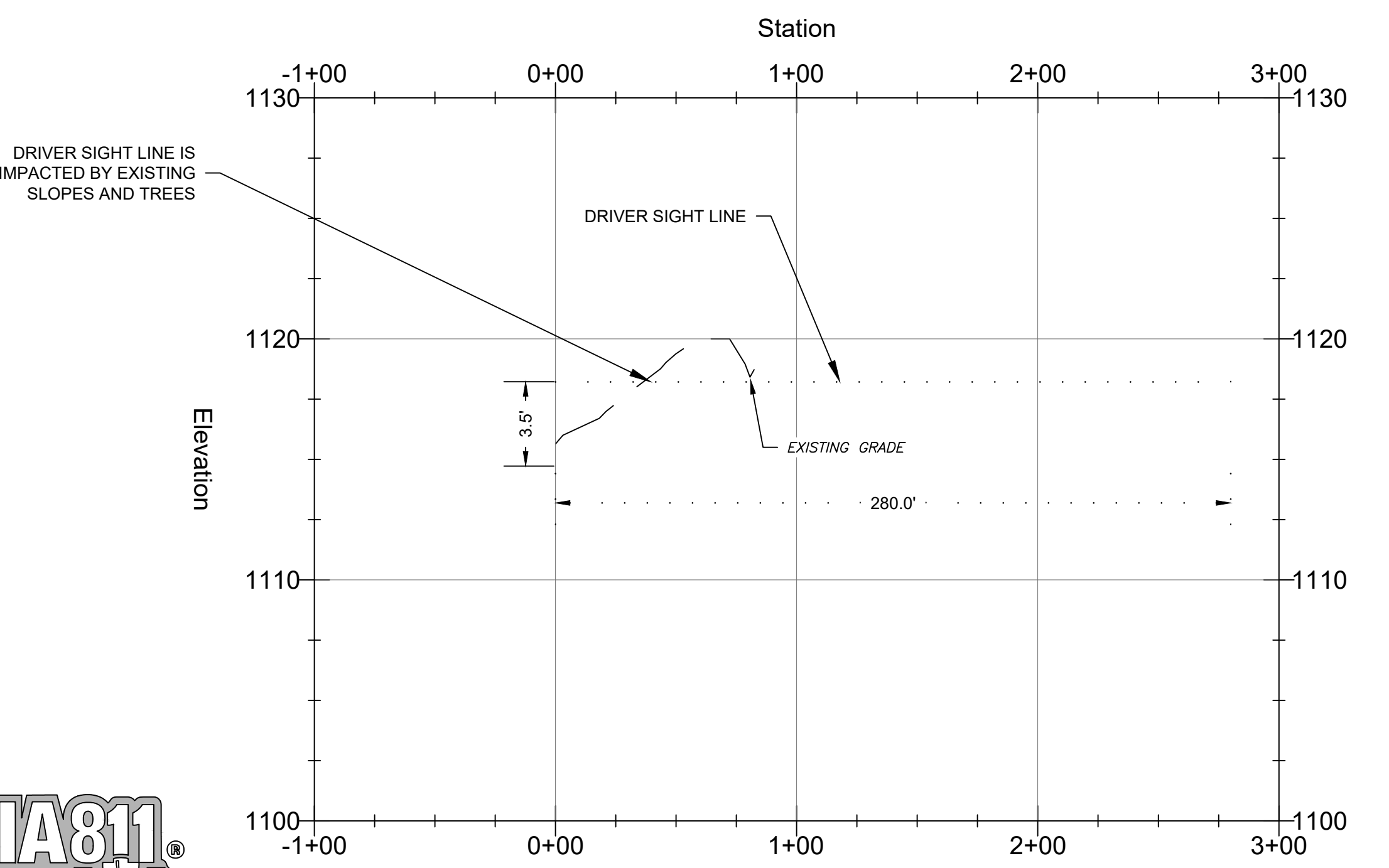
DATE: NOVEMBER 3, 2025
PROJECT: 25-040

SHEET: **C 403**

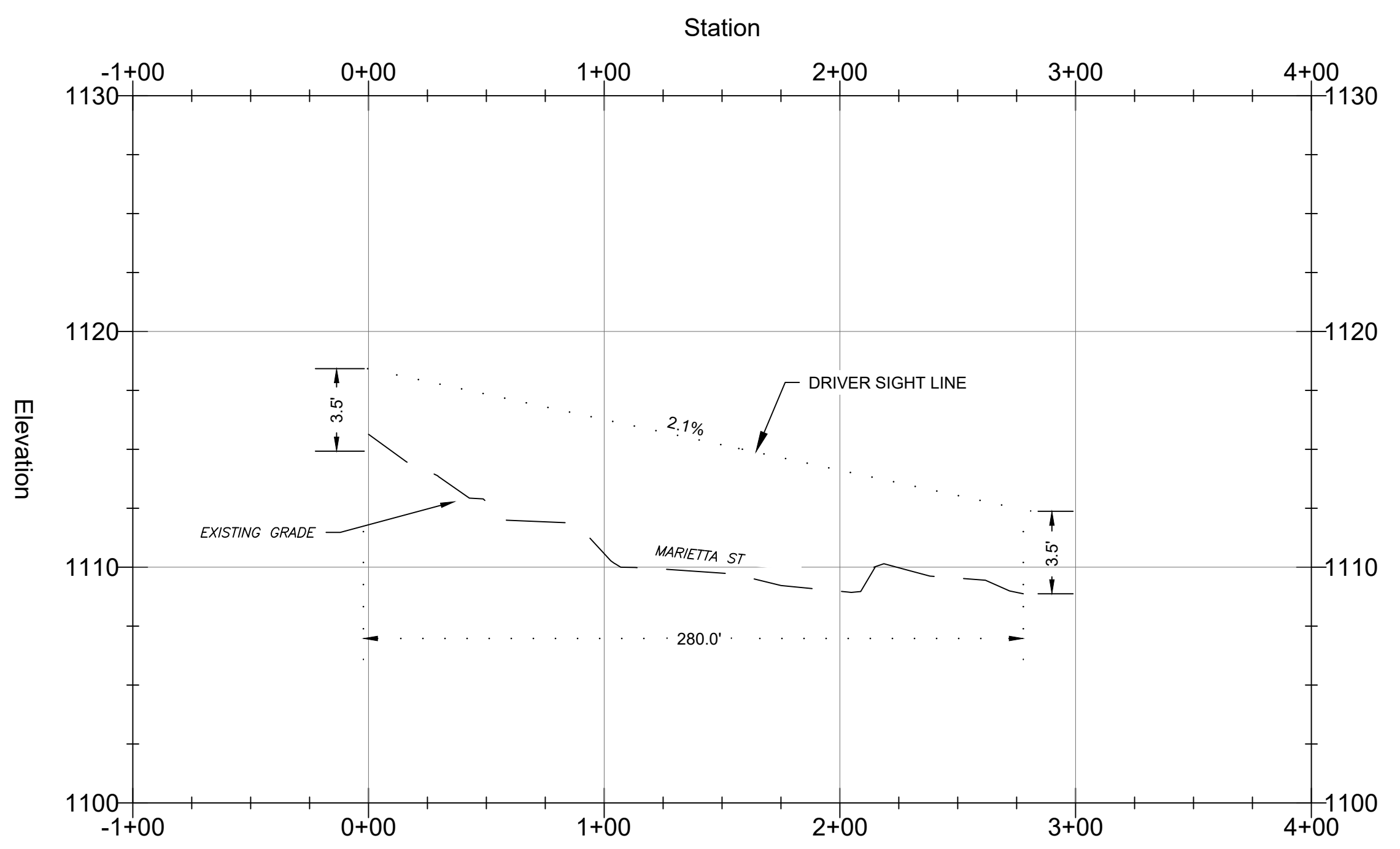


DESIGN INTERSECTION SITE DISTANCE PER AASHTO
DESIGN SPEED 25MPH
LEF TURN FROM STOP DESIGN: 280 FT
RIGHT TURN FROM STOP DESIGN: 240 FT

RIGHT TURN SIGHT DISTANCE LOT 2 PROFILE



LEFT TURN SIGHT DISTANCE LOT 2 PROFILE



24 HOUR CONTACT:
TORI YOUNG
678-878-9791

C:\USERS\BLAKE\ON SITE\DRG\BOX\PROJECTS\2025\25-040 MADEWELL_204 MARIETTA STREET\DWG\9-26-25 MARIETTA ST REZONING PLAN\DWG PLOTTED ON 11/3/2025 3:21 PM BY BLAKE WATSON



Community Zoning Information Meeting (CZIM)

November 12, 2025

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

Z-25-16 / Madewell/204 Marietta Street

NAME	ADDRESS	COMMENTS
Paula Wright	1845 No. Creek Cir. alpha.	
Carle Shan	2610 Wrayville Chase alpha.	Please try to maintain Alpharetta's tree canopy - that's a concern.

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: Tori Young Date: _____

Print Form

October 20, 2025

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

RE: Z-25-16 Madewell/204 Marietta Street

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a rezoning to allow a 1.18-acre property to be subdivided into 2 'For-Sale' single-family detached lots in the Downtown. A rezoning is requested from O-P (Office-Professional) to DT-R (Downtown Residential). The property is located at 204 Marietta Street and is legally described as being located in Land Lots 694 & 1270, 1st District, 2nd Section, Fulton County, Georgia .

The Community Zoning Information Meeting (CZIM) will be held on **Wednesday, November 12 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, December 4, 2025 at 6:30 PM.** and **City Council on Monday, December 15, at 6:30 PM.** The meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at tori@madewell.homes and/or (678) 878-9791.

Sincerely,

Tori Young

172 MARIETTA ST LLC
172 MARIETTA ST
ALPHARETTA GA 30009-1534

A & A CHAPMAN HOLDING LLC
1218 BASNETT DR
ALPHARETTA GA 30004-0882

ALIMUDDIN LINARSO & MUI NGA LAI
1840 WILLSHIRE GLN
ALPHARETTA GA 30009

ALPHARETTA BEACH HOUSE LLC
131 ROSWELL ST # B201
ALPHARETTA GA 30009

ANDERSON RICK
265 MARJEAN WAY
ALPHARETTA GA 30009

ARTHUR L ABBEY & BARBARA L
LIVING TRUST THE
260 MARJEAN WAY
ALPHARETTA GA 30009

BEHAR JOSHUA & ORLY
5761 LONG GROVE DR
ATLANTA GA 30328

BERG JOHANN
4951 MARK JOHN WAY
CUMMING GA 30040

BHIMANI NIRAV & BHIMANI DINTA N
2000 WILLSHIRE GLN
ALPHARETTA GA 30009

BOONE RICHARD A JR & GRETCHEN M
285 MARJEAN WAY
ALPHARETTA GA 30009

BRADY FERGAL & BRADY AUDREY M
511 VERANDA CT
ALPHARETTA GA 30009

BRUGNOLI ANDREW & CATHERINE A
12012 ORCHID LANE
ALPHARETTA GA 30009

BUONOCORE JENNIFER
12005 ORCHID LANE
ALPHARETTA GA 30009

BURGDORF GRANT CHRISTIAN
& DIAZ VIDAL NATASHA
2105 WILLSHIRE GLN
ALPHARETTA GA 30009

DANIELL REALTY HOLDINGS LLC
370 WINN PARK CT
ROSWELL GA 30075

DEMETRIOU CLINTON A
& DEMETRIOU JOY D
12024 ORCHID LANE
ALPHARETTA GA 30009

ELIZABETH DISTEL KEITH
REVOCABLE TRUST THE
300 MARJEAN WAY
ALPHARETTA GA 30009

FAY JAMES PATRICK & ELLEN TEDESCO
310 MARJEAN WAY
ALPHARETTA GA 30009

FOWLER SAMUEL WREN
12004 ORCHID LN
ALPHARETTA GA 30009

FOX LYDIA
12022 ORCHID LN
ALPHARETTA GA 30004

GEER WALTER I III
210 MARJEAN WAY
ALPHARETTA GA 30009

GILKEY SCOTT & ALICIA
2095 WILLSHIRE GLEN
ALPHARETTA GA 30004

GOODYEAR MARION DAN & TERESA O
245 MARJEAN WAY
ALPHARETTA GA 30009

GUILLORY GROUP HOLDINGS LLC
3180 N POINT PKWY STE 301
ALPHARETTA GA 30005

HANJI SANJAY & HANJI
2055 WILSHIRE GLEN
ALPHARETTA GA 30004

HARRIS JEFFREY ROBERT & MARY S
240 MARJEAN WAY
ALPHARETTA GA 30009

HELLRIEGEL JOHN EDWARD
& JUDITH TOWER
290 MARJEAN WAY
ALPHARETTA GA 30009

HICKS MARJORIE LYNNE
12007 ORCHID LN
ALPHARETTA GA 30004

HILL BRIAN F & BARBARA I
225 MARJEAN WAY
ALPHARETTA GA 30009

HOLLEY WILLIAM & PHYLLIS
250 MARJEAN WAY
ALPHARETTA GA 30009

HOLMES LAUREN L & MARK J
13900 HAGOOD RD
ALPHARETTA GA 30004

JOHNSTON DOUGLAS S
330 MARJEAN WAY
ALPHARETTA GA 30009

KEITH E LINCH REVOCABLE TRUST THE
270 MARJEAN WAY
ALPHARETTA GA 30009

KNE WILLSHIRE GLEN LLC
12697 LECOMA TRC
ALPHARETTA GA 30004

KOBIR MONWARUL M &
PARVIN SHAHANARA
2020 WILSHIRE GLN
ALPHARETTA GA 30009

KOVALEV ANDREY &
KAVALIOVA MARYIA
12003 ORCHID LANE
ALPHARETTA GA 30009

KRISHNAMURTHY EASWARAN &
EASWARAN SRIKRUPA
1990 WILSHIRE GLN
ALPHARETTA GA 30004

KRITEMAN LEWIS S & LAURA H
280 MARJEAN WAY
ALPHARETTA GA 30009

LANDRY CHRISTINA KAY
205 MARJEAN WAY
ALPHARETTA GA 30009

MC MANES ALBERT S JR & LORI
255 MARJEAN WAY
ALPHARETTA GA 30009

MC SWEENEY STEPHEN D
2030 WILLSHIRE GLEN
ALPHARETTA GA 30004

MICHAEL & DEBRA KOPEC
JOINT REVOCABLE TRUST THE
295 MARJEAN WAY
ALPHARETTA GA 30009

MOSS LESLIE W
214 MARIETTA ST
ALPHARETTA GA 30004

NGUYEN NATHANIEL & DINH CHRISTINA
2060 WILLSHIRE GLEN
ALPHARETTA GA 30004

NIMMO JOHN & SALLY
1860 WILLSHIRE GLEN
ALPHARETTA GA 30004

NLB REAL ESTATE HOLDINGS LLC
11340 LAKEFIELD DR STE 200
DULUTH GA 30097

ONE NINE ONE ROSWELL STREET LLC
3105 SALISBURY DR
ALPHARETTA GA 30004

PATEL SHAILESHKUMAR &
DAYALJI PATEL MNESHA
2100 WILLSHIRE GLN
ALPHARETTA GA 30009

PAUL DAVID A & AMY L
12020 ORCHID LN
ALPHARETTA GA 30009-7989

PEREIRA ROBERTO F &
ROSA MAGDA DE FARIAS
220 MARJEAN WAY
ALPHARETTA GA 30009

PROVIDENCE PARTNERS GROUP LLC
204 MARIETTA ST
ALPHARETTA GA 30004

RATTARY DEBRA ANN
12002 ORCHID LANE
ALPHARETTA GA 30009

REED LANCE PATRICK &
REED KIMBERLY SCHMITZ
230 MARJEAN WAY
ALPHARETTA GA 30009-7980

RONDONE STEVEN & TERESA ANN
2085 WILLSHIRE GLN
ALPHARETTA GA 30009

RULAND MICHAEL & ELISA STEVENSON
320 MARJEAN WAY
ALPHARETTA GA 30009

SALVANHA JETHER
2065 WILLSHIRE GLN
ALPHARETTA GA 30009

SANCHEZ HECTOR & TUYMER ANTIA V
2010 WILLSHIRE GLN
ALPHARETTA GA 30004

SANDER ANN P
12008 ORCHID LN
ALPHARETTA GA 30009

SAWANT PRASHANT VASANT
SAWANT ASHWINI P
2070 WILLSHIRE GLEN
ALPHARETTA GA 30004

SCHNEIDER TERESA L
12048 ORCHID LANE
ALPHARETTA GA 30009

SHRIVASTAVA ASHWINI
& SAHAY ALKA
2080 WILLSHIRE GLEN
ALPHARETTA GA 30004

SIEGEL FAMILY REVOCABLE TRUST THE
275 MARJEAN WAY
ALPHARETTA GA 30009

SINGH PRIYA R & SHWETA KUMARI
2040 WILLSHIRE GLEN
ALPHARETTA GA 30004

SMITH WILLINGHAM III
& SMITH IRENE
305 MARJEAN WAY
ALPHARETTA GA 30009

SPIEGEL AMY SUE
6 SANDY HOOD RD N
SARASOTA FL 34242

THE LIONHEART SCHOOL INC
225 ROSWELL ST
ALPHARETTA GA 30009-1933

TKB2 PROPERTIES LLC
125 N CHRISTOPHERS RUN
ALPHARETTA GA 30004

VANSANT ROBERT SCOTT & STACEY O
215 MARJEAN WAY
ALPHARETTA GA 30009

VICTORIA SQUARE TOWNHOME
ASSOCIATION INC
7380 MCGINNIS FERRY RD STE 200
SUWANEE GA 30024

VICTORIA SQUARE TOWNHOME
ASSOCIATION INC
P.O. BOX 2458
ALPHARETTA GA 30023-2458

VON NORDHEIM LIVING TRUST THE
1850 WILLSHIRE GLN
ALPHARETTA GA 30009

WALDORF WILLIAM
12006 ORCHID LANE
ALPHARETTA GA 30009

WANDRICK GREGORY A &
DEVOUS DANIELLE J
1855 WILLSHIRE GLEN
ALPHARETTA GA 30004

WEXLER ANDREW J & KOURTNEY H
182 MARIETTA ST
ALPHARETTA GA 30009

WILLS COMMONS HOMOWNERS ASSOC INC
P.O. BOX 2458
ALPHARETTA GA 30023-2458

WINDSONG TOWNHOME
COMMUNITY ASSN INC
1418 DRESDEN DR STE 200
ATLANTA GA 30319

WONG HANSON & KATTI
2090 WILLSHIRE GLN
ALPHARETTA GA 30004

YOUNG DEER PROPERTIES LLC
2140 CLAY DR
SANDY SPRINGS GA 30350-3604

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: Z-25-16 Madewell 204

Marietta St

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: Phil Christian Telephone: 678 234 9926
Address: 204 Marietta St. Suite: _____
City: Alpharetta State: GA Zip: 30009

Authorization:

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

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

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Tori Young / Madewell Homes Telephone: (678) 878-9791
Address: _____ Suite: _____
City: Alpharetta State: GA Zip: 30009

So Sworn and Attested:

Owner Signature: _____

Date: 9/2/25

Notary:

Notary Signature: _____

Date: 9-2-25



DISCLOSURE FORM

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

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

Name of Applicant or Opponent: Tori Young / Madewell Homes

Subject Public Hearing Case: 204 Marietta St. Rezoning

Campaign Contribution Information:

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

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

Name of Official: 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: Tori Young

Date: 9/2/25

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.

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.

PURE TAQUERIA LLC
103 ROSWELL ST
ALPHARETTA GA 30009

122 MARIETTA STREET LLC
119 ROSWELL ST
ALPHARETTA GA 30009

RATTARY DEBRA ANN
12002 ORCHID LANE
ALPHARETTA GA 30009

KOVALEV ANDREY &
KAVALIOVA MARYIA
12003 ORCHID LANE
ALPHARETTA GA 30009

FOWLER SAMUEL WREN
12004 ORCHID LN
ALPHARETTA GA 30009

BUONOCORE JENNIFER
12005 ORCHID LANE
ALPHARETTA GA 30009

WALDORF WILLIAM
12006 ORCHID LANE
ALPHARETTA GA 30009

HICKS MARJORIE LYNNE
12007 ORCHID LN
ALPHARETTA GA 30004

SANDER ANN P
12008 ORCHID LN
ALPHARETTA GA 30009

CIACCIA LOUIS & MARYANNE
12009 ORCHID LANE
ALPHARETTA GA 30009

CARTER JOHN HARRISON III
12011 ORCHID LN
ALPHARETTA GA 30009

BRUGNOLI ANDREW & CATHERINE A
12012 ORCHID LANE
ALPHARETTA GA 30009

PAUL DAVID A & AMY L
12020 ORCHID LN
ALPHARETTA GA 30009-7989

FRIEL TODD & FRIEL SUSAN
12021 ORCHID LANE
ALPHARETTA GA 30009

FOX LYDIA
12022 ORCHID LN
ALPHARETTA GA 30004

PRANA VIDA LLC
12023 ORCHID LANE
ALPHARETTA GA 30009

DEMETRIOU CLINTON A
& DEMETRIOU JOY D
12024 ORCHID LANE
ALPHARETTA GA 30009

WATSON DAVID E & HAMLIN MARK S
12025 ORCHID LN
ALPHARETTA GA 30004

MICHAEL J REINHARDT TRUST THE
12026 ORCHID LANE
ALPHARETTA GA 30009

BALSANO DEBORAH
12028 ORCHID LANE
ALPHARETTA GA 30009

MANTHEY CATHERINE J
12032 ORCHID LN
ALPHARETTA GA 30009

BARRANCA JOHN P & BARRANCA LISA A
12034 ORCHID LANE
ALPHARETTA GA 30009

GANT STEPHEN
12036 ORCHID LANE
ALPHARETTA GA 30009

PEYSER TED & PEYSER TERESA
12038 ORCHID LN
ALPHARETTA GA 30009

PARK JOAN H
12040 ORCHID LN
ALPHARETTA GA 30009

SAUNDERS JEREMIE A
SAUNDERS MARCELLA M
12042 ORCHID LN
ALPHARETTA GA 30009-7989

CLARK LOUISE
12044 ORCHID LANE
ALPHARETTA GA 30009

SOLOMONSON SHELLY &
SOLOMONSON ANDREW L
12046 ORCHID LN
ALPHARETTA GA 30009

SCHNEIDER TERESA L
12048 ORCHID LANE
ALPHARETTA GA 30009

A & A CHAPMAN HOLDING LLC
1218 BASNETT DR
ALPHARETTA GA 30004-0882

TKB2 PROPERTIES LLC
125 N CHRISTOPHERS RUN
ALPHARETTA GA 30004

KNE WILLSHIRE GLEN LLC
12697 LECOMA TRC
ALPHARETTA GA 30004

SEDG INVESTMENTS LLC
13050 BETHANY RD
ALPHARETTA GA 30009

ALPHARETTA BEACH HOUSE LLC
131 ROSWELL ST # B201
ALPHARETTA GA 30009

HOLMES LAUREN L & MARK J
13900 HAGOOD RD
ALPHARETTA GA 30004

WINDSONG TOWNHOME
COMMUNITY ASSN INC
1418 DRESDEN DR STE 200
ATLANTA GA 30319

172 MARIETTA ST LLC
172 MARIETTA ST
ALPHARETTA GA 30009-1534

WEXLER ANDREW J & KOURTNEY H
182 MARIETTA ST
ALPHARETTA GA 30009

CITY OF ALPHARETTA
2 PARK PLAZA
ALPHARETTA GA 30009

VANCE DAVID A
2000 HIDDEN ALLEY
ALPHARETTA GA 30009-7986

TAYLOR LOURIE
2002 HIDDEN ALY
ALPHARETTA GA 30009

GRANGER STUART A
2006 HIDDEN ALY
ALPHARETTA GA 30009

BOOTHE JOHN D & CLARE F
2007 HIDDEN ALY
ALPHARETTA GA 30009

EDGE JULIAN D III
2008 HIDDEN ALY
ALPHARETTA GA 30009

MOHAMED M YUSUF M
& KHEDR SHEREEN M
2009 HIDDEN ALLEY
ALPHARETTA GA 30009

YACKEL STEFFANIE
2010 HIDDEN ALY
ALPHARETTA GA 30009

DETCHEON TRACI L
2011 HIDDEN ALY
ALPHARETTA GA 30009

MINICHELLO DONALD & MARILYN
2012 HIDDEN ALLEY
ALPHARETTA GA 30004

RUDD NICOLE M
2013 HIDDEN ALY
ALPHARETTA GA 30009

THOMSON KENNETH JAMES
& TAMATHA REA
2014 HIDDEN ALY
ALPHARETTA GA 30009

BONIFACE DORY ANNA
2015 HIDDEN ALY
ALPHARETTA GA 30009

JONES WILLIAM W
& JONES DEBORAH J
2016 HIDDEN ALY
ALPHARETTA GA 30009

TAYLOR TRACE S
& TAYLOR FRANCENE H
2017 HIDDEN ALY
ALPHARETTA GA 30009

PROVIDENCE PARTNERS GROUP LLC
204 MARIETTA ST
ALPHARETTA GA 30004

LANDRY CHRISTINA KAY
205 MARJEAN WAY
ALPHARETTA GA 30009

HANJI SANJAY & HANJI
2055 WILSHIRE GLEN
ALPHARETTA GA 30004

NGUYEN NATHANIEL & DINH CHRISTINA
2060 WILLSHIRE GLEN
ALPHARETTA GA 30004

SALVANHA JETHER
2065 WILLSHIRE GLN
ALPHARETTA GA 30009

SAWANT PRASHANT VASANT
SAWANT ASHWINI P
2070 WILLSHIRE GLEN
ALPHARETTA GA 30004

SHRIVASTAVA ASHWINI & SAHAY ALKA
2080 WILLSHIRE GLEN
ALPHARETTA GA 30004

RONDONE STEVEN & TERESA ANN
2085 WILLSHIRE GLN
ALPHARETTA GA 30009

WONG HANSON & KATTI
2090 WILLSHIRE GLN
ALPHARETTA GA 30004

GILKEY SCOTT & ALICIA
2095 WILLSHIRE GLEN
ALPHARETTA GA 30004

GEER WALTER I III
210 MARJEAN WAY
ALPHARETTA GA 30009

PATEL SHAILESHKUMAR &
DAYALJI PATEL MNESHA
2100 WILLSHIRE GLN
ALPHARETTA GA 30009

BURGDORF GRANT CHRISTIAN
& DIAZ VIDAL NATASHA
2105 WILLSHIRE GLN
ALPHARETTA GA 30009

MOSS LESLIE W
214 MARIETTA ST
ALPHARETTA GA 30004

VANSANT ROBERT SCOTT
& STACEY O
215 MARJEAN WAY
ALPHARETTA GA 30009

PEREIRA ROBERTO F &
ROSA MAGDA DE FARIAS
220 MARJEAN WAY
ALPHARETTA GA 30009

HILL BRIAN F & BARBARA I
225 MARJEAN WAY
ALPHARETTA GA 30009

REED LANCE PATRICK &
REED KIMBERLY SCHMITZ
230 MARJEAN WAY
ALPHARETTA GA 30009-7980

HARRIS JEFFREY ROBERT & MARY S
240 MARJEAN WAY
ALPHARETTA GA 30009

GOODYEAR MARION DAN & TERESA O
245 MARJEAN WAY
ALPHARETTA GA 30009

HOLLEY WILLIAM & PHYLLIS
250 MARJEAN WAY
ALPHARETTA GA 30009

MC MANES ALBERT S JR & LORI
255 MARJEAN WAY
ALPHARETTA GA 30009

ARTHUR L ABBEY & BARBARA L
LIVING TRUST THE
260 MARJEAN WAY
ALPHARETTA GA 30009

ANDERSON RICK
265 MARJEAN WAY
ALPHARETTA GA 30009

KEITH E LINCH
REVOCABLE TRUST THE
270 MARJEAN WAY
ALPHARETTA GA 30009

SIEGEL FAMILY REVOCABLE TRUST THE
275 MARJEAN WAY
ALPHARETTA GA 30009

KRITEMAN LEWIS S & LAURA H
280 MARJEAN WAY
ALPHARETTA GA 30009

BOONE RICHARD A JR & GRETCHEN M
285 MARJEAN WAY
ALPHARETTA GA 30009

HELLRIEGEL JOHN EDWARD
& JUDITH TOWER
290 MARJEAN WAY
ALPHARETTA GA 30009

MICHAEL & DEBRA KOPEC
JOINT REVOCABLE TRUST THE
295 MARJEAN WAY
ALPHARETTA GA 30009

ELIZABETH DISTEL KEITH
REVOCABLE TRUST THE
300 MARJEAN WAY
ALPHARETTA GA 30009

SMITH WILLINGHAM III
& SMITH IRENE
305 MARJEAN WAY
ALPHARETTA GA 30009

FAY JAMES PATRICK
& ELLEN TEDESCO
310 MARJEAN WAY
ALPHARETTA GA 30009

RULAND MICHAEL & ELISA STEVENSON
320 MARJEAN WAY
ALPHARETTA GA 30009

JOHNSTON DOUGLAS S
330 MARJEAN WAY
ALPHARETTA GA 30009

CEMETERY
3693 STEWART ROAD
ATLANTA GA 30340

BERG JOHANN
4951 MARK JOHN WAY
CUMMING GA 30040

BRADY FERGAL & AUDREY M
511 VERANDA CT
ALPHARETTA GA 30009

SPIEGEL AMY SUE
6 SANDY HOOD RD N
SARASOTA FL 34242

GRACE & JERRY W DAWSON
REVOCABLE LIVING TRUST THE
738 MUSTANG DR
HARTWELL GA 30643

VICTORIA SQUARE
TOWNHOME ASSOCIATION INC
7380 MCGINNIS FERRY RD STE 200
SUWANEE GA 30024

PRP LAND LLC & VICTORIA SQUARE
TOWNHOME ASSN INC
P.O. BOX 2458
ALPHARETTA GA 30023-2458

VICTORIA SQUARE
TOWNHOME ASSOCIATION INC
P.O. BOX 2458
ALPHARETTA GA 30023-2458

WILLS COMMONS
HOMOWNERS ASSOC INC
P.O. BOX 2458
ALPHARETTA GA 30023-2458

September 2, 2025

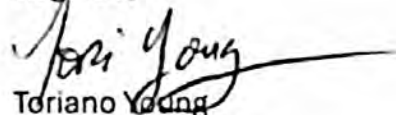
Ms. Kathi Cook
Director of Community Development
City of Alpharetta
287 South Main St.
Alpharetta, GA 30004

Re: Letter of Intent for Rezoning for 204 Marietta St.

Dear Ms. Cook:

On behalf of Madewell Homes, please accept this letter of intent in support of our request to rezone 204 Marietta St. from O-P to DT-R. Our intent is to rezone the property to DT-R, which will match the zoning of the adjacent property at 182 Marietta St., divide the parcel into two lots as detailed in the included site plan, and construct a detached single family home on each of the two lots. Our intent is to construct the homes within the setbacks and other requirements for DT-R zoning without the need for any variances.

Regards,



Toriano Young
Madewell Homes
(678) 878-9791



Arthur E. Ferdinand
 Tax Commissioner
 Fulton County, Georgia

Tax Bill

141 Pryor Street
 Atlanta, Georgia 30303
 404.613.6100

Property Owner	Parcel Identification	Description	User ID
PROVIDENCE PARTNERS GROUP LLC	12 258306940031	Real Estate	IWR
Tax District: 10 - ALPHARETTA			

Property Address	Account Number	Current Fair Market Value	Current Assessed Value
204 MARIETTA STREET	0681091	454,500	181,800

City Exemption:
 County Exemption:
 City Sales Tax Credit: \$0.00
 County Sales Tax Credit: \$34.36

Tax Year	Cycle	Principal Amount	Interest	Penalties/ Fees	Paid	Total	Due Date
	County	4,748.62	0.00	0.00	4,748.62	0.00	11/15/2024
	County	4,761.34	0.00	0.00	4,761.34	0.00	11/15/2023
	County	4,783.16	0.00	0.00	4,783.16	0.00	11/15/2022
	County	4,930.06	0.00	0.00	4,930.06	0.00	11/15/2021
	County	5,050.36	0.00	0.00	5,050.36	0.00	11/15/2020
	County	5,090.58	95.97	0.00	5,186.55	0.00	10/15/2019
	County	FIFA TRANSFERRED/SOLD	120.78	5.00	5,270.81	0.00	05/31/2019

Grand Total Due: \$0.00

Mailing Address

PROVIDENCE PARTNERS GROUP LLC
 204 MARIETTA ST
 ALPHARETTA GA 30004

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).

To: Community Development, City of Alpharetta

Attn: Brian Borden

Date: September 30th, 2025

The home being designed at Marietta lot 1, contains the following architectural elements from French Eclectic style which is in line with the downtown overlay architectural styles approved by the City of Alpharetta.

French Eclectic Features Present:

- Symmetrical façade with centered entry.
- Two-story, rectangular box form with balanced proportions.
- Side-gabled roof with a steep pitch.
- Dormers evenly spaced across the front roof slope.
- Brick exterior cladding, typical of higher-style Georgian houses.
- Windows arranged in a strict, orderly pattern.
- Arched Entry, emphasizing formality and centrality.

Sincerely,



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

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



To: Community Development, City of Alpharetta

Attn: Brian Borden

Date: September 30th, 2025

The home being designed at Marietta lot 2, contains the following architectural elements from Federal style which is in line with the downtown overlay architectural styles approved by the City of Alpharetta.

Federal Features Present:

- Symmetrical façades (though some variations exist).
- Elliptical arched entry.
- Delicate ornament (thin moldings, attenuated proportions).
- Side-gabled roof with parapeted end walls.
- Dormers projecting from the roof
- Brick as a primary cladding material.
- Proportionally tall rather than squat windows.
- Overall vertical proportion.

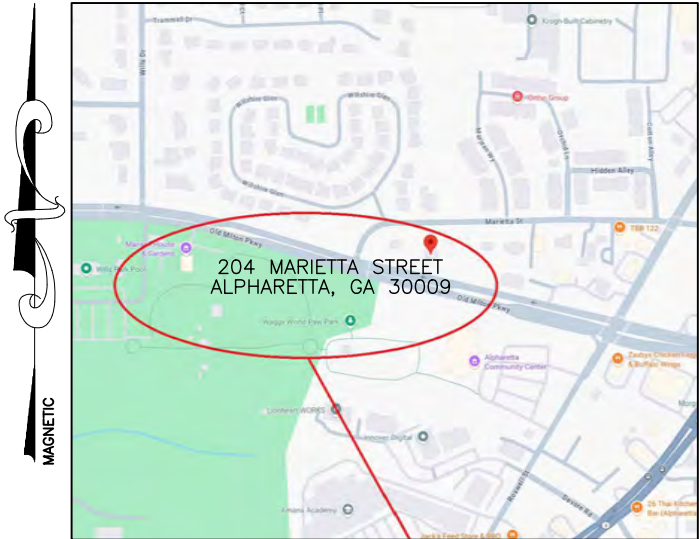
Sincerely,



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

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





PROPERTY IS ZONED O-P, SU
CITY OF ALPHARETTA
BUILDING SETBACK:
FRONT: 50' LOCAL STREET, 65' ALL OTHER STREET
SIDE: 15'
REAR: 15'
MAX IMPERVIOUS AREA 70%
MAX BUILDING HEIGHT 40'

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

SURVEY NOTES:

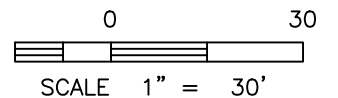
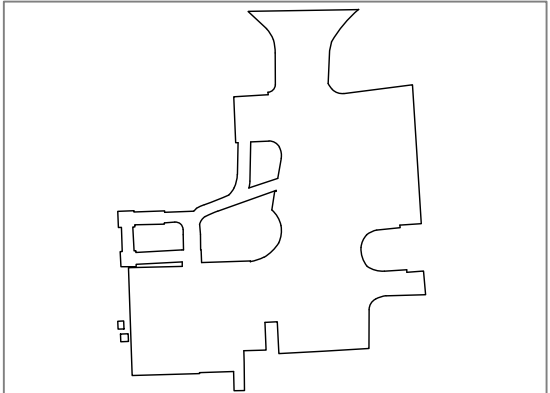
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**IF YOU DIG FIRST...
CALL US FIRST**
1-800-282-7411
770-623-4344
(METRO ATLANTA ONLY)
UTILITY PROTECTION CENTER
IT'S THE LAW

LEGEND

- APP AS PER PLAT
- APD AS PER DEED
- APF AS PER FIELD
- AI ANGLE IRON FOUND
- APZ AS PER ZONING
- BB BOTTOM BANK
- BC BLOCK
- BLK BUILDING SETBACK LINE
- BLS BLOCK
- BRK BRICK
- BSMT BASEMENT
- CBX CABLE BOX
- CBL CABLE LINE
- C CONCRETE
- CB CATCH BASIN
- CL CENTER LINE
- CLF CHAIN LINK FENCE
- CP CORRUGATED METAL PIPE
- C.O.A. CITY OF ATLANTA
- CO SAN SEWER CLEAN OUT
- CM CADASTRAL MAP
- CRWL CRAWL SPACE
- CP CALCULATED POINT
- CPT CARPORT
- (D) DEED
- DE DRAINAGE EASEMENT
- DI DRAINAGE INLET
- DWM DEPARTMENT OF WATERSHED MANAGEMENT
- EB ELECTRIC POWER BOX
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- F FIELD
- FC FACE OF CURB
- FDP FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- FR FRAME
- GL GAS LINE
- GM GAS METER
- GV GAS VALVE
- GW GUY WIRE
- HDW HEAD WALL
- HW HARDWOOD TREE
- IP IRON PIN
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- IV IRRIGATION VALVE
- IWM IRRIGATION METER
- JB JUNCTION BOX
- LLL LAND LOT LINE
- MAG MAGNETIC READING IP
- MN MAGNOLIA TREE
- MH MAN HOLE
- MTF METAL FENCE
- N NBORS
- OH OVERHANG
- OTP OPEN TOP PIPE FOUND
- P PORCH
- PLAT
- PC PROPERTY CORNER
- PL PROPERTY LINE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- PP POWER POLE
- PW POWER LINE
- R RECORD
- PVC POLYVINYL CHLORIDE PIPE
- ROD IRON ROD FOUND
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- RBF REINFORCING BAR FOUND
- RBS REINFORCING BAR SET
- RCP REINFORCED CONC. PIPE
- R/W RIGHT-OF-WAY
- SN SIGN
- SSL SANITARY SEWER LINE
- SSE SANITARY SEWER EASEMENT
- SP SCREENED PORCH
- SW SIDEWALK
- TB TOP OF BANK
- TRP TRAFFIC POLE
- UE UTILITY EASEMENT
- WD WOOD
- WDF WOOD FENCE
- WDK WOOD DECK
- WL WATER LINE
- WM WATER METER
- WRF WIRE FENCE
- WV WATER VALVE
- WW WET WEATHER
- W/W WITH
- YI YARD INLET

EXISTING LOT COVERAGE DETAIL
NOT SCALE



LOT	BLOCK	EXISTING CONDITIONS SURVEY PREPARED FOR: SHEET 1 OF 1
SUBDIVISION	UNIT	TORI YOUNG
LAND LOT 694	1ST DISTRICT 2ND SECTION	PROPERTY ADDRESS: 204 MARIETTA STREET ALPHARETTA, GA 30009
FULTON COUNTY, GEORGIA	DB.29774/PG.401 PB./PG.	
FIELD WORK DATE JULY 23, 2025	PRINTED/SIGNED AUGUST 25, 2025	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 17" x 22"
<p>THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.</p>		
AU	COORD #20251253	24 LENOX POINTE ATLANTA, GA 30324 FAX 404-601-0941 TEL 404-252-5747 INFO@SURVEYLANDEXPRESS.COM
DWG #20251253	SURVEY LAND EXPRESS, INC LAND SURVEYING SERVICES	

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITEPLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

GEORGIA REGISTERED PROFESSIONAL SURVEYOR
EUGENE A. STEPP, No. 3192

TOTAL LAND AREA
51,333.00 SF / 1.178 AC FH8
ALLOWABLE IMPERVIOUS AREA
35,933.10 SF / 0.825 AC / 70%
EXISTING IMPERVIOUS AREA
8,973.07 SF / 0.206 AC / 17.5%

Course	Bearing	Distance
L1	N 13°23'45"E	20.00'
L2	N 76°36'15"W	20.00'
L3	S 13°23'45"W	20.00'

S 01°04'41"W
21.06'(F)
21.06'(DB.29774/PG.401)
20.78'(DB.58060/PG.501)
131
(DB.58060/PG.501)
N/F
ALPHARETTA BEACH HOUSE LLC
Parcel ID: 12 258506940096

- * SYMBOLS ***
- ELECTRIC PANEL/METER
 - WATER METER
 - AIR CONDITIONER
 - GAS METER
 - ⊗ JUNCTION BOX
 - ⊗ SANITARY SEWER MANHOLE
 - STORM MANHOLE
 - TRAFFIC/INFO SIGN
 - GAS MARKER
 - LAMP POST
 - METAL POST/PILLAR
 - WATER VALVE
 - ▬ HEADWALL
 - ★ STARS
 - DRAINAGE INLET
 - FIRE HYDRANT
 - R/W MONUMENT
 - PARKING METER
 - PARKING STOPS BLOCKS
 - CONCRETE MONUMENT
 - TRAFFIC POLE
 - SING POLE
 - BENCHMARK
- * LINE INDICATORS ***
- INDICATES SANITARY SEWER LINE
 - INDICATES POWER LINE
 - INDICATES WATER LINE
 - INDICATES GAS LINE
 - INDICATES FENCE LINE
 - INDICATES DRAINAGE LINE
 - BURIED POWER/CABLE LINE
 - AT&T BURIED LINE
 - OVERHEAD TRAFFIC/SING STRUCTURES

FLOOD NOTE:
I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. WITHOUT AN ELEVATION CERTIFICATION SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO ITS OPINION FOR SAID PARCEL MAP ID 13121C0058F. EFFECTIVE DATE: 9/18/2013
ZONE: X

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

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FUTURE FLOOD DISCLAIMER:
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NOTE A
UNABLE TO FIELD VERIFY AT THE TIME OF SURVEY EXACT PIPE LOCATION WITHOUT EXCAVATION

SSMH TOP=1108.94
(A) INV IN=1099.94
(B) INV IN=1100.24
(C) INV IN=1102.94
INV OUT=1099.84

MH TOP=1108.65
INV IN=1101.05
INV OUT=1100.65

SSMH TOP=1114.80
(A) INV IN=1106.70
(B) INV IN=1101.50
INV OUT=1101.40

MH TOP=1108.65
INV IN=1102.35
INV OUT=1102.15

WEXLER ANDREW J & KOURTNEY H
Parcel ID: 12 258306940049

MH TOP=1115.26
INV IN=1111.95
INV OUT=1111.85

MH TOP=1115.39
INV IN=1111.95
INV OUT=1111.85

MH TOP=1115.85
(A) INV IN=1107.35
(B) INV IN=1110.85
(C) INV IN=1110.75
INV OUT=1107.25

MH TOP=1116.45
INV IN=1111.95
INV OUT=1111.85

MH TOP=1116.69
INV IN=1111.95
INV OUT=1111.85

MH TOP=1118.94
(A) INV IN=1104.94
(B) INV IN=1112.44
(C) INV IN=1113.94
(D) INV IN=1113.846
INV OUT=1104.84

MH TOP=1118.63
INV IN=1114.03
INV OUT=1114.03

MH TOP=1118.98
INV IN=1114.18
INV OUT=1113.78

MH TOP=1118.94
(A) INV IN=1104.94
(B) INV IN=1112.44
(C) INV IN=1113.94
(D) INV IN=1113.846
INV OUT=1104.84

MH TOP=1118.94
(A) INV IN=1104.94
(B) INV IN=1112.44
(C) INV IN=1113.94
(D) INV IN=1113.846
INV OUT=1104.84

MH TOP=1118.94
(A) INV IN=1104.94
(B) INV IN=1112.44
(C) INV IN=1113.94
(D) INV IN=1113.846
INV OUT=1104.84



CURRENT ZONING O-P, SU
CITY OF ALPHARETTA

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

PROPOSED ZONING DT-R
CITY OF ALPHARETTA

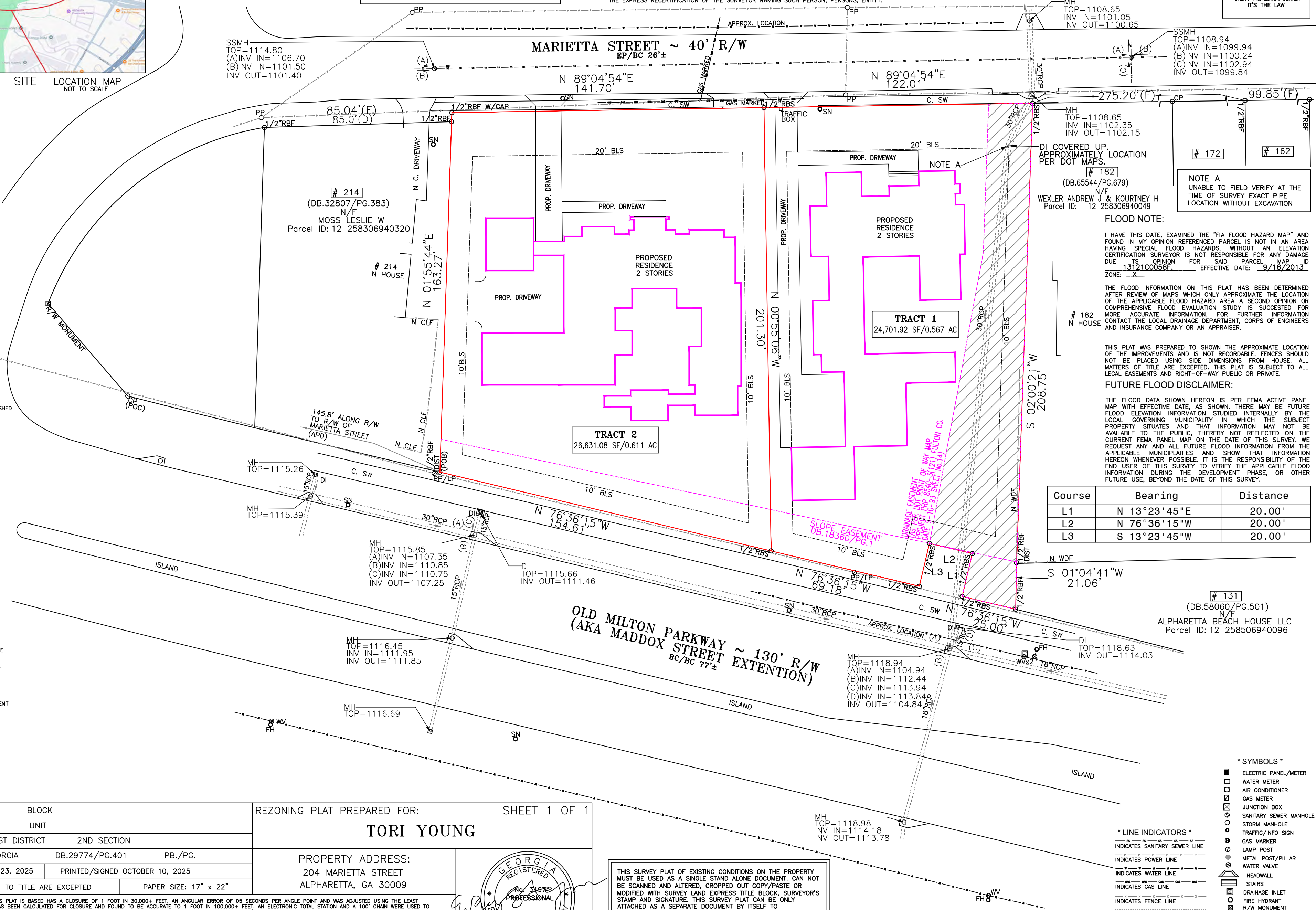
BUILDING SETBACK:
FRONT 20'
SIDE 0' MIN (10' BETWEEN STRUCTURES)
REAR 10'
FRONT LANDSCAPE STRIP 10'
MAX LOT COVERAGE (ALL BUILDING TYPES) 70%
MAX IMPERVIOUS COVERAGE 50%
MAX BUILDING HEIGHT 3 STORIES / 35'

SURVEY NOTES:

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 - CO SAN SEWER CLEAN OUT
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 - (D) DEED
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 - FC FACE OF CURB
 - FDC FIRE DEPARTMENT CONNECTION
 - FR FIRE HYDRANT
 - FR FRAME
 - QL GAS LINE
 - GM GAS METER
 - GV GAS VALVE
 - GW GUY WIRE
 - HW HEAD WALL
 - HW HARDWOOD TREE
 - IP IRON PIN
 - IPF IRON PIN FOUND
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 - IVM IRRIGATION METER
 - JB JUNCTION BOX
 - LL LAND LOT LINE
 - MAG MAGNETIC READING IP
 - MGN MAGNOLIA TREE
 - MH MAN HOLE
 - MTF METAL FENCE
 - N N'BORS
 - OH OVERHANG
 - OTP OPEN TOP PIPE FOUND
 - P PORCH
 - (P) PLAT
 - PC PROPERTY CORNER
 - PL PROPERTY LINE
 - PN PINE TREE
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCING
 - PP POWER POLE
 - PW POWER LINE
 - R RECORD
 - PVC POLYVINYL CHLORIDE PIPE
 - ROD IRON ROD FOUND
 - RSF RAIL SPIKE FOUND
 - RFB REINFORCING BAR FOUND
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 - RCP REINFORCED CONC. PIPE
 - R/W RIGHT-OF-WAY
 - SN SIGN
 - SSL SANITARY SEWER LINE
 - SSE SANITARY SEWER EASEMENT
 - SP SCREENED PORCH
 - SW SIDEWALK
 - TB TOP OF BANK
 - TRP TRAFFIC POLE
 - UE UTILITY EASEMENT
 - WD WOOD
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 - WOK WOOD DECK
 - WL WATER LINE
 - WM WATER METER
 - WRF WIRE FENCE
 - WV WATER VALVE
 - WW WET WEATHER
 - W/ WITH/
 - YI YARD INLET



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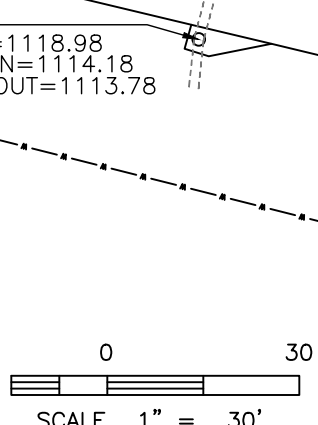
Course	Bearing	Distance
L1	N 13°23'45"E	20.00'
L2	N 76°36'15"W	20.00'
L3	S 13°23'45"W	20.00'

131
(DB.58060/PG.501)
N/F
ALPHARETTA BEACH HOUSE LLC
Parcel ID: 12 258506940096

LOT	BLOCK	REZONING PLAT PREPARED FOR:	SHEET 1 OF 1
SUBDIVISION	UNIT	TORI YOUNG	
LAND LOT 694	1ST DISTRICT 2ND SECTION	PROPERTY ADDRESS:	204 MARIETTA STREET ALPHARETTA, GA 30009
FULTON COUNTY, GEORGIA	DB.29774/PG.401 PB./PG.		
FIELD WORK DATE JULY 23, 2025	PRINTED/SIGNED OCTOBER 10, 2025		
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 17" x 22"	

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- * SYMBOLS ***
- ELECTRIC PANEL/METER
 - WATER METER
 - AIR CONDITIONER
 - GAS METER
 - ⊗ JUNCTION BOX
 - ⊗ SANITARY SEWER MANHOLE
 - STORM MANHOLE
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 - DRAINAGE INLET
 - FIRE HYDRANT
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 - PARKING METER
 - PARKING STOPS BLOCKS
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 - SING POLE
 - BENCHMARK
- * LINE INDICATORS ***
- INDICATES SANITARY SEWER LINE
 - INDICATES POWER LINE
 - INDICATES WATER LINE
 - INDICATES GAS LINE
 - INDICATES FENCE LINE
 - INDICATES DRAINAGE LINE
 - BURIED POWER/CABLE LINE
 - AT&T BURIED LINE
 - OVERHEAD TRAFFIC/SING STRUCTURES

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

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

PROPERTY IS ZONED O-P, SU
CITY OF ALPHARETTA
BUILDING SETBACK:
FRONT: 50' LOCAL STREET, 65' ALL OTHER STREET
SIDE: 15'
REAR: 15'
MAX IMPERVIOUS AREA 70%
MAX BUILDING HEIGHT 40'

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

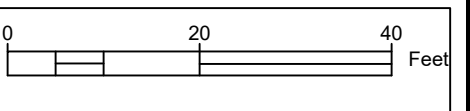
SURVEY NOTE:
EXISTING CONDITIONS BASED OF A GROUND RUN TOPOGRAPHIC SURVEY PREPARED
BY SURVEY LAND EXPRESS, INC, DATED AUGUST 25, 2025. ONSITE CIVIL GROUP LLC
TAKES NO LIABILITY FOR THE ACCURACY OF THIS SURVEY. CONTRACTORS AND
SUB-CONTRACTORS A RESPONSIBLE FOR VERIFICATION OF FIELD CONDITIONS.

ONSITE
NO
CIVIL GROUP
980 BIRMINGHAM RD, SUITE 205-240 MILTON, GA, 30004
PHONE: 678-611-9600
WWW.ONSITECIVIL.COM
INFO@ONSITECIVIL.COM

THESE DRAWINGS ARE THE
PROPERTY OF ONSITE CIVIL
GROUP, LLC AND SHALL NOT BE
REPRODUCED IN WHOLE OR IN
PART WITHOUT THE EXPRESS
WRITTEN PERMISSION OF
ONSITE CIVIL GROUP, LLC.



REVISIONS		
No.	DATE	DESCRIPTION



CLIENT:
MADEWELL HOMES

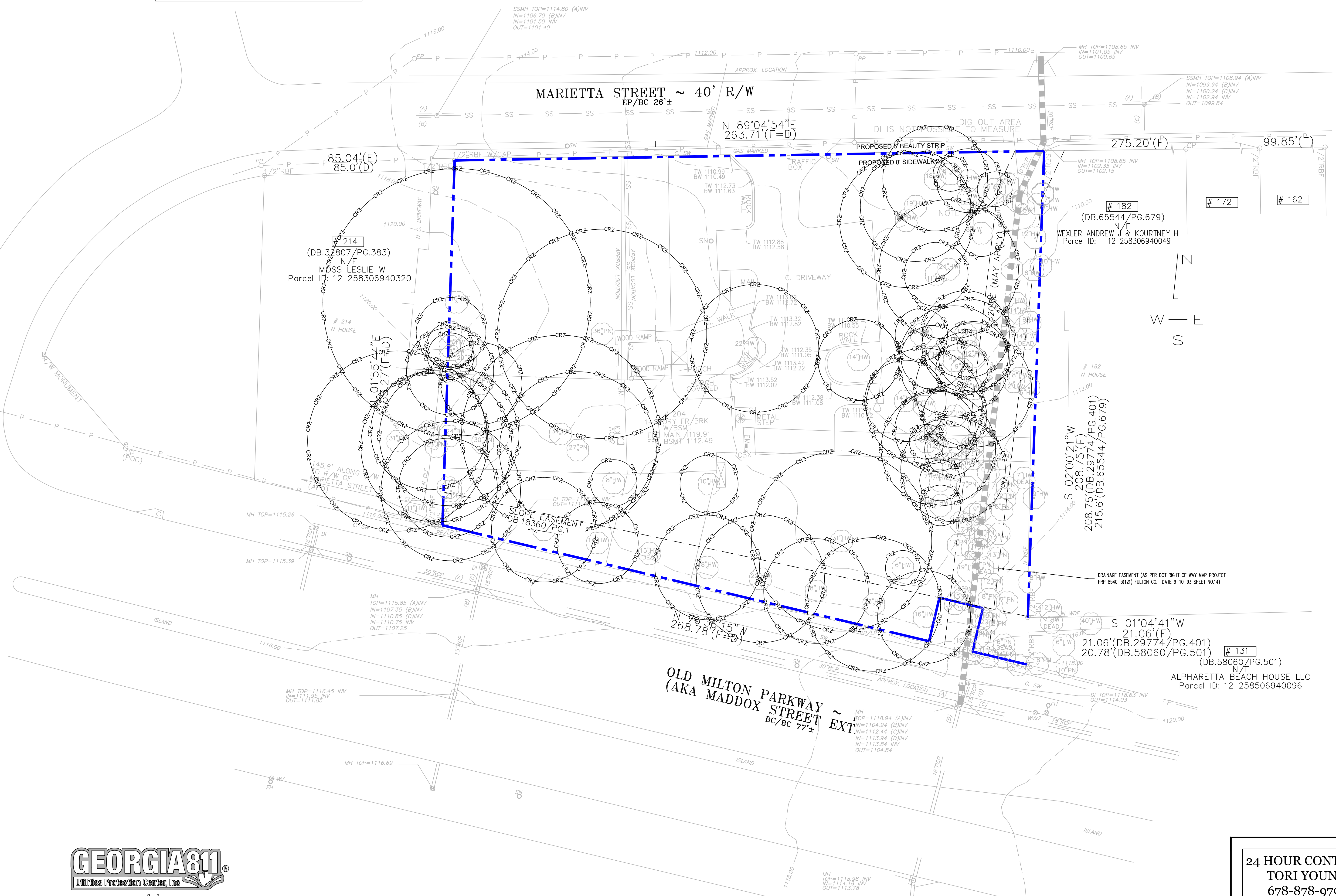
INDIVIDUAL LOT PLAN
204 MARIETTA ST
ALPHARETTA, GA

EXISTING
CONDITIONS &
TREE INVENTORY

DATE: SEPTEMBER 2, 2025
PROJECT: 25-040

SHEET: C 301

C:\USERS\BLAKE\ONSTIE\DRG\BOX\PROJECTS\2025\25-040 MADEWELL_204_MARIETTA_ST_SITE_PLAN.DWG PLOTTED ON 9/3/2025 3:08 PM BY BLAKE WATSON



24 HOUR CONTACT:
TORI YOUNG
678-878-9791

PAGE 2
 204 Marietta Street, Alpharetta

Observations:

All observations were visual and made from the ground (Level 2 Assessment). No invasive tests or aerial inspections were performed. No underground inspections were undertaken. The diameters were measured at breast height, 4½ feet above ground (DBH) with a diameter tape. For trees with more than one trunk, diameters are measured at the narrowest point below the split of the trunks (BS). Boundary tree diameters were approximated as no trespassing occurred.

Specimen Trees:

TREE NO.	Tag#	Species	DBH	Condition	NOTE
1	1394	Water Oak	26"	Good	Appears healthy with no issues
2	1396	So. Magnolia	19"	Good	Appears healthy with no issues – Not Specimen size but is a Tree of Quality
3	503	Jap Saucer Magnolia	20" BS	Good	Appears healthy with no issues
4	1397	Water Oak	31"	Fair	Minor dead low limbs
5	1399	Loblolly Pine	33"	Good	Appears healthy with no issues
6	815	Water Oak	24"	Fair	One-sided, phototropism & competition
7	816	Water Oak	24"	Good	Appears healthy with no issues
8	1400	Water Oak	45" BS	Fair	Co-dominant trunks, appears structurally sound, but the union is a weak area
9	1401	Loblolly Pine	35"	Good	Appears healthy with no issues
B1	86	Water Oak	~40 BS	Fair	Co-dominant trunks, appears structurally sound, but the union is a weak area
B2	?	Loblolly Pine	~31"	Good	Appears healthy with no issues

*Boundary trees were not fully assessed or measured as no trespassing occurred.

**The City of Alpharetta Arborist has the final decisions on all qualifications or disqualifications of specimen trees.

***Yellow jacket nest near Tree 8.

Final Notes:

The City of Alpharetta Arborist has the final decisions on all qualifications or disqualifications of specimen trees.

This report serves as an assessment of the specified trees. I certify that all the statements in this letter are true, complete, and correct to the best of my knowledge and belief, and that they are made in good faith. All trees will fail. No arborist can state exactly when, where, or how a tree will fail. Live trees that appear healthy may fail as an "act of God" or with significant weather or environmental conditions that cannot be controlled. All recommendations made in this report are the sole responsibility of the contractors to address, thus assuming any risk associated with not performing such recommendations.

This report was generated by Heidi Rieckermann Harrington, Certified Arborist (ISA #NY-1074A), Certified Forester (SAF #2756), HRH Trees, LLC.

PROPERTY IS ZONED O-P, SU
CITY OF ALPHARETTA
BUILDING SETBACK:
FRONT: 50' LOCAL STREET, 65' ALL OTHER STREET
SIDE: 15'
REAR: 15'
MAX IMPERVIOUS AREA 70%
MAX BUILDING HEIGHT 40'

NOTE:
ACCESS EASEMENT SHALL BE GRANTED TO
THE CITY FOR THE PROPOSED SIDEWALK.

SITE CALCULATIONS:

LOT 1:
SITE AREA: 24,702 SF (0.57 ACRES)
MAXIMUM PRINCIPAL BUILDING AREA: 6,175 SF (25%)
MAXIMUM IMPERVIOUS AREA: 12,351 SF (50%)
PRINCIPLE BUILDING AREA PROPOSED: 5,792 (23%)
IMPERVIOUS AREA PROPOSED: 8,617 (35%)

LOT 2:
SITE AREA: 26,631 SF (0.61 ACRES)
MAXIMUM PRINCIPAL BUILDING AREA: 6,658 SF (25%)
MAXIMUM IMPERVIOUS AREA: 13,315 SF (50%)
PRINCIPLE BUILDING AREA PROPOSED: 6,388 (25%)
IMPERVIOUS AREA PROPOSED: 13,315 (50%)

ZONING CONDITIONS

ITEM	EXISTING	PROPOSED
ZONING	OP	DT-R
FRONT BUILDING SETBACK	50'	10' MIN.
SIDE BUILDING SETBACK	15'	0' MIN (10' BETWEEN STRUCTURES)
REAR BUILDING SETBACK	15'	10'
FRONT LANDSCAPE STRIP	10'	10'

LEGEND

PROPERTY LINE	---
PROPOSED PROPERTY LINE	---
EXISTING SETBACK	---
PROPOSED SETBACK	---
EXISTING BUFFER	---
PROPOSED BUFFER	---
PROPOSED LANDSCAPE STRIP	---
EXISTING BUILDING	---
PROPOSED BUILDING	---
STORMWATER MANAGEMENT FACILITY	---
CONCRETE AREA	---

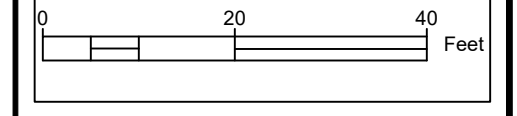
ONSITE CIVIL GROUP
980 BIRMINGHAM RD, SUITE 201-240, MILTON, GA, 30004
PHONE: 678-611-1122
WWW.ONSITECIVIL.COM
INFO@ONSITECIVIL.COM

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REVISIONS

No.	DATE	DESCRIPTION



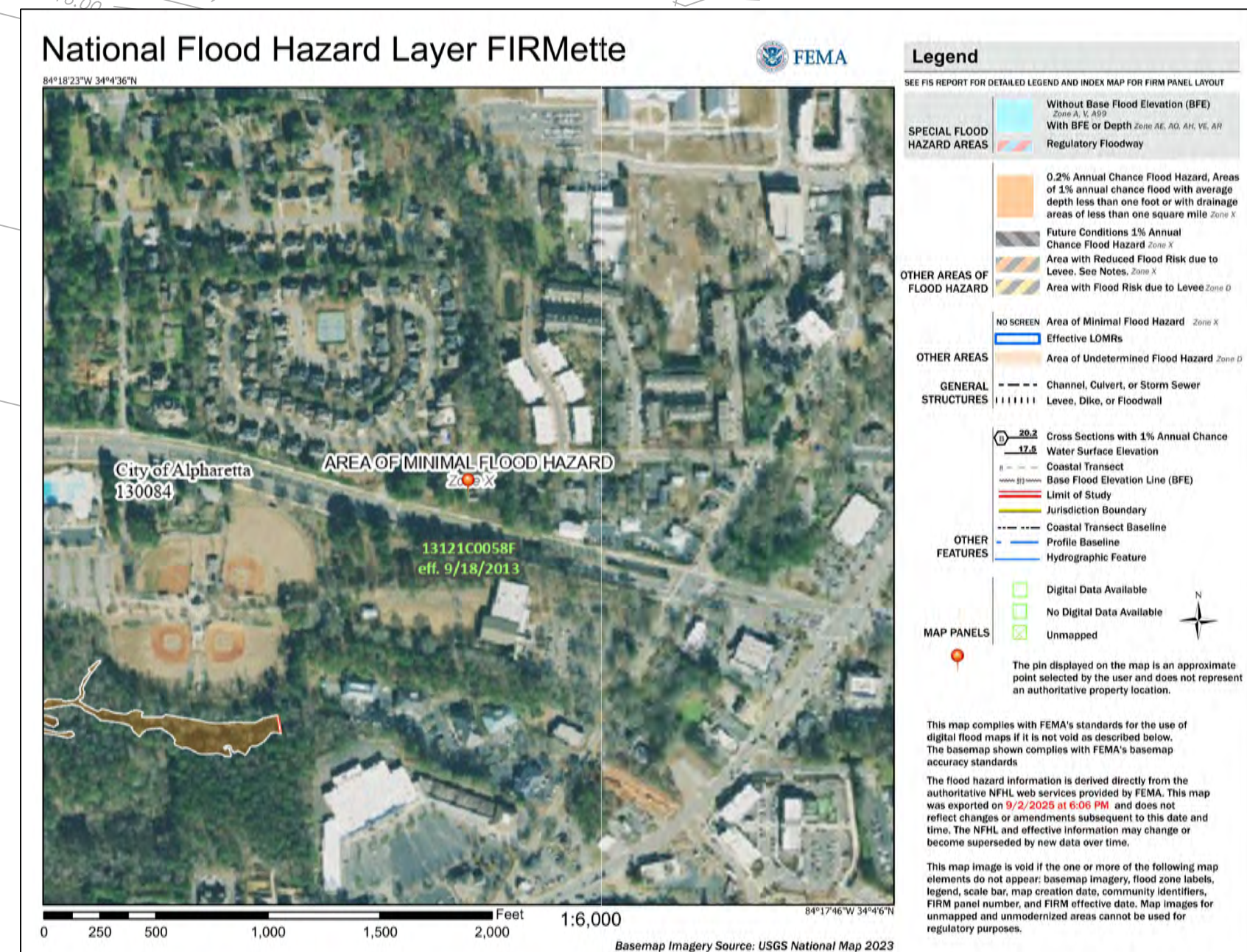
CLIENT:
MADEWELL HOMES

INDIVIDUAL LOT PLAN
**204 MARIETTA ST
ALPHARETTA, GA**

SITE PLAN

DATE: SEPTEMBER 2, 2025
PROJECT: 25-040
SHEET: **C 401**

**24 HOUR CONTACT:
TORI YOUNG
678-878-9791**

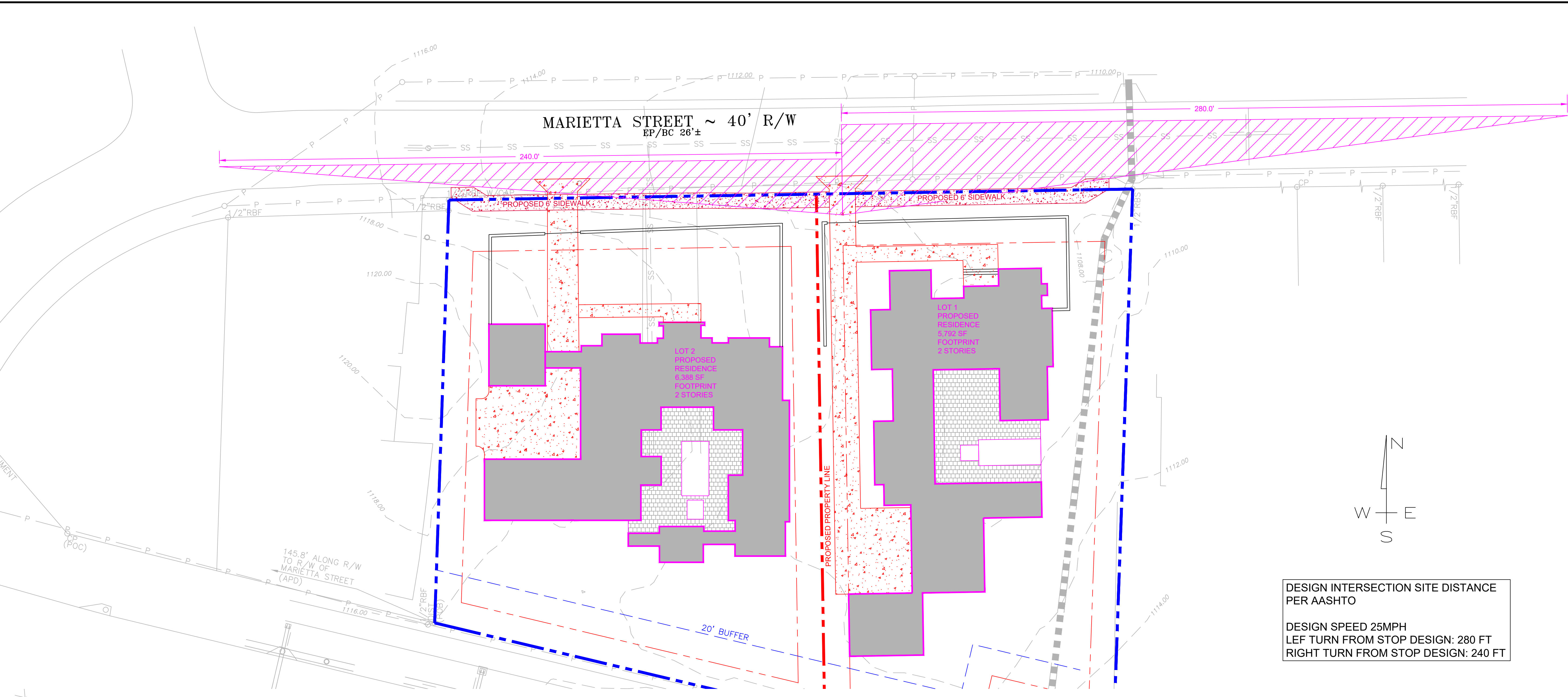


**OLD MILTON PARKWAY ~ 130' R/W
(AKA MADDOX STREET EXTENTION)
BC/BC 77'±**

C:\USERS\BLAKE\ON SITE\PROJECTS\25-040 MADEWELL_204_MARIETTA_ST_REZONING\PLANNING PLOTTED ON 9/30/2025 3:48 PM BY BLAKE WATSON

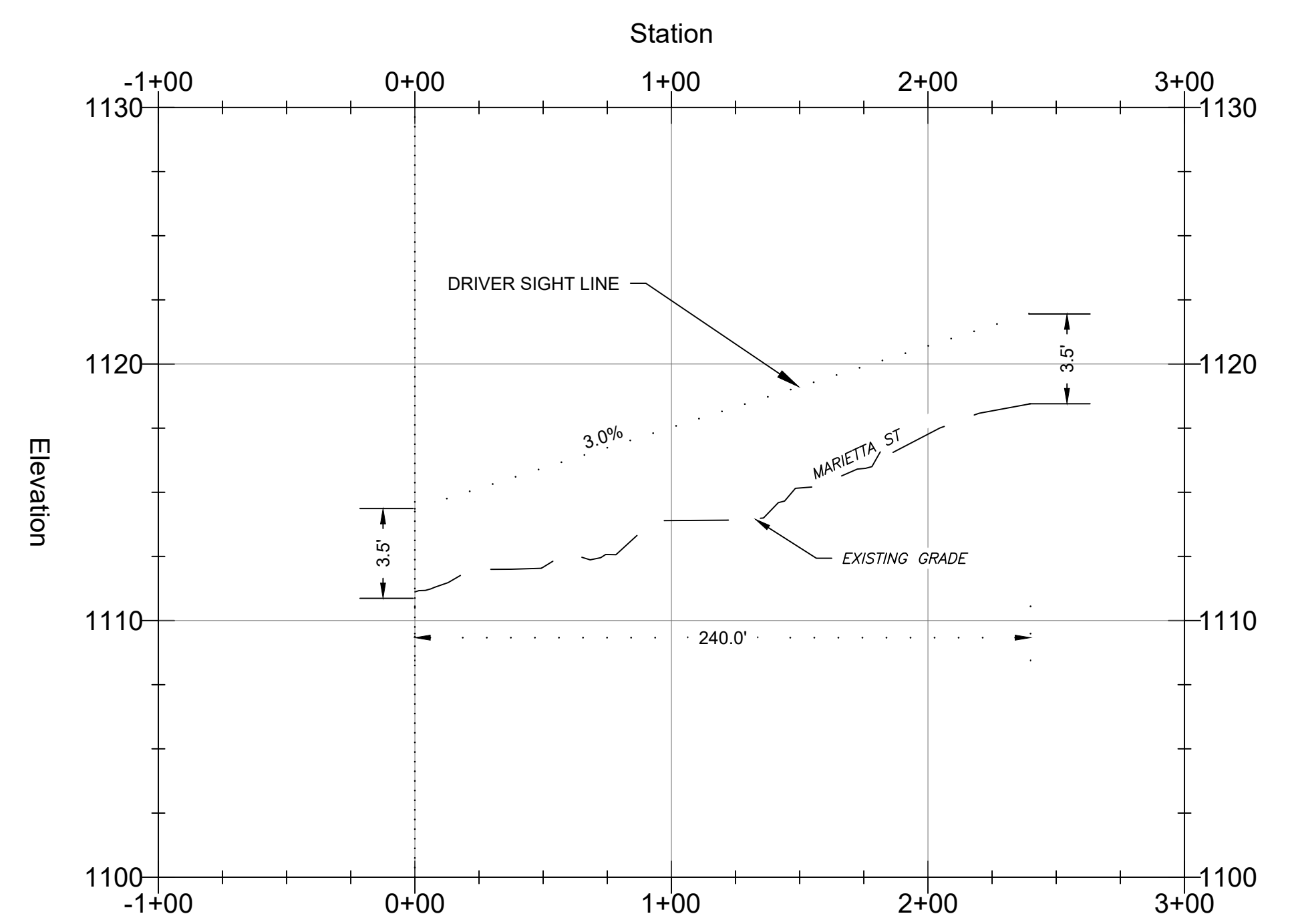


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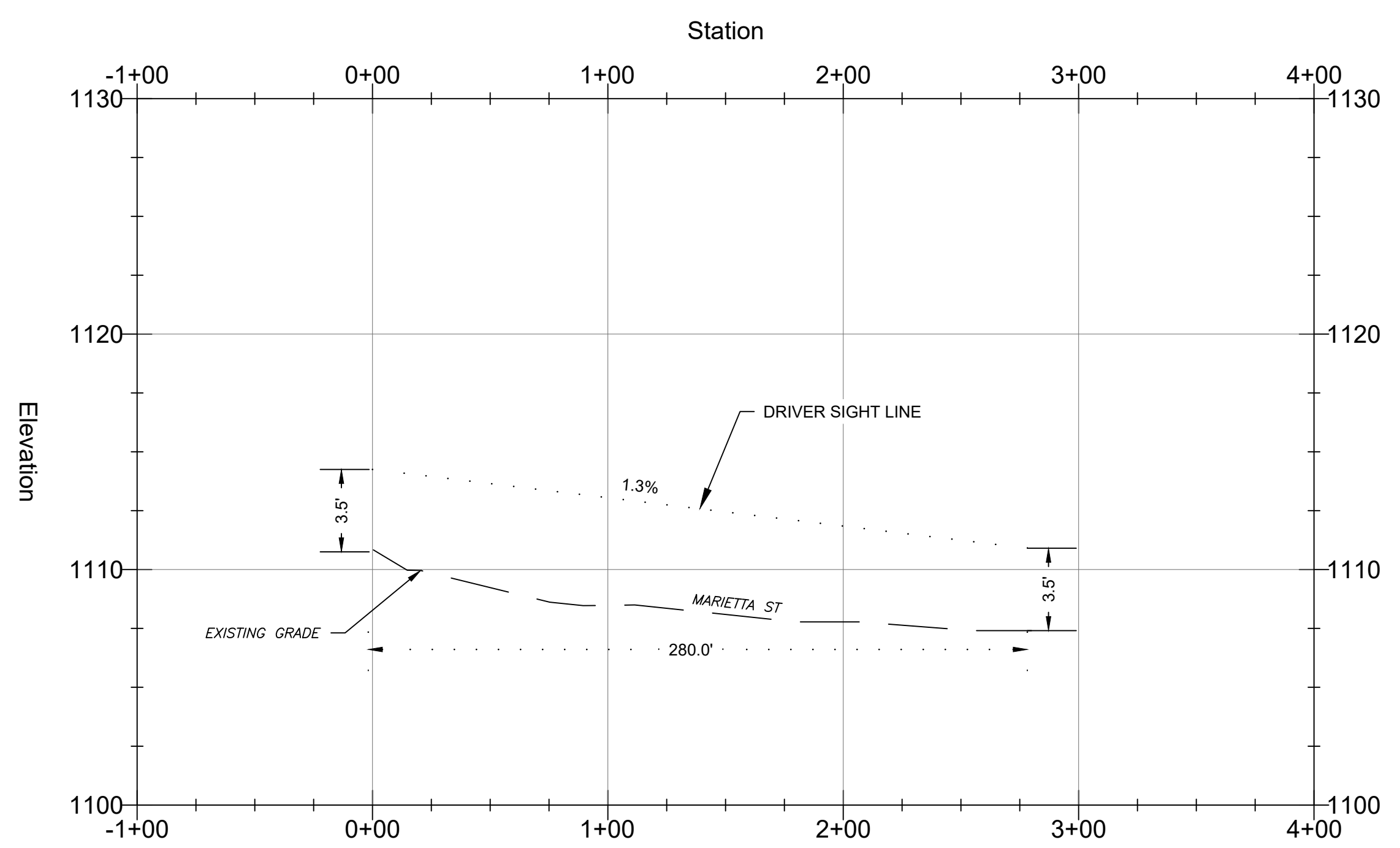


DESIGN INTERSECTION SITE DISTANCE PER AASHTO
 DESIGN SPEED 25MPH
 LEF TURN FROM STOP DESIGN: 280 FT
 RIGHT TURN FROM STOP DESIGN: 240 FT

RIGHT TURN SIGHT DISTANCE LOT 1 PROFILE



LEFT TURN SIGHT DISTANCE LOT 1 PROFILE



RIGHT TURN SIGHT DISTANCE LOT 2 PROFILE

LEFT TURN SIGHT DISTANCE LOT 2 PROFILE

24 HOUR CONTACT:
 TORI YOUNG
 678-878-9791

ON SITE
 CIVIL GROUP
 980 BIRMINGHAM RD, SUITE 605-940 MILTON, GA 30004
 PHONE: 678-611-9600
 WWW.ONSTECIVIL.COM
 INFO@ONSTECIVIL.COM

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GEORGIA
 REGISTERED PROFESSIONAL ENGINEER
 JOHN ROUSE
 9-2-2025

REVISIONS		
No.	DATE	DESCRIPTION

CLIENT:
 MADEWELL HOMES

INDIVIDUAL LOT PLAN
 204 MARIETTA ST
 ALPHARETTA, GA

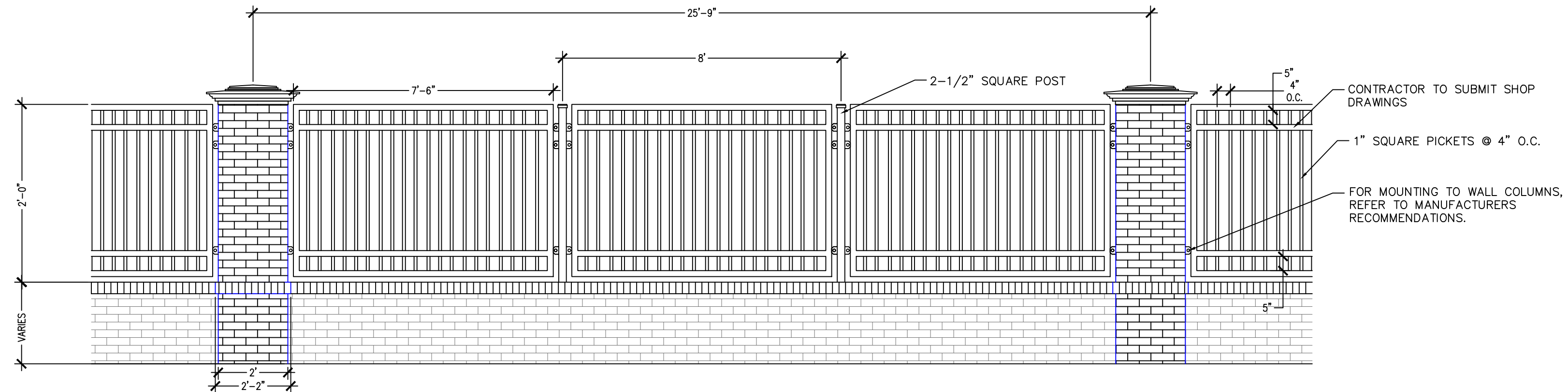
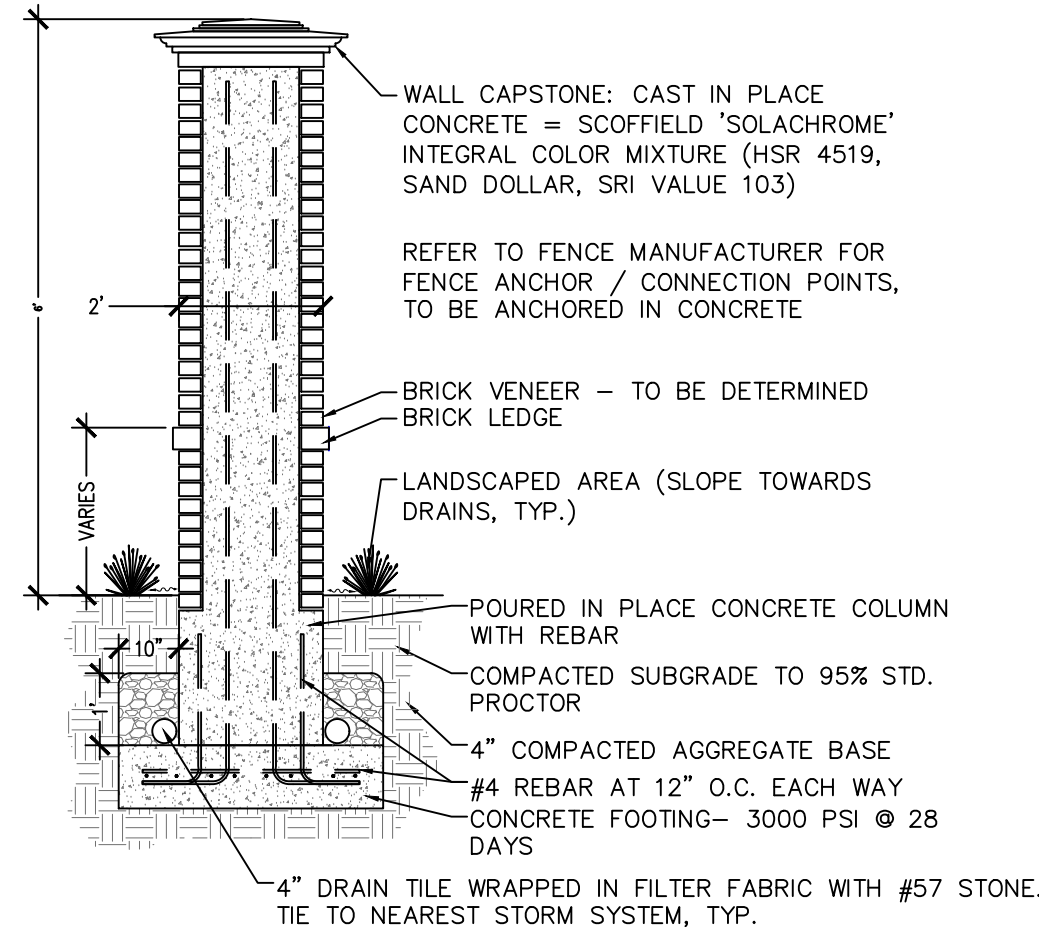
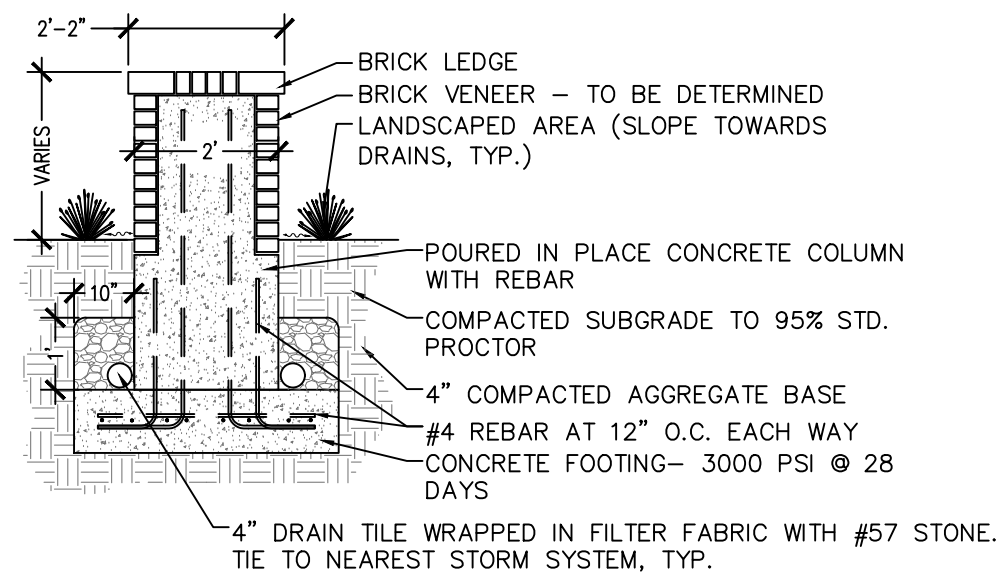
LOT 1 ISD PLAN AND PROFILES

DATE: SEPTEMBER 2, 2025
 PROJECT: 25-040

SHEET: C 402



C:\USERS\BLAKE\ON SITE\PROJECTS\2025\25-040 MADEWELL_204 MARIETTA STREET\DWG\9-26-25 MARIETTA ST RETOVING PLANDWG PLOTTED ON 9/30/2025 3:48 PM BY BLAKE WATSON



- NOTES:
- FENCING SHALL TRAVERSE SLOPES AT ALL TIMES WITH HORIZONTAL STEPS.
 - CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS THAT WOULD REQUIRE FENCE SECTIONS TO BE STEPPED. ALL STEPS ARE TO BE DIMENSIONALLY EQUAL.
 - THERE SHALL BE NO OPENING BETWEEN ANY FENCE PICKETS TO EXCEED 4" MAX.
 - CONTRACTOR TO SUBMIT SHOP DRAWINGS ON FENCE PRIOR TO INSTALLATION MODEL# EGIS II AMERISTAR -1-800-321-8724, MANUFACTURER'S FINISH, COLOR: BLACK; OR, ONE (1) PRIMER COAT WITH TWO (2) COATS RUST-INHIBITING BLACK ENAMEL.
 - PER CITY OF ALPHARETTA REQUIREMENTS, MAXIMUM TOTAL FENCE HEIGHT NOT TO EXCEED 6 FEET.



EXAMPLE IMAGE OF PROPOSED SITE WALL

ON SITE
CIVIL GROUP
980 BIRMINGHAM RD, SUITE 603-940 MILTON, GA 30004
PHONE: 678-611-1111
WWW.ONSITECIVIL.COM
INFO@ONSITECIVIL.COM

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9-2-2025

REVISIONS		
No.	DATE	DESCRIPTION

CLIENT:
MADEWELL HOMES

INDIVIDUAL LOT PLAN
204 MARIETTA ST
ALPHARETTA, GA

CONSTRUCTION
DETAILS

DATE: SEPTEMBER 2, 2025
PROJECT: 25-040

SHEET: C 801

24 HOUR CONTACT:
TORI YOUNG
678-878-9791



PLANNING COMMISSION MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: Z-25-17 SHARMA/12975 COGBURN ROAD

PLANNING COMMISSION: DECEMBER 4, 2025

CITY COUNCIL: DECEMBER 8, 2025

II. RECOMMENDATION:

Approve Z-25-17 SHARMA/12975 Cogburn Road, subject to the following conditions:

1. The site, consisting of approximately 1.35 acres, shall be rezoned to R-15 and developed substantially similar to the site plan prepared by DES Davis, revised 11/12/25, 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 substantially similar to the submitted renderings, with final approval by Staff. Home elevations along Cogburn Road shall appear as 2 distinct designs and 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 driveway on Cogburn Road.
4. Developer shall improve Cogburn Road streetscape with a minimum 6' planter planted with street trees and minimum 5' sidewalk, as approved by Staff.
5. Minimum 10' decorative landscape strip shall be provided along Cogburn Road, consisting of a mix of trees and shrubs, as approved by Staff.
6. Developer shall plant a mix of evergreen and deciduous trees in the 5' landscape strips along the north and east property lines.
7. Developer shall make reasonable efforts to save tree #6 and 9-13, with final approval by Staff.
8. Developer shall make reasonable efforts to save landscape trees and boundary trees within the 10' landscape strip adjacent to Cogburn Walk, as well as good condition trees in the tree grouping in the north corner of the property, with final approval by Staff.
9. Unfinished wood fences and decks shall not be visible from Cogburn Road.

III. REPORT IN BRIEF:

The applicants, Sidhant Sharma and Parminder Lamba, are requesting a rezoning in order to subdivide a 1.35-acre property into two (2) 'For-Sale' single-family detached lots. A rezoning is requested from AG (Agriculture) to R-15 (Dwelling, 'For-Sale' Residential). The subject property is located at 12975 Cogburn Road near the southwest corner of Cogburn Road and Windward Parkway.

DISCUSSION

The submitted request, if approved, will allow for subdivision of a 1.35-acre property into two (2) 'For-Sale' single-family detached lots. The proposed density is 1.48 dwelling units per acre. A rezoning is requested from AG (Agriculture) to R-15 (Dwelling, 'For-Sale' Residential). The subject property is located at 12975 Cogburn Road near the southwest corner of Cogburn Road and Windward Parkway.

The property is developed with one (1) single-family detached home. Surrounding properties are zoned CUP (Community Unit Plan) to the south, C-1 (Neighborhood Commercial) to the east, AG to the north, and R-15 (Dwelling, 'For-Sale', Residential) to the west. Cogburn Walk is located to the south, Windward Professional Pavilion is located to the east, an unplatted residential lot is located to the north, and Rhodes Plantation is located to the west. The comprehensive land use plan designation of the property is 'Low Density Residential', which supports the applicant's zoning proposal.

SITE PLAN

The submitted site plan depicts the 1.35-acre property being subdivided into two (2) single-family detached lots. Lot 1 is approximately 0.68 acres with 104' of frontage and Lot 2 is 0.67 acres with 121' of frontage. Homes are oriented to Cogburn Road with each lot having access from a new driveway off Cogburn Road. Garages are depicted to be side loaded. A ten-foot (10') landscape strip is required along Cogburn Road and five-foot (5') landscape strips are required around the perimeter of the 1.35-acre property.

The applicant submitted a tree report which identifies six (6) specimen trees on the property, primarily consisting of Poplars. The tree report also identifies several landscape trees and boundary trees in a ten-foot (10') landscape strip along the south property line, which are required buffer plantings as conditioned by City Council with the approval of the adjacent subdivision Cogburn Walk. The former owner of the subject property (Mullinax) requested that the developer of Cogburn Walk plant a buffer to screen the subject property from Cogburn Walk. It is recommended that the developer of the subject property make all reasonable efforts to save the existing landscape and boundary trees in the ten-foot (10') landscape strip along the common property line with Cogburn Walk.

The applicant provided an example rendering of the type of homes to be constructed on the two (2) lots. The rendering depicts a two (2) story home in the modern farmhouse style. The primary exterior materials are brick, board and batten and stone.

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 proposal would result in two (2) lots that are larger than 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 proposal would result in two (2) lots that are larger than 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. It is recommended that reasonable efforts be made to save specimen trees, landscape trees and boundary trees on the subject property.

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, 1.48 dwelling units per acre, is less than half the maximum density (three (3) dwelling units per acre) permitted in the 'Low 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 (1.48 dwelling units/acre) that is less than half the maximum density (three (3) dwelling units per acre) permitted in 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 'Low 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, 1.48 dwelling units per acre, is less than half the maximum density (three (3) dwelling units per acre) permitted in the 'Low 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 'Low Density Residential', which supports the applicant's proposal.

CONCURRENCES

Staff has reviewed the applicant's proposal against the established review criteria for a rezoning. The proposal is supported by the future land use designation of the property, which is 'Low Density Residential'. The requested rezoning is appropriate as it relates to the use and development of adjacent or nearby properties, which are similarly developed. The proposal would result in lots that are larger than surrounding residential lots. If approved, it is recommended that reasonable efforts be made to save specimen trees, landscape trees, and boundary trees.

CITIZEN PARTICIPATION PLAN

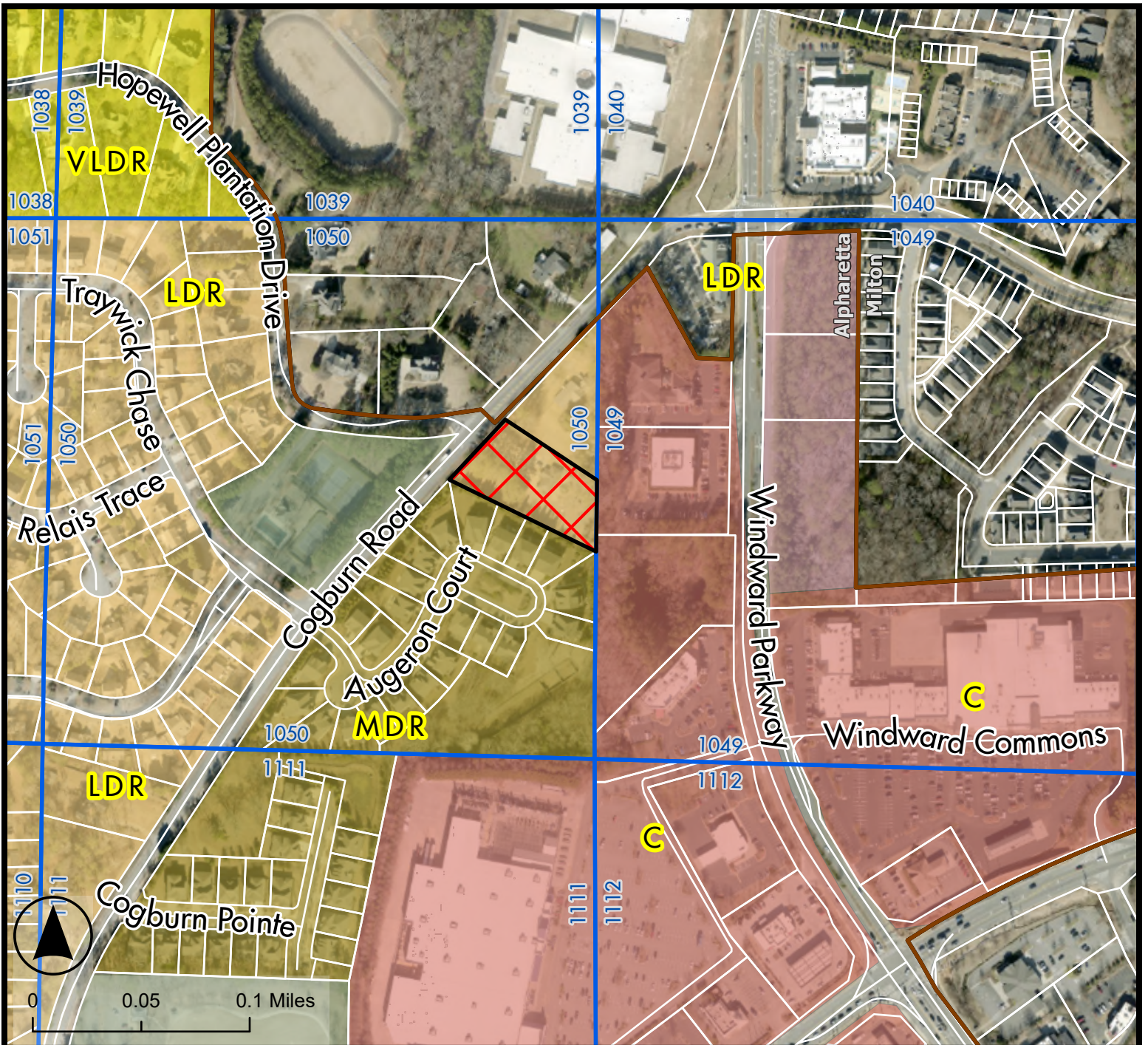
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that there were no public comments.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on November 12, 2025. There were no public comments on the sign-in sheet.

IV. ATTACHMENTS:

- Map Series
- CZIM
- Citizen Part B
- Application



- Legend**
- Z-25-17
 - Land Lots
 - Tax Parcels
 - Alpharetta City Limits

- Future Land Use 2040**
- Commercial
 - Corporate Office
 - Low Density Residential
 - Medium Density Residential
 - Parks, Recreation, Open Space
 - Very Low Density Residential

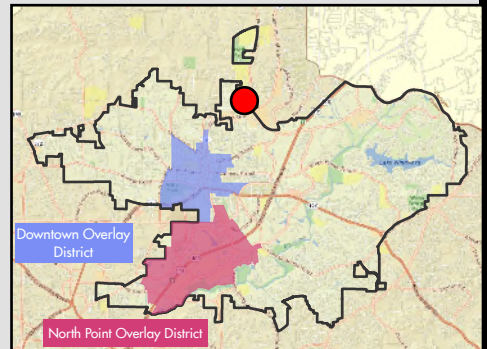
Future Land Use Map

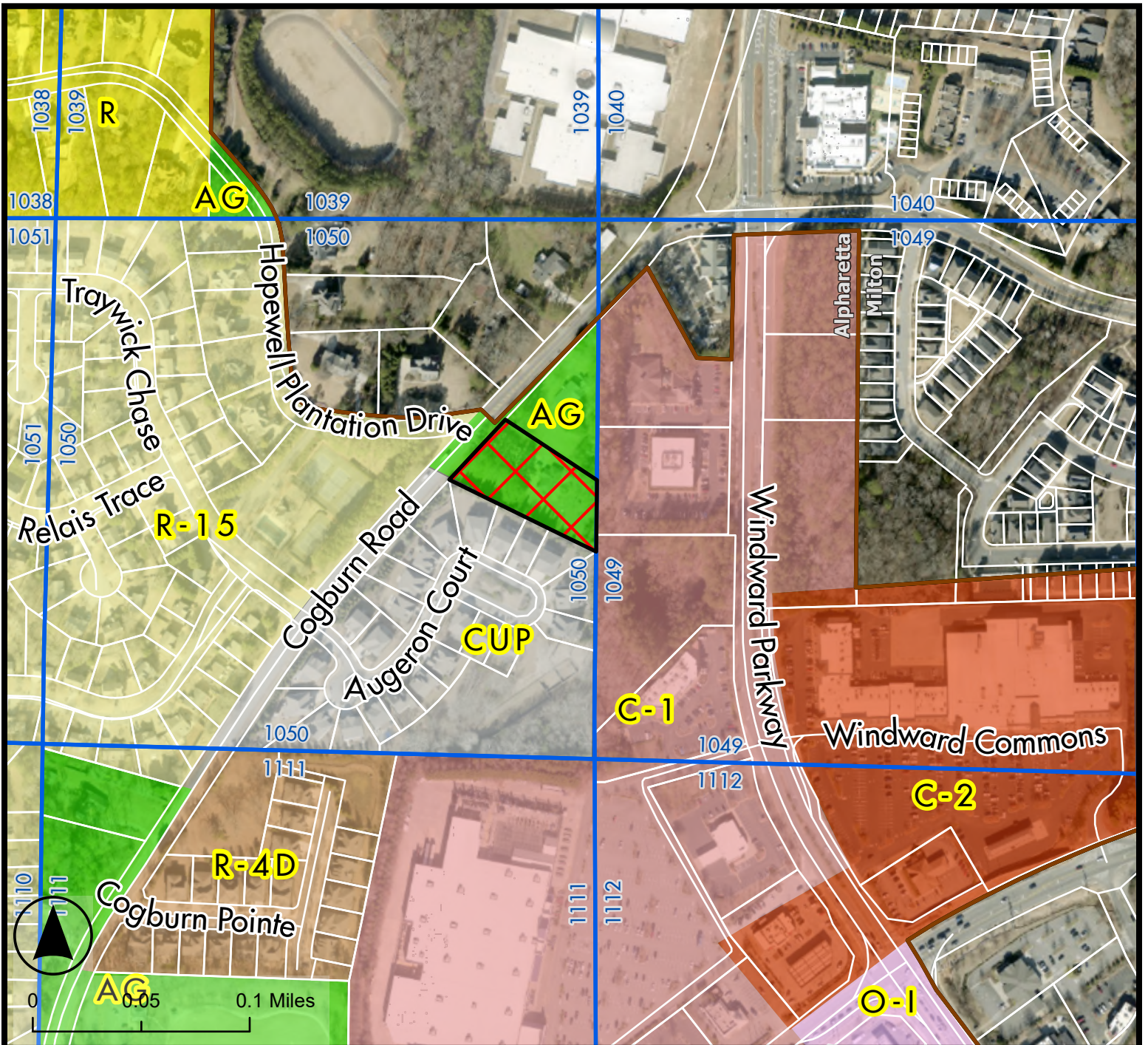
12975 Cogburn Rd
12975 Cogburn Rd

Z-25-17













D/LL: 2/2/1050

PC: 12/4/2025
CC: 12/15/2025





Legend

-  Z-25-17
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits
- Zoning District**
-  AG Agriculture
-  C-1 Neighborhood Commercial
-  General Commercial
-  CUP Community Unit Plan
-  O-1 Office Institutional
-  R Single Family Detached Residential
-  R-15 Single Family Detached Residential
-  R-4D

Zoning Map

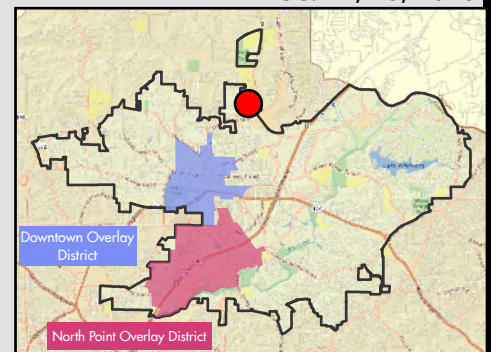
12975 Cogburn Rd
12975 Cogburn Rd

Z-25-17

D/LL: 2/2/1050






PC: 12/4/2025

CC: 12/15/2025





Legend

-  Z-25-17
-  Land Lots
-  Tax Parcels
-  500 ft Buffer
-  Alpharetta City Limits

Location Map

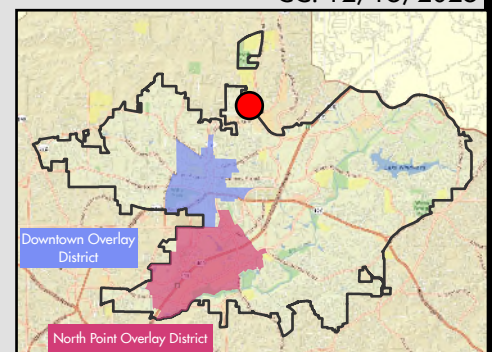
12975 Cogburn Rd
12975 Cogburn Rd

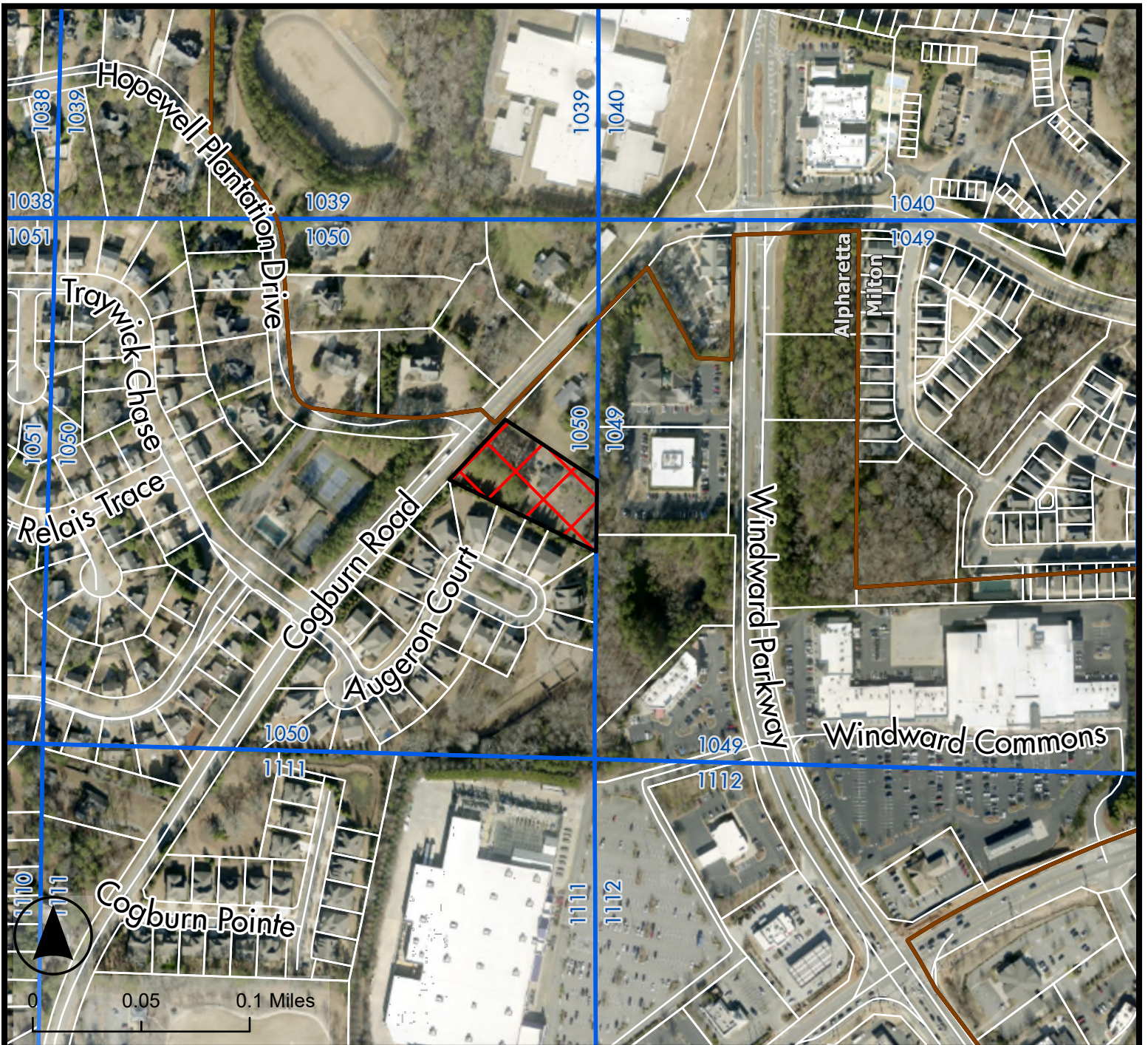
Z-25-17

D/LL: 2/2/1050





PC: 12/4/2025

CC: 12/15/2025





Legend

-  Z-25-17
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits

Aerial Map

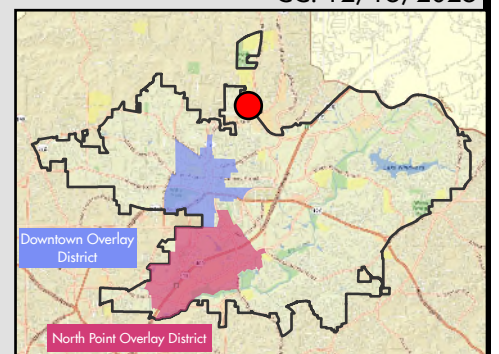
12975 Cogburn Rd
12975 Cogburn Rd

Z-25-17

D/LL: 2/2/1050

PC: 12/4/2025

CC: 12/15/2025



Community Zoning Information Meeting (CZIM)

November 12, 2025

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

Z-25-17 / Sharma/12975 Cogburn Road

NAME	ADDRESS	COMMENTS
<i>Melanie Burrell</i>	<i>2595 Hopewell Plantation Drive Alpharetta GA 30004</i>	

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: Rezoning Request for property located at 12795 Cogburn Road (AG1 to R15)

Contact Name: Sidhant Sharma, Parminder Lamba Telephone: 470-337-8037; 404-966-1534

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 responses received

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

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

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

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

Signature of Authorized Agent: 

Date: 11/17/2025

10/24/2025

Sidhant Sharma
402 Oakleigh Ave
Woodstock, GA, 30188

RE: Z-25-17 SHARMA/12975 Cogburn Road

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a rezoning to allow a 1.35-acre property to be subdivided into 2 'For-Sale' single-family detached lots. A rezoning is requested from AG (Agriculture) to R-15 (Dwelling, 'For-Sale', Residential). The property is located at 12975 Cogburn Road and is legally described as being located in Land Lot 1050, 2nd District, 2nd Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) will be held on **Wednesday, November 12 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, December 4, 2025 at 6:30 PM**. and **City Council on Monday, December 15, 2025 at 6:30 PM**. The meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at sid.vashisht@gmail.com

Sincerely,

Sidhant Sharma

ALMONTE CESAR AMBIORIX HERNANDEZ
2705 AUGERON CT
ALPHARETTA GA 30004

BECKLER WILLIAM & RITA W
3167 GULLS WHARF DR
GAINESVILLE GA 30501

CHILUVURI VENKATARAMA S & RUDRARAJU DEEPTHI
2690 AUGERON CT
ALPHARETTA GA 30004

COGBURN WALK HOMEOWNERS ASSOCIATION INC
500 SUGAR MILL RD BLDG/STE B200
ATLANTA GA 30350

COVENTRY FOREST HOMEOWNERS ASSOC INC
500 SUGAR MILL RD # B 200
ATLANTA GA 30350

CRIDER SCOTT A & RUTH A
12985 COGBURN RD
ALPHARETTA GA 30004-3604

DASH DEVELOPMENT TEAM LLC
14415 WOOD RD
MILTON GA 30004

DHANARAJUPALI ANANDA BABU
& VENIGALLA ANURADHA
2625 AUGERON CT
ALPHARETTA GA 30004

DONIPARTHI NALINIKRISHNA KUMAR
& HEAMLATTABEN D
2740 AUGERON CT
ALPHARETTA GA 30004

FULTON COUNTY BOARD OF EDUCATION
786 CLEVELAND AVE
ATLANTA GA 30315

FULTON GREENS LTD PARTNERSHIP LLC
3121 MICHELSON DR STE 510
IRVIN CA 92612

GEORGE LAFAYETTE & STEPHANIE M
2615 AUGERON CT
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GK CUSTOM BUILDERS LLC
12990 COGBURN RD
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HALLMARK INVESTMENTS WINWARD LLC
4875 WINDWARD PKWY
ALPHARETTA GA 30004

HO JOHN C & AGNES C
2700 AUGERON CT
ALPHARETTA GA 30004-3863

IVT WINDWARD COMMONS ALPHARETTA LLC
P.O. BOX 6035
CHICAGO IL 60606

KAMARAINEN JARNO & LIAO LINMEI
2710 AUGERON CT
ALPHARETTA GA 30004

KHAN HASAN NEWAZ & FARHANA SHARITA
2730 AUGERON CT
ALPHARETTA GA 30004

KITTANA ANAN
2100 TRAYWICK CHASE
ALPHARETTA GA 30004

KOCA GUNDOGAN
2745 AUGERON CT
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LEIBEL CHARLES A II & LEIBEL TARA
2655 HOPEWELL PLANTATION DR
ALPHARETTA GA 30004

LR HOME GROUP LLC
2870 PEACHTREE RD NW # 137
ATLANTA GA 30305

MANTENA SUDHEER & PATHAPATI SRAVYA
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MELIANI KARIM & ZEKHNINI HANANE
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PANAMA CITY FL 32413

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3701 ANTIOCH CHURCH RD
WEDDINGTON NC 28104

WINDWARD PROFESSIONAL PAVILLION LLC
4895 WINDWARD PKY STE 200
ALPHARETTA GA 30004

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: 2025-17 Sharma 12975

PH #: Cogburn Rd

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: Sidhant Sharma ; Parminder Lamba

Telephone: 470-337-6037; 404-966-1534

Address: 402 Oakleigh Ave ; 240 Milton Overlook Pass

Suite:

City Woodstock

State: GA

Zip: 30188

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: Sidhant Sharma ; Parminder Lamba

Telephone: 470-337-6037; 404-966-1534

Address: 402 Oakleigh Ave ; 240 Milton Overlook Pass

Suite:

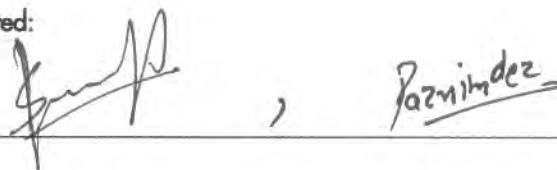
City Woodstock

State: GA

Zip: 30188

So Sworn and Attested:

Owner Signature:



Date:

09/29/25

Notary:

Notary Signature:





Date:

09/29/2025

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: NA

Subject Public Hearing Case: NA

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: NA Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

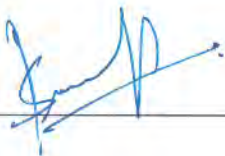
Description of Contribution: _____ Value: _____

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: _____



Parmindez

Date: _____

09/29/26

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.

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.

ALMONTE CESAR AMBIORIX HERNANDEZ
2705 AUGERON CT
ALPHARETTA GA 30004

BECKLER WILLIAM & RITA W
3167 GULLS WHARF DR
GAINESVILLE GA 30501

CHILUVURI VENKATARAMA S & RUDRARAJU DEEPTHI
2690 AUGERON CT
ALPHARETTA GA 30004

COGBURN WALK HOMEOWNERS ASSOCIATION INC
500 SUGAR MILL RD BLDG/STE B200
ATLANTA GA 30350

COVENTRY FOREST HOMEOWNERS ASSOC INC
500 SUGAR MILL RD # B 200
ATLANTA GA 30350

CRIDER SCOTT A & RUTH A
12985 COGBURN RD
ALPHARETTA GA 30004-3604

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WINDWARD CENTER LLC
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4895 WINDWARD PKY STE 200
ALPHARETTA GA 30004

Letter of Intent

Rezoning from AG-1 to R-15
12975 Cogburn Road, Alpharetta, GA

Dear City of Alpharetta,

We are writing as two families who are deeply invested in Alpharetta and who are eager to make this city our long-term home. Our request is to rezone the property at 12975 Cogburn Road from AG-1 to R-15 so that we may subdivide the 1.35-acre parcel into two single-family lots. Each lot will exceed the R-15 minimum standards for area and frontage, and our intention is to build two forever homes for our families.

This request is not about speculation or development for profit. It is about **building a future for our children in a city we admire and respect**. Alpharetta has always been a place we have looked to for its excellent schools, beautiful neighborhoods, and the quality of life it offers to families. This property represents a dream opportunity for us to put down roots and raise our children in an environment that reflects those values.

Both homes are planned in a **Modern Farmhouse style**, using high-quality materials such as brick, stone, and board-and-batten siding. We will feature side-entry garages to ensure that the homes present a welcoming and attractive face to Cogburn Road. Renderings of our intended design are included, as we want the City to see the care and thought we are putting into this project.

For us, this is personal. We love Alpharetta, and we want to be part of its story. One of us **works at ADP on Windward Parkway**, just a mile away from this property. The **ability to live and work in the same community** — to raise a family in Alpharetta while contributing professionally to one of the city's largest employers — is a rare and special situation. This rezoning gives us the chance to create that balance of home, school, and work in a way that truly connects us to the city.

We are fully committed to making this project a success. The **proposed rezoning aligns with the City's Comprehensive Plan (LDR designation)** and with the surrounding R-15 neighborhoods already established on Cogburn Road. More importantly, it reflects our genuine desire to build homes that complement Alpharetta's character while creating a lasting legacy for our children.

We thank you for your consideration and hope you see the personal significance of this request. Approving this rezoning will not just create two new homes — it will allow two families to fulfill a dream of living, working, and raising children in Alpharetta.

Sincerely,

Sidhant Sharma
Parminder Lamba

Planning Commission Review Criteria Responses

Rezoning Application: AG-1 to R-15

Property: 12975 Cogburn Road, Alpharetta, GA

Applicants: Sidhant Sharma & Parminder Lamba

1. How will this proposal be compatible with surrounding properties?

The proposed rezoning from AG-1 (Agricultural) to R-15 (Single-Family Residential) is fully compatible with surrounding properties. The subject property fronts Cogburn Road, where R-15 zoning already exists across the street. Adjacent properties along Cogburn Road and in the nearby neighborhoods are developed with single-family detached homes on comparable or smaller lots.

Our request to create two R-15-compliant lots, each exceeding the 15,000 square foot minimum and the 100-foot frontage requirement, is consistent with the established residential character of the area. Both new homes are planned in a Modern Farmhouse architectural style, featuring side-entry garages that do not face the road, ensuring that the homes present an attractive residential frontage and consistent with the scale and appearance of surrounding residences.

We have attached renderings of the intended architecture, which detail the use of quality exterior materials such as brick, stone, and board-and-batten siding. These design choices reinforce compatibility with the existing neighborhood context and enhance the visual character of the corridor.

This rezoning will not introduce any new use that conflicts with nearby land uses. Instead, it will strengthen the existing **low-density, single-family residential pattern**, while ensuring compatibility in terms of lot size, setbacks, building orientation, and design.

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

The proposed rezoning will not adversely affect the use or value of surrounding properties. Instead, it will strengthen the existing single-family character of the neighborhood. The two proposed R-15 lots both **exceed the minimum lot size and frontage requirements**, ensuring they remain consistent with the established development pattern.

Each home will be designed in a **Modern Farmhouse architectural style with side-entry garages** and the use of **high-quality exterior materials such as brick, stone, and board-and-batten siding** (Renderings of the intended architecture are included with this application)

By limiting the request to two single-family residences, rather than pursuing higher-density development, the proposal maintains the **low-density residential character of**

Cogburn Road and is expected to have a **neutral to positive effect on nearby property values**.

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

The subject property is **1.35 acres** and is currently zoned **AG-1 (Agricultural)**, which requires a **minimum of one acre per lot**. While the existing zoning allows for a single residence, it does not permit the property to be subdivided to accommodate two homes, since each lot must be at least one acre in size. This restriction limits the property to a **single-home use**, which does not align with the City's **Low Density Residential (LDR)** future land use designation that supports smaller-lot single-family housing.

Rezoning to **R-15** would enable the property to be subdivided into **two conforming lots**, each exceeding the 15,000 square-foot minimum lot size and 100-foot frontage requirement. This provides a **reasonable and economically viable use** of the property while maintaining compatibility with surrounding single-family neighborhoods.

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

The proposed rezoning would allow the property to be subdivided into **two R-15 lots**. Since one single-family home already exists on the property, the rezoning would result in a **net increase of only one additional residence**.

This minimal increase in housing translates to a **negligible impact on population** and a **very minor increase in traffic** along Cogburn Road. Any additional vehicle trips generated by a single household can easily be accommodated by the existing roadway network and will not alter current traffic conditions in the area

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

The proposed rezoning will have a **minimal impact on schools and utilities**. Subdividing the property into two R-15 lots results in a **net increase of only one single-family residence**. Our families intend to live in these homes, and while we currently have two children, the overall impact amounts to at most **one additional household with school-aged children**. This represents an insignificant increase and can easily be accommodated within the existing school system.

Regarding utilities, the property will be served by **Fulton County water and sewer** and will comply with all City and County requirements. Stormwater management will be addressed in accordance with City engineering standards, including additional measures

if impervious surfaces exceed 5,000 square feet. Given the small scale of development, the overall impact on public utilities and infrastructure will be **negligible**.

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

The proposed rezoning is **fully consistent with the City of Alpharetta's Comprehensive Plan and Future Land Use Map**. The property is designated **Low Density Residential (LDR)**, which supports single-family detached housing at densities consistent with **R-12 and R-15 zoning categories**.

By rezoning from AG-1 to R-15, the property will be aligned with the **intended future land use vision** and the **surrounding residential pattern**. The subdivision will create **two conforming lots**, each larger than the 15,000 square foot minimum and with more than the required 100 feet of frontage. This reinforces the City's objective of providing **appropriately scaled residential development** that strengthens existing neighborhoods.

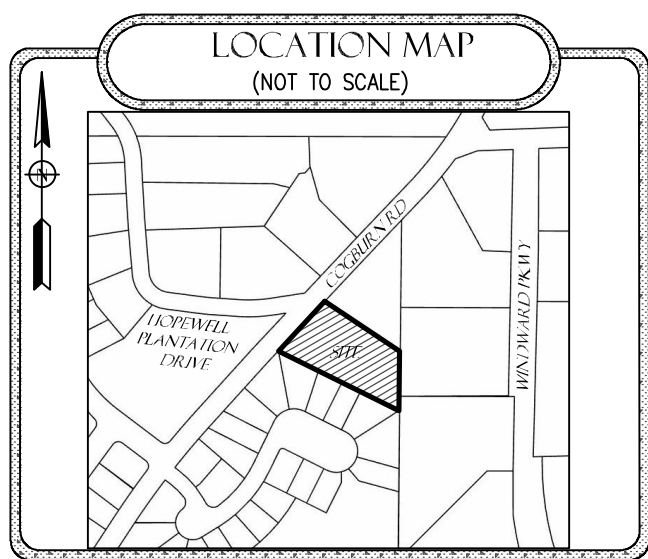
Furthermore, the proposal avoids higher-density alternatives, such as townhomes, that would not align with the LDR designation or neighborhood character. Instead, it delivers **two single-family homes in a Modern Farmhouse style**, with side-entry garages and high-quality exterior materials, consistent with nearby residences

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

Yes. The property is currently zoned **AG-1 (Agricultural)**, which requires a **minimum of one acre per lot** and does not reflect the surrounding development pattern along Cogburn Road.

The **surrounding context has shifted** toward single-family residential neighborhoods. Properties across Cogburn Road and nearby streets are already zoned **R-15 or higher density**. The City's **Comprehensive Plan and Future Land Use Map** anticipate this change by designating the property as **Low Density Residential (LDR)**, which supports R-15 zoning.

These existing and changing conditions demonstrate that rezoning to R-15 is both **appropriate and consistent** with the area's growth. The proposal will allow the property to be developed reasonably into **two conforming single-family lots**, ensuring compatibility with surrounding homes and avoiding higher-density development that would not fit the character of the neighborhood.



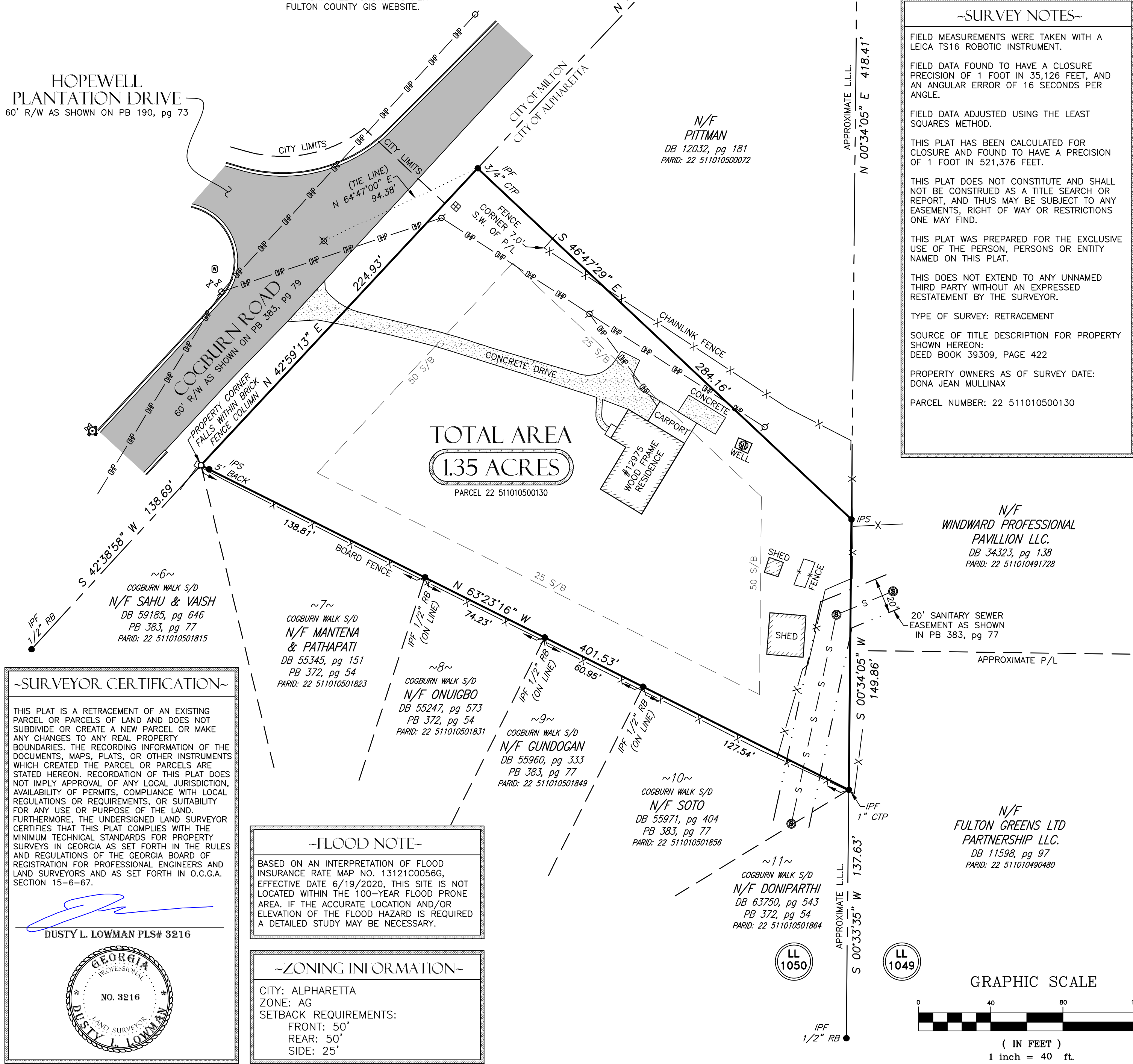
~LEGEND~

○	CALCULATED POSITION	RB	REBAR
●	IRON PIN FOUND/SET (IPF/IPS)	SR	SOLID ROD
⊠	MONUMENT	OCS	OUTLET CONTROL STRUCTURE
C/L	CENTERLINE	CPP	CORRUGATED PLASTIC PIPE
CTP	CRIMPED TOP PIPE	GI	GRATE INLET
DB	DEED BOOK	DI	DROP INLET
N/F	NOW OR FORMERLY	⊙	SANITARY SEWER MANHOLE (SSMH)
OTF	OPEN TOP PIPE	⊗	LIGHTPOLE
PB	PLAT BOOK	⊕	CLEANOUT
PG	PAGE		
P/L	PROPERTY LINE		
⊗	TELEPHONE PED. (T.P.) (ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)		
⊕	FIRE HYDRANT (FH)	---	ADJOINER
⊙	WATER METER (WM)	---	LAND LOT LINE (L.L.L.)
⊕	WATER VALVE (WV)	---	RIGHT OF WAY (R/W)
⊠	POWER BOX (PBX)	---	FENCE
⊕	POWER POLE (PP)	---	OHP
			OVERHEAD POWER

SURVEY NOTE: CITY LIMITS ARE APPROXIMATELY SHOWN AS PER FULTON COUNTY GIS WEBSITE.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

HOPEWELL PLANTATION DRIVE
60' R/W AS SHOWN ON PB 190, pg 73



~SURVEY NOTES~

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA TS16 ROBOTIC INSTRUMENT.

FIELD DATA FOUND TO HAVE A CLOSURE PRECISION OF 1 FOOT IN 35,126 FEET, AND AN ANGULAR ERROR OF 16 SECONDS PER ANGLE.

FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 521,376 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THUS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.

THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

TYPE OF SURVEY: RETRACEMENT

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON:
DEED BOOK 39309, PAGE 422

PROPERTY OWNERS AS OF SURVEY DATE:
DONA JEAN MULLINAX

PARCEL NUMBER: 22 511010500130

~SURVEYOR CERTIFICATION~

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED 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.

DUSTY L. LOWMAN

DUSTY L. LOWMAN PLS# 3216

~FLOOD NOTE~

BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 13121C0056G, EFFECTIVE DATE 6/19/2020, THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.

~ZONING INFORMATION~

CITY: ALPHARETTA
ZONE: AG
SETBACK REQUIREMENTS:
FRONT: 50'
REAR: 50'
SIDE: 25'

N/F
WINDWARD PROFESSIONAL PAVILLION LLC.
DB 34323, pg 138
PARID: 22 511010491728

20' SANITARY SEWER EASEMENT AS SHOWN IN PB 383, pg 77

APPROXIMATE P/L

N/F
FULTON GREENS LTD PARTNERSHIP LLC.
DB 11598, pg 97
PARID: 22 511010490480

GRAPHIC SCALE
0 40 80 120
(IN FEET)
1 inch = 40 ft.

SHEET NO.
1 OF 1

PROJECT NO.
22-395

DRAWN BY: W.G.H.
FIELD CREW: J.M
PLAT DATE: 11/11/2022
FIELD DATE: 11/3/2022

SURVEY FOR:
WHM & ASSOCIATES LLC.
LAND LOT 1050
2nd DISTRICT, 2nd SECTION
FULTON COUNTY, GEORGIA
CITY OF ALPHARETTA

PREPARED BY
DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE
WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

CERTIFICATE OF AUTHORIZATION NUMBER: LSF 001057

All that tract or parcel of land lying and being in Land Lot 1050, 2nd District, 2nd Section, Fulton County, Georgia, City of Alpharetta, and being more particularly described as follows:

COMMENCING at a point at the center line intersection of Cogburn Road (a 60' right-of-way) and Hopewell Plantation Drive (a 60' right-of-way),

THENCE, N 64°47'00" E a distance of 94.38' to a ¾" crimp top pipe found on the southern right-of-way of Cogburn Road, said ¾" crimp top pipe found being the POINT OF BEGINNING;

THENCE, leaving said right-of-way, S 46°47'29" E a distance of 284.16' to a ½" capped rebar set;

THENCE, S 00°34'05" W a distance of 149.86' to a 1" crimp top pipe found;

THENCE, N 63°23'16" W a distance of 127.54' to a ½" rebar found;

THENCE, N 63°23'16" W a distance of 60.95' to a ½" rebar found;

THENCE, N 63°23'16" W a distance of 74.23' to a ½" rebar found;

THENCE, N 63°23'16" W a distance of 138.81' to a point on the southern right-of-way of Cogburn Road, said point being witnessed by a ½" capped rebar set 5.00' back;

THENCE, following the aforementioned right-of-way, N 42°59'13" E a distance of 224.93' to a ¾" crimp top pipe found on the southern right-of-way of Cogburn Road, said ¾" crimp top pipe found being the POINT OF BEGINNING.

Said property containing 1.35 acres as shown on a survey prepared by Davis Engineering and Surveying dated 11-11-2022.

PROJECT INFORMATION:
 THE PROPOSED DEVELOPMENT WILL CONSIST OF THE DEMOLITION OF THE EXISTING RESIDENCE AND DIVISION OF THE LOT INTO THE SEPARATE RESIDENTIAL LOTS, A REZONE FROM AG TO R-15 IS PROPOSED.

ADDRESS: 12975 COGBURN ROAD, ALPHARETTA, GA
 PARCEL NUMBER: 22 511010500130
 JURISDICTION: CITY OF ALPHARETTA

TOTAL AREA= 1.35 ACRES

BOUNDARY INFORMATION OBTAINED FROM A SURVEY FOR WHM & ASSOCIATES LLC COMPLETED BY DAVIS ENGINEERING & SURVEYING, LLC DATED 11/11/2022.

CONTOUR DATA FROM FULTON COUNTY GIS DEPARTMENT.
 CONTOUR INTERVAL: 2'

UTILITIES SHOWN HEREON ARE FROM EXISTING STRUCTURES AND ABOVEGROUND MARKS FOUND. DAVIS ENGINEERING AND SURVEYING, LLC IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES.

ACCORDING TO AN INTERPRETATION OF THE FEMA NATIONAL FLOOD HAZARD LAYER, THIS PROPERTY DOES NOT LIE WITHIN A FEDERAL FLOOD HAZARD AREA PER FIRM PANEL 13121C0056G DATED 6/19/2020.

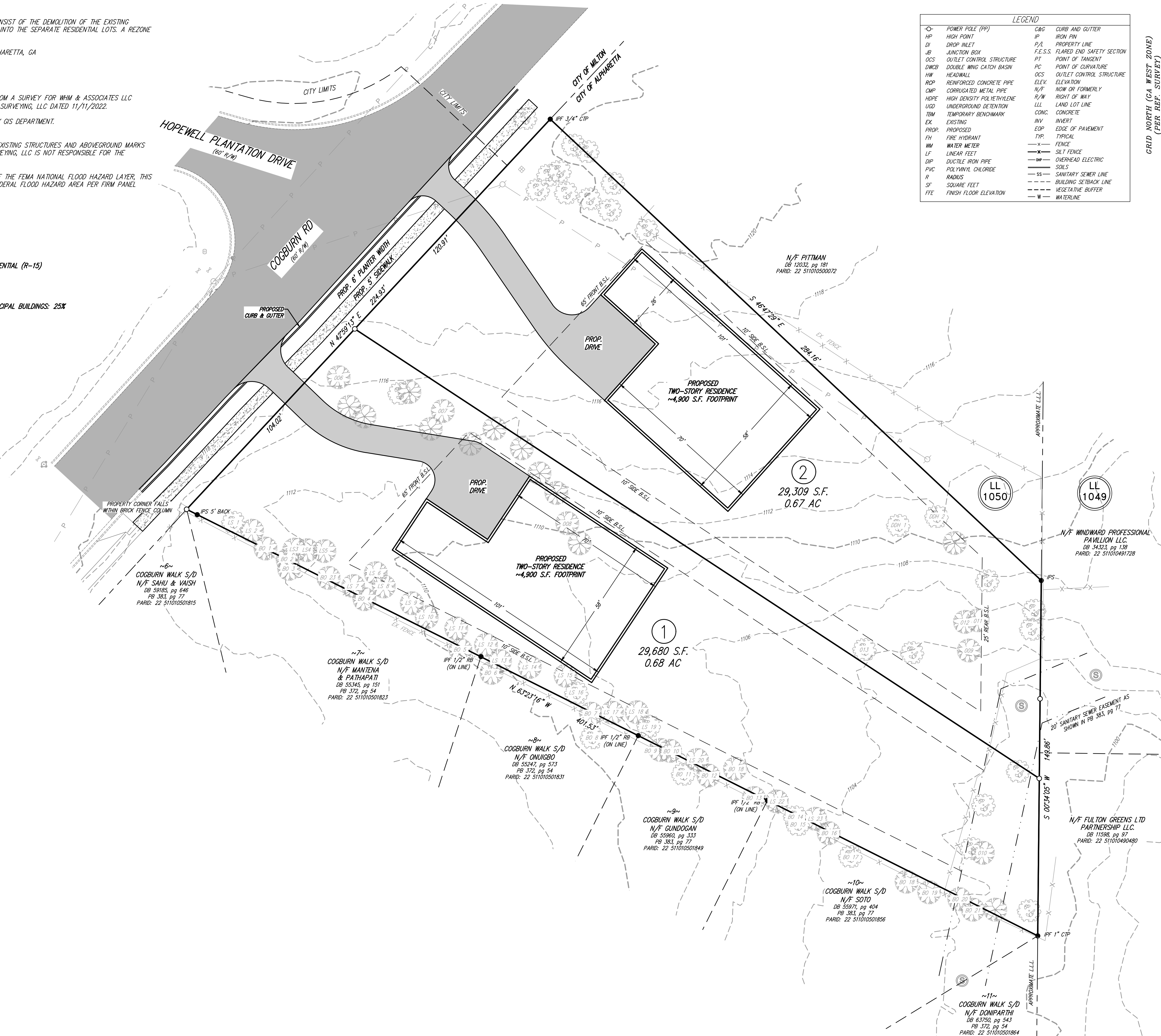
ZONING INFORMATION:

CITY OF ALPHARETTA
 CURRENT ZONING: AGRICULTURAL (AG)
 FRONT: 50'
 SIDE: 25'
 REAR: 50'

PROPOSED ZONING: 'FOR-SALE' RESIDENTIAL (R-15)
 SETBACKS

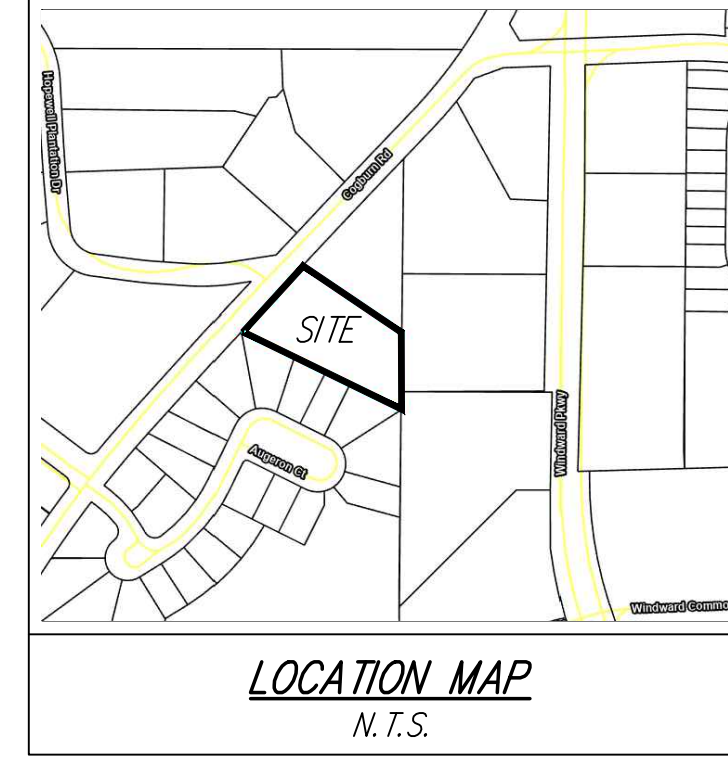
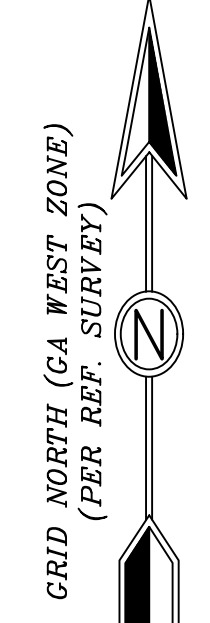
FRONT: 65'
 SIDE: 10'
 REAR: 25'
 MAXIMUM GROUND COVERAGE BY PRINCIPAL BUILDINGS: 25%
 MINIMUM LOT SIZE: 15,000 S.F.
 MINIMUM LOT WIDTH: 100'
 MAXIMUM BUILDING HEIGHT: 35'
 MINIMUM FLOOR AREA: 1,500 S.F.

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LEGEND

○	POWER POLE (PP)	C&G	CURB AND GUTTER
HP	HIGH POINT	IP	IRON PIN
DI	DROP INLET	P/L	PROPERTY LINE
JB	JUNCTION BOX	F.E.S.S.	FLARED END SAFETY SECTION
OCS	OUTLET CONTROL STRUCTURE	PT	POINT OF TANGENT
DWCB	DOUBLE WING CATCH BASIN	PC	POINT OF CURVATURE
HW	HEADWALL	OCS	OUTLET CONTROL STRUCTURE
RCP	REINFORCED CONCRETE PIPE	ELEV.	ELEVATION
CMP	CORRUGATED METAL PIPE	N/F	NOW OR FORMERLY
HDPE	HIGH DENSITY POLYETHYLENE	R/W	RIGHT OF WAY
UDJ	UNDERGROUND DETENTION	LLL	LAND LOT LINE
TEM	TEMPORARY BENCHMARK	CONC.	CONCRETE
EK	EXISTING	INV	INVERT
PROP.	PROPOSED	EOP	EDGE OF PAVEMENT
FH	FIRE HYDRANT	TYR.	TYPICAL
WM	WATER METER	-x-	FENCE
LF	LINEAR FEET	-x-x-	SILT FENCE
DIP	DUCTILE IRON PIPE	-OP-	OVERHEAD ELECTRIC
PVC	POLYVINYL CHLORIDE	-SS-	SANITARY SEWER LINE
R	RADIUS	-B-	BUILDING SETBACK LINE
SF	SQUARE FEET	-V-	VEGETATIVE BUFFER
FFE	FINISH FLOOR ELEVATION	-W-	WATERLINE



DES DAVIS
 ENGINEERING & SURVEYING
 24 DAWSON VILLAGE
 WAY SOUTH
 DAWSONVILLE, GA 30534
 PHONE: (706) 265-1234
 DAVISENGINEERS.COM

NOT FOR CONSTRUCTION

REVISION	DATE	DESCRIPTION
1	8/29/2025	INITIAL SUBMITTAL
2	9/4/2025	REVISE FRONT SETBACKS
3	9/4/2025	REVISE LOT LINE
4	9/9/2025	REVISE FOOTPRINT
5	9/19/2025	UPDATE LAYOUT
6	11/5/2025	ADDRESS STAFF COMMENTS

CONCEPTUAL SITE PLAN
 SIDHANT SHARMA & PARMINDER LAMBA
 LAND LOT 1050
 2ND DISTRICT, 2ND SECTION
 CITY OF ALPHARETTA
 FULTON COUNTY, GEORGIA

DRAWN BY: NAP
 CHECKED BY: JRD
 LAND LOT: 1050
 DISTRICT: 2ND
 SECTION: 2ND
 CITY: ALPHARETTA
 COUNTY: FULTON
 DATE: 11/5/2025

SHEET NO.
 1 OF 1
 PROJECT NO.
 22-395



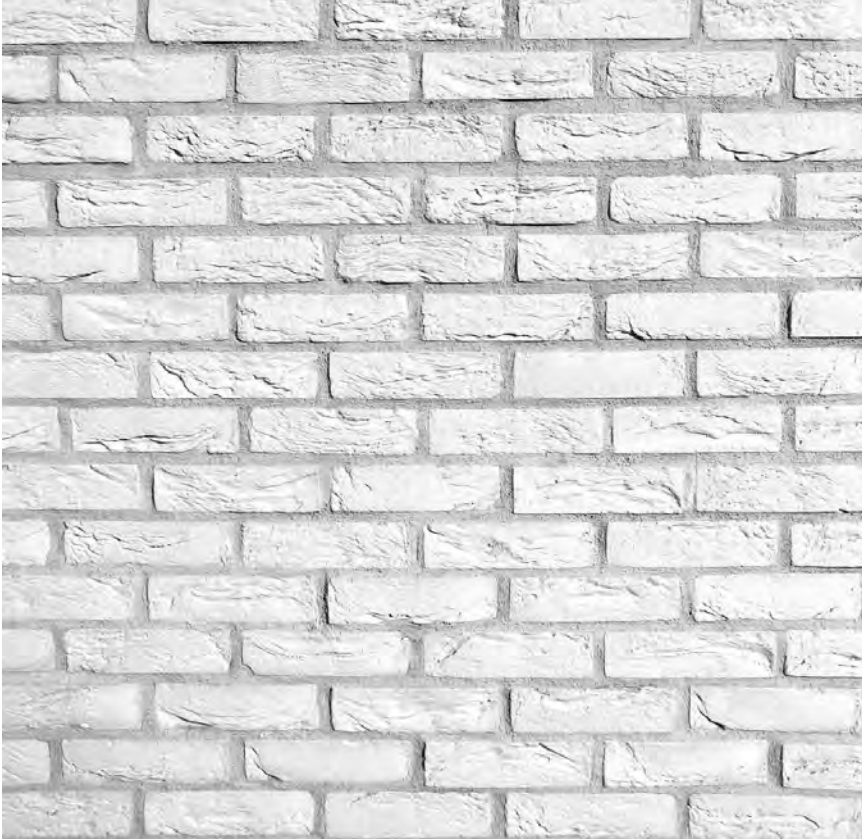
IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.







The renderings shared are intended as illustrative examples that convey the overall style and type of home we are proposing, rather than exact replicas of the final structures. They reflect the modern farmhouse architectural direction and demonstrate how the selected materials and finishes contribute to a cohesive design. While the final construction may include adjustments based on site conditions and other considerations, our intent is to remain closely aligned with these renderings to preserve the design vision. This approach ensures the homes will complement the neighborhood's character while allowing for appropriate flexibility during the building process.



White Exterior Bricks



Board and Batten



White Exterior Stone



Black Roofing Shingles

The materials presented above have been carefully selected to reflect a cohesive modern farmhouse architectural style. This combination of finishes is intended to ensure durability, aesthetic harmony, and alignment with the character of the surrounding community. These selections are consistent with the approximate renderings previously shared and represent our intent to build closely in line with that vision, while allowing for flexibility as the project progresses. We believe these choices provide a timeless yet contemporary appearance that will positively contribute to the neighborhood's visual appeal

Reservation of Constitutional and Other Legal Rights

Applicant: Sidhant Sharma and Parminder Lamba

Subject Property: 1.35 Acres Located at 12975 Cogburn Road, Alpharetta, Fulton County, Georgia (Tax Parcel ID No. 22-5110-1050-013-0)

Current Zoning: AG-1 (Agricultural)

Proposed Zoning: R-15 (Residential)

Proposed Use: Subdivision into Two (2) Residential Lots

Application: Rezoning Request with Associated Approvals

ROW Access: Cogburn Road

Governing Jurisdiction: City of Alpharetta, Georgia

This Reservation of Constitutional and Other Legal Rights ("Reservation") is intended to supplement and form a part of the zoning application of the Applicant and the owners of the Subject Property (collectively, the "Owner") and to put the Governing Jurisdiction on notice of the Applicant's assertion of its constitutional and legal rights.

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

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

The Current Zoning of the Subject Property is unconstitutional and deprives the Subject Property of viable economic use. The Proposed Use represents the only viable economic use of the Subject Property, and the Governing Jurisdiction has deemed this Application necessary to allow such use. As such, this filing is not an admission of the need for approval, but rather an effort to exhaust administrative remedies should the Application be denied. The Applicant and Owner expressly reserve the right to challenge the Current Zoning and any conditions or restrictions affecting the Subject Property.

Denial of the Application, or approval in a form other than as requested, would impose a disproportionate hardship on the Applicant and Owner without benefiting surrounding property owners. There is no reasonable alternative use of the Subject Property other than as proposed, and denial would serve no valid public purpose.

Any provisions of the applicable zoning ordinance that classify the Subject Property into non-requested zoning or use classifications, or at a density or intensity less than requested, are unconstitutional takings of property rights without just compensation in violation of the Georgia Constitution (Art. I, Sec. III, Para. I) and the Fifth and Fourteenth Amendments to the U.S. Constitution.

Refusal by the Governing Jurisdiction to approve the Application as requested would also:

- Constitute an unreasonable application of land use authority unrelated to public health, safety, or welfare;
- Result in arbitrary and capricious discrimination between similarly situated property owners, in violation of equal protection rights; and
- Potentially amount to unlawful delegation of zoning authority without due legislative process.

Furthermore, the Governing Jurisdiction cannot lawfully impose conditions or restrictions beyond those reasonably necessary to mitigate actual impacts of the development. Any unrelated conditions or design requirements would constitute an illegal impact fee, an unconstitutional taking, or both.

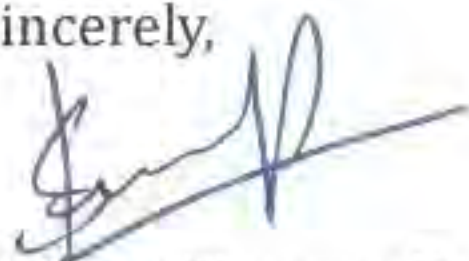
The Applicant and Owner have relied upon existing zoning ordinances and regulations in planning for development, and have expended substantial sums in reliance thereon. As such, vested rights have been acquired in developing the Subject Property consistent with the Proposed Use.

Finally, the Applicant and Owner assert that denial of this Application based upon provisions of zoning ordinances, maps, or plans not lawfully adopted would deprive them of due process under state and federal law.

By filing this Reservation, the Applicant reserves all rights and remedies available under the U.S. Constitution, the Georgia Constitution, applicable laws and ordinances, and in equity.

The Applicant respectfully requests that this Application be approved as submitted and that this Reservation be included with all other application materials. The Applicant and Owner reserve the right to amend or supplement this Reservation at any time.

Sincerely,



Sidhant Sharma, Parminder Lamba



SPECIMEN TREE REPORT

CITY OF ALPHARETTA

Client

Davis Engineering

Address

12975 Cogburn Rd



Project

25100

Survey Date

11/7/2025

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



Canopy
Consultants
www.canopy-consultants.com
404.858.7471

12975 Cogburn 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

Landscape Tree Inventory

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

Site Location

The site is a single family lot with a vacant structure. There is a grove of Pine trees and Water Oaks in the front yard and grove of Poplars, Sweetgums and Pines in the rear yard. On the southern property line is a 15' wide landscape buffer that looks like it was planted in conjunction with the subdivision to the south.



12975 Cogburn 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.



12975 Cogburn Rd

Specimen Tree Report

Tag #	DBH	Species	Condition	Comment
6	16"	<i>Cornus florida</i> Dogwood	Fair	Fair 1: Multi trunk. Pic 1
7	33"	<i>Quercus nigra</i> Water Oak	Poor	Poor 1: Large tree growing out of trunk with poor root flair. Pic 2
8	31"	<i>Pinus Taeda</i> Loblolly Pine	Poor	Poor 2: Large fusiform canker. Pic 3
9	30"	<i>Liriodendron tulipifera</i> Poplar	Good	Tree is in good health.
10	30"	<i>Liriodendron tulipifera</i> Poplar	Good	Tree is in good health.
11	35"	<i>Liriodendron tulipifera</i> Poplar	Good	Tree is in good health.
12	34"	<i>Liriodendron tulipifera</i> Poplar	Good	Tree is in good health.
13	8"	<i>Cornus florida</i> Dogwood	Fair	Fair 2: Small split. Pic 4

Total Specimen Sized Trees: 8

Good Condition: 4

Fair Condition: 2

Poor Condition: 2



12975 Cogburn Rd



Pic # 1: Multi trunk. Pic 1



Pic # 2: Large tree growing out of trunk with poor root flair. Pic 2



Pic # 3: Large fusiform canker. Pic 3



Pic # 4: Small split. Pic 4



12975 Cogburn Rd

Tree of Quality Report

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

Landscape Tree Report

Tree #	DBH	Species	Condition	Comment
LS 1	3"	<i>Quercus phellos</i> Willow Oak	Good	Tree is in good health.
LS 2	12"	<i>Cryptomeria japonica</i> Cryptomeria	Good	Tree is in good health.
LS 3	9"	<i>Cryptomeria japonica</i> Cryptomeria	Good	Tree is in good health.
LS 4	10"	<i>Cryptomeria japonica</i> Cryptomeria	Good	Tree is in good health.
LS 5	9"	<i>Cryptomeria japonica</i> Cryptomeria	Good	Tree is in good health.
LS 6	10"	<i>Cryptomeria japonica</i> Cryptomeria	Good	Tree is in good health.
LS 7	6"	<i>Magnolia grandiflora</i> Magnolia	Good	Tree is in good health.
LS 8	12"	<i>Cryptomeria japonica</i> Cryptomeria	Good	Tree is in good health.
LS 9	12"	<i>Cryptomeria japonica</i> Cryptomeria	Good	Tree is in good health.
LS 10	8"	<i>Cryptomeria japonica</i> Cryptomeria	Good	Tree is in good health.
LS 11	12"	<i>Cryptomeria japonica</i> Cryptomeria	Good	Tree is in good health.



12975 Cogburn Rd

Tree #	DBH	Species	Condition	Comment
LS 12	7"	<i>Cryptomeria japonica</i> Cryptomeria	Good	Tree is in good health.
LS 13	8"	<i>Cryptomeria japonica</i> Cryptomeria	Good	Tree is in good health.
LS 14	10"	<i>Cryptomeria japonica</i> Cryptomeria	Good	Tree is in good health.
LS 15	13"	<i>Cryptomeria japonica</i> Cryptomeria	Good	Tree is in good health.
LS 16	12"	<i>Ulmus parvifolia</i> Lacebark Elm	Good	Tree is in good health.
LS 17	6"	<i>Magnolia grandiflora</i> Magnolia	Good	Tree is in good health.
LS 18	6"	<i>Magnolia grandiflora</i> Magnolia	Good	Tree is in good health.
LS 19	13"	<i>Ulmus parvifolia</i> Lacebark Elm	Good	Tree is in good health.
LS 20	12"	<i>Cryptomeria japonica</i> Cryptomeria	Good	Tree is in good health.
LS 21	12"	<i>Cryptomeria japonica</i> Cryptomeria	Good	Tree is in good health.
LS 22	12"	<i>Cryptomeria japonica</i> Cryptomeria	Good	Tree is in good health.
LS 23	6"	<i>Magnolia grandiflora</i> Magnolia	Good	Tree is in good health.

Landscape Tree Summary: The landscape trees on this property are part of a buffer for the subdivision to the south of the property. The buffer is approximately 15' wide and is almost exclusively on the subject property.



12975 Cogburn Rd

Boundary Tree Report

Tree #	DBH	Species	Condition	Comment
BO 1	8"	<i>Cupressus x leylandii</i> Leyland Cypress	Good	Tree is in good health.
BO 2	12"	<i>Cupressus x leylandii</i> Leyland Cypress	Good	Tree is in good health.
BO 3	9"	<i>Cupressus x leylandii</i> Leyland Cypress	Good	Tree is in good health.
BO 4	9"	<i>Cryptomeria japonica</i> Cryptomeria	Good	Tree is in good health.
BO 5	7"	<i>Cryptomeria japonica</i> Cryptomeria	Good	Tree is in good health.
BO 6	8"	<i>Cryptomeria japonica</i> Cryptomeria	Good	Tree is in good health.
BO 7	13"	<i>Cryptomeria japonica</i> Cryptomeria	Good	Tree is in good health.
BO 8	10"	<i>Quercus falcata</i> S Red Oak	Good	Tree is in good health.
BO 9	12"	<i>Cryptomeria japonica</i> Cryptomeria	Good	Tree is in good health.
BO 10	8"	<i>Cryptomeria japonica</i> Cryptomeria	Good	Tree is in good health.
BO 11	10"	<i>Quercus falcata</i> S Red Oak	Good	Tree is in good health.
BO 12	6"	<i>Cryptomeria japonica</i> Cryptomeria	Good	Tree is in good health.
BO 13	12"	<i>Cryptomeria japonica</i> Cryptomeria	Good	Tree is in good health.
BO 14	12"	<i>Quercus falcata</i> S Red Oak	Good	Tree is in good health.
BO 15	6"	<i>Cryptomeria japonica</i> Cryptomeria	Good	Tree is in good health.



12975 Cogburn Rd

Tree #	DBH	Species	Condition	Comment
BO 16	7"	<i>Cryptomeria japonica</i> Cryptomeria	Good	Tree is in good health.
BO 17	10"	<i>Acer rubrum</i> Red Maple	Good	Tree is in good health.
BO 18	10"	<i>Cryptomeria japonica</i> Cryptomeria	Good	Tree is in good health.
BO 19	4"	<i>Cryptomeria japonica</i> Cryptomeria	Good	Tree is in good health.
BO 20	8"	<i>Cryptomeria japonica</i> Cryptomeria	Good	Tree is in good health.
BO 21	8"	<i>Cryptomeria japonica</i> Cryptomeria	Good	Tree is in good health.
BO 22	34"	<i>Liriodendron tulipifera</i> Poplar	Good	Tree is in good health.
BO 23	12"	<i>Cryptomeria japonica</i> Cryptomeria	Good	Tree is in good health.

Boundary Tree Summary: The majority of the boundary trees are part of the landscape buffer along the southern property line.



12975 Cogburn Rd

DDH Tree Report

Tree #	DBH	Species	Condition	Comments
DDH 1	20"	<i>Quercus falcata</i> S Red Oak	Poor	Dead. Pic 1
DDH 2	4"	<i>Cornus florida</i> Dogwood	Poor	45 degree lean. Pic 2

DDH Tree Summary: Two trees in the rear yard are DDH.



12975 Cogburn Rd



Pic # 1: Dead. DDH 1



Pic # 2: 45 degree lean. DDH2

