



PLANNING COMMISSION MEETING FEBRUARY 5, 2026

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

1. **CALL TO ORDER**
 - a. **Welcome Alternate, Chris Godfrey.**
2. **ROLL CALL**
3. **APPROVAL OF MEETING MINUTES**
 - a. **Approve Meeting Minutes from January 8, 2026**
4. **ITEMS FROM BOARD MEMBERS**
5. **ITEMS FROM STAFF**
6. **PUBLIC HEARING**
 - a. **Public Hearing Procedure**
 - b. **MP-26-01/CU-26-01 Spirit of God Church/Windward MP Pod 16**

Consideration of a master plan amendment and conditional use to allow an existing building to be re-used for a church. A master plan amendment is requested to the Windward Master Plan Pod 16 to add 'Church, Synagogue' as a conditional use and a conditional use is requested to allow 'Church, Synagogue' for Spirit of God Church. The property is located at 145 Nobel Court and is legally described as being located in Land Lot 1047, 2nd District, 1st Section, Fulton County, Georgia.
 - c. **MP-26-02 Lakeview Park MP/Traton Homes**

Consideration of a master plan amendment to exchange 200,000 square feet of office for 25 'For-Sale' single-family detached homes and 27 'For-Sale' townhomes in the Lakeview Park Master Plan. A master plan amendment is requested to the Lakeview Park Master Plan to allow for the change in development mix. The property is located at 0 Lakeview Parkway and is legally described as being located in Land Lots 744, 745, 752 & 753, 1st District, 2nd Section, Fulton County, Georgia.
 - d. **MP-26-04/CLUP-26-02/Z-26-02/CU-26-02 Moon Valley/Regent Partners MP**

This request has been withdrawn by the Applicant and will no longer be considered.

Consideration of a master plan amendment, comprehensive land use plan amendment, rezoning, and conditional use to allow a 'Greenhouse, Nursery' for Moon Valley. A master plan amendment is requested to the Regent Partners Master Plan to add 'Greenhouse, Nursery' as a conditional use. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'Commercial' and a rezoning is requested from O-I (Office-Institutional) to C-2 (General Commercial) and a conditional use is requested to allow 'Greenhouse, Nursery' for Moon Valley. The property is located at and is legally described as being located in Land Lots 753, 754, 797 & 798, 1st District, 2nd Section, Fulton County, Georgia.
 - e. **CLUP-25-05/Z-25-18/V-25-32 McKinley Homes/Morris Road**

This request has been deferred and will not be considered at the February 5, 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.

f. MP-26-03/CLUP-26-01/Z-26-01/V-26-02 TPG Brookside West

This request has been deferred and will not be considered at the February 5, 2026 Planning Commission meeting.

Consideration of a master plan amendment, comprehensive land use plan amendment, rezoning and variances to allow for the redevelopment of a 5 story, 130,828 square foot office building with 104 'For-Sale' townhomes on 8.77 acres in the Brookside Master Plan. A master plan amendment is requested to the Brookside Master Plan Pod A to allow the proposed 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-10M (Dwelling, 'For-Rent' or 'For-Sale', Residential). Variances are requested from Unified Development Code (UDC) Subsection 2.2.10(d) to reduce the front setback along Brookside Parkway from 65' to 20' and reduce the minimum dwelling unit width from 20' to 18', UDC Subsection 3.2.8(B)(1)(a) to modify the 50' undisturbed buffer to a 15' planted buffer, and UDC Subsection 2.5.4 to reduce the minimum parking requirements for townhomes. The property is located at 3650 Brookside Parkway and is legally described as being located in Land Lots 43 & 44, 1st District, 1st Section, Fulton County, Georgia.

7. ADJOURNMENT



PLANNING COMMISSION MEETING

UNOFFICIAL MINUTES

JANUARY 8, 2026

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

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1. CALL TO ORDER

a. Election of Chair and Vice Chair 2026

- ❖ Commissioner Perkins offered a motion to elect Frances Kung-u as Chair.
 - Commissioner Richard seconded the motion.
 - The motion carried (6-0-1)(Kung'u)

- ❖ Commissioner Richard offered a motion to elect Jill Reynolds as Vice- Chair.
 - Commissioner Aiken seconded the motion.
 - The motion carried (6-0-1)(Reynolds)

2. ROLL CALL

3. APPROVAL OF MEETING MINUTES

a. Approve Meeting Minutes of December 4, 2025

- ❖ Vice-Chair Reynolds offered a motion to approve.
 - Commissioner Aiken seconded the motion.
 - The motion carried (6-0-1) (Richard)

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 request was withdrawn by the Applicant and was not 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 was deferred by the applicant and was not considered.

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 was deferred by the applicant and was not considered.

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

Kathi Cook, Director Community Development, presented 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.

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.
- Renderings.
- Standards for Zoning Changes:
 - *The zoning proposal would be suitable as it relates to the use and development of adjacent or nearby properties, which are similarly developed as single-family detached lots and the proposed density is less than surrounding properties*
- Variance Review Criteria.

Staff 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.

Staff's recommendation was to 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.

Tori Young, Applicant, gave a brief presentation.

- Adjustments since last Application.
- Mitigation measures.
- Mitigation maintenance.
- Owner will be responsible for Mitigation Maintenance Agreement.

Public Comment::

1. Janice Talluto, 2104 Windrush Lane
Concerns:

- 1. Downstream flooding from impacts to the creek.

There was discussion from the Commission:

- Renderings – Applicant agreed to the comments from the Downtown Architect.
 - Chimneys will need to be seen from the front view as part of DRB approval.
 - Homeowner access to property during mitigation.
 - Mitigation measures to be approved by City Stormwater Engineer.
 - Long term maintenance agreement part of LDP process.
 - Elevations.
 - Reason for “ Dip” in front elevation.
 - Adding Condition #14 – Burden that is on developer currently will be transferred to the property owner.
- ❖ Commissioner Richard offered a motion to approve Z-25-15/V-25-34 Madewell/Milton Avenue, subject to the 13conditions as read by Ms. Cook and adding Condition #14.:
 - Commissioner Stratton seconded the motion.
 - The motion carried (7-0)

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.

14. Developer/owner agrees to develop a long-term maintenance agreement for the mitigation of the stream buffer.

7. **ADJOURNMENT**

Chair Kung'u adjourned the meeting at 7:01 p.m.



CITY COUNCIL MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: MP-26-01/CU-26-01 SPIRIT OF GOD CHURCH/WINDWARD MASTER PLAN POD 16

PLANNING COMMISSION: FEBRUARY 5, 2026

CITY COUNCIL: FEBRUARY 23, 2026

II. RECOMMENDATION:

Approve MP-26-01/CU-26-01 Spirit of God Church/Windward Master Plan Pod 16, subject to the following conditions:

1. 'Church, Synagogue' shall be added as a conditional use in Pod 16 of the Windward Master Plan.
2. 'Church, Synagogue' shall be an approved use at 145 Nobel Court with a maximum seating capacity of no more than 128 seats in the worship center.
3. Conditional use approval of a 'Church, Synagogue' shall be limited to Spirit of God Church; no additional 'Church, Synagogue' use or subleasing for a 'Church, Synagogue' shall be permitted within the approved space. Up to 16,000 square feet of the building may be leased to a professional office/industrial user.
4. 'Church, Synagogue' shall be limited to worship services, professional offices, and other church group meetings outside of Sunday services.
5. Sunday worship services shall be limited to 9:00 AM – 3:00 PM and weekday hours shall be limited to 9:00 AM to 9:00 PM.
6. Property owner shall replace missing landscaping, such as trees in parking lot tree island, if there are no utility conflicts, as approved by Staff.
7. Church/applicant shall hire an off-duty officer to control traffic, if required by the City due to traffic impacts during services.
8. There shall be no outside speakers or broadcasts, including music which is audible from outside the building or off the property.

III. REPORT IN BRIEF:

The applicant, Spirit of God Church, is requesting a master plan amendment and conditional use to operate a 'Church, Synagogue' in an existing 18,207 square foot office/industrial building. A master plan amendment is requested to the Windward Master Plan Pod 16 to add 'Church, Synagogue' as a conditional use and a conditional use is requested to allow Spirit of God Church to operate a 'Church, Synagogue' on the subject property. The subject property is located at 145 Nobel Court.

DISCUSSION

The submitted request, if approved, would allow Spirit of God Church to operate a 'Church, Synagogue' in an existing 18,207 square foot office/industrial building. A master plan amendment is requested to the Windward Master Plan Pod 16 to add 'Church, Synagogue' as a conditional use and a conditional use is requested to allow Spirit of God Church to operate a 'Church, Synagogue' at the subject property. The subject property is located at 145 Nobel Court.

The 1.62-acre property is zoned CUP (Community Unit Plan) and is subject to the Windward Master Plan Pod 16. The two (2) story building was developed in 2000 as an office/industrial space. The subject property and surrounding properties are zoned CUP with a Business Center land use designation in the Windward Master Plan. Sierra-Cedar is located to the west, an undeveloped parcel is located to the north and west, Georgia Power is located to the east, and Chemence Corporate Headquarters and 400 North Business Park are located to the south. The comprehensive land use plan designation of the property is 'Corporate Office'.

The Windward Master Plan was approved in 1980 with a substantial update in 1993 (MP-92-03) for a 3,000+ acre planned community, including residential, commercial, office, industrial and recreational uses. Windward Pod 16 consists of nineteen (19) acres and has a land use designation of 'Business Center', which allows office, research and development, and light industrial (distribution and light manufacturing) uses. As shown in the table below, the Master Plan has been amended on several occasions, including Pods 56 and 66 for 'Church, Synagogue' use.

File #	Project Name	Pod	Requested Change	Outcome	Date
MP-13-04 / CU-13-09	HealthSouth	66	60-bed acute inpatient rehabilitation hospital	Approved	8/26/13
MP-12-08 / CU-12-08	Karate Atlanta	56	Karate School	Denied	9/23/12
MP-11-03 / CU-11-01	Amana Academy	14A	School, Academic	Denied	12/19/11
MP-07-08 / CLUP-07-08	Windward Mill	66	80,000 SF retail, 800,000 SF office, 250-rm hotel (10,000 SF meeting space), 400 For-Sale Condos	Approved	4/28/08
MP-07-07 / CLUP-07-07	1st Baptist Church	66	Church and associated uses	Approved	10/22/07
MP-06-14 / CU-06-04	Habakkuk Center	56	Church	Approved	1/22/06
MP-04-02 / CU-04-02	Comprehensive Martial Arts	56	Personal Training Studio with Office	Approved	6/21/04
MP-01-08	Source Fitness	14A	Health Club	Approved	9/24/01

According to the application, Spirit of God Church is a non-denominational Christian church with a congregation of approximately 200 members, of which approximately 60% attend services virtually. The church is currently holding worship services at the Doubletree Hotel in Roswell. The church proposes to occupy approximately 2,000 square feet of the existing building and lease up to 16,000 square feet of the building to an office/industrial user. The applicant proposes an assembly area with a maximum seating capacity of 128 seats to be utilized for worship services. According to the applicant, the church will be open on Sundays from 9:00 AM to 3:00 PM with one (1) worship service at 10:00 AM, and church hours on the weekdays from 9:00 AM to 9:00 PM. Church staff will include five (5) to ten (10) employees. The applicant states that improvements to the property will include interior renovations to the building for a worship center and fellowship hall, re-striping of the parking lot, and upgrades to the landscaping.

The Unified Development Code (UDC) requires one (1) parking space for each two (2) seats in the primary assembly room for a church, or 64 spaces for the 128-seat church. The remaining portion of the building (up to 16,000 square feet) to be leased to an office/industrial user requires one (1) parking space per 250

square feet for professional office space and one (1) parking spaces per 1,000 square feet for industrial use, or approximately 40 parking spaces. Office/industrial uses will operate during the weekday with church worship service on Sundays. The property is developed with 64 parking spaces, which is sufficient to serve both the church and office/industrial uses.

TRAFFIC

Church worship services will be on Sundays when surrounding businesses are not operating and will not have significant impacts on the surrounding road network. The subject property is currently approved for office/industrial use; therefore, there would be no change to the current peak hours trips generated by those uses.

STANDARDS FOR MASTER PLAN AMENDMENTS

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

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

Response: The applicant's proposal would be suitable as it relates to the use and development of adjacent or nearby properties. Properties in the immediate vicinity are primarily developed with flex office/warehouse buildings. The church's peak trip generation will be on Sundays when surrounding businesses are not in operation.

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 primarily developed with flex office/warehouse buildings. The church's peak trip generation will be on Sundays when surrounding businesses are not in operation.

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

Response: The proposal should not have significant impacts on the natural environment. The applicant proposes to re-use an existing building and there are no impacts to trees.

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

Response: The subject property is approved for office/industrial use. The church's peak trip generation will be on Sundays when surrounding properties are not operational. In addition, 'Church, Synagogue' has been added as a conditional use in the Windward Master Plan in Pods 56 and 66, which also have a Business Center land use designation.

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

Response: The proposal should not have significant impacts on public facilities and services. The church's peak trip generation will be on Sundays when surrounding businesses are not in operation.

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 church's peak trip generation will be on Sundays when surrounding businesses are not in operation.

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

Response: The subject property is approved for office/industrial use. The church's peak trip generation will be on Sundays when surrounding properties are not operational. In addition, 'Church, Synagogue' has been added as a conditional use in the Windward Master Plan in Pods 56 and 66, which also have a Business Center land use designation.

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 'Corporate Office'.

CONDITIONAL USE REVIEW CRITERIA

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

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

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

Response: The subject property has access from the Nobel Court cul-de-sac. Nobel Court is located off Alderman Drive, which connects to Windward Parkway to the west and Windward Concourse to the east.

The church's peak trip generation will be on Sundays when surrounding businesses are not in operation. Therefore, the proposed church would not negatively impact traffic or 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 should not adversely affect the existing use or usability of adjacent or nearby properties, which are primarily developed with office/industrial businesses operating during the weekday. The church's peak trip generation will be on Sundays when surrounding businesses are not in operation.

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 should not impede the normal and orderly development of surrounding properties, which are primarily developed with office/industrial businesses operating during the weekday. The church's peak trip generation will be on Sundays when surrounding businesses are not in operation.

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 'Church, Synagogue' is appropriate as it relates to the use and development of adjacent or nearby properties which are primarily developed with office/industrial businesses operating during the weekday. The church's peak trip generation will be on Sundays when surrounding businesses are not in operation.

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

Response: There are no 'Church, Synagogue' uses in the immediate area and there are no conflicting uses.

CONCURRENCES

Staff reviewed the applicant's proposal in consideration of the review criteria for a master plan amendment and conditional use. The applicant's proposal would be suitable as it relates to the use and development

of adjacent or nearby properties, which are primarily developed with office/industrial uses. The church's peak trip generation will be on Sundays when surrounding businesses are not in operation, and the use is supported by sufficient on-site parking. In addition, 'Church, Synagogue' has been added as a conditional use in the Windward Master Plan in Pods 56 and 66, which also have a Business Center land use designation.

CITIZEN PARTICIPATION PLAN

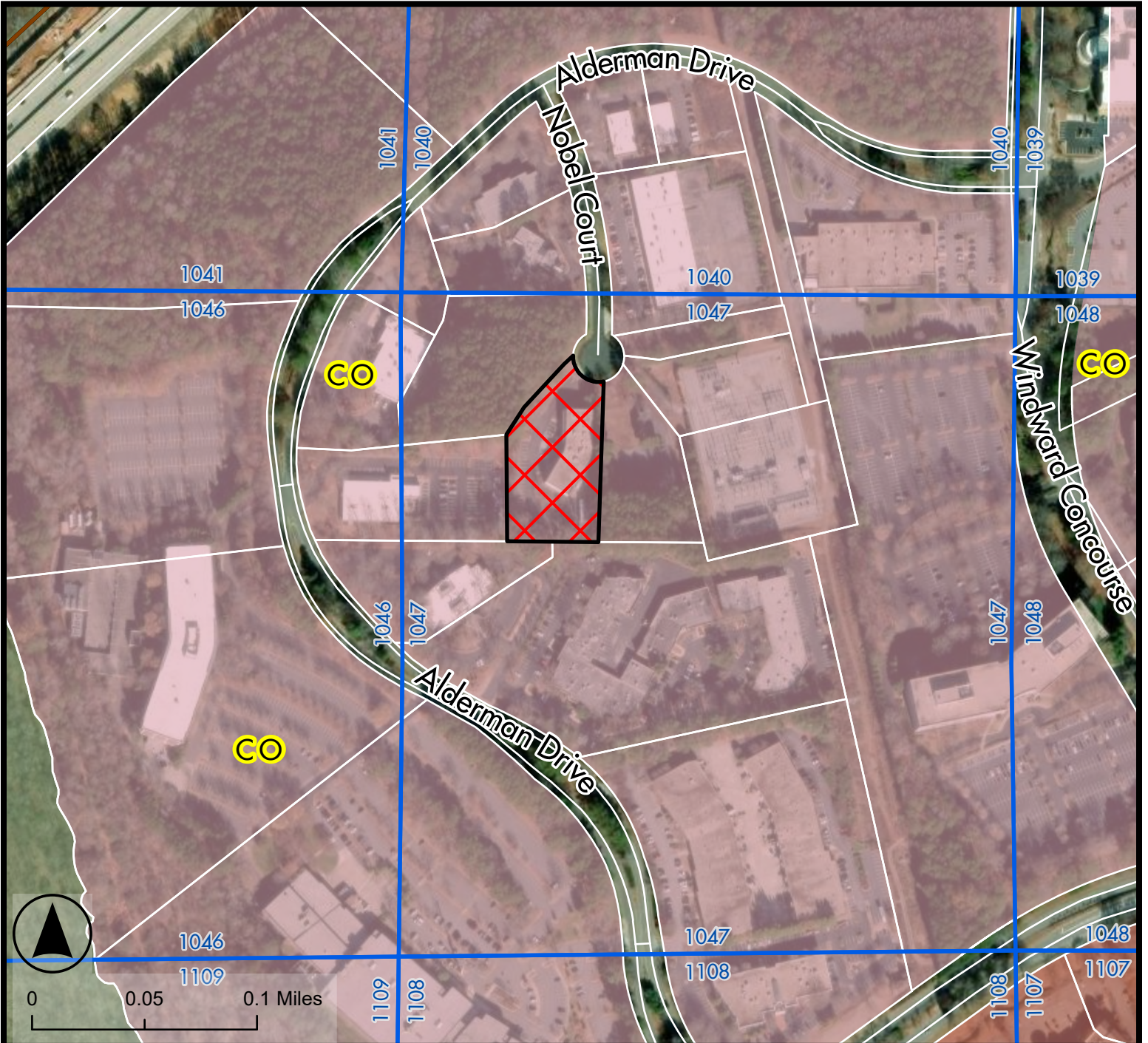
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING




CZIM was held on January 14, 2026. There were no public comments on the sign-in sheet.

IV. ATTACHMENTS:

- Map Series
- CZIM
- Citizen Part B
- Application



Legend

-  MP-26-01, CU-26-01
-  Land Lots
-  Tax Parcels

Future Land Use 2040

-  Commercial
-  Corporate Office
-  Parks, Recreation, Open Space

Future Land Use Map

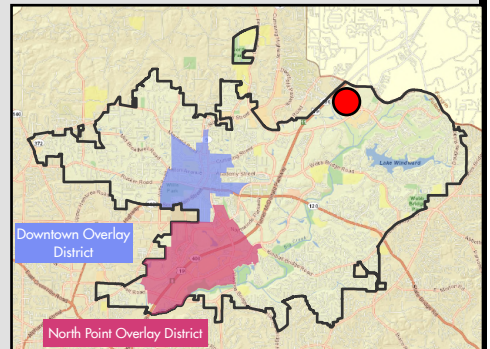
Spirit of God Church/Windward MP

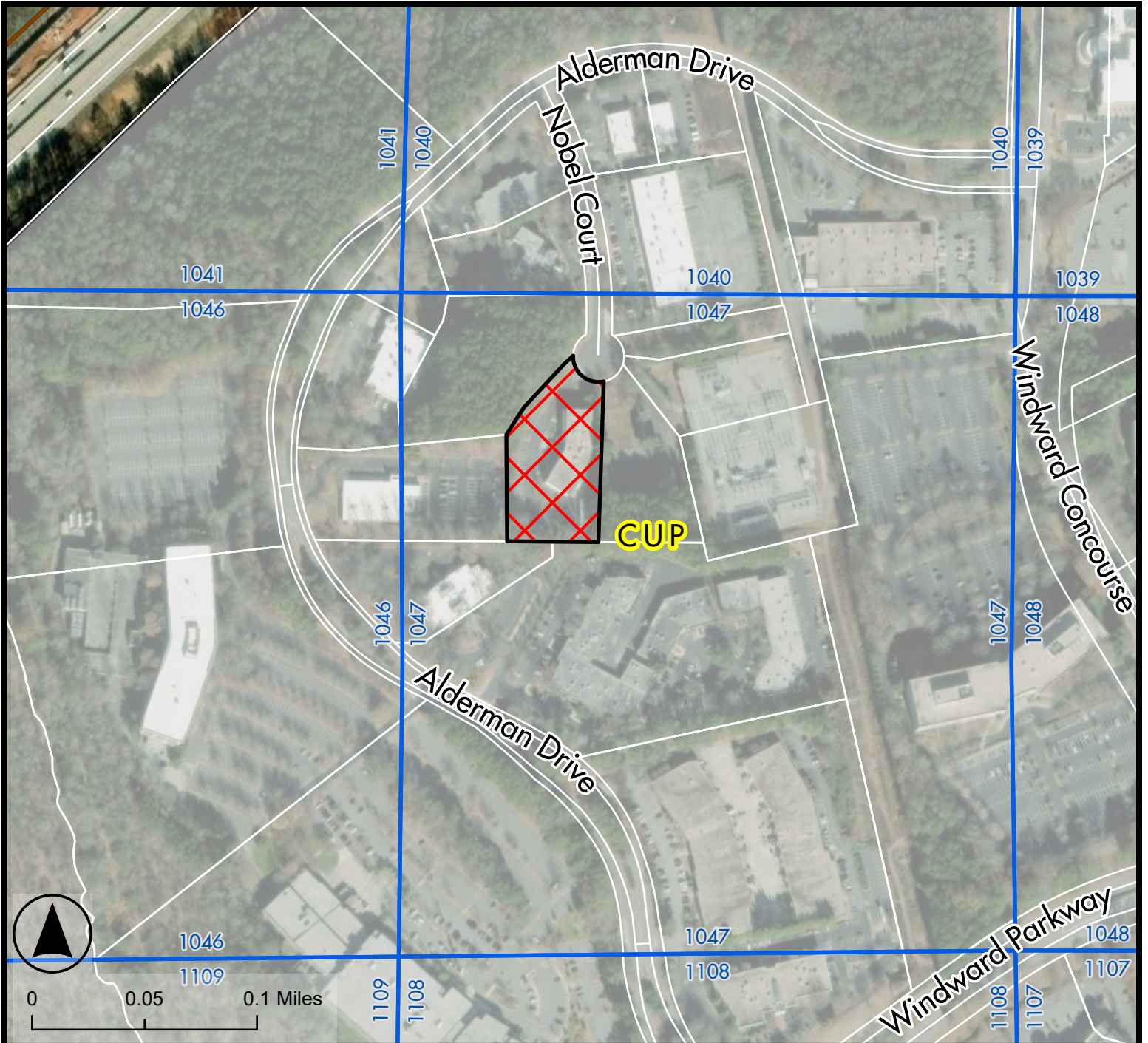
MP-26-01, CU-26-01

D/LL: 2/1/1047

PC: 2/5/2026

CC: 2/23/2026





Zoning Map
 Spirit of God Church/Windward MP






MP-26-01, CU-26-01

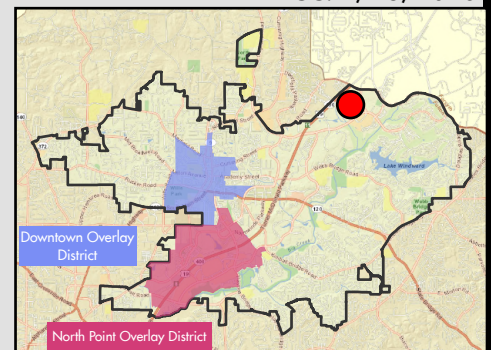
D/LL: 2/1/1047

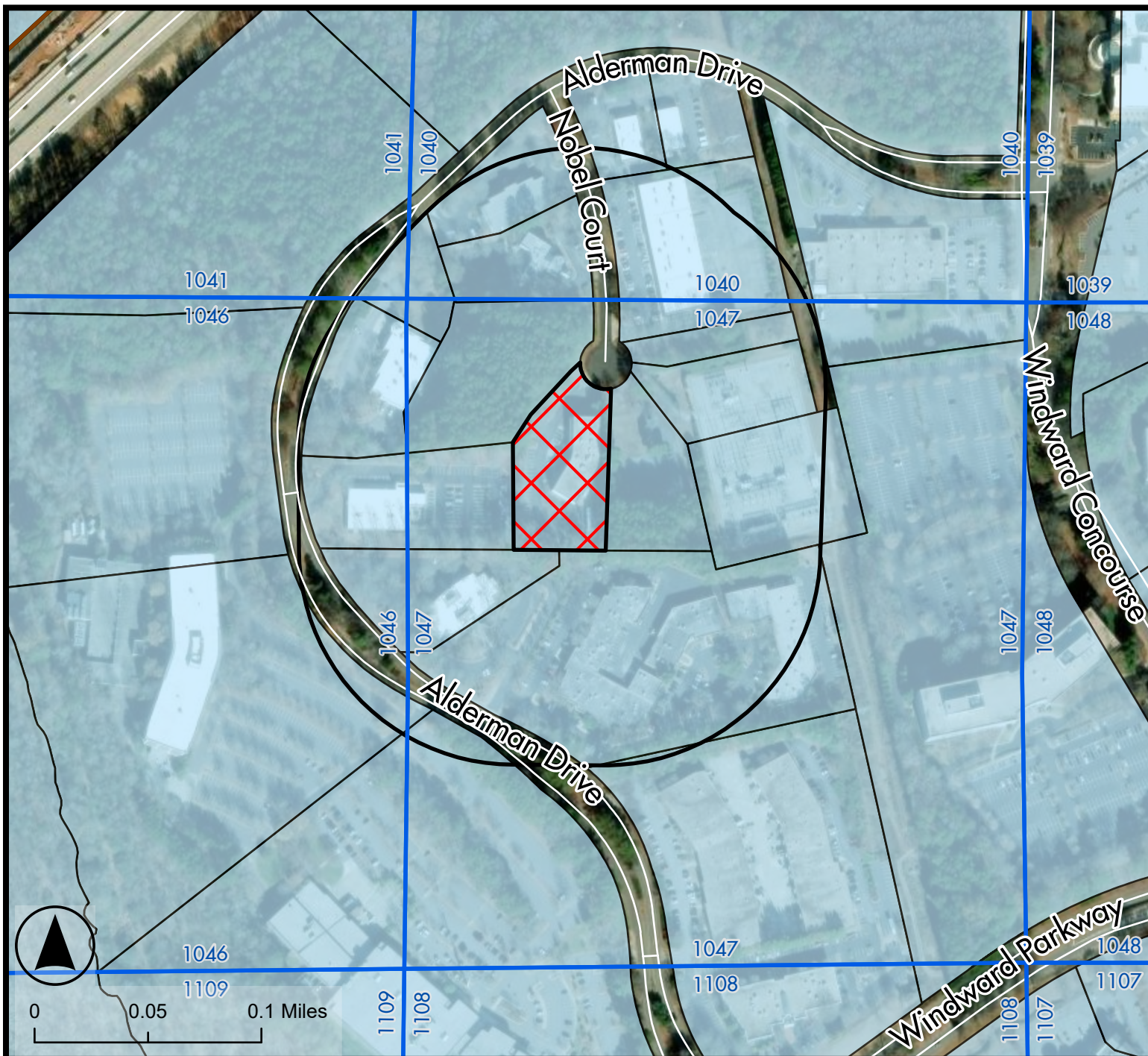
PC: 2/5/2026

CC: 2/23/2026





Legend

-  MP-26-01, CU-26-01
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits
- Zoning District
-  CUP Community Unit Plan





Legend

-  MP-26-01, CU-26-01
-  Land Lots
-  Tax Parcels
-  500 ft Buffer
- Alpharetta City Limits

Location Map

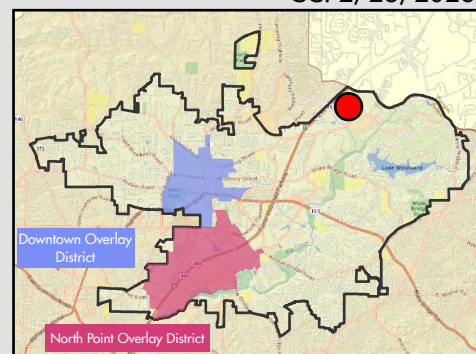
Spirit of God Church/Windward MP

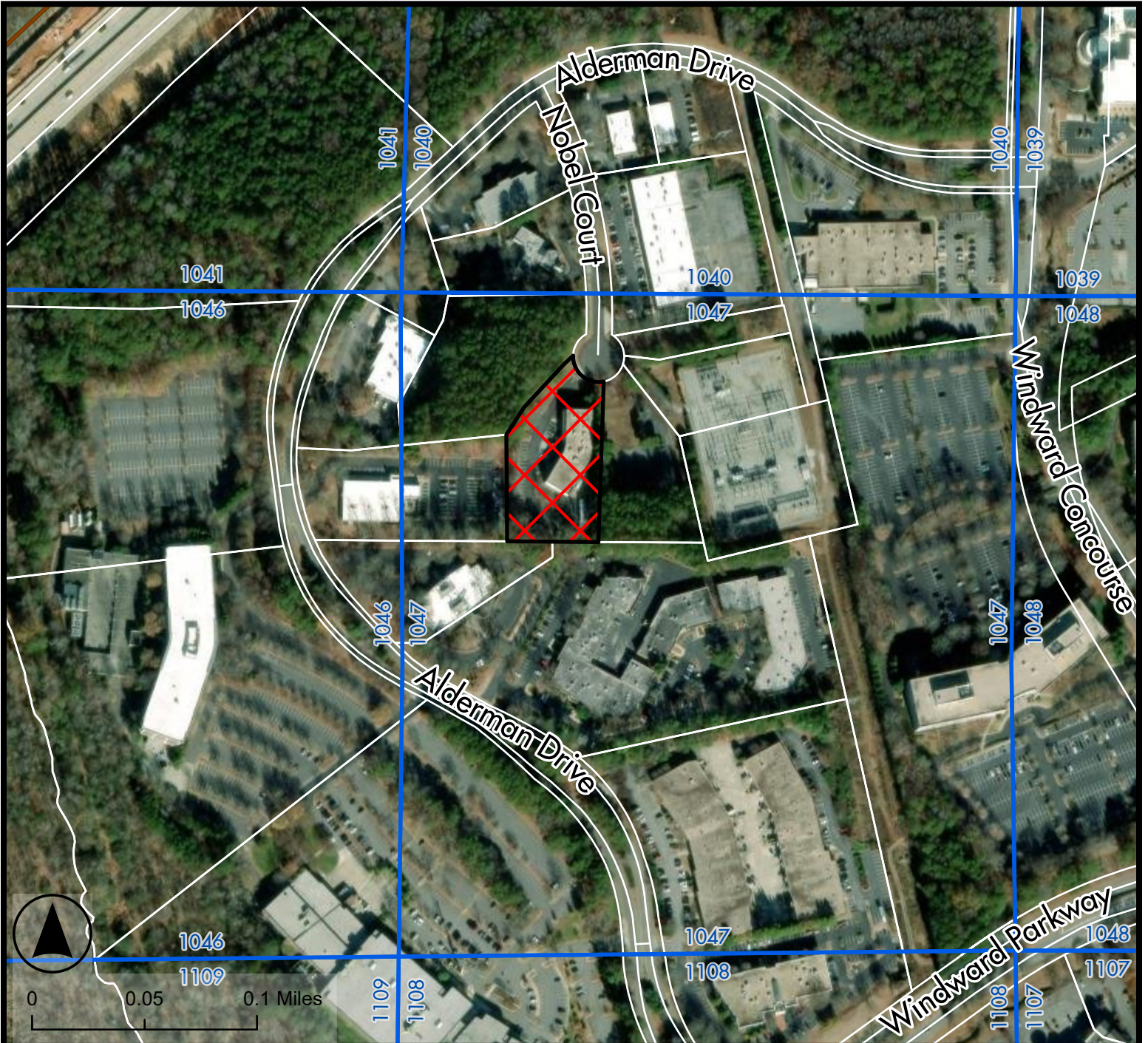
MP-26-01, CU-26-01

D/LL: 2/1/1047





PC: 2/5/2026

CC: 2/23/2026





Legend

-  MP-26-01, CU-26-01
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits

Aerial Map

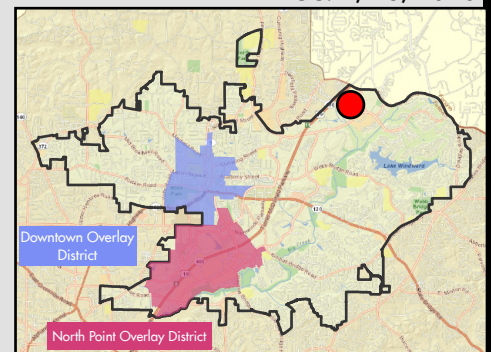
Spirit of God Church/Windward MP

MP-26-01, CU-26-01

D/LL: 2/1/1047

PC: 2/5/2026

CC: 2/23/2026



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

January 14, 2026

MP-26-01/CU-26-01 / Spirit of God Church/Windward MP

NAME	ADDRESS	COMMENTS
	NO COMMENTS~	

CITIZEN PARTICIPATION FORM - PART B

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

Public Hearing or Project Name: MP-26-01/CU-26-01 Spirit of God Christian Church/Windward MP Pod 16

Contact Name: Randall G. Knighton Telephone: (404)245-0900

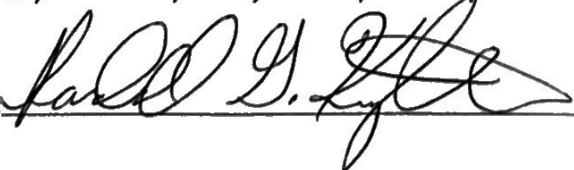
Please describe comments and concerns provided by any and all individuals contacted as part of the the Citizen Participation Program. If any individuals provided written correspondence, please attach copies of same to this report.
None

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

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

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

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

Signature of Authorized Agent: 

Date: 1/15/2026

Print Form



December 23, 2025

[Your Name]

[Your Address]

[City, State Zip]

RE: MP-26-01/CU-26-01 Spirit of God Church/Windward MP Pod 16

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a master plan amendment and conditional use to allow an existing building to be re-used for a church. A master plan amendment is requested to the Windward Master Plan Pod 16 to add 'Church, Synagogue' as a conditional use and a conditional use is requested to allow 'Church, Synagogue' for Spirit of God Christian Church. The property is located at 145 Nobel Court and is legally described as being located in Land Lot 1047, 2nd District, 1st Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) will be held on **Wednesday, January 14, 2026 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, February 5, 2026 at 6:30 PM**. and **City Council on Monday, February 23, 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 rknighton@spiritofgodcc.org.

Sincerely,

Pastor Randall G. Knighton, M.Div.

P.O Box 2670 • Alpharetta, GA 30023 • (770)777-6889 Phone
WWW.SPIRITOFGODCC.ORG

ACCENTOR LTD CO
185 BLUEGRASS VALLEY PKWY
ALPHARETTA GA 30005

ADE 828 LLC
8725 GLASGOW POINTE DR
DULUTH GA 30097

ALDERMAN DRIVE HOLDINGS LLC
1255 ALDERMAN DR
ALPHARETTA GA 30005

B & K TAMVACAKIS
REVOCABLE TRUST THE
1795 RIVERSIDE RD
ROSWELL GA 30076

CMB INDUSTRIES LLC
54 SAW TIMBER DR
HILTON HEAD ISLAND SC 29926

ELVATION REAL ESTATE LLC
1475 ALDERMAN DR
ALPHARETTA GA 30005

GA POWER COMPANY
110 NOBLE CT # ST100
ALPHARETTA GA 30005

GEORGIA POWER COMPANY
241 RALPH MCGILL BLVD NE
ATLANTA GA 30308

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

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

METIC HOLDINGS LLC
105 NOBEL CT
ALPHARETTA GA 30005

MLOT LLC
4075 A BUFORD HWY BLDG/STE 600 150
DULUTH GA 30096

QHN INC
1455 ALDERMAN DR
ALPHARETTA GA 30005

SETTI HOLDINGS LLC
1275 ALDERMAN DR
ALPHARETTA GA 30005

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

WINDWARD CAMPUS OWNER LLC
101 MARIETTA ST STE 3175
ATLANTA GA 30303

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #:

PH #:

PH2570061

Property Taxes & Code Violations Verified

Fee Paid

Initial: RC

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: Randall G. Knighton Telephone: (404)245-0900

Address: 7197 Belcrest Drive Suite: _____

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

Mobile Tel: (404)245-0900 Email: rknighton@spiritofgodcc.org

Subject Property Information:

Address: 145 Nobel Court Alpharetta, GA 30005 Current Zoning: CUP/OI Alpharetta

District: Windward Group Pod B Section: _____ Land Lot: 1.84 AC Parcel ID: 21-5520-1047-054-6

Proposed Zoning: Conditional Use/ Master Plan Amendment Current Use: Office Industrial

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

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

From: [Randall Knighton](#)
To: [Woodman, Michael](#)
Cc: [Taylor, Elicia](#)
Subject: Re: Spirit of God Church/145 Nobel Ct
Date: Monday, December 8, 2025 10:14:10 AM

Michael,
Thank you for reaching out on these items.

Description of church (current location): We are currently holding worship services twice a month at the Doubletree Hotel in Roswell. We have weekly virtual services and Bible studies. We are a nondenominational Christian church.

Size of congregation: We have 200 members with 60% of them being virtual members who support the church online.

Max seating capacity of the room or area to be used for worship: 128 seats as is the maximum based on the parking spaces to seat ratios without any additional off site parking agreements.

Hours of operation (weekday and weekend): Weekday 9am to 9pm and Weekends 8am to 3pm. Note: there are 2 to 3 times a year where we may have an event outside of those hours, like a New Year's Eve service.

Number of services on day of worship: 1 service at 10am on Sundays. If we grow then we will go to 2 - 3 services to stay within parking ratio requirements (we'd add an 8am and a noon service if ever needed).

Will office space be used for church or leased out? Both. We plan to lease out some of the office space and will use some spaces for church business as well.

Estimated number of church employees: 5-10 but right now we have 2 full time.

Intent for building and site (exterior and/or interior renovations?, any changes to the site?): Our intent for the exterior is to spruce up landscaping and the parking lot by repainting the parking space lines along with putting some signage on the building (that would be approved by the city). Interior our intent is to renovate just 1 room for worship services (this would include raising the ceiling, removing 1 wall to extend the room and the remaining renovations would be painting and flooring changes. In a few years we would convert the warehouse into a worship center and the space that we had been holding worship services would be used as a fellowship hall.

I hope that this answers all of these questions. If you need further explanation or information please feel free to contact me.

God bless you,
Pastor Randall G. Knighton

On Dec 8, 2025, at 7:40 AM, Woodman, Michael
<mwoodman@alpharetta.ga.us> wrote:

APPLICANT REQUEST AND INTENT

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

We intend to use property as a Multipurpose space for General Church activities and Office Spaces.

Applicant's Request (Please itemize the proposal).

Church Facility
Office Spaces

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

Church Facility
Office Spaces

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Bil Liu

Telephone: 404-729-5853

Address: 415 Nobel Court

Suite: 110

City: Alpharetta

State: GA

Zip: 30005

Authorization:

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

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

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Randall G. Knighton on behalf of Spirit of God Christian Church

Telephone: (404) 245-0900

Address: 7197 Bekrest Drive

Suite:

City: Johns Creek

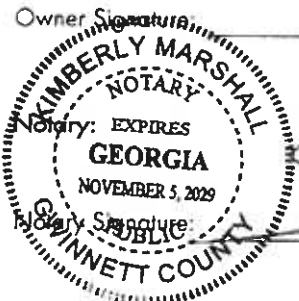
State: GA

Zip: 30097

So Sworn and Attested:

Owner Signature: _____

Date: 12/9/2025



Date: 12/9/25

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: Randall G. Knighton on behalf of Spirit of God Christian Church

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

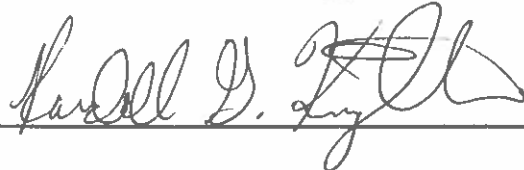
Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: 

Date: 11/24/2025

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

This facility will be compatible with the surrounding properties as minimal business office space will be utilized. We will also utilize the property as it is zoned for business purposes. In addition to general church use which will be outside of regular business hours.

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

The facility will have no negative impact on the surrounding properties. Pending internal renovations, the acquisition of this property will increase the value of the surrounding properties.

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

Yes, however not for the use that we are requesting. If the Conditional Use is granted, the property can be further developed for reasonable economic use benefiting surrounding properties. We will maintain the business aspect, increase the value and use of the property, while facilitating general church use.

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

The increase to population and traffic would be minimal during normal business hours and moderate during non business hours.

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

For a facility our size with minimal business hours, our utility impact would be small.

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

We will keep the property up to standard with the Windward Master Plan. We will abide by any regulations within the Alpharetta Comprehensive Plan and Future Land Use Map.

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

There are no existing or changing conditions that affect the development of the p

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: Commission Hearing: Special Use Request for Spirit of God Christian Church

Contact Name: Randall G. Knighton Telephone: (404)245-0900

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.

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

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

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

N 04°54'13" E 252.69'

N 32°30'43" E 77.03'
N 43°34'18" E 137.98'

A-70.00'
R-60.00'
Ch.-68.10'
S 55°51'10" E

IPF #4RB IN CONCRETE

15' BL

31 SPACES

6 SPACES

3 SPACES

6 SPACES

5 SPACES

2-STORY OFFICE BUILDING

8 SPACES

3 SPACES

15' BL

GRADED INLET
MONUMENT SIGN
FIRE DEPARTMENT CONNECTION

69.1'

14.7'

CHAIN LINK FENCE

S 00°44'32" W 383.86'

TRANSFORMER

AREA:
LOT 2
70,541 S.F.
1.619 ACRES



145 NOBEL COURT - WINDWARD BUSINESS CENTER

145 Nobel Court
 Alpharetta, GA 30005

OFFERING MEMORANDUM

TABLE OF CONTENTS

<p>4 PROPERTY SUMMARY Overview Investment Highlights Location Highlights</p>	<p>8 FINANCIALS Rent Roll Overview & Assumptions Cash Flow Projections</p>
<p>14 DEMOGRAPHICS Area Demographics Projected Growth</p>	<p>16 ALPHARETTA About Alpharetta</p>

EXCLUSIVELY PRESENTED BY:



GREG KURZNER

Broker

Mobile: 404 932 0719

greg@kurtznergrou.com

License # 154666

ERA ATLANTIC REALTY

105 Nobel Court, Suite 202
 Alpharetta, GA 30005

Office: 678 869 9000
 kurtznergrou.com



Built By www.crebuilder.com





INVESTMENT SUMMARY

A distinctive 18,207 +/- SF two-story building situated on a 1.62-acre +/- 165-Norfolk Court features an impressive curved metal entrance, unique architectural elements, and an impressive two-story lobby.

The building is equipped with elevator, restrooms on both floors, and covered rear loading dock with ramp. There are 60 parking spaces and a recruitment sign at the entrance.

Woodward Business Center is a great investment opportunity and also affords investors the ability to reposition with long-term holding strategy.

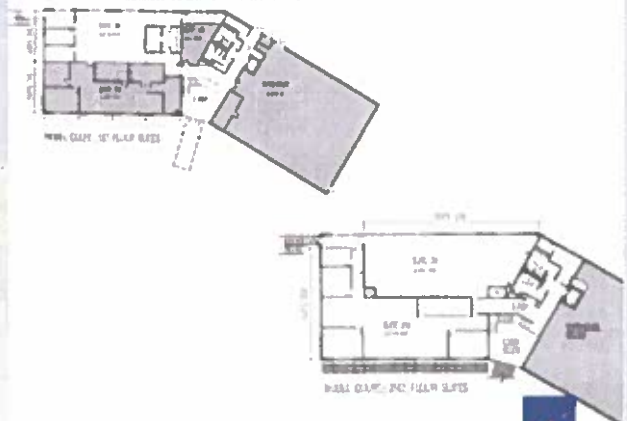
Featuring the optimal open space construction, the possibilities are endless to expand the SF of office, redesign the interior, or occupy in its current configuration.

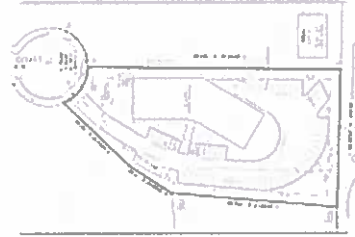
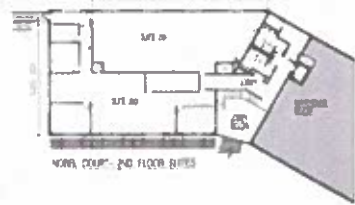


PROPERTY SUMMARY

Offering Price	\$1,650,000.00
Building SqFt	18,207 SqFt
Year Built	2000
Lot Size (SF)	70,524.00 SqFt
Parcel ID	21 552010470546
Zoning Type	CUP
County	Fulton
Coordinates	36.097300, 84.244614

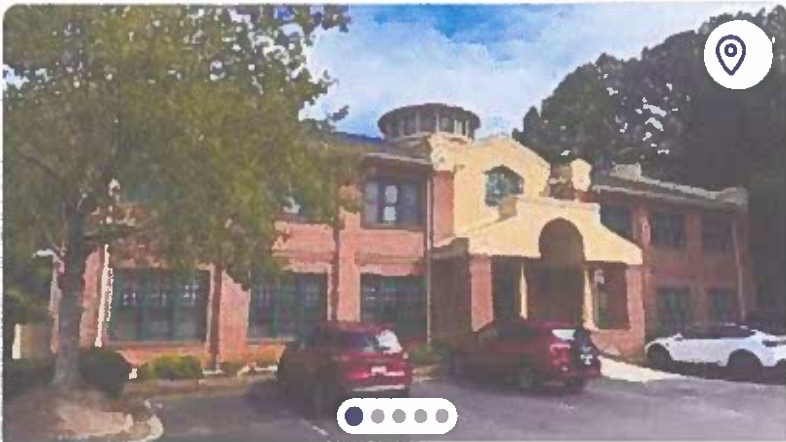
Woodward Business Center – Floor Plans





Similar Properties

[View All\(/properties/GA/Alpharetta/Office\)](#)





PLANNING COMMISSION MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: MP-26-02 TRATON HOMES/LAKEVIEW PARK MP

PLANNING COMMISSION: FEBRUARY 5, 2026

CITY COUNCIL: FEBRUARY 23, 2026

II. RECOMMENDATION:

Approve MP-26-02 Traton Homes/Lakeview Park MP, subject to the following conditions:

1. The following conditions shall replace conditions #3a (office) and #3c (For-Sale Residential) related to File # MP-19-07/Z-19-04/CU-19-09 TPA Group / 360 Tech Village:
 - a. 3a. Office – Maximum of 430,080 square feet. Building height shall be limited as depicted on the site plan prepared by Nelson, revised 12/6/2019.
 - b. 3c. 'For-Sale' Residential – Up to 87 townhome units and 25 single-family detached homes shall be permitted with a height not to exceed 3-stories. No more than 10% of homes and townhomes shall be permitted to be rented, as recorded in the development covenants.
2. The 6.46-acre site shall be developed substantially similar to the site plan prepared by PEC, revised 1/8/26, except for modifications required to comply with the conditions below and subject to meeting all City code requirements and conditions of zoning. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
3. Architectural style and materials of townhome buildings and homes shall be substantially similar to submitted renderings prepared by Caldwell Cline, as approved by Staff. Townhomes and homes shall have 4-sided architecture, materials and details, as approved by Staff. Townhome buildings shall have chimneys on each end of the building and minimum 50% of detached homes shall have chimneys.
4. The side of Lots 1, 11, 12, 19, 20, 29, 30, 38, 39, and 52 that directly abut a street shall be heavily landscaped, as approved by Staff.
5. Subdivision shall not be gated.
6. EcoDistrict measures shall be incorporated into the 6.46-acre subdivision, as approved by Staff. Developer shall provide detailed information at LDP and building permit regarding compliance with each requested EcoDistrict measure.
7. Minimum 1.3 acres of open space, as depicted on the site plan prepared by PEC, revised 1/8/26, shall be improved within the development, including decorative hardscape, landscape, amenities, and unique EcoDistrict sculpture. EcoDistrict sculpture shall require approval by the Cultural Arts Commission. Hardscape, landscape and sculpture shall be maintained by the HOA.
8. Green stormwater design techniques shall be utilized to address runoff reduction, as approved by Staff.
9. Privacy fences and unfinished wood decks shall not be visible from the right-of-way.
10. Townhomes and homes shall have connectivity to the public sidewalk system.
11. Developer shall complete the streetscape along the western portion of Lake Street adjacent to the 6.46-acre site, which shall include planter, sidewalk, on-street parking, as approved by Staff.
12. New internal streets (where sidewalk is depicted adjacent to the street) shall be developed with a minimum 6' planter planted with street trees and minimum 5' sidewalk, as approved by Staff. Decorative pedestrian

- lighting shall be required throughout the development. Internal streets and alleys shall be private and maintained by the HOA. Development and street names shall be representative of the North Point EcoDistrict.
13. Landscape strips shall be exclusive of utilities and easements, except that if Fulton County requires an unencumbered easement shrubs shall replace tree requirements on one side of the street.
 14. Developer shall plant bare areas of the 20' landscape strip along Lakeview Parkway with trees and shrubs, as approved by Staff.
 15. Pedestrian amenities including sidewalks, lighting, and benches shall be included within the development.
 16. Cul-de-sac/turnaround near the mail kiosk shall meet the turning requirements of a fire apparatus, as approved by the Fire Marshal.
 17. Developer shall be responsible for the maintenance of the sidewalk along Lakeview Parkway.

III. REPORT IN BRIEF:

The applicant, TPA Group, requests a master plan amendment in order to exchange 200,000 square feet of office for 25 'For-Sale' single-family detached homes and 27 'For-Sale' townhomes on a 6.46-acre site in the Lakeview Park Master Plan. A master plan amendment is requested to the Lakeview Park Master Plan to allow for the proposed change in development mix. The property is located at 0 Lakeview Parkway, at the southeast corner of Lakeview Parkway and Lake Street.

DISCUSSION

The submitted request, if approved, will allow for an exchange of 200,000 square feet of office for 25 'For-Sale' single-family detached homes and 27 'For-Sale' townhomes on a 6.46-acre site in the Lakeview Park Master Plan. A master plan amendment is requested to the Lakeview Park Master Plan to allow for the proposed change in development mix. The property is located at 0 Lakeview Parkway, at the southeast corner of Lakeview Parkway and Lake Street.

The subject property is zoned MU (Mixed Use) and subject to the Lakeview Park Master Plan and is located in the North Point Overlay. Surrounding properties are zoned O-I (Office-Institutional) to the north and east and LI (Light Industrial) to the west. The property is bound by Lakeview Parkway and Morrison Parkway to the north, Georgia 400 to the south and Haynes Bridge Road to the east. The comprehensive land use plan designation of the property is Mixed Use, which supports the proposed development mix.

The table below provides a comparison between the applicant's current proposal and previously approved master plan and amendments on the subject property.

	2026 Proposal	2019 Plan	2017 Plan (Revert to 2015)	2011/2015 Plan	1988 Plan
Acreage	62.47 acres	62.47 acres	62.47 acres	47.05 acres	45.5 acres
Retail/Rest	31,525 SF	31,525 SF	57,700 SF	100,035 SF	119,700 SF
Residential	367 Units: 255 For-Rent 87 For-Sale TH 25 For-Sale Homes	315 Units: 255 'For-Rent' 60 'For-Sale' TH	417 Units: 276 'For-Rent' 36 'For-Sale' Condo 105 'For-Sale' TH & Detached	470 Units: 445 'For-Sale' Condo 25 'For-Sale' TH	0
Density	5.87 du/ac	5.04 du/ac	6.68 du/ac	10 du/ac	0
Hotel	0	0	0	211 rooms	200 rooms
Office	430,080 SF	630,080 SF	664,400 SF	447,200 SF	1,015,520 SF
Open/Park	33.58 acres	32.28 acres	31.96 acres	11.08 acres	N/A

The applicant provided a comparison of the current and proposed master plan to confirm compliance with the MU minimum use percentages. The master plan remains compliant with the MU district requirements with the proposed development exchange.

Previously proposed (MP-19-07/Z-19-04/CU-19-09)			With change in Master Plan (this proposal)			Change
Use	Use Floor Area (in SF)	% of Site	Use	Use Floor Area (in SF)	% of Site	
Commercial	211,948	10%	Commercial	211,948	10%	None
Office	1,015,143	48%	Office	815,143	40%	Less 200,000 SF
Residential	544,766	26%	Residential	653,366	32%	Plus 108,600 SF
Public Space	351,931	17%	Public Space	351,931	17%	None
Total Approved Floor Area	2,123,788	100%	Total Proposed Floor Area	2,032,388	100%	Less 91,400 SF

SITE PLAN

The submitted site plan depicts 27 'For-Sale' townhome units and 25 'For-Sale' single-family detached homes on a 6.46-acre parcel in the Lakeview Park mixed-use development. The 25 detached homes have frontage along Lake Street with the townhomes situated in the center of the development, as well as two (2) townhome buildings along a short section of Lake Street connecting to Lakeview Parkway. Townhomes and homes are depicted to be three (3) stories, approximately 22' wide with rear entry garages. Detached lots have a minimum lot width of 32', average lot size of 3,100 square feet and minimum lot size of 2,500 square feet. All units have access from a private alley which will be maintained by the HOA. Homes and townhomes have a 35' setback on Lake Street and 65' setback on Lakeview Parkway. Five-foot (5') sidewalks are depicted throughout the development.

Unified Development Code (UDC) Parking regulations and North Point Overlay require 105 parking spaces for the 27 townhomes (81 spaces) and 25 detached homes (50 spaces). The North Point Overlay requires a twenty percent (20%) reduction in parking for all uses. Each townhome and home will accommodate two (2) side-by-side parking spaces in a garage, as well as two (2) spaces on a code-compliant driveway, for a total of 208 parking spaces. In addition, 24 guest parking spaces are depicted within the development.

The Lakeview Park Master Plan includes 32.3 acres of open space, which exceeds the City's minimum requirements in the MU zoning district and North Point Overlay. The proposed residential subdivision includes approximately 1.3 acres of amenity space for the future residents of the community, which exceeds the minimum fifteen percent (15%), or 0.97 acres, required in the North Point Overlay. The site plan depicts linear open space along Lakeview Parkway and Lake Street with a community amenity area located at the center of the development.

The property was previously cleared and graded with the initial installation of infrastructure for the mixed-use development. The only remaining trees on the 6.46-acre parcel are the trees along Lakeview Parkway, which will remain. Stormwater management will be handled through a master stormwater system that supports the mixed-use development.

RENDERINGS

Renderings provided by the applicant depict the townhomes and detached homes to be three (3) stories with brick and stone as the primary exterior material, and board and batten mixed accents. All units and homes have porches and/or elevated decks or balconies and dormers are utilized to break up the roofline.

TRAFFIC

The applicant provided a trip generation report, which shows that the 27 townhomes and 25 detached homes would generate approximately 35 AM Peak Hour trips and 41 PM Peak Hour trips.

Land Use	ITE Code	Density	Daily Traffic			AM Peak			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Single-Family Detached Housing	210	25 Units	227	114	113	22	6	16	27	17	10
Single-Family Attached Housing	215	27 Units	177	89	88	13	3	10	14	8	6
Total			404	203	201	35	9	26	41	25	16

SCHOOLS

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

FULTON COUNTY SCHOOLS – 27 Townhomes & 25 Detached Homes

School	Single Family Average #
Hembree Springs Elementary School	3 to 13 students
Northwestern Middle School	0 to 6 students
Milton High School	2 to 14 students
TOTAL	5 to 33 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 5 – 33 school age children. Numbers provided by Fulton County Schools show that Northwestern Middle School and Milton High School have enrollments that exceed capacity.

STANDARDS FOR MASTER PLAN AMENDMENTS

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

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

Response: The zoning proposal would permit 'For-Sale' residential uses, which are already allowed in the Lakeview Park Master Plan. The proposed density is below the maximum density permitted in the MU district and less than the density approved with the 2017 master plan amendment on the property. The proposed development mix complies with the minimum use percentages in the MU district.

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 of adjacent or nearby properties. The proposed master plan amendment would permit additional 'For-Sale' residential uses, which are already allowed in the Lakeview Park Master Plan. The proposed density is below the maximum density permitted in the MU district and less than the density approved with the 2017 master plan amendment on the property. The proposed development mix complies with the minimum use percentages in the MU district.

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

Response: The 6.46-acre parcel proposed for residential development was cleared and graded with the initial installation of infrastructure for the mixed-use development. Trees saved along Lakeview Parkway will not be impacted by the applicant's proposal.

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

Response: The 6.46-acre parcel is approved for 200,000 square feet of office. With the requested amendment, 430,080 square feet of office would be permitted, of which approximately 262,000 square feet already exists. The master plan remains compliant with the minimum 25% office requirement in the MU 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 proposal would not have significant impacts on public facilities and services. The applicant's proposal would increase the demand on recreation and parks. However, the proposed development includes amenities and open space for its residents, which is in addition to the 32 acres of open space in the Lakeview Park mixed-use development. The proposal would have significantly less impact on traffic than the current approval 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: The zoning proposal would bring additional housing to the area, bringing people closer to goods and services and where they work.

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

Response: The proposal reflects a reasonable balance by adding to the walkable, connected environment in the Lakeview Park mixed-use development. The zoning proposal would bring additional housing to the area, bringing people closer to goods and services and where they work without significant impacts on public facilities and services.

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

Response: The 6.46-acre parcel is approved for 200,000 square feet of office. With the requested amendment, there would remain 430,080 square feet of office, of which approximately 262,000 square feet is existing. The master plan remains compliant with the minimum 25% office requirement in the MU zoning district.

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

Response: The comprehensive land use plan designation of the subject property is 'Mixed Use', which supports the applicant's request.

CONCURRENCES

Staff has reviewed the applicant's proposal against the review criteria for a master plan amendment. The proposal is suitable given the use and development of adjacent property, which is primarily developed as a mixed-use development. 'For-Sale' residential use is already allowed in the Lakeview Park Master Plan, and the proposed density is below the maximum density permitted in the MU district and less than the density approved with the 2017 master plan amendment on the property. The zoning proposal would bring additional housing to the area, bringing people closer to goods and services and where they work without significant impacts on public facilities and services. In addition, the proposed development mix complies with the minimum use percentages in the MU district.

CITIZEN PARTICIPATION PLAN

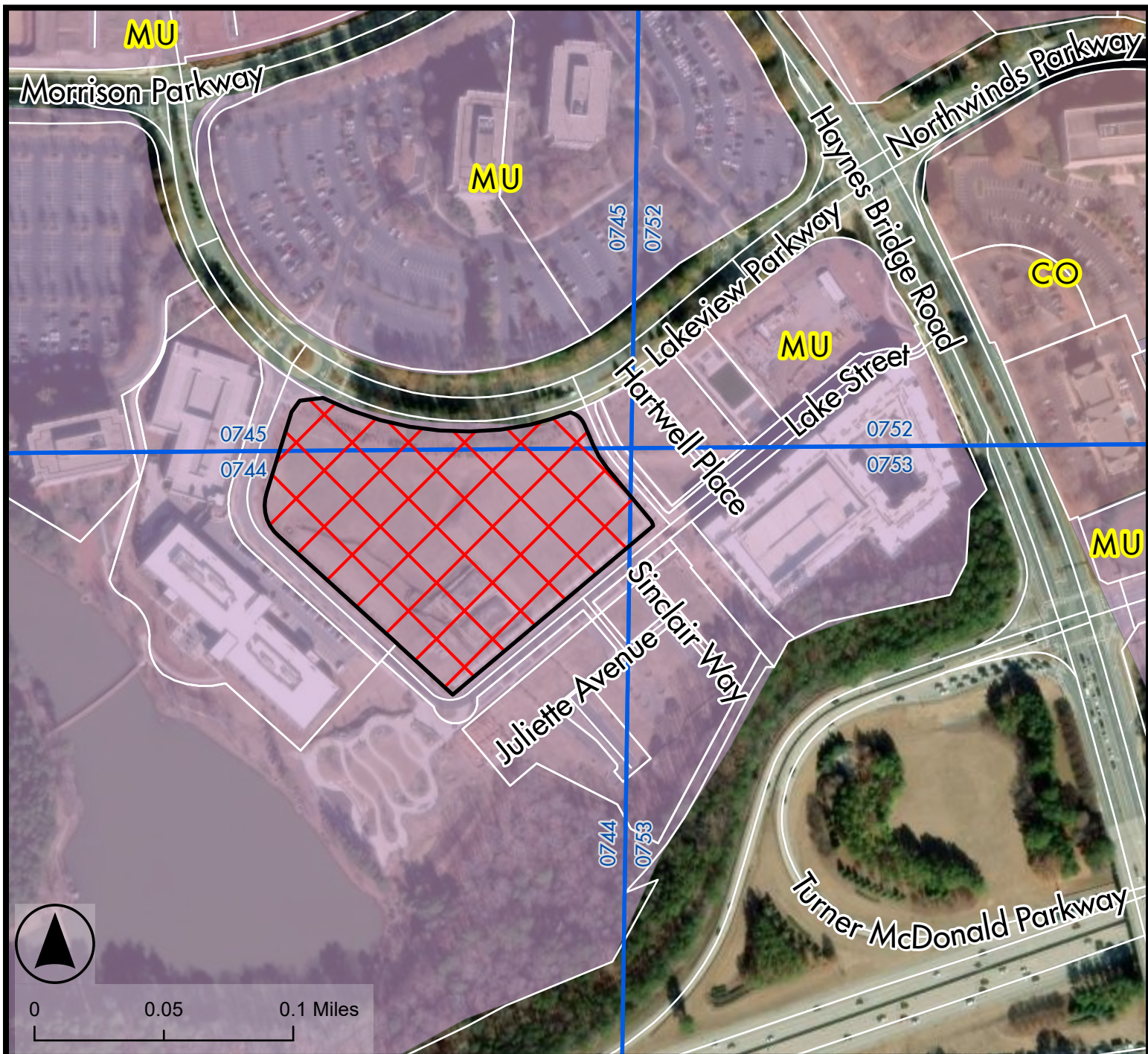
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that there were several questions at the CZIM regarding what happens to the office building, will sidewalks remain, for-sale or for-rent product, square footage and price points, amenities, timing of development, and stormwater.







COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on January 14, 2026. There were no public comments on the sign-in sheet.

IV. ATTACHMENTS:

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



- Legend**
-  MP-26-02
 -  Land Lots
 -  Tax Parcels
 -  Alpharetta City Limits
 - Future Land Use 2040**
 -  Corporate Office
 -  Mixed Use

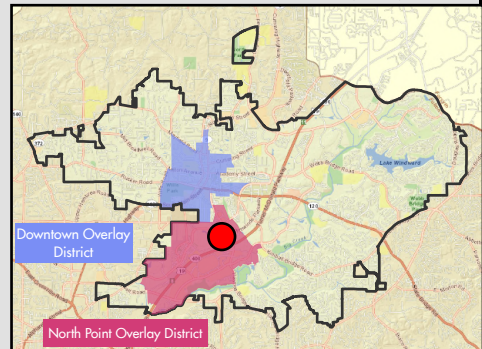
Future Land Use Map

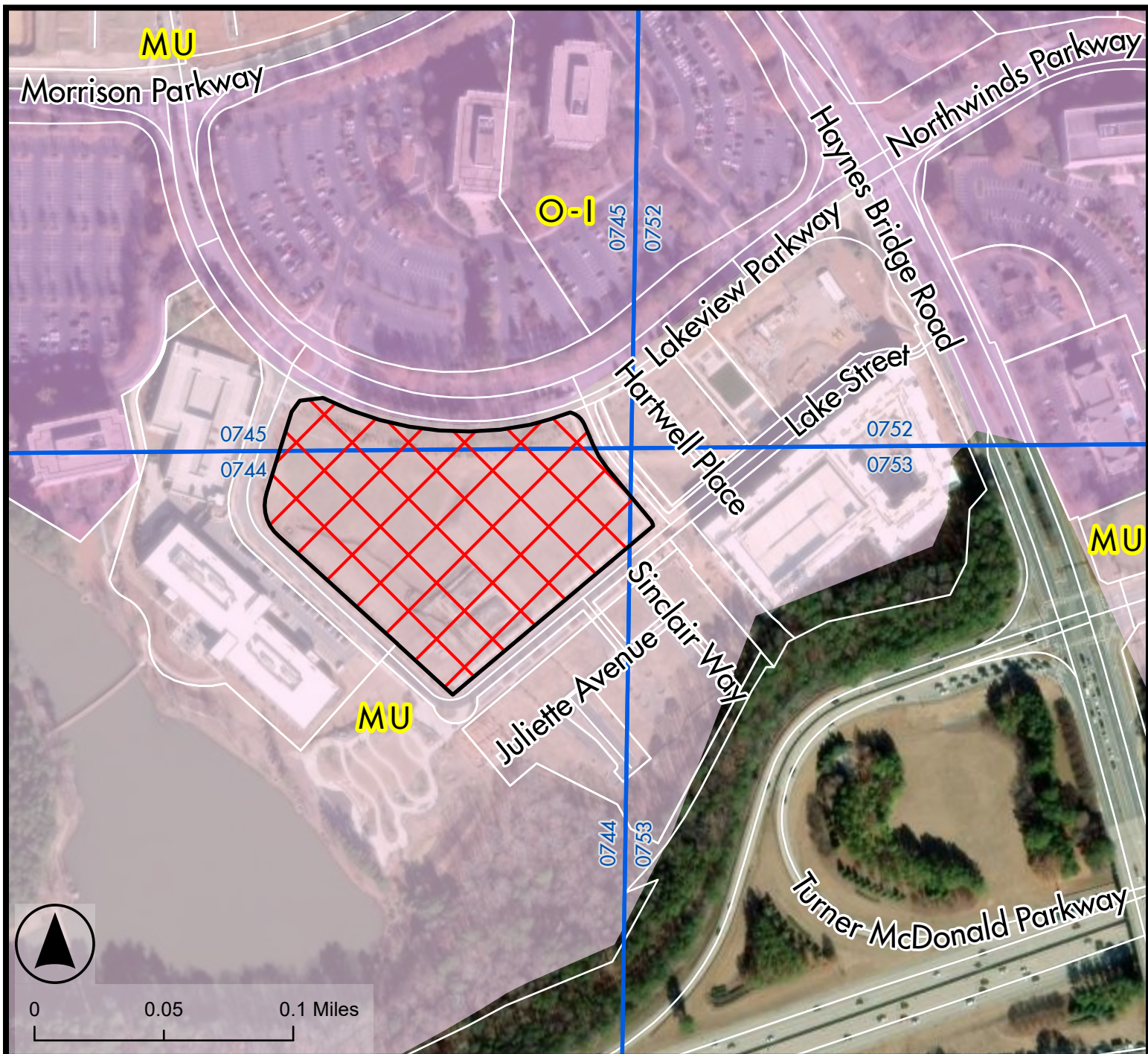
Lakeview Park MP Traton Homes

MP-26-02







D/LL: 1/2/0797 & 0798

PC: 2/5/2026
CC: 2/23/2026





Legend

-  MP-26-02
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits
- Zoning District
-  MU Mixed Use
-  O-I Office Institutional

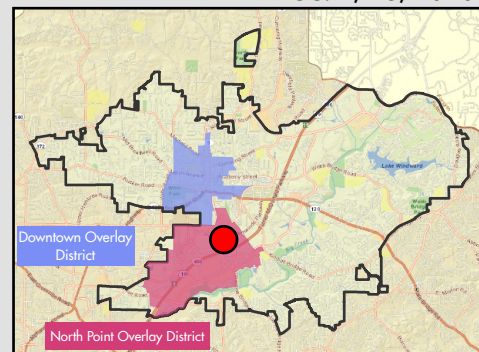
Zoning Map

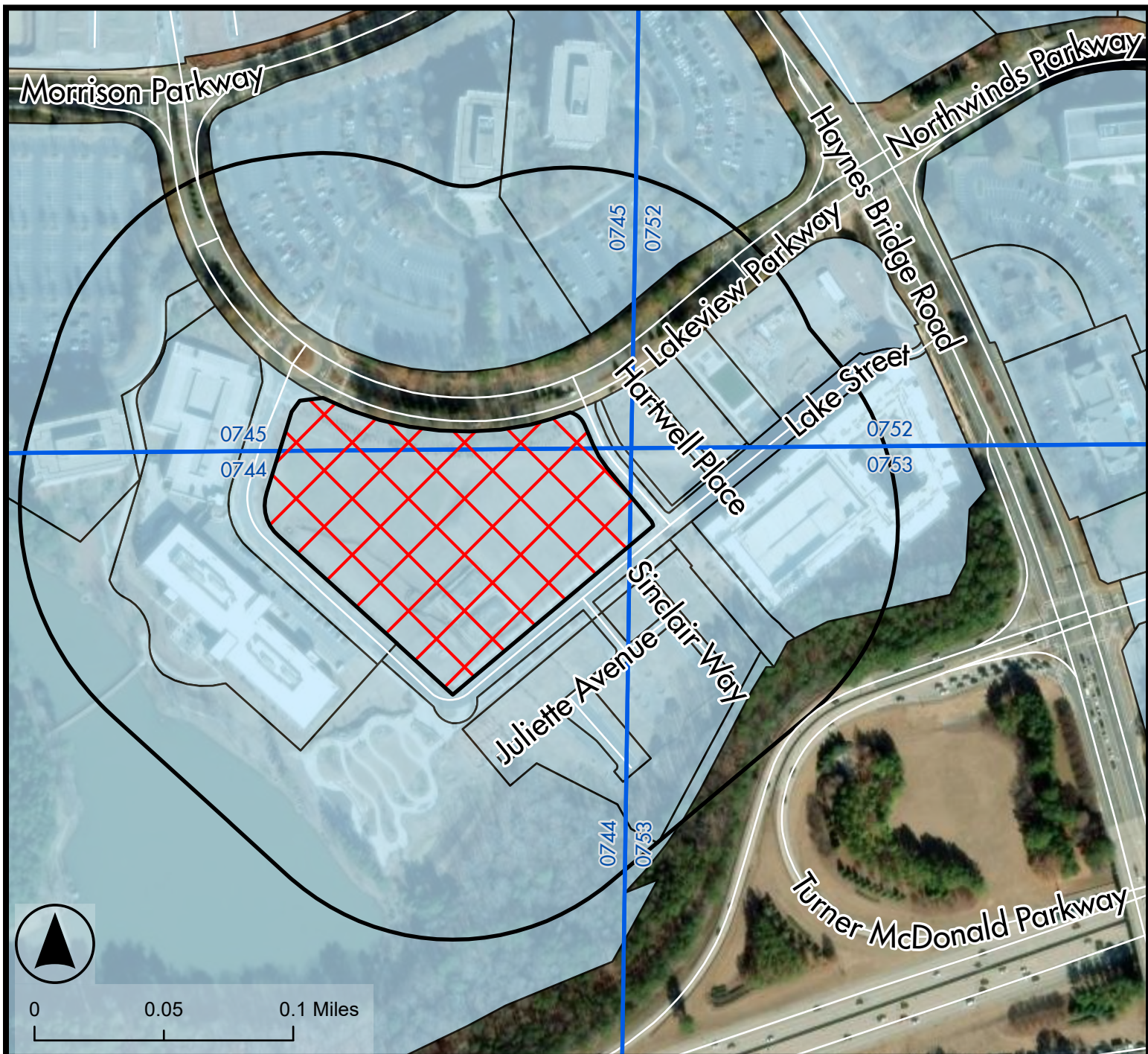
Lakeview Park MP Traton Homes

MP-26-02






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PC: 2/5/2026
CC: 2/23/2026





Legend

-  MP-26-02
-  Land Lots
-  Tax Parcels
-  500 ft Buffer
-  Alpharetta City Limits

Location Map

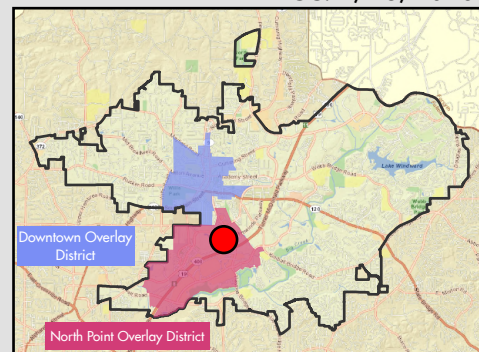
Lakeview Park MP Traton Homes

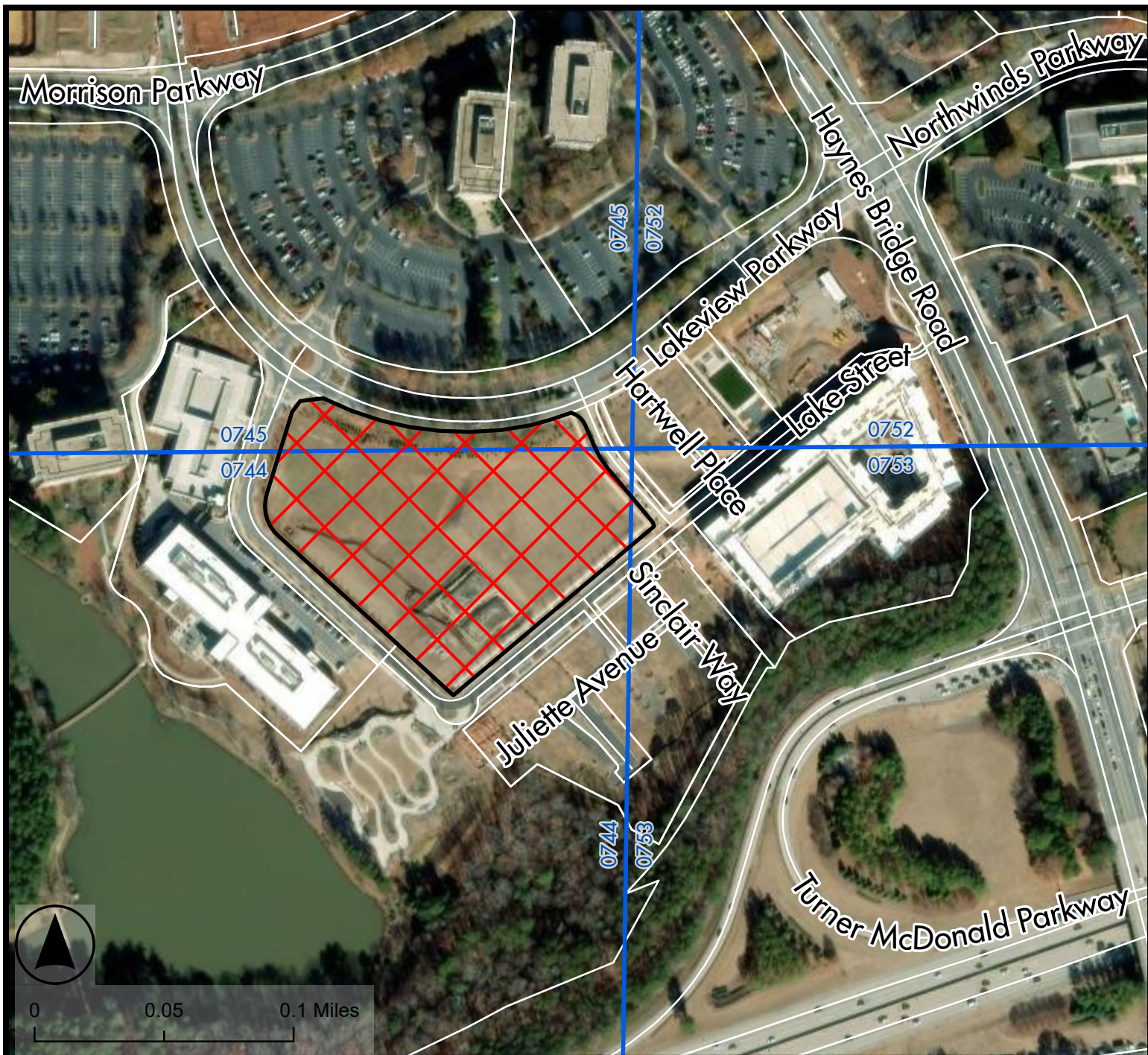
MP-26-02

D/LL: 1/2/0797 & 0798





PC: 2/5/2026

CC: 2/23/2026





Legend

-  MP-26-02
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits

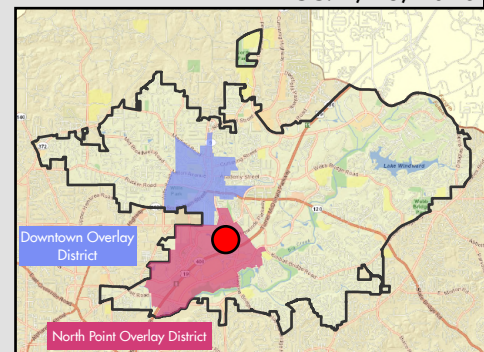
Aerial Map

Lakeview Park MP Traton Homes

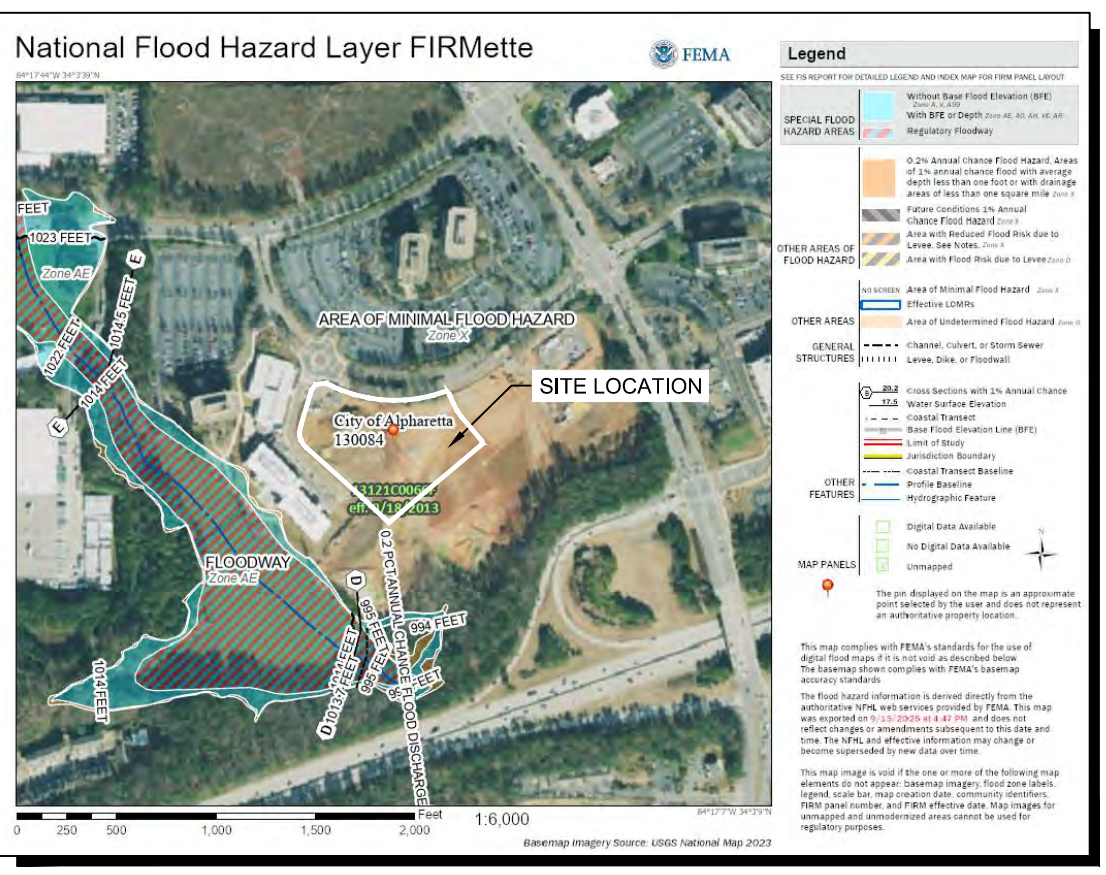
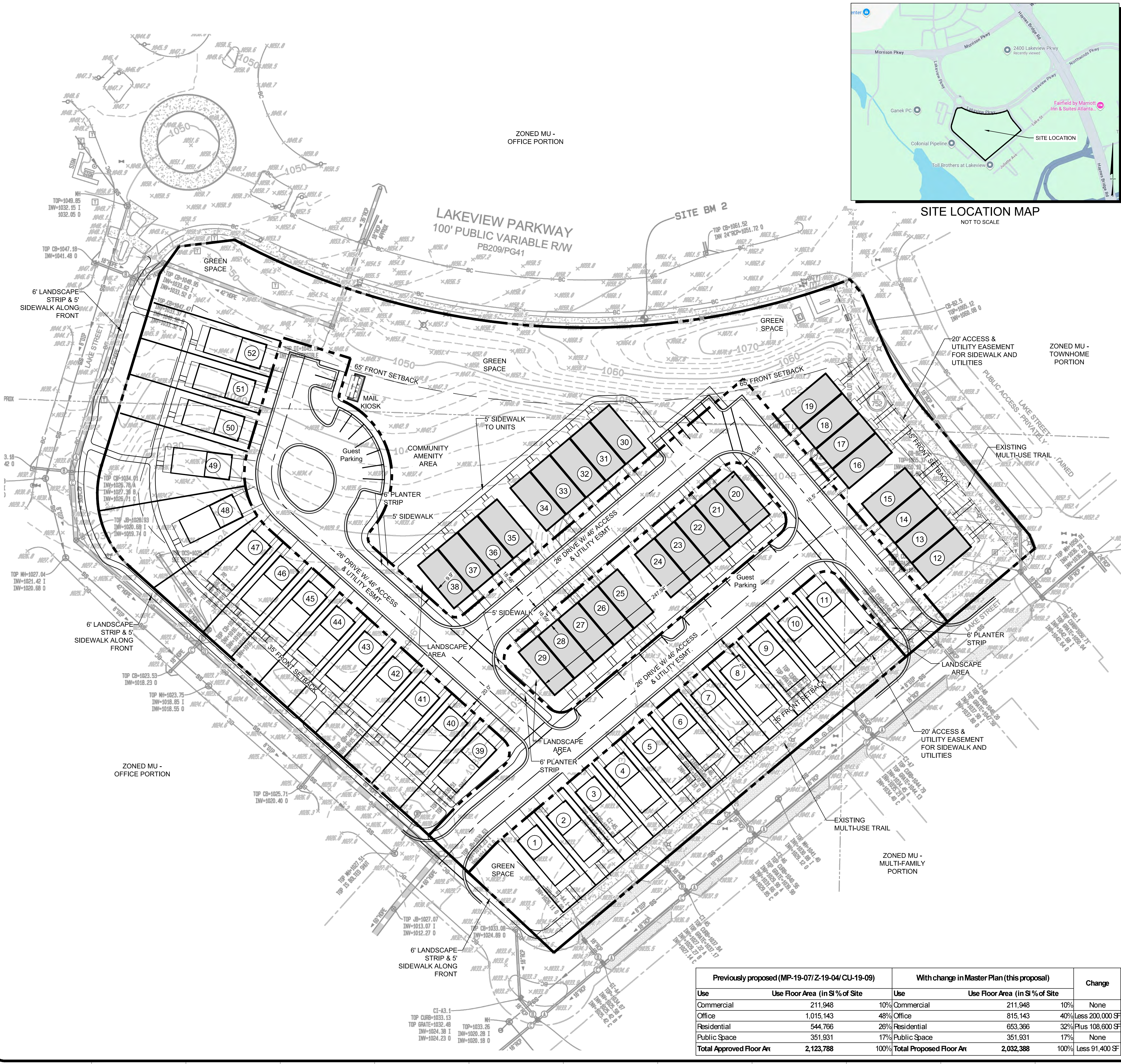
MP-26-02

D/LL: 1/2/0797 & 0798

PC: 2/5/2026
CC: 2/23/2026



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SITE DATA:	
DEVELOPMENT SITE AREA	6.468 ACRES
OVERALL SITE TOTAL AREA	62.47 ACRES
ZONING	
EXISTING ZONING	MU
PROPOSED ZONING	MU
ZONING JURISDICTION	CITY OF ALPHARETTA, GEORGIA
ZONING OVERLAY	NORTHPOINT OVERLAY
PROPERTY SETBACK/BUFFER REQUIREMENTS	
FRONT SETBACK	65 FEET (LAKEVIEW PARKWAY)
SIDE SETBACK	35 FEET
REAR SETBACK	N/A
SINGLE FAMILY DETACHED LOT SETBACKS	
FRONT YARD SETBACK	10 FEET
SIDE YARD SETBACK	4 FEET
MAJOR SIDE YARD SETBACK (SIDE STREET)	5 FEET
REAR YARD SETBACK	0 FEET WITH ALLEY
SINGLE FAMILY ATTACHED LOT SETBACKS	
FRONT / SIDE / REAR SETBACKS PER LOT	0 FEET
DEVELOPMENT STANDARDS	
MAX. HEIGHT OF BUILDINGS	40 FEET
MAX. PRINCIPAL BUILDING COVERAGE	75% IMPERVIOUS COVERAGE (SITE)
MIN. FLOOR AREA PER DWELLING UNIT	1,800 SF
DEVELOPMENT STANDARDS DETACHED	
DETACHED REAR LOADED HOMES PROVIDED	25 UNITS
REAR LOADED HOME LOT SIZE MIN.	2,500 SF
AVERAGE LOT SIZE	3,100 SF
REAR LOADED HOME LOT WIDTH MIN.	32 FEET
DEVELOPMENT STANDARDS ATTACHED	
REAR LOADED ATTACHED HOMES PROVIDED	27 UNITS
REAR LOADED ATTACHED HOME LOT SIZE MIN.	1,350 SF
REAR LOADED ATTACHED HOME LOT WIDTH MIN.	22 FEET
DEVELOPMENT STANDARDS ATTACHED	
PREVIOUSLY APPROVED DENSITY	315 UNITS (244 Multi-family / 60 Towns)
TOTAL RESIDENTIAL DENSITY OVERALL	5.04 UNITS/ACRE
NEW RESIDENTIAL HOMES PROVIDED	52 UNITS
TOTAL RESIDENTIAL DENSITY	367 UNITS
OVERALL TOTAL SITE DENSITY	5.87 UNITS/ACRE
SITE DENSITY PROVIDED	6.47 DUA (52 UNITS)
MAX DENSITY ALLOWED IN DISTRICT	8 UNITS PER ACRE
PARKING REQUIREMENTS	
MIN. PARKING REQUIRED	104 SPACES (1 SP/ BEDROOM)
Attached - 81 Beds / Detached - 100 beds = 181 sp.	
GUEST PARKING REQUIRED	15P/20 UNITS / 52 UNITS = 3 SPACES
GUEST PARKING PROVIDED	15 SPACES
HOME PARKING PROVIDED	208 SPACES (2 GARAGE + 2 DRIVEWAY SP.)
TOTAL PARKING PROVIDED	223 SPACES (4.15 SP/UNIT)
OPEN SPACE REQUIREMENTS	
MINIMUM OPEN SPACE REQUIRED	.65 ACRES (10% OF TOTAL SITE AREA)
GREEN SPACE TOTAL	1.32 ACRES (20.4% OF TOTAL SITE AREA)

Zoning Notes:

24 HOUR CONTACT:
TYLER WAKEFIELD

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	Previously proposed (MP-19-07/Z-19-04/CU-19-09)		With change in Master Plan (this proposal)		Change
Use	Use Floor Area (in SI% of Site)	Use	Use Floor Area (in SI% of Site)		
Commercial	211,948	10%	Commercial	211,948	10%
Office	1,015,143	48%	Office	815,143	40%
Residential	544,766	26%	Residential	653,366	32%
Public Space	351,931	17%	Public Space	351,931	17%
					None
Total Approved Floor Ar	2,123,788	100%	Total Proposed Floor Ar	2,032,388	100%
					Less 91,400 SF

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ARBORISTS + SURVEYING + CONSTRUCTION + WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT
LAKEVIEW PKWY.
A MASTER PLANNED RESIDENTIAL DEVELOPMENT
AT
LAKEVIEW PKWY. & LAKE STREET
ALPHARETTA, GEORGIA 30009
CITY OF ALPHARETTA JURISDICTION
FOR
TPA GROUP
MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
*1	01-08-2026	KW	CITY COMMENTS

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000058389 EXP. 10/31/2027

ZONING MASTER PLAN

SCALE: 1" = 40'
DATE: 12/1/2025
PROJECT: 25225.00

Z1
SHEET



LAKEVIEW PARKWAY TOWNHOME DEVELOPMENT

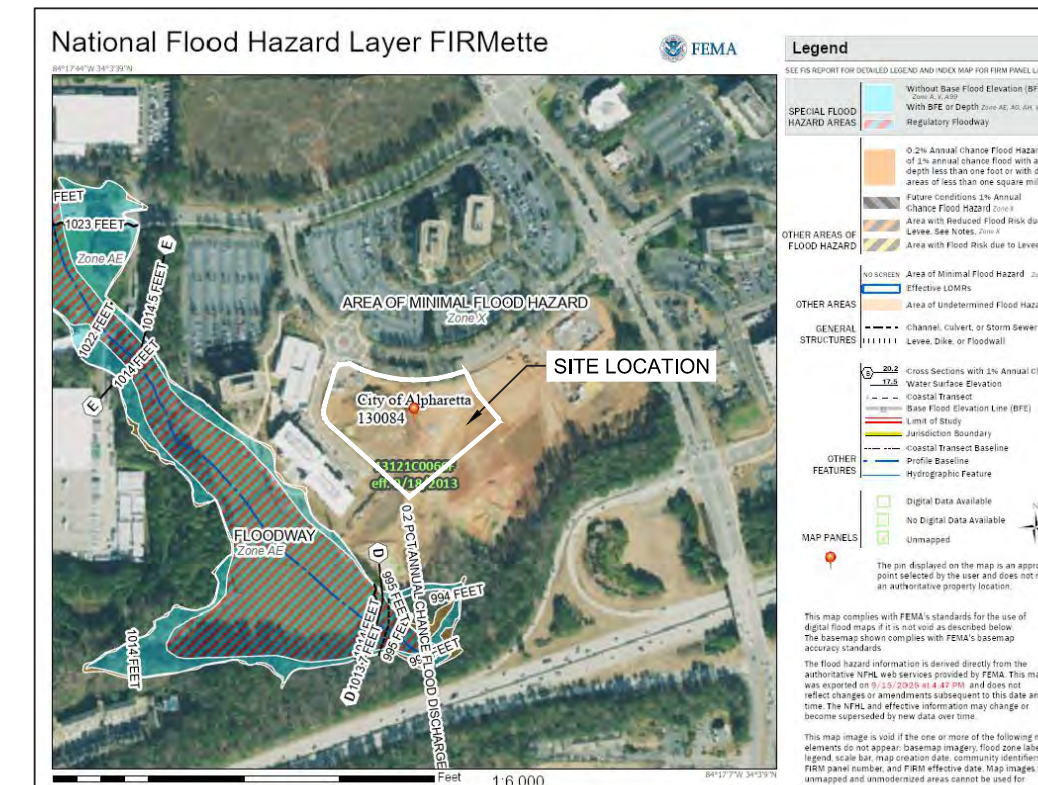
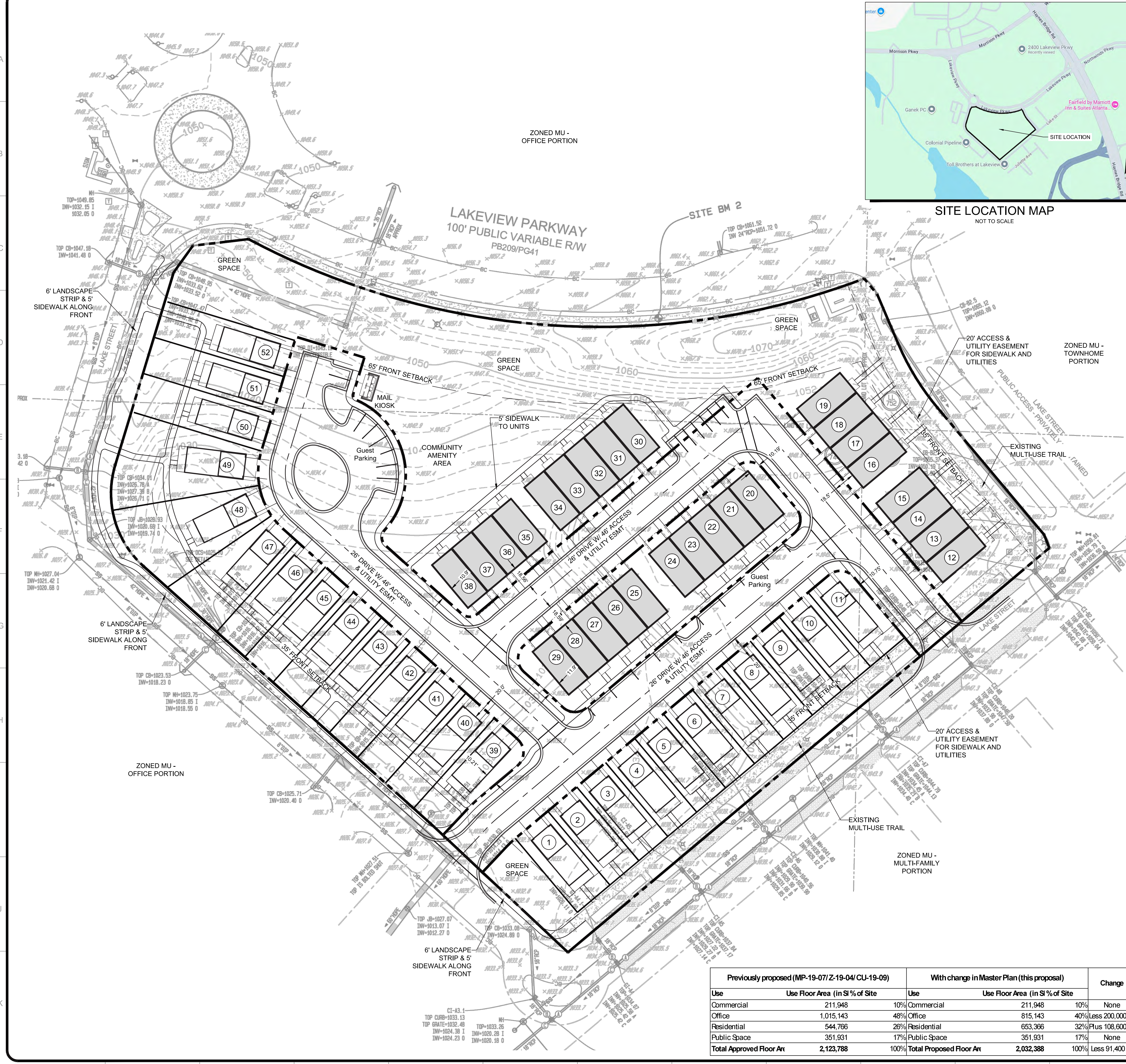
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10	Neighboring Communities
11	The Vision
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17	View (3) of Community Area & Green Space from Lakeview Parkway
18	Aerial View of Community Area & Attached and Detached Townhomes



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SITE DATA:

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OVERALL SITE TOTAL AREA	62.47 ACRES

ZONING:

EXISTING ZONING	MU
PROPOSED ZONING	MU
ZONING JURISDICTION	CITY OF ALPHARETTA, GEORGIA
ZONING OVERLAY	NORTHPOINT OVERLAY

PROPERTY SETBACKS/BUFFER REQUIREMENTS:

FRONT SETBACK	65 FEET (LAKEVIEW PARKWAY)
SIDE SETBACK	35 FEET
REAR SETBACK	N/A

SINGLE FAMILY DETACHED LOT SETBACKS:

FRONT YARD SETBACK	10 FEET
SIDE YARD SETBACK	4 FEET
MAJOR SIDE YARD SETBACK (SIDE STREET)	5 FEET
REAR YARD SETBACK	0 FEET WITH ALLEY

SINGLE FAMILY ATTACHED LOT SETBACKS:

FRONT / SIDE / REAR SETBACKS PER LOT	0 FEET
--------------------------------------	--------

DEVELOPMENT STANDARDS:

MAX. HEIGHT OF BUILDINGS	40 FEET
MAX. PRINCIPAL BUILDING COVERAGE	75% IMPERVIOUS COVERAGE (SITE)
MIN. FLOOR AREA PER DWELLING UNIT	1,800 SF

DEVELOPMENT STANDARDS DETACHED:

DETACHED REAR LOADED HOMES PROVIDED	25 UNITS
REAR LOADED HOME LOT SIZE MIN.	2,500 SF
AVERAGE LOT SIZE	3,100 SF
REAR LOADED HOME LOT WIDTH MIN.	32 FEET

DEVELOPMENT STANDARDS ATTACHED:

REAR LOADED ATTACHED HOMES PROVIDED	27 UNITS
REAR LOADED ATTACHED HOME LOT SIZE MIN.	1,350 SF
REAR LOADED ATTACHED HOME LOT WIDTH MIN.	22 FEET

DEVELOPMENT STANDARDS ATTACHED:

PREVIOUSLY APPROVED DENSITY	315 UNITS (244 Multi-family / 60 Towns)
TOTAL RESIDENTIAL DENSITY OVERALL	5.04 UNITS/ACRE
NEW RESIDENTIAL HOMES PROVIDED	52 UNITS
TOTAL RESIDENTIAL DENSITY	367 UNITS
OVERALL TOTAL SITE DENSITY	5.87 UNITS/ACRE
SITE DENSITY PROVIDED	6.47 DUA (52 UNITS)
MAX DENSITY ALLOWED IN DISTRICT	8 UNITS PER ACRE

PARKING REQUIREMENTS:

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GUEST PARKING REQUIRED	15SP/20 UNITS / 52 UNITS = 3 SPACES
GUEST PARKING PROVIDED	15 SPACES
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OPEN SPACE REQUIREMENTS:

MINIMUM OPEN SPACE REQUIRED	.65 ACRES (10% OF TOTAL SITE AREA)
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Zoning Notes:

24 HOUR CONTACT:
TYLER WAKEFIELD

Use	Previously proposed (MP-19-07/Z-19-04/ CU-19-09)		With change in Master Plan (this proposal)		Change
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ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

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PEACHTREE CORNERS, GA 30092

PROJECT

LAKEVIEW PKWY.
A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT
LAKEVIEW PKWY. & LAKE STREET
ALPHARETTA, GEORGIA 30009

CITY OF ALPHARETTA JURISDICTION

FOR

TPA GROUP

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION
*1	01-08-2026	KW	CITY COMMENTS

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GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/31/2027

ZONING MASTER PLAN

SCALE: 1" = 40'
DATE: 12/1/2025
PROJECT: 25225.00

Z1
SHEET



* COMMUNITY AMENITY LAYOUT & LANDSCAPE DESIGN ARE FOR ILLUSTRATIVE PURPOSES ONLY.

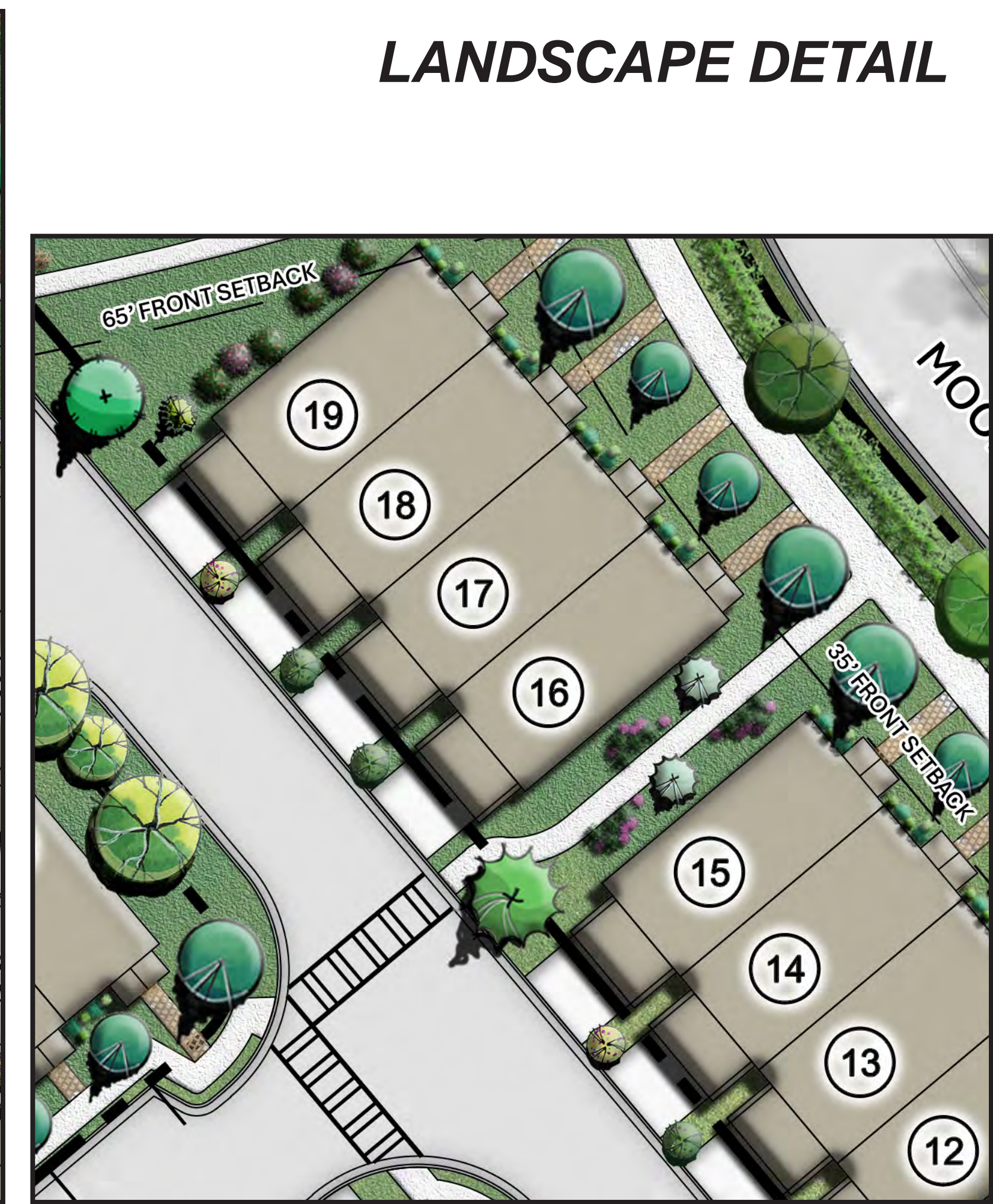
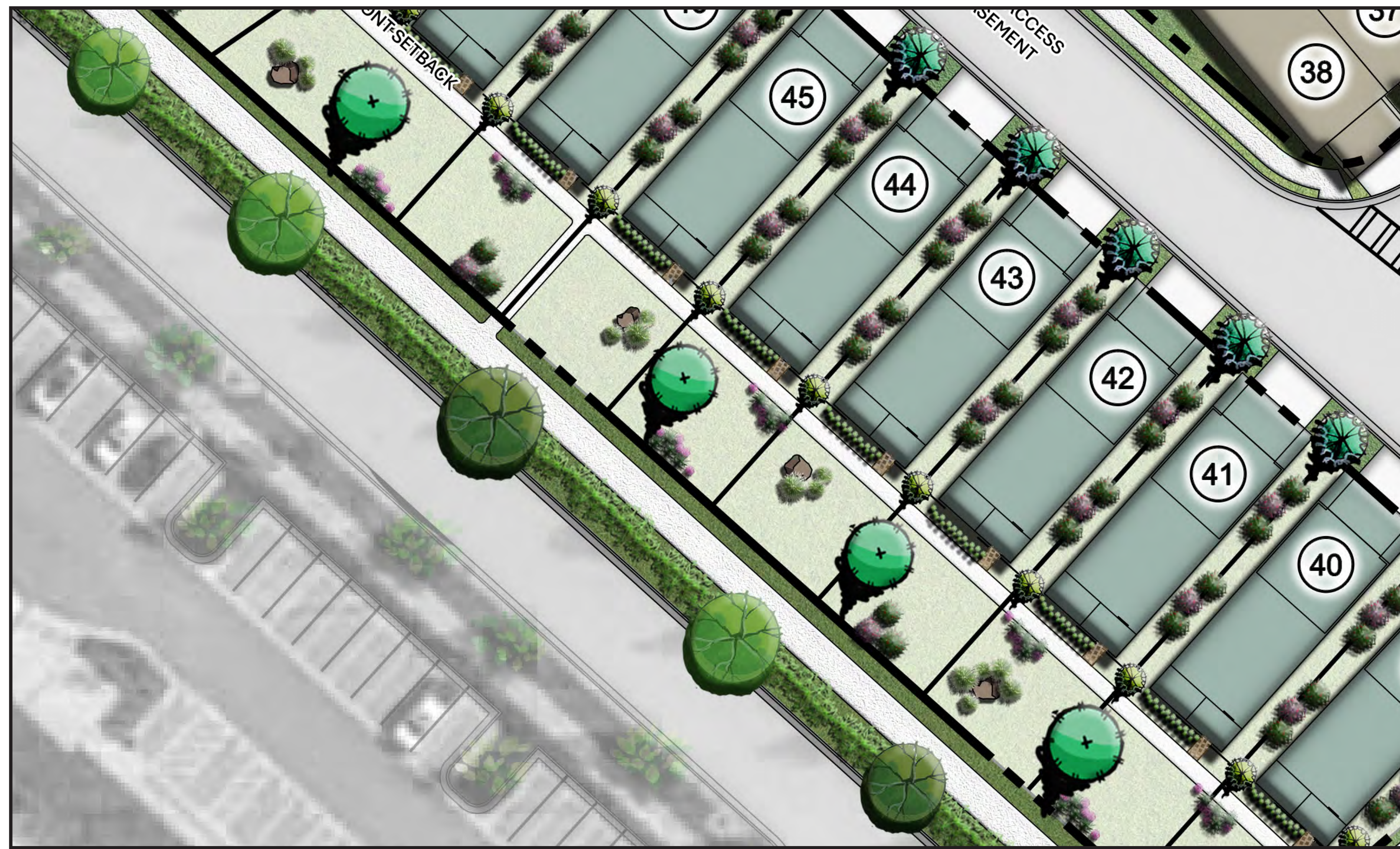
360 STUDIO
LANDSCAPE ARCHITECTURE
Planners & Engineers Collaborative+

PEC+
60 YEARS

LAKEVIEW PARKWAY
LAKEVIEW PARKWAY at LAKE STREET
CITY OF ALPHARETTA, GA



SCALE: 1" = 40'
DATE: 01/08/2026
PROJECT: 25225.00



LANDSCAPE DETAIL



A LIVEABLE COMMUNITY - VIEWS & EXPERIENCES



AVALON
(1.6 MILES FROM SITE)

SITE

EXISTING
ALPHA LOOP

MORRISON
LAKE

U.S. HIGHWAY 19

HAYNES BRIDGE ROAD

LAKEVIEW PARKWAY

MORRISON PARKWAY

WESTSIDE PARKWAY

NORTHWINDS PARKWAY

U.S. HIGHWAY 19

360 STUDIO
LANDSCAPE ARCHITECTURE
Planners & Engineers Collaborative+

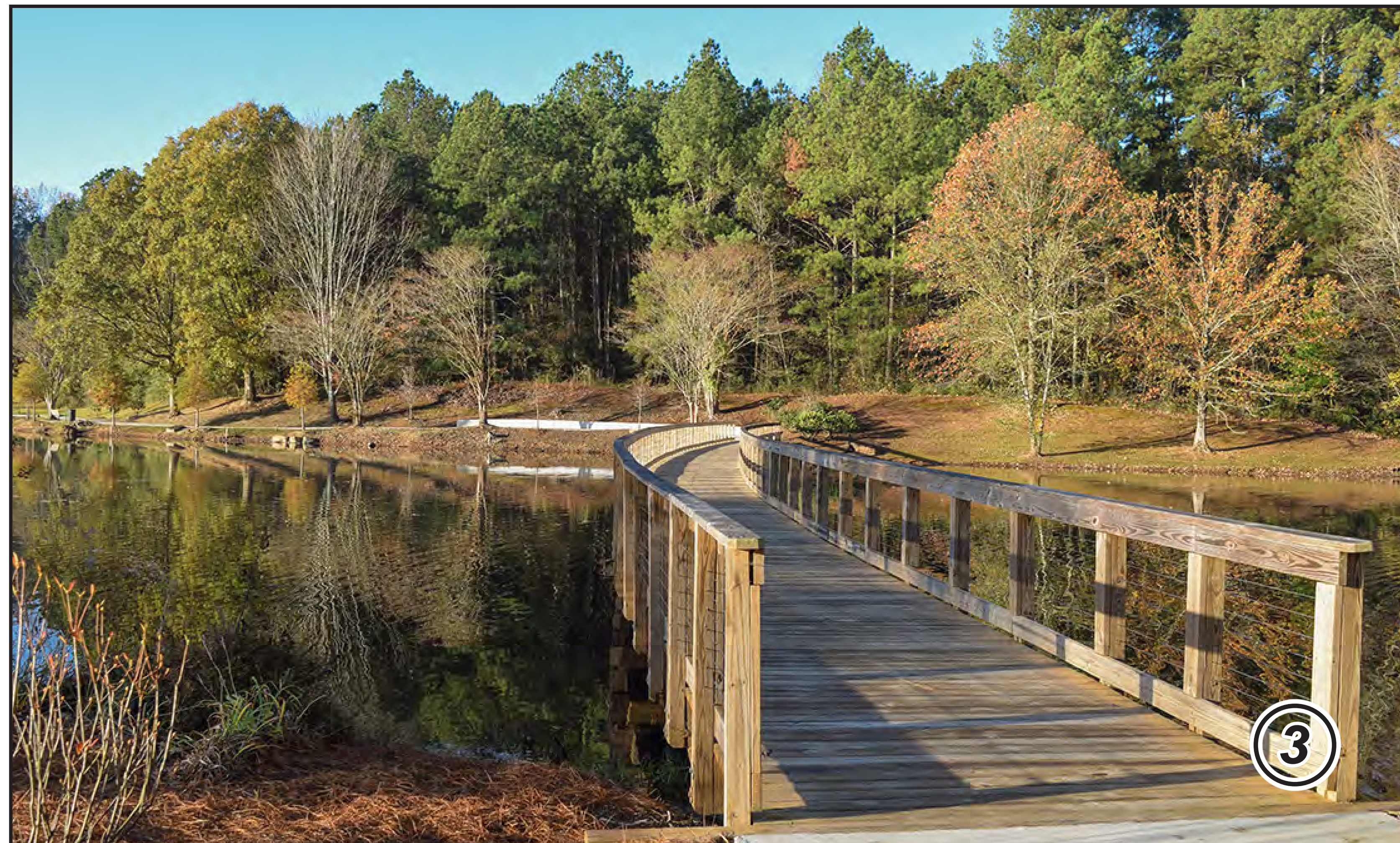
PEC+
60 YEARS
Planners & Engineers Collaborative+

LAKEVIEW PARKWAY
LAKEVIEW PARKWAY at LAKE STREET
CITY OF ALPHARETTA, GA

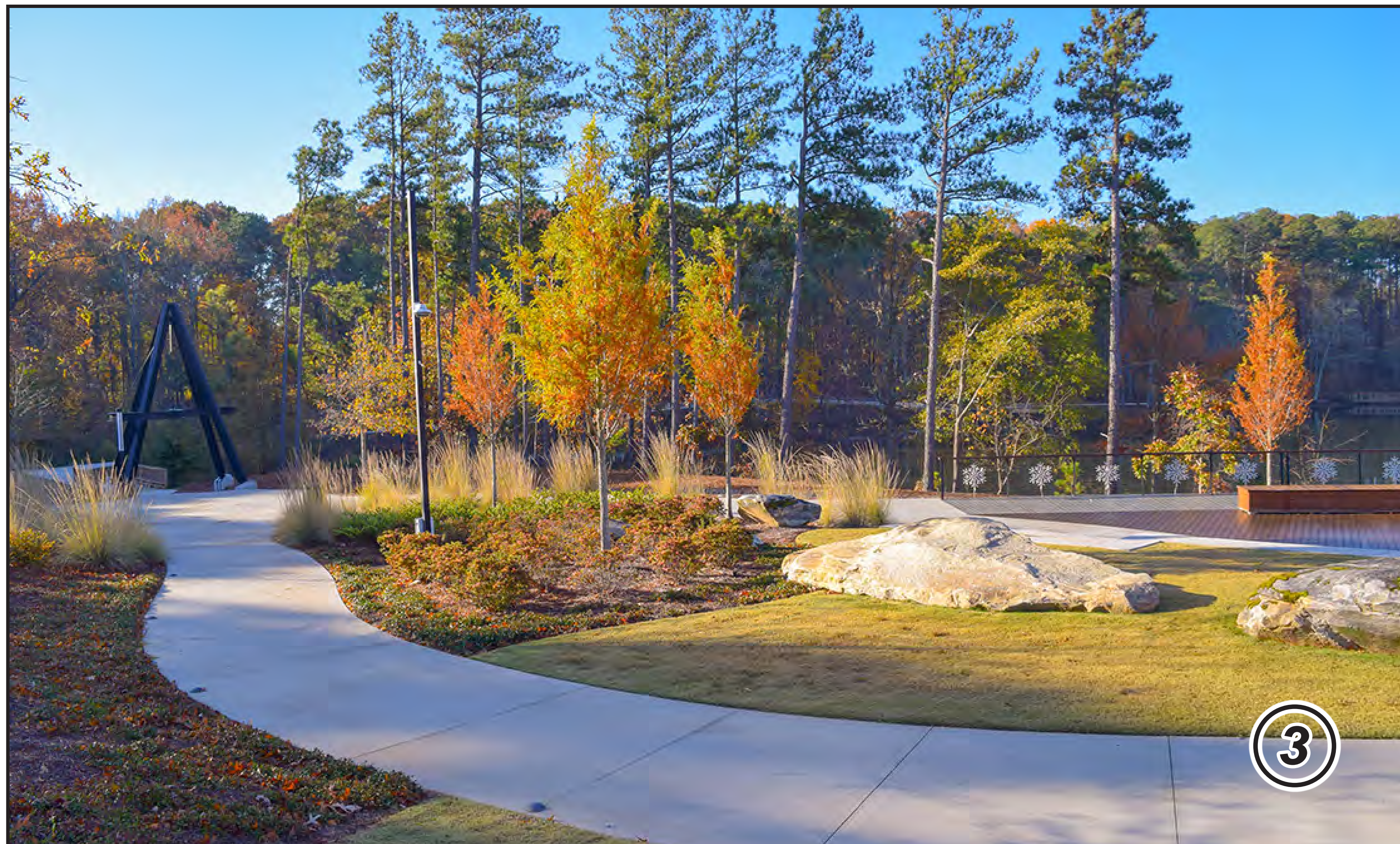


0 100 200 400 600
SCALE: 1" = 200'
DATE: 11/24/2025
PROJECT: 25225.00

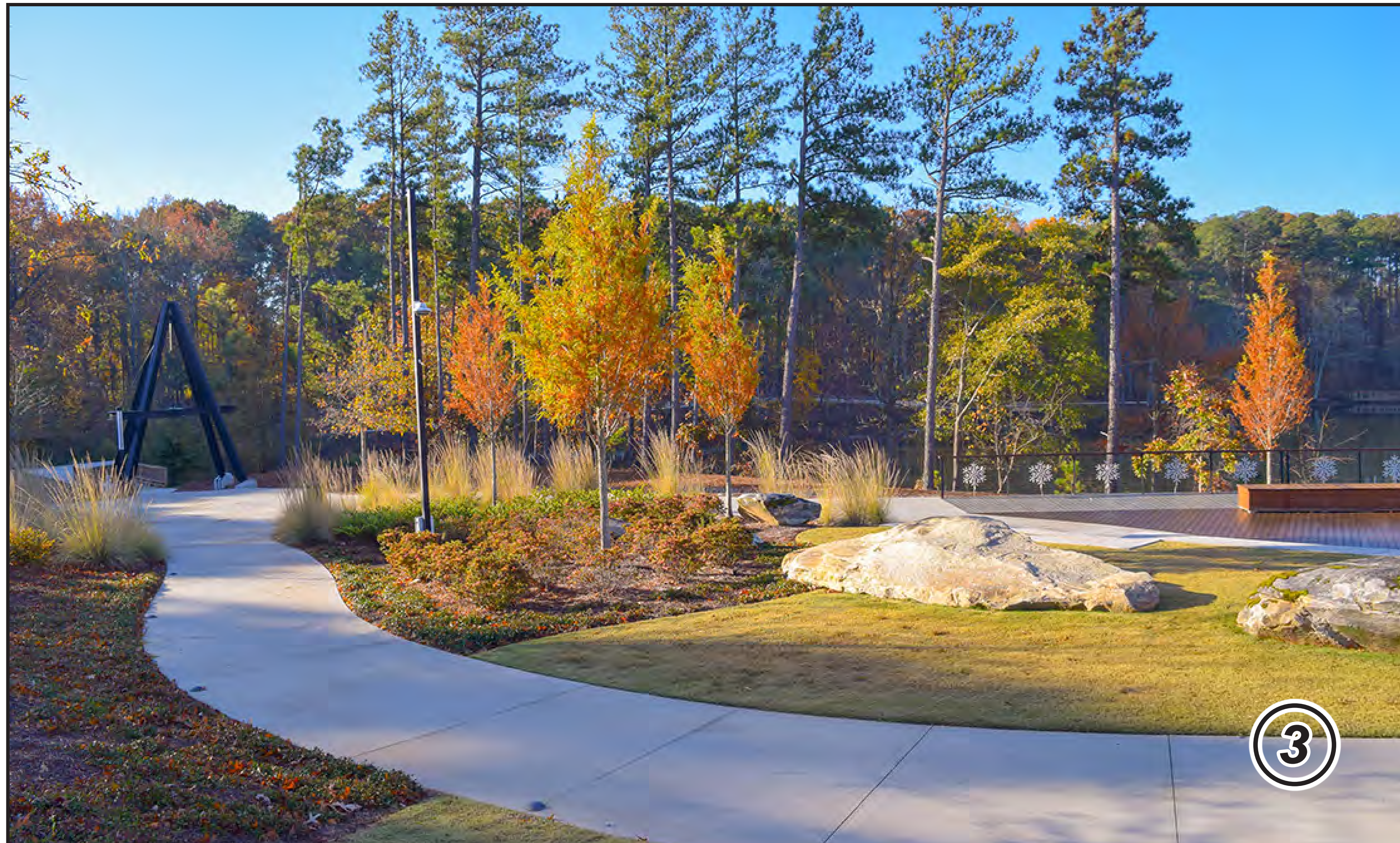
TRAIL & BOARDWALK



COMMUNITY PARK SPACE



COMMUNITY PARK SPACE





THE VISION















Community Zoning Information Meeting (CZIM)

January 14, 2026

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

MP-26-02 / Traton Homes/Lakeview Park MP

NAME	ADDRESS	COMMENTS
Carolyn Burkess	2026 00000000 Juliette Ave. Alpharetta, GA 30009	Carolyn: cgburkes22@gmail.com Anthony: adburkes@gmail.com
Ken Ray	2036 JULIETTE AVE ALPHARETTA, GA 30009	KENNETHRAY@BELLSOUTH.NET
DR: Kay Howell	2038 Juliette Ave Alpharetta, GA 30009	VKH1online@yahoo.com

CITIZEN PARTICIPATION FORM - PART B

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

Public Hearing or Project Name: _____

Contact Name: _____ Telephone: _____


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

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

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

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

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

Signature of Authorized Agent:  _____ Date: _____

Print Form

12/30/2025

Re: **MP-26-02 Lakeview Park MP/Traton Homes**
PEC+ Project No. 25225.00

Dear Property Owner:

Please allow this letter to serve as public notice for consideration of a master plan amendment to exchange 200,000 square feet of office for 25 'For-Sale' single-family detached homes and 27 'For-Sale' attached homes in the Lakeview Park Master Plan. A master plan amendment is requested to the Lakeview Park Master Plan to allow for the change in development mix. The property is located at 0 Lakeview Parkway and is legally described as being located in Land Lots 744, 745, 752 & 753, 1st District, 2nd Section, Fulton County, Georgia.

The Community Zoning Information Meeting (CZIM) will be held on **Wednesday, January 14, 2026** 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, February 5, 2026** at 6:30 PM. and City Council on **Monday, February 23, 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 678-684-6287.

Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.

PIN	Address	Owner	Links
12 271007450317	2300 LAKEVIEW PKWY	PACIFIC OAK SOR GEORGIA 400 CENTER LLC	qPublic Board of Assessors
12 271007450507	2325 LAKEVIEW PKWY	PACIFIC OAK SOR GEORGIA 400 CENTER LLC	qPublic Board of Assessors
12 271007450523	2400 LAKEVIEW PKWY	PACIFIC OAK SOR GEORGIA 400 CENTER LLC	qPublic Board of Assessors
12 271007520697	4115 LAKE ST	DEVELOPMENT AUTHORITY OF ALPHARETTA	qPublic Board of Assessors
12 271007520705	0 LAKEVIEW PKWY	LWV TPA GA 400 LLC	qPublic Board of Assessors
12 271007520713	0 LAKEVIEW PKWY	TOLL SOUTHEAST LP COMPANY INC	qPublic Board of Assessors
12 271007520721	0 LAKEVIEW PKWY	LWV TPA GA 400 LLC	qPublic Board of Assessors
12 271007520739	0 LAKEVIEW PKWY	LWV TPA GA 400 LLC	qPublic Board of Assessors
12 271007520747	0 LAKEVIEW PKWY LOT 4D 14	TOLL SOUTHEAST LP COMPANY INC	qPublic Board of Assessors
12 272007440514	2271 LAKEVIEW PKWY	DEVELOPMENT AUTHORITY OF ALPHARETTA	qPublic Board of Assessors
12 272007440530	2265 LAKEVIEW PKWY	LWV TPA GA 400 LLC	qPublic Board of Assessors
12 272007440548	2295 LAKEVIEW PKWY	LWV TPA GA 400 LLC	qPublic Board of Assessors
12 272007440555	0 LAKEVIEW PKWY	LWV TPA GA 400 LLC	qPublic Board of Assessors
12 272007440779	0 LAKEVIEW PKWY	LWV TPA GA 400 LLC	qPublic Board of Assessors
12 272007440787	0 LAKEVIEW PKWY	LWV TPA GA 400 LLC	qPublic Board of Assessors
12 272007440795	0 LAKEVIEW PKWY LOT 4D 9	LWV TPA GA 400 LLC	qPublic Board of Assessors
12 272007441488	0 LAKEVIEW PKWY LOT 4D 13	TOLL SOUTHEAST LP COMPANY INC	qPublic Board of Assessors
12 285007530811	0 LAKEVIEW PKWY	TOLL SOUTHEAST LP COMPANY INC	qPublic Board of Assessors
12 285007530829	0 LAKEVIEW PKWY	LWV TPA GA 400 LLC	qPublic Board of Assessors
12 285007530837	0 LAKEVIEW PKWY	LWV TPA GA 400 LLC	qPublic Board of Assessors

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: MP-26-02

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: TPA Telephone: 770.436.3400
Address: 1776 Peachtree Street, NW Suite: 100
City: Atlanta State: GA Zip: 30309 Fax: _____
Mobile Tel: _____ Email: twakefield@tpa-grp.com

Subject Property Information:

Address: 0 LAKEVIEW PKWY Current Zoning: MU
District: 1 Section: 2 Land Lot: 744 Parcel ID: 12 272007440779
Proposed Zoning: MU Current Use: UNDEVELOPED/VACANT

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

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

APPLICANT REQUEST AND INTENT

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

A master plan amendment to the 360 Tech Village Master Plan (F.K.A. Metropolitan Life/Peridot/Innovation) to change the development mix and conditions of zoning on 6.47 acres of property that was previously part of a larger 64.47-acre mixed-use development. The current master plan for this parcel was proposed to consist of 200,000 square feet of office space across a new 3-story office building, along with decked and surface parking. The site plan amendment requests 52 new units of housing including 25 rear-loaded detached homes and 27 rear-loaded attached homes. The frontage along Lakeview Parkway would consist of 1.3 acres of open space and would include a central community green.

Applicant's Request (Please itemize the proposal):

A master plan amendment to 6.47-acres of the 2019 master plan to allow for a mix of residential uses in lieu of office space and parking; and
A variance to waive the minimum height from 30 feet to 35 feet. See a full description in the letter of intent.

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

The site plan amendment would facilitate 52 new units of housing including 25 rear-loaded detached homes and 27 rear-loaded attached homes. The frontage along Lakeview Parkway would consist of 1.3 acres of open space and would include a central community green. See a full description in the letter of intent.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Bennett Snyder (LWV TPA GA 400 LLC)

Telephone: _____

Address: 3350 RIVERWOOD PKWY

Suite: 750

City: ATLANTA

State: GA

Zip: 30339

Authorization:

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

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

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: PEC+

Telephone: 770.451.2741

Address: _____

Suite: _____

City: Norcross

State: GA

Zip: 30092

So Sworn and Attested:

Owner Signature: _____

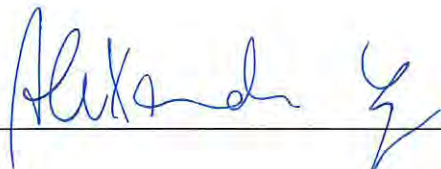


Date: _____

11/5/2025

Notary:

Notary Signature: _____



Date: _____

11/5/2025

DISCLOSURE FORM

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

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

Name of Applicant or Opponent: **KEN WOOD, PEC+**

Subject Public Hearing Case: **0 LAKEVIEW PKWY MASTER PLAN AMENDMENT**

Campaign Contribution Information:

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

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

Name of Official: _____ Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____

Date: _____

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

SEE ATTACHMENT

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

SEE ATTACHMENT

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

SEE ATTACHMENT

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

SEE ATTACHMENT

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

SEE ATTACHMENT

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

SEE ATTACHMENT

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

SEE ATTACHMENT

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: 0 LAKEVIEW PKWY MASTER PLAN AMENDMENT

Contact Name: PEC+ Telephone: 678-684-6287

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.

ADJOINING PROPERTY OWNERS

SURROUNDING PROPERTY OWNERS

SURROUNDING BUSINESSES

CITY/ELECTED OFFICIALS

CITY PLANNING STAFF

PROPERTY OWNERS WITHIN 500'

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

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

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

The above parties will be sent a letter through mail describing the proposal and relevant hearing dates. The contact information for the applicant's representative will be provided (email and phone) within the letter for questions. If interest and concerns are shown, an additional community meeting beyond the CZIM may be scheduled to discuss these concerns in-person. However, because of the commercial/institutional surroundings, it is unlikely that there will be an in-person meeting needed.

11/20/2025

Letter of Intent

0 Lakeview Pkwy – Master Plan Amendment (+/- 6.47 acres)

PEC+ Project No. 25225.00

Dear Community Development Officials,

This application requests a master plan amendment for approximately 6.47 acres located at 0 Lakeview Parkway (the “Subject Property”), a portion of the original ±64.47-acre Metropolitan Life/Peridot/Innovation master-planned development (MP-19-07/Z-19-04/CU-19-09). The site is zoned MU (Mixed Use) and designated Mixed Use on the City’s Future Land Use Map. The amendment would revise the previously approved 2019 program—which envisioned a new ±200,000-square-foot office building with structured and surface parking—and replace it with a residential neighborhood consisting of 52 for-sale units and an improved open-space network.

Site and Proposal

The Subject Property is a vacant ±6.47-acre parcel located along Lakeview Parkway within the broader 360 Tech Village area. Under the currently approved 2019 master plan (MP-19-07/Z-19-04/CU-19-09), the parcel was planned for a three-story office building supported by decked and surface parking. The shift in market conditions over the past decade—similar to the broader Alpharetta office landscape—has resulted in limited demand for new speculative office construction at this scale, leaving the prior entitlement underutilized and misaligned with present conditions.

The proposed master plan amendment introduces a context-appropriate residential program consisting of 52 total units, including 25 rear-loaded detached homes and 27 rear-loaded attached homes. The plan establishes a walkable internal street pattern supported by alleys, private drives, and off-street parking dispersed to reduce visual impacts. Along Lakeview Parkway, the project delivers a 1.3-acre publicly accessible open space and central community green, strengthening the character of the corridor and providing a signature amenity missing from earlier iterations of the master plan.

Mixed Use Development Calculations

The development breakdown is calculated as follows, using methodology approved in UDO Section 2.2.20.B.5.: *Combination of Horizontal and Vertical Mixed Use*: Land Use Gross Floor Area (square feet)/Total Gross Floor Area of All MU Vertical and Horizontal Development (square feet) = % Land Use of MU Development. The calculation is as follows:

Previously proposed (MP-19-07/Z-19-04/CU-19-09)			With change in Master Plan (this proposal)			Change
Use	Use Floor Area (in SF)	% of Site	Use	Use Floor Area (in SF)	% of Site	
Commercial	211,948	10%	Commercial	211,948	10%	None
Office	1,015,143	48%	Office	815,143	40%	Less 200,000 SF
Residential	544,766	26%	Residential	653,366	32%	Plus 108,600 SF
Public Space	351,931	17%	Public Space	351,931	17%	None
Total Approved Floor Area	2,123,788	100%	Total Proposed Floor Area	2,032,388	100%	Less 91,400 SF

Rationale for Request: Master Plan Amendment

More than anything, this amendment is necessary due to changing conditions and evolving land-use patterns in this portion of Alpharetta. The Subject Property has gone through two previous master plans—first in 2015 and later in 2019—both of which anticipated substantial office development supported by

structured parking. At that time—before the Covid-19 Pandemic—market indicators favored large corporate office users, and the broader Peridot/Innovation concept envisioned a campus-style office environment.

Since then, regional and local office market shifts have significantly reduced demand for mid-rise speculative office construction. Meanwhile, demand for residential products—particularly ‘lock and go’ detached and attached housing—has risen sharply. The proposed program responds directly to these changed conditions and activates a site that has remained undeveloped despite two prior approvals.

The amendment is consistent with the City’s 2040 Comprehensive Plan and especially the Mixed Use land use category, which encourages a blend of residential and nonresidential uses arranged in walkable, interconnected patterns. The plan encourages redevelopment of underutilized parcels and the rethinking of older office-oriented master plans. Replacing an unbuilt mid-rise office entitlement with housing is precisely the type of adaptive reinvestment envisioned. The Plan stresses the need for “Missing Middle” and for-sale housing to help balance Alpharetta’s jobs-to-housing ratio. The 52-unit mix of detached and attached homes provides ownership opportunities in a highly connected, employment-rich area. Introducing residents to the 360 Tech Village area strengthens nearby uses, fosters walkability, and builds a true mixed-use environment rather than a single-use office enclave.

The Land Use Element prioritizes reinvestment in underutilized sites, infill housing that complements surrounding development, and transitions that reduce reliance on single-use office formats. The Plan specifically calls for diversifying Alpharetta’s housing options to create a balanced, sustainable community poised for long-term economic health.

This amendment achieves those goals by converting an aging office entitlement into a compact residential neighborhood with meaningful open space and pedestrian connectivity. It supports the broader vision for the 360 Tech Village area by introducing residents who will help sustain nearby commercial uses and complement remaining office development within the District.

Overall, the amendment advances the City’s adopted policy direction more effectively than the previous office-centric program and better aligns with both current and future market realities.

Constitutional Objections

The portions of the Code of Ordinances and Zoning Ordinance for the City of Alpharetta (the “Zoning Ordinance”) which classifies or conditions the Property into any more or less intensive zoning classification and/or zoning conditions other than as requested by the Applicant and property owner are unconstitutional, in that they would destroy the Applicant's and property owner’s property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the Zoning Ordinance which presently restricts the Property’s use to the present zoning classification, uses, regulations, requirements, and conditions is unconstitutional, illegal, null and void, and constitutes a taking of the Applicant's and the property owner's property rights in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983, and in violation of the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States by denying economic and viable use of the Property while not substantially advancing legitimate state interests.

The Property is presently suitable for MU as proposed in the requested rezoning, as amended by the Applicant, and is not economically suitable for uses restricted under its present zoning and development classification, conditions, regulations, and restrictions due to its location, shape, size, surrounding development, and other factors. A denial of the requested rezoning and related variances would constitute an arbitrary and capricious act by City of Alpharetta and the City Council without any rational basis

therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment. A refusal by the City of Alpharetta and the City Council to approve this requested rezoning, with only such additional conditions as agreed to by the Applicant and/or owner, so as to permit the only feasible economic use of the Property, would be unconstitutional between the Applicant, owner, and similarly situated property owners, in violation of Article I, Section I, Paragraph II of the Constitution of the State by discriminating of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment.

Conclusion

The applicant and owner respectfully request that the City of Alpharetta Planning Commission, Community Development staff, and Mayor and Council approve and support this master plan amendment. The proposal will provide high-quality new housing opportunities in a manner consistent with both the Horizon 2040 Comprehensive Plan and the Windward Parkway LCI Strategic Master Plan. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.

11/20/2025

Planning Commission Review Criteria Responses

0 Lakeview Pkwy – Master Plan Amendment (+/- 6.47 acres)

PEC+ Project No. 25225.00

Dear Community Development Officials,

Please see below responses to Planning Commission Criteria Questions:

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

The proposal will be fully compatible because it introduces a well-scaled residential neighborhood that complements the existing mix of office, institutional, and commercial uses within the broader 360 Tech Village area. The rear-loaded detached and attached homes fit comfortably within the MU district and are significantly lower in height and intensity than the surrounding office and commercial buildings. The 1.3-acre open space and community green along Lakeview Parkway reinforce the visual character of the corridor and establish a welcoming, pedestrian-oriented frontage.

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

The proposal will have a positive effect on surrounding property values and long-term use patterns. Introducing 52 for-sale homes within a previously office-planned area supports the vitality of nearby commercial and employment centers by generating additional activity, demand for amenities, and a consistent residential presence. For properties still envisioned for office or commercial development within the 360 Tech Village master plan, the addition of residents enhances market viability and provides a built-in customer and employee base. Replacing an unbuilt speculative office building with owner-occupied housing reduces development uncertainty and ensures the site contributes to neighborhood stability and value.

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

No. Although the site is zoned MU, the existing master plan conditions and approved 2019 program anticipate a ±200,000-square-foot office building with structured parking, which is no longer economically feasible given current market conditions. Over the past decade, demand for mid-rise office product has softened significantly in Alpharetta and the region, and the site has remained undeveloped through two previous master plans (2015 and 2019). Continuing to hold the site to an office-centric entitlement does not represent a reasonable economic use. The proposed residential program allows the property to be developed in a manner that aligns with contemporary market demand and supports the City's land use policy direction.

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

The proposal will introduce 52 for-sale residential units, resulting in a modest population increase consistent with similar fee-simple neighborhoods in Alpharetta. Traffic impacts will likewise be modest and substantially lower than the approved 200,000-square-foot office program. Office uses generate significant peak-hour and weekday trip loads, while the proposed residential use distributes trips more evenly and reduces overall daily volume. The surrounding roadway network—including Lakeview Parkway and the master-planned internal streets—is already designed to accommodate mixed-use circulation. The shift from office to residential represents a net reduction in expected traffic relative to the current entitlement.

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

The impact to schools is expected to be limited. Attached and detached fee-simple homes in compact, mixed-use settings typically generate fewer school-aged children per unit than traditional suburban neighborhoods. The modest scale of 52 units results in a manageable and predictable impact. Utility demands are also within the capacities planned for the 360 Tech Village area, which was originally entitled for significantly larger office development and substantial parking infrastructure. The residential program will require less potable water demand, lower peak utility loads, and reduced stormwater impacts compared to the previously approved office building and parking deck.

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

Yes, the proposal is consistent with the Comprehensive Plan and the Mixed Use designation on the Future Land Use Map. The 2040 Comprehensive Plan encourages reinvestment in underutilized sites, diversification of housing options, and the creation of walkable, mixed-use environments. The Land Use Element (p.56+) specifically calls for adaptive reuse of aging office entitlements, infill residential development, and transitions that support balanced jobs-to-housing ratios. This master plan amendment delivers those policy objectives by converting an outdated office program into a high-quality, for-sale residential neighborhood supported by meaningful open space and strong pedestrian connections. The Mixed Use category anticipates the integration of residential and employment uses, and this proposal aligns fully with that intent.

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

Yes. Changing market conditions directly support this request. The 2015 and 2019 master plans were approved during a period of strong office demand, but Alpharetta's contemporary development climate reflects significantly reduced appetite for mid-rise speculative office construction. This shift has resulted in portions of the original 64.47-acre plan remaining undeveloped despite multiple iterations. At the same time, demand for for-sale single-family attached and detached housing has grown, and the City's policy direction emphasizes diversified housing supply, mixed-use infill, and redevelopment of underperforming office sites. These conditions make the previously approved office program infeasible and the proposed residential program appropriate and necessary. The amendment resolves an underutilized entitlement and aligns the property with present-day market realities and community goals.

Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.

Previously proposed (MP-19-07/Z-19-04/CU-19-09)			With change in Master Plan (this proposal)			Change
Use	Use Floor Area (in SF)	% of Site	Use	Use Floor Area (in SF)	% of Site	
Commercial	211,948	10%	Commercial	211,948	10%	None
Office	1,015,143	48%	Office	815,143	40%	Less 200,000 SF
Residential	544,766	26%	Residential	653,366	32%	Plus 108,600 SF
Public Space	351,931	17%	Public Space	351,931	17%	None
Total Approved Floor Area	2,123,788	100%	Total Proposed Floor Area	2,032,388	100%	Less 91,400 SF

A	-ARC
AC	-ADREIS
AE	-ACCESS EASEMENT
AGLC	-ATLANTA GAS LIGHT COMPANY
ASP	-ASPHALT
BC	-BACK OF CURB
BC	-BUILDING CORNER
B.F.E.	-BASE FLOOD ELEVATION
BL	-BUILDING SETBACK LINE
BM	-BENCHMARK
BPM	-BLUE PAINT MARK
BS	-BOTTOM OF BANK
BS	-BOTTOM OF SLOPE
BSD	-BELLSOUTH TELEPHONE CO.
BSOM	-BELLSOUTH CABLE MARKER
BSOMH	-BELLSOUTH MANHOLE
BW	-BOTTOM OF WALL
BW	-BARBED WIRE
CB	-CATCH BASIN
CCA	-CORNER CONCRETE APRON
CW	-CORNER CONCRETE WALK
CI	-CURB INLET
CL	-CENTERLINE
CL	-CHARLINK
CMF	-CONCRETE MONUMENT FOUND
CMP	-CORRUGATED METAL PIPE
CO	-CLEANOUT
COMM	-COMMUNICATION
CONC	-CONCRETE
CT	-CRIMPED TOP PIPE
CTV	-CABLE TELEVISION
CW	-CONCRETE WALK
DB	-DEED BOOK
DE	-DRAINAGE EASEMENT
DI	-DROP INLET
DIP	-DUCTILE IRON PIPE
DNR	-DEPTH OF NATURAL RESOURCES
DNRMS	-DNR MONUMENT SET
DR	-DRIVE
EB	-ELECTRIC BOX
EMC	-ELECTRIC MEMBERSHIP CORP.
EP	-EDGE OF PAVEMENT
FC	-FACE OF CURB
FCC	-FENCE CORNER
FDC	-FIRE DEPARTMENT CONNECTION
FFE	-FINISHED FLOOR ELEVATION
FI	-FIRE HYDRANT
FAL	-FENCE LINE
FOCM	-FIBRE OPTIC CABLE MARKER
FP	-FENCE POST
FP	-FLAG POLE
GLMP	-GAS LINE MARKER POST
GM	-GAS METER
GP	-GATE POST
GP	-GLY POLE
GPC	-GEORGIA POWER COMPANY
GSR	-GUARD RAIL
GV	-GAS VALVE
GW	-GLY WIRE
HDP	-HIGH DENSITY POLYETHYLENE
HIC	-HANDICAP PARKING SPACE
HVP	-HIGH VOLTAGE POWER POLE
HW	-HEADWALL
ICV	-IRRIGATION CONTROL VALVE
INV	-INVERT
IPF	-IRON PIN FOUND
IRP	-IRON PIN PLACED 1/2" RB W/ CAP
IRF	-INTERMEDIATE REGIONAL FLOOD
JB	-JUNCTION BOX
(L)	-CURVE TO THE LEFT
LA	-LIMIT OF ACCESS
LC	-LENGTH OF CHORD
LLL	-LAND LOT LINE
LIP	-LAMP POST/LIGHT POLE
LIS	-LANDSCAPED AREA
MB	-MAIL BOX
MFE	-MINIMUM FLOOR ELEVATION
MFN	-METROMEDIA FIBRE NETWORK
MH	-MANHOLE
MMP	-MAG NAIL PLACED
MW	-MONITORING WELL
NF	-NAIL FOUND
NF	-NOW OR FORMERLY
OCS	-OUTLET CONTROL STRUCTURE
OHT	-OVERHANG
OP	-ORANGE PIN FLAG
ORM	-ORANGE PAINT MARK
P	-POWER LINE
P	-POWER METER
P	-POWER POLE
PS	-PARKING SPACE(S)
PC	-POLYETHYLENE CHLORIDE PIPE
R	-RADIUS
RB	-RE-BAR
RCP	-REINFORCED CONCRETE PIPE
RFP	-RED PIN FLAG
RPM	-RED PAINT MARK
RT	-RETAINING
RT	-RIGHT OF WAY
SF	-SQUARE FOOT
SIP	-SERVICE POLE
SP	-SPRING
SS	-SANITARY SEWER
SSE	-SANITARY SEWER EASEMENT
T	-TELEPHONE LINE
TB	-TRAFFIC SIGNAL BOX
T/D	-TRENCH DRAIN
TBM	-TEMPORARY BENCHMARK
T/C	-TOP OF CURB
TP	-TELEPHONE POLE
TP	-TRAFFIC POLE
TRANS	-TRANSMISSION
T/S	-TRAFFIC SIGNAL
TW	-TOP OF WALL
TV	-TEST WELL
UG	-UNDERGROUND
VB	-VALVE BOX
V	-VALVE MARKER POST
W	-WATER LINE
WF	-WETLAND FLAG
WIF	-WROUGHT IRON FENCE
WM	-WATER METER
WV	-WATER VALVE
X	-CORNER
YI	-YARD INLET
YFP	-YELLOW PIN FLAG
YFM	-YELLOW PAINT MARK

ARC	ARC CONDITIONAL UNIT
BP	BACKFLOW PREVENTOR
BLL	BOLLARD
BS	BSOAT/COMM BOX
BSOM	BSOAT/COMM MANHOLE
CMF	CONCRETE MONUMENT FOUND
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CO	CLEANOUT
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DR	DRIVE
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WM	WATER METER
WV	WATER VALVE
X	CORNER
YI	YARD INLET
YFP	YELLOW PIN FLAG
YFM	YELLOW PAINT MARK

PROJECT BENCHMARK:
 FULTON COUNTY GIS MONUMENT F421 AZIMUTH MARK
 ALIAS: MARTA F 108 1989
 ELEVATION: 1106.139 NAVD88 (CORPSCON CONVERSION)
 MARK IS IN THE NORTHEAST CORNER OF KIMBALL OVERPASS AT INTERSECTION OF INTERSTATE HIGHWAY 19/HIGHWAY 400 AND KIMBALL BRIDGE ROAD. MARK IS FIXED INTO BACK OF CURB AT WITNESS POST.

SITE BENCHMARK 1:
 CHISELED SQUARE IN THE TOP OF CURB ISLAND ON THE NORTH SIDE OF LAKEVIEW PARKWAY AT THE ENTRANCE TO THE 2400 LAKEVIEW PARKWAY BUILDING. SAID CHISELED SQUARE BEING APPROXIMATELY 350 FEET SOUTHWEST OF THE CENTERLINE OF HAYNES BRIDGE ROAD.
 ELEVATION: 1071.39 NAVD88

SITE BENCHMARK 2:
 NAIL SET IN CONCRETE SIDEWALK ON THE SOUTH SIDE OF LAKEVIEW PARKWAY APPROXIMATELY 415 FEET SOUTHWEST OF THE ROUNDABOUT.
 ELEVATION: 1062.19 NAVD88
 SET BY CONVENTIONAL SURVEY METHODS.

REFERENCE MATERIALS

1) PLAT: FINAL SUBDIVISION PLAT: OF LOT 4D - GEORGIA 400 CENTER, PREPARED FOR LWV TPA GA 400, LLC, LOCATED IN LAND LOTS 744, 745, 752, & 753, 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA, PREPARED BY WATTS AND BROWNING ENGINEERS INC., DATE SURVEYED: FEBRUARY 7, 2020, DATE DRAFTED: MAY 15, 2020, LAST REVISED NOVEMBER 1, 2023, RECORDED: JULY 1, 2024 IN PLAT BOOK 467, PAGE 146, FULTON COUNTY RECORDS, GEORGIA.

SURVEYORS NOTES:

1) THE DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.

2) THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-87.

3) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR NAMING SAID ENTITIES.

4) ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. WATTS & BROWNING HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION FURNISHED BY OTHERS AND WATTS & BROWNING ENGINEERS IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.

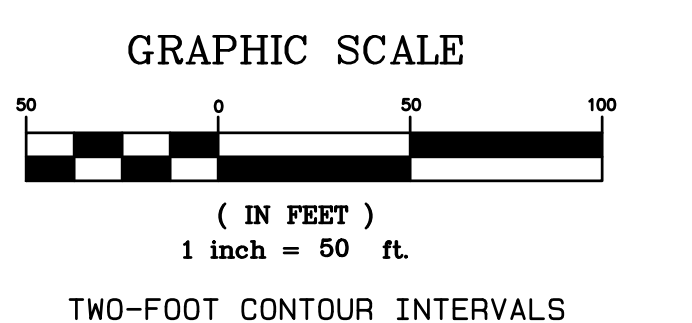
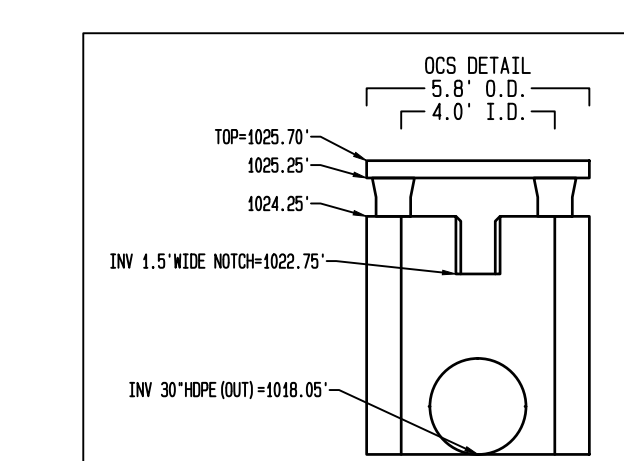
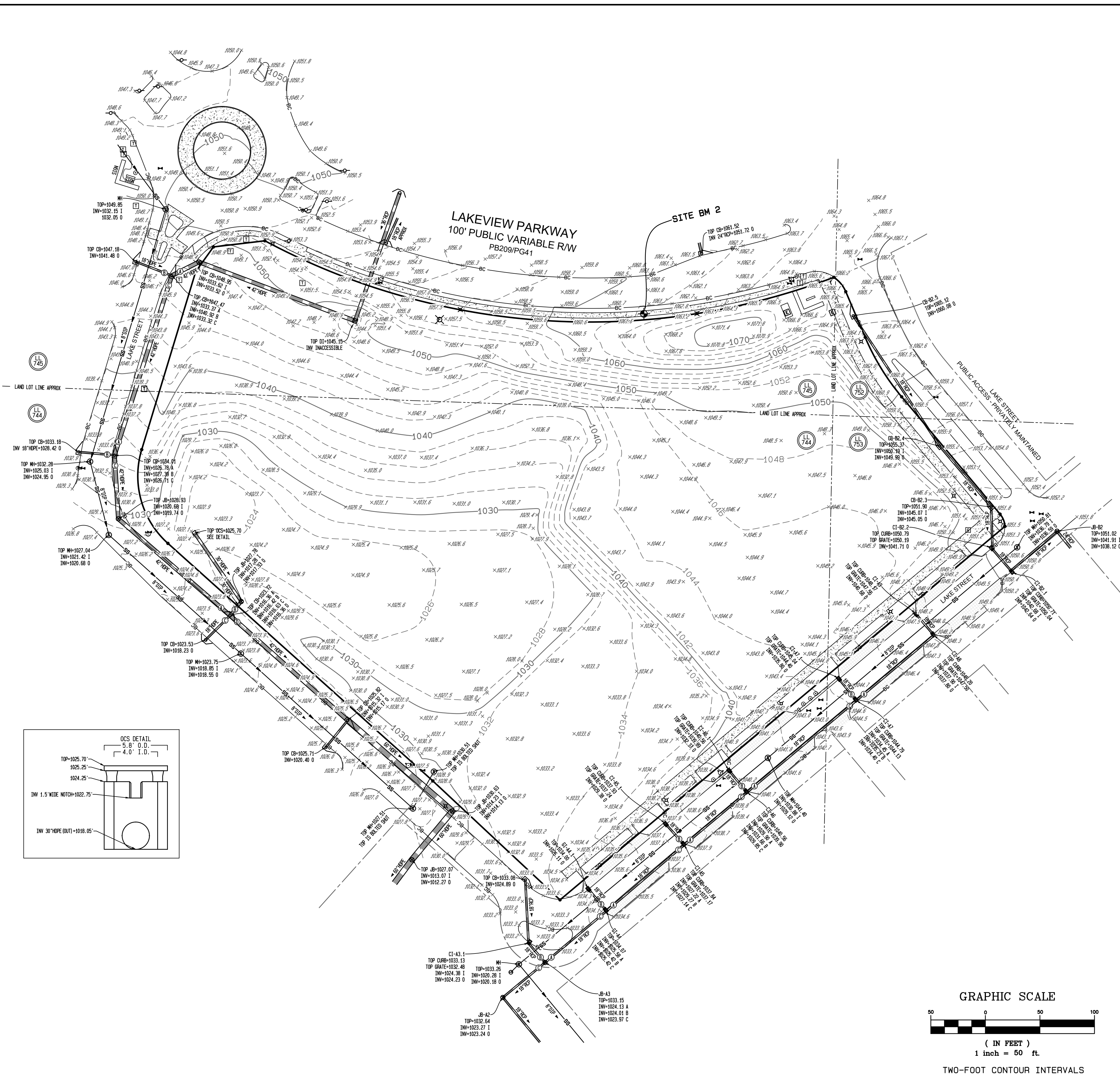
5) ANY DEPICTION OF GROUNDWATER FEATURES (RIVERS, STREAMS, CREEKS, SPRINGS, DITCHES, PONDS, LAKES), NATURAL OR OTHERWISE, SHOWN ON THIS SURVEY ARE MERELY OBSERVATIONS AT THE TIME OF THE SURVEY AND NOT A STATEMENT AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY ENVIRONMENTAL CONDITION. WATTS & BROWNING ENGINEERS, INC. SURVEY PERSONNEL ARE NOT ENVIRONMENTAL PROFESSIONALS. WATTS & BROWNING ENGINEERS, INC. OFFERS NO CERTIFICATION AS TO EXISTENCE OR NON-EXISTENCE OF ANY GROUNDWATER FEATURE OR ENVIRONMENTALLY SENSITIVE AREAS ON OR NEAR THE SUBJECT PROPERTY AS MAY BE DEFINED BY FEDERAL, STATE OR LOCAL GOVERNMENTAL REGULATIONS. PRIOR TO PLANNING OR CONSTRUCTION AN ENVIRONMENTAL PROFESSIONAL SHOULD BE CONSULTED TO DETERMINE HOW THE SUBJECT PROPERTY MAY, OR MAY NOT, BE AFFECTED BY ENVIRONMENTAL ISSUES.

6) BEARING BASE: GRID NORTH (WEST ZONE) WAS DETERMINED BY MAKING MULTIPLE RTK OBSERVATIONS ON SURVEY CONTROL POINTS USING A LEICA GPS G514 ROVER ON THE LEICA SMARTNET REFERENCE NETWORK.

7) PROPERTY LINES SHOWN HEREON ARE AS PER REFERENCE ITEM NUMBER 1.

LEGEND

A - ARC
 AC - ADREIS
 AE - ACCESS EASEMENT
 AGLC - ATLANTA GAS LIGHT COMPANY
 ASP - ASPHALT
 BC - BACK OF CURB
 BC - BUILDING CORNER
 B.F.E. - BASE FLOOD ELEVATION
 BL - BUILDING SETBACK LINE
 BM - BENCHMARK
 BPM - BLUE PAINT MARK
 BS - BOTTOM OF BANK
 BS - BOTTOM OF SLOPE
 BSD - BELLSOUTH TELEPHONE CO.
 BSOM - BELLSOUTH CABLE MARKER
 BSOMH - BELLSOUTH MANHOLE
 BW - BOTTOM OF WALL
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 CB - CATCH BASIN
 CCA - CORNER CONCRETE APRON
 CW - CORNER CONCRETE WALK
 CI - CURB INLET
 CL - CENTERLINE
 CL - CHARLINK
 CMF - CONCRETE MONUMENT FOUND
 CMP - CORRUGATED METAL PIPE
 CO - CLEANOUT
 COMM - COMMUNICATION
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 CTV - CABLE TELEVISION
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 DB - DEED BOOK
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 DNR - DEPTH OF NATURAL RESOURCES
 DNRMS - DNR MONUMENT SET
 DR - DRIVE
 EB - ELECTRIC BOX
 EMC - ELECTRIC MEMBERSHIP CORP.
 EP - EDGE OF PAVEMENT
 FC - FACE OF CURB
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 HIC - HANDICAP PARKING SPACE
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 HW - HEADWALL
 ICV - IRRIGATION CONTROL VALVE
 INV - INVERT
 IPF - IRON PIN FOUND
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 IRF - INTERMEDIATE REGIONAL FLOOD
 JB - JUNCTION BOX



TOPOGRAPHIC SURVEY OF
 LOT 4D-2 - GEORGIA 400 CENTER
 FOR
 TPA GROUP
 LOCATED IN
 LAND LOTS 744, 745, 752, & 753
 1ST DISTRICT, 2ND SECTION
 CITY OF ALPHARETTA
 FULTON COUNTY, GEORGIA



REVISIONS		
NO.	DATE	DESCRIPTION

WATTS & BROWNING ENGINEERS, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 1349 OLD 41 HWY NW STE 225
 MARIETTA, GEORGIA 30060
 PHONE: (678) 254-8496
 FAX: (678) 254-8496
 WWW.WBENGR.COM
 LSF00429 - PEF00714

SCALE:	1" = 50'
DATE SURVEYED:	06/19/25
DATE UPDATED:	N/A
SURVEYED BY:	PKG
DATE DRAFTED:	06/19/25
UPDATE DRAFTED:	N/A
DRAWN BY:	AMCM/MNH
CHECKED BY:	VTH
FIELD BOOK #:	2931
JOB NUMBER:	200107
FOLDER NUMBER:	200107
COGO FILE:	N/A
DISC FILE:	200107 4D-2 TOPO
COUNTY/LL/D/S:	FULTON/744/1/2
PLAT FILE:	B
SHEET:	1 OF 1

NOTE: PRIVATE DEVELOPMENT AGREEMENT (LAKE STREET) - UNRECORDED

PRIVATE DEVELOPMENT AGREEMENT

This Private Development Agreement (the "Agreement") is entered into this 16 day of February, 2021, by and between the City of Alpharetta (the "City"), LWV TPA GA 400 LLC, a Delaware limited liability company ("LWV"), and 360 Tech Village Owners Association, Inc., a Georgia nonprofit corporation (the "Association").

WITNESSETH

WHEREAS, on December 16, 2019, pursuant to 360 Tech Village Master Plan MP-19-01Z-19-04(1)-19-09/TPA Group/360 Tech Village, the Mayor and Council resolved approximately 62.47 acres to MW (mixed use) with conditions for the construction of a mixed use development known as 360 Tech Village (the "Project"); and

WHEREAS, the Association is the property owners' association for the Project under that certain Declaration of Covenants, Easements and Restrictions for 360 Tech Village by LWV, as Declarant, recorded on June 2, 2020, and recorded on June 8, 2020, at Deed Book 4771, Page 12, Fulton County, Georgia records (the "Declaration"); and

WHEREAS, in connection with the development of the Project, LWV has granted to Fulton County (the "County") certain utility easements (the "County Utility Easements") for water and sewer facilities (the "Facilities"), pursuant to which the County is obligated to inspect, replace, repair and maintain the Facilities (the "County Facilities Work"), and which County Utility Easements are listed on Exhibit A attached hereto and made a part hereof; and

WHEREAS, the Facilities are located underneath certain roads within the Project (the "Project Roads"), and the City and the County have entered into an agreement pursuant to which the City will perform all auxiliary and aesthetic work to repair and restore any landscape or landscape within the Project Roads or the adjacent areas within the Project damaged or disrupted as a result of the County Facilities Work (the "Restoration Work"); and

WHEREAS, LWV and the Association have jointly and severally agreed to assume and perform the City's obligations as to the Restoration Work; and

WHEREAS, the City, LWV and the Association have determined that it is in all of their respective best interests to enter into this Private Development Agreement to more specifically provide for (i) LWV's and the Association's obligations with respect to the Restoration Work; and (ii) such other terms and conditions as the parties deem appropriate.

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, the parties hereto agree and covenant as follows:

k. The parties agree that this Agreement may be construed as a Private Development Agreement in accordance with the City's Road Impact Fee Ordinance, Parks and Recreational Facilities Impact Fee Ordinance, or Public Safety Impact Fee Ordinance and as contemplated by O.C.G.A. Section 36-71-1, et seq.

l. This Agreement is not a zoning contract and does not guarantee any particular rezoning or conditions of zoning; provided, however, that any such rezoning shall not abrogate the rights and obligations of the parties under this Agreement.

1. Restoration Work. LWV and the Association, jointly and severally, shall, at their sole cost and expense, perform all of the Restoration Work required in connection with the County Facilities Work. Notwithstanding anything to the contrary herein or in the County Utility Easements, the Restoration Work does not include any repair, maintenance work or replacement of the Facilities themselves, but only auxiliary and aesthetic work after the County has restored the impacted area to a safe condition (e.g., filling in any holes made in connection with the County work with gravel) to return the Project Roads and adjacent areas within the Project to a safe condition that is substantially the same condition as prior to any work by the County related to the Facilities. LWV and the Association will perform the Restoration Work to a safe manner and in compliance with all applicable laws, rules, ordinances, codes, permits and governmental approvals. LWV and the Association will commence Restoration Work promptly upon receipt of written notice from the County or the City of the need for the Restoration Work and diligently pursue same until completion.

2. Indemnity. LWV and the Association will conduct all of the Restoration Work at its own risk and expense and the City assumes no responsibility or liability whatsoever to any person for any injury, including death or property damage, caused by, attributable to or resulting from LWV's, the Association's or their respective employees', agents', contractors' or agents' performance of the Restoration Work. LWV and the Association hereby agree to indemnify, defend and hold the City harmless of, from and against any and all claims, liabilities, damages, actions, fines, fees, penalties or costs (including, without limitation, attorneys' fees and expenses of litigation) of any kind or nature whatsoever (and including, but not limited to actual, compensatory, consequential, punitive or statutory damages) arising from or related to the Restoration Work performed by LWV, the Association or their respective employees, agents, contractors or agents, except to the extent caused by the gross negligence or willful misconduct of the City, or its agents or employees.

3. Notices. All notices to be given by either party to the other hereunder shall be in writing and shall be delivered (i) in person, (ii) by private, nationally recognized carrier guaranteeing next day delivery, (iii) by United States registered or certified mail, postage prepaid, return receipt requested, or (iv) facsimile with confirmation of transmission followed by delivery of a copy of such notice not later than the same business day by any method provided for herein, addressed to the party for whom intended at the address, or sent by facsimile to the facsimile number of each party, set forth below or at such other address or facsimile number as the party in question may specify in a written notice to the party giving notice. All notices shall be deemed given on the date delivered, or if sent by facsimile, on the date of the facsimile transmission. Notices by the parties may be given on their behalf by or to their respective attorneys.

If to the City: City of Alpharetta
Two South Main Street
Alpharetta, Georgia 30009
Attn: Robert J. Regan, City Administrator
Fax Number: (770)297-6001

With a copy to: Davis, Kyle, Durech & McGill, LLC
200 Ashford Center North

Suite 300
Atlanta, Georgia 30318-2668
Attn: Michael D. Stacy, City Attorney
Fax Number: (770)648-0878

With additional copy via e-mail to: mstacy@cityofalpharetta.com and jw@bvtvillage.com

If to LWV: LWV TPA GA 400 LLC
1776 Peachtree Street NW
Suite 100
Atlanta, Georgia 30309
Attention: Nathan Pramik and Crawford Arnold

With a copy to: Holt Ney Zancoff & Wasserman, LLP
100 Galleria Parkway, Suite 1900
Atlanta, Georgia 30339
Attention: Melissa J. Perigait
Fax Number: (770)956-1490

If to the Association: 360 Tech Village Owners Association, Inc.
1776 Peachtree Street NW
Suite 100
Atlanta, Georgia 30309
Attention: Nathan Pramik and Crawford Arnold

With a copy to: Holt Ney Zancoff & Wasserman, LLP
100 Galleria Parkway, Suite 1900
Atlanta, Georgia 30339
Attention: Melissa J. Perigait
Fax Number: (770)956-1490

4. Miscellaneous.

a. If any provision of this Agreement, or portion thereof, or the application thereof to any person or circumstances, shall, to any extent be held invalid, inoperative or unenforceable, the remainder of this Agreement, or the application of such provision or portion thereof to any other person or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration for this Agreement and such provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

b. This Agreement shall be construed in accordance with the laws of the State of Georgia. This Agreement together with the exhibits attached hereto that are incorporated herein by this reference or other references throughout this Agreement is the entire agreement with respect

to the subject matter hereof, and shall supersede any prior agreement inconsistent with the terms hereof.

c. The headings in this Agreement are for convenience only, shall in no way define or limit the scope or content of this Agreement, and shall not be considered in any construction or interpretation of this Agreement or any part hereof. References to Articles, Sections, and Exhibits are, unless specified otherwise, references to articles, sections and exhibits of this Agreement. Words of any gender shall include such other gender. Words in the singular shall include the plural and words in the plural shall include the singular. References to persons shall include both natural persons and any legal entities, including public or governmental bodies, agencies or instrumentalities. The words "include" and "including" shall be interpreted as if followed by the words "without limitation." Unless otherwise provided herein, capitalized terms shall have the same meaning as ascribed to such terms in the City's Road Impact Fee Ordinance.

d. Nothing in this Agreement shall be construed to make the parties herein partners or joint venturers or under either of said parties liable for the debts or obligations of the other.

e. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto.

f. This Agreement may be amended, modified, or terminated at any time by a declaration in writing, executed and acknowledged by all the parties to the Agreement or their successors or assigns; this Agreement shall not be otherwise amended, modified or terminated during the term hereof.

g. Each and every exhibit referred to or otherwise mentioned in this Agreement is attached to this Agreement and is and shall be construed to be made a part of this Agreement by such reference or other mention at each point at which such reference or other mention occurs, in the same manner and with the same effect as if such exhibit were set forth in full and at length every time it is referred to or otherwise mentioned.

h. Time is of the essence of this Agreement. Notwithstanding the foregoing, if the time period or date within or by which any right, option, or election provided under this Agreement must be exercised, or by which any act required hereunder must be performed, expires or occurs on a Saturday, Sunday, or legal or bank holiday, then such time period or date shall be automatically extended through the close of business on the next regularly scheduled business day.

i. The exhibits appearing at the beginning of this Agreement are incorporated into and made an integral part of this Agreement.

j. In all cases in which the consent of a party is required hereunder, consent shall be deemed to have been given if the party entitled to give or withhold consent should have failed to deliver a written response within seven (7) days of delivery of the written request by the requesting party.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed and delivered as of the date first above written.

Approved as to form: CITY OF ALPHARETTA, GEORGIA

By: [Signature] James Gilvin, Mayor
City Attorney

LWV TPA GA 400 LLC, a Delaware limited liability company

By: LWV TPA GA 400 Holdings LLC, a Delaware limited liability company, its sole member

By: TG GA 400 LLC, a Georgia limited liability company, as Manager

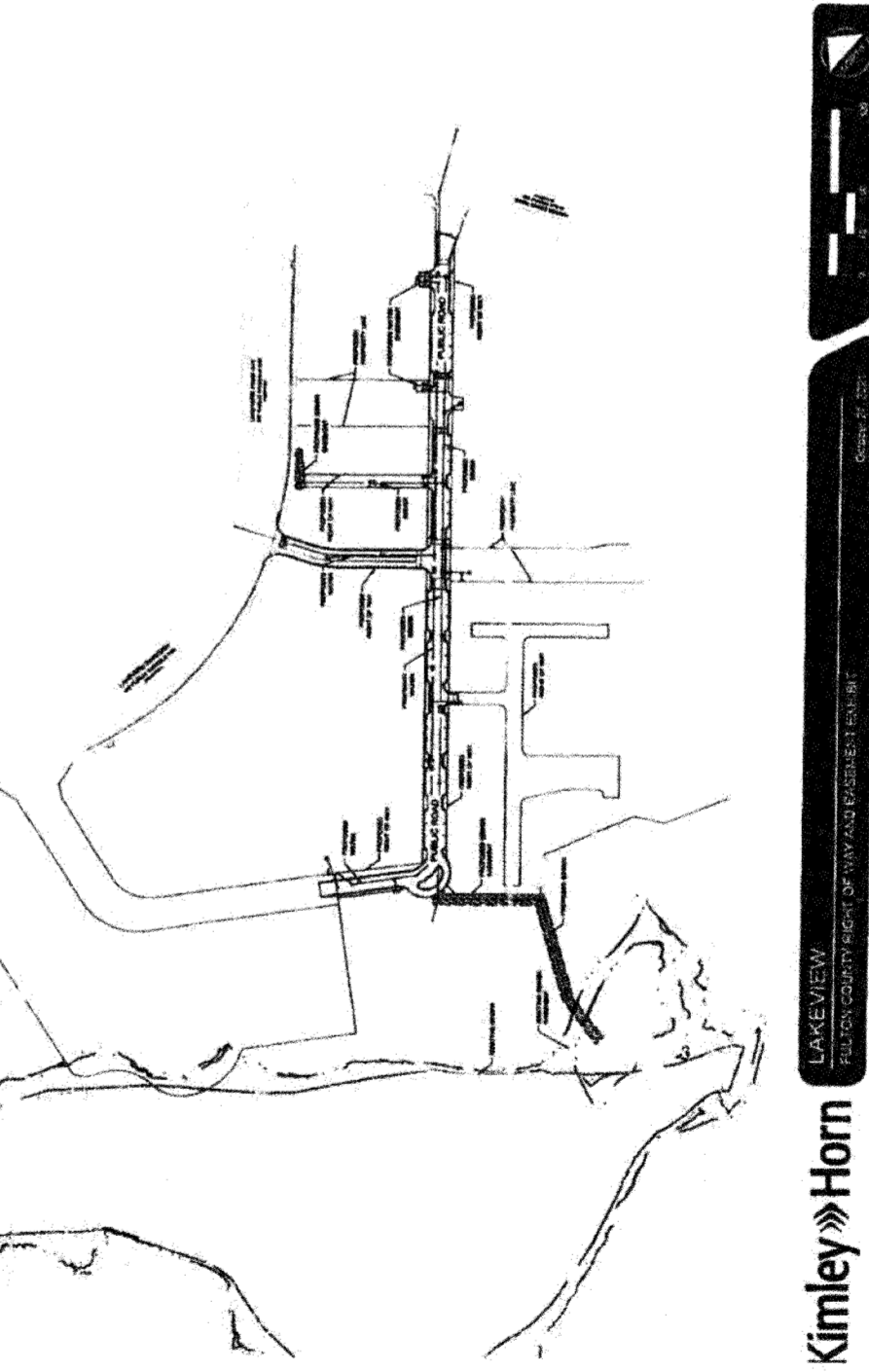
By: [Signature] J. Bradford, Manager (SEAL)

360 TECH VILLAGE OWNERS ASSOCIATION, INC., a Georgia nonprofit corporation

By: [Signature] Crawford Arnold, President (SEAL)

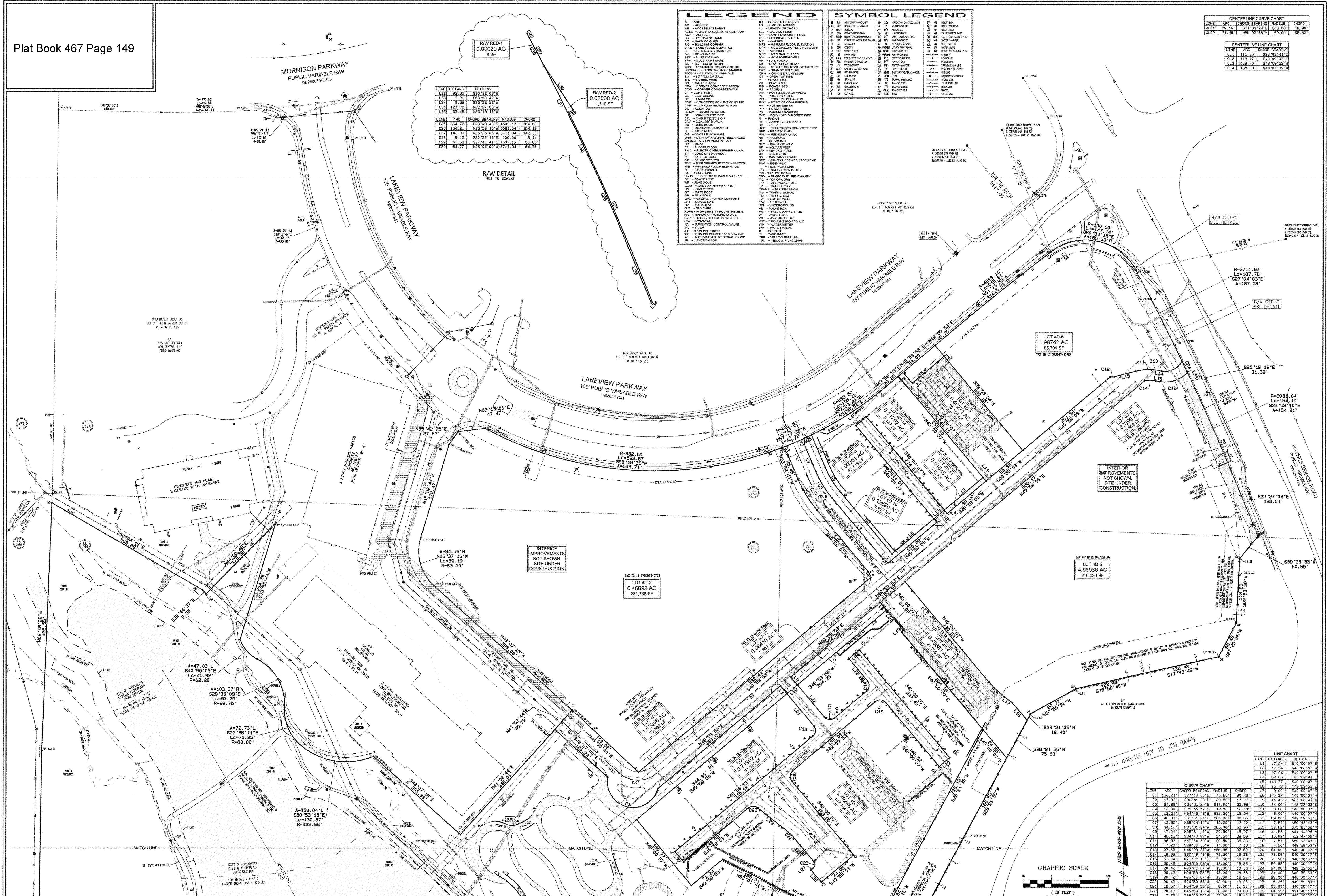
By: [Signature] Tyler Wakefield, Secretary (SEAL)

By: [Signature] Lake Zima, Treasurer (SEAL)



FINAL SUBDIVISION PLAT OF
LOT 4D - GEORGIA 400 CENTER
FOR
LWV TPA GA 400, LLC
LOCATED IN
LAND LOTS 744, 745, 752 & 753
1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

REVISION	DATE	DESCRIPTION	BY
1	08/24/02	PER LOT 4D-1 LAKE STREET DRIS	N/A
2	01/21/03	ADD IMPROVEMENTS AND ADD TPA	N/A
3	02/25/03	REVIS AND WATER EASEMENTS	N/A
4	09/16/03	ADD TPA COUNTY PUBLIC WORKS	N/A
5	11/01/03	ADD TPA FLOOD, UTILITY ACCESS, EASEMENTS, CENTERLINE DATA & LABEL SHEET	N/A
6	11/01/03	ADD FLOOD MAP AND DETENTION TANK CORRECTIONS	N/A
W&B WATTS & BROWNING ENGINEERS, INC. CIVIL ENGINEERS & LAND SURVEYORS 1349 OLD 41 HWY NW STE 225 MARIETTA, GEORGIA 30060 PHONE: (770) 334-8488 WWW.WBENG.COM LSP000428 - PBT000714			
SCALE: 1" = 30'	DATE SURVEYED: 02/07/2000	DATE PLOTTED: N/A	SURVEYED BY: SBL
DATE DRAFTED: 06/15/2000	UPDATE DRAFTED: N/A	DRAWN BY: KSC	CHECKED BY: LTN
FIELD BOOK #:	JOB NUMBER: 200107	FOLDER NUMBER: 200107	COORD FILE: N/A
COUNTY FILE: 200107 LOT 4D SBL	COUNTY FILE: FIA10M744/1/2	PLAT FILE: 0	SHEET: 3 OF 8



LEGEND

A - ARC	AL - CURVE TO THE LEFT	AL - CURVE TO THE RIGHT	AL - CURVE TO THE RIGHT
AD - ACCESS EASEMENT	LA - LAMP OF LIGHT	LA - LAMP OF LIGHT	LA - LAMP OF LIGHT
AD - ACCESS EASEMENT	LA - LAMP OF LIGHT	LA - LAMP OF LIGHT	LA - LAMP OF LIGHT
AD - ACCESS EASEMENT	LA - LAMP OF LIGHT	LA - LAMP OF LIGHT	LA - LAMP OF LIGHT
AD - ACCESS EASEMENT	LA - LAMP OF LIGHT	LA - LAMP OF LIGHT	LA - LAMP OF LIGHT

SYMBOL LEGEND

AC - CENTERLINE	AC - CENTERLINE	AC - CENTERLINE	AC - CENTERLINE
AC - CENTERLINE	AC - CENTERLINE	AC - CENTERLINE	AC - CENTERLINE
AC - CENTERLINE	AC - CENTERLINE	AC - CENTERLINE	AC - CENTERLINE
AC - CENTERLINE	AC - CENTERLINE	AC - CENTERLINE	AC - CENTERLINE
AC - CENTERLINE	AC - CENTERLINE	AC - CENTERLINE	AC - CENTERLINE

CENTERLINE CURVE CHART

LINE	ARC	CHORD BEARING	CHORD
CL1	59.19	S31°31'24"E	200.00
CL2	71.46	N89°03'38"W	50.00
CL3	135.33	N48°07'59"W	65.53

CURVE CHART

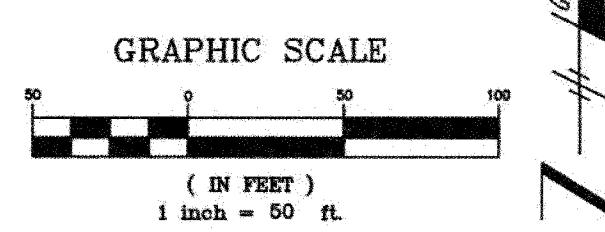
LINE	ARC	CHORD BEARING	RADIUS	CHORD
C1	338.21	S77°18'00"E	45.28	90.48
C2	17.38	S89°12'36"E	29.50	17.07
C3	64.00	S21°12'00"E	217.00	63.99
C4	12.30	S21°12'00"E	19.50	12.10
C5	7.00	N84°44'47"E	630.00	33.24
C6	48.83	S31°31'24"E	165.00	48.66
C7	13.00	N89°03'38"W	19.50	12.10
C8	54.15	N31°31'24"E	163.00	53.96
C9	37.01	N68°26'48"W	29.50	16.77
C10	42.15	S84°26'36"W	34.50	38.90
C11	38.58	S87°34'39"W	90.50	38.23
C12	7.00	S89°03'38"W	14.60	7.13
C13	37.68	N48°07'59"W	168.88	37.80
C14	18.83	S87°34'39"W	71.50	18.83
C15	53.04	N71°29'10"E	53.50	50.89
C16	20.45	S84°26'36"W	13.00	18.38
C17	20.45	N89°03'38"W	13.00	18.38
C18	20.45	N84°26'36"E	13.00	18.38
C19	20.45	N89°03'38"W	13.00	18.38
C20	20.45	S84°26'36"W	13.00	18.38
C21	12.30	N84°26'36"E	19.50	12.10
C22	50.13	N48°07'59"W	98.00	50.09
C23	12.30	S89°03'38"W	19.50	12.10
C24	12.30	S89°03'38"W	19.50	12.10

R/W DISTANCES

LINE	ARC	CHORD BEARING	RADIUS	CHORD
L1	92.95	S33°12'59"E	364.68	92.95
L2	9.01	S63°50'42"W	154.19	9.01
L3	2.35	S39°23'37"W	154.19	2.35
L4	128.01	N42°27'08"W	154.19	128.01
L5	33.48	N25°19'12"W	154.19	33.48

R/W DETAIL

LINE	ARC	CHORD BEARING	RADIUS	CHORD
DR	384.78	S23°49'43"E	4509.13	384.78
CR	154.41	N63°53'12"W	2981.24	154.41
CR	142.33	N68°25'36"W	3711.94	142.33
CR	8.15	S30°22'19"E	100.00	8.14
CR	56.63	S27°40'41"E	4507.13	56.63
CR	64.77	N68°01'00"W	3711.94	64.78

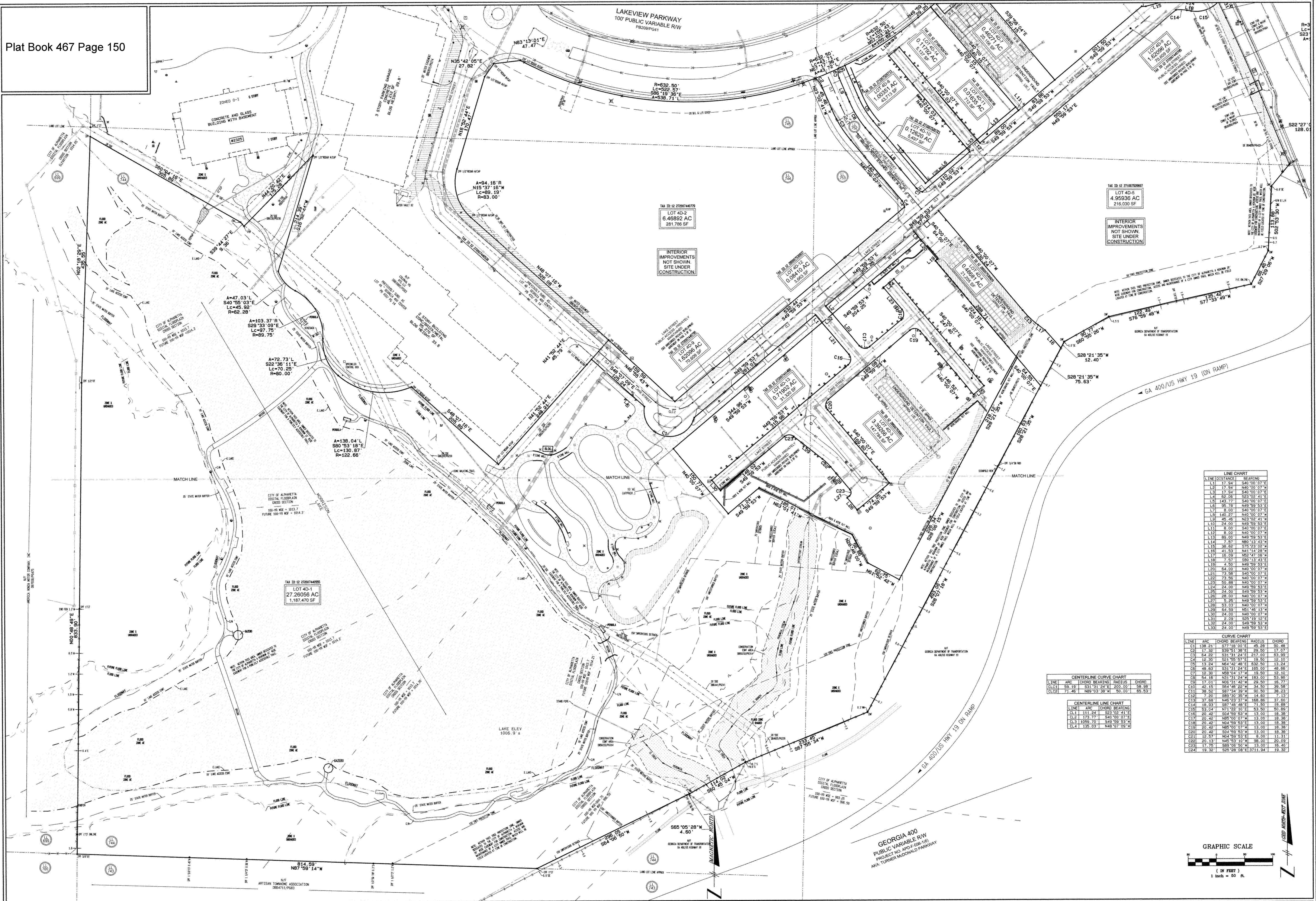


LOT 4D - GEORGIA 400 CENTER
 FOR
LWW TPA GA 400, LLC
 LOCATED IN
LAND LOTS 744, 745, 752 & 753
1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	06/24/22	WAB	ISSUE LOT 4D-2 GEORGIA 400 CENTER AND WATER SERVICES
2	01/15/23	WAB	REVISED TO SHOW IMPROVEMENTS AND ADJ. STAKES
3	03/15/23	WAB	REVISED TO SHOW IMPROVEMENTS AND ADJ. STAKES
4	09/14/23	WAB	REVISED TO SHOW IMPROVEMENTS AND ADJ. STAKES
5	11/02/23	WAB	REVISED TO SHOW IMPROVEMENTS AND ADJ. STAKES

W&B
WATTS & BROWNING ENGINEERS, INC.
 1349 OLD 41 HWY. N.W. STE 225
 MARIETTA, GEORGIA 30060
 PHONE: (770) 384-4100
 FAX: (770) 384-4101
 WWW.WBENG.COM
 LSP000426 - PEP00714



TAX ID IS 27200740775
 LOT 4D-5
 4.95836 AC
 216,030 SF

INTERIOR IMPROVEMENTS NOT SHOWN. SITE UNDER CONSTRUCTION.

TAX ID IS 27200740775
 LOT 4D-2
 6.46892 AC
 281,756 SF

INTERIOR IMPROVEMENTS NOT SHOWN. SITE UNDER CONSTRUCTION.

TAX ID IS 27200740955
 LOT 4D-1
 27.26056 AC
 1,187,470 SF

LINE CHART

LINE	DISTANCE	BEARING
L1	17.84	S40°00'07"E
L2	17.84	S40°00'07"E
L3	17.84	S40°00'07"E
L4	62.06	S23°30'41"E
L5	143.77	S40°00'07"E
L6	95.78	N45°59'53"E
L7	8.00	S40°00'07"E
L8	140.27	N45°59'53"E
L9	45.48	N23°30'41"E
L10	24.00	N45°59'53"E
L11	8.00	S40°00'07"E
L12	30.00	N45°59'53"E
L13	89.00	N45°59'53"E
L14	7.00	N65°13'43"W
L15	38.63	S75°23'02"W
L16	11.33	N44°28'02"W
L17	16.00	N52°47'08"W
L18	7.00	S80°13'43"E
L19	2.50	N45°59'53"E
L20	64.00	N40°00'07"W
L21	73.88	N45°59'53"E
L22	73.58	N40°00'07"W
L23	50.88	N45°59'53"E
L24	24.00	N45°59'53"E
L25	24.00	S45°59'53"W
L26	3.25	N45°59'53"E
L27	5.25	N45°59'53"E
L28	33.00	N45°59'53"E
L29	64.50	N51°46'13"W
L30	20.00	N45°59'53"E
L31	2.00	S25°19'12"E
L32	24.00	S45°59'53"W
L33	24.00	N45°59'53"E

CURVE CHART

LINE	ARC	CHORD BEARING	RADIUS	CHORD
C1	17.84	S39°51'38"E	29.50	17.07
C2	17.84	S39°51'38"E	29.50	17.07
C3	62.06	S31°31'24"E	217.00	63.99
C4	32.30	S51°50'15"E	18.50	18.10
C5	13.24	N64°42'48"E	832.50	13.24
C6	48.63	S31°31'24"E	185.00	48.66
C7	15.30	N89°14'17"W	19.50	15.10
C8	54.18	N31°24'24"W	185.00	53.95
C9	17.01	N05°31'42"W	29.50	16.77
C10	42.15	S64°48'25"W	34.50	39.58
C11	38.50	S67°14'14"W	40.50	38.13
C12	7.20	S89°30'35"W	14.60	7.13
C13	37.68	N45°59'53"W	168.68	37.00
C14	18.93	S87°48'48"E	71.50	18.88
C15	10.04	N73°32'07"E	63.50	50.95
C16	20.42	S04°50'53"W	13.00	18.38
C17	30.42	N89°50'07"W	13.00	18.38
C18	20.42	N04°50'53"E	13.00	18.38
C19	20.42	N89°50'07"W	13.00	18.38
C20	20.42	S04°50'53"W	13.00	18.38
C21	15.97	N04°59'53"E	8.00	11.31
C22	20.13	N45°59'53"E	88.00	20.02
C23	17.75	S89°50'50"W	13.00	16.40
C24	19.32	S25°08'08"E	41.97	19.32

CENTERLINE CURVE CHART

LINE	ARC	CHORD BEARING	RADIUS	CHORD
CL1	59.18	S31°31'24"E	200.00	58.98
CL2	71.48	N89°03'38"W	80.00	67.53

CENTERLINE LINE CHART

LINE	ARC	CHORD BEARING
CL1	111.84	S23°30'41"E
CL2	133.77	S40°00'07"E
CL3	1095.70	S45°59'53"W
CL4	135.03	N48°07'59"W

GRAPHIC SCALE

1" = 50'

1 inch = 50 ft.

FINAL SUBDIVISION PLAT OF
LOT 4D - GEORGIA 400 CENTER
 FOR
LWV TPA GA 400, LLC
 LOCATED IN
 LAND LOTS 744, 745, 752 & 753
 1ST DISTRICT, 2ND SECTION
 CITY OF ALPHARETTA
 FULTON COUNTY, GEORGIA

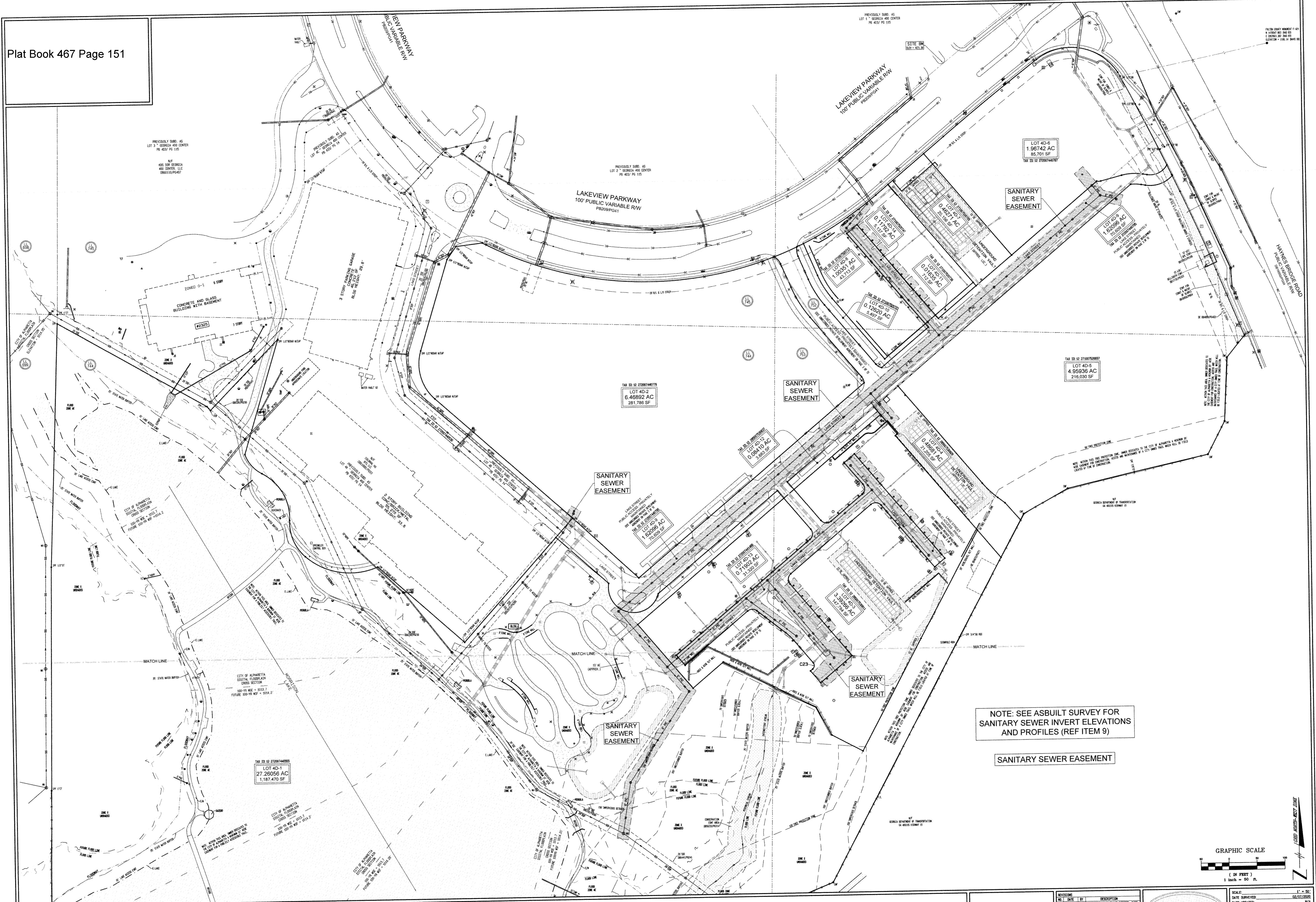


REVISIONS

NO.	DATE	BY	DESCRIPTION
1	10/24/20	W&B	FINAL PLAT
2	02/13/21	W&B	REVISIONS
3	03/15/21	W&B	REVISIONS
4	05/18/21	W&B	REVISIONS
5	11/01/21	W&B	REVISIONS

W&B
WATTS & BROWNING ENGINEERS, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 1340 OLD 41 HWY NW STE 225
 MARIETTA, GEORGIA 30060
 PHONE: 770-881-8888
 WWW.WEBENG.COM
 LSP000425 - PEP000714

SCALE: 1" = 50'
 DATE SURVEYED: 02/07/2020
 DATE DRAFTED: N/A
 DATE CHECKED: 05/15/2020
 DATE PRINTED: N/A
 DRAWN BY: AMR
 CHECKED BY: JTB
 FIELD BOOK #: 2738
 JOB NUMBER: 200187
 FOLDER NUMBER: 200187
 CDWG FILE: 200187_L01_60_S08
 COUNTY/DATE: FULTON/24/12
 PLAT FILE: 150
 SHEET: 5 OF 8



FINAL SUBDIVISION PLAT OF
LOT 4D - GEORGIA 400 CENTER
 FOR
LWV TPA GA 400, LLC
 LOCATED IN
 LAND LOTS 744, 745, 752 & 753
 1ST DISTRICT, 2ND SECTION
 CITY OF ALPHARETTA
 FULTON COUNTY, GEORGIA

WATTS & BROWNING ENGINEERS, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 1340 OLD 41 HWY NW, SUITE 200
 MARIETTA, GEORGIA 30066
 PHONE: (770) 884-8878
 WWW.WBENGINEERS.COM
 LSF000429 - PEP000714

SCALE: 1" = 50'

DATE SURVEYED: 08/27/2009

DATE DRAFTED: N/A

SURVEYED BY: N/A

DATE DRAFTED: 08/15/2009

UPDATE DRAFTED: N/A

CHECKED BY: JCH

DESIGNER: JCH

FIELD BOOK #:

JOB NUMBER: 200907

FOLDER NUMBER: 200907

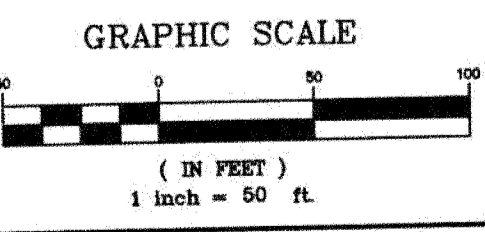
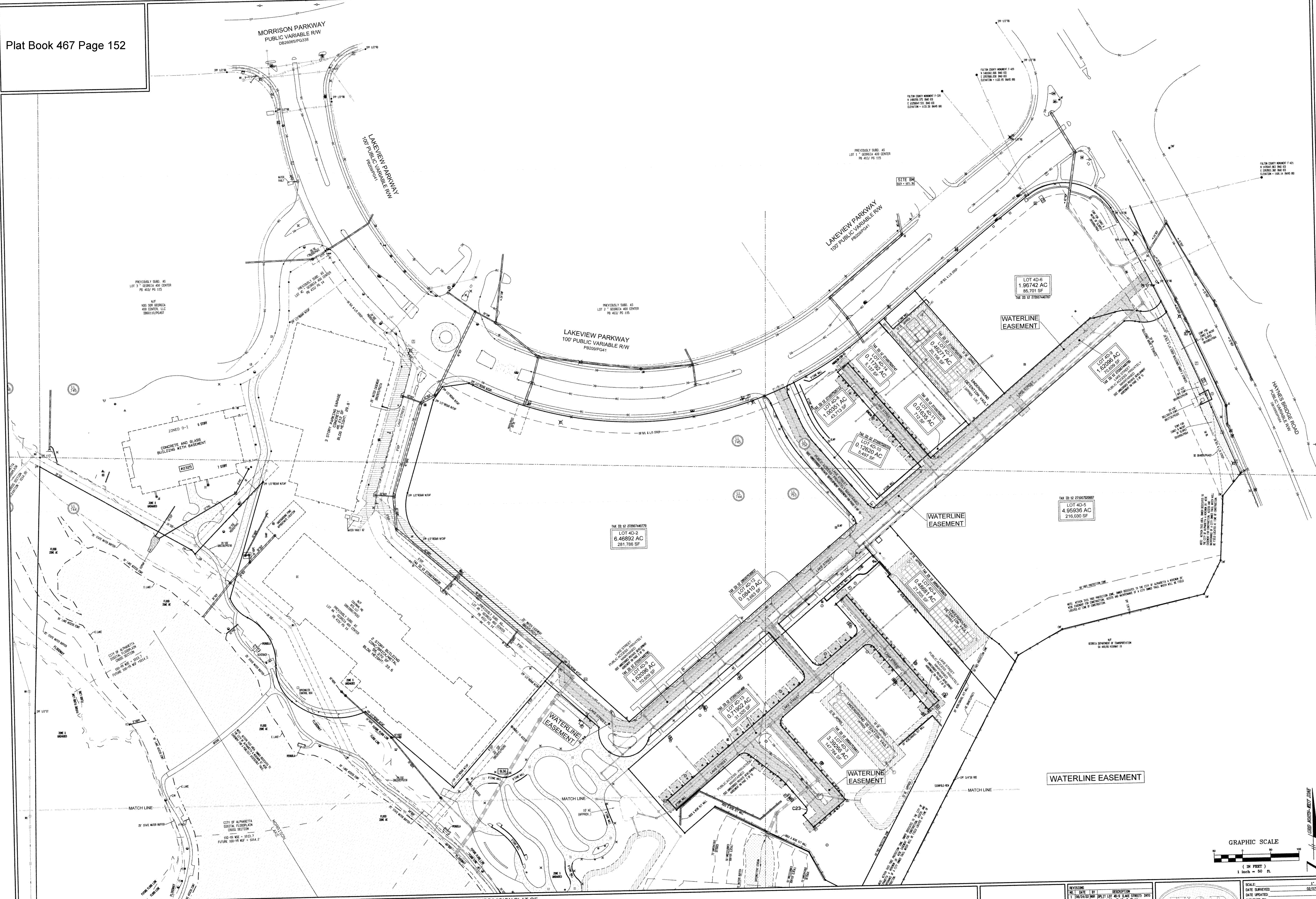
COORD FILE: N/A

OTIC FILE: 200907 LOT 4D SUB

COUNTY/DISTRICT: FULTON/2ND SEC

PLAT FILE: FULTON/200907

SHEET: 5 OF 5



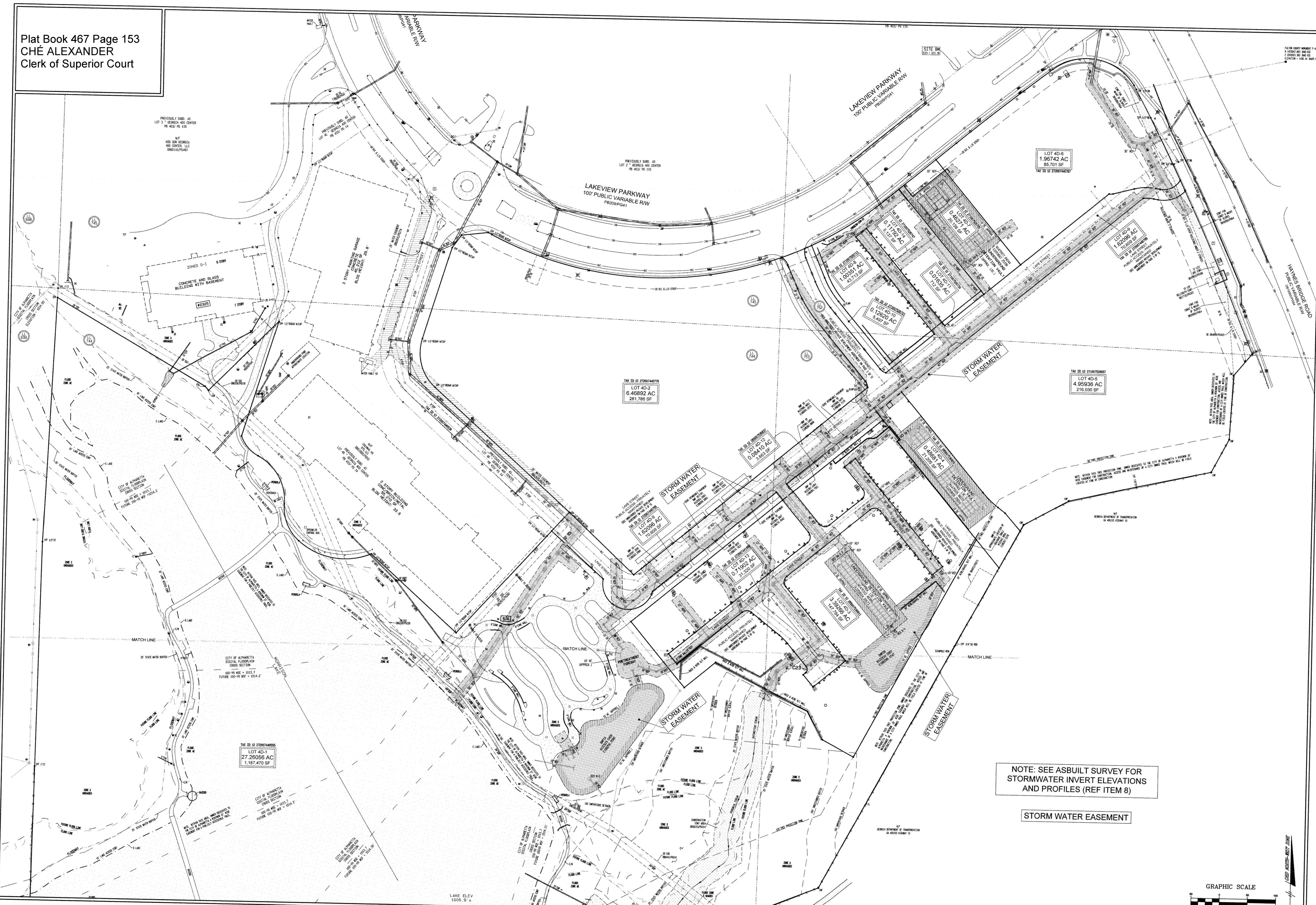
FINAL SUBDIVISION PLAT OF
LOT 4D - GEORGIA 400 CENTER
FOR
LWV TPA GA 400, LLC
LOCATED IN
LAND LOTS 744, 745, 752 & 753
1ST DISTRICT, 2ND SECTION
CITY OF ALPHARETTA
FULTON COUNTY, GEORGIA



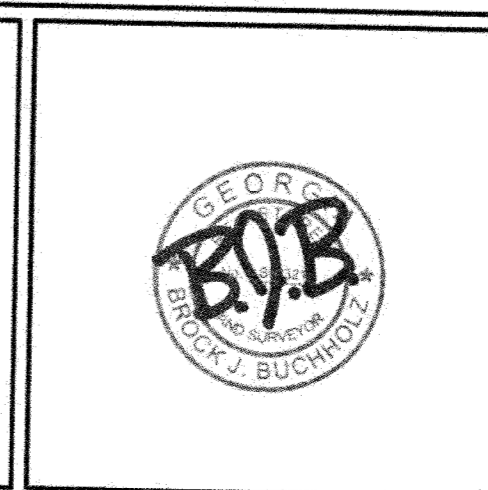
REVISION	DATE	BY	DESCRIPTION
1	08/24/22	W&B	INITIAL LOT 4D-6 LANE STREET TAP
2	01/24/23	W&B	REVISIONS AND ADDITIONAL NOTES
3	03/15/23	W&B	FOR FULTON COUNTY PUBLIC WORKS
4	05/18/23	W&B	FOR TAX PARCEL ID'S, MATCH ACCESS
5	11/01/23	W&B	FOR FLOOD MAP AND DETENTION VAULT

		WATTS & BROWNING ENGINEERS, INC. CIVIL ENGINEERS & LAND SURVEYORS 1349 OLD 41 HWY NW STE 205 MARIETTA, GEORGIA 30067 PHONE: (770) 824-8498 WWW.WBENR.COM LSP000429 - REF000714	
		SCALE: 1" = 50' DATE SURVEYED: 02/02/2020 DATE UPDATED: N/A SURVEYED BY: W&B DATE DRAFTED: 05/15/2020 DRAFTER: W&B CHECKED BY: W&B FIELD BOOK #: 202007 JOB NUMBER: 202007 FOLDER NUMBER: N/A DRAWING FILE: N/A COUNTY/STATE: FULTON/GEORGIA PLAT FILE: FULTON/244/152 SHEET: 7 OF 8	

Plat Book 467 Page 153
 CHE ALEXANDER
 Clerk of Superior Court



FINAL SUBDIVISION PLAT OF
LOT 4D - GEORGIA 400 CENTER
 FOR
LWV TPA GA 400, LLC
 LOCATED IN
 LAND LOTS 744, 745, 752 & 753
 1ST DISTRICT, 2ND SECTION
 CITY OF ALPHARETTA
 FULTON COUNTY, GEORGIA



NO.	DATE	BY	DESCRIPTION
1	08/24/22	W&B	PRELIMINARY PLAT
2	01/13/23	W&B	REVISIONS TO PRELIMINARY PLAT
3	01/13/23	W&B	FINAL PLAT
4	01/13/23	W&B	FINAL PLAT
5	01/13/23	W&B	FINAL PLAT

WATTS & BROWNING ENGINEERS, INC. CIVIL ENGINEERS & LAND SURVEYORS 1340 OLD 41 HWY NW STE 200 MARIETTA, GEORGIA 30060 FAX: (770) 594-2886 WWW.WEBENG.COM LSF000429 - PEF000714		SCALE: 1" = 50' DATE SURVEYED: 02/07/2020 DATE DRAFTED: N/A DRAWN BY: N/A CHECKED BY: N/A FIELD BOOK: N/A JOB NUMBER: 202007 FOLDER NUMBER: 202007 DATE FILED: 02/07/2020 DISC FILE: 202007 LOT 4D.DWG COUNTY/TOWNSHIP: FULTON/2ND SEC 2 PLAT FILE: N/A SHEET: 8 OF 8
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DESCRIPTION OF PROPERTY
GA 400 CENTER / LAKEVIEW PARK / TECH 360
LOT 4D-2

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 744, 745, 752 & 753 OF THE 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA BEING LOT 4D-2 ON THE FINAL SUBDIVISION PLAT OF LOT 4D – GEORGIA 400 CENTER FOR LWV TPA GA 400, LLC LOCATED IN LAND LOTS 744, 745, 752 & 753, 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA, DATE SURVEYED: FEBRUARY 7, 2020, DATE DRAFTED: MAY 15, 2020, LAST REVISED: NOVEMBER 1, 2023 AND PREPARED BY WATTS & BROWNING ENGINEERS, INC. AND RECORDED ON JULY 1, 2024 IN PLAT BOOK 467, PAGE 146, FULTON COUNTY, GEORGIA RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO REACH THE **POINT OF BEGINNING**, COMMENCE FROM AN IRON PIN PLACED (1/2" REBAR W/CAP) LOCATED AT THE MOST SOUTHERLY MARGIN OF THE CURVED INTERSECTION FORMED BY THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HAYNES BRIDGE ROAD (VARIABLE R/W; DEED BOOK 16950, PAGE 64) WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LAKEVIEW PARKWAY (100' R/W; PLAT BOOK 209, PAGE 41) AND PROCEED THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF LAKEVIEW PARKWAY (100' R/W) THE FOLLOWING COURSES AND DISTANCES:

1. 165.33 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 100.00 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 80°04'15" WEST, 147.14 FEET TO AN IRON PIN PLACED (1/2" REBAR W/CAP);
2. 215.83 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 4818.16 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 51°16'53" WEST, 215.81 FEET TO A POINT;
3. SOUTH 49°59'53" WEST FOR A DISTANCE OF 160.00 FEET TO A POINT;
4. 212.78 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 632.50 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 59°38'08" WEST, 211.78 FEET TO THE **POINT OF BEGINNING**.

FROM THE **POINT OF BEGINNING** THUS ESTABLISHED; THENCE DEPARTING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LAKEVIEW PARKWAY (100' R/W) 17.32 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 29.50 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 39°51'38" EAST, 17.07 FEET TO A POINT; THENCE SOUTH 23°02'41" EAST FOR A DISTANCE OF 45.46 FEET TO A POINT; THENCE 64.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 217.00 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 31°31'24" EAST, 63.99 FEET TO A POINT; THENCE SOUTH 40°00'07" EAST FOR A DISTANCE OF 140.27 FEET TO A POINT; THENCE 12.30 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 19.50 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 21°55'57" EAST, 12.10 FEET TO A POINT; THENCE SOUTH 49°59'53" WEST FOR A DISTANCE OF 532.44 FEET TO A POINT; THENCE NORTH 46°55'43" WEST FOR A DISTANCE OF 159.59 FEET TO AN IRON PIN PLACED (1/2" REBAR W/CAP)); THENCE NORTH 48°07'16" WEST FOR A DISTANCE OF 326.08 FEET TO AN IRON PIN PLACED (1/2" REBAR W/CAP); THENCE 94.16 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 83.00 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 15°37'16" WEST, 89.19 FEET TO AN IRON PIN PLACED (1/2" REBAR W/CAP); THENCE NORTH 16°52'44" EAST FOR A DISTANCE OF 170.47 FEET TO AN IRON PIN PLACED (1/2" REBAR W/CAP); THENCE NORTH 35°42'05" EAST FOR A DISTANCE OF 27.82 FEET TO AN IRON PIN PLACED (1/2" REBAR W/CAP); THENCE NORTH 83°13'01" EAST FOR A DISTANCE OF 47.47 FEET TO AN IRON PIN PLACED (1/2" REBAR W/CAP) ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LAKEVIEW PARKWAY (100' R/W); THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF LAKEVIEW PARKWAY (100' R/W) 538.71 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 632.50 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 86°19'36" EAST, 522.57 FEET TO THE **POINT OF BEGINNING**.

W&B#200107
2025-11-05

SAID TRACT OR PARCEL CONTAINING 6.46892 ACRES, OR 281,786 SQUARE FEET.



Memorandum

To: Kenneth Wood, Planners & Engineers Collaborative
From: Abdul Amer, PE
Date: November 25th, 2025
Subject: Trip Generation Comparison Summaries - Lake Street in City of Alpharetta, Georgia. | A&R 25-224

The purpose of this memorandum is to give trip generation comparison summaries requested by city of Alpharetta, for the above development on Lake Street. The location of the development is shown below.





A&R Engineering, Inc.

1. Approved Overall Trip Generation results of the combined site trips generated from the master development, showing the approved 10th edition ITE standards, from the memo issued by Kimley Horn.

TABLE 1 – TRIP GENERATION - AS PER SUBMITTED STUDY (10 TH EDITION)											
Land Use	ITE Code	Density	Daily Traffic			AM Peak			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Multifamily Housing (Low-Rise)	220	63 Units	462	231	231	31	7	24	39	25	14
Multifamily Housing (Mid-Rise)	221	225 Rooms	1,388	694	694	86	20	66	109	66	43
General Office Building	710	470,000 SF	4,760	2,380	2,380	468	402	66	495	79	416
Shopping Center	820	5,000 SF	188	94	94	5	3	2	19	9	10
High-Turnover (Sit-Down) Restaurant	932	19,000 SF	2,132	1,066	1,066	189	104	85	186	115	71
Total			8,930	4,465	4,465	779	536	243	848	294	554

2. Updated Overall Trip Generation results of the combined site trips generated from the already-approved master development using ITE's 12 edition.

TABLE 2 – TRIP GENERATION - AS PER SUBMITTED STUDY (12 TH EDITION)											
Land Use	ITE Code	Density	Daily Traffic			AM Peak			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Multifamily Housing (Low-Rise)	220	63 Units	475	238	237	35	8	27	38	23	15
Multifamily Housing (Mid-Rise)	221	225 Units	1,006	503	503	87	20	67	84	54	30
General Office Building	710	470,000 SF	3,113	1,556	1,557	546	481	65	496	79	417
Strip Retail Plaza (<40k)	822	5,000 SF	272	136	136	20	11	9	48	24	24
High-Turnover (Sit-Down) Restaurant	932	19,000 SF	1,971	986	985	170	94	76	174	106	68
Total			6,837	3,419	3,418	858	614	244	840	286	554



- Proposed Overall Trip Generation results of the combined trips generated from the entire master development with the newly proposed residential land use change, using updated 12th edition standards, and comparing the resultant proposed overall trips with the updated overall trips requested in bullet 2

TABLE 3 – TRIP GENERATION - REDUCED OFFICE & ADDED RES UNITS (12TH EDITION)

Land Use	ITE Code	Density	Daily Traffic			AM Peak			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Single-Family Detached Housing	210	25 Units	227	114	113	22	6	16	27	17	10
Single-Family Attached Housing	215	27 Units	177	89	88	13	3	10	14	8	6
Multifamily Housing (Low-Rise)	220	63 Units	475	238	237	35	8	27	38	23	15
Multifamily Housing (Mid-Rise)	221	225 Units	1,006	503	503	87	20	67	84	54	30
General Office Building	710	270,000 SF	1,877	938	939	322	284	38	298	48	250
Strip Retail Plaza (<40k)	822	5,000 SF	272	136	136	20	11	9	48	24	24
High-Turnover (Sit-Down) Restaurant	932	19,000 SF	1,971	986	985	170	94	76	174	106	68
Total			6,005	3,004	3,001	669	426	243	683	280	403

TABLE 4 – TRIP GENERATION COMPARISON OF TABLE 2 AND TABLE 3

Land Use	Daily Traffic			AM Peak			PM Peak Hour		
	Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Total Trip Generation – Table 2	6,837	3,419	3,418	858	614	244	840	286	554
Total Trip Generation – Table 3	6,005	3,004	3,001	669	426	243	683	280	403
Difference (Table 3 – Table 2)	-832	-415	-417	-189	-188	-1	-157	-6	-151
Difference in %	-12%	-12%	-12%	-22%	-31%	-0%	-19%	-2%	-27%

- Isolated Trip Generation results of the proposed residential uses in relation to already-approved future office/parking parcel it is taking the place of, reflecting updated 12th edition standards.

TABLE 5 – TRIP GENERATION FOR PROPOSED RESIDENTIAL DEVELOPMENT (12TH EDITION)

Land Use	ITE Code	Density	Daily Traffic			AM Peak			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Single-Family Detached Housing	210	25 Units	227	114	113	22	6	16	27	17	10
Single-Family Attached Housing	215	27 Units	177	89	88	13	3	10	14	8	6
Total			404	203	201	35	9	26	41	25	16



Real Estate

View Bill

As of	11/21/2025
Bill Year	2025
Bill	2507801
Owner	LWV TPA GA 400 LLC
Parcel ID	12 -2720-0744-077-9

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2025	\$4,017.18	\$4,017.18	\$0.00	\$0.00	\$0.00
TOTAL		\$4,017.18	\$4,017.18	\$0.00	\$0.00	\$0.00

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Filters

Code Enforcement

Filters Styling

Filter as map moves

Location

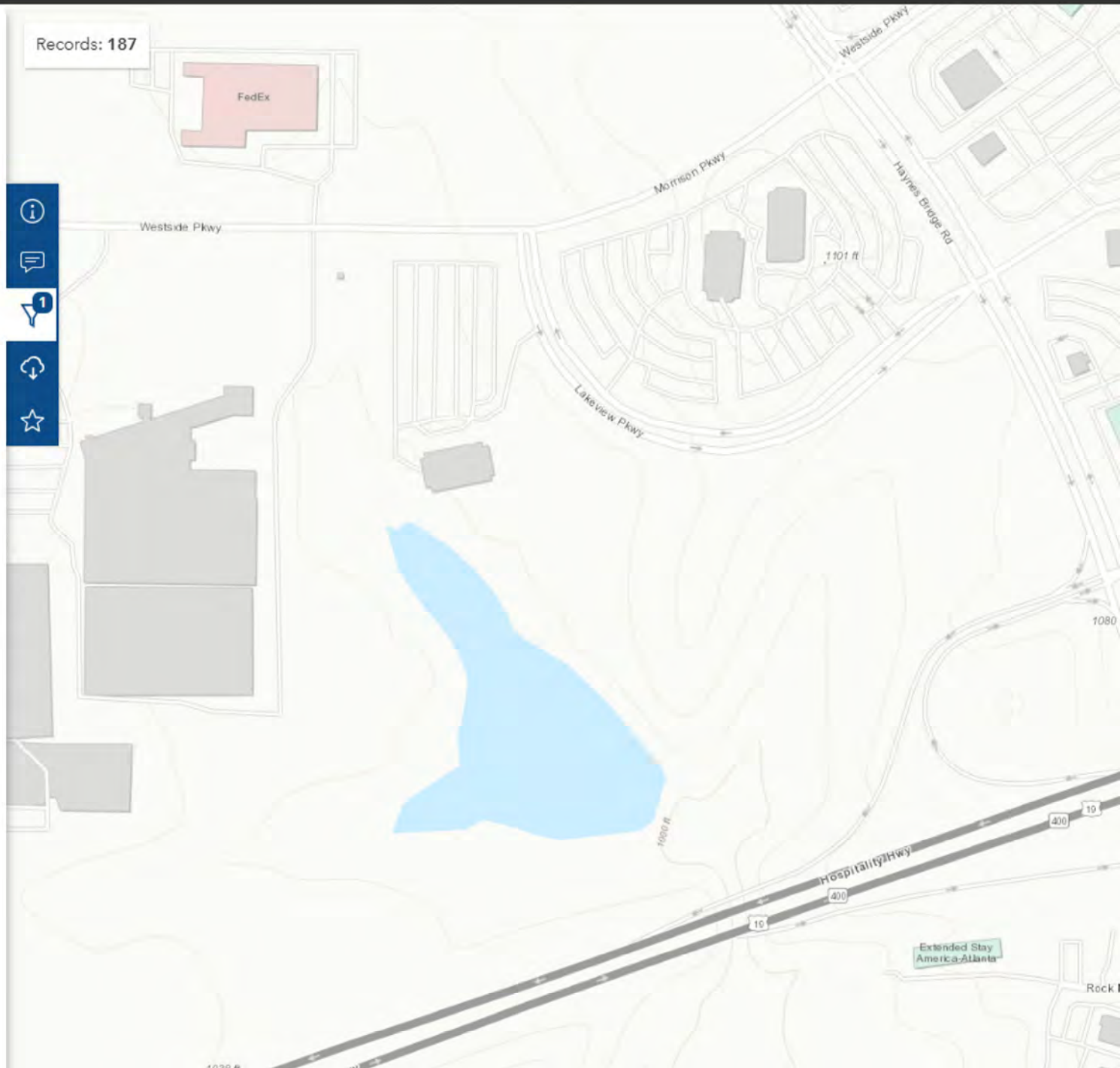
0 lakeview pkwy

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- Assigned To Values: 2
- Initiated Date 2/7/2022 to 11/19/2025
- Z

Records: 187

- Info
- Comments
- Location
- Refresh
- Star



City of Johns Creek, GA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



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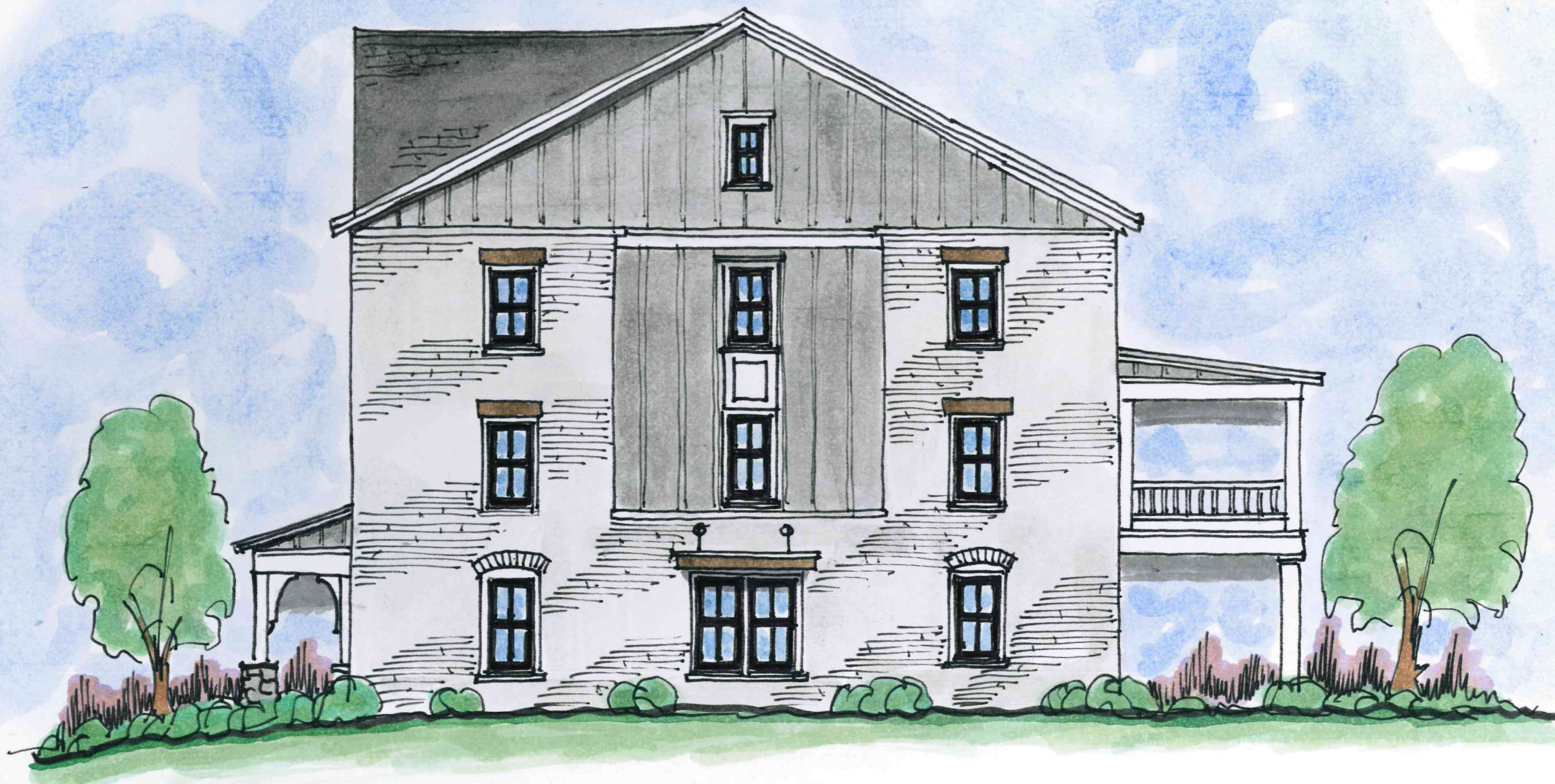
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MORRISON LAKE

COLONIAL PIPELINE CO

LAKEVIEW PARKWAY

HARTWELL PLACE

MOOR DRIVE

EDEN AT LAKEVIEW

LAKE STREET

OCONE PASS

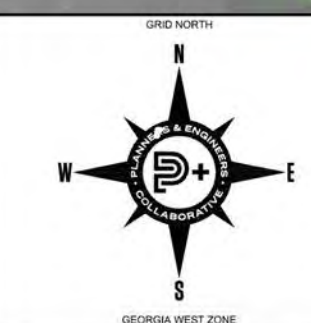
TOLL BROTHERS AT LAKEVIEW

JULIETTE AVENUE



LAKEVIEW PARKWAY

LAKEVIEW PARKWAY at LAKE STREET
CITY OF ALPHARETTA, GA



0 20 40 80 120

SCALE: 1" = 40'
DATE: 11/24/2025
PROJECT: 25225.00



LAKEVIEW PARKWAY TOWNHOME DEVELOPMENT

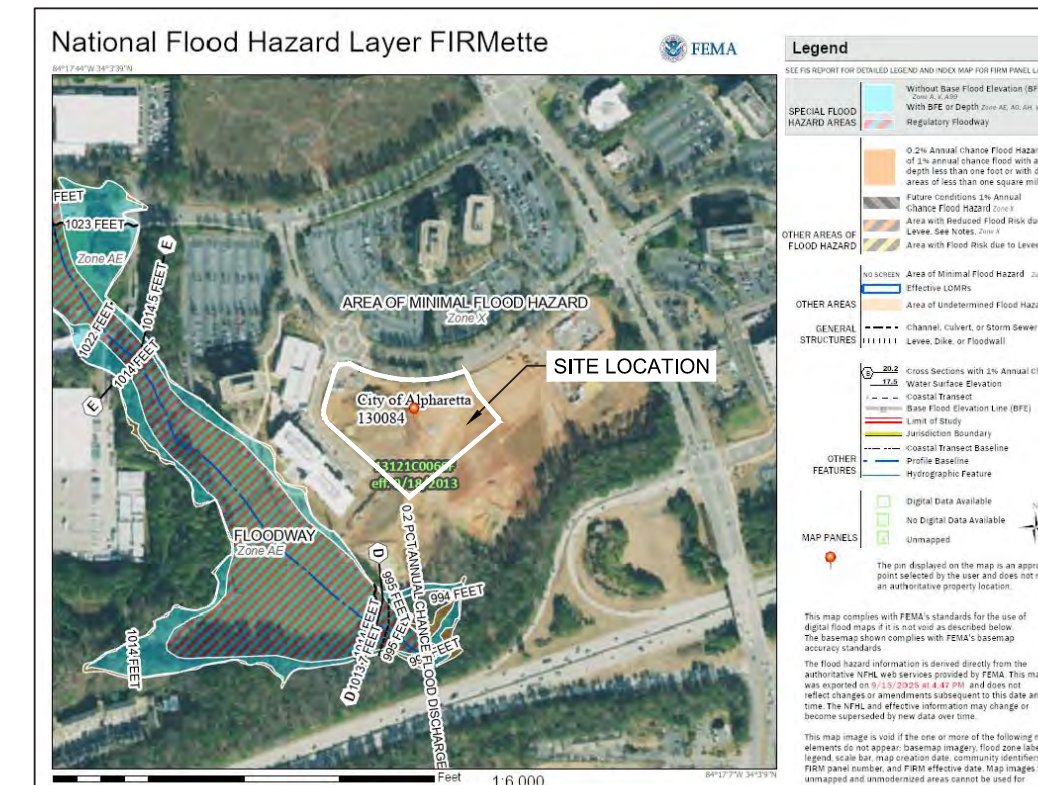
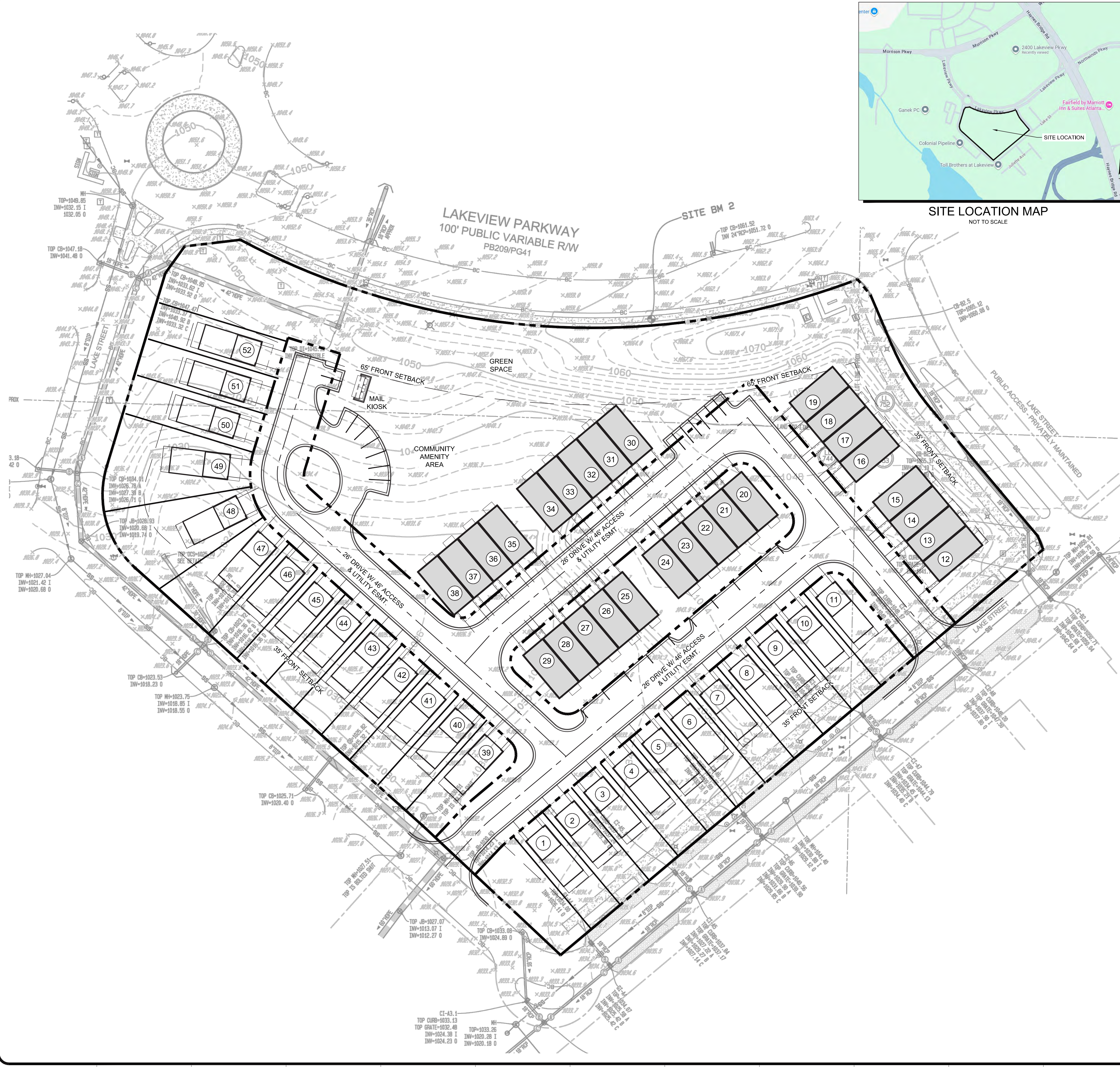
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- 6 Vicinity Map
- 7 Trail & Boardwalk
- 8 Community Park Space
- 9 Neighboring Communities



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SITE DATA:	
SITE AREA	6.468 ACRES
ZONING	MU
EXISTING ZONING	MU
PROPOSED ZONING	MU
ZONING JURISDICTION	CITY OF ALPHARETTA, GEORGIA
PROPERTY SETBACK/BUFFER REQUIREMENTS	
FRONT SETBACK	65 FEET
SIDE SETBACK FROM ADJACENT PROPERTY	5 FEET
REAR SETBACK	NOT SPECIFIED - 0 FEET
SINGLE FAMILY DETACHED LOT SETBACKS	
FRONT YARD SETBACK	35 FEET
SIDE YARD SETBACK	5 FEET
MAJOR SIDE YARD SETBACK	5 FEET
REAR YARD SETBACK	0 FEET W/ ALLEY/ 20 FEET WITHOUT ALLEY
DEVELOPMENT STANDARDS	
MAX. HEIGHT OF BUILDINGS	35 FEET
MAX. PRINCIPAL BUILDING COVERAGE	65% IMPERVIOUS COVERAGE
MIN. FLOOR AREA PER DWELLING UNIT	1,200 SF
DETACHED REAR LOADED CRITERIA	
DETACHED REAR LOADED HOMES PROVIDED	25 UNITS
REAR LOADED HOME LOT SIZE MIN.	2,000 SF
REAR LOADED HOME LOT WIDTH MIN.	32 FEET
ATTACHED REAR LOADED CRITERIA	
REAR LOADED HOMES PROVIDED	27 UNITS
REAR LOADED HOME LOT SIZE MIN.	2,000 SF
REAR LOADED HOME LOT WIDTH MIN.	22 FEET
TOTAL RESIDENTIAL HOMES PROVIDED	52 UNITS
SITE DENSITY PROVIDED	8.0 DUA (52 UNITS/ 6.468 ACRES)
MAX DENSITY ALLOWED IN DISTRICT	8 UNITS PER ACRE
PARKING REQUIREMENTS	
MIN. PARKING REQUIRED	104 SPACES (2 SPI DWELLING UNIT)
GUEST PARKING REQUIRED	1SP/20 UNITS / 52 UNITS = 3 SPACES
GUEST PARKING PROVIDED	15 SPACES
HOME PARKING PROVIDED	208 SPACES (2 GARAGE + 2 DRIVEWAY SP.)
TOTAL PARKING PROVIDED	223 SPACES (4.15 SP/UNIT)
OPEN SPACE REQUIREMENTS	
MINIMUM OPEN SPACE REQUIRED	65 ACRES (10% OF TOTAL SITE AREA)
GREEN SPACE TOTAL	1.32 ACRES (20.4% OF TOTAL SITE AREA)

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PROJECT

LAKEVIEW PKWY.

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

LAKEVIEW PKWY. & LAKE STREET
ALPHARETTA, GEORGIA 30009

CITY OF ALPHARETTA JURISDICTION

FOR

TRATON HOMES

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

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CONCEPTUAL MASTER PLAN

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SHEET

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LAKEVIEW PARKWAY

LAKEVIEW PARKWAY at LAKE STREET
CITY OF ALPHARETTA, GA

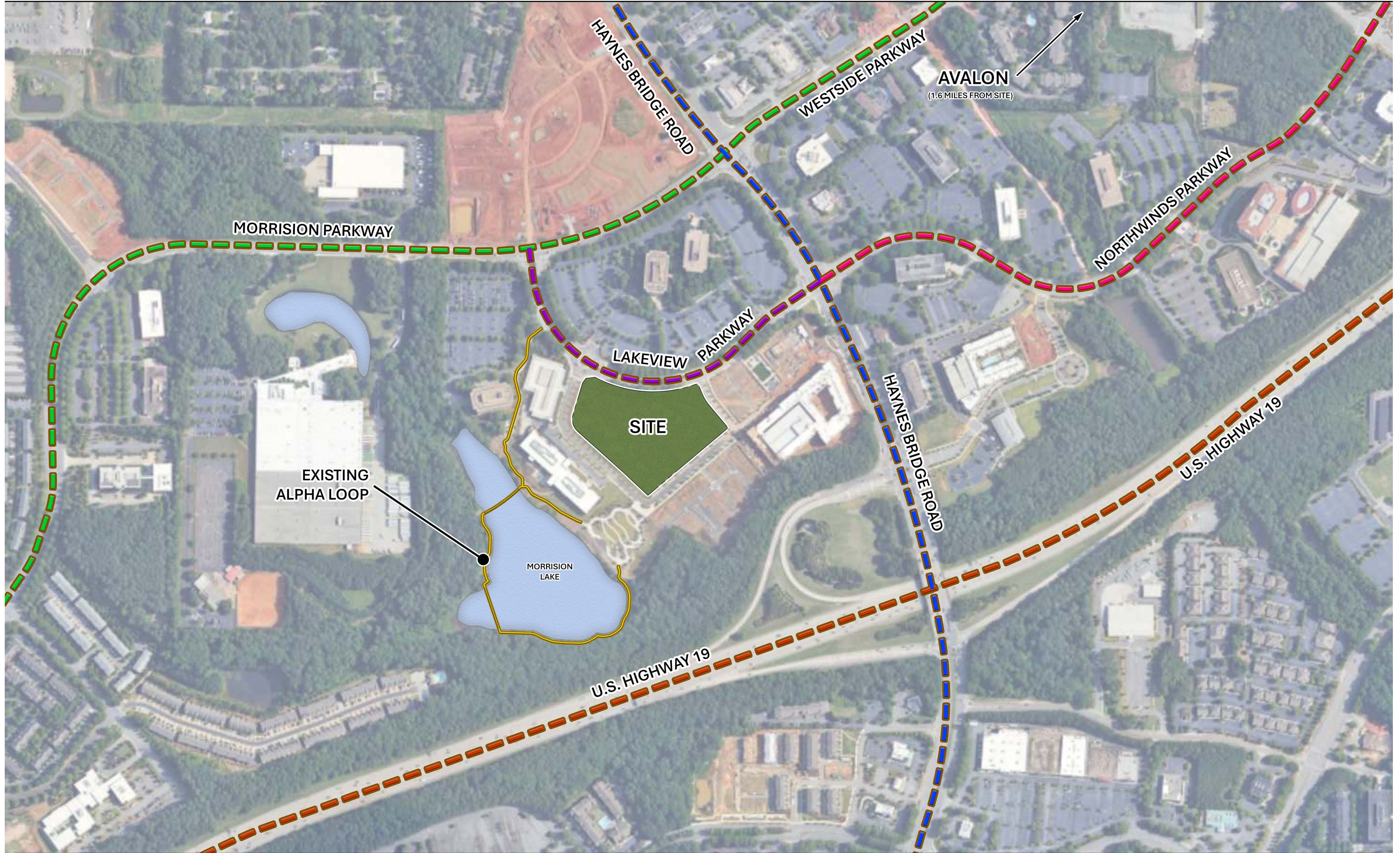


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A LIVEABLE COMMUNITY - VIEWS & EXPERIENCES



LAKEVIEW PARKWAY

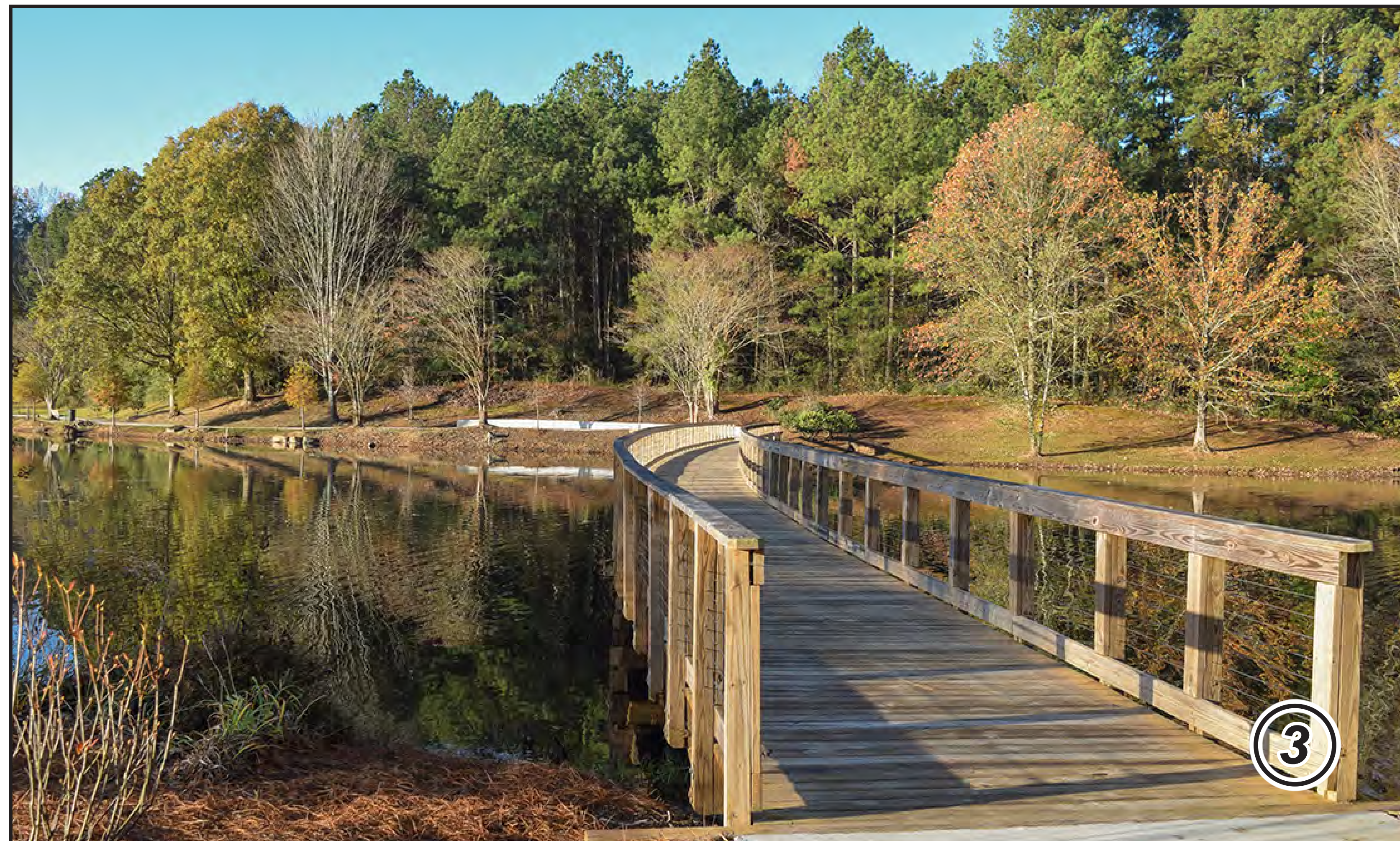
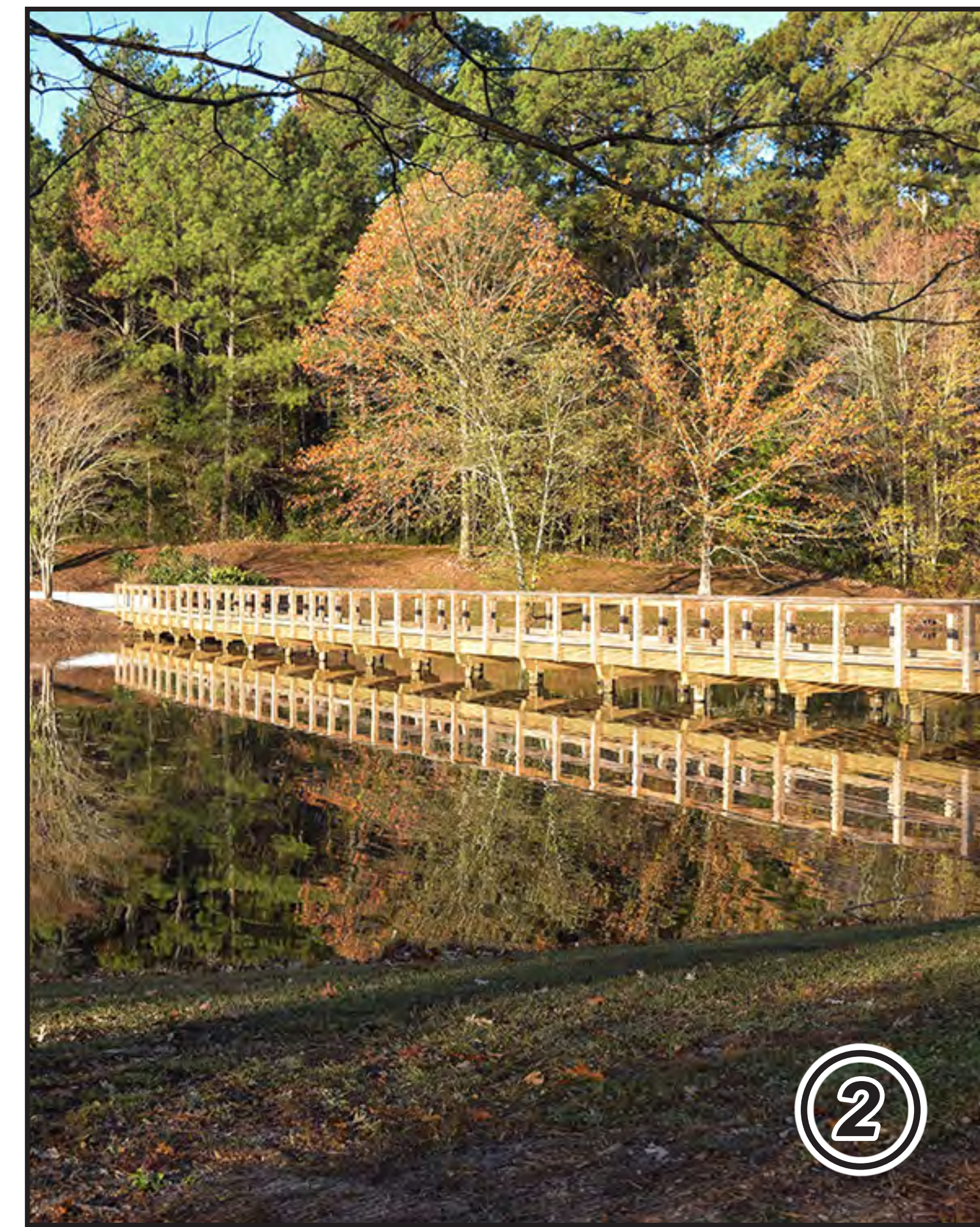
LAKEVIEW PARKWAY at LAKE STREET
CITY OF ALPHARETTA, GA



SCALE: 1" = 200'
DATE: 11/24/2025
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TRAIL & BOARDWALK



COMMUNITY PARK SPACE

