



PLANNING COMMISSION MEETING JANUARY 8, 2026

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

1. **CALL TO ORDER**
 - a. **Election of Chair and Vice Chair 2026**
2. **ROLL CALL**
 - a. **Welcome Karen Richard as Commissioner**
3. **APPROVAL OF MEETING MINUTES**
 - a. **Approve Meeting Minutes of December 4, 2025**
 - b. **Approve Meeting Minutes of November 6, 2025**
 - c. **Approve Meeting Minutes of October 2, 2025**
4. **ITEMS FROM BOARD MEMBERS**
5. **ITEMS FROM STAFF**
6. **PUBLIC HEARING**
 - a. **CLUP-25-04/Z-25-13/V-25-30 PowerBuild Construction/North Main Street**

This item has been withdrawn by the Applicant and will no longer be considered.

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.
 - b. **Z-25-10/V-25-22 Levitan/75 & 91 Roswell Street**

This request has been deferred by the applicant and will not be considered at the January 8, 2026 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.
 - c. **CLUP-25-05/Z-25-18/V-25-32 McKinley Homes/Morris Road**

This request has been deferred by the applicant and will not be considered at the January 8, 2026 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-25-15/V-25-34 Madewell/Milton Avenue

Consideration of a rezoning and variance to allow for the construction of 1 'For-Sale' single-family detached home on a 1.34-acre property in the Downtown. A rezoning is requested from SU (Special Use) to R-15 (Dwelling, 'For-Sale', Residential) and variances are requested to Unified Development Code (UDC) Subsection 3.3.2(D)(1)(b) to reduce a perennial stream buffer from 150' to 75' and UDC Subsection 2.2.5(D) to reduce the front setback from 65' to 24'. The property is located at 0 Milton Avenue and is legally described as being located in Land Lots 1251 & 1270, 2nd District, 2nd Section, Fulton County, Georgia.

7. ADJOURNMENT



Planning Commission Meeting

Unofficial Minutes

December 4, 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:

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

B. Staff Present:

- o Kathi Cook, Director of Community Development
- o Joel Carnow, GIS Specialist / Special Projects Planner
- o Erin Cobb, Administrative Office Manager

III. APPROVAL OF MEETING MINUTES

a. Meeting Minutes from 11/06/2025

- ❖ Commissioner Reynolds made a motion to approve the meeting minutes from November 6, 2025
 - o Commissioner Mitchell seconded the motion.
 - o The motion was approved unanimously (6-0)

IV. 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 DTLW (Downtown Live-Work). Variances are requested to the 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 the 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

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

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

- 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.
- 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.

- 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.
- 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.
- 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.

- 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.
 - CZIM was held on November 12, 2025. There was one (1) public comment with concerns over protecting the tree canopy.
 - Commissioner Reynolds asked for clarification regarding the tree canopy concerns brought up at the CZIM meeting.
 - Commissioner Manley asked about the fence requirements that would be visible from Old Milton Pkwy.
 - The applicant, Tori Young of Madewell Builders of Fine Homes, 18 Cumming Street Alpharetta, GA 30009, came forward to present this application.
 - Public Comment:
 - o None
- ❖ Commissioner Reynolds made a motion to approve Z-25-16 Madewell/204 Marietta Street with 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, the 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 #6 (24" Water Oak). Encroachment into the CRZ of saved trees shall not exceed 20%, as approved by Staff. Developer shall work with staff for an alternative if tree #4 (31" Water Oak) cannot be saved.
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.
 - o Commissioner Manley seconded the motion.
 - o The motion was approved unanimously (6-0)

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.

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

- 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.
- 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.
- 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.
- 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 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.
- 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.
- 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.
- CZIM was held on November 12, 2025. There were no public comments on the sign-in sheet.
- The applicants, Sidhant Sharma, 402 Oakleigh Ave Woodstock, GA 30188 and Parminder Lamba, 240 Milton Overlook Pass Woodstock, GA 30188, came forward to present this application.
- The Commissioners complimented the applicant on their heartfelt letter of intent that was submitted with their application.
- **Public Comment:**
 - o Jason Davis with Davis Engineering, 24 Dawson Village Way Dawsonville GA, came forward in support of this item.
 - o Scott Rider, 12985 Cogburn Road Alpharetta, GA 30004, came forward in support of this item.
 - o Alex with Kingdom Builders, came forward in support of this.
 - o Carla Shaw, 2610 Traywick Chase Alpharetta, GA 30004, came forward in opposition.

- o Daniel Shaw, 2610 Traywick Chase Alpharetta, GA 30004, came forward in opposition.
- ❖ Chairman Manley made a motion to approve Z-25-17 SHARMA/12975 COGBURN ROAD with 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, 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 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.
 - o Commissioner Stratton seconded the motion.
 - o The motion was approved unanimously (6-0)

a. **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.

VI. **ADJOURNMENT**

- ❖ With there being no further items to consider or discuss, Chairman Kung'u adjourned the meeting at 7:21 PM.



Planning Commission Meeting

Unofficial Minutes

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.
 - Vice Chairperson Zurinkas seconded the motion.
 - 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.
 - Commissioner Stratton seconded the motion.
 - 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 'For-Rent' building is not issued by December 1, 2028, the City may institute proceedings to amend the master plan to eliminate 'For-Rent' residential as a permitted use.
 - d. 'For-Sale' Townhomes – Not including the existing 185 townhomes in Caravelle, up to 100 'For-Sale' townhomes shall be permitted in up to 3 story buildings and located on Sites 4 & 5 on the site plan. The 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 (11 th 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 (11 th 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			10,558	5,279	5,279	942	614	328	1,067	403	664
Mixed-Use Reductions			-380	-190	-190	-76	-38	-38	-104	-52	-52
Alternative Mode Reductions (4%)*			-406	-203	-203	-35	-24	-11	-38	-14	-24
Pass-By Reductions			-322	-161	-161	0	0	0	-33	-17	-17
Net Trips Total			9,450	4,725	4,725	831	552	279	892	320	571
Gross Trip Difference			-386	-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			-289	-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:
 - a. Whether the zoning proposal will permit a use that is suitable in view of the zoning use and development of adjacent and nearby property. Response: While the zoning proposal is consistent with the comprehensive land use plan designation of the property, the proposal would not be fully consistent with the City’s housing tenure policy until 2030. In addition, high-density housing should be tied to office space where jobs exist and/or are created, and service uses are available to limit vehicular trips. Office has not been developed in Windward Park and the application indicates that office use will not be developed concurrently with the ‘For-Rent’ building.
 - b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property. Response: The zoning proposal would adversely affect adjacent and nearby properties. The development of a ‘For-Rent’ use without the development of office use is inconsistent with the live, work, and play concept of a mixed-use development which aims to limit vehicular trips.
 - c. Whether the zoning proposal will adversely affect the natural environment. Response: The zoning proposal would not adversely affect the natural environment. In conjunction with the initial installation of infrastructure at Windward Park, Sites 1 and 3 were cleared and graded leaving no tree save opportunities.
 - d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned. Response: There are not substantial reasons why the property cannot be used as currently zoned. The current development mix approved in the Windward Park mixed-use development represents a balanced mix of uses which is consistent with the live, work, play concept of a mixed-use development. The zoning proposal to reduce office and commercial uses while increasing residential density is inconsistent with Land Use Strategy 8.1 in the 2040 Comprehensive Plan, which states, “Allow mixed use patterns that will create activity nodes in appropriate areas, as established by the Future Development Map, that provide jobs and services within walking distance of residences, preserve open spaces, and make public transportation more efficient.”
 - e. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of public facilities or services, including but not limited to existing streets and transportation facilities, schools, water or sewer utilities, and police or fire protection. Response: Mixed-use developments reduce impacts on public facilities and services by providing a place to

live, work and play. Also, high-density housing should be tied to office space where jobs exist and/or are created, and service uses are available to limit vehicular trips. The applicant's proposal increases residential density while reducing office and commercial space, and there is no intent to develop office concurrently with the 'For-Rent' use.

- f. Whether the zoning proposal is supported by new or changing conditions not anticipated or reflected in the existing zoning on the property. Response: Not applicable.
 - g. Whether the zoning proposal reflects a reasonable balance between the promotion of the public health, safety, morality, or general welfare against the right to unrestricted use of property. Response: The zoning proposal does not reflect a reasonable balance. The proposal increases residential density while decreasing commercial and office space, further eroding the mix of uses in the Windward Park mixed-use development. The City's 'For-Rent' regulations require that For-Rent units be incorporated as part of a mixed-use project; however, if approved, residential uses would represent approximately 70% of the land area in Windward Park. Office has not been developed in Windward Park and the application indicates that office will not be developed concurrently with the 'For-Rent' building.
 - h. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning. Response: There are not substantial reasons why the property cannot be used as currently zoned. The current development mix approved in the Windward Park mixed-use development represents a balanced mix of uses which is consistent with the live, work, play concept of a mixed-use development. The zoning proposal to reduce office and commercial uses while increasing residential density is inconsistent with Land Use Strategy 8.1 in the 2040 Comprehensive Plan, which states, "Allow mixed use patterns that will create activity nodes in appropriate areas, as established by the Future Development Map, that provide jobs and services within walking distance of residences, preserve open spaces, and make public transportation more efficient."
 - i. The extent to which the zoning proposal is consistent with the Comprehensive Plan. Response: The zoning proposal is consistent with the comprehensive land use plan designation of the subject property, which is 'Mixed Use'. However, office use has not been developed in Windward Park and the application indicates that office use will not be developed concurrently with the 'For-Rent' building.
- 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.



PLANNING COMMISSION MEETING

UNOFFICIAL Minutes

OCTOBER 2, 2025

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

The public is advised that the following minutes are not a verbatim transcription of business presented at the Council Meeting of the date shown; but are a synopsis of pertinent information. The public is further advised that the video recording for said meeting is a matter of public record and is available to be viewed at the City Clerk's office during normal business hours or viewed online at <https://www.youtube.com/user/alpharettagov>.

1. **CALL TO ORDER**
2. **ROLL CALL**
 - A. **Commissioners Present:**
 - Marine Zurinkas, Chair
 - D.C. Aiken
 - Valerie Manley
 - Dennis Mitchell
 - Jill Reynolds
 - Todd Stratton
 - Valerie Manley
 - B. **Staff Present:**
 - Kathi Cook, Director of Community Development
 - Michael Woodman, Planning + Development Services Manager
 - George Doyle, Transportation Engineer
 - Elle Taylor, Planning & Zoning Coordinator
3. **APPROVAL OF MEETING MINUTES**
 - a. **Approve Meeting Minutes of September 4, 2025**
 - ❖ Commissioner Reynolds offered a motion to approve.
 - Commissioner Stratton seconded the motion.
 - The motion was approved unanimously (5-0-1)(Zurinkas)
4. **ITEMS FROM BOARD MEMBERS**
5. **ITEMS FROM STAFF**

6. PUBLIC HEARING

a. Public Hearing Procedure

Elle Taylor, Planning & Zoning Coordinator read the procedure.

Chair Zurinkas announced a reorder for consideration of the public hearing items:

1. MP-25-05/CU-25-07 Northwinds Summit Vertiport
2. Z-25-09/PH-25-15 41 Milton Avenue
3. Z-25-07/CU-25-15/V-25-20 Alpharetta District Places

b. Z-25-10/V-25-22 Levitan/75 & 91 Roswell Street

This request was deferred by the applicant and was not considered at the October 2, 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.

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

This request was deferred by the applicant and was not considered at the October 2, 2025 Planning Commission meeting.

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

d. Z-24-09/E-24-03/V-24-14 Wells Fargo Redevelopment/21 North Main Street

This request was deferred by the applicant and was not considered at the October 2, 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.

e. MP-25-05/CU-25-07 Northwinds Summit Vertiport

Micheal Woodman, Planning & Development Services Manager, presented consideration of a master plan amendment and conditional use to allow a 'Vertiport' in the Northwinds Summit mixed-use development. A master plan amendment is requested to the Northwinds Summit Master Plan to add 'Vertiport' as conditional use and a conditional use is requested to allow 'Vertiport' for the applicant's proposed Vertiport. The property is located at 1000 Summit Place and is legally described as being located in Land Lots 753 & 798, 1st District, 2nd Section, Fulton County, Georgia.

- Location Map
- Current Zoning
- Definition of Vertiport
- Site Plan
- Standards for Master Plan Amendments
- *The proposal would be suitable as it relates to the use and development of adjacent or nearby properties, which are primarily developed as office buildings. Similar to 'Heliports', 'Vertiports' are generally found at airports, on building rooftops, on parking decks, and at grade.*
- *The proposal would not adversely affect the natural environment. The proposal is for a 'Vertiport' to be located on the top level of a parking deck and would not result in the removal of trees.*
- *The property is approved as a mixed-use development, which includes an office component. The Resurgens Park Master Plan allows a 'Vertiport' as a permitted use and several master plans allow a 'Heliport, Public/Private' as a permitted or conditional use.*
- *The proposed Vertiport is associated with Advanced Air Mobility (AAM), which refers to the transport of passengers and cargo short- to medium-range distances using new and emerging aircraft technologies, such as electric vertical takeoff and landing aircrafts (eVTOL).*
- *The subject property is approved for a mixed-use development, which includes an office component. The Resurgens Park Master Plan allows a 'Vertiport' as a permitted use and several master plans allow a 'Heliport, Public/Private' as a permitted or conditional use.*
- Conditional Use Criteria
 - *The Northwinds Summit mixed-use development was developed in compliance with site access development standards with multiple points of access from Haynes Bridge Road and Northwinds Parkway. The use would not have significant impacts on vehicular and pedestrian access.*
 - *The property will be in compliance with regard to refuse areas, loading and service areas, off-street parking, and buffers and screening.*
 - *The proposed use would be compatible with existing and future uses, with 'Vertiports'*

generally located on building rooftops, parking decks, and surface parking lots. In addition, 'Vertiports' serve electric vertical takeoff and landing aircrafts (eVTOL), which utilize technology that is quieter than a helicopter.

- *The proposed use would not impede the normal and orderly development of surrounding properties, which are primarily developed and approved as office buildings. In addition, 'Vertiports' serve electric vertical takeoff and landing aircrafts (eVTOL), which utilize technology that is quieter than a helicopter.*
- *The location and character of the 'Vertiport' is consistent with the desirable pattern of development in the City. The proposed 'Vertiport' use is generally located on office building rooftops, parking decks, and surface parking lots. In addition, 'Vertiports' serve electric vertical takeoff and landing aircrafts (eVTOL), which utilize technology that is quieter than a helicopter.*
- *There are no 'Vertiport' locations in the City*

Staff's recommendation was to approve MP-25-05/CU-25-07 Vertiport/Northwinds Summit MP, subject to the following conditions:

1. 'Vertiport' shall be added as a conditional use in the Northwinds Summit Master Plan.
2. 'Vertiport' shall be added as a conditional use at 1000 Summit Place and limited to the submitted plans depicting a Vertiport on the top level of a parking deck.
3. Developer shall submit a fire risk assessment in accordance with NFPA 418 Section 4.1.2, which shall be approved by the local Authority Having Jurisdiction (AHJ).

Developer shall provide evidence of compliance with FAA standards for planning, design, and construction of the proposed facility.-

After presentation from Applicant and discussion from the Commission:

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

f. Z-25-09/PH-25-15 41 Milton Avenue

Michael Woodman, Planning & Development Services Manager, presented consideration of a rezoning and parking in-lieu fees to allow for the conversion of basement storage space to useable space for an office, retail, restaurant, or residential dwelling. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core). Parking in-lieu fees are requested for up to three (3) parking spaces. The property is located at 41 Milton Avenue and is legally described as being located in Land Lot 1269, 2nd District, 2nd Section, Fulton County, Georgia.

- Site Plan
- Floor Plan
- Traffic
- Parking

- Parking In -Lieu Fee Schedule
 - Downtown Parking Facilities
 - Parking In -Lieu Fees Review Criteria
- *As shown in the table above, there are several public parking facilities in the Downtown. Besides on-street parking, the closest facilities to the applicant's property are the Milton Avenue Parking Deck and Old Roswell Street Parking Lot, of which the Old Roswell Street Parking Lot has the highest peak utilization of any of the Downtown parking facilities. The Milton Avenue Parking Deck is located within approximately 400' of the subject property and has one of the lower peak utilizations at 65%. An article from the National Parking Association, PARKING magazine, states that parking designers typically use a maximum walking distance of 300' – 600' for retail customers and 1,200' – 1,500' for employee parking. The Milton Avenue Parking Deck and Roswell Street Parking Lot are located within the maximum walking distance for retail customers and employees.*
 - *MARTA bus routes 141 and 185 service the Alpharetta area with route 141 running directly through Downtown Alpharetta. There are five (5) bus stops within approximately 1,000' of the subject property with two (2) stops on Academy Street and three (3) stops on North Main Street.*
 - *The subject property is located in close proximity to the Milton Avenue Parking Deck and Roswell Street Parking Lot, which have the lowest peak utilizations of Downtown public parking facilities. There would not be a negative impact on public health, safety, or general welfare if parking in-lieu fees is required for the shortfall of two (2) to three (3) parking spaces for retail or office use. However, parking reductions have not been approved for residential uses in the Downtown and a restaurant use would generate the greatest need for parking and therefore is not supported.*
 - *The subject property is land locked and there is no available land to develop parking. Parking in-lieu fees have been approved at other Downtown locations, including 44 Milton Avenue, 55/61 Roswell Street, Alpharetta Lofts (58 Canton Street), CORO building (37 Old Roswell Street), 75/91 Roswell Street, and 55 Canton Street. However, parking reductions have not been approved for residential uses in the Downtown and a restaurant use would generate the greatest need for parking and therefore is not supported.*
- Standards for Zoning Changes
 - *The zoning proposal is consistent with the future land use designation of the property and surrounding area, which is 'Central Business District'. The area is envisioned to redevelop into a mix of residential, office and neighborhood commercial uses.*
 - *The zoning proposal would not adversely affect the existing use or usability of*

adjacent or nearby properties. The area is envisioned to redevelop into a mix of residential, office and neighborhood commercial uses.

- *The proposal would have no impact on the natural environment. The request is to convert the existing basement space to usable area.*
- *The property is currently zoned C-2, which does not allow residential use, except for in an existing residential structure. The requested zoning is consistent with the future land use designation of the property and surrounding area, which is 'Central Business District'. The area is envisioned to redevelop into a mix of residential, office and neighborhood commercial uses.*
- *The zoning proposal would not cause an excessive burden on public facilities and services. A restaurant use, such as a coffee shop, would generate the most trips. If approved, it is recommended that uses in the basement space be limited to retail, office, or dwelling.*
- *The request would not negatively impact public health, safety or welfare. The zoning proposal is consistent with the future land use designation of the property.*
- *The property is currently zoned C-2, which does not allow residential use, except for in an existing residential structure. The requested zoning is consistent with the future land use designation of the property and surrounding area, which is 'Central Business District'. The area is envisioned to redevelop into a mix of residential, office and neighborhood commercial uses.*
- *The future land use designation of the property is 'Central Business District', which allows the proposed DT-C zoning district and uses.*

Applicant gave a brief presentation:

- Basement to be used as potential residential rental.
- Small scale retail kiosk /concession stand.

There was discussion from the Board:

- Egress
- Potential for Airbnb
- Alcohol
- Concession Stand Aesthetics.

- ADA Accessibility.
- Short Term Rental
- Visibility of Kiosk

Staff's recommendation was to approve Z-25-09/PH-25-15 41 Milton Avenue, subject to the following conditions:

1. Site consisting of approximately 0.132 acres shall be rezoned to DT-C. Property shall be limited to the existing uses consisting of one (1) Dwelling, For-Sale Condominium unit and 'Barber/Beauty Shop'. In addition, the 997 square foot basement area shall be limited to office or retail use.
2. Retail uses shall be limited to: Art Gallery', 'Barber/Beauty Shop', 'Book Store', 'Florist, Retail (no greenhouse)', 'Print Shop', 'Retail Establishment (no mixed sales)', and 'Shop or Studio, Craftsman/Artist'.
3. Property owner shall submit a building permit for the change of use of the basement area, which will require a secondary means of egress for the space.
4. Property owner shall pay a lump sum parking in-lieu fee of \$9,000.00 prior to the issuance of a building permit for retail use or \$13,500.00 prior to the issuance of a building permit for office use.
5. Property owner shall utilize creative signage, such as a painted sign, blade sign, or perpendicular sign, with final approval by DRB.
6. White lights shall be added to the top of the building to participate in the City's holiday lighting program.
7. No more than 1 of the residential units shall be permitted to be rented, as recorded in a deed restriction on the property.

❖ Commissioner Stratton offered a motion to approve subject to the conditions as read by Mr. Woodman with edits to Condition #1 and leaving Condition #7.

- Commissioner Reynolds seconded the motion.
- The motion was approved unanimously (6-0)

1. Site consisting of approximately 0.132 acres shall be rezoned to DT-C. Property shall be limited to the existing uses consisting of one (1) Dwelling, For-Sale Condominium unit and 'Barber/Beauty Shop'. In addition, the 997 square foot basement area shall be limited to office, retail use and dwelling unit.
2. Retail uses shall be limited to: Art Gallery', 'Barber/Beauty Shop', 'Book Store', 'Florist, Retail (no greenhouse)', 'Print Shop', 'Retail Establishment (no mixed sales)', and 'Shop or Studio, Craftsman/Artist'.

3. Property owner shall submit a building permit for the change of use of the basement area, which will require a secondary means of egress for the space.
4. Property owner shall pay a lump sum parking in-lieu fee of \$9,000.00 prior to the issuance of a building permit for retail use or \$13,500.00 prior to the issuance of a building permit for office use.
5. Property owner shall utilize creative signage, such as a painted sign, blade sign, or perpendicular sign, with final approval by DRB.
6. White lights shall be added to the top of the building to participate in the City's holiday lighting program.
7. No more than 1 of the residential units shall be permitted to be rented, as recorded in a deed restriction on the property.

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

Michael Woodman, Planning & Development Services Manager, presented consideration of a rezoning, conditional use, and variances to allow for 195 'Dwelling, 'For-Rent' units and approximately 35,000 square feet of retail/restaurant on 3.02 acres in the Downtown. A rezoning is requested from C-2 (General Commercial) to DT-C (Downtown Core) and a conditional use is requested to allow 'Dwelling, 'For-Rent'. Variances are requested to Unified Development Code (UDC) Subsection 1.4.2 and Subsection 3.2.2 to allow utilities in a required landscape strip, Subsection 3.2.8(D) to reduce the landscape strip along Marietta Street, Subsection 3.2.8(K) to remove trees within the building setback along Marietta Street, Appendix A Subsection 2.3.3(E) to modify the Collector Street Commercial/Mixed-Use streetscape requirements for Marietta Street, Appendix A Subsection 2.4.4 to allow a parking structure to front on an arterial and a collector street without ground-floor active uses, and Appendix A Subsection 3.5.5 to increase the maximum building footprint and increase maximum building height. The property is located at 0 South Main Street and 131 South Main Street and is legally described as being located in Land Lot 695, 1st District, 2nd Section, Fulton County, Georgia.

The submitted request, if approved, would allow for the construction of two (2), five (5) story mixed-use buildings with 195 'For-Rent' units over 20,000 square feet of retail space and 10,000 square feet of restaurant space on 3.02 acres in the Downtown. The proposed density is 64.5 dwelling units per acre. The public hearing request represents Phase 2 of the Alpharetta District Places development. Phase 1, which includes the property along Roswell Street from Old Milton Parkway to Marietta Street, will utilize the existing C-2 (General Commercial) zoning and will consist of 17,000 square feet of retail use and 17,000 square feet of restaurant use. A rezoning is requested for Phase 2 from C-2 to DT-C (Downtown Core) and a conditional use is requested to allow 'Dwelling, 'For-Rent' use. Variances are requested to increase the maximum building footprint, increase maximum building height, reduce a landscape strip, allow utilities and easements in a landscape strip, modify the Marietta Street streetscape, and allow tree removal in the setback along Marietta Street. The subject property is located at 131 South Main Street at the northwest corner of South Main Street and Old

Milton Parkway.

The property is developed as a 20,000 square foot retail strip center, 4,200 square foot dry cleaners, and 2,400 square foot contractor's office. Surrounding properties are zoned C-2. Alpharetta District Places Phase 1 (retail and restaurant village) will be located to the west, Walgreens and an office building are located to the south, the former Rite Aid/Off Leash building, Little Alley Steak, and Taco Bell are located to the east, and Surcheros and a commercial building are located to the north. The comprehensive land use plan designation of the property is 'Central Business District', which supports the applicant's proposal.

Variances are requested to Unified Development Code (UDC) Downtown Code streetscape and site regulations (bulk and mass), as well as tree conservation and landscape requirements. The applicant cites the unusual shape of the property, multiple road frontages, and the substandard right-of-way along Marietta Street as hardships contributing to the requested variances.

- Densities of Residential Approvals in the Central Business District.
- Site Plan.

Staff's recommendation was to Approve Z-25-07/CU-25-15/V-25-20 Alpharetta District Places and Deny variance request to remove a specimen tree in the setback along Marietta Street, subject to the following conditions:

1. Site consisting of approximately 3.02 acres shall be rezoned to DT-C and developed substantially similar to site plan prepared by AEC, dated 9/26/25, except for modifications required to comply with the conditions below.
2. Architecture and materials shall be developed substantially similar to the renderings prepared by Tracy Ward, dated 9/11/25, except for modifications required to comply with the Downtown Consultant's comments and in compliance with the Alpharetta Downtown Code, subject to final approval by DRB. Buildings shall have 4-sided architecture, materials and details. Commercial storefront systems shall not be permitted. Majority of storefronts shall be recessed, subject to final approval by DRB.
3. Development regulations shall be as follows:
 - a. Commercial – Commercial uses shall be limited to no more than 30,000 square feet and shall be located on the ground floor of the 'For-Rent' buildings. Restaurant (no drive-through) use shall be limited to no more than 10,000 square feet of the total commercial square footage and a maximum 2 restaurants. Office use shall be limited to no more than 5,000 square feet of the total commercial square footage.
 - b. 'For-Rent' Residential – After January 1, 2028, 195 'Dwelling, 'For-Rent' units shall be permitted a Certificate of Occupancy (CO) in accordance with UDC 'For-Rent' requirements. The ground floor of the 'For-Rent' buildings shall have a minimum height of 18'. At-grade 'For-Rent' units shall be limited to no more than 2 sides of the building and shall have walkouts with sidewalk connections if differing from the renderings prepared by Tracy Ward, dated

- 9/11/25. Maximum building height shall be limited to 4 stories, not to exceed 60', except that the corners and middle of the 2 buildings shall be limited to 5 stories, not to exceed 60', substantially as depicted in the renderings prepared by Tracy Ward, dated 9/11/25. Units shall be limited to studio, 1, and 2 bedrooms and if dens are proposed, they shall not have a closet. No more than 58% of the units shall be 2 bedrooms. A CO shall not be issued for the 'For-Rent' building until Phase 1 construction has been substantially completed. '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 is not issued by October 27, 2028 residential units shall revert to 'For-Sale' only.
- c. Parking Decks – Maximum 3 levels, substantially as depicted on the site plan prepared by AEC, dated 9/26/25. Any portion of the parking deck visible from Highway 9, Old Milton Parkway, Roswell Street or Marietta Street shall be treated with similar materials and finishes as the building it serves. Architectural screens, or similar, shall be used on parking deck openings visible from Old Milton Parkway or Marietta Street, as approved by DRB. Suitability of parking deck elevation, visibility and landscape screening shall be approved by DRB. Parking decks shall be permitted without active uses along Old Milton Parkway and Marietta Street, as depicted on the site plan prepared by AEC, dated 9/26/25.
4. Commercial uses shall be limited to:
- a. Art Gallery
 - b. Bakery
 - c. Barber Shop/Beauty Shop
 - d. Book Store
 - e. Brewery (w/conditional use)
 - f. Distillery (w/conditional use)
 - g. Dry Cleaning, Pick-up Station
 - h. Fitness Studio
 - i. Florist
 - j. Grocery Store
 - k. Office
 - l. Pet Day Care (no overnight boarding)
 - m. Pet Grooming
 - n. Restaurant (no drive through)
 - o. Retail Establishment (no mixed sales)
 - p. Shop or Studio, Craftsman/Artist
 - q. Spa Services (w/conditional use)
 - r. Special Event Facility (w/conditional use)
5. Building setbacks shall be as depicted on the site plan prepared by AEC, dated 9/26/25.
6. Buildings shall have a maximum building footprint of no more than 46,900 square feet (north bldg.) and 45,000 square feet (south bldg.), as depicted on the site plan prepared by AEC, dated 9/26/25.
7. Developer shall improve Marietta Street streetscape with a minimum 6' planter planted with street trees, minimum 8' sidewalk, minimum 10' travel lanes, decorative pedestrian lighting and street furnishings, with final approval by Staff. Overhead utilities along the project side of Marietta Street shall be placed underground in order to resolve conflicts with Code-required landscaping. Streetscape improvements may require additional right-of-way or easements. Streetscape

- improvements shall be installed using specific construction techniques, such as a floating sidewalk, to limit impacts to saved trees, as approved by the City Arborist.
8. Developer shall improve Highway 9 streetscape with a minimum 2' planter planted with shrubs, minimum 10' brick sidewalk, decorative pedestrian lighting and street furnishings, with final approval by Staff.
 9. Developer shall improve Old Milton Parkway streetscape with a minimum 6' planter planted with shrubs if trees not permitted by GDOT, minimum 10' sidewalk, decorative pedestrian lighting and street furnishings, with final approval by Staff. Trees will be required between the sidewalk and building, if not allowed in the 6' planter.
 10. Developer shall install off-site Site Driveway 1 on Marietta Street to be full-access with stop-sign control on the site driveway approach; on-site Site Driveway 2 on North Main Street (State Route 9) to be right-in/right-out only; and off-site Site Driveway 3 on Old Milton Parkway (OMP) to be right-in/right-out only, with final design configuration approval by Staff.
 11. Developer shall install an extended raised 2' median along the southbound left-turn lane of Highway 9 at the signalized intersection of Old Milton Parkway to ensure safer site ingress/egress.
 12. Developer shall construct the City's Marietta at Roswell Street Public Park Project, with final approval by Staff. Impact fee credits shall be used to develop off-site park improvements if approved by Council as part of a development agreement.
 13. Developer shall install the City's Alpha Loop Special Detail striping at the Marietta Street/Roswell Street intersection pedestrian crosswalks, with final approval by Staff. Impact fee credits shall be used to develop off-site improvements if approved by Council as part of a development agreement.
 14. Decorative pedestrian lighting shall be required throughout the development and shall be privately maintained.
 15. Overstory shade trees shall be required in all landscape strips and shall be planted a minimum 15' from the face of the building and a minimum 15' from overhead utilities, as approved by DRB.
 16. Minor encroachments of the sidewalk into the 10' landscape strip along Marietta Street shall be permitted, as approved by Staff.
 17. Foundation plantings, consisting of ornamental trees, shrubs, vines and grasses, shall be required along all sides of the building, with final approval by DRB.
 18. Developer shall include the City's Special Emphasis Crosswalk (Detail 903) along any driveway access point crossing and intersecting with City right-of-way, as approved by Staff.
 19. Developer shall improve a pedestrian connection from the future City Park at the corner of Marietta Street and Roswell Street to Highway 9 and located between the For-Rent buildings and across the Phase 1 surface parking lot, substantially as depicted on the site plan prepared by AEC, dated 9/26/25. Pedestrian connection shall include hardscape, landscape, amenities (seating areas, trash receptacles, public art, etc.), open space, and wayfinding signage, with final approval by DRB. Pedestrian crossings shall be designated by way of featured materials such as brick pavers, cobblestones, or architecturally treated concrete products, as approved by DRB.
 20. Developer shall provide bicycle racks, benches, trash receptacles, decorative crosswalks, planters, kiosks, wayfinding signage and other street furniture where appropriate throughout the development.
 21. Minimum 1.16 acres of open space shall be provided in Phase 2. Open space shall be developed with decorative landscaping (plant selections consistent with the historic Downtown), hardscape, seating, and other amenities, with final approval by Staff.
 22. The northwest corner of Old Milton Parkway and Highway 9 shall be designed and constructed in such a manner as to provide significant signage, landscaping, focal point feature, and architectural features appropriate for identifying the location as a gateway into Downtown Alpharetta and befitting

and upscale mixed-use development, as approved by DRB. Original public art shall be subject to approval by the Cultural Arts Commission.

23. Developer shall save tree #33 (13" Cherry), #34 (15" Cherry), #37 (18" Cherry), #39 (24" Eastern Red Cedar), #40 (20" Eastern Red Cedar), and #41 (54" Oak) along Marietta Street, as well as the 13" Willow Oak at the corner of Old Milton Parkway and Highway 9.
24. Fencing and walls visible from the public right-of-way or City-owned property shall be decorative. Fences shall be metal, and walls shall be brick, stone, or similar material and shall be covered in creeping vines, as approved by DRB.
25. No "back of house" functions (such as loading or dumpster area), or non-ornamental walls or fences shall be visible from the public right-of-way.
26. HVAC and similar equipment shall not be visible or shall be screened from the public right-of-way or City-owned property.
27. Prior to LDP, the applicant shall submit to DRB for approval a document to be entitled 'Alpharetta District Places Design Standards'. This document shall include elevations of the building, unique storefront concepts, specifications for street furniture, lighting, signage, landscaping, and focal point features. The 'Alpharetta District Places Design Standards' shall ensure that quality materials and design consistency are applied throughout the development so that the completed project appears as a unified whole and conveys the high-quality image worthy of a gateway development into Downtown Alpharetta.
28. Developer shall provide a master sign plan for the development which shall utilize creative signage, such as painted signs, blade signs, and perpendicular signs, with final approval by DRB. A sign package with coordinated signage for the building and sign locations shall be submitted to the DRB for approval. The sign package shall be incorporated into the Alpharetta District Places Design Standards and shall include standards for ground signs, wall signs, awning signs, directional signs, and other signs.
29. White lights shall be added to the top of the buildings in conjunction with the City's holiday lighting program.
30. A construction staging plan shall be provided with the LDP, subject to final approval by Staff.

Eric Rowen, presented for the Applicant:

- Project program.
- Walkability and Main St. activation.
- Main Street connectivity.
- Gateway to Downtown.
- Architecture.
- Phase I not part of this project.
- This application is Phase II.
- Access points to Parking Deck.
- Showed different views of project.
- Condition Modifications
- Steve Rowe, AEC, presented Traffic Study.

There was discussion from the Board:

- Residential Rents for luxury apartments..
- No potential tenants at this time..
- Condition #25.

- Delivery Services.
- 60' Loading Bay off of Marietta Street..
- Dedicated service "condos".
- Service elevators.
- Truck Bay.
- Underground service tunnel.
- Width of Marietta St..
- Condition 3b.
- Consideration of Traffic Study for Entire Downtown.
- Condition # 11.
- Water and Sewer.
- Challenges with Traffic.
- Housing Trends..
- Consistent with CLUP.
- Other uses available by right.
- Traffic Management.
- Density.
- Evaluating this specific application.

Public Comment:

In Favor:

Bryce Black 217 Cumming Street, Alpharetta, GA 30009

Reasons:

1. Good use of property.
2. Better than Strip Center.
3. Need for more Residential in area.
4. Traffic issue is overblown.

In Opposition:

Sue Jaques, 12566 Wexcroft Lane, Alpharetta. GA 30009.

Katie Reeves, 4165 Big Creek Overlook, Alpharetta, GA.

Reasons:

1. Density.
2. Size.
3. Scope.
4. Traffic.
5. Impact on Downtown.

After Discussion:

- ❖ Commissioner Reynolds offered a motion to defer the application to November 6, 2025 Downtown Traffic Study..
 - Commissioner Manley seconded the motion.
 - After discussion Commissioner Reynolds withdrew the motion.
- ❖ Commissioner Stratton offered a motion to approve and deny the variance request to remove a specimen tree in the setback along Marietta Street subject to the conditions as read by Mr. Woodman and for any remaining redlines the Applicant brought to the table that they be worked with Staff offline.
 - Commissioner Aikens seconded the motion.
 - The motion failed (3-3)(Aiken, Mitchell, Stratton) Manley, Reynolds, Zurinkas)

There was discussion during the motion:

- Traffic
 - Walkability
 - Updated Traffic Study
 - Reexamining Applicant Redlines to Conditions.
- ❖ Commissioner Stratton offered a motion to approve and deny the variance request to remove a specimen tree in the setback along Marietta Street subject to the conditions as read by Mr. Woodman and charter the Cit Staff to request an entire City Center Traffic Study as soon as they can.
 - The motion failed due to lack of second.
 - ❖ Commissioner Reynolds offered a motion to deny and deny the variance.
 - Chair Zurinkas seconded the motion.
 - The motion was approved unanimously (4-20 (Aiken, Reynolds, Zurinkas, Manley) (Mitchell, Stratton)

There was discussion during the motion:

- Planning Commission is a recommending body.
- Opportunity to work with Staff on product and conditions.
- Members did not feel they had all the information to make a decision.

7. ADJOURNMENT

Chair Zurinkas adjourned the meeting at 9:45 p.m.



PLANNING COMMISSION MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: Z-25-15/V-25-34 MADEWELL/MILTON AVENUE

PLANNING COMMISSION: JANUARY 8, 2026

CITY COUNCIL: JANUARY 26, 2026

II. RECOMMENDATION:

Approve Z-25-15/V-25-34 Madewell/Milton Avenue, subject to the following conditions:

1. The site, consisting of approximately 1.34 acres, shall be rezoned to R-15 and developed substantially similar to site plan submitted by OnSite Civil Group, dated 11/18/25, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. Architecture and materials shall be developed substantially similar to the rendering prepared by Diana Bolivar, dated 11/17/25, 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 0.75 dwelling units per acre.
4. Front building setback shall be a minimum 24'.
5. Front yard shall be framed with a decorative low wall, metal fencing, or hedge with masonry columns, as approved by DRB.
6. Developer shall improve the Milton Avenue streetscape as follows: 6' planter (planted with street trees) and 8' sidewalk, with final approval by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs. Developer shall dedicate right-of-way or a public access easement for the sidewalk improvements.
7. Minimum 5' landscape strip shall be provided along the east and west property lines of the 1.34-acre property and planted with a mix of evergreen and shade trees, as approved by DRB.
8. Fences and walls visible from the public right-of-way shall be decorative and shall complement exterior materials used on each home, as approved by DRB. Walls shall be substantially as depicted on the grading and drainage plan prepared by OnSite Civil Group, dated 11/18/25, and in compliance with building setbacks. Walls shall be clad with decorative material and walls over 7' tall shall be tiered with a minimum 5' wide planted landscape bed between, as approved by DRB.
9. Unfinished wood fences and decks shall not be visible from the street.
10. Developer shall save trees as depicted on the Tree Protection & Mitigation Plan prepared by RHF, dated 11/24/25. Encroachments into the CRZ of saved trees shall not exceed 20%, as approved by Staff.
11. Perennial stream buffer shall be at least 50' with an additional 25' of impervious setback for a total of 75'.
12. To mitigate stream buffer encroachments, developer shall comply with one or a combination of the following measures, as approved by Staff:
 - a. Provide 50% additional runoff reduction or water quality volume above the standard city requirements.
 - b. Provide buffer enhancement on an agreed upon area equal to at least 2 times the area of encroachment /impact. These can include removing fallen trees from inside the stream bed that are

- impeding flow, plant eroded or sparsely vegetated areas of stream banks with live stakes, add enhanced buffer plantings where sparsely vegetated, and remove invasive vines.
 - c. Obtain any necessary state and federal approvals for the stream and buffer impacts.
 - d. Or alternative mitigation measures, as approved by Staff.
13. HVAC and similar equipment shall not be visible from the public right-of-way.

III. REPORT IN BRIEF:

The applicant, Madewell, is requesting a rezoning and variances to allow for the development of one (1) single-family detached lot on 1.34-acres in the Downtown. A rezoning is requested from SU (Special Use) to R-15 (Dwelling, 'For-Sale', Residential) and variances are requested to reduce the front building setback and reduce a stream buffer and impervious setback for a perennial stream. The subject property is located at 0 Milton Avenue on the north side of Milton Avenue between 249 Milton Avenue and 265 Milton Avenue.

DISCUSSION

The submitted request, if approved, would allow for the construction of one (1) 'For-Sale' single-family detached home on 1.34 acres in the Downtown. The proposed residential density is 0.75 dwelling units per acre. A rezoning is requested from SU (Special Use) to R-15 (Dwelling, 'For-Sale', Residential) and variances are requested to reduce the front building setback and reduce a stream buffer and impervious setback for a perennial stream. The subject property is located at 0 Milton Avenue on the north side of Milton Avenue between 249 Milton Avenue and 265 Milton Avenue.

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

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

Stream buffer mitigation was submitted by the applicant in an effort to offset impacts to the stream from the reduced buffer and impervious setback. The applicant proposes a buffer mitigation area equivalent to two times (2x) the encroachment area, or 0.84 acres, to be planted with buffer enhancement landscape material, recompense trees, and live stakes on streambanks. The buffer mitigation area is depicted primarily on the residential lot, as well as on the Innovation Academy property. The buffer mitigation area on the Innovation Academy property is proposed to be a bee-friendly sanctuary habitat. The City's Stormwater Engineer believes the proposed stream buffer encroachment has been minimized by the applicant and can be mitigated through a combination of additional runoff reduction, buffer enhancement, and/or alternative mitigation efforts, which will be determined during the land disturbance permit process.

SITE PLAN

The site plan depicts one (1) single-family detached lot on the 1.34-acre property with access from Milton Avenue. The home has a side-loaded garage that will accommodate at least two (2) side-by-side parking spaces within the garage and a Code-compliant driveway accommodating at least two (2) additional cars.

Downtown streetscape regulations require a minimum six-foot (6') planter and eight-foot (8') sidewalk along the property's frontage, which is depicted on the site plan. The ten-foot (10') landscape strip required along Milton Avenue is referenced on the site plan. The tree protection and mitigation plan depicts a sanitary sewer easement straddling the proposed 50' stream buffer line and running through the north end of the lot. According to a note on the plan, the sanitary sewer will be installed using a jack and bore method to limit impacts to the stream buffer.

One (1) tree of quality (#201 – 23" Red Maple) is required and depicted to be saved in the front setback along Milton Avenue. Of the six (6) specimen trees referenced on the tree protection plan, only one (1) is depicted to be removed. An additional eighteen (18) trees of quality and smaller trees are depicted to be saved, which include Pines, Magnolias, Oaks, and Sweet Gum. Two (2) underground stormwater vaults are proposed on the north and east sides of the home.

RENDERINGS

According to the applicant's architect, the proposed rendering reflects the Tudor Eclectic architectural style. The home is depicted as two (2) stories with steep pitched rooftops and a stone exterior. The City's Downtown Consultant reviewed the submitted renderings and believes that the design generally complies with the Downtown Design Guidelines for Tudor Eclectic. However, the Downtown Consultant felt that the design is quite modern and simple when compared to classic Tudor Eclectic designs. It does not reflect some of the most character-defining elements typical to the style, specifically:

1. The general form would have to be considered unusual for any Tudors, even an authentic, historic Tudor structure. The prominent auto court on the front is unusual but not inappropriate for a modern adaptation of the design.
2. There is no large cross gable roof form, connecting the front gables together. While it has a crossing roof form, it is well in the rear of the house, and I cannot see if the strong side gables are expressed at all.
3. There are no prominent chimneys at all. For a building form this complex, that is an element that I believe would add to the overall design.
4. There is no hint of half-timbering. Again, not essential, but a very common feature that could be helpful in dealing with the rather unusually high proportion of exterior wall-to-interior floor ratio. I didn't calculate it. That is just an impression I got from the drawing.

TRAFFIC

Staff estimates that the one (1) single-family detached lot would generate one (1) AM Peak Hour trip and one (1) PM Peak Hour trip.

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 as single-family detached lots and the proposed density is less than surrounding properties.

- 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. Adjacent and nearby properties are similarly developed as single-family detached lots and the proposed density is less than surrounding properties.

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

Response: The applicant's proposal would not have significant impacts on the natural environment. The applicant has minimized impacts to the stream buffer by proposing only one (1) single-family detached lot. In addition, the applicant proposes stream buffer mitigation to offset impacts to the stream.

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

Response: The subject property is currently zoned for a school, previously being a part of the Innovation Academy campus. The applicant purchased the property from Fulton County Schools in order to extend sewer to 249 Milton Avenue, which the applicant also owns and plans to redevelop with a single-family detached home. The future land use designation supports rezoning to a low-density residential zoning district.

- 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 a burden on public facilities and services. The proposed density is less than the maximum density (three (3) dwelling units per acre) supported by 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. The proposed density is less than the maximum density (three (3) dwelling units per acre) supported by the future land use designation of the property.

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

Response: The subject property is currently zoned for a school, previously being a part of the Innovation Academy campus. The applicant purchased the property from Fulton County Schools in order to extend sewer to 249 Milton Avenue, which the applicant also owns and plans to redevelop with a single-family detached home. The future land use designation supports rezoning to a low-density residential zoning district.

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

Response: The zoning proposal is consistent with the comprehensive land use plan designation of the property, which is 'Low Density Residential'.

VARIANCE REVIEW CRITERIA

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

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

Response: The property has exceptional conditions related to its shape and topography. The future land use designation supports a rezoning to a low-density residential zoning district. The front setback variance is consistent with setbacks in the Downtown and helps reduce impacts to the stream.

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

Response: The application of the Ordinance would limit the buildable area of the subject property. The front setback variance is consistent with setbacks in the Downtown and helps reduce impacts to the stream.

(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 peculiar conditions which adversely affect its reasonable use. The future land use designation supports a rezoning to a low-density residential zoning district. The front setback variance is consistent with setbacks in the Downtown and helps reduce impacts to the stream.

CONCURRENCES

Staff has reviewed the zoning proposal against the review criteria for a rezoning and variance. The zoning proposal is consistent with the comprehensive land use plan designation of the property and would be suitable as it relates to the use and development of adjacent or nearby properties, which are similarly developed as single-family detached lots. The proposed density is less than surrounding properties and the maximum density (three (3) dwelling units per acre) supported by the future land use designation of the property.

The property has exceptional and peculiar conditions related to the shape and topography, as well as presence of a stream. The applicant has minimized impacts to the stream buffer by proposing only one (1) single-family detached lot. In addition, the applicant proposes stream buffer mitigation to offset impacts to the stream.

CITIZEN PARTICIPATION PLAN

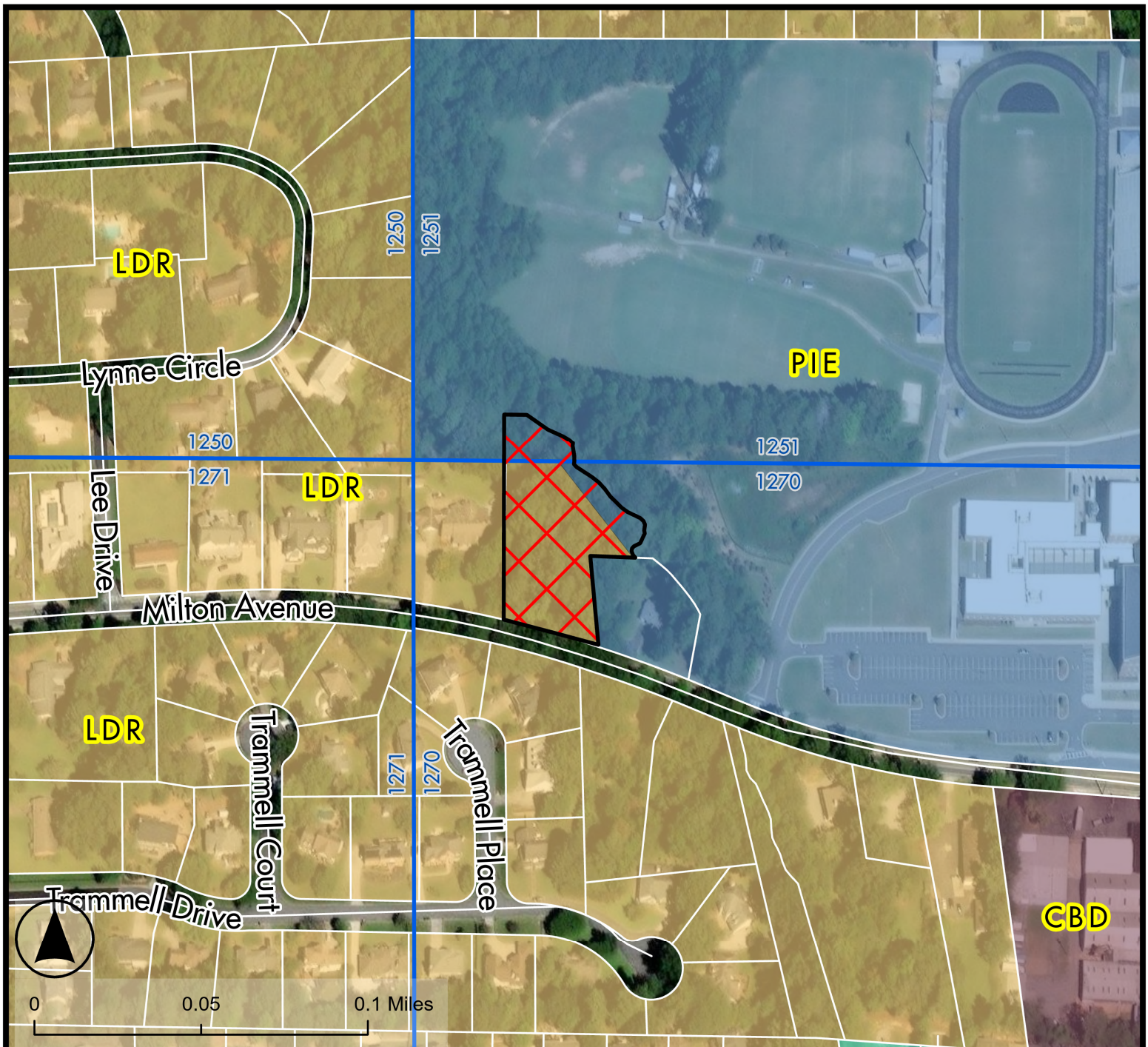
The applicant's report indicates that property owners within 500' were contacted regarding the applicant's request and intent. The report states that no public comments were received.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on December 10, 2025. There were no public comments.

IV. ATTACHMENTS:

- Map Series
- CZIM
- Citizen Part B
- Application



Legend

Z-25-15, V-25-34

Land Lots

Tax Parcels

Alpharetta City Limits

Future Land Use 2040

Central Business District

Downtown Residential Density

Low Density Residential

Public, Institutional, Education

Future Land Use Map

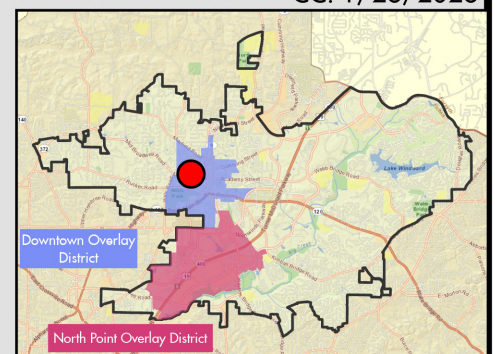
Madewell Milton Avenue
255 Milton Avenue

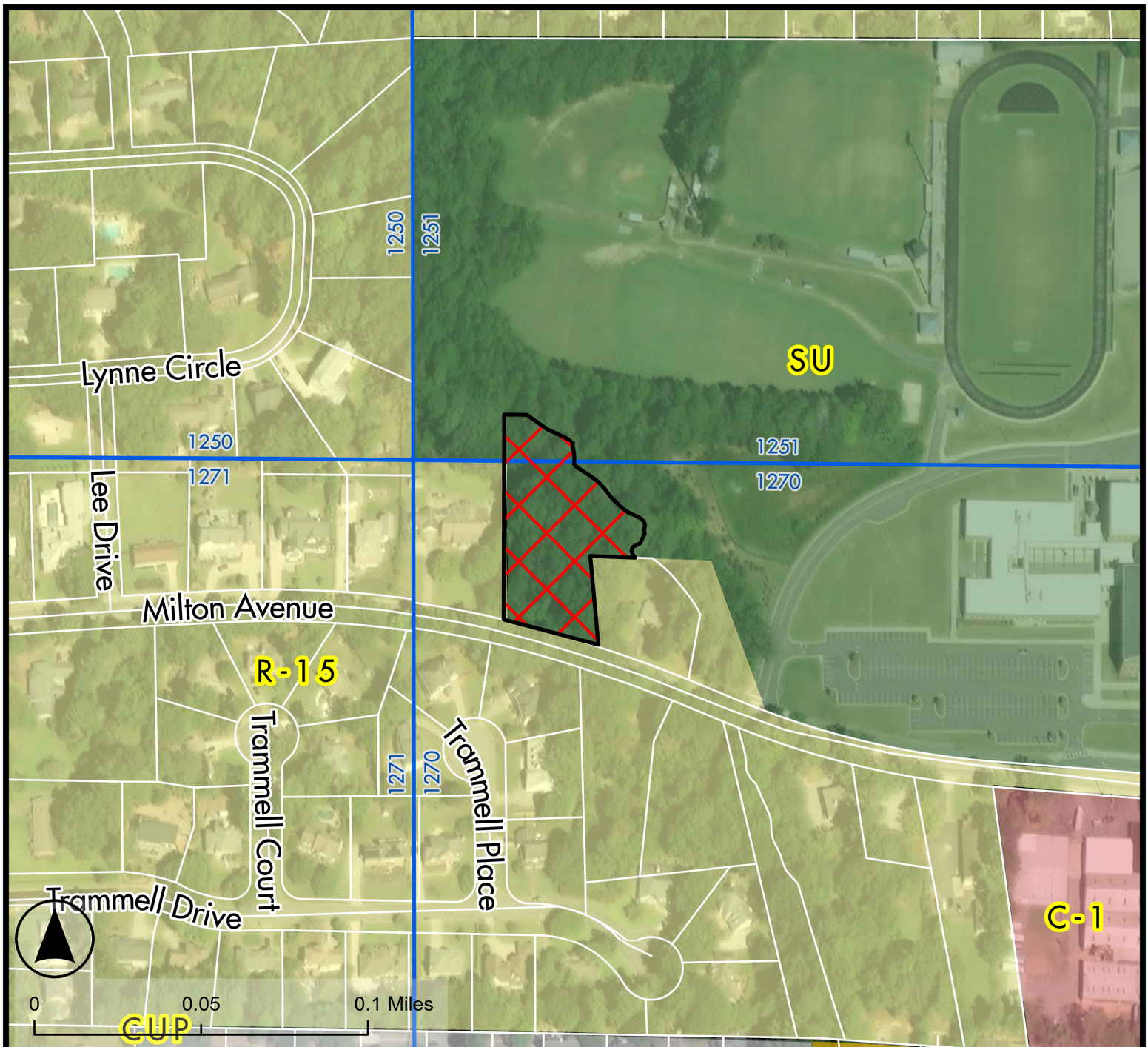
Z-25-15, V-25-34

D/LL: 2/2/1270 & 1251

PC: 1/8/2026

CC: 1/26/2026





Legend

Z-25-15, V-25-34

Land Lots

Tax Parcels

Alpharetta City Limits

Zoning District

C-1 Neighborhood Commercial

CUP Community Unit Plan

R-10M Multi Family Residential (HDR)

R-15 Single Family Detached Residential

SU Special Use

Zoning Map

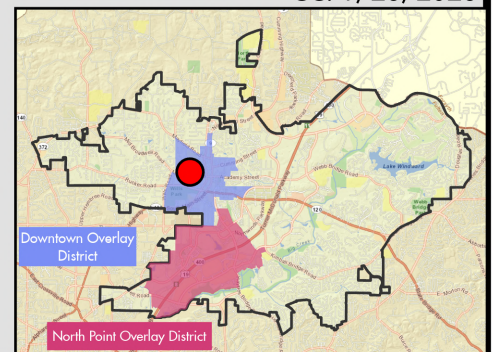
Madewell Milton Avenue
255 Milton Avenue

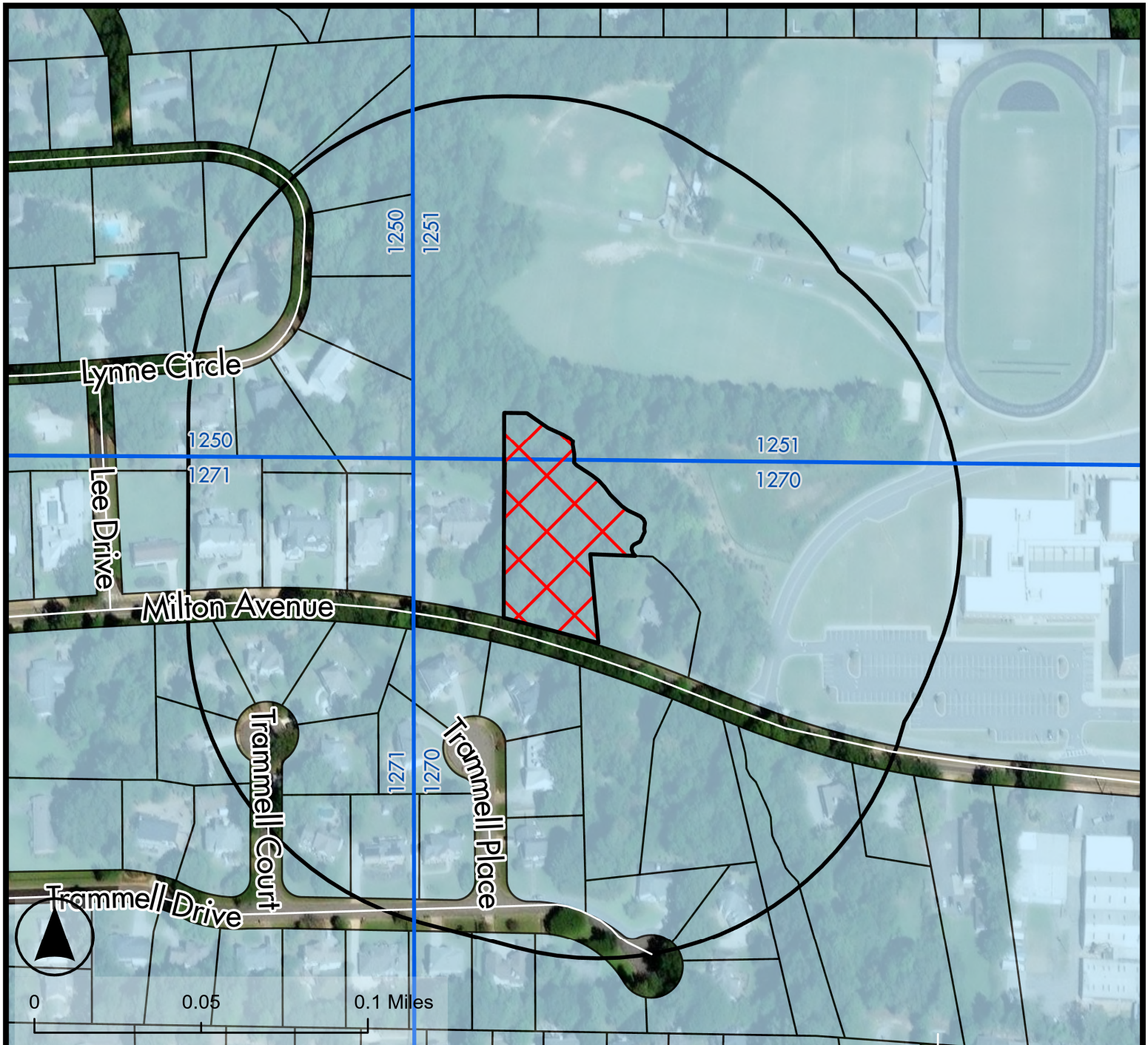
Z-25-15, V-25-34

D/LL: 2/2/1270 & 1251

PC: 1/8/2026

CC: 1/26/2026





Legend

-  Z-25-15, V-25-34
-  Land Lots
-  Tax Parcels
-  500 ft Buffer
-  Alpharetta City Limits

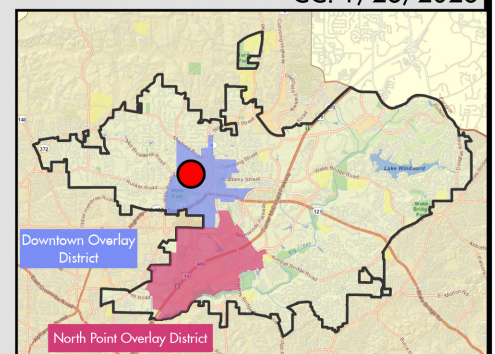
Location Map

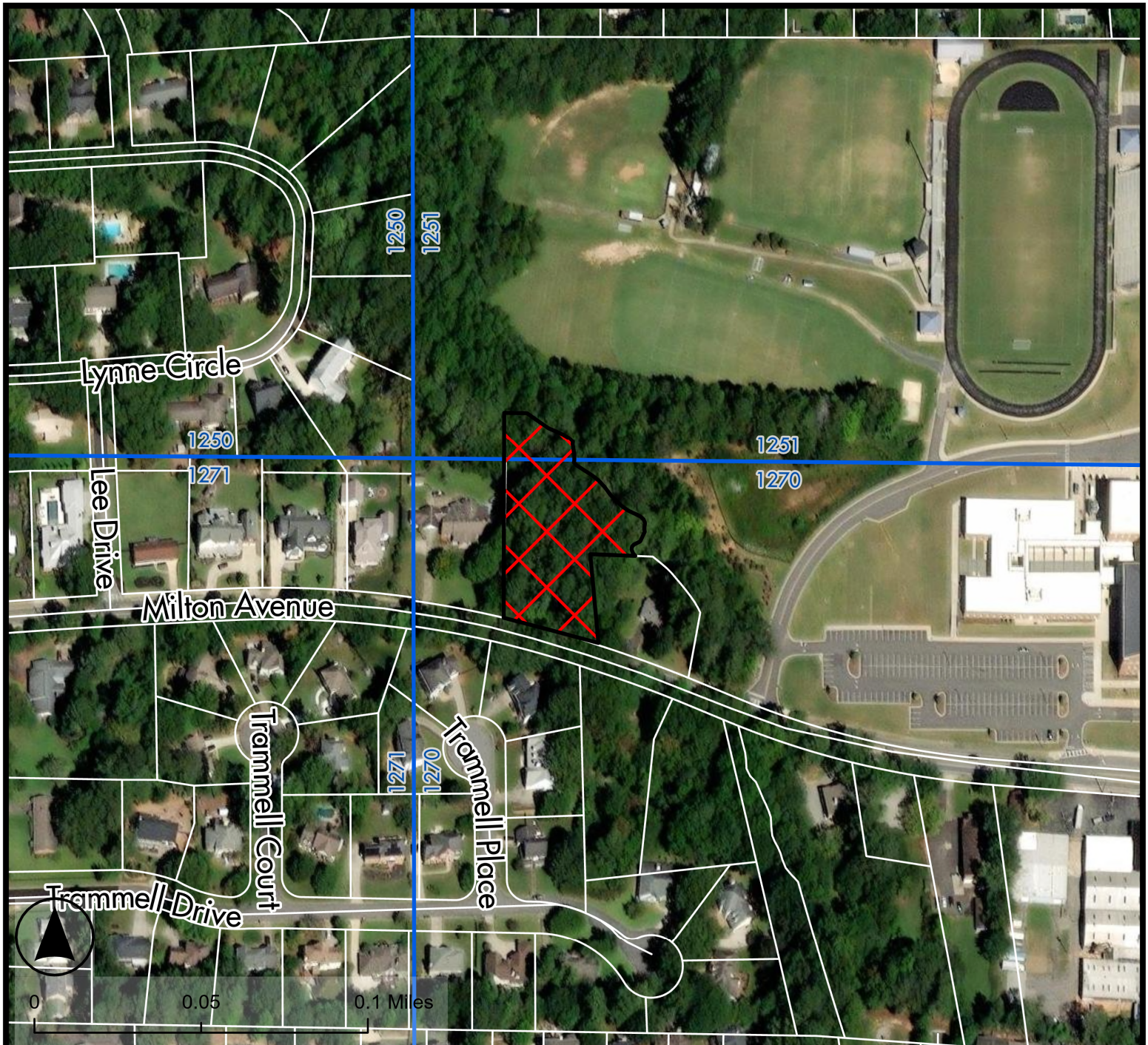
Madewell Milton Avenue
255 Milton Avenue

Z-25-15, V-25-34

D/LL: 2/2/1270 & 1251

PC: 1/8/2026
CC: 1/26/2026





Legend

- Z-25-15, V-25-34
- Land Lots
- Tax Parcels
- Alpharetta City Limits

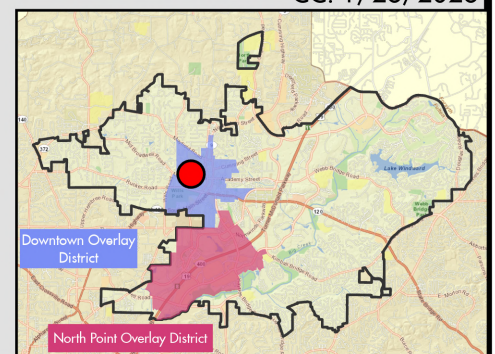
Aerial Map

Madewell Milton Avenue
255 Milton Avenue

Z-25-15, V-25-34

D/LL: 2/2/1270 & 1251

PC: 1/8/2026
CC: 1/26/2026



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

December 10, 2025

Z-25-15/V-25-34 / Madewell/Milton Avenue

NAME	ADDRESS	COMMENTS
	No Comments	

CITIZEN PARTICIPATION FORM - PART B

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

Public Hearing or Project Name: _____

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.*

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

DRAFT

11-25-25

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

RE: Z-25-15/V-25-34 Madewell Milton Avenue

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.

Please allow this letter to serve as public notice for consideration of a rezoning and variance to allow for a single-family home to be constructed on an approximately 1 acre lot. A rezoning is requested from SU (Special Use) to R-12 (Dwelling, 'For-Sale', Residential) and variances are requested to Unified Development Code (UDC) Subsection 2.2.6(D) to reduce the front building setback and UDC Subsection 3.3.2 to reduce the stream buffer and impervious setback required for a perennial stream. The property is located at 0 Milton Ave and is legally described as being located in Land Lots 1251 & 1270, 2nd District, 2nd Section, Fulton County, Georgia

The Community Zoning Information Meeting (CZIM) will be held on **Wednesday, December 10 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, January 8, 2026 at 6:30 PM.** and **City Council on Monday, January 26, 2026 at 6:30 PM.** The meetings will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

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

Sincerely,

Tori Young

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

COTSMAN MIKE & STORM
105 TRAMMELL CT
ALPHARETTA GA 30009

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

KWASNIK MARK & NICOLE LYN
115 TRAMMELL CT
ALPHARETTA GA 30009

LESTER GLORIA
120 TRAMMELL CT
ALPHARETTA GA 30004

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

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

HARRIS JOSEPH
130 TRAMMELL CT
ALPHARETTA GA 30009

BEN JOSEF RAPHI
138 21 77 AVE
FLUSHING NY 11367

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

CHAN HARVEY & WONG OLIVIA
202 TRAMMELL PL
ALPHARETTA GA 30004

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

FIELDS MICHAEL G & FIELDS MITZI D
211 TRAMMELL PL
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MORGAN LINDA C &
MORGAN MC CAIN CHARISSE NICOLE
212 TRAMMEL PL
ALPHARETTA GA 30004

GHAFFAR MUHAMMAD SIRAJ &
BALAGAMWALA SAIMA H
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BICKLE LAURA R ET AL
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SIX TWENTY EIGHT VENTURES LLC
249 MILTON AVE
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ROBERTS J G & INA S
332 LYNNE CIR
ALPHARETTA GA 30009-1504

BENSON JULIE M &
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MC CRACKEN ARHTUR
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MORTON CHARLES E JR
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465 TRAMMELL DR
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480 TRAMMELL DR
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BARDEN JONATHAN &
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GRIFFIN DEBRA LYNN
510 TRAMMELL DR
ALPHARETTA GA 30004-1851

BLALOCK SMITH TINA
7215 DOCASTER CT
CUMMING GA 30040

FULTON COUNTY BOARD OF EDUCATION
786 CLEVELAND AVE
ATLANTA GA 30315

BHATIA SUVIR & IRINA LEVTEROVA
9048 WOODLAND TRL
ALPHARETTA GA 30009

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

PH #: _____

☐ Property Taxes & Code Violations Verified

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: _____ Telephone: _____

Address: _____ Suite: _____

City: _____ State: _____ Zip: _____ Fax: _____

Mobile Tel: _____ Email: _____

Subject Property Information:

Address: _____ Current Zoning: _____

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

Proposed Zoning: _____ Current Use: _____

This Application For (Check All That Apply):

- | | | |
|--|---|---|
| ☐ Conditional Use | ☐ Master Plan Amendment | ☐ Comprehensive Plan Amendment |
| ☐ Rezoning | ☐ Master Plan Review | |
| ☐ Variance | ☐ Public Hearing | |
| ☐ Exception | ☐ Other (Specify): _____ | |

APPLICANT REQUEST AND INTENT

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

Applicant's Request (Please itemize the proposal):

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

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: OWH PROPERTIES, LLC Telephone: 678-794-6603
Address: 11770 Haynes Bridge Rd Suite 205-272 Suite: 205-272
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.

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

Property Owner's Authorized Applicant (if applicable):

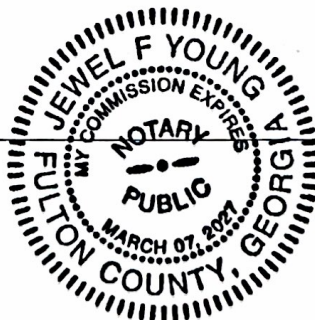
Name of Authorized Applicant: MADWELL HOMES Telephone: (404) 578-8100
HOLMES HAWKINS
Address: 18 CUMMING ST Suite: _____
City: Alpharetta State: GA Zip: 30009

So Sworn and Attested:

Owner Signature: [Signature] Date: 10/7/25

Notary:

Notary Signature: [Signature] Date: 10-7-25



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: DWH PROPERTIES, LLC

Subject Public Hearing Case: 0 MILTON AVE REZONING/VARIANCE

Campaign Contribution Information:

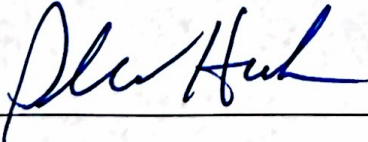
Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

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:	<u>N/A</u>	Position:	_____
Description of Contribution:	_____	Value:	_____
Description of Contribution:	_____	Value:	_____
Description of Contribution:	_____	Value:	_____
Description of Contribution:	_____	Value:	_____
Description of Contribution:	_____	Value:	_____

Campaign Contribution Information:

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

Signature: 

Date: 10/7/25

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.

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

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

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

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

Would relief, if granted, cause substantial detriment to the public good or impair the purpose and intent of the Zoning Code? Please defend your response.

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

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: _____

Contact Name: _____ Telephone: _____

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

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

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

- | | |
|------------------------------------|--|
| ☐ Letter | ☐ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☐ Email | ☐ Other <i>(Please Specify)</i> |

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

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

COTSMAN MIKE & STORM
105 TRAMMELL CT
ALPHARETTA GA 30009

CAO CINDY H & PETER HUNG
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BEN JOSEF RAPHI
138 21 77 AVE
FLUSHING NY 11367

ALPHARETTA MASONIC LODGE #235
194 MILTON AVE
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485 TRAMMELL DR
ALPHARETTA GA 30004-1850

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

BARDEN JONATHAN &
BARDEN BRANDY
500 TRAMMELL DR
ALPHARETTA GA 30009

GRIFFIN DEBRA LYNN
510 TRAMMELL DR
ALPHARETTA GA 30004-1851

BLALOCK SMITH TINA
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CUMMING GA 30040

FULTON COUNTY BOARD OF EDUCATION
786 CLEVELAND AVE
ATLANTA GA 30315

BHATIA SUVIR & IRINA LEVTEROVA
9048 WOODLAND TRL
ALPHARETTA GA 30009

To: Community Development, City of Alpharetta

Attn: Brian Borden

Date: November 17th, 2025

The home being designed at 249 Milton Avenue, parcel 1 contains the following architectural elements from Tudor Eclectic style which is in line with the downtown overlay architectural styles approved by the City of Alpharetta.

Tudor Eclectic elements:

- Steeply pitched gabled roofs
- Façade dominated by one or more prominent front-facing gables, usually steep pitched
- Tall, narrow windows, usually in multiple groups, with multi-pane glazing
- Massive and prominent chimneys
- Front door and/or entry porch with round or Tudor arch

Sincerely,



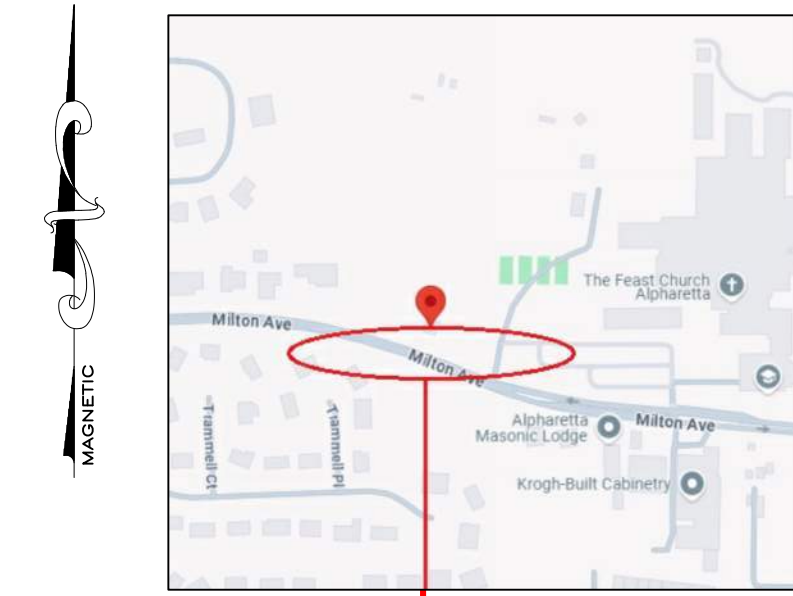
Diana Bolivar
Registered Architect, NCARB, LEED AP BD+C

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



0 Milton Ave – 3D Front View

EXISTING CONDITION BOUNDARY SURVEY



LOCATION MAP (NOT TO SCALE)

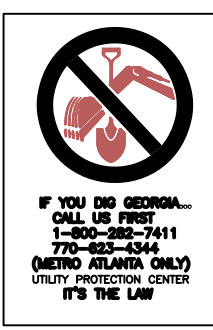
SURVEY NOTES:

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORDED DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
2. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTION.
5. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
6. 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.

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

PROPERTY IS ZONED R-15
CITY OF ALPHARETTA
BUILDING SETBACK:
FRONT 65'
SIDE 10'
REAR 25'
MAX IMPERVIOUS COVERAGE 50%
MAX LOT COVERAGE BY PRINCIPAL BUILDINGS 25%
MAX BUILDING HEIGHT 35'
MIN LOT SIZE ON SEWER 15,000 SF
MIN LOT FRONTAGE 100'

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



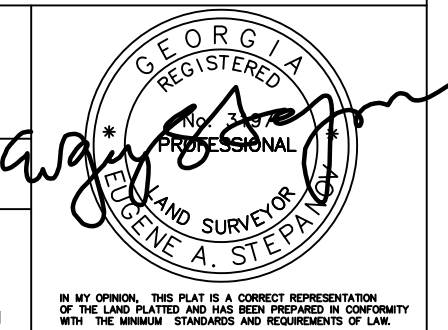
LOT			
SUBDIVISION			
LAND LOTS	1270 & 1251	2ND DISTRICT	2ND SECTION
FULTON COUNTY, GEORGIA	PB.117/PG.32	DB.67268/PG.277	
FIELD WORK DATE	JAN 17, 2025	PRINTED/SIGNED	JAN 27, 2025
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 18" x 24"	

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

AP
COORD #2020884
DWG #20240884 - EXIST 3

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

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



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 ITS OPINION FOR SAID PARCEL.
MAP ID 131210058F
EFFECTIVE DATE: 9/18/2013
ZONE: X

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.

VERTICAL DATUM NAVD88

EXIST. HOUSE FFE
MAIN 1087.88

* LEGEND *

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

* LINE INDICATORS *

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

* SYMBOLS *

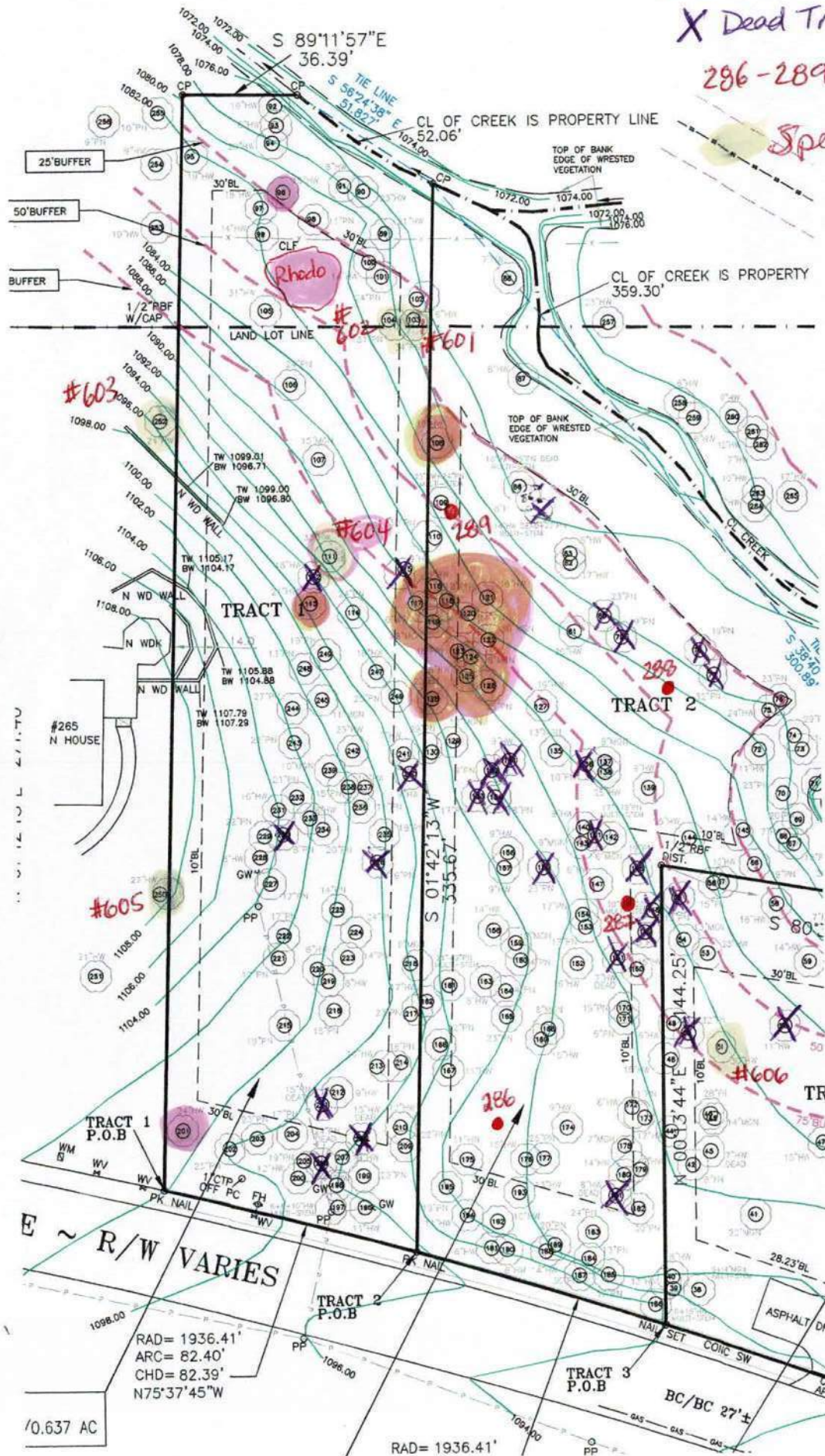
- ELECTRIC PANEL/METER
- WATER METER
- AIR CONDITIONER
- GAS METER
- WATER VALVE
- IRRIGATION VALVE
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- TRAFFIC/INFO SIGN
- GAS MARKER
- LAMP POST
- FIRE HYDRANT
- DRAINAGE INLET

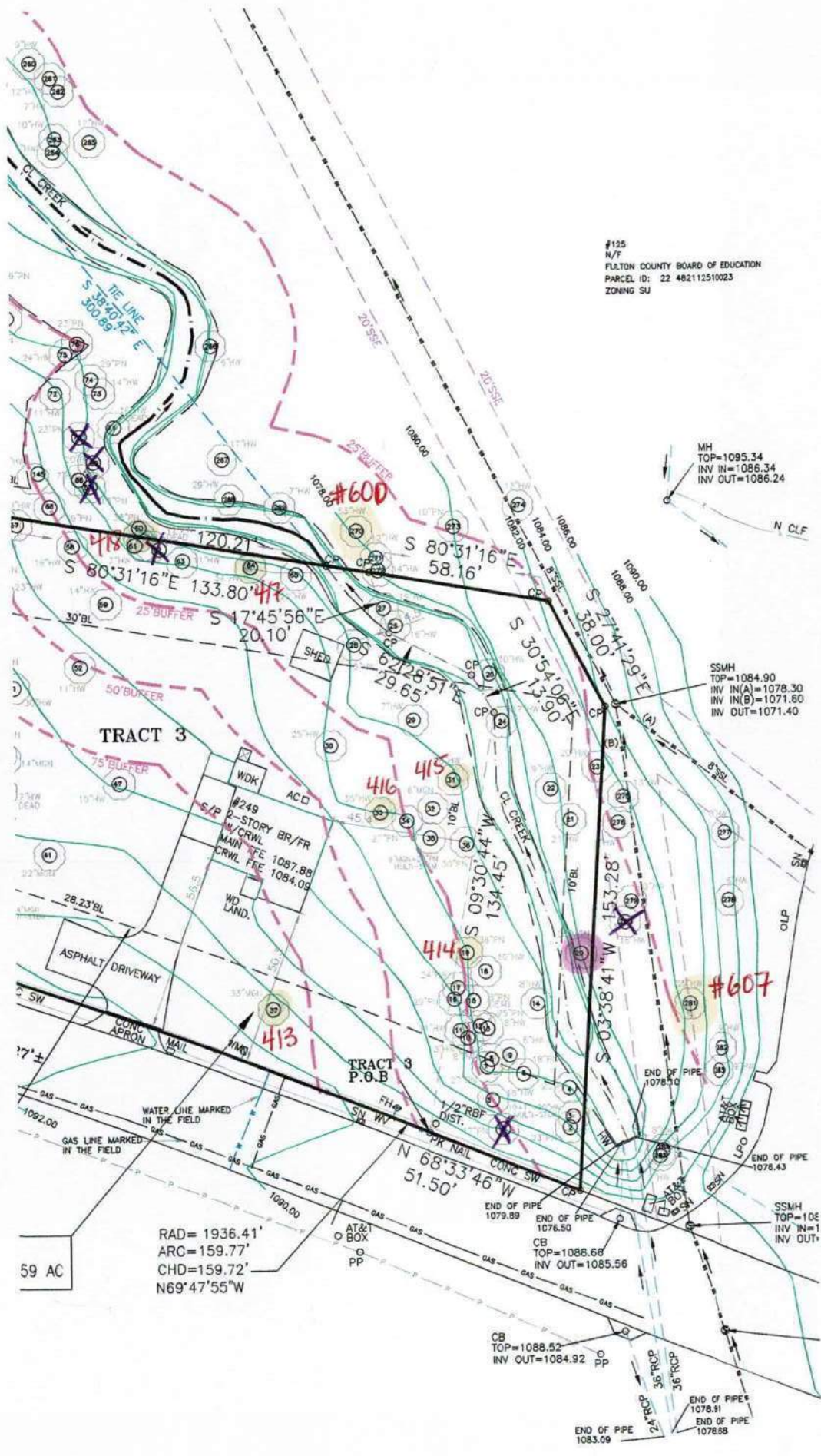
0 40
SCALE 1" = 40'

ARBORIST FIELD SURVEY & TREE INVENTORY MAP

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

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





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

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

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

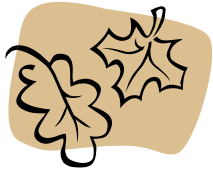
RAD=1936.41'
ARC=159.77'
CHD=159.72'
N69°47'55\"W

END OF PIPE
TOP=1079.89
INV OUT=1076.50
CB
TOP=1086.68
INV OUT=1085.56

CB
TOP=1088.52
INV OUT=1084.92

SSMH
TOP=108
INV IN=1
INV OUT=

END OF PIPE
1083.09
END OF PIPE
1078.31
END OF PIPE
1078.88



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

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

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

Trees of Quality

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

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

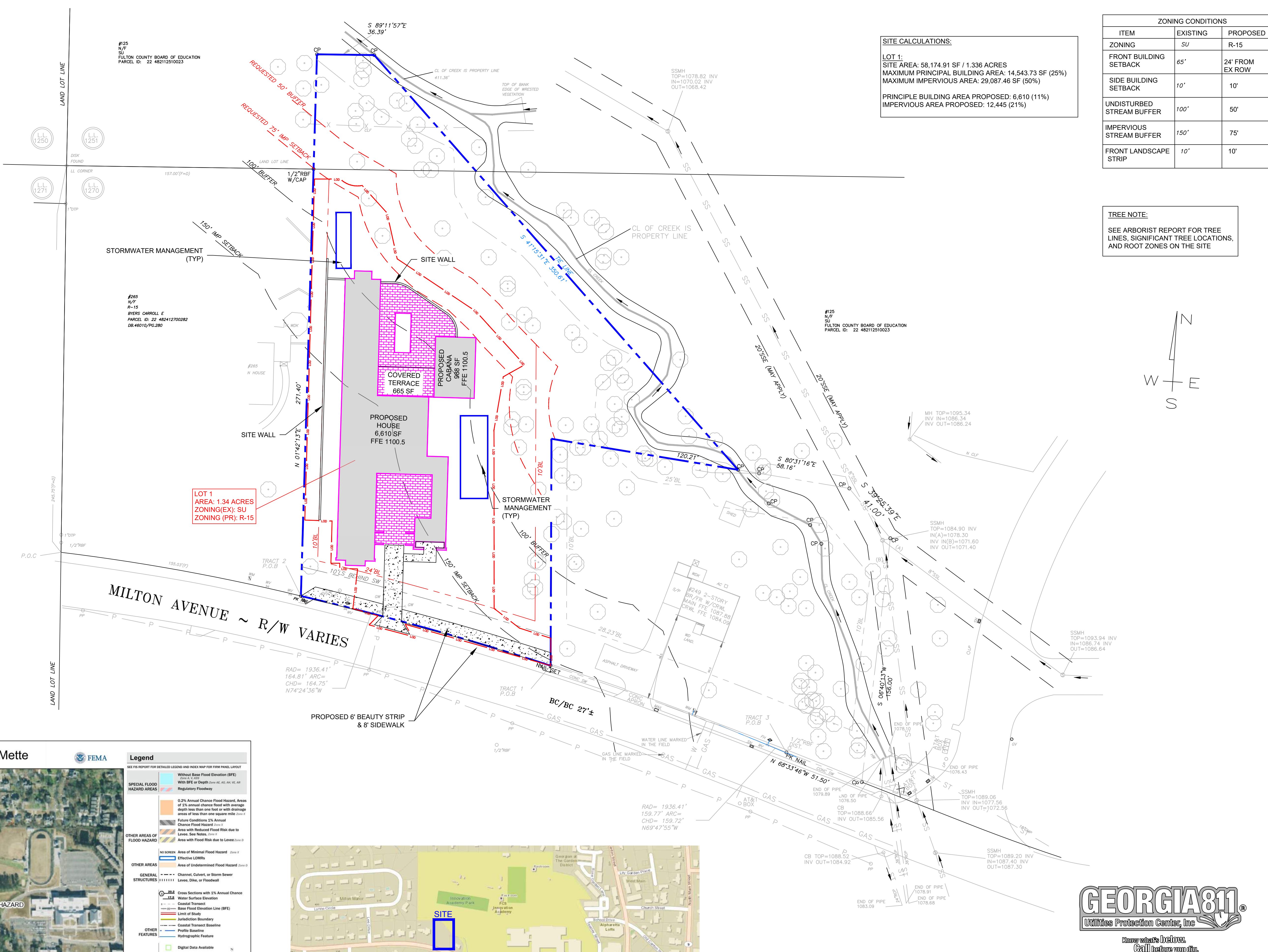
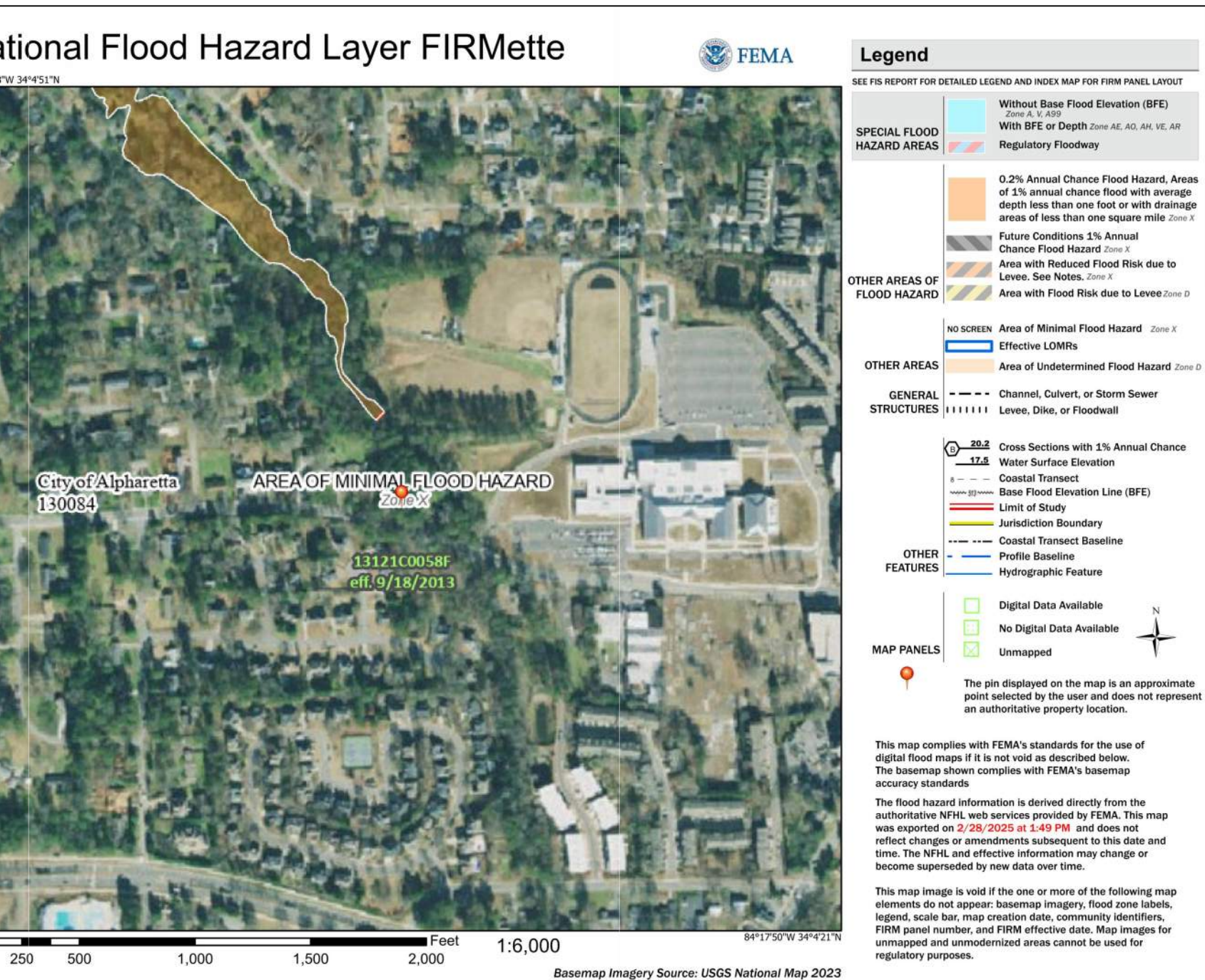
Tree #		Species	DBH	Condition	Notes
66		loblolly pine	19	good	
67		loblolly pine	15	dead	
68		boxelder	7	fair	
69		loblolly pine	20	dead	
70		loblolly pine	23	dead	
71		hardwood	16	dead	
72		sweetgum	11	fair	
73		sweetgum	14	good	
74		loblolly pine	28	good	
75		yellow-poplar	22	good	
76		loblolly pine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

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

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

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

SITE PLAN AND SITE DISTANCE PROFILES



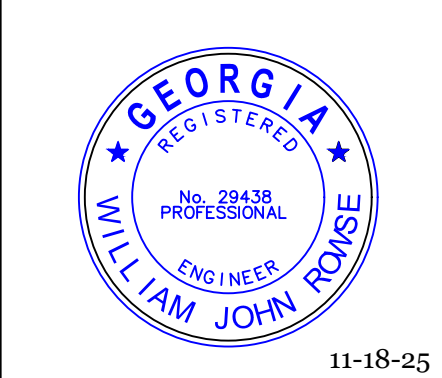
TREE NOTE:

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

ONSITE
CIVIL GROUP

980 BIRMINGHAM RD., SUITE 501-340, MILTON, GA 30004
PHONE: 678-615-3347
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
ON SITE CIVIL GROUP, LLC.



REVISIONS		
No.	DATE	DESCRIPTION
-	-	-

CLIENT:
MADEWELL HOMES
111770 HAYNES BRIDGE ROAD,
SUITE 205-463,
ALPHARETTA, GA 30009
PHONE: 770-225-2611

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

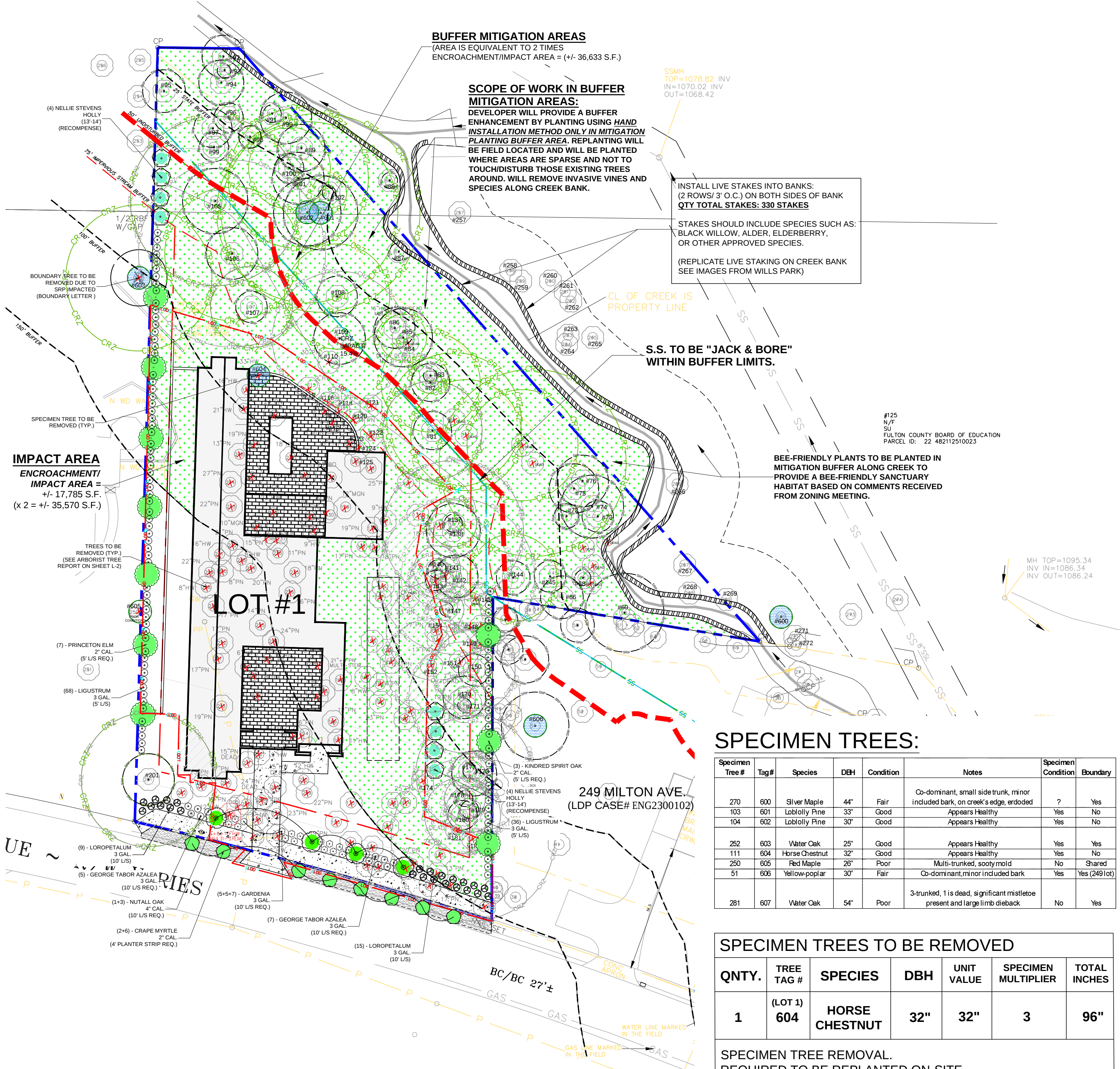
SITE PLAN

DATE:	NOVEMBER 18, 2025
PROJECT:	24-062

SHEET: C 401

24 HOUR CONTACT:
MADEWELL HOMES
770-225-2611

STREAMBANK BUFFER MITIGATION PLAN



SITE CALCULATIONS:

SITE DATA
ZONING: R-12

SITE DENSITY (LOT #1)

LOT #1 LOT AREA = 1.34 ACRES OR 58,174.91 S.F.

LOT #1 OVERALL SITE AREA = .89 ACRES OR 39,048 SF. (OUTSIDE 50' BUFFER)

SDF= 0.89 AC. X 130 CALIPER INCHES = 116 INCHES REQUIRED

EXISTING INCHES = 264 INCHES REMAINED

RDF = 116 - 264 = 148 DBH INCHES SURPLUS

PROPOSED DEVELOPMENT DOES NOT CAUSE THE SITE TO FALL BELOW THE REQUIRED DENSITY.

SITE EXCEEDS MIN. DENSITY REQUIREMENT

TREES TO REMAIN ON LOT #1					
TREE #	COMMON NAME	DBH IN INCHES	LOCATION	CRZ % IMPACT	COMMENTS
81	SWEETGUM	17	REAR	19.5%	KEEP
105	SWEETGUM	29	REAR	0%	KEEP
106	LOBLOLLY PINE	23	REAR	6.5%	KEEP
107	MAGNOLIA	14	REAR	12.7%	KEEP
137	MAGNOLIA	8	EAST	0%	KEEP
138	SWEETGUM	24	EAST	28%	KEEP
140	SWEETGUM	8	EAST	15.8%	KEEP
142	LOBLOLLY PINE	19	EAST	27.5%	KEEP
147	WATER OAK	6	EAST	15.2%	KEEP
150	SWEETGUM	14	EAST	0%	KEEP
170	LOBLOLLY PINE	19	EAST	11%	KEEP
171	LOBLOLLY PINE	6	EAST	0%	KEEP
172	SWEETGUM	6	EAST	0%	KEEP
173	LOBLOLLY PINE	20	EAST	.4%	KEEP
178	MAGNOLIA	7	EAST	0%	KEEP
179	SWEETGUM	8	EAST	0%	KEEP
180	SWEETGUM	13	EAST	24.7%	KEEP
201	RED MAPLE	23	FRONT	18.5%	KEEP
TOTAL INCHES REMAINED = 264 INCHES					

BUFFER MITIGATION REQUIREMENTS:	
SEE SHEET (M-1) FOR MITIGATION PLAN	

FRONTAGE 10' L/S CALCULATIONS REQUIREMENTS:	
1 TREE / 40 LF OF FRONTAGE 1 EVERGREEN SHRUB / 4 LF OF FRONTAGE	
MILTON AVENUE FRONTAGE LENGTH (LF) [LOT 1]	164.81'
TREES REQUIRED (FRONTAGE LENGTH X 1 TREE /40 LF)	4
EVERGREEN SHRUBS REQUIRED (FRONTAGE LENGTH X 1 SHRUB /4 LF)	41
TREES PROVIDED:	4
EVERGREENS PROVIDED:	53
4' STREETSCAPE PLANTER BEAUTY L/S PROVIDED:	(8) - UNDERSTORY TREES
LANDSCAPE STRIP REQUIREMENTS MET	

5' LANDSCAPE STRIP CALCULATIONS REQUIREMENTS:	
WESTERN PROPERTY [LOT 1] 1 TREE / 40 LF 1 EVERGREEN SHRUB / 4 LF	
PROPERTY LINE LENGTH (LF)	272
TREES REQUIRED (PROPERTY LENGTH X 1 TREE /40 LF)	7
EVERGREEN SHRUBS REQUIRED (PROPERTY LENGTH X 1 SHRUB /4 LF)	68
TREES PROVIDED:	7
EVERGREENS PROVIDED:	68
LANDSCAPE STRIP REQUIREMENTS MET	

5' LANDSCAPE STRIP CALCULATIONS REQUIREMENTS:	
EASTERN PROPERTY [LOT 1] 1 TREE / 40 LF 1 EVERGREEN SHRUB / 4 LF	
PROPERTY LINE LENGTH (LF)	144'
TREES REQUIRED (PROPERTY LENGTH X 1 TREE /40 LF)	4
EVERGREEN SHRUBS REQUIRED (PROPERTY LENGTH X 1 SHRUB /4 LF)	36
TREES PROVIDED:	3
EVERGREENS PROVIDED:	36
LANDSCAPE STRIP REQUIREMENTS MET	

SPECIMEN TREES:

Specimen Tree #	Tag#	Species	DBH	Condition	Notes	Specimen Condition	Boundary
270	600	Silver Maple	44"	Fair	Co-dominant, small side trunk, minor included bark, on creek's edge, eroded	?	Yes
103	601	LoBolly Pine	33"	Good	Appears Healthy	Yes	No
104	602	LoBolly Pine	30"	Good	Appears Healthy	Yes	No
262	603	Water Oak	25"	Good	Appears Healthy	Yes	Yes
111	604	Horse Chestnut	32"	Good	Appears Healthy	Yes	No
250	605	Red Maple	26"	Poor	Multi-trunked, sooty mold	No	Shared
51	606	Yellow-poplar	30"	Fair	Co-dominant, minor included bark	Yes	Yes (249 lot)
281	607	Water Oak	54"	Poor	3-trunked, 1 is dead, significant mistletoe present and large limb dieback	No	Yes

SPECIMEN TREES TO BE REMOVED

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

SPECIMEN TREE REMOVAL.
REQUIRED TO BE REPLANTED ON-SITE
TOTAL OF (24) - 4" CAL. TREES OR
DONATED TO THE TREE BANK.

SPECIMEN RECOMPENSE CALCULATIONS

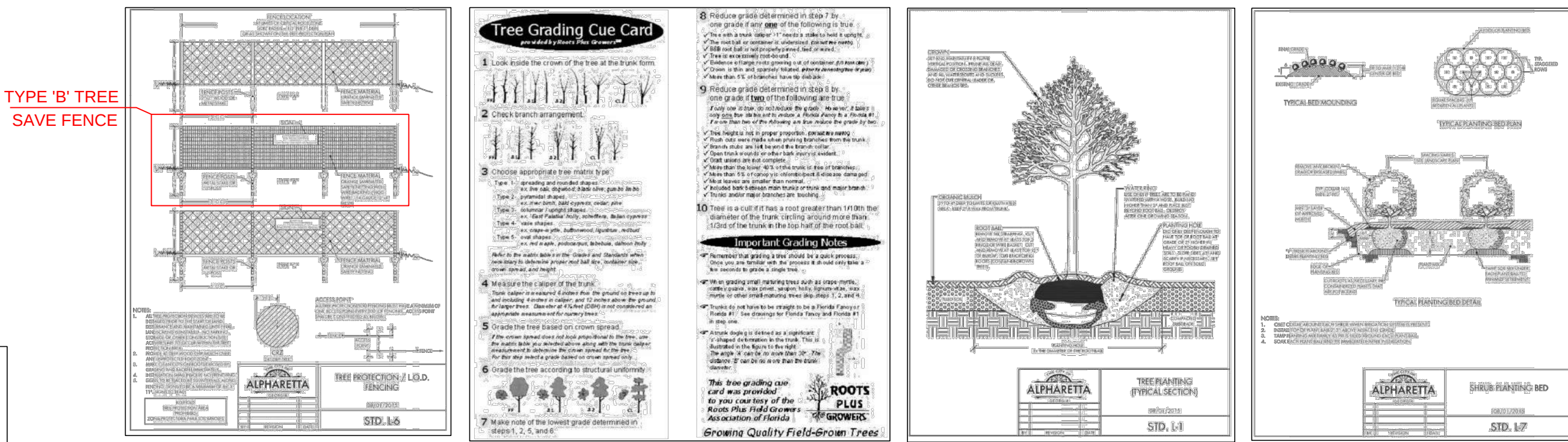
TOTAL SPECIMEN INCHES REQUIRED FOR REPLACEMENT: 96"

TOTAL SPECIMEN INCHES PROVIDED: 32"

8 TOTAL RECOMPENSE TREES TO BE PLANTED
ONSITE (32 INCHES) THE REMAINING (64 INCHES) WILL
BE DONATED TO THE CITY
TO MEET SPECIMEN RECOMPENSE

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

STANDARD LANDSCAPE DETAILS



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



Seal

TREE PROTECTION & MITIGATION PLAN

LOT 1 - MILTON AVENUE
ALPHARETTA, GA

Revisions

No. Date Remarks

Project No.

Date 11.24.2025

File Name

Scale AS SHOWN

Drawn By SAM

Checked By SAM

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permission. It is only to be
used for the project and site
specifically identified herein.
Drawings shall be returned
immediately upon request.

L-1

Sheet Number

HRH TREES, LLC (TREE EVALUATION)

ARBORIST TREE EVALUATION REPORT / TREE PRESCRIPTION

DATED:02/27/2025



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

Customer: Madewell - Tort Young
Property: 249 Milton Ave Additional Land
Alpharetta, GA 30009
678-878-9791

Date: 2/27/2025

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

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

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

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

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

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

189		loblolly pine	19	good	
190		boxelder	5	poor	
191		sweetgum	6	fair	
192		sweetgum	19	fair	
193		sweetgum	13	good	
194		black cherry	11	poor	bent over; top cut and dead over sidewalk
195		loblolly pine	19	good	
196		boxelder	10	fair	
197		boxelder	multi	poor	
198		persimmon	7	fair	
199		loblolly pine	22	fair	
200		persimmon	12	fair	two trunks
201		red maple	23	excellent	TREE of QUALITY
202		loblolly pine	26	good	
203		loblolly pine	23	good	
204		loblolly pine	17	poor	top dead
205		loblolly pine	19	good	
206		loblolly pine	24	dead	
207		sweetgum	19	fair	
208		hardwood	15	dead	
209		loblolly pine	22	good	
210		sweetgum	11	fair	
211		loblolly pine	15	dead	
212		water oak	9	good	
213		yellow-poplar	10	good	
214		loblolly pine	16	good	
215		loblolly pine	19	good	
216		loblolly pine	14	good	
217		loblolly pine	22	good	
218		magnolia	8	good	
219		maple	8	good	
220		persimmon	6	good	
221		loblolly pine	17	good	
222		loblolly pine	16	good	
223		loblolly pine	11	good	
224		loblolly pine	23	good	
225		loblolly pine	14	good	
226		loblolly pine	16	dead	
227		loblolly pine	16	good	
228		sweetgum	8	fair	
229		loblolly pine	22	fair	
230		loblolly pine	8	dead	
231		sweetgum	16	fair	
232		loblolly pine	20	fair	
233		sweetgum	8	fair	
234		loblolly pine	18	poor	large fusiform rust canker
235		loblolly pine	17	fair	
236		loblolly pine	10	fair	
237		sweetgum	10	fair	
238		loblolly pine	15	fair	
239		magnolia	10	good	
240		hardwood	9	dead	
241		magnolia	7	good	
242		black cherry	21	fair	two trunks
243		loblolly pine	21	good	
244		loblolly pine	25	good	

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



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Seal

ARBORIST TREE SURVEY AND TREE REPORT

LOT 1 - MILTON AVENUE
ALPHARETTA, GA

Revisions

No.	Date	Remarks
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Project No.

Date 11.24.2025

File Name

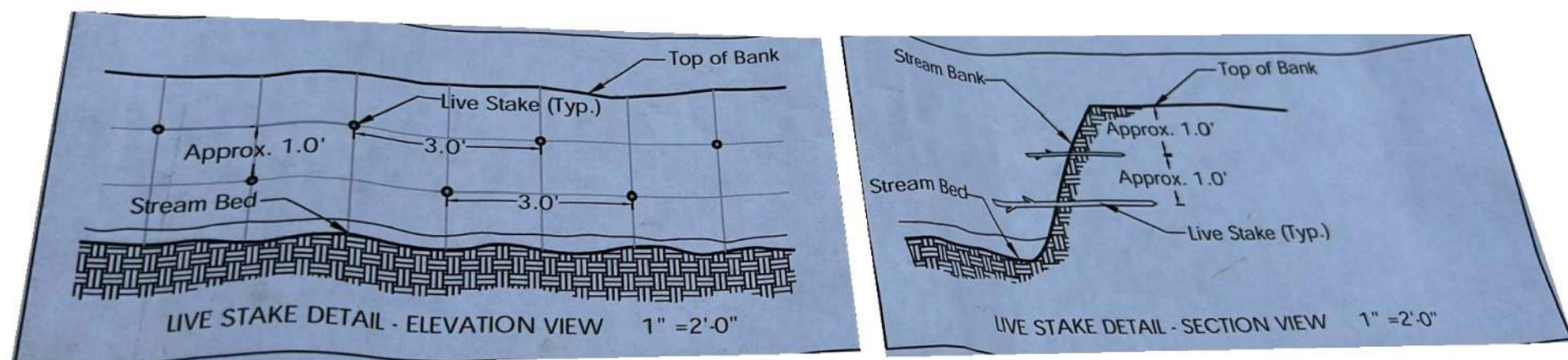
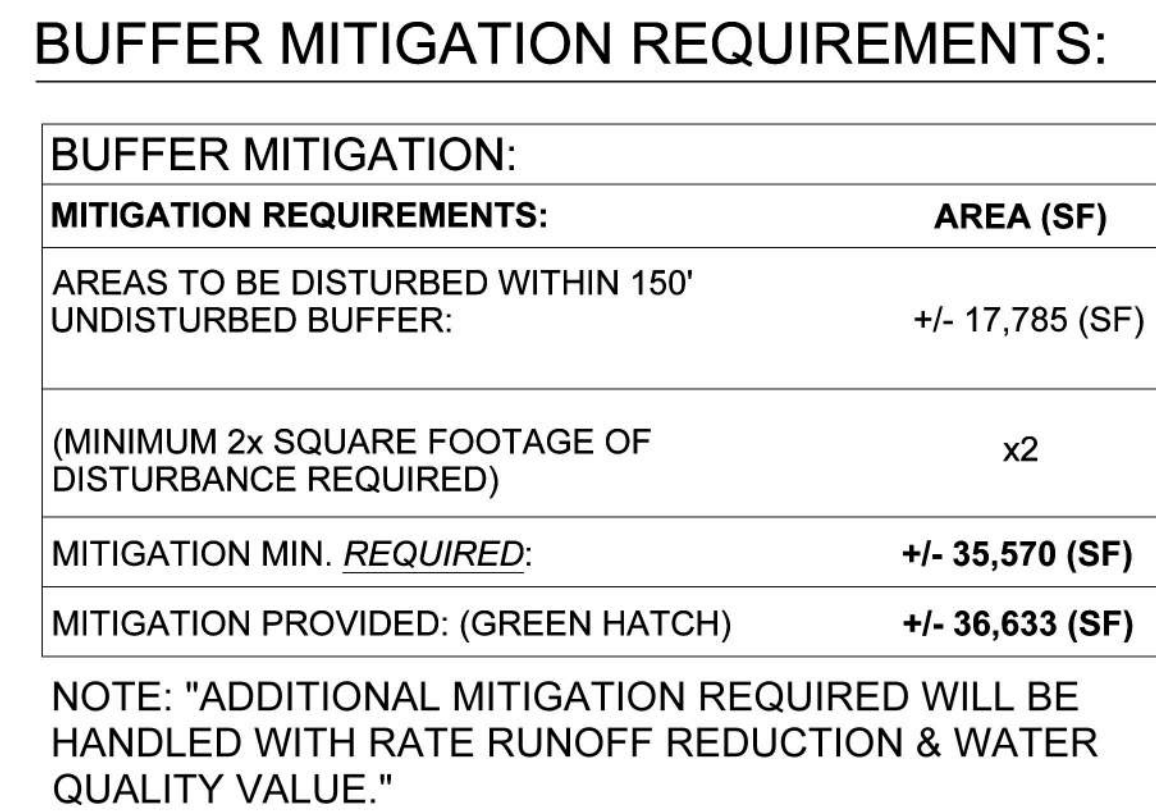
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Sheet Number



A collage of six photographs showing various views of the 'Haven' garden area. The top row features three images: a dense thicket of tall, thin-stemmed plants in a grassy area; a paved path leading through a lush, green garden with trees and shrubs; and a close-up of dense green foliage. The bottom row features three images: a paved path with a wooden sign on the left and dense trees in the background; a wide view of a grassy lawn bordered by trees and shrubs; and a paved path with a wooden sign on the right that reads 'Haven' and shows a map of the area.

Sheet Number