



PLANNING COMMISSION MEETING APRIL 23, 2026

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **ITEMS FROM BOARD MEMBERS**
4. **ITEMS FROM STAFF**
5. **PUBLIC HEARING**
 - a. **Public Hearing Procedure**
 - b. **MP-26-03/CLUP-26-01/Z-26-01/CU-26-05/V-26-02 TPG Brookside West**

Consideration of a master plan amendment, comprehensive land use plan amendment, rezoning, conditional use, and variances to allow for the redevelopment of a 5 story, 130,828 square foot office building with 104 'For-Sale' townhomes on 8.76 acres in the Brookside Master Plan. A master plan amendment is requested to the Brookside Master Plan Pod A to allow the proposed development and add it to the Portman Brookside mixed-use development. 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 conditional use is requested to allow 'Dwelling, 'For-Sale', Attached' and variances are requested from Unified Development Code (UDC) Subsection 2.2.20(B) to reduce the minimum office percentage and UDC Subsection 3.2.8(B)(1)(a) to modify the 50' undisturbed buffer to a 15' planted buffer. 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.
6. **ADJOURNMENT**



PLANNING COMMISSION MEETING STAFF REPORT

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

I. AGENDA ITEM TITLE: MP-26-03/CLUP-26-01/Z-26-01/CU-26-05/V-26-02 TPG BROOKSIDE WEST

PLANNING COMMISSION: APRIL 23, 2026

CITY COUNCIL: MAY 4, 2026

This request was considered at the March 5, 2026 Planning Commission meeting. There were no public comments. After discussion, the Commission recommended approval subject to the staff recommended conditions and accepting changes from the applicant. Vote 5-2. Prior to City Council's consideration of the applicant's request, Staff discovered that the incorrect zoning district had been requested for the proposed development. Staff advised the applicant that the rezoning request should be changed from R-10M to MU and incorporate the development into the Portman brookside mixed-use development. A conditional use to allow 'Dwelling, 'For-Sale', Attached' and a variance to reduce the office percentage were also added. The variances to reduce the front setback along Brookside Parkway and to reduce minimum townhome unit width are no longer necessary and have been removed. The only conditions that have changed since the March 5th Planning Commission meeting are conditions #1, 2, and 3 to reflect the changes to the applicant's proposal.

II. RECOMMENDATION:

Approve MP-26-03/CLUP-26-01/Z-26-01/CU-26-05/V-26-02 TPG Brookside West, subject to the following conditions:

1. The 8.76-acre property shall be zoned MU and incorporated into the Portman Brookside mixed-use development. The site shall be developed substantially similar to the site plan prepared by Kimley-Horn, dated 4/1/26, 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. 'Dwelling, 'For-Sale', Attached' shall be added as a permitted use on the subject property. The property shall be limited to no more than 104 'Dwelling, 'For-Sale', Attached' units with a maximum building height of 3 stories. Residential entitlement shall be deducted from the Brookside Master Plan Pod A non-residential maximum density at a 1:1 exchange rate.
3. Portman Brookside mixed-use development shall be permitted with an office-institutional percentage of 17.4%.
4. Architecture shall be substantially similar to the submitted renderings. Except that front entries along Brookside Parkway shall be recessed with pronounced covered porches, subject to final approval by Staff. Unpainted brick shall be the primary exterior material on all building elevations. Buildings shall include 4-sided architecture and materials. Where the side of a building faces Brookside Parkway, side elevation shall include a front entrance or have the appearance of a front entrance, as depicted in the submitted example elevation, with final approval by Staff.
5. No more than 46 townhome units shall have a minimum unit width of 18'.
6. Townhome buildings fronting on Brookside Parkway shall have a sidewalk connection to the sidewalk along Brookside Parkway, as approved by Staff.
7. Fencing along Brookside Parkway shall be decorative black metal with a maximum height of 4' and shall include brick columns with gates to provide access to the Brookside Parkway sidewalk, as approved by Staff.
8. Building setback shall be a minimum 20' along Brookside Parkway.

9. Minimum 10' landscape strips shall be provided along all internal streets (not including alleys). Unit stoops and lead walks shall be permitted to encroach into the landscape strip but may not displace required landscaping. Sidewalks shall not overlap the required landscape strip, except that an alternate landscape plan in compliance with the UDC minimum landscape material requirements may be approved by the Director.
10. Minimum 15' planted buffer shall be provided along the north and east property lines. Developer shall remove existing asphalt parking lot on the adjacent property to the east and shall plant the area has a buffer, as approved by Staff and the adjacent property owner.
11. Developer shall provide a line-of-sight study to place landscaping to screen garage doors from Brookside Parkway, as approved by Staff.
12. Open space shall be developed substantially as depicted on the site plan prepared by Kimley-Horn, dated 4/1/26, or as approved by Staff.
13. The proposed development shall not be gated.
14. Developer shall close the existing driveway curb cut on Brookside Parkway along the western property boundary and shall replace the existing driveway curb cut with new curb lines, sidewalk, and tree plantings, as approved by Staff.
15. Developer shall improve line of sight distances to the maximum extent possible on either side of the development entrance without obstructing vertical and horizontal sight distance requirements, as approved by Staff.
16. Developer shall improve internal streets and alleys substantially as depicted on the site plan prepared by Kimley-Horn, dated 4/1/26. Streets and alleys shall include mountable header curb and decorative pedestrian lighting, with final design approved by Staff. New internal streets and alleys shall be private and maintained by the HOA.
17. Alleys terminating adjacent to Brookside Parkway shall be heavily screened with decorative landscape material and/or a decorative structure (wall, trellis, arbor, etc.), as approved by Staff.
18. Sidewalk connections between internal street and Brookside Parkway sidewalk shall be provided between Units 99 & 100, and Units 58 & 59.
19. Site plan shall accommodate the Brookside Parkway Road-Diet project Concept B, dated January 2026, which includes a minimum 6' planter, minimum 8' sidewalk, and pedestrian lighting along the property's frontage on Brookside Parkway, as approved by Staff.
20. Pedestrian crosswalk depicted across Brookside Parkway shall require further coordination with Staff as part of the LDP process.
21. Developer may identify a trail construction, enhancement project in the Brookside Small Area Plan and implement the project in exchange for impact fee credits, as approved by Staff.
22. Developer shall save existing oak trees along Brookside Parkway as depicted on the tree plan prepared by Kimley-Horn, dated 2/9/26, with final approval by Staff. To accommodate minimum sight distance requirements at the development entrance and the Brookside Parkway Road-Diet project, some of the existing oak trees may require removal, as approved by Staff.
23. Crape myrtles meeting specimen criteria shall not have recompense associated with their removal.
24. Retaining walls shall receive architectural façade treatment and/or be heavily landscaped, as approved by Staff. Retaining walls visible from developed areas exceeding 16' in height shall be terraced with landscaped areas between terraces.
25. Developer shall provide an original sculpture, minimum 12' in height, at the project entrance or another location as approved by Staff, with final approval by the City's Cultural Arts Commission.
26. No unfinished wood decks or fencing shall be visible from Brookside Parkway.
27. No more than 10% of the townhome units shall be rented as stated in the HOA covenants.

III. REPORT IN BRIEF:

The applicant, Portman Holdings, is requesting a master plan amendment, comprehensive land use plan amendment, rezoning, conditional use, and variance to allow for the redevelopment of a five (5) story, 130,000

square foot office building with 104 'For-Sale' townhomes on approximately 8.76 acres in the Brookside Master Plan. A master plan amendment is requested to allow the proposed residential development and add the property to the Portman Brookside mixed-use development. 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 conditional use is requested to allow 'Dwelling, 'For-Sale', Attached' use and variances are requested to reduce the minimum percentage of office and to reduce buffers. The property is located at 3650 Brookside Parkway near the southeast corner of Old Milton Parkway and Brookside Parkway.

DISCUSSION

The submitted request, if approved, would allow for the redevelopment of a five (5) story, 130,000 square foot office building with 104 'For-Sale' townhomes on approximately 8.76 acres in the Brookside Master Plan. The proposed residential density in Pod A is 6.13 dwelling units per acre, which includes the 410 residential units approved on the adjacent property to the west (Portman Brookside – 3625 Brookside Parkway). A master plan amendment is requested to allow the proposed residential development and add the property to the Portman Brookside mixed-use development. 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 conditional use is requested to allow 'Dwelling, 'For-Sale', Attached' use and variances are requested to reduce the minimum office percentage and to reduce buffers. The property is located at 3650 Brookside Parkway near the southeast corner of Old Milton Parkway and Brookside Parkway.

The property is zoned O-I subject to the Brookside Master Plan Pod A and was developed in 1999 with a five (5) story, 130,000 square foot office building and surface parking lot. Surrounding properties are zoned MU (Mixed Use) and O-I to the west, O-I to the south and east, and C-2 (General Commercial) to the north. The Mansions at Alpharetta is located to the east, the Portman Brookside mixed-use development is approved on the property to the west, Georgia State University is located to the south, and commercial outparcels are located to the north. The property has a comprehensive land use plan designation of 'Corporate Office', which requires an amendment to allow the applicant's proposal.

Brookside Master Plan was approved in 1997 as an office park with retail nodes along Old Milton Parkway. Pod A, which has a total area of 83.8 acres, was approved with a non-residential density of 20,000 square feet per acre, or 1,676,000 square feet, and maximum building height of eight (8) stories. Approximately 877,861 square feet, or 46%, of the non-residential entitlement remains unused in Pod A of the Master Plan. The applicant requests a master plan amendment to allow the proposed residential development and assign development regulations. The table below compares the applicant's proposal to the current entitlement in Brookside Master Plan Pod A.

Comparison of TPG Brookside West to the Brookside Master Plan Pod A Entitlement

Use	Applicant's Proposal	Brookside Pod A
Residential	104 'For-Sale' Townhomes*	335 'For-Rent' Units* 75 'For-Sale' Townhomes*
Residential Density	6.13 dus/acre (11.9 dus/acre on the 8.76-acre property)	4.89 dus/acre
Office	Remove 130,000 SF Office Bldg.	1,616,000 SF (738,139 SF existing)
Commercial	N/A	60,000 SF

*Residential entitlement will be deducted from the Brookside Master Plan Pod A non-residential maximum density at a 1:1 exchange rate.

The Horizon 2040 Comprehensive Plan identifies Old Milton Parkway east of Georgia 400 as a priority area in need of redevelopment and promotes retrofitting, repurposing, and mixed-use patterns to create activity nodes near or within existing suburban office parks. In response, the Brookside Small Area Plan was created and adopted in 2022. While the Plan does not include land use recommendations, its vision re-imagines the area as a walkable, connected environment in an effort to re-position the suburban office park which has one of the highest office vacancies in the City. Several capital improvement projects are recommended to achieve the Plan’s vision, including the Brookside Parkway Road-Diet. The road-diet project envisions Brookside Parkway going from four (4) lanes to two (2) lanes with a planted median, twelve-foot (12’) multi-use trail, and eight-foot (8’) sidewalk. The Brookside Parkway road-diet is supported by a traffic study which contemplates existing and future development in Brookside.

As shown in the table below, the applicant requests variances to the Unified Development Code (UDC) related to the MU district development regulations and buffer requirements. The Portman Brookside mixed-use development includes 25.2%, or 4.95 acres, of office-institutional uses. With the addition of the 8.76-acre property to the mixed-use development, the office-institutional percentage is reduced to 17.4%. There is an additional 42.78 acres of office-institutional uses developed in Pod A of the Brookside Master Plan.

Applicant’s Variance Requests

Code Reference	Applicant’s Request
UDC Subsection 2.2.20(B) MU, Permitted Principal Uses	Reduce the minimum percentage of office use from 25% to 17.4%.
UDC Subsections 3.2.8(B)(1)(a) Tree Replanting, Buffer, and Landscape Standards, Buffer Requirements	Reduce and modify the 50’ undisturbed buffer to a 15’ planted buffer along the north and east property lines.

SITE PLAN

The submitted site plan depicts the existing 130,000 square foot office building and 597-space surface parking lot to be redeveloped with 104 ‘For-Sale’ townhome units in eighteen (18), three (3) story buildings. Townhome buildings consist of a mix of unit types, including 42 – eighteen-foot (18’) units, 26 – twenty-foot (20’) units, and 36 – 22’ wide units. All townhomes are depicted to be rear entry with access from an alley. Access to the site will continue from an existing shared driveway on Brookside Parkway located in the southeast corner of the property, which is depicted to be gated. The existing curb cut on the west side of the property is depicted to be removed due to site visibility issues. A twenty-foot (20’) building setback and ten-foot (10’) landscape strip is depicted along Brookside Parkway. A fifteen-foot (15’) building setback and planted buffer is depicted along the east and north property lines.

The new internal street network consists of two (2) private streets and several private alleys. Streets are depicted to include on-street parking, planters, and five-foot (5’) sidewalks. Sidewalk connections to the sidewalk along Brookside Parkway are depicted at three (3) locations. The Brookside Small Area Plan recommends streetscape improvements along Brookside Parkway. The City’s preferred streetscape requires a minimum six-foot (6’) planter and minimum eight-foot (8’) sidewalk along the property’s frontage on Brookside Parkway. Five-foot (5’) sidewalks are depicted throughout the development.

Unified Development Code (UDC) parking regulations require one (1) parking space for each bedroom in a townhome unit, as well as a minimum eighteen-foot (18') long driveway. Assuming townhome units are all three (3) bedrooms, a total of 312 parking spaces would be required. Each unit will have two (2) side-by-side parking spaces in a garage and two (2) spaces on a code-compliant driveway for a total of 416 parking spaces. There are an additional 24 on-street, guest parking spaces depicted throughout the development.

The site plan calls out 2.88 acres of open space within the proposed development. The MU district requires a minimum ten percent (10%) civic space, as well as one (1) acre of open space per 100 population generated by residential uses. The 2020 U.S. Census data reflects 2.52 persons per household for the City, of which the proposed development would generate a population of approximately 262 residents. Therefore, 2.62 acres of open space and 0.876 acres of civic space (3.496 acres of open space) are required for the development. The Portman Brookside mixed-use development includes 13.72 acres of open space, of which 12.29 acres is required. Therefore, the addition of the proposed development to the Portman brookside mixed-use development would increase the overall open space requirement to 15.81 acres, of which 16.63 acres is provided. The site plan depicts three (3) pocket parks and a community center with a pocket park, community pool, and mail kiosk located at the center of the development and pocket parks located at the north and south ends of the development. Additional open space is depicted throughout the development, consisting of patios and porches, yards and lawns, and sidewalks (not required by Code).

The applicant has stated that most street trees along Brookside Parkway will be saved. Some trees will be removed in conjunction with ensuring appropriate sight distance at the development entrance and the Brookside Parkway Road-Diet project. The remaining trees on the site are primarily parking lot landscape trees, of which none are identified to be saved. The property is served by a master detention pond which provides stormwater management for properties in the Brookside Master Plan.

RENDERINGS

The applicant submitted renderings and a side elevation of the three (3) story townhomes. Exterior materials consist of a mix of brick and siding with decorative metal roof accents. Townhome buildings are depicted with balconies, porches, and covered walkouts. It is recommended that brick be unpainted and that the walkouts be more pronounced with recessed entries. Side elevations of buildings facing Brookside Parkway should be consistent with the submitted side elevation depicting a similar level of detailing as the front elevations, as well as a side entry and Juliet balcony. Dormers and gables are utilized to break up the roofline, and a heavy cornice is depicted crowning the top of the building.

TRAFFIC

The applicant submitted a trip generation report, which estimates that the 104 townhomes will generate 46 AM Peak Hour trips and 51 PM Peak Hour trips. As shown in the table below, Staff estimates that the redevelopment of the property with the proposed townhome development would represent an 82% decrease in AM Peak Hour trips and 79% decrease in PM Peak Hour trips as compared to the existing office development on the property.

Land Use	Code	Density (SF/DU)	Period	TOTAL	IN	OUT
Existing Use: General Office Building	710	130,000 SF	Daily	1011	506	505
			AM Peak Hour	257	227	30
			PM Peak Hour	241	39	202
Proposed Use: Single-Family Attached Housing	215	104 DU	Daily	682	341	341
			AM Peak Hour	46	12	34
			PM Peak Hour	51	29	22
Total Net New Trip Reductions (Proposed Use Trips - Existing Use Trips)			Daily	-329	-165	-164
			AM Peak Hour	-211	-215	4
			PM Peak Hour	-190	-10	-180

Based upon methodologies from ITE's Trip Generation, 12th Edition (2025)

SCHOOLS

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

FULTON COUNTY SCHOOLS – 104 'For-Sale' Townhome Units

School	Estimated # New FCS Students Generated
New Prospect Elementary School	3 – 24
Webb Bridge Middle School	0 – 9
Alpharetta High School	3 – 18
Total	6 – 51

Based on the total figure for all school levels, it can be assumed that the proposed development could house approximately 6 – 51 school age children. New Prospect Elementary School and Alpharetta High School have available enrollment capacity; however, Webb Bridge Middle School is over capacity.

STANDARDS FOR COMPREHENSIVE LAND USE PLAN AMENDMENTS

Unified Development Code Section 4.1.3 Standards for CLUP amendment approval, provides the following criteria for consideration when evaluating a request for a change in land use:

A. The extent to which a change in the economy, land use or development opportunities of the area has occurred.

Response: The Horizon 2040 Comprehensive Plan identifies Old Milton Parkway east of Georgia 400 as a priority area in need of redevelopment and promotes retrofitting and mixed-use patterns to create activity nodes near or within existing suburban office parks. While the Brookside Small Area Plan does not include land use recommendations, the plan envisions creating a walkable, connected environment in an effort to re-position the suburban office park. Adding residential development is a means to re-position office parks by bringing residences closer to where people work. Additionally, Georgia State University is located across the street and is the largest property owner in Brookside. Walkable environments should be created near and around college campuses.

B. The extent to which the proposed designation is in compliance with the goals and policies of the Plan.

Response: The Horizon 2040 Comprehensive Plan includes policies to allow mixed use patterns that will create activity nodes in appropriate areas near or within existing suburban office developments.

C. The extent to which the proposed designation would require changes in the provision of public facilities and services.

Response: The proposed future land use change to allow a residential development would result in less impact on roads, including an 82% decrease in AM Peak Hour trips and 79% decrease in PM Peak Hour trips as compared to the existing office development on the property. The proposed change would increase demand on parks and recreation; however, amenity space is provided within the development and the development is located within walking distance of Brookside Park and the Big Creek Greenway.

D. The extent to which the proposed designation would impact the public health, safety, and welfare.

Response: The proposal would not negatively impact public health, safety, and welfare. The intent of the proposal is to re-position the Brookside office park by adding residential to create activity nodes.

E. The extent to which additional land area is needed to be developed for a specific type of use.

Response: The current market demand provides an opportunity to re-position the Brookside office park while addressing the City's housing needs. The addition of housing in the Brookside office park is a means of re-positioning office by bringing residences closer to where people work.

F. The extent to which area demographics or projections are not occurring as projected.

Response: Not applicable.

STANDARDS FOR ZONING AND MASTER PLAN CHANGES

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

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

Response: While the Brookside Small Area Plan does not include land use recommendations, the plan envisions creating a walkable, connected environment in an effort to re-position the suburban office park. Adding residential development is a means to re-position office parks by bringing people closer to goods and services, and where they work.

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, which are developed with commercial and office uses, as well as Georgia State University. The intent of the proposal is to re-position the Brookside office park by adding a residential use that will bring people closer to goods and services, and where they work.

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

Response: The applicant's proposal represents redevelopment of an existing office building and parking lot and would not adversely affect the natural environment.

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

Response: The property is zoned O-I and subject to the Brookside Master Plan Pod A, which is approved for 20,000 square feet/acre, or 1,676,000 square feet, of non-residential use. A variety of non-residential uses are permitted on the property including athletic facility, bank, clinic, church, congregate housing, day care center, research laboratory, office, and school (academic and commercial). The applicant's request to add residential development in the Brookside Master Plan would help re-position the office park by bringing residences closer to goods and services, and where people work.

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 a significant impact on public facilities and services. The proposal would result in less impact on roads, including an 82% decrease in AM Peak Hour trips and 79% decrease in PM Peak Hour trips as compared to the existing office development on the property. The proposed change would increase demand on parks and recreation; however, amenity space is provided within the development and the development is located within walking distance of Brookside Park and the Big Creek Greenway.

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 Horizon 2040 Comprehensive Plan identifies Old Milton Parkway east of Georgia 400 as a priority area in need of redevelopment and promotes retrofitting and mixed-use patterns to create activity nodes near or within existing suburban office parks. While the Brookside Small Area Plan does not include land use recommendations, the plan envisions creating a walkable, connected environment in an effort to re-position the suburban office park. Adding residential development is a means to re-position office parks by bringing residences closer to goods and services, and where people 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. While the Brookside Small Area Plan does not include land use recommendations, the plan envisions creating a walkable, connected environment in an

effort to re-position the suburban office park. Adding residential development is a means to re-position office parks by bringing residences closer to goods and services, and where people work.

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

Response: The property is zoned O-I and subject to the Brookside Master Plan Pod A, which is approved for 20,000 square feet/acre, or 1,676,000 square feet, of non-residential use. A variety of non-residential uses are permitted on the property including athletic facility, bank, clinic, church, congregate housing, day care center, research laboratory, office, and school (academic and commercial). The applicant's request to add residential development in the Brookside Master Plan would help re-position the office park by bringing residences closer to goods and services, and where people work.

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 'Corporate Office', which requires an amendment to 'High Density Residential' to allow the applicant's proposal.

CONDITIONAL USE REVIEW CRITERIA

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

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

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

Response: Access to the site is proposed by way of an existing shared driveway on the south end of the proposed development. An existing driveway on the west side of the development is proposed to be closed in order to address sight-distance safety issues. Sufficient access is provided to support the conditional use.

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

Response: Site improvements referenced above are addressed within the proposed development.

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 is located within a suburban office park near an underutilized city park and there are no residential properties currently bordering the subject property. Approval of the conditional use would not negatively impact surrounding properties.

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

Response: Not applicable.

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

Response: The addition of residential use at the subject property would not impede the normal and orderly development of surrounding properties. The proposed development would complement surrounding properties which are developed and approved as an office park, mixed-use development, commercial corridor, an underutilized city park, and Georgia State University.

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

Response: The addition of residential use at the subject property is consistent with the desirable pattern of development in the Brookside Small Area Plan. The proposed development would complement surrounding properties which are developed and approved as an office park, mixed-use development, commercial corridor, an underutilized city park, and Georgia State University.

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

Response: Not applicable.

VARIANCE REVIEW CRITERIA

The City of Alpharetta Unified Development Code Article IV, Section 4.5.3 outlines the criteria set forth for granting a variance. The ordinance specifically states..."a variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that":

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

Response: The property has exceptional conditions due to its shape. The requested variances relate to re-positioning the Brookside office park by introducing a mixed-use development with residential uses and seeking consistency with the Brookside Small Area Plan. The variance to reduce the minimum office percentage was advertised out of an abundance of caution. The addition of the 8.76-acre property to the Portman Brookside mixed-use development reduces the office-institutional percentage from 25.2% to 17.4%. There is an additional 42.78 acres of office-institutional uses developed in Pod A of the Brookside Master Plan.

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

Response: Application of the ordinance would create an unnecessary hardship. The requested variances relate to re-positioning the Brookside office park by introducing a mixed-use development with residential uses and seeking consistency with the Brookside Small Area Plan. The variance to reduce the minimum office percentage was advertised out of an abundance of caution. The addition of the 8.76-acre property to the Portman Brookside mixed-use development reduces the office-institutional percentage from 25.2% to 17.4%. There is an additional 42.78 acres of office-institutional uses developed in Pod A of the Brookside Master Plan.

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

Response: The property has peculiar conditions that adversely affect its reasonable use. The requested variances relate to re-positioning the Brookside office park by introducing a mixed-use development with residential uses and seeking consistency with the Brookside Small Area Plan. The variance to reduce the minimum office percentage was advertised out of an abundance of caution. The addition of the 8.76-acre property to the Portman Brookside mixed-use development reduces the office-institutional percentage from 25.2% to 17.4%. There is an additional 42.78 acres of office-institutional uses developed in Pod A of the Brookside Master Plan.

CONCURRENCES

Staff has reviewed the applicant's proposal against the established review criteria for a master plan amendment, comprehensive land use plan amendment, rezoning, conditional use, and variance. The 2040 Comprehensive Plan identifies Old Milton Parkway east of Georgia 400 as a priority area in need of redevelopment and promotes retrofitting and mixed-use patterns to create activity nodes near or within existing suburban office parks. While the Brookside Small Area Plan does not include land use recommendations, the plan envisions creating a walkable, connected environment in an effort to re-position the suburban office park. The development proposal would bring residences closer to goods and services, and jobs. Additionally, Georgia State University is located across the street and is the largest property owner in Brookside. Walkable environments should be created near and around college campuses.

The property has exceptional and peculiar conditions due to its shape and location in the Brookside Small Area Plan. The requested variances relate to re-positioning the Brookside office park by introducing a mixed-use development with residential uses and seeking consistency with the Brookside Small Area Plan. The variance to reduce the minimum office percentage was advertised out of an abundance of caution. The addition of the 8.76-acre property to the Portman Brookside mixed-use development reduces the office-institutional percentage from 25.2% to 17.4%. There is an additional 42.78 acres of office-institutional uses developed in Pod A of the Brookside Master Plan.

CITIZEN PARTICIPATION PLAN

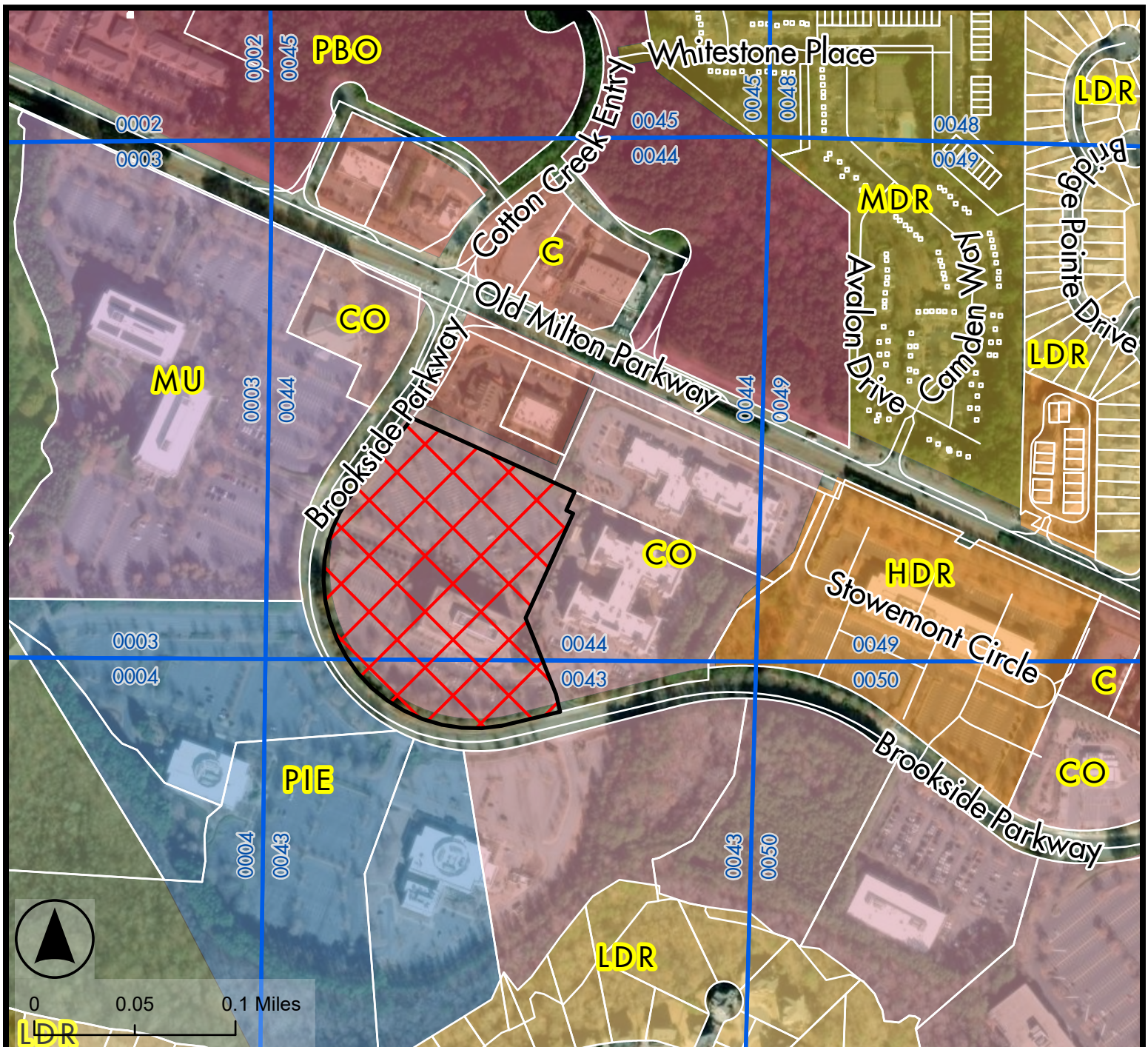
The report submitted by the applicant states that letters were mailed to each property owner within 500' of the subject property stating the applicant's intent. The report states that no comments were received. According to the applicant, one member of the public expressed support for the proposal at CZIM.

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
- Amended Request & Updated Site Plan
- Updated Information
- CZIM
- Citizen Part B
- Application



Future Land Use Map

TPG Brookside West

CLUP-26-01, MP-26-03, Z-26-01, V-26-02

D/LL: 1/1/004 & 0043

PC: 2/5/2026

CC: 2/23/2026

Legend

CLUP-26-01, MP-26-03, Z-26-01, V-26-02

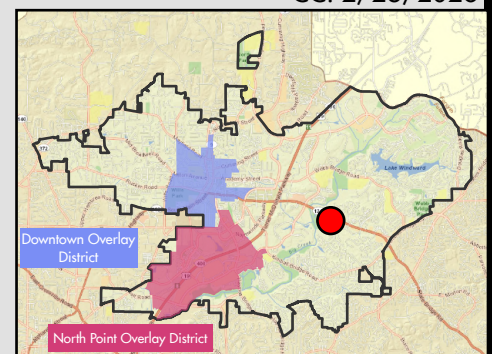
Land Lots

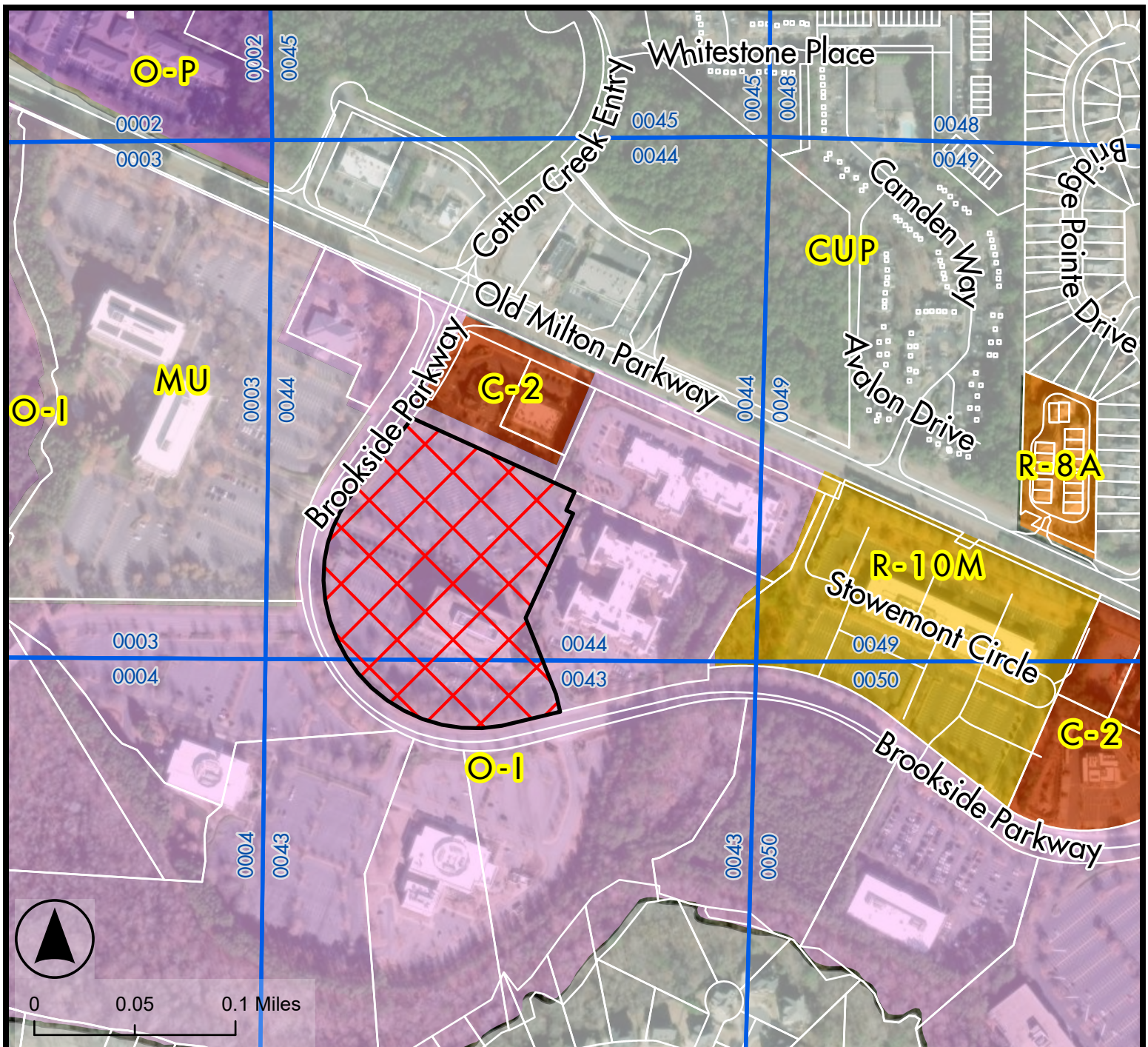
Tax Parcels

Alpharetta City Limits

Future Land Use 2040

- Commercial
- Corporate Office
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Mixed Use
- Parks, Recreation, Open Space
- Professional Business Office
- Public, Institutional, Education





0 0.05 0.1 Miles

Legend

CLUP-26-01, MP-26-03,
Z-26-01, V-26-02

Land Lots

Tax Parcels

Alpharetta City Limits

Zoning District

General Commercial

CUP Community Unit Plan

MU Mixed Use

O-I Office Institutional

O-P Office Professional

R-10M Multi Family
Residential (HDR)

R-8A Single Family Attached
Residential (Medium Density)

Zoning Map

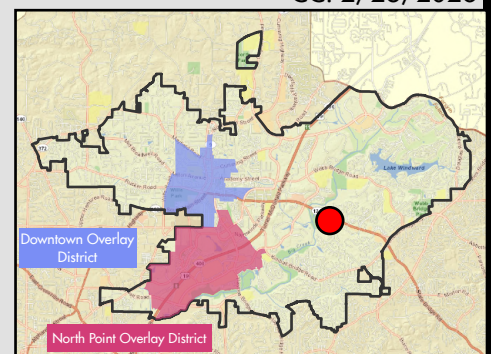
TPG Brookside West

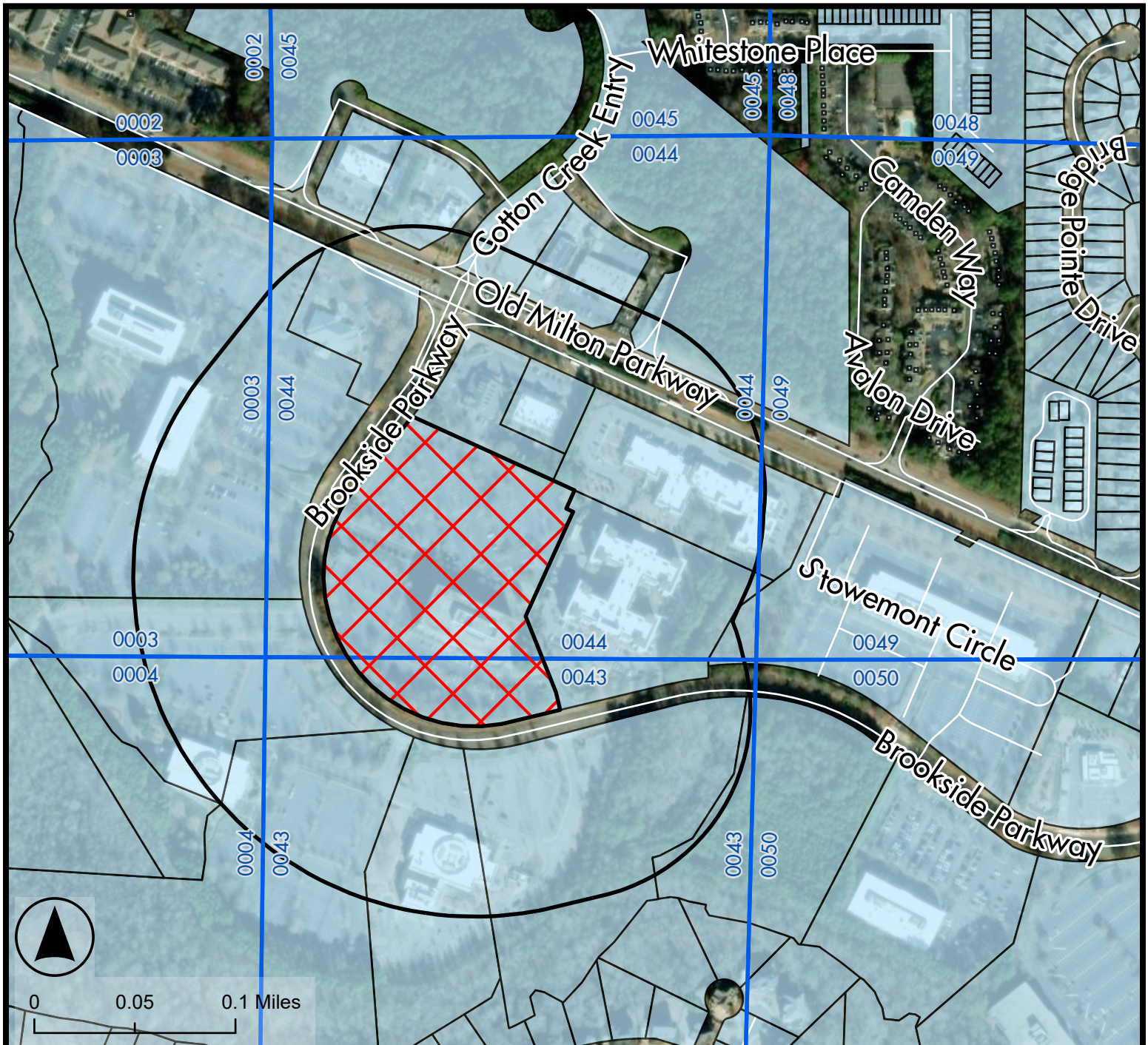
CLUP-26-01, MP-26-03, Z-26-01, V-26-02

D/LL: 1/1/004 & 0043

PC: 2/5/2026

CC: 2/23/2026





Legend

-  CLUP-26-01, MP-26-03, Z-26-01, V-26-02
-  Land Lots
-  Tax Parcels
-  500 ft Buffer
-  Alpharetta City Limits

Location Map

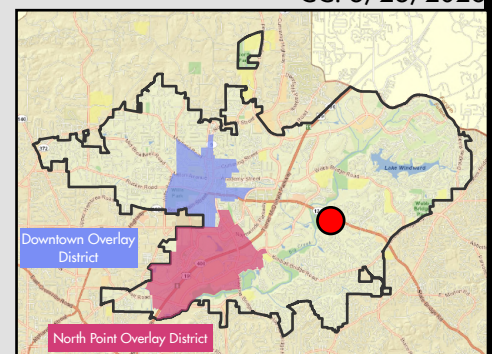
TPG Brookside West

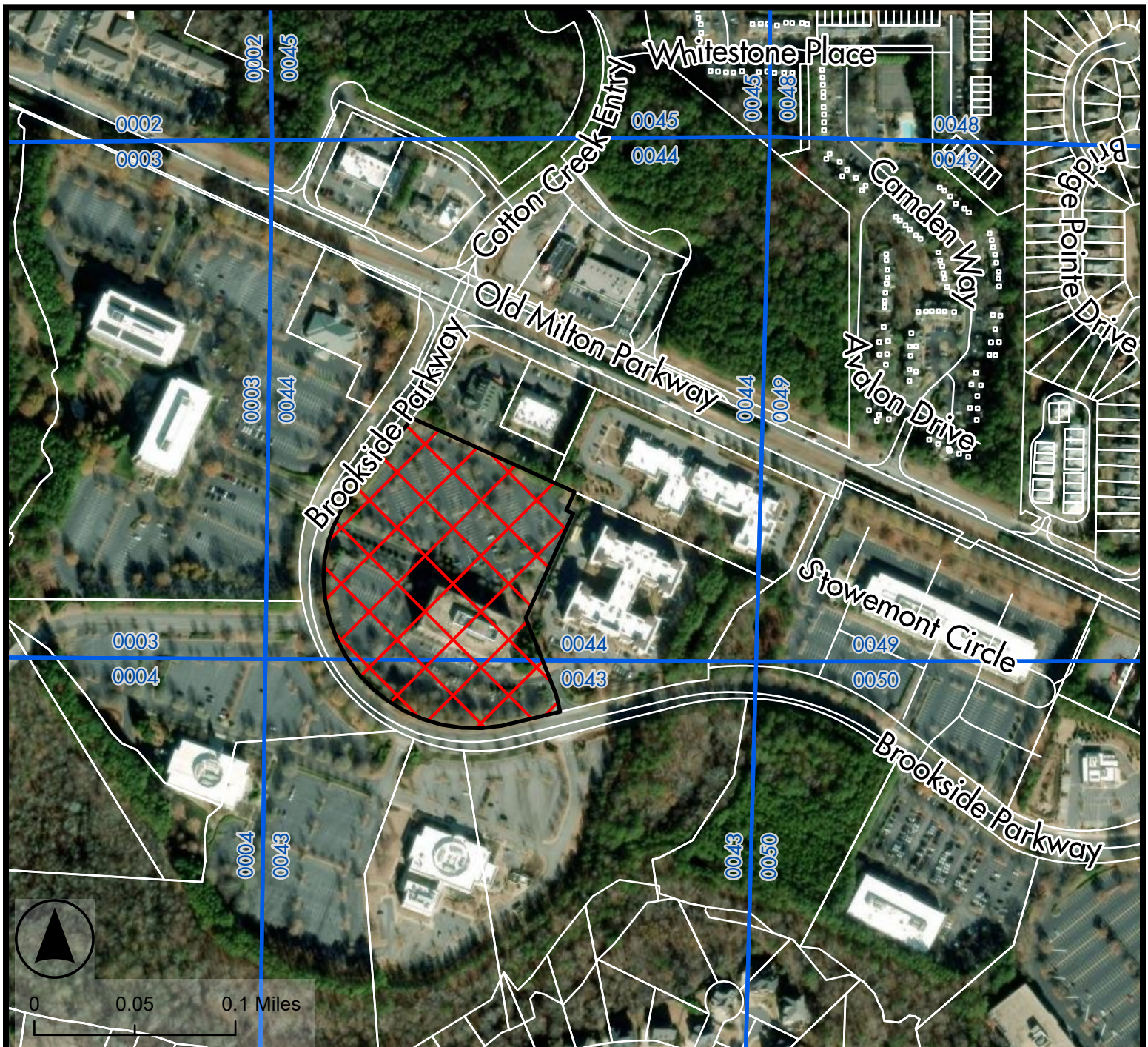
CLUP-26-01, MP-26-03, Z-26-01, V-26-02

D/LL: 1/1/004 & 0043

PC: 3/5/2026

CC: 3/23/2026





Legend

-  CLUP-26-01, MP-26-03,
Z-26-01, V-26-02
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits

Aerial Map

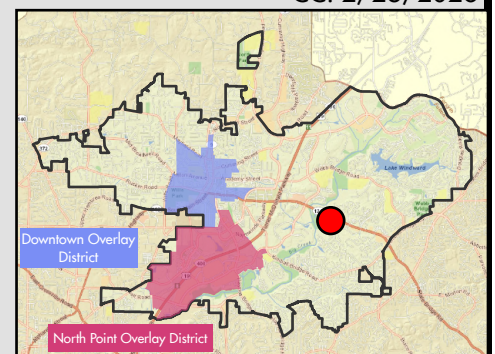
TPG Brookside West

CLUP-26-01, MP-26-03, Z-26-01, V-26-02

D/LL: 1/1/004 & 0043

PC: 2/5/2026

CC: 2/23/2026



Statement of Intent

Proposed Redevelopment of 3650 Brookside Pkwy

Update: April 2, 2026

Applicant:	Portman Holdings, LLC C/O Mike Greene 303 Peachtree Center Ave NE #575 Atlanta, Georgia 30303
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Subject Property:	Address	3650 Brookside Pkwy Alpharetta, GA 30022
	Parcel Data	Parcel ID: 11 0020000302999 Land Lots 43 & 44 1st District, 2nd Section, City of Alpharetta
	Acreage	8.7676

Current Zoning:	Zoning District	Office-Institutional
	Master Plan Ordinance	MP-97-06-Brookside / Pod "A"
	Future Land Use Designation	Corporate Office

Current Use:	The Subject Property is located within the 84-acre Pod "A" of the Brookside Master Plan. The Subject Property is improved with a 5-story, Class "B", 130,828 SF multi-tenant office building with 597 surface parking spaces built in 2001. The Subject Property is 84% vacant.
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The Subject Property has access to and from Brookside Parkway via two full access curb cuts (one of which is shared via recorded access easement with the adjacent Mansions Senior Living residential community).

Intended Project:

Applicant seeks to develop a 104-unit residential development consisting of for-sale townhouses. These rear entry townhouse buildings will contain individual units of 18-foot, 20-foot, and 22-foot widths providing enhanced front elevations over standard townhomes. Residents of the development will enjoy the following amenities: pool with cabana, access to local retail and restaurants along the Old Milton Parkway corridor, and access to greenspaces in the Brookside area including the Brookside Park trail system. Parking will be provided with a 2-car garage per townhome unit with 2 cars parking in the driveway. Additionally, there will be 24 guest parking spaces in the community. The community may have gated, private streets.

The Intended Project is to be developed generally in accordance with the attached Concept Plan. The Applicant will remove the northern full access driveway to Brookside Parkway. The southern, shared driveway will remain full access. Applicant intends to work with the City in effectuating improvements to Brookside Pkwy as contemplated by the Brookside Small Area Plan.

Applicant's Request:

- Amend the Brookside master plan ordinance, MP-97-06, to permit residential uses within Pod "A" MU;
- Rezone the Subject Property from OI to MU;
- Approve a Conditional Use in the MU District to allow "Dwelling, 'For-Sale', Attached" pursuant to Unified Development Code Sec. 2.2.20.C.1.c.
- Amend the Horizon 2040 Comprehensive Plan Future Land Use Map designation for the Subject Property from CO to MU; and
- Approve concurrent variances and waivers as requested herein.

Supporting Narrative:

Applicant seeks to acquire the Subject Property and demolish the current office building and surface parking lot in order to develop the Intended Project. There is very little demand for the Subject Property in its current use as a Class "B", poorly-amenitized, surface-parked, suburban office building. In contrast, municipalities such as Alpharetta are finding it difficult to balance the demand for additional housing in their communities, and the need for more varied and diverse housing options sought by households today, against their own planning goals and objectives.

The Intended Project uniquely "threads the needle" in this case by replacing a broken use with much needed additional housing on the east side of Old Milton in a location which already includes denser housing options, and which will not impact existing, more "traditional", less dense housing whose stakeholders often seek "protected" status. In doing so, the Intended Project achieves many of the goals already expressed by the City in its 2040 Horizon Comprehensive Plan and the Brookside Small Area Plan. In addition, it is Applicant's belief – again, consistent with the City's own vision statements – that the Intended Project will

~ provide the type of housing within walking or biking distance that is often in demand by office users today, thereby supporting, in part, the remaining office space and future redevelopment within Brookside;

~ locate households (not just Senior Living households) within Brookside which will actively support the planned and existing, well-occupied, retail and restaurants in proximity on Old Milton Pkwy; and

~ provide impetus for bicycle and pedestrian improvements on Brookside Pkwy which will in turn improve the overall long-term viability of the Brookside Small Area, increase utilization of the City's green assets in the vicinity, and promote further capital investment / redevelopment on the east side of Old Milton Pkwy.

Background

The Subject Property is located within the 155-acre "Brookside" master plan adopted in 1997 and developed primarily in the 2000's, ultimately reaching 909,000 SF of office space in 14 office buildings. Brookside is in many ways a typical suburban office campus of this vintage – stand-alone buildings with little or no connectivity to

one another with little or no campus amenities. In fact, the very design of these types of office campuses ensures this lack of connectivity and walkability. Office buildings are placed “deep” on their respective sites, with surface parking lots “intervening” between the actual human use and the connecting streetscapes. In the case of Brookside, fully 1/3rd of the developed land, 57.3 acres, is dedicated to asphalt, surface parking lots, and those lots, in turn, result upwards of 200’ setbacks for buildings from streetscapes, completely disconnecting human use and scale within the campus.

Suburban office campuses such as Brookside are among the hardest hit by the changes affecting office utilization in our nation since the COVID pandemic of 2020 – 22. The office vacancy within Brookside has increased in recent years. These rising vacancy levels certainly raise the specter of a “doom loop” occurring within Brookside, potentially negatively affecting the built environment experiences not only for the remaining office space within Brookside, but also the Georgia State Alpharetta campus, Northpoint church, and the retail / restaurant establishments along Old Milton Parkway. Projects such as The Providence Group’s Brookside Reserve project of 160 “for sale” condominiums and Portman’s Brookside Village project of 130,000 square feet of office, 60,000 square feet of retail & restaurant, 75 townhomes, and 335 multifamily units, and this application’s proposed 104 townhomes provide a remedy to the suffering office market while supporting one another and improving the whole of Brookside.

This Application will not attempt to delineate the many, and complex, cultural and demographic trends which have affected commercial real estate, household formation and housing choices post-pandemic other than to note that those changes are now commonly accepted as secular, not cyclical. Some of these paradigm shifts were evident even before the pandemic: the advent of e-commerce, the efficiencies of “paperless” and “virtual” business activity, the delay in marriage and childbearing, the increasing prevalence of “single person” households, the advent of town center nodes, the desire for walkable, connected, small-scale environments.

Horizon 2040 Comp. Plan

The City was early in recognizing these changes and in adopting planning principles in response as vision statements and guidance to the development community. The first and most comprehensive of those vision statements is the Horizon 2040 Comprehensive Plan (the “Comp. Plan”).

The Comp. Plan specifically identifies the East Side of Old Milton Parkway as a “Priority Area” for redevelopment with a focus on creating a mix of uses, including new residential housing and improved streetscapes / pedestrian environments (pg. 59). Of particular note is the following:

Housing (pg. 34)

- Redevelop large surface parking lots in North Point and suburban office areas with residential uses;

- Diversify housing opportunities;
- Address missing housing types / price points; and
- Create walkable neighborhoods.

Needs & Opportunities – Office & Retail Vacancies (pg. 35)

- Develop a plan to deal with office and retail vacancies; and
- Vacancies provide an opportunity for re-use or redevelopment;

Needs & Opportunities – Growth Management (pg. 35)

- Limit expansion of retail uses;
- Decline of suburban office provides opportunity to retrofit or redevelop; and
- Improve walkability and connectivity along the Old Milton Parkway corridor east of Georgia 400.

Brookside Small Area Plan

Adopted within the Comp. Plan is the Brookside Small Area Plan, a specific planning statement issued by City Council in November of 2022 (the “Brookside Plan”). The Brookside Plan notes many of the issues raised above and seeks to promote change through many of the strategies expressed in the Comp. Plan.

The Intended Project has been designed to achieve the goals of the Small Area and the Comp. plan by introducing new dense housing adjacent to the existing dense, Senior Living housing provided at The Mansions, the planned Portman mixed-use project across Brookside Parkway to the west, improve streetscapes and pedestrian experiences, and replace asphalt parking lots with desirable development and greenspaces.

Standard of Review

The Unified Development Code (the “UDC”) establishes the following criteria for use in evaluating and taking action on a Rezoning request (see generally Sec. 4.2.3). For the reasons stated herein, the Intended Project satisfies each criteria.

- Will the Intended Project be compatible with surrounding properties?

Applicant’s Response – Yes.

Although the Subject Property is located within Brookside office campus, the reality is that the Subject Property is already surrounded by a mix of diverse, but complementary, uses . . . including both for-sale and for-rent housing. The Intended Project will integrate well into this existing development fabric.

East: The Mansions at Alpharetta, a 124-unit Senior Living housing community constructed in 2016.

North: The Subject Property is bounded to the north by two parcels fronting Old Milton Pkwy. These parcels contain retail and restaurant uses. Located across Old Milton Pkwy, immediately opposite the Subject Property are more retail and restaurant uses.

West: Located to the west across Brookside Parkway are two office buildings that have been approved for a mixed-use development to be executed by Portman Holdings.

South: The Subject Property is bounded to the south by Brookside Pkwy. Located across Brookside Pkwy, opposite the Subject Property to the south is Georgia State University's Alpharetta campus.

- Will the Intended Project adversely affect the use or usability of surrounding properties?

Applicant's Response – No.

The Intended Project will have a positive effect on the value of surrounding properties. The Intended Project represents a significant investment within a suburban office campus which is currently 16% occupied and facing continuing financial failure and the potential for entering a "doom loop". The Intended Project will ultimately locate 104 new households in the very center of the Brookside and its surrounding uses. In doing so, the Intended Project will introduce much needed "24-hour" human presence along Brookside Pkwy, supporting the office, commercial, and retail uses and reinvigorating pedestrian presence and activity.

- Will the Intended Project adversely affect the natural environment?

Applicant's Response – No.

The Intended Project will, consistent with the goals of the Brookside Small Area Plan, replace 8+ acres of impervious asphalt parking with planned development providing current, code-compliant practices for stormwater management and tree cover.

- Are there substantial reasons the Subject Property cannot or should not be used as currently zoned? Are there new or changing conditions (not anticipated or reflected in the current zoning) which support the Applicant's Request.

Applicant's Response – Yes.

The Subject Property must be redeveloped with a new use which will meet the needs of households seeking higher density / "infill" housing options within Alpharetta. In doing so Applicant believes households seeking to live in the Intended Project will, in turn, provide support for other current commercial, office and retail uses along Milton Pkwy without negatively impacting existing stakeholders.

- Would the Intended Project be an excessive or burdensome use of public facilities or services?

Applicant's Response – No.

Utilities and other City services exist in sufficient capacity to serve the Intended Project. In addition, while the Intended Project is not designed for or targeted at households with school-age children (SF's, amenities, etc.), it appears that Fulton County public school capacity is well below full utilization for this location:

ES: GADOE capacity for New Prospect Elementary is 825 students; enrollment is projected to be 440 students for the 2025/2026 school year.

MS: GADOE capacity for Webb Bridge Middle School is 1,150 students; enrollment is projected to be 1,197 students for 2025/2026. It is likely that Fulton County will redraw this school district since the next closest middle school, Taylor Road, is significantly under its GADOE capacity (1,400 capacity / 1,146 projected enrollment).

HS: GADOE capacity for Alpharetta High School is 2,200 students; enrollment is projected to be 1,840 for 2025/2026.

Capacity data from Fulton County Historical and Projected Enrollment:

[https://go.boarddocs.com/ga/fcss/Board.nsf/files/BYPM6459A7B8/\\$file/Historical%20and%20Projected%20Enrollment.pdf](https://go.boarddocs.com/ga/fcss/Board.nsf/files/BYPM6459A7B8/$file/Historical%20and%20Projected%20Enrollment.pdf)

The Applicant is submitting a Trip Generation Memo with this application demonstrating no excessive or burdensome impacts on the surrounding roadways.

- Does the Applicant's Request reflect a reasonable balance between the promotion of public health, safety, morality or general welfare against the right to unrestricted use of the property?

Applicant's Response – Yes.

The Intended Project has been conceived in response to changing economic and cultural conditions affecting the Subject Property's current use and has been designed with the goals of the Brookside Small Area Plan in mind.

- Is the Intended Project consistent with Alpharetta's Comprehensive Plan?

Applicant's Response – Yes, but a FLUM amendment is required.

The Intended Project is consistent with explicit, on-point policies and strategies of the 2040 Horizon Comprehensive Plan, including

~ the provisions of the Brookside Small Area Plan, which are incorporated into the Comprehensive Plan (pg. 62).

~ "Promote and encourage residential densities and designs that ensure varied living areas and housing types." (Community Housing Vision Policy, pg. 40).

~ "Promote redevelopment of highway corridors, with an emphasis on North Point Pkwy, Old Milton Pkwy and South Main Street, into pedestrian-friendly, mixed-use environments to create viable, growing and attractive areas" (Community Land Use Vision Policy, pg. 46).

~ "Allow mixed use patterns that will create activity nodes . . . within exiting suburban office; "[a]llow mixed use patterns that will create activity nodes in appropriate areas . . . that provide jobs and services with walking distance of residences, preserve open spaces and make public transportation more effective" and and "[e]ncourage creative urban design solutions that improve physical character" (Community Land Use Policies 2.3, 8.2, and 10, pgs. 46-47).

However, to effectuate these goals Applicant is requesting a FLUM amendment to change the Subject Property's use designation from CO to HDR. The Applicant's request is also compatible with other land use designations in the area. As an example, The Providence Group's Brookside Reserve project at 3750 Brookside Parkway is designated as HDR.

Conditional Use Request

Applicant requests a Conditional Use in the MU district for “Dwelling, ‘For-Sale’”, Attached as provided in UDC Sec. 2.2.20.C.1.c. The requested Conditional Use addresses the Conditional Use Standards as follows:

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

Response: Access to the site is proposed by way of one (1) existing driveway located on Brookside Parkway. This full-access driveway is shared with the adjacent property immediately to our east. There is sufficient access to support the for-sale townhomes.

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

Response: Refuse areas and loading and service areas are not applicable to the proposed residential (“for-sale” townhouse) community. Off street parking, buffers, and screening are sufficiently addressed in the proposal.

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 replaces a largely vacant office building and its parking field with upscale, “for sale” residential townhomes. Thus, approval of the conditional use will not negatively impact surrounding properties.

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 addition of “for sale” townhomes at the subject property will not impede the normal and orderly development of surrounding property. The proposal will complement and enhance currently developed surrounding properties and Portman’s proposed mixed-use project.

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

Response: The addition of more “for sale” residential use is consistent with the desirable pattern of development in the Brookside area. Additional residents will serve to support and complement surrounding uses.

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

Response: The proposal provides sufficient separation and appropriate buffers from adjacent uses, which uses would not be considered conflicting.

Variances & Waivers

Applicant requests the following variances and waivers. Each requested variance or waiver meets the following approval criteria for the reasons stated below:

- (1) There are extraordinary and exceptional conditions pertaining to the Subject Property resulting from its size, shape, and topography;
- (2) The Application of the Zoning Code without the requested variance or waiver would create an unnecessary hardship;
- (3) There are conditions relevant to the Subject Property which are peculiar to it;

- (4) And those conditions are not the result of any actions of the Applicant or current property owner; and
- (5) Relief, if granted, will not cause substantial detriment to the public good nor impair the purposes or intent of applicable Zoning Code or other code provisions.

- Office/Institutional Use/ UDC Sec. 2.2.20.B.4

The Applicant seeks to reduce the required percentage of Office/Institutional Use within the MU from 25% to 17%. This calculation is based on the combined area of the subject 8.77-acre site and the 19.68-acre MU site directly across Brookside Parkway to the west. The 19.68-acre meets the 25% requirement alone, however when combined with the subject property's 8.77-acres that percentage falls to 17%. The overall office space within the Brookside Pod A, however, will have well above 25% office space when the remaining offices are counted. As a result, there will be no public detriment from the grant of this variance.

- Buffer/ UDC Sec. 3.2.8.B.1.a

The Applicant seeks to provide a 15-foot planted buffer in lieu of the 50-foot undisturbed buffer along the property lines bordering O-I and C-2 districts to allow grading and construction of the townhomes. The parcels to the east and north of the Subject Property are currently developed with a mix of restaurant/retail (north) and senior residential (east). To mitigate any impacts from the disturbance and reduction in width the Applicant will be providing additional landscaping to screen and buffer the proposed residences against the adjacent property.

Preservation of Rights:

The Applicant respectfully submits that the existing zoning and land use designation on the Subject Property and any intervening designation except for that requested, are unconstitutional and that a refusal to approve the proposed - rezoning, comprehensive land use amendment, master plan amendment and concurrent variances or any attempt to rezone or change the comprehensive land use designation of the Subject Property to an intervening classification, would be

unlawful, arbitrary, capricious, irrational and a manifest abuse of discretion; all in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

A refusal to approve the proposed rezoning, comprehensive land use amendment, master plan amendment and concurrent variances or any attempt to rezone or change the comprehensive land use designation of the Subject Property to an intervening classification, would discriminate unfairly between the owner of the Subject Property and other property owners similarly situated, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph II of the Constitution of the State of Georgia.

A refusal to approve the proposed rezoning, comprehensive land use amendment, master plan amendment and concurrent variances or any attempt to rezone or change the comprehensive land use designation of the Subject Property to an intervening classification, would amount to a taking of property, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

A refusal to approve the proposed rezoning, comprehensive land use amendment, master plan amendment and concurrent variances or any attempt to rezone or change the comprehensive land use designation of the Subject Property to an intervening classification, would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Constitution of the State of Georgia.

A refusal to approve the proposed rezoning, comprehensive land use amendment, master plan amendment and concurrent variances, or any attempt to rezone or change the comprehensive land use designation of the Subject Property to an intervening classification, would be invalid inasmuch as the City of Alpharetta Zoning Ordinance is unlawful, null and void because its adoption and map adoption/maintenance did not and does not comply with the requirements of its predecessor ordinance and/or the Zoning Procedures Law, O.C.G.A. § 36-66-1, et seq. and the Georgia Planning Act, §§ 45-12-200, et seq., and 50-8-1, et seq. The City of Alpharetta Zoning Ordinance lacks adequate standards for the City Council to exercise their powers to review this Application. Specifically, the "criteria" are not sufficient to contain the discretion of the City Council and to provide the Courts with

a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance, the Zoning Ordinance is unlawful and violates, among other things, the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia.

Any limitation on the time for presentation of the issues before the City Council, which has the power to zone and rezone property, is a violation of the guarantees of free speech under the First Amendment of the Constitution of the United States and Article I, Section I, Paragraph V of the Constitution of the State of Georgia. Further, said limitations are in violation of the right to petition and assemble, in violation of the First Amendment of the Constitution of the United States and Article I, Section I, Paragraph IX of the Constitution of Georgia, as well as the due process clauses of the United States and Georgia Constitutions.

Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.

PROPERTY DESCRIPTION

Being all that tract or parcel of land lying and being in Land Lots 2, 3 and 44, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at the point of intersection of the southerly right-of-way line of Old Milton Parkway a.k.a. State Route 120 (having an apparent variable width public right-of-way) and the easterly right-of-way line of Brookside Parkway (having an apparent 80' public right-of-way) ; thence, leaving the aforesaid POINT OF COMMENCEMENT and continuing with the aforesaid right-of-way line of Brookside Parkway South 82° 30' 49" West, 41.86 feet; thence, South 24° 28' 08" West, 114.41 feet; thence, 68.51 feet along the arc of a curve deflecting to the right, having a radius of 852.00 feet and a chord bearing and distance of South 29° 19' 38" West, 68.49 feet; thence, North 65° 32' 15" West, 12.10 feet; thence, 65.49 feet along the arc of a curve deflecting to the right, having a radius of 840.00 feet and a chord bearing and distance of South 33° 58' 02" West, 65.47 feet to a capped rebar (, PBS&J PROP COR,) found and the POINT OF BEGINNING.

Thence, from said POINT OF BEGINNING as thus established and continuing with the aforesaid right-of-way line of Brookside Parkway

1. South 65° 28' 51" East, 398.98 feet to a capped rebar (, PBS&J PROP COR,) found; thence,
2. South 65° 28' 51" East, 62.46 feet to a capped rebar (, PBS&J PROP COR,) found; thence,
3. South 24° 31' 09" West, 52.90 feet to a PK Nail found; thence,
4. South 65° 28' 51" East, 20.04 feet to a PK Nail found; thence,
5. South 24° 31' 09" West, 301.46 feet to a point; thence,
6. South 21° 41' 22" East, 215.45 feet to a PK Nail found; thence,
7. South 13° 28' 59" East, 47.78 feet to a PK Nail found; thence,
8. South 76° 31' 02" West, 149.17 feet to a capped rebar (, PBS&J PROP COR,) found; thence,
9. 960.70 feet along the arc of a curve deflecting to the right and having a radius of 385.00 feet and a chord bearing and distance of North 31° 59' 52" West, 730.15 feet to a 1/2 inch rebar found; thence,
10. North 39° 29' 15" East, 189.68 feet to a 1/2 inch rebar found; thence,
11. 48.19 feet along the arc of a curve deflecting to the left and having a radius of 840.00 feet and a chord bearing and distance of North 37° 50' 38" East, 48.19 feet to the POINT OF BEGINNING, containing 381,916 square feet or 8.7676 acres of land, more or less.

Described property is subject to all rights-of-way (public and private) and easements, both recorded and unrecorded.

CITY OF ALPHARETTA FUTURE STREETSCAPE CONCEPT

65'-0"

8'-0" NORTH SIDEWALK

6'-0" NORTH SIDE WALK

10'-0" TRAVEL LANE

11'-0" PLANTED MEDIAN WITH TWO-WAY LEFT-TURN LANES

10'-0" TRAVEL LANE

6'-0" SOUTH SIDE WALK

12'-0" SOUTH SIDEWALK

PEDESTRIAN LIGHTING

2'-0" CURB AND GUTTER

TYPICAL SECTION TS-53 BROOKSIDE PARKWAY

PEDESTRIAN LIGHTING

2'-0" CURB AND GUTTER

NORTH SIDE OF PARKWAY

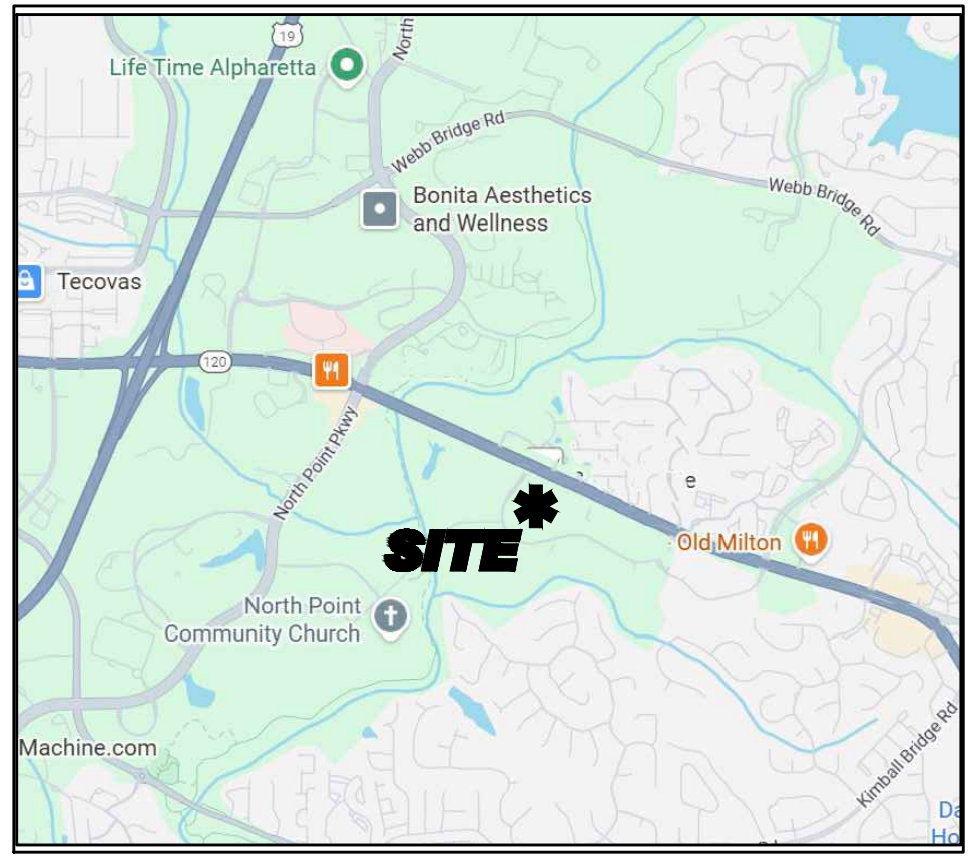
SOUTH SIDE OF PARKWAY

1. ALL BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM THE SURVEY BY TERRAMARK LAND SURVEY INC, ON 5-21-2025.
2. UNLESS OTHERWISE SPECIFIED, ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES

11340 Lakefield Drive
Building II, Suite 200

Johns Creek, Georgia 30097
Tele: (678) 475-1800

Kimley»»Horn



SITE AREA	8.7676 ACRES
ZONING	
EXISTING ZONING	O-H
PROPOSED ZONING	MU
ZONING JURISDICTION	CITY OF ALPHARETTA
DEVELOPMENT TYPE	
SINGLE FAMILY ATTACHED TOWNHOMES	104
DEVELOPMENT STANDARDS	
FRONT SETBACK	20 FEET FROM BROOKSIDE PKWY
MINIMUM BUILDING SEPARATION	20 FEET
MAXIMUM BUILDING HEIGHT	3 STORIES
MINIMUM LOT WIDTH	18 FEET
MINIMUM LOT SIZE	NONE
PARKING	
GARAGE	208
DRIVEWAY	208
GUEST SPACES	24
TOTAL	440

LAND USE CALCULATIONS		
(MU AREA= 28.45 AC)		
	REQUIRED	PROVIDED
OFFICE	MIN. 17%** (4.84 AC)	17.4% (4.95 AC)
COMMERCIAL	MIN. 10% (2.85 AC)	12.1% (3.44 AC)
RESIDENTIAL	MIN. 25% (7.12 AC)	70.5% (20.06 AC)

OPEN SPACE CALCULATIONS		
(MU AREA= 28.45 AC)	REQUIRED	PROVIDED
CIVIC SPACE: _____ MIN. 10% (2.85 AC)		0.88* AC (2.93* AC)
*MULTI-USE TRAIL CONNECTION AND IMPROVEMENTS		
AMENITY SPACE: _____ MIN. 1 AC/100 PPL (12.96 AC)		2.00 AC (13.70 AC)
POPULATION = 2.52 PPL/UNIT X 514 UNITS= 1,296 PPL		

RESIDENTIAL DENSITY	
(BROOKSIDE MASTER PLAN 'POD A' AREA = 84 AC)	
MULTIFAMILY RESIDENTIAL _____	335
TOWNHOMES (BROOKSIDE VILLAGE) _____	75
TOWNHOMES _____	104
TOTAL _____	514 (6.12 U/A)

1. SPEED LIMIT OF BROOKSIDE PARKWAY IS 35 MPH.
2. ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY - WETLANDS ARE NOT LOCATED ON THIS SITE.
3. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR FULTON COUNTY 1312100078F AND 1312100086F, EFFECTIVE DATE 9/18/2013, THE PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD).
4. WATERS OF THE STATE ARE WITHIN 200' OF THIS PROPERTY.
5. THE CHATTAHOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.
6. ALPHARETTA FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
7. SANITARY SEWER SHALL BE PROVIDED BY FULTON COUNTY. EXISTING WATER SERVICE WILL BE USED
8. SANITARY SEWER SERVICE WILL BE PROVIDED BY FULTON COUNTY. EXISTING SEWER WILL BE TAPPED ON SITE.
9. THE PROPOSED DEVELOPMENT MAY BE GATED AND HAVE PRIVATE STREETS.
10. MATURE TREE LOCATIONS TAKEN FROM TREE STUDY PERFORMED BY BROOKWOOD TREE CONSULTANTS.
11. STOODS, PATIOS, SIDEWALKS AND UTILITIES ARE TO BE ALLOWED TO ENCRATCH INTO THE 10' STREET LANDSCAPE STRIP.

ALPHARETTA UDC § 2.2.20.B.1 TO ALLOW 'DWELLING, 'FOR SALE' ATTACHED' UNITS.

1. ALPHARETTA UDC § 3.2.8.B.1.A TO REDUCE THE 50-FOOT UNDISTURBED BUFFER TO A 15-FOOT PLANTED BUFFER.
2. ALPHARETTA UDC § 2.2.20.B.4 TO REDUCE OFFICE/INSTITUTIONAL USE MINIMUM FROM 25 PERCENT TO 17** PERCENT.

BROOKSIDE TOWNHOMES



JOB #019913084

1 of 2



City of Alpharetta
2 Park Plaza
Alpharetta, Georgia 30009

February 11, 2026

Re: 3650 Brookside Parkway

Dear Michael,

Please find enclosed updated site plan and tree plan depicting a 10-foot landscape strip and removing new variance requests.

Let us know of anything further that is required. We look forward to working with you on this project and are available for a follow-up meeting at your convenience.

Best regards,

Clint W. Walters
The Providence Group of Georgia, LLC

Cc: wjolly@theprovidencegroup.com
mgreene@portmanholdings.com

11340 Lakefield Drive, Suite 140
Johns Creek, Georgia 30097

PROPERTY DESCRIPTION

Being all that tract or parcel of land lying and being in Land Lots 2, 3 and 44, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at the point of intersection of the southerly right-of-way line of Old Milton Parkway a.k.a. State Route 120 (having an apparent, variable width public right-of-way), and the easterly right-of-way line of Brookside Parkway (having an apparent 80' public right-of-way) ; thence, leaving the aforesaid POINT OF COMMENCEMENT and continuing with the aforesaid right-of-way line of Brookside Parkway South 82° 30' 49" West, 41.86 feet; thence, South 24° 28' 08" West, 114.41 feet; thence, 68.51 feet along the arc of a curve deflecting to the right, having a radius of 852.00 feet and a chord bearing and distance of South 29° 19' 38" West, 68.49 feet; thence, North 65° 52' 15" West, 12.10 feet; thence, 65.49 feet along the arc of a curve deflecting to the right, having a radius of 840.00 feet and a chord bearing and distance of South 33° 58' 02" West, 65.47 feet to a capped rebar (, PBS&J PROP COR ,) found and the POINT OF BEGINNING.

Thence, from said POINT OF BEGINNING as thus established and continuing with the aforesaid right-of-way line of Brookside Parkway

1. South 65° 28' 51" East, 398.98 feet to a capped rebar (, PBS&J PROP COR ,) found; thence,
2. South 65° 28' 51" East, 62.46 feet to a capped rebar (, PBS&J PROP COR ,) found; thence,
3. South 24° 31' 09" West, 52.90 feet to a PK Nail found; thence,
4. South 65° 28' 51" East, 20.04 feet to a PK Nail found; thence,
5. South 24° 31' 09" West, 301.46 feet to a Nail found; thence,
6. South 21° 41' 22" East, 215.45 feet to a PK Nail found; thence,
7. South 13° 18' 59" East, 47.78 feet to a PK Nail found; thence,
8. South 76° 31' 02" West, 149.17 feet to a capped rebar (, PBS&J PROP COR ,) found; thence,
9. 960.70 feet along the arc of a curve deflecting to the right and having a radius of 385.00 feet and a chord bearing and distance of North 31° 59' 52" West, 730.15 feet to a 1/2 inch rebar found; thence,
10. North 39° 29' 15" East, 189.68 feet to a 1/2 inch rebar found; thence,
11. 48.19 feet along the arc of a curve deflecting to the left and having a radius of 840.00 feet and a chord bearing and distance of North 37° 50' 38" East, 48.18 feet to the POINT OF BEGINNING, containing 381,916 square feet or 8,7676 acres of land, more or less.

Described property is subject to all rights-of-way (public and private) and easements, both recorded and unrecorded.

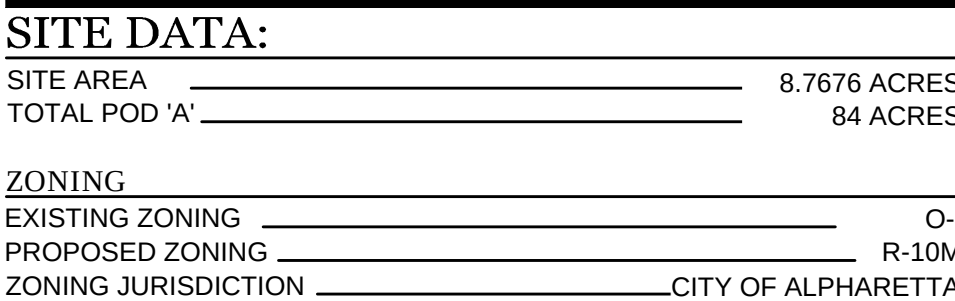
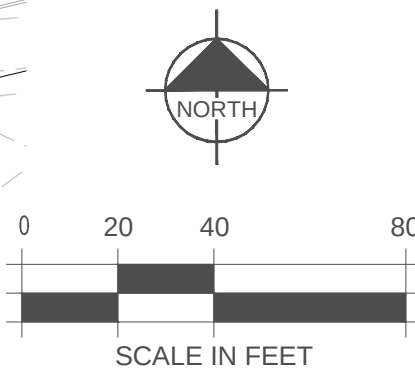
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1. South 65° 28' 51" East, 398.98 feet to a capped rebar (, PBS&J PROP COR ,) found; then,
thence,
2. South 65° 28' 51" East, 62.46 feet to a capped rebar (, PBS&J PROP COR ,) found; then,
thence,
3. South 24° 31' 09" West, 52.30 feet to a PK Nail found; then,
thence,
4. South 65° 28' 51" East, 20.04 feet to a PK Nail found; then,
thence,
5. South 24° 31' 09" West, 301.46 feet to a point; then,
thence,
6. South 21° 41' 22" East, 215.45 feet to a PK Nail found; then,
thence,
7. South 13° 28' 59" East, 47.76 feet to a PK Nail found; then,
thence,
8. South 76° 31' 02" West, 149.17 feet to a capped rebar (, PBS&J PROP COR ,) found; then,
thence,
9. 960.70 feet along the arc of a curve deflecting to the right and having a radius of 385.00 feet and a chord bearing and distance of North 31° 59' 52" West, 730.15 feet to a 1/2 inch rebar found; then,
thence,
10. North 39° 29' 18" East, 189.68 feet to a 1/2 inch rebar found; then,
thence,
11. 48.19 feet along the arc of a curve deflecting to the left and having a radius of 840.00 feet and a chord bearing and distance of North 37° 50' 38" East, 48.18 feet to the POINT OF BEGINNING, containing 381.916 square acre or 8.7676 acres of land, more or less.

1. ALL BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM THE SURVEY BY TERRAMARK LAND SURVEY INC, ON 5-21-2025.
2. UNLESS OTHERWISE SPECIFIED, ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES

11340 Lakefield Drive
Building II, Suite 200

Kimley»»Horn



DEVELOPMENT STANDARDS	
FRONT YARD	20' BROOKSIDE PKWY. 10' LANDSCAPE STRIP
MINIMUM BUILDING SEPARATION	20 FEET
MAXIMUM BUILDING HEIGHT	3 STORIES
MINIMUM LOT WIDTH	18 FEET
MINIMUM LOT SIZE	NONE
MAXIMUM DENSITY	10 U/A

AMENITY SPACE	
POCKET PARK #1	4,000 SF
POCKET PARK #2	9,600 SF
POCKET PARK #3	12,000 SF
COMMUNITY POOL	8,800 SF
TOTAL	34,400 SF
	0.79 AC (9%)

1. SPEED LIMIT OF OLD BROOKSIDE PARKWAY IS 35 MPH.
2. ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY - WETLANDS ARE NOT LOCATED ON THIS SITE.
3. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR FULTON COUNTY 13121C00078F AND 13121C00086F, EFFECTIVE DATE 9/18/2013, THE PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOOD ZONE "A"
4. WATERS OF THE STATE ARE WITHIN 200' OF THIS PROPERTY.
5. THE CHATTAHOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.
6. ALPHARETTA FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
7. WATER SERVICE SHALL BE PROVIDED BY FULTON COUNTY. EXISTING WATER SERVICE WILL BE USED
8. SANITARY SEWER SERVICE WILL BE PROVIDED BY FULTON COUNTY. EXISTING SEWER WILL BE TAPPED ON SITE.
9. THE PROPOSED DEVELOPMENT MAY BE GATED AND HAVE PRIVATE STREET ACCESS.
10. SPECIMEN TREE LOCATIONS TAKEN FROM TREE STUDY PERFORMED BY BROOKWOOD TREE CONSULTANTS.
11. THE 10 FOOT PRIVATE STREET LANDSCAPE STRIP IS MEASURED FROM EDGE OF SIDEWALK NEAREST THE STREET. SIDEWALK AND UTILITIES ARE TO BE ALLOWED TO ENCROACH 5 FEET INTO THE LANDSCAPE STRIP.

1. ALPHARETTA UDC § 2.2.10.D TO ALLOW A 20-FOOT SETBACK ALONG BROOKSIDE PARKWAY PURSUANT TO THE SMALL AREA PLAN.
2. ALPHARETTA UDC § 3.2.8.B.1.A TO REDUCE THE 50-FOOT UNDISTURBED BUFFER TO A 15-FOOT PLANTED BUFFER.
3. ALPHARETTA UDC § 2.2.10.D TO REDUCE THE INDIVIDUAL LOT WIDTH MINIMUM FROM 20-FEET TO 18-FEET.

02/10/2026
SCALE 1" = 40'
JOB #0199130

1 of 2

PROPERTY DESCRIPTION

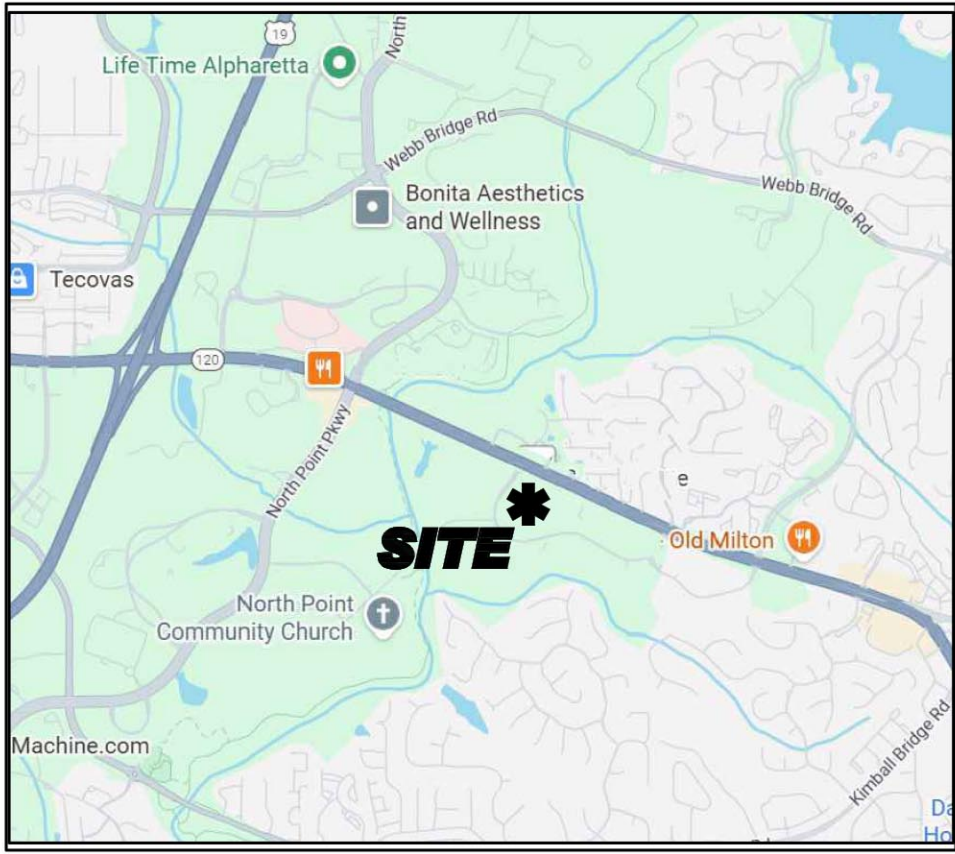
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1. South 65° 28' 51" East, 398.98 feet to a capped rebar (, PBS&J PROP COR,) found; thence,
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3. South 24° 31' 09" West, 52.90 feet to a PK Nail found; thence,
4. South 65° 28' 51" East, 20.04 feet to a PK Nail found; thence,
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Described property is subject to all rights-of-way (public and private) and easements, both recorded and unrecorded.



SITE DATA:

SITE AREA	8.7676 ACRES
TOTAL POD 'A'	84 ACRES

ZONING

EXISTING ZONING	O-1
PROPOSED ZONING	R-10M
ZONING JURISDICTION	CITY OF ALPHARETTA

DEVELOPMENT TYPE

TOTAL LOTS	104
SITE DENSITY	11.862 U/A
TOTAL DENSITY POD 'A'	6.120 U/A

DEVELOPMENT STANDARDS

FRONT YARD	20' BROOKSIDE PKWY/ 10' LANDSCAPE STRIP
MINIMUM BUILDING SEPARATION	20 FEET
MAXIMUM BUILDING HEIGHT	3 STORIES
MINIMUM LOT WIDTH	18 FEET
MINIMUM LOT SIZE	NONE
MAXIMUM DENSITY	10 U/A

PARKING

GARAGE	208
DRIVEWAY	208
GUEST SPACES	24
TOTAL	440

AMENITY SPACE

POCKET PARK #1	4,000 SF
POCKET PARK #2	9,600 SF
POCKET PARK #3	12,000 SF
COMMUNITY POOL	8,800 SF
TOTAL	34,400 SF 0.79 AC (9%)

- NOTES**
1. SPEED LIMIT OF OLD BROOKSIDE PARKWAY IS 35 MPH.
 2. ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY - WETLANDS ARE NOT LOCATED ON THIS SITE.
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 4. WATERS OF THE STATE ARE WITHIN 200' OF THIS PROPERTY.
 5. THE CHATTAHOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.
 6. ALPHARETTA FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
 7. WATER SERVICE SHALL BE PROVIDED BY FULTON COUNTY. EXISTING WATER SERVICE WILL BE USED.
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 9. THE PROPOSED DEVELOPMENT MAY BE GATED AND HAVE PRIVATE STREETS.
 10. SPECIMEN TREE LOCATIONS TAKEN FROM TREE STUDY PERFORMED BY BROOKWOOD TREE CONSULTANTS.

- VARIANCES**
1. ALPHARETTA UDC § 2.2.10.D TO ALLOW A 20-FOOT SETBACK ALONG BROOKSIDE PARKWAY PURSUANT TO THE SMALL AREA PLAN.
 2. ALPHARETTA UDC § 3.2.8.B.1.A TO REDUCE THE 50-FOOT UNDISTURBED BUFFER TO A 15-FOOT PLANTED BUFFER.
 3. ALPHARETTA UDC § 2.2.10.D TO REDUCE THE INDIVIDUAL LOT WIDTH MINIMUM FROM 20 FEET TO 18 FEET.
 4. ALPHARETTA UDC § 3.2.2 TO EXCLUDE THE EXISTING CRAPE MYRTLES ON THE SITE FROM SPECIMEN TREE STATUS.
 5. ALPHARETTA UDC § 3.2.8.D.1 TO REDUCE THE INTERNAL STREET LANDSCAPE STRIP FROM 10 FEET TO 5 FEET.
 6. ALPHARETTA UDC § 3.2.6.A.3.a TO INCREASE THE ALLOWED DISTURBANCE OF THE CRITICAL ROOT ZONE (CRZ) FROM 20 PERCENT TO 30 PERCENT.
 7. ALPHARETTA UDC § 3.2.8.C.6 TO REDUCE THE REQUIRED PERCENTAGE OF PROPOSED OVER STORY TREES FROM 40 PERCENT TO 30 PERCENT.

ZONING PLAN
BROOKSIDE WEST



Land Lots 2, 3, and 44, 1st District
2nd Section, City of Alpharetta
Fulton County, Georgia

02/09/2026
SCALE 1" = 40'
JOB #019913084



SURVEY NOTES

1. ALL BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM THE SURVEY BY TERRAMARK LAND SURVEY INC, ON 5-21-2025.
2. UNLESS OTHERWISE SPECIFIED, ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

thePROVIDENCEgroup

Clint Walters

11340 Lakefield Drive
Building II, Suite 200
Johns Creek, Georgia 30097
Tele: (678) 475-1800



PROPERTY DESCRIPTION

Being all that tract or parcel of land lying and being in Land Lots 2, 3 and 44, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

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22's - 36
20's - 26
18's - 42
Total - 104

SURVEY NOTES

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2. UNLESS OTHERWISE SPECIFIED, ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

thePROVIDENCEgroup

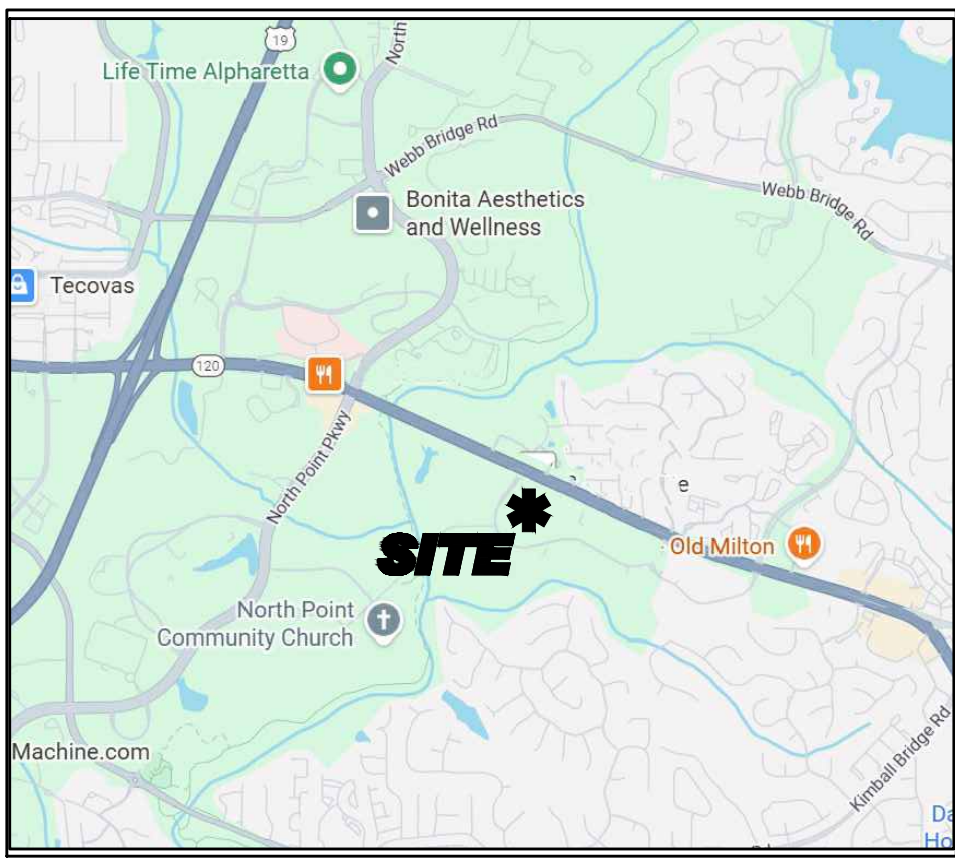
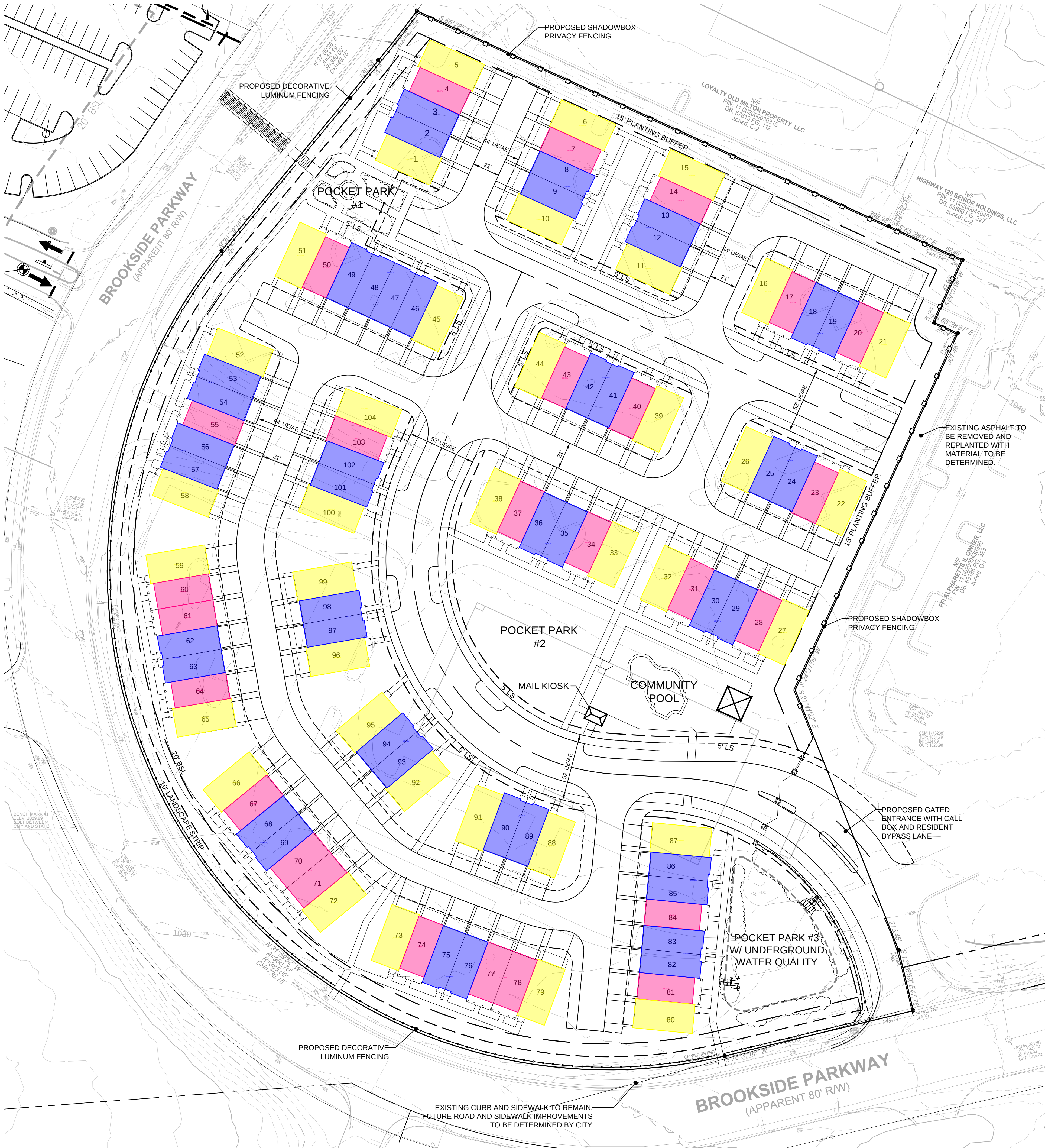
Clint Walters

11340 Lakefield Drive
Building II, Suite 200

Johns Creek, Georgia 30097
Tele: (678) 475-1800

Kimley»Horn

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. COPYRIGHT KIMLEY-HORN AND ASSOCIATES, INC., 2025



VICINITY MAP
not to scale

ZONING PLAN
BROOKSIDE
WEST

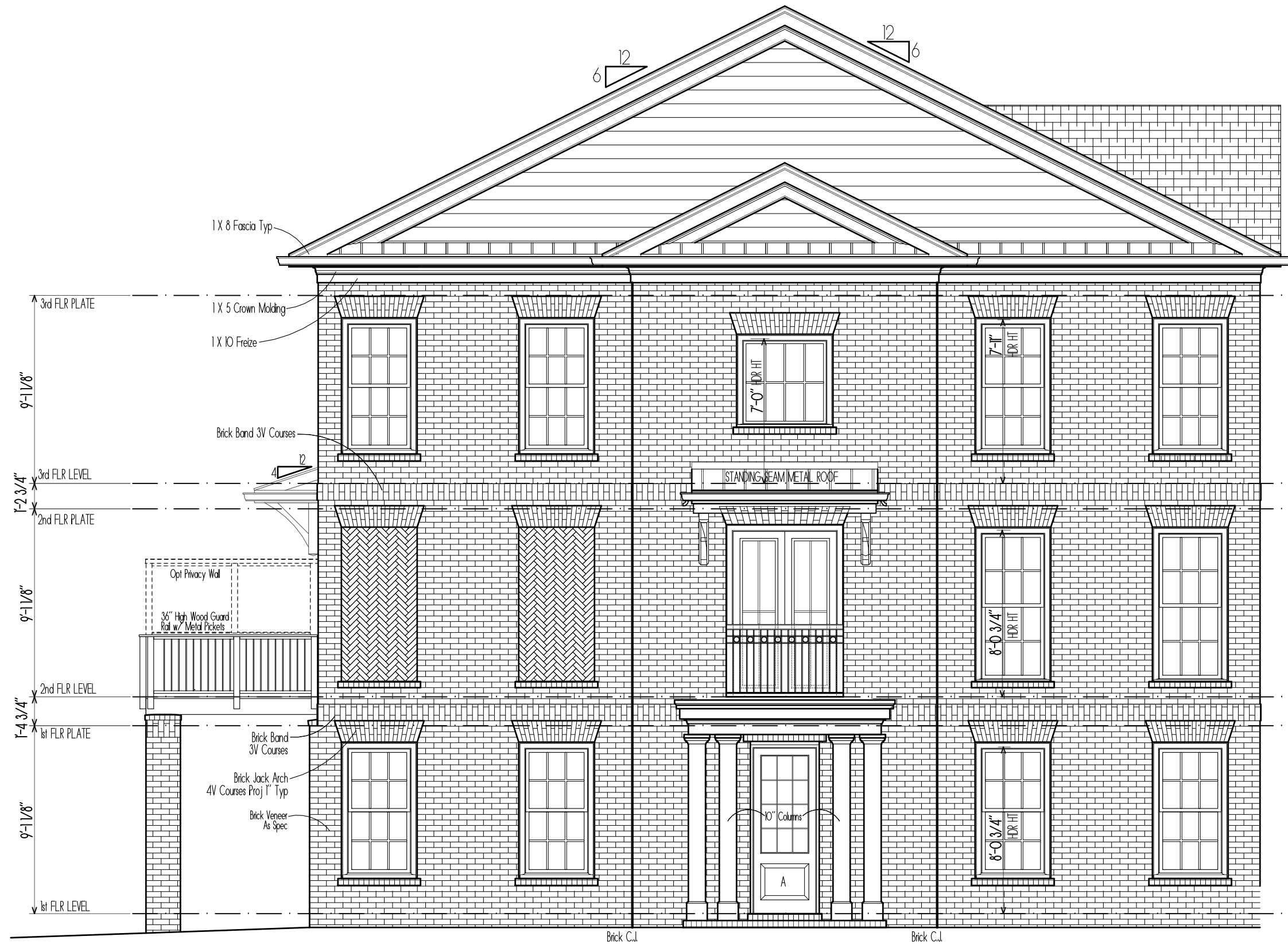


Land Lots 2, 3, and 44, 1st District
2nd Section, City of Alpharetta
Fulton County, Georgia

02/05/2026
SCALE 1" = 40'
JOB #019913084







FENCE EXAMPLES

Decorative Aluminum Fence



Shadowbox Privacy Fence



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

January 14, 2026

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

NAME	ADDRESS	COMMENTS
	No Comments	

CITIZEN PARTICIPATION FORM - PART B

This form must be completed and submitted to the City's Community Development Department a minimum of twenty (20) business days prior to the first scheduled Public Hearing.

Public Hearing or Project Name: MP-26-03/CLUP-26-01/Z-26-01/V-26-02 TPG Brookside West

Contact Name: Alex Brock (Smith, Gambrell, and Russell, LLP) Telephone: 404-815-3603

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.

Letters were sent to the property owners noted on the attached list. No feedback has been received to-date. The Applicant also attended the Community Zoning Information Meeting (CZIM) on January 14, 2026.

There was one member of the public that reviewed our presentation at the CZIM, but did not sign in. She asked about the public hearing dates and expressed general support.

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

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

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

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

Signature of Authorized Agent: _____



Date: _____

1/16/2026

Print Form

Letter to 500 Foot Property Owners

December 19, 2026

The Providence Group of Georgia, LLC
11340 Lakefield Drive, Suite 140
Johns Creek, GA 30097

RE: **MP-26-03/CLUP-26-01/Z-26-01/V-26-02 TPG Brookside West**

Dear Property Owner:

Please allow this letter to serve as public notice for 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.

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 cwalters@theprovidencegroup.com.

Sincerely,

Clint Walters
The Providence Group of Georgia, LLC

500 Foot Property Owner List

3750 BROOKSIDE LLC
6400 POWERS FERRY RD SUITE 150
ATLANTA GA 30339

BOARD OF REGENTS OF THE
UNIVERSITY SYSTEM OF GEORGIA
270 WASHINGTON ST SW STE 6122
ATLANTA GA 30334

CH RETAIL FUND II ATLANTA
OLD MILTON FESTIVAL LLC
3819 MAPLE AVE
DALLAS TX 75219

FOAMWORKS ALPHARETTA LLC
P O BOX 368
ROSWELL GA 30077

HWY 120 SENIOR HOLDINGS LLC
171 STONEBRIDGE BLVD
EDMOND OK 73013

LOYALTY OLD MILTON PROPERTY LLC
3324 PEACHTREE RD # 3005
ATLANTA GA 30326

PSC HOLDINGS ALPHARETTA LLC
11745 BENTHAM CT
ALPHARETTA GA 30005

TOUCHMARK NATIONAL BANK
3651 OLD MILTON PKWY
ALPHARETTA GA 30005

BOARD OF REGENTS OF THE
UNIVERSITY SYSTEM OF GEORGIA
270 WASHINGTON ST SW
ATLANTA GA 30334

BOF II GA BROOKSIDE LLC
FIVE CONCOURSE DR SUITE 3100
ATLANTA GA 30328

FFI ALPHARETTA IL OWNER LLC
200 W MADISON STE 2650
CHICAGO IL 60606

GOETHE JANET
48 E 48TH ST
SAVANNAH GA 31405

JD LD ATLANTA LLC
P.O. BOX 7555
REDLANDS CA 92375-0555

PLUSKOTA MICHELLE LOUISE
& PLUSKOTA JOHN
470 GARRICK PT
ALPHARETTA GA 30022

SWNC ASPEN STATION LLC
1616 2ND AVE S STE 100
BIRMINGHAM AL 35233

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: _____

PH #: _____

☐ Property Taxes & Code Violations Verified

☐ Fee Paid Initial: _____

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

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

Contact Information:

Contact Name: Portman Holdings, LLC c/o Mike Greene Telephone: 404-702-9111

Address: 303 Peachtree Center Ave NE Suite: 575

City: Atlanta State: GA Zip: 30303 Fax: _____

Mobile Tel: _____ Email: mgreene@portmanholdings.com

Subject Property Information:

Address: 3650 Brookside Parkway Current Zoning: O-I

District: 1st Section: 2nd Land Lot: 43 & 44 Parcel ID: 11 002000030299

Proposed Zoning: R-10M Current Use: Office

This Application For (Check All That Apply):

☐ Conditional Use

☒ Master Plan Amendment

☒ Comprehensive Plan Amendment

☒ Rezoning

☐ Master Plan Review

☒ Variance

☐ Public Hearing

☐ Exception

☐ Other (Specify): _____

APPLICANT REQUEST AND INTENT

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

See attached Statement of Intent

Applicant's Request (Please itemize the proposal):

See attached Statement of Intent

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

See attached Statement of Intent

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

See attached Statement of Intent

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

See attached Statement of Intent

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

See attached Statement of Intent

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

See attached Statement of Intent

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

See attached Statement of Intent

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

See attached Statement of Intent

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

See attached Statement of Intent

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

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

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

See attached Statement of Intent

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

See attached Statement of Intent

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

See attached Statement of Intent

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

See attached Statement of Intent

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.

Site Plan

PROPERTY DESCRIPTION

Being all that tract or parcel of land lying and being in Land Lots 2, 3 and 44, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at the point of intersection of the southerly right-of-way line of Old Milton Parkway a.k.a. State Route 120 (having an apparent variable width public right-of-way) and the easterly right-of-way line of Brookside Parkway (having an apparent 80' public right-of-way); thence, leaving the aforesaid POINT OF COMMENCEMENT and continuing with the aforesaid right-of-way line of Brookside Parkway South 82° 30' 49" West, 41.86 feet; thence, South 24° 28' 08" West, 114.41 feet; thence, 68.51 feet along the arc of a curve deflecting to the right, having a radius of 852.00 feet and a chord bearing and distance of South 29° 19' 38" West, 68.49 feet; thence, North 65° 32' 15" West, 12.10 feet; thence, 65.49 feet along the arc of a curve deflecting to the right, having a radius of 840.00 feet and a chord bearing and distance of South 33° 58' 02" West, 65.47 feet to a capped rebar ("PBS&J PROP COR") found and the POINT OF BEGINNING.

Thence, from said POINT OF BEGINNING as thus established and continuing with the aforesaid right-of-way line of Brookside Parkway

1. South 65° 28' 51" East, 398.98 feet to a capped rebar ("PBS&J PROP COR") found; thence,

2. South 65° 28' 51" East, 62.46 feet to a capped rebar ("PBS&J PROP COR") found; thence,

3. South 24° 31' 09" West, 52.90 feet to a PK Nail found; thence,

4. South 65° 28' 51" East, 20.04 feet to a PK Nail found; thence,

5. South 24° 31' 09" West, 301.46 feet to a point; thence,

6. South 21° 41' 22" East, 215.45 feet to a PK Nail found; thence,

7. South 13° 28' 59" East, 47.78 feet to a PK Nail found; thence,

8. South 76° 31' 02" West, 149.17 feet to a capped rebar ("PBS&J PROP COR") found; thence,

9. 960.70 feet along the arc of a curve deflecting to the right and having a radius of 385.00 feet and a chord bearing and distance of North 31° 59' 52" West, 730.15 feet to a 1/2 inch rebar found; thence,

10. North 39° 29' 15" East, 189.68 feet to a 1/2 inch rebar found; thence,

11. 48.19 feet along the arc of a curve deflecting to the left and having a radius of 840.00 feet and a chord bearing and distance of North 37° 50' 38" East, 48.18 feet to the POINT OF BEGINNING, containing 381,916 square feet or 8.7676 acres of land, more or less.

Described property is subject to all rights-of-way (public and private) and easements, both recorded and unrecorded.

The main site plan for Brookside West shows a residential development with 104 lots arranged in several rows. A central 'AMENITY AREA' contains a 'MAIL KIOSK' and a small building. To the right of the amenity area is an 'UNDERGROUND DETENTION / OPEN SPACE' area. The site is bordered by Brookside Parkway (Apparent 80' R/W) to the west and south. A '20' BEL 10' LANDSCAPE STRIP' runs along the western boundary. A '15' PLANTING BUFFER' runs along the southern boundary. The plan includes various easements, including a '6' MEDIAN & 8' SIDEWALK PER BROOKSIDE SMALL AREA PLAN-BROOKSIDE PRKWAY STREETSCAPE PROPOSAL SEC. PH 2 REDESIGN (PG 20)'. It also shows existing and proposed streets, including Brookside Parkway and Old Milton Parkway. A north arrow and a scale bar (0 to 80 feet) are located in the bottom right corner.

The vicinity map shows the site location relative to surrounding roads and landmarks. The site is located at the intersection of Brookside Parkway and Old Milton Parkway. Other nearby roads include North Point Community Church, Machine.com, and Bonita Aesthetics and Wellness. The map is labeled 'VICINITY MAP not to scale'.

SITE DATA:	
SITE AREA	8.7676 ACRES
TOTAL POD 'A'	84 ACRES
ZONING	
EXISTING ZONING	O-1
PROPOSED ZONING	R-10M
ZONING JURISDICTION	CITY OF ALPHARETTA
DEVELOPMENT TYPE	
TOTAL LOTS	104
SITE DENSITY	11.862 U/A
TOTAL DENSITY POD 'A'	6.120 U/A

DEVELOPMENT STANDARDS	
FRONT YARD	20' BROOKSIDE PKWY/ 10' LANDSCAPE STRIP
MINIMUM BUILDING SEPARATION	20 FEET
MAXIMUM BUILDING HEIGHT	3 STORIES
MINIMUM LOT WIDTH	18 FEET
MINIMUM LOT SIZE	NONE
MAXIMUM DENSITY	10 U/A

PARKING	
GARAGE	208
DRIVEWAY	208
GUEST SPACES	43
TOTAL	459

NOTES

1. SPEED LIMIT OF OLD BROOKSIDE PARKWAY IS 35 MPH.

2. ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY - WETLANDS ARE NOT LOCATED ON THIS SITE.

3. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR FULTON COUNTY 13121C0078F and 13121C0086F, EFFECTIVE DATE 9/18/2013. THE PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD).

4. WATERS OF THE STATE ARE WITHIN 200' OF THIS PROPERTY.

5. THE CHATTANOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.

6. ALPHARETTA FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.

7. WATER SERVICE SHALL BE PROVIDED BY FULTON COUNTY. EXISTING WATER SERVICE WILL BE USED.

8. SANITARY SEWER SERVICE WILL BE PROVIDED BY FULTON COUNTY. EXISTING SEWER WILL BE TAPPED ON SITE.

9. SPECIMEN TREE LOCATIONS TAKEN FROM TREE STUDY PERFORMED BY

VARIANCES

1. ALPHARETTA UDC § 2.2.10.D TO ALLOW A 20-FOOT SETBACK ALONG BROOKSIDE PARKWAY PURSUANT TO THE SMALL AREA PLAN.

2. ALPHARETTA UDC § 3.2.8.B.1.A TO REDUCE THE 50-FOOT UNDISTURBED BUFFER TO A 15-FOOT PLANTED BUFFER.

2. ALPHARETTA UDC § 2.2.10.D TO REDUCE THE INDIVIDUAL LOT WIDTH MINIMUM FROM 20-FEET TO 18-FEET.

3. ALPHARETTA UDC § 2.5.4 TO REDUCE THE MINIMUM PARKING REQUIREMENTS FOR EACH TOWNHOME UNIT TO BE MET WITHIN THE ASSOCIATED GARAGE AND DRIVEWAY.

ZONING PLAN

BROOKSIDE WEST

GEORGIA REGISTERED LANDSCAPE ARCHITECT EDWARD J. ANDERSON

Land Lots 2, 3, and 44, 1st District
2nd Section, City of Alpharetta
Fulton County, Georgia

12/01/2025
SCALE 1" = 40'
JOB #019913084

1 of 1

thePROVIDENCEgroup

Clint Walters

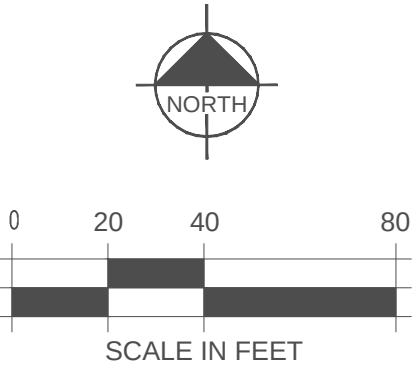
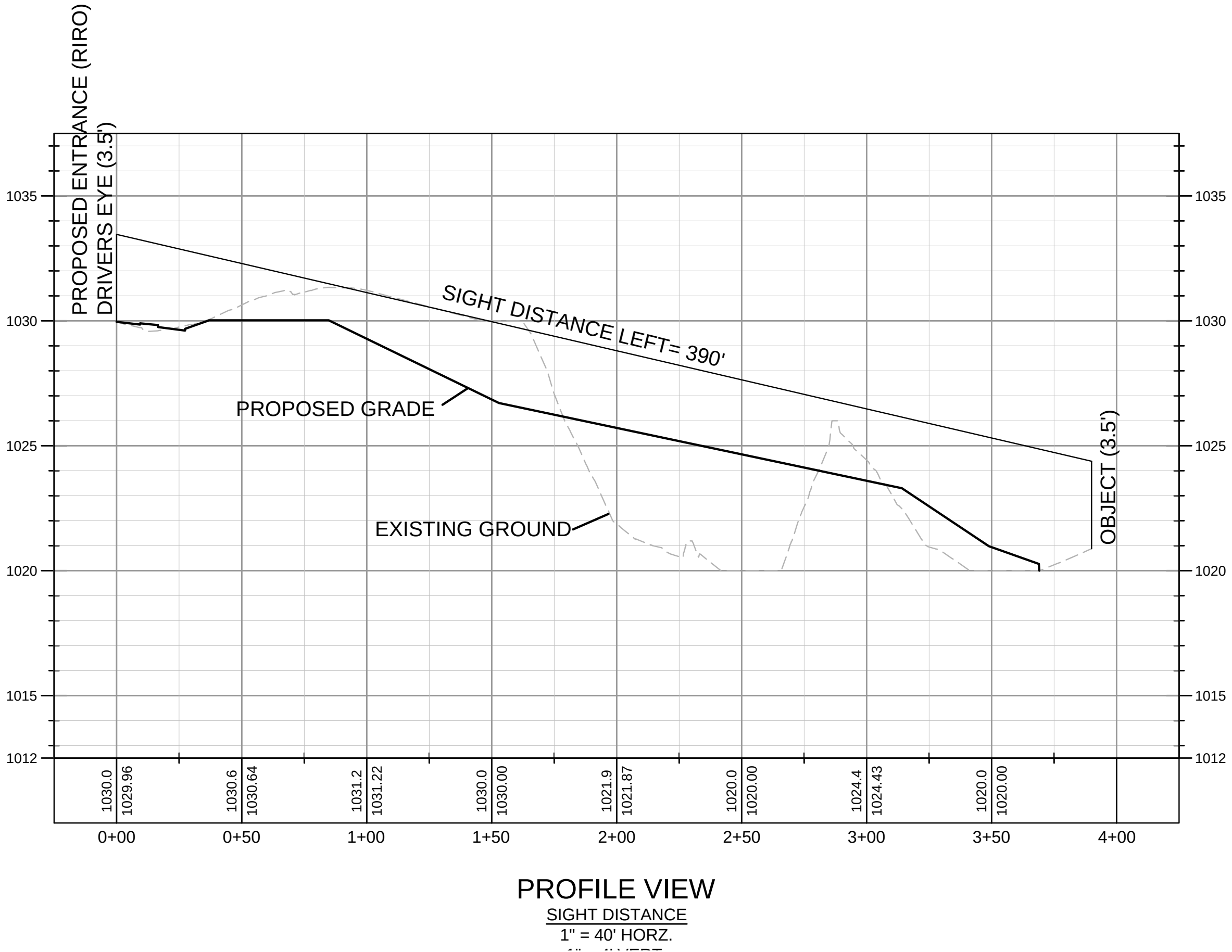
11340 Lakefield Drive
Building II, Suite 200

Johns Creek, Georgia 30097
Tele: (678) 475-1800

Kimley»Horn

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. COPYRIGHT KIMLEY-HORN AND ASSOCIATES, INC., 2025

Page 53 of 125



Images – Mixed TH 18’/20’/22’ Blended Three Story TH Rear Load



Owners Authorization

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: JD LD Atlanta LLC c/o Mark Black Telephone: 404-504-7778

Address: 3343 Peachtree Rd, NE Suite: 1600

City: Atlanta State: GA Zip: 30326

Authorization:

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

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

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Portman Holdings, LLC c/o Mike Greene Telephone: 404-702-9111

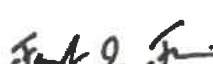
Address: 303 Peachtree Center Ave NE Suite: 575

City: Atlanta State: GA Zip: 30303

So Sworn and Attested:

Owner Signature:  Date: 12/1/2025

Notary:

Notary Signature:  Date: 12/1/2025

CALIFORNIA JURAT

GOVERNMENT CODE § 8202

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Bernardino

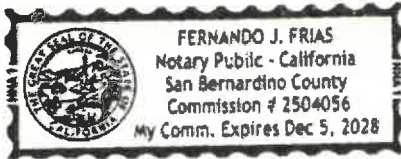
Subscribed and sworn to (or affirmed) before me on

this 1 day of December, 2025, by
Date Month Year

(1) DONALD J. BERRY, JR

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to
be the person(s) who appeared before me.



Place Notary Seal and/or Stamp Above

Signature Fernando J. Frias
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or
fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Disclosures

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:

Portman Holdings

Subject Public Hearing Case:

3050 Brookside Pkwy

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 has 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:

N/A

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:

Andrew Krul

Andrew Krul
COO, Portman Holdings

Date:

12/11/25

DISCLOSURE FORM

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Name of Applicant or Opponent: The Providence Group of Georgia, LLC

Subject Public Hearing Case: 3650 Brookside Parkway

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 has 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: [Signature] Date: 12/1/25

DISCLOSURE FORM

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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: Dennis J. Webb, Jr. - Smith, Gambrell & Russell, LLP

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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: 12/1/2025

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: J. Alexander Brock - Smith, Gambrell & Russell, LLP

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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: 12/1/2025

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: Kathryn M. Zickert - Smith, Gambrell & Russell, LLP

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: Kathryn M Zickert

Date: 12/1/2025

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: **Kirk R. Fjelstul - Smith, Gambrell & Russell, LLP**

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: **N/A** Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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: **12/1/2025**

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: JD LD Atlanta LLC

Subject Public Hearing Case: 3650 Brookside Parkway

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 has 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: [Signature]

Date: 12/1/2025

Legal Description

PROPERTY DESCRIPTION
3650 BROOKSIDE PARKWAY SITE

Being all that tract or parcel of land lying and being in Land Lots 2, 3 and 44, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at the point of intersection of the southerly right-of-way line of Old Milton Parkway a.k.a. State Route 120 (having an apparent variable width public right-of-way) and the easterly right-of-way line of Brookside Parkway (having an apparent 80' public right-of-way); thence, leaving the aforesaid **POINT OF COMMENCEMENT** and continuing with the aforesaid right-of-way line of Brookside Parkway South 82° 30' 49" West, 41.86 feet; thence, South 24° 28' 08" West, 114.41 feet; thence, 68.51 feet along the arc of a curve deflecting to the right, having a radius of 852.00 feet and a chord bearing and distance of South 29° 19' 38" West, 68.49 feet; thence, North 65° 32' 15" West, 12.10 feet; thence, 65.49 feet along the arc of a curve deflecting to the right, having a radius of 840.00 feet and a chord bearing and distance of South 33° 58' 02" West, 65.47 feet to a capped rebar ("PBS&J PROP COR") found and the **POINT OF BEGINNING**.

Thence, from said **POINT OF BEGINNING** as thus established and continuing with the aforesaid right-of-way line of Brookside Parkway

1. South 65° 28' 51" East, 398.98 feet to a capped rebar ("PBS&J PROP COR") found; thence,
2. South 65° 28' 51" East, 62.46 feet to a capped rebar ("PBS&J PROP COR") found; thence,
3. South 24° 31' 09" West, 52.90 feet to a PK Nail found; thence,
4. South 65° 28' 51" East, 20.04 feet to a PK Nail found; thence,
5. South 24° 31' 09" West, 301.46 feet to a point; thence,
6. South 21° 41' 22" East, 215.45 feet to a PK Nail found; thence,
7. South 13° 28' 59" East, 47.78 feet to a PK Nail found; thence,
8. South 76° 31' 02" West, 149.17 feet to a capped rebar ("PBS&J PROP COR") found; thence,
9. 960.70 feet along the arc of a curve deflecting to the right and having a radius of 385.00 feet and a chord bearing and distance of North 31° 59' 52" West, 730.15 feet to a 1/2 inch rebar found; thence,
10. North 39° 29' 15" East, 189.68 feet to a 1/2 inch rebar found; thence,
11. 48.19 feet along the arc of a curve deflecting to the left and having a radius of 840.00 feet and a chord bearing and distance of North 37° 50' 38" East, 48.18 feet to the **POINT OF BEGINNING**, containing 381,916 square feet or 8.7676 acres of land, more or less.

Described property is subject to all rights-of-way (public and private) and easements, both recorded and unrecorded.

Survey

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

SURVEY NOTES

EQUIPMENT USED:
A TRIMBLE 12" SERIES TOTAL STATION WAS USED TO OBTAIN ANGULAR MEASUREMENTS AND DISTANCE MEASUREMENTS.

A TRIMBLE R-12 DUAL FREQUENCY GPS UNIT WAS USED FOR ESTABLISHING CONTROL. A NETWORK ADJUSTED RTK SURVEY WAS PERFORMED AND ADJUSTED BY RELATIVE POSITIONAL ACCURACY.

CLOSURE STATEMENT:
THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE AND IS ACCURATE WITHIN ONE FOOT IN 281,100 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAD A CLOSURE OF ONE FOOT IN 63,262 FEET AND AN ANGULAR ERROR OF 05" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (GA WEST ZONE) NAD83.

ALL HORIZONTAL DISTANCES SHOWN ARE GROUND DISTANCES. MEASURING UNITS OF THIS SURVEY ARE IN U.S. SURVEY FEET.

CONTOURS ARE SHOWN AT TWO FOOT INTERVALS. ELEVATIONS ARE BASED ON RTK GLOBAL POSITIONING SYSTEMS OBSERVATION AND ARE RELATIVE TO NAVD 88 DATUM.

FIELD WORK FOR THIS PROPERTY WAS COMPLETED ON MAY 16, 2025.

DUE TO VARIANCES IN GPS EQUIPMENT, TECHNIQUES, FEDERAL ADJUSTMENTS TO STATE PLANE MODELS AND DAILY CONDITIONS IMPACTING GPS RECEIPTIVITY, GPS SOLUTIONS MAY VARY FROM THOSE PROVIDED ON THIS SURVEY BOTH HORIZONTALLY AND VERTICALLY. ANY AND ALL CONTRACTORS, CONSULTANTS, INDIVIDUALS OR ENTITIES RELYING ON STATE PLANE COORDINATES TO RELATE TO DATA PROVIDED ON THIS SURVEY MUST LOCALIZE TO THE SURVEY CONTROL BENCHMARKS OR PROPERTY MONUMENTATION, ESTABLISHED BY THIS SURVEY IN ORDER TO ENSURE ACCURACY OF DATA. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINGUISHLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON EXCEPT BY APPROVAL OF SAID AUTHORITY.

INFORMATION REGARDING SIZE, LOCATION, AND SPECIES OF EXISTING TREES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE SIZE AND SPECIES OF THE SAID TREES WITHOUT VERIFICATION FROM THE DESIGNATED ARBORIST BY THE LOCAL REGULATORY AUTHORITY. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINGUISHLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON EXCEPT BY APPROVAL OF SAID AUTHORITY.

THIS SURVEY MAY NOT REPRESENT OFFSITE PAINT STRIPING TO THE ACCURACY REQUIRED FOR LANE DESIGN. TERRAMARK LOCATES THE EDGE OF PAVING AND CRITICAL POINTS TO REFLECT ACCURATE TOPOGRAPHIC DATA ONLY. ACCURACY OF PAINT LOCATIONS SHOULD BE VERIFIED WITH SURVEYOR PRIOR TO USING THIS SURVEY FOR DESIGN.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY TO THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINGUISHLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.

INFORMATION REGARDING STORM SEWER AND SANITARY SEWER AS SHOWN HEREON IS BASED ON OBSERVATIONS TAKEN BY TERRAMARK EMPLOYEES AT THE GROUND ELEVATION OF THE EXISTING STRUCTURE. TERRAMARK EMPLOYEES ARE NOT AUTHORIZED TO ENTER A CONFINED SPACE SUCH AS A STRUCTURE. THEREFORE, THERE IS NO CERTAINTY OF THE PIPE SIZES AND PIPE MATERIAL THAT ARE SHOWN ON THIS SURVEY. EXCAVATION BY A CERTIFIED CONTRACTOR IS THE ONLY WAY TO VERIFY PIPE SIZE AND MATERIAL. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINGUISHLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE PIPE INFORMATION SHOWN HEREON.

TERRAMARK LAND SURVEYING, INC. WAS UNABLE TO DETERMINE THE EXTENT OF PIPES MARKED AS APPROXIMATE DIRECTION ONLY. AFORESAID PIPE IS DRAWN ON THE SURVEY TO REFLECT THE OBSERVED DIRECTION BASED UPON A VISUAL INSPECTION OF THE STRUCTURE ONLY AND IS SHOWN FOR INFORMATIONAL PURPOSES.

STATE WATERS AND BUFFERS AS SHOWN OR NOT SHOWN HEREON ARE SUBJECT TO REVIEW BY LOCAL JURISDICTION OFFICIALS. IT IS THE RESPONSIBILITY OF THE LOCAL AUTHORITY TO DETERMINE SPECIFIC WATER CLASSIFICATION. THEREFORE TERRAMARK LAND SURVEYING ACCEPTS NO RESPONSIBILITY IN THE IDENTIFICATION OF SAID WATERS OR BUFFERS IDENTIFIED OR NOT IDENTIFIED HEREON.

PROPERTY IS SUBJECT TO RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS IN AND TO THE WATER OF CREEKS AND BRANCHES CROSSING OR ADJOINING SUBJECT PROPERTY AND THE NATURAL FLOW THEREOF, FREE FROM DIMINUTION OR POLLUTION.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

TERRAMARK LAND SURVEYING, INC. DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY WETLANDS OR HAZARDOUS WASTE IN THE SURVEY AREA.

REFERENCE MATERIAL

1. FINAL PLAT FOR GLEN ABBEY, UNIT VIII
RECORDED IN PLAT BOOK 229 PAGE 14
AMONG THE LAND RECORDS OF FULTON COUNTY, GEORGIA

2. FINAL PLAT FOR GLEN ABBEY, UNIT X
RECORDED IN PLAT BOOK 214 PAGE 113
AMONG THE AFORESAID RECORDS

3. BOUNDARY SURVEY FOR BROOKSIDE DEVELOPMENT
RECORDED IN PLAT BOOK 342 PAGE 83
AMONG THE AFORESAID RECORDS

4. EASEMENT EXHIBIT FOR NORTH POINT MINISTRIES, INC.
RECORDED IN PB, 345 PG. 63

5. EASEMENT AGREEMENT TO WEEKS REALTY, L.P.
RECORDED IN DEED BOOK DEED BOOK 50672 PAGE 308

6. LAYOUT PLAN FOR GEORGIA STATE UNIVERSITY ALPHARETTA
CENTER, PREPARED BY AEC, INC., DATED 12-31-1998,
LAST REVISED 04-08-1999.

7. ALTA/NSPS LAND TITLE SURVEY FOR BOARD OF REGENTS OF THE
UNIVERSITY SYSTEM OF GEORGIA
PREPARED BY TERRAMARK LAND SURVEYING, INC.
DATED FEBRUARY 15, 2019

8. ALTA/NSPS LAND TITLE SURVEY, PREPARED BY CDS
DATED MARCH 9, 2021

9. ALTA/NSPS LAND TITLE SURVEY FOR PORTMAN HOLDINGS, LLC &
FIDELITY NATIONAL TITLE INSURANCE COMPANY
PREPARED BY TERRAMARK LAND SURVEYING, INC.
DATED OCTOBER 9, 2024

ALTA/NSPS LAND TITLE SURVEY FOR PORTMAN HOLDINGS, LLC & FIDELITY NATIONAL TITLE INSURANCE COMPANY (3650 BROOKSIDE PARKWAY SITE) LOCATED IN LAND LOTS 43 & 44, 1ST DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SITE MAP



AERIAL IMAGE PROVIDED BY GOOGLE EARTH
IMAGERY DATED JUNE 23, 2023

SITE AREA

**381,916 SQ.FT.
OR
8.7676 AC.**

PROPERTY DESCRIPTION

Being all that tract or parcel of land lying and being in Land Lots 2, 3 and 44, 1st District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

COMMENCING at the point of intersection of the southerly right-of-way line of Old Milton Parkway a.k.a. State Route 120 (having an apparent variable width public right-of-way) and the easterly right-of-way line of Brookside Parkway (having an apparent 80' public right-of-way); thence, leaving the aforesaid POINT OF COMMENCEMENT and continuing with the aforesaid right-of-way line of Brookside Parkway South 82° 30' 49" West, 41.86 feet; thence, South 24° 28' 08" West, 114.41 feet; thence, 65.51 feet along the arc of a curve deflecting to the right, having a radius of 652.00 feet and a chord bearing and distance of South 28° 18' 38" West, 65.49 feet; thence, North 65° 32' 15" West, 12.10 feet; thence, 65.49 feet along the arc of a curve deflecting to the right, having a radius of 840.00 feet and a chord bearing and distance of South 33° 58' 02" West, 65.47 feet to a capped rebar ("PBS&J PROP COR") found and the POINT OF BEGINNING.

Thence, from said POINT OF BEGINNING as thus established and continuing with the aforesaid right-of-way line of Brookside Parkway

- South 65° 28' 51" East, 398.98 feet to a capped rebar ("PBS&J PROP COR") found; thence,
- South 65° 28' 51" East, 62.46 feet to a capped rebar ("PBS&J PROP COR") found; thence,
- South 24° 31' 09" West, 52.50 feet to a PK Nail found; thence,
- South 65° 28' 51" East, 20.04 feet to a PK Nail found; thence,
- South 24° 31' 09" West, 301.46 feet to a point; thence,
- South 21° 41' 22" East, 215.45 feet to a PK Nail found; thence,
- South 13° 28' 59" East, 47.78 feet to a PK Nail found; thence,
- South 78° 31' 02" West, 145.17 feet to a capped rebar ("PBS&J PROP COR") found; thence,
- 960.70 feet along the arc of a curve deflecting to the right and having a radius of 385.00 feet and a chord bearing and distance of North 31° 59' 52" West, 730.15 feet to a 1/2 inch rebar found; thence,
- North 39° 29' 15" East, 189.68 feet to a 1/2 inch rebar found; thence,
- 48.19 feet along the arc of a curve deflecting to the left and having a radius of 840.00 feet and a chord bearing and distance of North 37° 50' 38" East, 48.18 feet to the POINT OF BEGINNING, containing 381,916 square feet or 8.7676 acres of land, more or less.

Described property is subject to all rights-of-way (public and private) and easements, both recorded and unrecorded.

SPECIAL NOTES

- CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- PURSUANT TO RULE 180-6-09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- NO CEMETERIES OR BURIAL GROUNDS HAVE BEEN OBSERVED BY TERRAMARK.
- NO WETLAND DELINEATION MARKINGS HAVE BEEN OBSERVED BY TERRAMARK.
- NO RECENT EARTH MOVING OR BUILDING CONSTRUCTION HAS BEEN OBSERVED BY TERRAMARK.
- NO CHANGE IN STREET RIGHTS OF WAY HAVE BEEN MADE AVAILABLE TO TERRAMARK.

SITE INFORMATION

CURRENT OWNER: JOLD ATLANTA, LLC
DB, 46906 PG. 521

TAX PARCEL ID # 11 002000030299

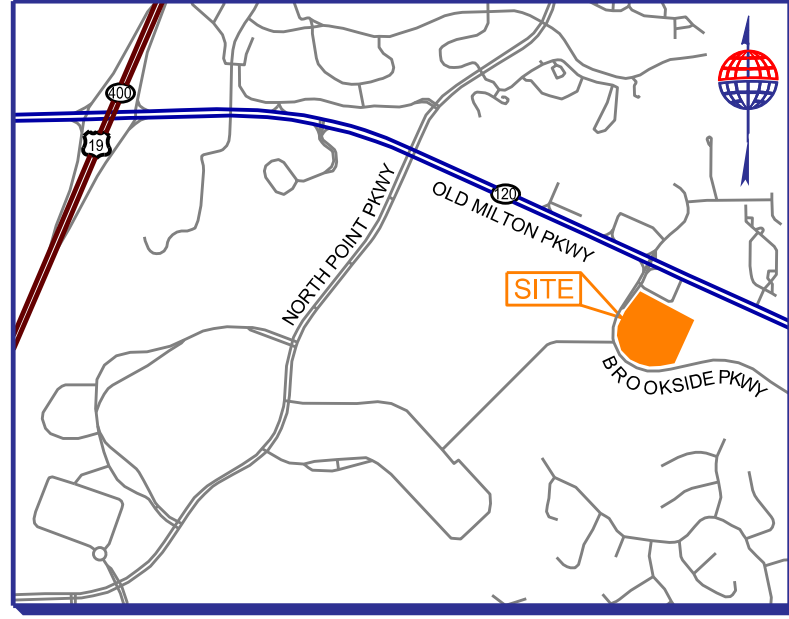
ADDRESS: 3650 BROOKSIDE PARKWAY

ZONING: O4 (OFFICE INSTITUTIONAL)
JURISDICTION: CITY OF ALPHARETTA

SETBACKS:

FRONT (LOCAL) - 50 FEET
FRONT (ALL OTHERS) - 65 FEET
SIDE - 15 FEET
REAR - 15 FEET
MAX. BUILDING HEIGHT - 40 FEET

PARKING COUNT:
REGULAR PARKING - 583
HANDICAPPED PARKING - 14
TOTAL PARKING COUNT - 597



LOCATION MAP

NOT TO SCALE
LAT - 34°03'44.85"N
LONG - 84°15'11.04"W

TITLE NOTES

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAPS) OF FULTON COUNTY, GEORGIA, PANEL NUMBERS 13121C0059F AND 13121C0067F, HAVING AN EFFECTIVE DATE OF SEPTEMBER 18, 2013, THE SURVEYED PROPERTY APPEARS TO LIE IN ZONE X PER GRAPHICAL PLOTTING. ZONE X IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD.

THE SURVEYED PROPERTY HAS DIRECT PEDESTRIAN AND VEHICULAR ACCESS TO THE APPARENT PUBLIC RIGHT OF WAY OF BROOKSIDE PARKWAY AS SHOWN AND LABELED HEREON.

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF AN ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 241896GA AND HAVING AN EFFECTIVE DATE OF COMMITMENT OF AUGUST 27, 2024, WHICH REVEALS THE FOLLOWING ENCUMBRANCES:

11. MASTER DECLARATION OF PROTECTIVE COVENANTS FOR BROOKSIDE BY REALTORP 528, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY, DATED OCTOBER 17, 1997, FILED FOR RECORD OCTOBER 24, 1997, AND RECORDED IN DEED BOOK 23303, PAGE 128, AFORESAID RECORDS; AS AFFECTED BY ESTOPPEL AND RATIFICATION AGREEMENT BY AND BETWEEN ALPHA CAPITAL EQUITY, LLC AND BROOKSIDE ASSOCIATION, INC., FILED AND RECORDED PARL. 4, 2006 IN DEED BOOK 42269, PAGE 417, AFORESAID RECORDS; AS AMENDED BY FIRST AMENDMENT TO MASTER DECLARATION OF PROTECTIVE COVENANTS FOR BROOKSIDE, FILED AND RECORDED OCTOBER 13, 2014 IN DEED BOOK 54241, PAGE 256, AFORESAID RECORDS
(AFFECTS SURVEYED PROPERTY - SHOWN ON SURVEY WHERE PLOTTABLE)

12. EASEMENT FROM NATIONAL BUILD TO SUIT BROOKSIDE 100, LLC TO GEORGIA POWER COMPANY, DATED JUNE 25, 1999, FILED FOR RECORD AUGUST 1, 1999, AND RECORDED IN DEED BOOK 27394, PAGE 20, AFORESAID RECORDS.
(AFFECTS SURVEYED PROPERTY - SHOWN ON SURVEY)

13. INDEMNIFICATION FLOOD PLAIN FROM CROW-CHILDRRESS-MOBLEY #7A, A TEXAS LIMITED PARTNERSHIP TO FULTON COUNTY, GEORGIA, DATED NOVEMBER 8, 1988, FILED FOR RECORD NOVEMBER 14, 1988, AND RECORDED IN DEED BOOK 12043, PAGE 8, AFORESAID RECORDS.
(UNABLE TO DETERMINE AFFECT ON SURVEYED PROPERTY - ATTACHMENT IN RECORDED DOCUMENT IS NOT LEGIBLE AND SURVEYOR CANNOT PLOT)

14. RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN NATIONAL BUILD TO SUIT BROOKSIDE 100, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND TAG LAND BROOKSIDE, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, DATED JUNE 20, 2008, 2008, FILED JUNE 25, 2008 AND RECORDED IN DEED BOOK 46905, PAGE 506, FULTON COUNTY, GEORGIA RECORDS; AMENDED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN JOLD ATLANTA, LLC AND TAG ARROW OLD MILTON, LLC, FILED AND RECORDED IN DEED BOOK 54559, PAGE 676, AFORESAID RECORDS.
(AFFECTS SURVEYED PROPERTY - SHOWN ON SURVEY)

15. UNRECORDED LEASE EVIDENCED BY MEMORANDUM OF BUILDING AND ROOFTOP LEASE AGREEMENT BETWEEN JOLD ATLANTA, LLC AND VERIZON WIRELESS (FVW) LLC, DBA VERIZON WIRELESS, FILED AND RECORDED IN DEED BOOK 48044, PAGE 116, AFORESAID RECORDS.
(AFFECTS SURVEYED PROPERTY - SHOWN ON SURVEY)

ALTA/NSPS CERTIFICATE

TO: PORTMAN HOLDINGS, LLC & FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR SURVEY AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6(a),6(b),7(a),7(b),7(c),8,9,11,13,14,16,17 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 16, 2025, 2025. THE DATE OF THE SURVEY OR MAP MAY 21, 2025.

**PRELIMINARY
PENDING REVIEW AND COMMENT**

PAUL B. CANNON, RLS
REGISTERED NUMBER: 2928

SURVEYOR'S CERTIFICATE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBSIDUE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDEMENT OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

**PRELIMINARY
PENDING REVIEW AND COMMENT**

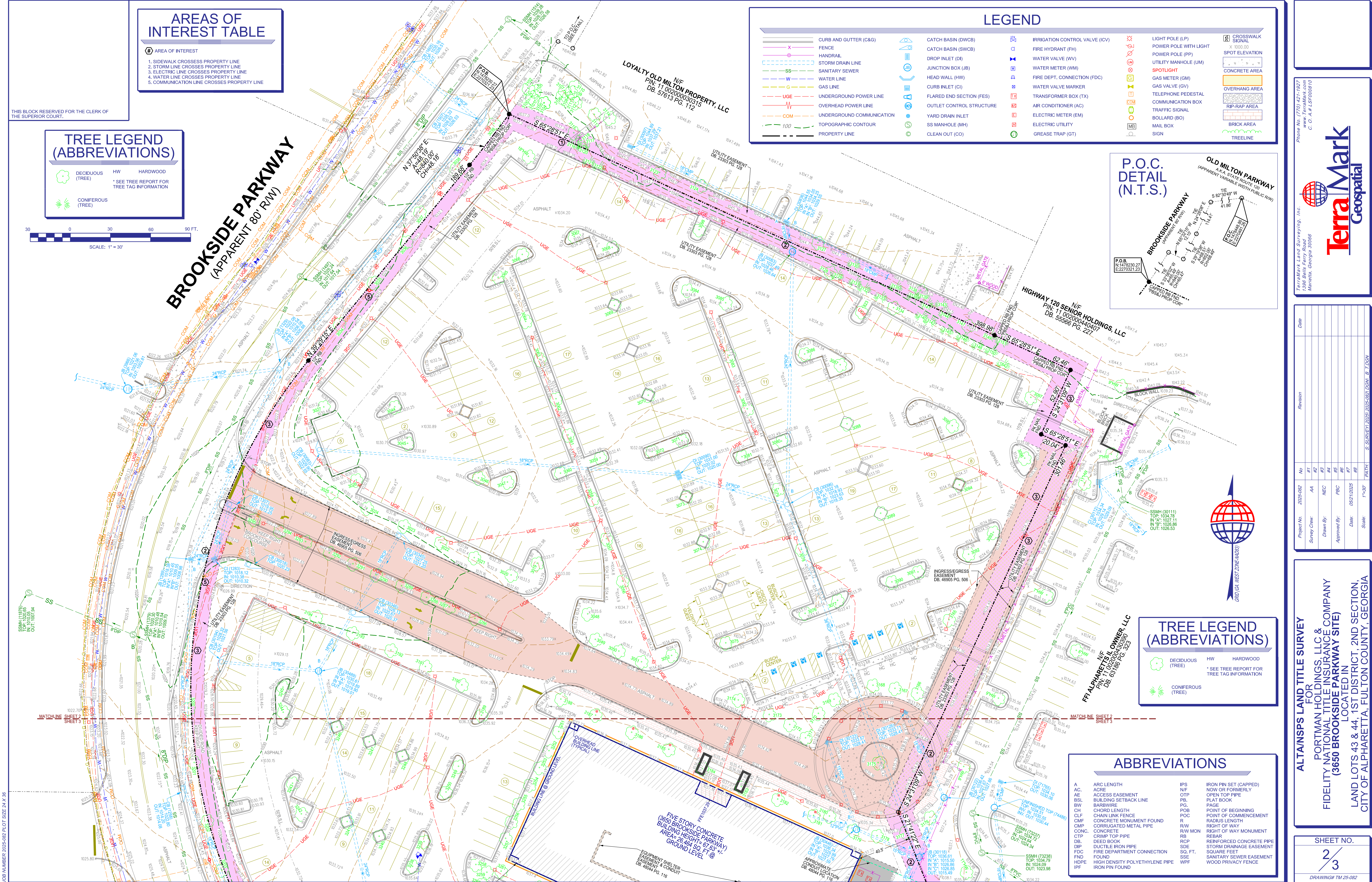
PAUL B. CANNON, RLS
REGISTERED NUMBER: 2928

ALTA/NSPS LAND TITLE SURVEY
FOR
PORTMAN HOLDINGS, LLC &
FIDELITY NATIONAL TITLE INSURANCE COMPANY
(3650 BROOKSIDE PARKWAY SITE)
LOCATED IN
LAND LOTS 43 & 44, 1ST DISTRICT, 2ND SECTION,
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SHEET NO.

1/3

DRAWING# TM 25-082



Phone No. (770) 421-1037
www.TerraMark.com
C. O. A. # LSF000610

TerraMark Geospatial

Date	Revision
2025-082	#1
2025-082	#2
2025-082	#3
2025-082	#4
2025-082	#5
2025-082	#6
2025-082	#7
2025-082	#8
2025-082	#9
2025-082	#10
2025-082	#11
2025-082	#12
2025-082	#13
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2025-082	#99
2025-082	#100

Project No. 2025-082

Survey Crew: A4

Drawn By: NEC

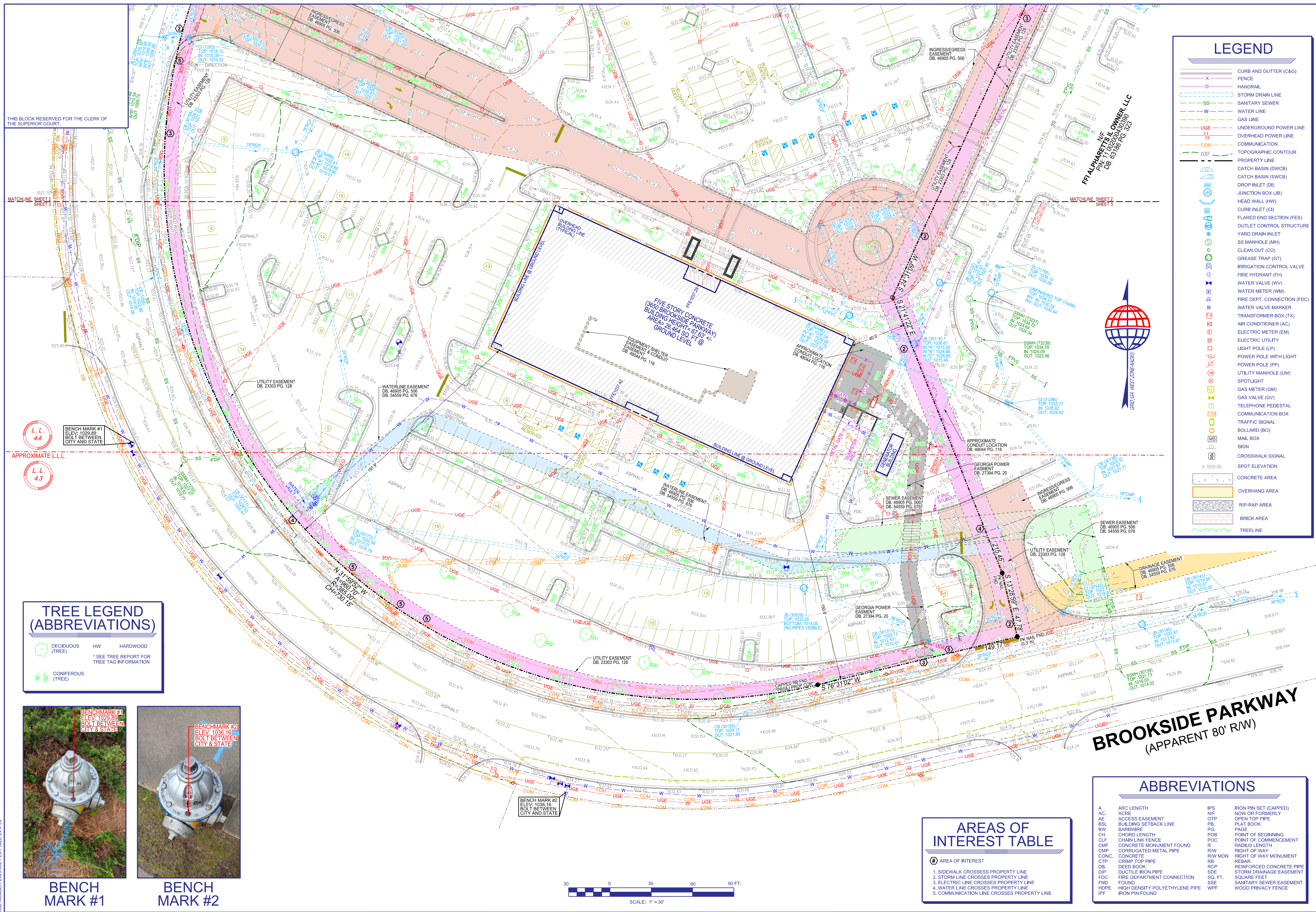
Approved By: PBC

Date: 05/21/2025

Scale: 1"=30'

Sheet No. 2/3

Drawing# TM 25-082



Statement of Intent

Statement of Intent

Proposed Redevelopment of 3650 Brookside Pkwy
December 1, 2025

Applicant:	Portman Holdings, LLC C/O Mike Greene 303 Peachtree Center Ave NE #575 Atlanta, Georgia 30303
------------	--

Subject Property:	Address	3650 Brookside Pkwy Alpharetta, GA 30022
	Parcel Data	Parcel ID: 11 0020000302999 Land Lots 43 & 44 1st District, 2nd Section, City of Alpharetta
	Acreage	8.7676

Current Zoning:	Zoning District	Office-Institutional
	Master Plan Ordinance	MP-97-06-Brookside / Pod "A"
	Future Land Use Designation	Corporate Office

Current Use:	The Subject Property is located within the 84-acre Pod "A" of the Brookside Master Plan. The Subject Property is improved with a 5-story, Class "B", 130,828 SF multi-tenant office building with 597 surface parking spaces built in 2001. The Subject Property is 84% vacant.
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The Subject Property has access to and from Brookside Parkway via two full access curb cuts (one of which is shared via recorded access easement with the adjacent Mansions Senior Living residential community).

Intended Project:

Applicant seeks to develop a 104-unit residential development consisting of for-sale townhouses. These rear entry townhouse buildings will contain individual units of 18-foot, 20-foot, and 22-foot widths providing enhanced front elevations over standard townhomes. Residents of the development will enjoy the following amenities: pool with cabana, access to local retail and restaurants along the Old Milton Parkway corridor, and access to greenspaces in the Brookside including the Brookside Park trail system. Parking will be provided with a 2-car garage per townhome unit with 2 cars parking in the driveway. Additionally, there will be 43 guest parking spaces in the community. The community may have gated, private streets.

The Intended Project is to be developed generally in accordance with the attached Concept Plan. The Applicant will replace the northern full access driveway with a right in/right out driveway on Brookside Parkway. The southern, shared driveway will remain full access. Applicant intends to work with the City in effectuating improvements to Brookside Pkwy as contemplated by the Brookside Small Area Plan.

Applicant's Request:

- Amend the Brookside master plan ordinance, MP-97-06, to permit residential uses within Pod "A" in accordance with the provisions of Unified Development Code Sec. 2.2.10 "R-10M dwelling, 'for rent' or 'for sale', residential";
- Rezone the Subject Property from OI to R-10M with a permissible density of up to 10 units per acre within Pod "A";
- Amend the Horizon 2040 Comprehensive Plan Future Land Use Map designation for the Subject Property from CO to HDR; and
- Approve concurrent variances and waivers as requested herein.

Supporting Narrative:

Applicant seeks to acquire the Subject Property and demolish the current office building and surface parking lot in order to develop the Intended Project. There is very little demand for the Subject Property in its current use as a Class "B", poorly-amenitized, surface-parked, suburban office building. In contrast, municipalities such as Alpharetta are finding it difficult to balance the demand for additional housing in their communities, and the need for more varied and diverse housing options sought by households today, against their own planning goals and objectives.

The Intended Project uniquely "threads the needle" in this case by replacing a broken use with much needed additional housing on the east side of Old Milton in a location which already includes denser housing options, and which will not impact existing, more "traditional", less dense housing whose stakeholders often seek "protected" status. In doing so, the Intended Project achieves many of the goals already expressed by the City in its 2040 Horizon Comprehensive Plan and the Brookside Small Area Plan. In addition, it is Applicant's belief – again, consistent with the City's own vision statements – that the Intended Project will

~ provide the type of housing within walking or biking distance that is often in demand by office users today, thereby supporting, in part, the remaining office space and future redevelopment within Brookside;

~ locate households (not just Senior Living households) within Brookside which will actively support the planned and existing, well-occupied, retail and restaurants in proximity on Old Milton Pkwy; and

~ provide impetus for bicycle and pedestrian improvements on Brookside Pkwy which will in turn improve the overall long-term viability of the Brookside Small Area, increase utilization of the City's green assets in the vicinity, and promote further capital investment / redevelopment on the east side of Old Milton Pkwy.

Background

The Subject Property is located within the 155-acre "Brookside" master plan adopted in 1997 and developed primarily in the 2000's, ultimately reaching 909,000 SF of office space in 14 office buildings. Brookside is in many ways a typical suburban office campus of this vintage – stand-alone buildings with little or no connectivity to

one another with little or no campus amenities. In fact, the very design of these types of office campuses ensures this lack of connectivity and walkability. Office buildings are placed “deep” on their respective sites, with surface parking lots “intervening” between the actual human use and the connecting streetscapes. In the case of Brookside, fully 1/3rd of the developed land, 57.3 acres, is dedicated to asphalt, surface parking lots, and those lots, in turn, result upwards of 200’ setbacks for buildings from streetscapes, completely disconnecting human use and scale within the campus.

Suburban office campuses such as Brookside are among the hardest hit by the changes affecting office utilization in our nation since the COVID pandemic of 2020 – 22. The office vacancy within Brookside has increased in recent years. These rising vacancy levels certainly raise the specter of a “doom loop” occurring within Brookside, potentially negatively affecting the built environment experiences not only for the remaining office space within Brookside, but also the Georgia State Alpharetta campus, Northpoint church, and the retail / restaurant establishments along Old Milton Parkway. Projects such as The Providence Group’s Brookside Reserve project of 160 “for sale” condominiums and Portman’s Brookside Village project of 130,000 square feet of office, 60,000 square feet of retail & restaurant, 75 townhomes, and 335 multifamily units, and this application’s proposed 104 townhomes provide a remedy to the suffering office market while supporting one another and improving the whole of Brookside.

This Application will not attempt to delineate the many, and complex, cultural and demographic trends which have affected commercial real estate, household formation and housing choices post-pandemic other than to note that those changes are now commonly accepted as secular, not cyclical. Some of these paradigm shifts were evident even before the the pandemic: the advent of e-commerce, the efficiencies of “paperless” and “virtual” business activity, the delay in marriage and childbearing, the increasing prevalence of “single person” households, the advent of town center nodes, the desire for walkable, connected, small-scale environments.

Horizon 2040 Comp. Plan

The City was early in recognizing these changes and in adopting planning principles in response as vision statements and guidance to the development community. The first and most comprehensive of those vision statements is the Horizon 2040 Comprehensive Plan (the “Comp. Plan”).

The Comp. Plan specifically identifies the East Side of Old Milton Parkway as a “Priority Area” for redevelopment with a focus on creating a mix of uses, including new residential housing and improved streetscapes / pedestrian environments (pg. 59). Of particular note is the following:

Housing (pg. 34)

- Redevelop large surface parking lots in North Point and suburban office areas with residential uses;

- Diversify housing opportunities;
- Address missing housing types / price points; and
- Create walkable neighborhoods.

Needs & Opportunities – Office & Retail Vacancies (pg. 35)

- Develop a plan to deal with office and retail vacancies; and
- Vacancies provide an opportunity for re-use or redevelopment;

Needs & Opportunities – Growth Management (pg. 35)

- Limit expansion of retail uses;
- Decline of suburban office provides opportunity to retrofit or redevelop; and
- Improve walkability and connectivity along the Old Milton Parkway corridor east of Georgia 400.

Brookside Small Area Plan

Adopted within the Comp. Plan is the Brookside Small Area Plan, a specific planning statement issued by City Council in November of 2022 (the “Brookside Plan”). The Brookside Plan notes many of the issues raised above and seeks to promote change through many of the strategies expressed in the Comp. Plan.

The Intended Project has been designed to achieve the goals of the Small Area and the Comp. plan by introducing new dense housing adjacent to the existing dense, Senior Living housing provided at The Mansions, the planned Portman mixed-use project across Brookside Parkway to the west, improve streetscapes and pedestrian experiences, and replace asphalt parking lots with desirable development and greenspaces.

Standard of Review

The Unified Development Code (the “UDC”) establishes the following criteria for use in evaluating and taking action on a Rezoning request (see generally Sec. 4.2.3). For the reasons stated herein, the Intended Project satisfies each criteria.

- Will the Intended Project be compatible with surrounding properties?

Applicant’s Response – Yes.

Although the Subject Property is located within Brookside office campus, the reality is that the Subject Property is already surrounded by a mix of diverse, but complementary, uses . . . including both for-sale and for-rent housing. The Intended Project will integrate well into this existing development fabric.

East: The Mansions at Alpharetta, a 124-unit Senior Living housing community constructed in 2016.

- North: The Subject Property is bounded to the north by two parcels fronting Old Milton Pkwy. These parcels contain retail and restaurant uses. Located across Old Milton Pkwy, immediately opposite the Subject Property are more retail and restaurant uses.
- West: Located to the west across Brookside Parkway are two office buildings that have been approved for a mixed-use development to be executed by Portman Holdings.
- South: The Subject Property is bounded to the south by Brookside Pkwy. Located across Brookside Pkwy, opposite the Subject Property to the south is Georgia State University's Alpharetta campus.

- Will the Intended Project adversely affect the use or usability of surrounding properties?

Applicant's Response – No.

The Intended Project will have a positive effect on the value of surrounding properties. The Intended Project represents a significant investment within a suburban office campus which is currently 16% occupied and facing continuing financial failure and the potential for entering a "doom loop". The Intended Project will ultimately locate 104 new households in the very center of the Brookside and its surrounding uses. In doing so, the Intended Project will introduce much needed "24-hour" human presence along Brookside Pkwy, supporting the office, commercial, and retail uses and reinvigorating pedestrian presence and activity.

- Will the Intended Project adversely affect the natural environment?

Applicant's Response – No.

The Intended Project will, consistent with the goals of the Brookside Small Area Plan, replace 8+ acres of impervious asphalt parking with planned development providing current, code-compliant practices for stormwater management and tree cover.

- Are there substantial reasons the Subject Property cannot or should not be used as currently zoned? Are there new or changing conditions (not anticipated or reflected in the current zoning) which support the Applicant's Request.

Applicant's Response – Yes.

The Subject Property must be redeveloped with a new use which will meet the needs of households seeking higher density / "infill" housing options within Alpharetta. In doing so Applicant believes households seeking to live in the

Intended Project will, in turn, provide support for other current commercial, office and retail uses along Milton Pkwy without negatively impacting existing stakeholders.

- Would the Intended Project be an excessive or burdensome use of public facilities or services?

Applicant's Response – No.

Utilities and other City services exist in sufficient capacity to serve the Intended Project. In addition, while the Intended Project is not designed for or targeted at households with school-age children (SF's, amenities, etc.), it appears that Fulton County public school capacity is well below full utilization for this location:

- ES: GADOE capacity for New Prospect Elementary is 825 students; enrollment is projected to be 440 students for the 2025/2026 school year.
- MS: GADOE capacity for Webb Bridge Middle School is 1,150 students; enrollment is projected to be 1,197 students for 2025/2026. It is likely that Fulton County will redraw this school district since the next closest middle school, Taylor Road, is significantly under its GADOE capacity (1,400 capacity / 1,146 projected enrollment).
- HS: GADOE capacity for Alpharetta High School is 2,200 students; enrollment is projected to be 1,840 for 2025/2026.

Capacity data from Fulton County Historical and Projected Enrollment:
[https://go.boarddocs.com/ga/fcss/Board.nsf/files/BYPM6459A7B8/\\$file/Historical%20and%20Projected%20Enrollment.pdf](https://go.boarddocs.com/ga/fcss/Board.nsf/files/BYPM6459A7B8/$file/Historical%20and%20Projected%20Enrollment.pdf)

The Applicant is submitting a Trip Generation Memo with this application demonstrating no excessive or burdensome impacts on the surrounding roadways.

- Does the Applicant's Request reflect a reasonable balance between the promotion of public health, safety, morality or general welfare against the right to unrestricted use of the property?

Applicant's Response – Yes.

The Intended Project has been conceived in response to changing economic and cultural conditions affecting the Subject Property's current use and has been designed with the goals of the Brookside Small Area Plan in mind.

- Is the Intended Project consistent with Alpharetta's Comprehensive Plan?

Applicant's Response – Yes, but a FLUM amendment is required.

The Intended Project is consistent with explicit, on-point policies and strategies of the 2040 Horizon Comprehensive Plan, including

~ the provisions of the Brookside Small Area Plan, which are incorporated into the Comprehensive Plan (pg. 62).

~ "Promote and encourage residential densities and designs that ensure varied living areas and housing types." (Community Housing Vision Policy, pg. 40).

~ "Promote redevelopment of highway corridors, with an emphasis on North Point Pkwy, Old Milton Pkwy and South Main Street, into pedestrian-friendly, mixed-use environments to create viable, growing and attractive areas" (Community Land Use Vision Policy, pg. 46).

~ "Allow mixed use patterns that will create activity nodes . . . within exiting suburban office; "[a]llow mixed use patterns that will create activity nodes in appropriate areas . . . that provide jobs and services with walking distance of residences, preserve open spaces and make public transportation more effective" and and "[e]ncourage creative urban design solutions that improve physical character" (Community Land Use Policies 2.3, 8.2, and 10, pgs. 46-47).

However, to effectuate these goals Applicant is requesting a FLUM amendment to change the Subject Property's use designation from CO to HDR. The Applicant's request is also compatible with other land use designations in the area. As an example, The Providence Group's Brookside Reserve project at 3750 Brookside Parkway is designated as HDR.

Small Area Plan Priority

Applicant requests that the following design guidelines contained within the Brookside Small Area Plan be given precedence and priority over the conflicting guidelines contained within in the UDC.

- Front Yard Minimum Setback: 20' along Brookside Pkwy as provided in the Brookside Small Area Plan instead of 35' as set forth in UDC Sec.2.2.10D.

Variances & Waivers

Applicant requests the following variances and waivers. Each requested variance or waiver meets the following approval criteria for the reasons stated below:

- (1) There are extraordinary and exceptional conditions pertaining to the Subject Property resulting from its size, shape, and topography;

- (2) The Application of the Zoning Code without the requested variance or waiver would create an unnecessary hardship;
- (3) There are conditions relevant to the Subject Property which are peculiar to it;
- (4) And those conditions are not the result of any actions of the Applicant or current property owner; and
- (5) Relief, if granted, will not cause substantial detriment to the public good nor impair the purposes or intent of applicable Zoning Code or other code provisions.

- **Setback/ UDC Sec. 2.2.10.d**

The Applicant seeks to allow a 20-foot setback along Brookside Parkway pursuant to the small area plan.

- **Buffer/ UDC Sec. 3.2.8.B.1.a**

The Applicant seeks to provide a 15-foot planted buffer in lieu of the 50-foot undisturbed buffer along the property lines bordering O-1 and C-2 districts to allow grading and construction of the townhomes. The parcels to the east and north of the Subject Property are currently developed with a mix of restaurant/retail (north) and senior residential (east). To mitigate any impacts from the disturbance and reduction in width the Applicant will be providing additional landscaping to screen and buffer the proposed residences against the adjacent property.

- **Unit Width/ UDC Sec. 2.2.10.d**

The Applicant seeks to reduce the minimum unit width from 20-feet to 18-feet to allow an enhanced front elevation to the overall townhome building.

- **Parking/ UDC Sec. 2.5.4**

The Applicant seeks to reduce the minimum parking requirements for each townhome unit to be met within the associated garage and driveway.

Preservation of Rights:

The Applicant respectfully submits that the existing zoning and land use designation on the Subject Property and any intervening designation except for that requested, are unconstitutional and that a refusal to approve the proposed - rezoning, comprehensive land use amendment, master plan amendment and concurrent variances or any attempt to rezone or change the comprehensive land use designation of the Subject Property to an intervening classification, would be unlawful, arbitrary, capricious, irrational and a manifest abuse of discretion; all in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

A refusal to approve the proposed rezoning, comprehensive land use amendment, master plan amendment and concurrent variances or any attempt to rezone or change the comprehensive land use designation of the Subject Property to an intervening classification, would discriminate unfairly between the owner of the Subject Property and other property owners similarly situated, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph II of the Constitution of the State of Georgia.

A refusal to approve the proposed rezoning, comprehensive land use amendment, master plan amendment and concurrent variances or any attempt to rezone or change the comprehensive land use designation of the Subject Property to an intervening classification, would amount to a taking of property, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

A refusal to approve the proposed rezoning, comprehensive land use amendment, master plan amendment and concurrent variances or any attempt to rezone or change the comprehensive land use designation of the Subject Property to an intervening classification, would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Constitution of the State of Georgia.

A refusal to approve the proposed rezoning, comprehensive land use amendment, master plan amendment and concurrent variances, or any attempt to rezone or change the comprehensive land use designation of the Subject Property to an intervening classification, would be invalid inasmuch as the City of Alpharetta Zoning Ordinance is unlawful, null and void because its adoption and map adoption/maintenance did not and does not comply with the requirements of its predecessor ordinance and/or the Zoning Procedures Law, O.C.G.A. § 36-66-1, et seq. and the Georgia Planning Act, §§ 45-12-200, et seq., and 50-8-1, et seq. The City of Alpharetta Zoning Ordinance lacks adequate standards for the City Council to exercise their powers to review this Application. Specifically, the “criteria” are not sufficient to contain the discretion of the City Council and to provide the Courts with a reasonable basis for judicial review. Because the stated standards (individually and collectively) are too vague and uncertain to provide reasonable guidance, the Zoning Ordinance is unlawful and violates, among other things, the Fifth Amendment and Fourteenth

Amendment of the Constitution of the United States and Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia.

Any limitation on the time for presentation of the issues before the City Council, which has the power to zone and rezone property, is a violation of the guarantees of free speech under the First Amendment of the Constitution of the United States and Article I, Section I, Paragraph V of the Constitution of the State of Georgia. Further, said limitations are in violation of the right to petition and assemble, in violation of the First Amendment of the Constitution of the United States and Article I, Section I, Paragraph IX of the Constitution of Georgia, as well as the due process clauses of the United States and Georgia Constitutions.

Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections..

Public Participation Plan

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: 3650 Brookside Pkwy

Contact Name: Clint Walters

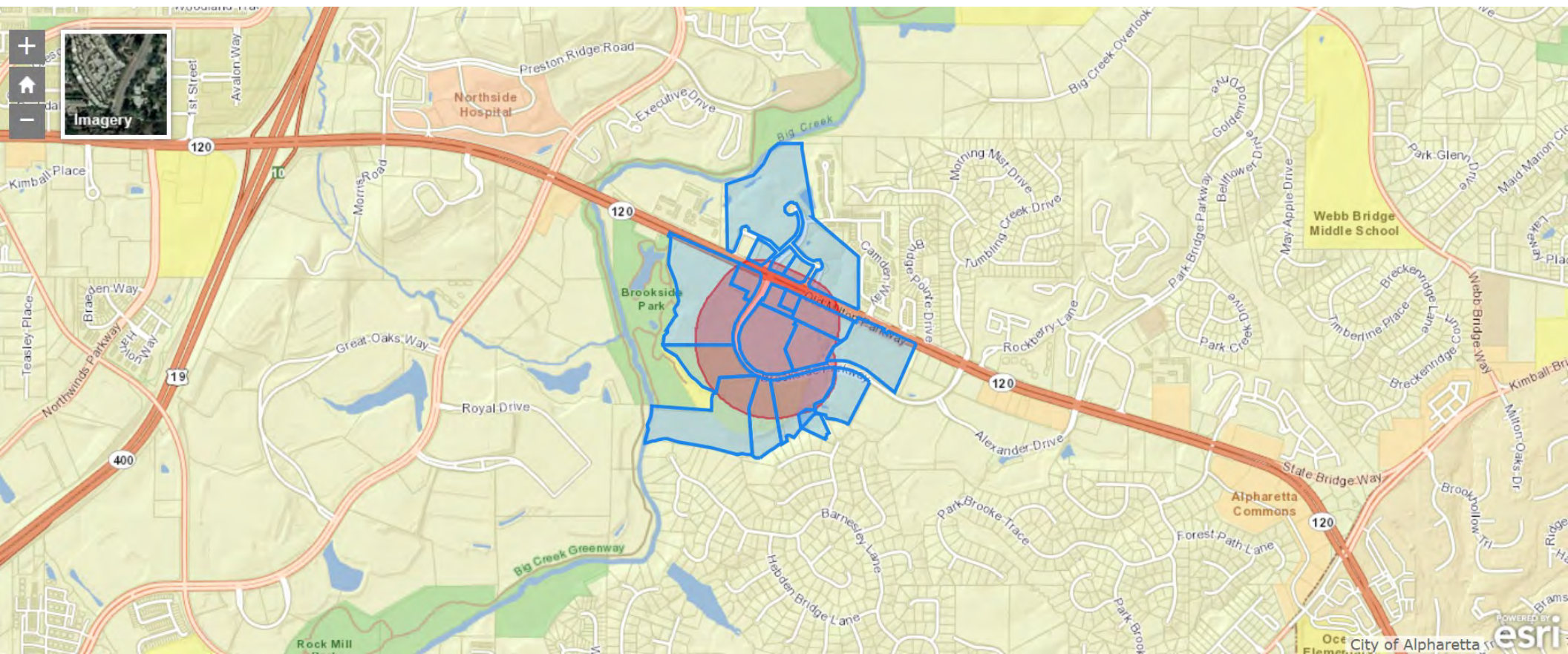
Telephone: 404-274-4492

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

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

- | | |
|--|---|
| ☒ Letter | ☐ Personal Visits |
| ☐ Telephone | ☐ Group Meeting |
| ☐ Email | ☐ Other (Please Specify) |

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



PSC HOLDINGS ALPHARETTA LLC
11745 BENTHAM CT
ALPHARETTA GA 30005

SWNC ASPEN STATION LLC
1616 2ND AVE S STE 100
BIRMINGHAM AL 35233

HWY 120 SENIOR HOLDINGS LLC
171 STONEBRIDGE BLVD
EDMOND OK 73013

FFI ALPHARETTA IL OWNER LLC
200 W MADISON STE 2650
CHICAGO IL 60606

BOARD OF REGENTS OF THE
UNIVERSITY SYSTEM OF GEORGIA
270 WASHINGTON ST SW
ATLANTA GA 30334

BOARD OF REGENTS OF THE
UNIVERSITY SYSTEM OF GEORGIA
270 WASHINGTON ST SW STE 6122
ATLANTA GA 30334

LOYALTY OLD MILTON PROPERTY LLC
3324 PEACHTREE RD # 3005
ATLANTA GA 30326

TOUCHMARK NATIONAL BANK
3651 OLD MILTON PKWY
ALPHARETTA GA 30005

CH RETAIL FUND II ATLANTA
OLD MILTON FESTIVAL LLC
3819 MAPLE AVE
DALLAS TX 75219

PLUSKOTA MICHELLE LOUISE
& PLUSKOTA JOHN
470 GARRICK PT
ALPHARETTA GA 30022

3750 BROOKSIDE LLC
6400 POWERS FERRY RD SUITE 150
ATLANTA GA 30339

BOF II GA BROOKSIDE LLC
FIVE CONCOURSE DR SUITE 3100
ATLANTA GA 30328

FOAMWORKS ALPHARETTA LLC
P O BOX 368
ROSWELL GA 30077

GOETHE JANET
P O BOX 813068
SMYRNA GA 30081

JD LD ATLANTA LLC
P.O. BOX 7555
REDLANDS CA 92375-0555

Proof of Paid Taxes



Real Estate

View Bill

As of	11/25/2025
Bill Year	2025
Bill	2500133
Owner	JD LD ATLANTA LLC
Parcel ID	11 -0020-0003-029-9

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2025	\$23,805.00	\$23,805.00	\$0.00	\$0.00	\$0.00
TOTAL		\$23,805.00	\$23,805.00	\$0.00	\$0.00	\$0.00

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**Detailed Tax Summary****Tax Year:** 2025

Owner Name **Parcel Identification** **Account Number**
 JD LD ATLANTA LLC 11 002000030299 5635449

Property Location **Tax District**
 3650 BROOKSIDE PARKWAY 10 - ALPHARETTA

Fair Market Value **Assessed Value** **Temporary Assessment**
 10,350,000 4,140,000 4,140,000

City Exemption**County Exemption**

Levies	Assessment	Exemptions	Net Assessment		Net Rate	State Credit	TAX
Fulton Cycle							
FULTON BONDS	4,140,000.00	0.00	4,140,000.00	X	.000169	\$0.00	\$699.66
FULTON OPER	4,140,000.00	0.00	4,140,000.00	X	.008870	\$0.00	\$36,721.80
FULTON SCHOOL GEN	4,140,000.00	0.00	4,140,000.00	X	.017080	\$0.00	\$70,711.20
INTEREST							\$0.00
PENALTIES/FEES							\$0.00
			Total Amount Billed				\$108,132.66
			Less Amount Paid				\$108,132.66
			Total Due				\$0.00

Last Payment: 9/16/2025

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

Evidence of No Code Enforcement Violations

Filters

Code Enforcement

Filters

Styling

Filter as map moves ⓘ



Location



3650 brookside pkwy

Select attribute filters (13)



Type Description
Values: 4



Number
Values: 186



Tag
Values: 132



Status Code
Values: 1



Assigned To
Values: 2



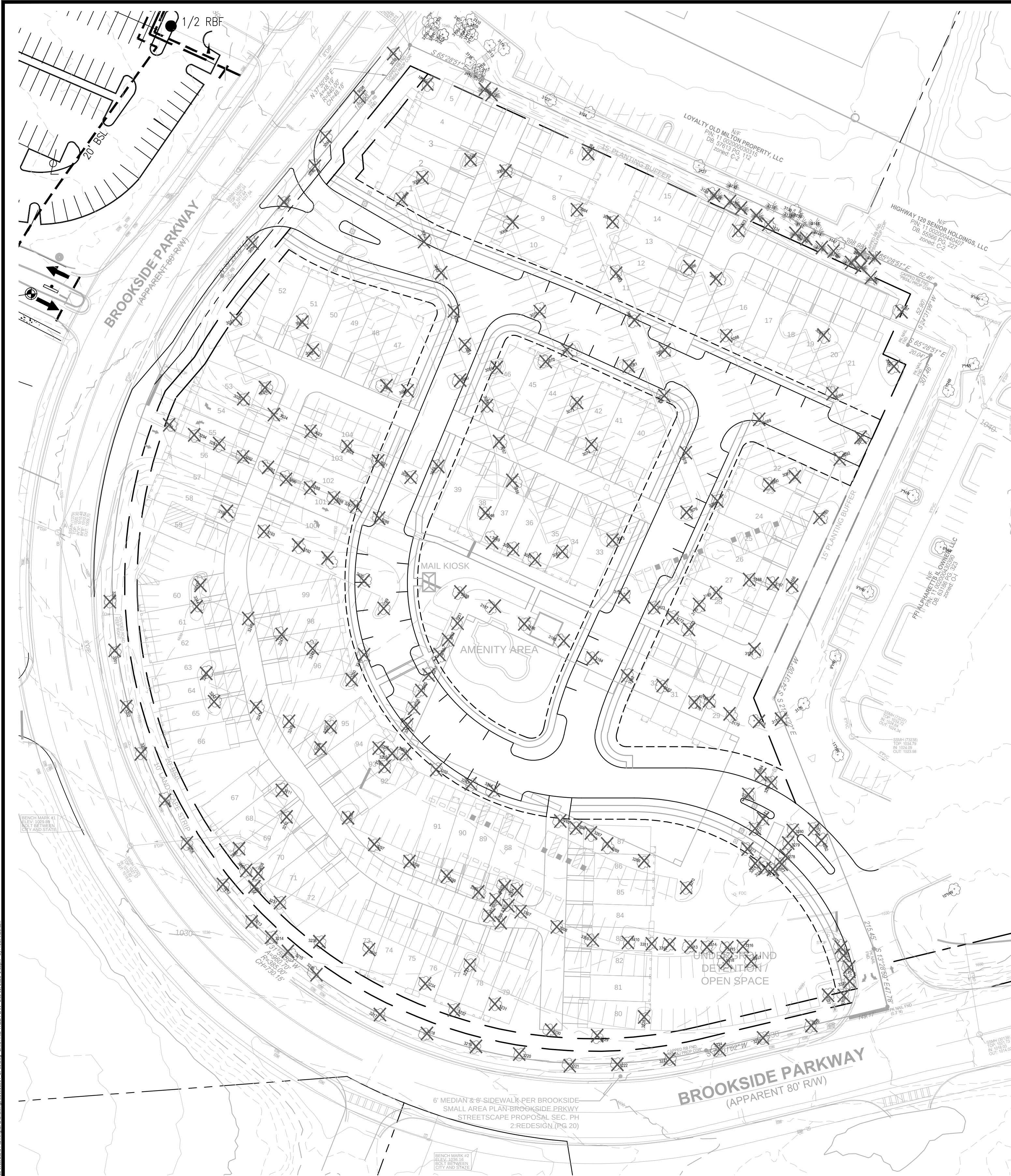
Initiated Date
3/7/2022 - 11/24/2025



Records: 186



Trees



3650 Brookside Parkway Tree Assessment					
Tag Number	DBH	Species	Common Name	Condition	Notes
3018	14	Acer rubrum	Red maple	Poor	
3020	14	Acer rubrum	Red maple	Poor	
3021	13	Acer rubrum	Red maple	Good	
3022	12	Acer rubrum	Red maple	Good	
3023	14	Acer rubrum	Red maple	Good	
3024	18	Acer rubrum	Red maple	Good	
3025	22	Acer rubrum	Red maple	Good	
3026	16	Prunus sp.	Flowering cherry	Good	
3027	15	Prunus sp.	Flowering cherry	Poor	Dieback in canopy
3028	10	Ilex x Nellie Stevens	Nellie Stevens holly	Good	Multi stem - 4/3/2
3029	9	Ilex x Nellie Stevens	Nellie Stevens holly	Good	Multi stem - 4/3/2
3030	11	Ilex x Nellie Stevens	Nellie Stevens holly	Good	Multi stem - 4/4/3
3031	10	Ilex x Nellie Stevens	Nellie Stevens holly	Good	Multi stem - 5/2/2
3032	10	Ilex x Nellie Stevens	Nellie Stevens holly	Good	Multi stem - 4/2/3
3033	29	Quercus phellos	Willow oak	Good	
3034	20	Quercus phellos	Willow oak	Good	
3035	23	Quercus phellos	Willow oak	Good	
3036	14	Quercus phellos	Willow oak	Good	
3037	23	Quercus phellos	Willow oak	Good	
3038	23	Quercus phellos	Willow oak	Good	
3039	30	Quercus phellos	Willow oak	Good	
3040	18	Quercus phellos	Willow oak	Good	
3041	15	Quercus phellos	Willow oak	Poor	Dieback in canopy
3042	7	Ulmus parvifolia	Chinese elm	Poor	Invasive species; dieback in canopy
3043	7	Ulmus parvifolia	Chinese elm	Good	Invasive species
3044	7	Ulmus parvifolia	Chinese elm	Poor	Invasive species; dieback and mastication in canopy
3045	7	Ulmus parvifolia	Chinese elm	Poor	Invasive species; dieback in canopy
3046	8	Ulmus parvifolia	Chinese elm	Good	Invasive species
3047	5	Ulmus parvifolia	Chinese elm	Good	Invasive species
3048	16	Lagerstroemia sp.	Crape myrtle	Good	Multi stem - 6/5/5
3049	18	Lagerstroemia sp.	Crape myrtle	Good	Multi stem - 5/5/5
3050	15	Lagerstroemia sp.	Crape myrtle	Good	Multi stem - 5/5/5
3051	16	Lagerstroemia sp.	Crape myrtle	Good	Multi stem - 7/5/5
3052	17	Lagerstroemia sp.	Crape myrtle	Good	Multi stem - 7/5/5
3053	12	Ilex 'Tinky Bruner'	Early Bruner holly	Fair	Chlorotic foliage
3054	14	Ilex 'Tinky Bruner'	Early Bruner holly	Good	
3055	10	Ilex 'Tinky Bruner'	Early Bruner holly	Good	
3056	19	Acer rubrum	Red maple	Good	
3057	14	Acer rubrum	Red maple	Good	
3058	14	Acer rubrum	Red maple	Good	
3059	13	Acer rubrum	Red maple	Good	
3060	11	Acer rubrum	Red maple	Poor	Dieback in canopy
3061	13	Acer rubrum	Red maple	Good	
3062	13	Acer rubrum	Red maple	Good	
3063	12	Acer rubrum	Red maple	Good	
3064	14	Acer rubrum	Red maple	Good	
3065	10	Ulmus parvifolia	Chinese elm	Poor	Invasive species; damage and dieback in trunk and canopy
3066	9	Ulmus parvifolia	Chinese elm	Good	Invasive species
3067	7	Ulmus parvifolia	Chinese elm	Good	Invasive species
3068	7	Ulmus parvifolia	Chinese elm	Good	Invasive species
3069	6	Acer rubrum	Red maple	Poor	Dieback in trunk and canopy
3070	7	Acer rubrum	Red maple	Poor	Decay in trunk; dieback in canopy
3071	7	Acer rubrum	Red maple	Fair	Light dieback in canopy
3072	7	Acer rubrum	Red maple	Good	
3073	6	Acer rubrum	Red maple	Poor	Trunk wound with decay
3074	6	Acer rubrum	Red maple	Poor	Trunk wound with decay; dieback in canopy
3075	6	Ulmus parvifolia	Chinese elm	Good	Invasive species; light dieback in canopy
3076	9	Ulmus parvifolia	Chinese elm	Good	Invasive species
3077	11	Ulmus parvifolia	Chinese elm	Good	Invasive species
3078	15	Acer rubrum	Red maple	Good	
3079	13	Acer rubrum	Red maple	Good	
3080	28	Quercus phellos	Willow oak	Good	
3081	10	Acer rubrum	Red maple	Poor	Dieback in canopy
3082	13	Acer rubrum	Red maple	Good	
3083	10	Acer rubrum	Red maple	Good	
3084	10	Ulmus parvifolia	Chinese elm	Poor	Invasive species
3085	12	Ulmus parvifolia	Chinese elm	Poor	Invasive species; dieback in canopy
3086	9	Ulmus parvifolia	Chinese elm	Good	Invasive species
3087	9	Ulmus parvifolia	Chinese elm	Good	Invasive species
3088	6	Acer rubrum	Red maple	Fair	Trunk wound with decay; dieback in canopy
3089	7	Acer rubrum	Red maple	Poor	Invasive species
3090	7	Ulmus parvifolia	Chinese elm	Good	Invasive species
3091	10	Ulmus parvifolia	Chinese elm	Good	Invasive species
3092	10	Acer saccharum	Sugar maple	Good	
3093	9	Acer saccharum	Sugar maple	Good	
3094	9	Acer rubrum	Red maple	Poor	Trunk wound with decay; dieback in canopy
3095	9	Acer saccharum	Sugar maple	Good	Invasive species
3096	9	Acer saccharum	Sugar maple	Good	
3097	8	Acer saccharum	Sugar maple	Good	
3098	16	Quercus phellos	Willow oak	Good	
3099	20	Quercus phellos	Willow oak	Good	
3100	11	Cryptomeria japonica	Cryptomeria	Good	
3101	10	Cryptomeria japonica	Cryptomeria	Good	
3102	11	Cryptomeria japonica	Cryptomeria	Good	
3103	8	Cryptomeria japonica	Cryptomeria	Good	
3104	8	Cryptomeria japonica	Cryptomeria	Good	
3105	11	Cryptomeria japonica	Cryptomeria	Good	
3106	9	Cryptomeria japonica	Cryptomeria	Good	
3107	8	Cryptomeria japonica	Cryptomeria	Good	
3108	6	Acer buergerianum	Trident maple	Fair	Suppressed canopy
3109	8	Cryptomeria japonica	Cryptomeria	Good	
3110	8	Cryptomeria japonica	Cryptomeria	Good	
3111	9	Cryptomeria japonica	Cryptomeria	Good	
3112	10	Cryptomeria japonica	Cryptomeria	Good	
3113	11	Cryptomeria japonica	Cryptomeria	Good	
3114	9	Zelkova serrata	Zelkova	Good	
3115	19	Pinus taeda	Loblolly pine	Good	
3116	12	Pinus taeda	Loblolly pine	Poor	Fulcrum butt cancer on trunk
3117	10	Pinus taeda	Loblolly pine	Poor	One-sided, suppressed canopy
3118	5	Liquidambar styraciflua	Sweetgum	Good	
3119	7	Liquidambar styraciflua	Sweetgum	Good	
3120	23	Pinus taeda	Loblolly pine	Good	
3121	7	Pinus taeda	Loblolly pine	Poor	One-sided, suppressed canopy
3122	17	Pinus taeda	Loblolly pine	Poor	Fulcrum butt cancer on lower trunk
3123	20	Quercus phellos	Willow oak	Good	
3124	20	Quercus phellos	Willow oak	Good	
3125	6	Ulmus parvifolia	Chinese elm	Good	Invasive species
3126	6	Pinus taeda	Loblolly pine	Poor	One-sided, suppressed canopy
3127	28	Quercus phellos	Willow oak	Good	
3128	17	Liriodendron tulipifera	Tulip poplar	Poor	Dieback in codominant leader
3129	16	Pinus taeda	Loblolly pine	Good	
3130	12	Pinus taeda	Loblolly pine	Good	
3131	16	Pinus taeda	Loblolly pine	Good	
3132	15	Pinus taeda	Loblolly pine	Good	
3133	13	Pinus taeda	Loblolly pine	Good	
3134	9	Liriodendron tulipifera	Tulip poplar	Good	
3135	14	Pinus taeda	Loblolly pine	Good	
3136	16	Pinus taeda	Loblolly pine	Good	
3137	14	Quercus phellos	Willow oak	Good	
3138	13	Pinus taeda	Loblolly pine	Good	
3139	14	Pinus taeda	Loblolly pine	Good	
3140	14	Pinus taeda	Loblolly pine	Good	
3141	12	Pinus taeda	Loblolly pine	Good	
3142	15	Pinus taeda	Loblolly pine	Good	
3143	14	Pinus taeda	Loblolly pine	Good	
3144	12	Pinus taeda	Loblolly pine	Good	

3145	15	Pinus taeda	Loblolly pine	Good	
3146	15	Pinus taeda	Loblolly pine	Good	
3147	11	Liriodendron tulipifera	Tulip poplar	Good	
3148	15	Pinus taeda	Loblolly pine	Good	
3149	13	Pinus taeda	Loblolly pine	Good	
3150	17	Pinus taeda	Loblolly pine	Good	
3151	14	Pinus taeda	Loblolly pine	Good	
3152	20	Pinus taeda	Loblolly pine	Good	
3153	7	Quercus lyrata	Overcup oak	Good	Boundary tree
3154	6	Quercus muhlenbergii	Swamp whiteoak	Good	Boundary tree
3155	11	Taxodium distichum	Bald cypress	Good	Boundary tree
3156	6	Magnolia grandiflora	Southern magnolia	Good	Boundary tree
3157	7	Magnolia grandiflora	Southern magnolia	Good	Boundary tree
3158	10	Quercus phellos	Willow oak	Good	Boundary tree
3159	6	Ulmus americana	American elm	Good	Boundary tree
3160	6	Ulmus americana	American elm	Good	Boundary tree
3161	6	Ulmus americana	American elm	Good	Boundary tree
3162	6	Ulmus americana	American elm	Good	Boundary tree
3163	6	Ulmus americana	American elm	Good	Boundary tree
3164	9	Quercus phellos	Willow oak	Good	Boundary tree
3165	14	Acer saccharum	Sugar maple	Good	
3166	18	Lagerstroemia sp.	Crape myrtle	Good	Multi stem - 6/5/5
3167	18	Lagerstroemia sp.	Crape myrtle	Good	Multi stem - 6/5/5
3168	16	Lagerstroemia sp.	Crape myrtle	Good	Multi stem - 6/5/5
3169	16	Lagerstroemia sp.	Crape myrtle	Good	Multi stem - 6/5/5
3170	16	Lagerstroemia sp.	Crape myrtle	Good	Multi stem - 6/5/5
3171	15	Lagerstroemia sp.	Crape myrtle	Good	Multi stem - 5/5/5
3172	13	Acer rubrum	Red maple	Good	
3173	7	Acer saccharum	Sugar maple	Good	
3174	11	Acer saccharum	Sugar maple	Good	
3175	27	Ilex cornuta Burfordii	Burford holly	Good	Multi stem - 10/9/8
3176	15	Lagerstroemia sp.	Crape myrtle	Good	Multi stem - 5/5/5
3177	15	Lagerstroemia sp.	Crape myrtle	Good	Multi stem - 5/5/5
3178	15	Lagerstroemia sp.	Crape myrtle	Good	Multi stem - 5/5/5
3179	13	Lagerstroemia sp.	Crape myrtle	Good	Multi stem - 5/4/4
3180	10	Lagerstroemia sp.	Crape myrtle	Good	Multi stem - 4/4/2
3181	15	Acer rubrum	Red maple	Good	
3182	15	Acer rubrum	Red maple	Good	
3183	10	Ilex x attenuata Fosteri	Foster holly	Good	
3184	8	Ilex x attenuata Fosteri	Foster holly	Good	
3185	15	Acer rubrum	Red maple	Good	
3186	13	Acer rubrum	Red maple	Good	
3187	15	Acer rubrum	Red maple	Good	
3188	16	Acer rubrum	Red maple	Good	
3189	13	Acer rubrum	Red maple	Good	
3190	15	Acer rubrum	Red maple	Good	
3191	16	Acer rubrum	Red maple	Good	
3192	16	Acer rubrum	Red maple	Good	
3193	17	Acer rubrum	Red maple	Good	
3194	16	Acer rubrum	Red maple	Good	
3195	16	Ilex x Nellie Stevens	Nellie Stevens holly	Good	Multi stem - 7/5/4
3196	18	Ilex x Nellie Stevens	Nellie Stevens holly	Good	Multi stem - 5/5/4
3197	14	Ilex x Nellie Stevens	Nellie Stevens holly	Good	Multi stem - 5/5/4
3198	14	Ilex x Nellie Stevens	Nellie Stevens holly	Good	Multi stem - 7/4/3
3199	14	Ilex x Nellie Stevens	Nellie Stevens holly	Good	Multi stem - 5/5/4
3200	24	Quercus phellos	Willow oak	Good	
3201	25	Quercus phellos	Willow oak	Good	
3202	19	Quercus phellos	Willow oak	Good	
3203	18	Quercus phellos	Willow oak	Good	
3204	22	Quercus phellos	Willow oak	Good	
3205	28	Quercus phellos	Willow oak	Good	
3206	18	Acer rubrum	Red maple	Good	
3207	4	Lagerstroemia sp.	Crape myrtle	Poor	Trunk wound with decay
3208	12	Lagerstroemia sp.	Crape myrtle	Poor	Multi stem - 4/4/4; decay in bole
3209	8	Lagerstroemia sp.	Crape myrtle	Good	Multiple stem - 4/4
3210	21	Quercus shumardii	Shumard oak	Good	
3211	11	Ulmus parvifolia	Chinese elm	Good	Invasive species
3212	7	Ilex vomitoria	Yopoun holly	Good	Multi stem - 3/2/2
3213	9	Ilex vomitoria	Yopoun holly	Good	Multi stem - 5/3/3
3214	14	Ilex vomitoria	Yopoun holly	Good	Multi stem - 5/5/3
3215	16	Ilex vomitoria	Yopoun holly	Good	Multi stem - 6/5/5
3216	14	Ilex vomitoria	Yopoun holly	Good	Multi stem - 5/5/4
3217	32	Quercus phellos	Willow oak	Good	
3218	31	Quercus phellos	Willow oak	Good	
3219	29	Quercus phellos	Willow oak	Good	
3220	25	Quercus phellos	Willow oak	Good	
3221	27	Quercus phellos	Willow oak	Good	
3222	25	Quercus phellos	Willow oak	Good	
3223	25	Quercus phellos	Willow oak	Good	
3224	23	Quercus phellos	Willow oak	Good	
3225	18	Pinus taeda	Loblolly pine	Fair	Thin canopy
3226	22	Quercus phellos	Willow oak	Good	
3227	10	Ulmus parvifolia	Chinese elm	Good	Invasive species
3228	11	Acer rubrum	Red maple	Good	
3229	21	Quercus phellos	Willow oak	Good	
3230	15	Acer rubrum	Red maple	Good	
3231	15	Acer rubrum	Red maple	Good	
3232	15	Acer rubrum	Red maple	Good	
3233	17	Acer rubrum	Red maple	Fair	Light decay in pruning wound
3234	18	Acer rubrum	Red maple	Good	
3235	20	Acer rubrum	Red maple	Good	
3236	20	Acer rubrum	Red maple	Good	
3237	20	Acer rubrum	Red maple	Good	
3238	5	Ulmus parvifolia	Chinese elm	Good	Invasive species
3239	5	Ulmus parvifolia	Chinese elm	Good	Invasive species
3240	5	Ulmus parvifolia	Chinese elm	Poor	Invasive species; mastication on trunk; dieback in canopy
3241	5	Ulmus parvifolia	Chinese elm	Poor	Invasive species; dieback in canopy
3242	7	Ulmus parvifolia	Chinese elm	Good	Invasive species
3243	7	Ulmus parvifolia	Chinese elm	Good	Invasive species
3244	7	Ulmus parvifolia	Chinese elm	Good	Invasive species
3245	7	Ulmus parvifolia	Chinese elm	Poor	Invasive species; dieback in trunk and canopy
3246	5	Ulmus parvifolia	Chinese elm	Poor	Invasive species; dieback in canopy
3247	6	Ulmus parvifolia	Chinese elm	Poor	Invasive species; dieback in canopy
3248	5	Ulmus parvifolia	Chinese elm	Poor	Invasive species; dieback in canopy
3249	7	Ulmus parvifolia	Chinese elm	Poor	Invasive species; dieback in canopy
3250	7	Ulmus parvifolia	Chinese elm	Good	Invasive species
3251	9	Ilex vomitoria	Yopoun holly	Good	Multi stem - 5/4
3252	14	Ilex vomitoria	Yopoun holly	Good	Multi stem - 5/5/4
3253	13	Ilex vomitoria	Yopoun holly	Good	Multi stem - 5/4/4
3254	13	Ilex vomitoria	Yopoun holly	Good	Multi stem - 5/4/4
3255	12	Ilex vomitoria	Yopoun holly	Good	Multi stem - 4/4/4
3256	13	Ilex vomitoria	Yopoun holly	Good	Multi stem - 5/5/3
3257	14	Ilex vomitoria	Yopoun holly	Good	Multi stem - 4/5/3
3258	6	Magnolia x soulangeana	Southern magnolia	Good	Multi stem - 2/2/2
3259	6	Magnolia x soulangeana	Southern magnolia	Good	Multi stem - 2/2/2
3260	18	Acer rubrum	Red maple	Good	
3261	18	Acer rubrum	Red maple	Good	
3262	18	Acer rubrum	Red maple	Good	
3263	14	Acer rubrum	Red maple	Fair	Light decay in pruning wound
3264	12	Ilex cornuta Burfordii	Burford holly	Good	Multi stem - 6/3/3
3265	14	Ilex cornuta Burfordii	Burford holly	Good	Multi stem - 6/4/4
3266	13	Ilex cornuta Burfordii	Burford holly	Good	Multi stem - 5/3/3
3267	13	Ilex cornuta Burfordii	Burford holly	Good	Multi stem - 5/3/2
3268	15	Acer rubrum	Red maple	Poor	Trunk wounds with fungal fruiting bodies and decay
3269	15	Acer rubrum	Red maple	Poor	Trunk wounds and dieback in trunk
3270	21	Quercus shumardii	Shumard oak	Good	
3271	14	Quercus x lyandii	Lyland cypress	Fair	Interior dieback; underside spots

3650 Brookside Parkway - Alpharetta

Tree Survey

11.1.2024

Tree Survey Key

- Fair or Better Condition Surveyed Tree
- Poor Condition Surveyed Tree
- Invasive Species

3650 Brookside Parkway Tree Assessment

Tag Number	DBH	Species	Common Name	Condition	Notes
3019	14	<i>Acer rubrum</i>	Red maple	Good	
3020	14	<i>Acer rubrum</i>	Red maple	Good	
3021	13	<i>Acer rubrum</i>	Red maple	Good	
3022	12	<i>Acer rubrum</i>	Red maple	Good	
3023	14	<i>Acer rubrum</i>	Red maple	Good	
3024	18	<i>Acer rubrum</i>	Red maple	Good	
3025	22	<i>Acer rubrum</i>	Red maple	Good	
3026	16	<i>Prunus sp.</i>	Flowering cherry	Good	
3027	15	<i>Prunus sp.</i>	Flowering cherry	Poor	Dieback in canopy
3028	10	<i>Ilex x Nellie Stevens</i>	Nellie Stevens holly	Good	Multi stem - 4/3/3
3029	9	<i>Ilex x Nellie Stevens</i>	Nellie Stevens holly	Good	Multi stem - 4/3/2
3030	11	<i>Ilex x Nellie Stevens</i>	Nellie Stevens holly	Good	Multi stem - 4/4/3
3031	10	<i>Ilex x Nellie Stevens</i>	Nellie Stevens holly	Good	Multi stem - 5/3/2
3032	10	<i>Ilex x Nellie Stevens</i>	Nellie Stevens holly	Good	Multi stem - 4/3/3
3033	29	<i>Quercus phellos</i>	Willow oak	Good	
3034	20	<i>Quercus phellos</i>	Willow oak	Good	
3035	23	<i>Quercus phellos</i>	Willow oak	Good	
3036	14	<i>Quercus phellos</i>	Willow oak	Good	
3037	23	<i>Quercus phellos</i>	Willow oak	Good	
3038	23	<i>Quercus phellos</i>	Willow oak	Good	
3039	30	<i>Quercus phellos</i>	Willow oak	Good	
3040	18	<i>Quercus phellos</i>	Willow oak	Good	
3041	15	<i>Quercus phellos</i>	Willow oak	Poor	Dieback in canopy
3042	7	<i>Ulmus parvifolia</i>	Chinese elm	Poor	Invasive species; dieback in canopy
3043	7	<i>Ulmus parvifolia</i>	Chinese elm	Good	Invasive species
3044	7	<i>Ulmus parvifolia</i>	Chinese elm	Poor	Invasive species; dieback and mistletoe in canopy
3045	7	<i>Ulmus parvifolia</i>	Chinese elm	Poor	Invasive species; dieback in canopy
3046	8	<i>Ulmus parvifolia</i>	Chinese elm	Good	Invasive species
3047	5	<i>Ulmus parvifolia</i>	Chinese elm	Good	Invasive species
3048	16	<i>Lagerstroemia sp.</i>	Crape myrtle	Good	Multi stem - 6/5/5
3049	15	<i>Lagerstroemia sp.</i>	Crape myrtle	Good	Multi stem - 5/5/5
3050	15	<i>Lagerstroemia sp.</i>	Crape myrtle	Good	Multi stem - 5/5/5
3051	16	<i>Lagerstroemia sp.</i>	Crape myrtle	Good	Multi stem - 6/5/5
3052	17	<i>Lagerstroemia sp.</i>	Crape myrtle	Good	Multi stem - 7/5/5
3053	12	<i>Ilex 'Emily Bruner'</i>	Emily Bruner Holly	Fair	Chlorotic foliage
3054	14	<i>Ilex 'Emily Bruner'</i>	Emily Bruner Holly	Good	
3055	10	<i>Ilex 'Emily Bruner'</i>	Emily Bruner Holly	Good	
3056	19	<i>Acer rubrum</i>	Red maple	Good	
3057	14	<i>Acer rubrum</i>	Red maple	Good	
3058	14	<i>Acer rubrum</i>	Red maple	Good	
3059	13	<i>Acer rubrum</i>	Red maple	Good	
3060	11	<i>Acer rubrum</i>	Red maple	Poor	Dieback in canopy
3061	13	<i>Acer rubrum</i>	Red maple	Good	
3062	13	<i>Acer rubrum</i>	Red maple	Good	
3063	12	<i>Acer rubrum</i>	Red maple	Good	
3064	14	<i>Acer rubrum</i>	Red maple	Good	
3065	10	<i>Ulmus parvifolia</i>	Chinese elm	Poor	Invasive species; damage and dieback in trunk and canopy
3066	9	<i>Ulmus parvifolia</i>	Chinese elm	Good	Invasive species
3067	7	<i>Ulmus parvifolia</i>	Chinese elm	Good	Invasive species
3068	7	<i>Ulmus parvifolia</i>	Chinese elm	Good	Invasive species
3069	6	<i>Acer rubrum</i>	Red maple	Poor	Dieback in trunk and canopy
3070	7	<i>Acer rubrum</i>	Red maple	Poor	Decay in trunk; dieback in canopy
3071	7	<i>Acer rubrum</i>	Red maple	Fair	Light dieback in canopy
3072	7	<i>Acer rubrum</i>	Red maple	Good	
3073	6	<i>Acer rubrum</i>	Red maple	Poor	Trunk wound with decay
3074	6	<i>Acer rubrum</i>	Red maple	Poor	Trunk wound with decay; dieback in canopy

3075	6	<i>Ulmus parvifolia</i>	Chinese elm	Good	Invasive species; light dieback in canopy
3076	9	<i>Ulmus parvifolia</i>	Chinese elm	Good	Invasive species
3077	11	<i>Ulmus parvifolia</i>	Chinese elm	Good	Invasive species
3078	15	<i>Acer rubrum</i>	Red maple	Good	
3079	13	<i>Acer rubrum</i>	Red maple	Good	
3080	26	<i>Quercus phellos</i>	Willow oak	Good	
3081	10	<i>Acer rubrum</i>	Red maple	Poor	Dieback in canopy
3082	13	<i>Acer rubrum</i>	Red maple	Good	
3083	15	<i>Acer rubrum</i>	Red maple	Good	
3084	10	<i>Ulmus parvifolia</i>	Chinese elm	Good	Invasive species
3085	12	<i>Ulmus parvifolia</i>	Chinese elm	Poor	Invasive species; dieback in canopy
3086	9	<i>Ulmus parvifolia</i>	Chinese elm	Good	Invasive species
3087	9	<i>Ulmus parvifolia</i>	Chinese elm	Good	Invasive species
3088	6	<i>Acer rubrum</i>	Red maple	Fair	Light dieback in canopy
3089	7	<i>Acer rubrum</i>	Red maple	Poor	Trunk wound with decay; dieback in canopy
3090	7	<i>Ulmus parvifolia</i>	Chinese elm	Good	Invasive species
3091	10	<i>Ulmus parvifolia</i>	Chinese elm	Good	Invasive species
3092	10	<i>Acer saccharum</i>	Sugar maple	Good	
3093	9	<i>Acer saccharum</i>	Sugar maple	Good	
3094	9	<i>Acer rubrum</i>	Red maple	Poor	Trunk wound with decay; dieback in canopy
3095	7	<i>Ulmus parvifolia</i>	Chinese elm	Good	Invasive species
3096	9	<i>Acer saccharum</i>	Sugar maple	Good	
3097	8	<i>Acer saccharum</i>	Sugar maple	Good	
3098	16	<i>Quercus phellos</i>	Willow oak	Good	
3099	20	<i>Quercus phellos</i>	Willow oak	Good	
3100	11	<i>Cryptomeria japonica</i>	Cryptomeria	Good	
3101	10	<i>Cryptomeria japonica</i>	Cryptomeria	Good	
3102	11	<i>Cryptomeria japonica</i>	Cryptomeria	Good	
3103	8	<i>Cryptomeria japonica</i>	Cryptomeria	Good	
3104	8	<i>Cryptomeria japonica</i>	Cryptomeria	Good	
3105	11	<i>Cryptomeria japonica</i>	Cryptomeria	Good	
3106	9	<i>Cryptomeria japonica</i>	Cryptomeria	Good	
3107	9	<i>Cryptomeria japonica</i>	Cryptomeria	Good	
3108	6	<i>Acer buergerianum</i>	Trident maple	Fair	Suppressed canopy
3109	8	<i>Cryptomeria japonica</i>	Cryptomeria	Good	
3110	8	<i>Cryptomeria japonica</i>	Cryptomeria	Good	
3111	9	<i>Cryptomeria japonica</i>	Cryptomeria	Good	
3112	10	<i>Cryptomeria japonica</i>	Cryptomeria	Good	
3113	11	<i>Cryptomeria japonica</i>	Cryptomeria	Good	
3114	9	<i>Zelkova serrata</i>	Zelkova	Good	
3115	15	<i>Pinus taeda</i>	Loblolly pine	Good	
3116	12	<i>Pinus taeda</i>	Loblolly pine	Poor	Fusiform rust canker on trunk
3117	10	<i>Pinus taeda</i>	Loblolly pine	Poor	One-sided, suppressed canopy
3118	5	<i>Liquidambar styraciflua</i>	Sweetgum	Good	
3119	7	<i>Liquidambar styraciflua</i>	Sweetgum	Good	
3120	23	<i>Pinus taeda</i>	Loblolly pine	Good	
3121	7	<i>Pinus taeda</i>	Loblolly pine	Poor	One-sided, suppressed canopy
3122	17	<i>Pinus taeda</i>	Loblolly pine	Poor	Fusiform rust canker on lower trunk
3123	20	<i>Quercus phellos</i>	Willow oak	Good	
3124	20	<i>Quercus phellos</i>	Willow oak	Good	
3125	6	<i>Ulmus parvifolia</i>	Chinese elm	Good	Invasive species
3126	9	<i>Pinus taeda</i>	Loblolly pine	Poor	One-sided, suppressed canopy
3127	28	<i>Quercus phellos</i>	Willow oak	Good	
3128	17	<i>Liriodendron tulipifera</i>	Tulip poplar	Poor	Dieback in codominant leader
3129	16	<i>Pinus taeda</i>	Loblolly pine	Good	
3130	12	<i>Pinus taeda</i>	Loblolly pine	Good	

3131	16	<i>Pinus taeda</i>	Loblolly pine	Good	
3132	15	<i>Pinus taeda</i>	Loblolly pine	Good	
3133	13	<i>Pinus taeda</i>	Loblolly pine	Good	
3134	9	<i>Liriodendron tulipifera</i>	Tulip poplar	Good	
3135	14	<i>Pinus taeda</i>	Loblolly pine	Good	
3136	16	<i>Pinus taeda</i>	Loblolly pine	Good	
3137	14	<i>Quercus phellos</i>	Willow oak	Good	
3138	13	<i>Pinus taeda</i>	Loblolly pine	Good	
3139	14	<i>Pinus taeda</i>	Loblolly pine	Good	
3140	14	<i>Pinus taeda</i>	Loblolly pine	Good	
3141	12	<i>Pinus taeda</i>	Loblolly pine	Good	
3142	15	<i>Pinus taeda</i>	Loblolly pine	Good	
3143	14	<i>Pinus taeda</i>	Loblolly pine	Good	
3144	12	<i>Pinus taeda</i>	Loblolly pine	Good	
3145	15	<i>Pinus taeda</i>	Loblolly pine	Good	
3146	15	<i>Pinus taeda</i>	Loblolly pine	Good	
3147	11	<i>Liriodendron tulipifera</i>	Tulip poplar	Good	
3148	15	<i>Pinus taeda</i>	Loblolly pine	Good	
3149	13	<i>Pinus taeda</i>	Loblolly pine	Good	
3150	17	<i>Pinus taeda</i>	Loblolly pine	Good	
3151	14	<i>Pinus taeda</i>	Loblolly pine	Good	
3152	20	<i>Pinus taeda</i>	Loblolly pine	Good	
3153	7	<i>Quercus lyrata</i>	Overcup oak	Good	Boundary tree
3154	6	<i>Quercus michauxii</i>	Swamp chestnut oak	Good	Boundary tree
3155	11	<i>Taxodium distichum</i>	Bald cypress	Good	Boundary tree
3156	6	<i>Magnolia grandiflora</i>	Southern magnolia	Good	Boundary tree
3157	7	<i>Magnolia grandiflora</i>	Southern magnolia	Good	Boundary tree
3158	10	<i>Quercus phellos</i>	Willow oak	Good	Boundary tree
3159	6	<i>Ulmus americana</i>	American elm	Good	Boundary tree
3160	6	<i>Ulmus americana</i>	American elm	Good	Boundary tree
3161	6	<i>Ulmus americana</i>	American elm	Good	Boundary tree
3162	6	<i>Ulmus americana</i>	American elm	Good	Boundary tree
3163	6	<i>Ulmus americana</i>	American elm	Good	Boundary tree
3164	9	<i>Quercus phellos</i>	Willow oak	Good	Boundary tree
3165	14	<i>Acer saccharum</i>	Sugar maple	Good	
3166	16	<i>Lagerstroemia sp.</i>	Crape myrtle	Good	Multi stem - 6/5/5
3167	18	<i>Lagerstroemia sp.</i>	Crape myrtle	Good	Multi stem - 7/6/5
3168	16	<i>Lagerstroemia sp.</i>	Crape myrtle	Good	Multi stem - 6/5/5
3169	16	<i>Lagerstroemia sp.</i>	Crape myrtle	Good	Multi stem - 6/5/5
3170	16	<i>Lagerstroemia sp.</i>	Crape myrtle	Good	Multi stem - 6/5/5
3171	15	<i>Lagerstroemia sp.</i>	Crape myrtle	Good	Multi stem - 5/5/5
3172	13	<i>Acer rubrum</i>	Red maple	Good	
3173	7	<i>Acer saccharum</i>	Sugar maple	Good	
3174	11	<i>Acer saccharum</i>	Sugar maple	Good	
3175	27	<i>Ilex cornuta Burfordii</i>	Burford holly	Good	Multi stem - 10/9/8
3176	15	<i>Lagerstroemia sp.</i>	Crape myrtle	Good	Multi stem - 5/5/5
3177	15	<i>Lagerstroemia sp.</i>	Crape myrtle	Good	Multi stem - 5/5/5
3178	15	<i>Lagerstroemia sp.</i>	Crape myrtle	Good	Multi stem - 5/5/5
3179	13	<i>Lagerstroemia sp.</i>	Crape myrtle	Good	Multi stem - 5/4/4
3180	10	<i>Lagerstroemia sp.</i>	Crape myrtle	Good	Multi stem - 4/4/2
3181	15	<i>Acer rubrum</i>	Red maple	Good	
3182	15	<i>Acer rubrum</i>	Red maple	Good	
3183	10	<i>Ilex x attenuata Fosteri</i>	Foster holly	Good	
3184	8	<i>Ilex x attenuata Fosteri</i>	Foster holly	Good	
3185	15	<i>Acer rubrum</i>	Red maple	Good	
3186	13	<i>Acer rubrum</i>	Red maple	Good	
3187	15	<i>Acer rubrum</i>	Red maple	Good	
3188	16	<i>Acer rubrum</i>	Red maple	Good	
3189	13	<i>Acer rubrum</i>	Red maple	Good	
3190	15	<i>Acer rubrum</i>	Red maple	Good	

3191	16	<i>Acer rubrum</i>	Red maple	Good	
3192	16	<i>Acer rubrum</i>	Red maple	Good	
3193	17	<i>Acer rubrum</i>	Red maple	Good	
3194	16	<i>Acer rubrum</i>	Red maple	Good	
3195	16	<i>Ilex x Nellie Stevens</i>	Nellie Stevens holly	Good	Multi stem - 7/5/4
3196	18	<i>Ilex x Nellie Stevens</i>	Nellie Stevens holly	Good	Multi stem - 9/5/4
3197	14	<i>Ilex x Nellie Stevens</i>	Nellie Stevens holly	Good	Multi stem - 5/5/4
3198	14	<i>Ilex x Nellie Stevens</i>	Nellie Stevens holly	Good	Multi stem - 7/4/3
3199	14	<i>Ilex x Nellie Stevens</i>	Nellie Stevens holly	Good	Multi stem - 5/5/4
3200	24	<i>Quercus phellos</i>	Willow oak	Good	
3201	25	<i>Quercus phellos</i>	Willow oak	Good	
3202	19	<i>Quercus phellos</i>	Willow oak	Good	
3203	18	<i>Quercus phellos</i>	Willow oak	Good	
3204	22	<i>Quercus phellos</i>	Willow oak	Good	
3205	26	<i>Quercus phellos</i>	Willow oak	Good	
3206	18	<i>Acer rubrum</i>	Red maple	Good	
3207	4	<i>Lagerstroemia sp.</i>	Crape myrtle	Poor	Trunk wound with decay
3208	12	<i>Lagerstroemia sp.</i>	Crape myrtle	Poor	Multi stem - 4/4/4; decay in base
3209	8	<i>Lagerstroemia sp.</i>	Crape myrtle	Good	Multiple stem - 4/4
3210	21	<i>Quercus shumardii</i>	Shumard oak	Good	
3211	11	<i>Ulmus parvifolia</i>	Chinese elm	Good	Invasive species
3212	7	<i>Ilex vomitoria</i>	Yaupon holly	Good	Multi stem - 3/2/2
3213	9	<i>Ilex vomitoria</i>	Yaupon holly	Good	Multi stem - 3/3/3
3214	14	<i>Ilex vomitoria</i>	Yaupon holly	Good	Multi stem - 6/5/3
3215	16	<i>Ilex vomitoria</i>	Yaupon holly	Good	Multi stem - 6/5/5
3216	14	<i>Ilex vomitoria</i>	Yaupon holly	Good	Multi stem - 5/5/4
3217	32	<i>Quercus phellos</i>	Willow oak	Good	
3218	31	<i>Quercus phellos</i>	Willow oak	Good	
3219	29	<i>Quercus phellos</i>	Willow oak	Good	
3220	25	<i>Quercus phellos</i>	Willow oak	Good	
3221	27	<i>Quercus phellos</i>	Willow oak	Good	
3222	15	<i>Quercus phellos</i>	Willow oak	Good	
3223	25	<i>Quercus phellos</i>	Willow oak	Good	
3224	23	<i>Quercus phellos</i>	Willow oak	Good	
3225	18	<i>Quercus phellos</i>	Willow oak	Fair	Thin canopy
3226	22	<i>Quercus phellos</i>	Willow oak	Good	
3227	10	<i>Ulmus parvifolia</i>	Chinese elm	Good	Invasive species
3228	11	<i>Acer rubrum</i>	Red maple	Good	
3229	21	<i>Quercus phellos</i>	Willow oak	Good	
3230	15	<i>Acer rubrum</i>	Red maple	Good	
3231	15	<i>Acer rubrum</i>	Red maple	Good	
3232	15	<i>Acer rubrum</i>	Red maple	Good	
3233	17	<i>Acer rubrum</i>	Red maple	Fair	Light decay in pruning wound
3234	18	<i>Acer rubrum</i>	Red maple	Good	
3235	20	<i>Acer rubrum</i>	Red maple	Good	
3236	20	<i>Acer rubrum</i>	Red maple	Good	
3237	20	<i>Acer rubrum</i>	Red maple	Good	
3238	5	<i>Ulmus parvifolia</i>	Chinese elm	Good	Invasive species
3239	5	<i>Ulmus parvifolia</i>	Chinese elm	Good	Invasive species
3240	5	<i>Ulmus parvifolia</i>	Chinese elm	Poor	Invasive species; mistletoe on trunk; dieback in canopy
3241	5	<i>Ulmus parvifolia</i>	Chinese elm	Poor	Invasive species; dieback in canopy
3242	7	<i>Ulmus parvifolia</i>	Chinese elm	Good	Invasive species
3243	7	<i>Ulmus parvifolia</i>	Chinese elm	Good	Invasive species
3244	7	<i>Ulmus parvifolia</i>	Chinese elm	Good	Invasive species
3245	7	<i>Ulmus parvifolia</i>	Chinese elm	Poor	Invasive species; dieback in trunk and canopy
3246	5	<i>Ulmus parvifolia</i>	Chinese elm	Poor	Invasive species; dieback in canopy
3247	6	<i>Ulmus parvifolia</i>	Chinese elm	Poor	Invasive species; dieback in canopy
3248	5	<i>Ulmus parvifolia</i>	Chinese elm	Poor	Invasive species; dieback in canopy

3249	7	<i>Ulmus parvifolia</i>	Chinese elm	Poor	Invasive species; dieback in canopy
3250	7	<i>Ulmus parvifolia</i>	Chinese elm	Good	Invasive species
3251	9	<i>Ilex vomitoria</i>	Yaupon holly	Good	Multi stem - 5/4
3252	14	<i>Ilex vomitoria</i>	Yaupon holly	Good	Multi stem - 5/5/4
3253	13	<i>Ilex vomitoria</i>	Yaupon holly	Good	Multi stem - 5/4/4
3254	13	<i>Ilex vomitoria</i>	Yaupon holly	Good	Multi stem - 5/4/4
3255	12	<i>Ilex vomitoria</i>	Yaupon holly	Good	Multi stem - 4/4/4
3256	13	<i>Ilex vomitoria</i>	Yaupon holly	Good	Multi stem - 5/5/3
3257	14	<i>Ilex vomitoria</i>	Yaupon holly	Good	Multi stem - 6/5/3
3258	6	<i>Magnolia x soulangeana</i>	Saucer magnolia	Good	Multi stem - 2/2/2
3259	6	<i>Magnolia x soulangeana</i>	Saucer magnolia	Good	Multi stem - 2/2/2
3260	6	<i>Magnolia x soulangeana</i>	Saucer magnolia	Good	Multi stem - 2/2/2
3261	16	<i>Acer rubrum</i>	Red maple	Good	
3262	16	<i>Acer rubrum</i>	Red maple	Good	
3263	14	<i>Acer rubrum</i>	Red maple	Fair	Light decay in pruning wound
3264	12	<i>Ilex cornuta Burfordii</i>	Burford holly	Good	Multi stem - 6/3/3
3265	14	<i>Ilex cornuta Burfordii</i>	Burford holly	Good	Multi stem - 6/4/4
3266	11	<i>Ilex cornuta Burfordii</i>	Burford holly	Good	Multi stem - 5/3/3
3267	13	<i>Ilex cornuta Burfordii</i>	Burford holly	Good	Multi stem - 6/5/2
3268	15	<i>Acer rubrum</i>	Red maple	Poor	Trunk wounds with fungal fruiting bodies and decay
3269	15	<i>Acer rubrum</i>	Red maple	Poor	Trunk wounds and dieback in trunk
3270	21	<i>Quercus shumardii</i>	Shumard oak	Good	
3271	14	<i>Cupressus x leylandii</i>	Leyland cypress	Fair	Interior dieback; undesirable species
3272	12	<i>Cupressus x leylandii</i>	Leyland cypress	Fair	Interior dieback; undesirable species
3273	17	<i>Cupressus x leylandii</i>	Leyland cypress	Fair	Interior dieback; undesirable species
3274	15	<i>Cupressus x leylandii</i>	Leyland cypress	Fair	Interior dieback; undesirable species
3275	13	<i>Cupressus x leylandii</i>	Leyland cypress	Fair	Interior dieback; undesirable species
3276	16	<i>Cupressus x leylandii</i>	Leyland cypress	Fair	Interior dieback; undesirable species
3277	14	<i>Cupressus x leylandii</i>	Leyland cypress	Fair	Interior dieback; undesirable species
3278	13	<i>Cupressus x leylandii</i>	Leyland cypress	Fair	Interior dieback; undesirable species
3279	13	<i>Cupressus x leylandii</i>	Leyland cypress	Fair	Interior dieback; undesirable species
3280	13	<i>Cupressus x leylandii</i>	Leyland cypress	Fair	Interior dieback; undesirable species
3281	12	<i>Cupressus x leylandii</i>	Leyland cypress	Fair	Interior dieback; undesirable species
3282	12	<i>Cupressus x leylandii</i>	Leyland cypress	Fair	Interior dieback; undesirable species
3283	8	<i>Ilex x attenuata Fosteri</i>	Foster holly	Fair	Trunk wound with no decay
3284	13	<i>Ilex x attenuata Fosteri</i>	Foster holly	Good	Multi stem - 5/4/4
3285	10	<i>Ilex x attenuata Fosteri</i>	Foster holly	Good	
3286	12	<i>Ilex cornuta Burfordii</i>	Burford holly	Good	Multi stem - 4/4/4
3287	12	<i>Ilex cornuta Burfordii</i>	Burford holly	Good	Multi stem - 4/4/4
3288	10	<i>Ilex cornuta Burfordii</i>	Burford holly	Good	Multi stem - 4/3/3
3289	12	<i>Ilex cornuta Burfordii</i>	Burford holly	Good	Multi stem - 4/4/4
3290	12	<i>Ilex cornuta Burfordii</i>	Burford holly	Good	Multi stem - 4/4/4
3291	10	<i>Ilex cornuta Burfordii</i>	Burford holly	Good	Multi stem - 4/3/3

3292	10	<i>Ilex cornuta Burfordii</i>	Burford holly	Good	Multi stem - 4/3/3
3293	12	<i>Ilex cornuta Burfordii</i>	Burford holly	Good	Multi stem - 6/4/2
3294	13	<i>Ilex cornuta Burfordii</i>	Burford holly	Good	Multi stem - 5/5/3
3295	10	<i>Juniperus virginiana</i>	Eastern red cedar	Poor	Dieback in canopy
3296	9	<i>Ulmus parvifolia</i>	Chinese elm	Good	Invasive species
3297	8	<i>Ulmus parvifolia</i>	Chinese elm	Fair	Invasive species; light dieback in canopy
3298	9	<i>Ulmus parvifolia</i>	Chinese elm	Good	Invasive species
3299	9	<i>Ulmus parvifolia</i>	Chinese elm	Fair	Invasive species; light dieback in canopy
3300	9	<i>Ulmus parvifolia</i>	Chinese elm	Poor	Invasive species; dieback in canopy
3301	8	<i>Lagerstroemia sp.</i>	Crape myrtle	Good	Multi stem - 3/3/2
3302	8	<i>Lagerstroemia sp.</i>	Crape myrtle	Good	Multi stem - 3/3/2
3303	8	<i>Lagerstroemia sp.</i>	Crape myrtle	Good	Multi stem - 3/3/2
3304	7	<i>Lagerstroemia sp.</i>	Crape myrtle	Good	Multi stem - 3/2/2
3305	7	<i>Lagerstroemia sp.</i>	Crape myrtle	Poor	Multi stem - 3/2/2; dieback in trunk
3306	8	<i>Lagerstroemia sp.</i>	Crape myrtle	Good	Multi stem - 3/3/2
3307	10	<i>Ulmus parvifolia</i>	Chinese elm	Good	Invasive species
3308	9	<i>Ulmus parvifolia</i>	Chinese elm	Good	Invasive species
3309	10	<i>Ulmus parvifolia</i>	Chinese elm	Fair	Invasive species; light dieback in canopy
3310	13	<i>Ulmus parvifolia</i>	Chinese elm	Fair	Invasive species; light dieback in canopy
3311	11	<i>Ilex vomitoria</i>	Yaupon holly	Good	Multi stem - 4/4/3
3312	12	<i>Ilex vomitoria</i>	Yaupon holly	Good	Multi stem - 4/4/4
3313	15	<i>Ilex vomitoria</i>	Yaupon holly	Fair	Multi stem - 5/5/5; trunk wound with no decay
3314	13	<i>Ilex vomitoria</i>	Yaupon holly	Good	Multi stem - 5/5/3
3315	13	<i>Ilex vomitoria</i>	Yaupon holly	Fair	Multi stem - 5/5/3; trunk wounds with no decay
3316	12	<i>Ilex vomitoria</i>	Yaupon holly	Good	Multi stem - 4/4/4
3317	14	<i>Ilex vomitoria</i>	Yaupon holly	Fair	Multi stem - 5/5/4; trunk wounds with no decay
3318	13	<i>Ulmus parvifolia</i>	Chinese elm	Good	Invasive species
3319	12	<i>Ilex cornuta Burfordii</i>	Burford holly	Good	Multi stem - 5/4/3
3320	8	<i>Ilex cornuta Burfordii</i>	Burford holly	Fair	Multi stem - 4/2/2; light dieback
3321	8	<i>Ilex cornuta Burfordii</i>	Burford holly	Poor	Multi stem - 4/2/2; dieback
3322	10	<i>Ilex cornuta Burfordii</i>	Burford holly	Good	Multi stem - 4/3/3
3323	10	<i>Ilex cornuta Burfordii</i>	Burford holly	Good	Multi stem - 4/3/3
3324	6	<i>Cryptomeria japonica</i>	Cryptomeria	Good	
3325	8	<i>Cryptomeria japonica</i>	Cryptomeria	Good	
3326	6	<i>Cryptomeria japonica</i>	Cryptomeria	Good	
3327	6	<i>Cryptomeria japonica</i>	Cryptomeria	Good	
3328	6	<i>Acer rubrum</i>	Red maple	Good	Boundary tree
3329	5	<i>Liquidambar styraciflua</i>	Sweetgum	Good	
3330	5	<i>Liquidambar styraciflua</i>	Sweetgum	Good	
3331	6	<i>Magnolia grandiflora</i>	Southern magnolia	Good	
3332	6	<i>Magnolia grandiflora</i>	Southern magnolia	Good	
3333	6	<i>Magnolia grandiflora</i>	Southern magnolia	Good	
3334	6	<i>Magnolia grandiflora</i>	Southern magnolia	Good	
3335	6	<i>Magnolia grandiflora</i>	Southern magnolia	Good	
3336	9	<i>Quercus phellos</i>	Willow oak	Good	Boundary tree
3337	7	<i>Acer rubrum</i>	Red maple	Good	Boundary tree
3338	6	<i>Acer rubrum</i>	Red maple	Good	Boundary tree
3339	8	<i>Acer rubrum</i>	Red maple	Good	Boundary tree
3340	8	<i>Quercus nuttallii</i>	Nuttall oak	Good	Boundary tree



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November 1, 2024

3650 Brookside Parkway - Poor Condition Tree Photos



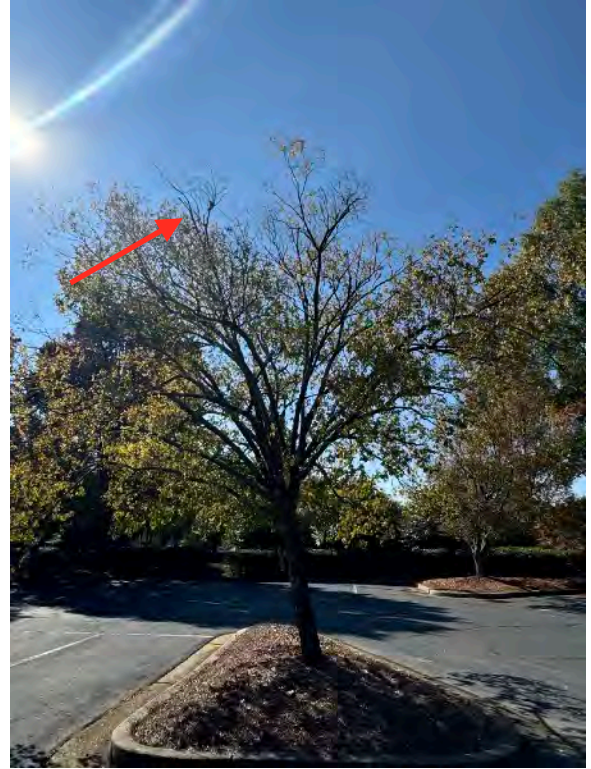
Tree 3027 - Dieback in canopy



Tree 3041 - Dieback in canopy



Tree 3041 - Invasive species; dieback in canopy



Tree 3044 - Invasive species; dieback and mistletoe in canopy



Tree 3045 - Invasive species; dieback in canopy



Tree 3060 - Dieback in canopy



Tree 3065 - Invasive species; damage and dieback in trunk and canopy



Tree 3065 - Invasive species; damage and dieback in trunk and canopy



Tree 3069 - Dieback in trunk and canopy



Tree 3070 - Decay in trunk; dieback in canopy



Tree 3070 - Decay in trunk; dieback in canopy



Tree 3073 - Trunk wound with decay



Tree 3074 - Trunk wound with decay; dieback in canopy



Tree 3074 - Trunk wound with decay; dieback in canopy



Tree 3081 - Dieback in canopy



Tree 3085 - Invasive species; dieback in canopy



Tree 3089 - Trunk wound with decay; dieback in canopy



Tree 3089 - Trunk wound with decay; dieback in canopy



Tree 3094 - Trunk wound with decay; dieback in canopy



Tree 3094 - Trunk wound with decay; dieback in canopy



Tree 3116 - Fusiform rust canker on trunk



Tree 3117 - One-sided, suppressed canopy



Tree 3121 - One-sided, suppressed canopy



Tree 3122 - Fusiform rust canker on lower trunk



Tree 3126 - One-sided, suppressed canopy



Tree 3128 - Dieback in codominant leader



Tree 3207 - Trunk wound with decay



Tree 3208 - Multi stem - 4/4/4; decay in base



Tree 3240 - Invasive species; mistletoe on trunk; dieback in canopy



Tree 3240 - Invasive species; mistletoe on trunk; dieback in canopy



Tree 3241 - Invasive species; dieback in canopy



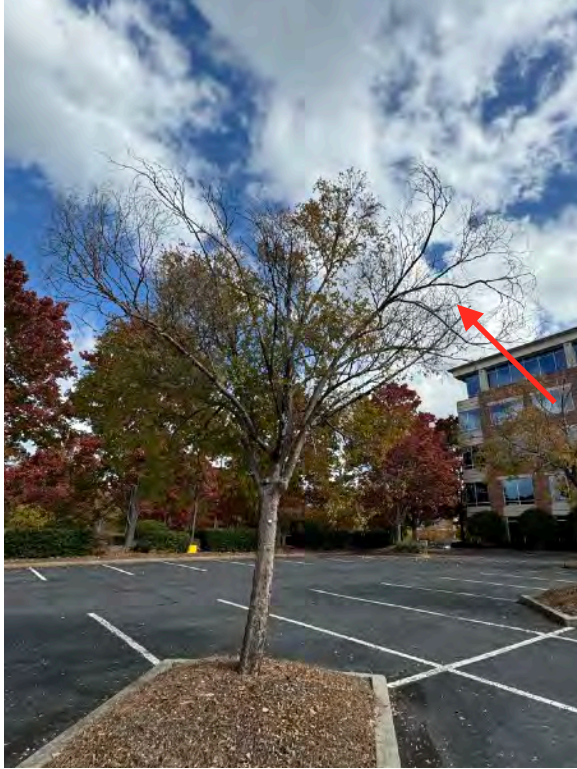
Tree 3245 - Invasive species; dieback in trunk and canopy



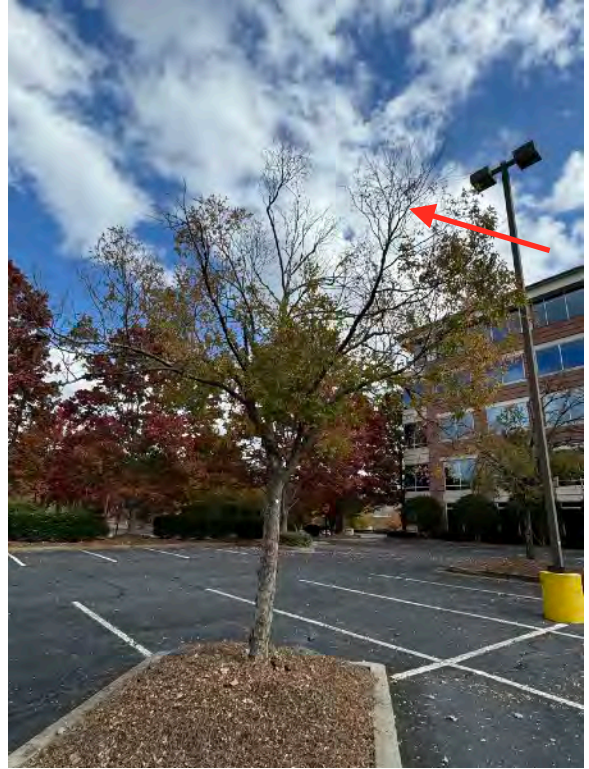
Tree 3245 - Invasive species; dieback in trunk and canopy



Tree 3246 - Invasive species; dieback in canopy



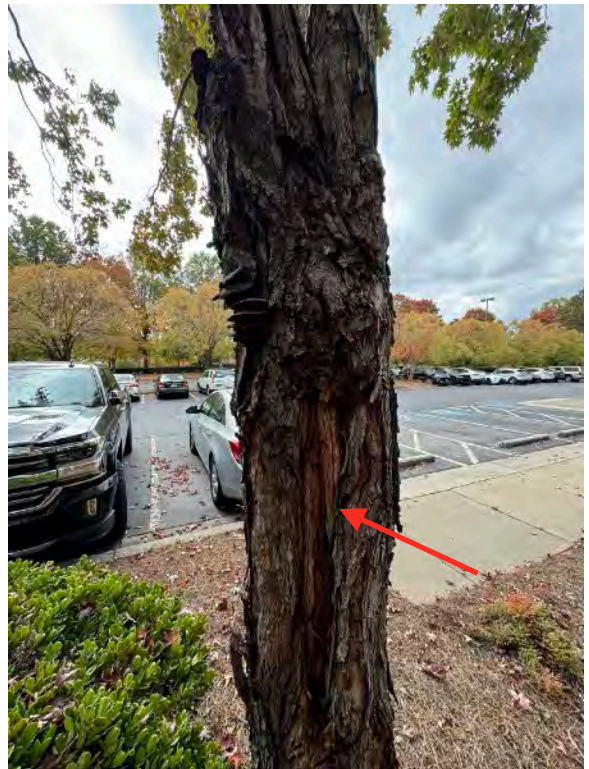
Tree 3247 - Invasive species; dieback in canopy



Tree 3248 - Invasive species; dieback in canopy



Tree 3249 - Invasive species; dieback in canopy



Tree 3268 - Trunk wounds with fungal fruiting bodies and decay



Tree 3269 - Trunk wounds and dieback in trunk



Tree 3295 - Dieback in canopy



Tree 3300 - Invasive species; dieback in canopy



Tree 3305 - Multi stem - 3/2/2; dieback in trunk



Tree 3321 - Multi stem - 4/2/2; dieback

Trip Generation Report

MEMORANDUM

To: Clint Walters, *The Providence Group of Georgia, LLC.*

From: Olivia Cook, P.E., *Kimley-Horn and Associates, Inc.*
John D. Walker, P.E., PTOE, *Kimley-Horn and Associates, Inc.*

Date: December 1, 2025

RE: ***Brookside West, City of Alpharetta, Georgia***
Traffic Technical Memorandum

Kimley-Horn is pleased to provide this traffic technical memorandum regarding the proposed *Brookside West* development in the City of Alpharetta, Georgia. The purpose of this memorandum is to get approval from the City of Alpharetta regarding analysis assumptions for the traffic impact study, if required.

INTRODUCTION

The *Brookside West* development is a proposed residential development consisting of a maximum of 104 townhomes. The approximate 8.76-acre site is located at 3650 Brookside Parkway along the south side of Old Milton Parkway (SR 120) and the north side of Brookside Parkway.

The site currently consists of a vacant, multi-story office building and is zoned (O-I) for Office Institutional land uses. The proposed zoning is R-10M for Multiple Family Residential land uses.

The existing site is served by two (2) full-movement driveways along Brookside Parkway. One driveway is located on the western side of the site (offset to the south from the driveway to 3655 Brookside Parkway across the street) while the other driveway is located along the south side of the site (aligned with an entrance to Georgia State University Alpharetta mission Center). The reconfigured residential site will keep the southern driveway location and it will remain full-movement. The existing western driveway will be shifted north along Brookside Parkway (north of the driveway to 3655 Brookside Parkway), and converted to right-in/right-out (RIRO).

Figure 1 provides a location map. **Figure 2** provides an aerial imagery of the project site. Additionally, the preliminary site plan for the proposed development is provided.

Currently, there are two (2) adjacent developments: DRI 4317 (*Brookside Mixed-Use*) and the *Brookside East* development which has begun construction. The adjacent development traffic will be analyzed as projected background (non-project) traffic since the traffic is expected on the roadway without the *Brookside West* development.

STUDY INTERSECTIONS

If a traffic impact study is required, it is proposed to collect vehicle peak hour turning movement counts at the following study intersections:

1. Old Milton Parkway (SR 120) at Brookside Parkway/Cotton Creek (signalized)
2. Old Milton Parkway (SR 120) at Brookside Parkway/Vista Forest Drive (signalized)
3. Brookside Parkway at West Driveway/3655 Brookside Driveway (unsignalized)
4. Brookside Parkway at South Driveway/Georgia State University Driveway (unsignalized)

It is proposed to collect a 24-hour bi-directional speed count along Brookside Parkway, west of the south driveway since the roadway is adjacent to access to the *Brookside West* development.

BACKGROUND GROWTH

Traffic volumes for future conditions are proposed to be based on annual traffic growth. The growth rate for the area was calculated using historical traffic count data obtained from GDOT's Traffic Analysis and Data Application (TADA) database throughout the study roadway network. Additionally, census data was researched for population growth estimates. The growth rate calculations are provided as an attachment.

Based on the historical data, The Existing 2025 peak hour traffic volumes are proposed to be increased by 1.0% per year to account for the expected background growth in traffic through the estimated build-out year of 2028. This is consistent with the previously noted DRI 4317 (*Brookside Mixed-Use*) development.

ADJACENT PROJECTS

The Atlanta Regional Commission's 2050 Metropolitan Transportation Plan, GDOT Statewide TIP (STIP), GDOT's GeoPI system, Fulton County TSPLOST, Fulton County's Comprehensive Transportation Plan (CTP), and Alpharetta City Projects portal were researched for currently programmed transportation projects within the vicinity of the proposed development:

- **SR 120 (Old Milton Parkway) Widening (PI 0017187 & ARC FN-176):** This project proposes to widen SR 120 (Old Milton Parkway) from Northpoint Parkway to Kimball Bridge Road. The construction date is estimated to be 2028.
- **Brookside Parkway Road Diet:** This project proposes to reduce the number of lanes along Brookside Parkway from its western intersection with SR 120 (Old Milton Parkway) to the eastern intersection. The roadway is proposed to be 1 lane in each direction and is proposed to be constructed by 2029.
- **Alpha Loop Multiuse Path Phase 2:** This phase of the Alpha Loop is from Chelsea Walk Neighborhood to Thompson Street. No construction date is available.
- **Alpha Loop Multiuse Path Phase 3:** This phase of the Alpha Loop is from Atley Neighborhood to Westside Parkway. No construction date is available.

The above projects are projected to affect roadway laneage or traffic volumes of the study network. Therefore, all projects will be included in the analysis.

TRIP GENERATION

Project traffic used in this analysis is defined as the vehicle trips expected to be generated by the development and the distribution and assignment of that traffic through the study roadway network.

Anticipated trip generation for the proposed *Brookside West* development was calculated using rates and equations contained in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 12th Edition, 2025. The project trip generation for the *Brookside West* development is summarized in **Table 1**.

Table 1: Gross Trip Generation for Proposed Brookside West Development											
Land Use	ITE Code	Density	Daily Traffic			AM Peak Hour			PM Peak Hour		
			Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
<i>Single Family Attached</i>	215	104 units	682	341	341	46	12	34	51	29	22
Gross Trips Total			682	341	341	46	12	34	51	29	22

Note: To present a conservative analysis, no reductions due to alternative mode, pass-by, or internal capture were assumed.

Based on the trip generation shown in **Table 1**, the proposed *Brookside West* development is projected to generate up to 682 gross daily trips (341 in; 341 out), 46 AM peak hour trips, and 51 PM peak hour trips on an average weekday.

TRIP DISTRIBUTION AND ASSIGNMENT

The directional distribution and assignment of adding new trips (project trips) related to the proposed development was based on a review of land uses and population densities in the area, and a review of the existing travel patterns in the area. A detailed residential trip distribution and assignment is shown in **Figure 3**.

SUMMARY

As currently envisioned, the *Brookside West* development will consist of 104 townhomes. Additionally, there are two (2) adjacent developments that will be included in the analysis as projected background traffic. The *Brookside West* development is located on an 8.76-acre site south of SR 120 (Old Milton Parkway) and north of Brookside Parkway, at 3650 Brookside Parkway. The site currently consists of a vacant multistory office building. The proposed development is expected to generate 682 total daily gross peak hour trips, 46 AM peak hour trips, and 51 PM peak hour trips. The following four (4) intersections are proposed to be studied:

1. Old Milton Parkway (SR 120) at Brookside Parkway/Cotton Creek (signalized)
2. Old Milton Parkway (SR 120) at Brookside Parkway/Vista Forest Drive (signalized)
3. Brookside Parkway at West Driveway/3655 Brookside Driveway (unsignalized)
4. Brookside Parkway at South Driveway/Georgia State University Driveway (unsignalized)

The Existing 2025 traffic volumes will be grown at 1.0% per year through the build-out of the project. The proposed trip distributions are attached to this memorandum.

Kimley-Horn is prepared to move forward with the detailed traffic analysis and the full traffic impact study. We request your concurrence with the traffic study methodology documented in this technical traffic memorandum at your earliest convenience.

We hope this information is helpful. Please contact me if you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



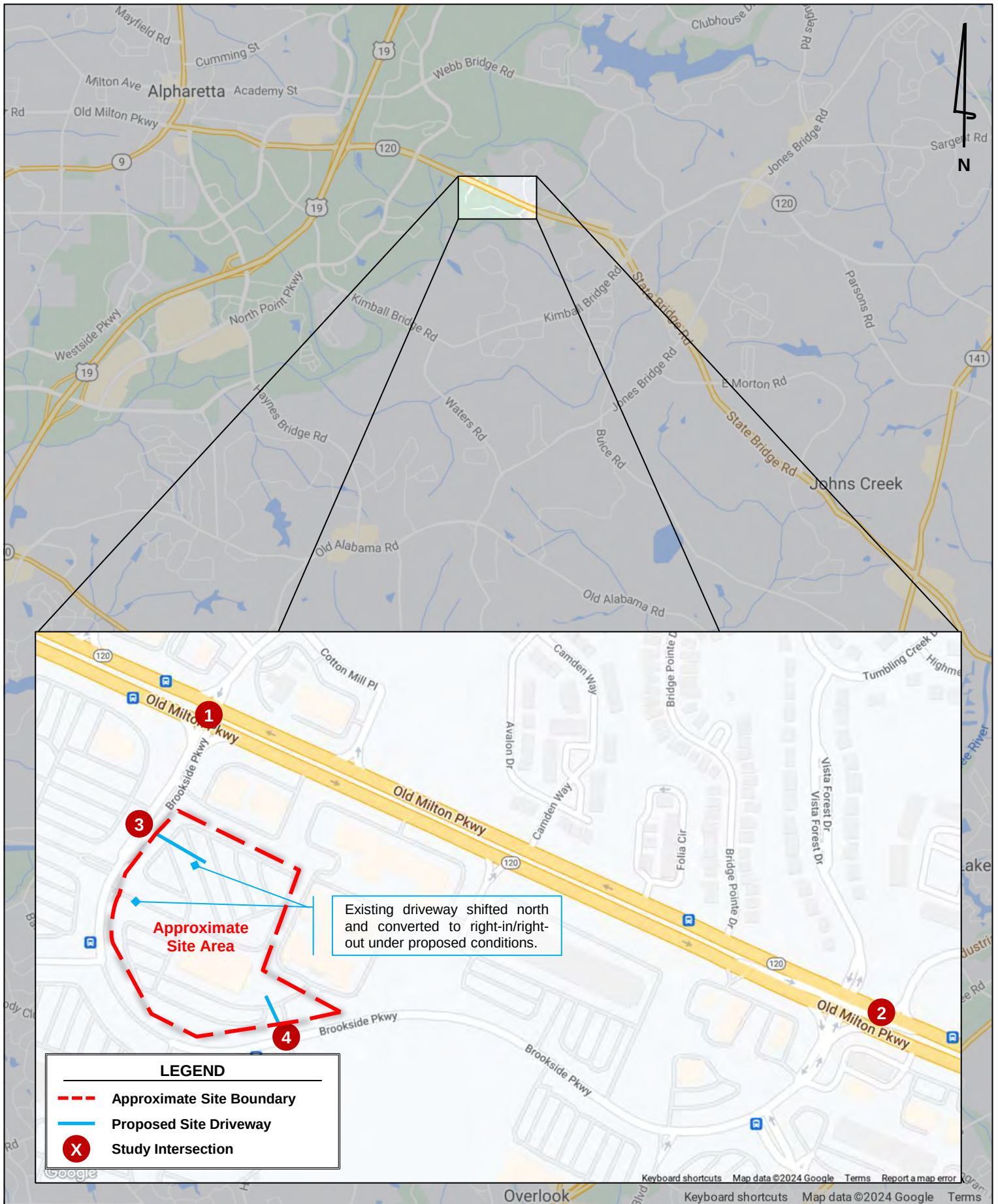
John D. Walker, P.E., PTOE
Senior Vice President

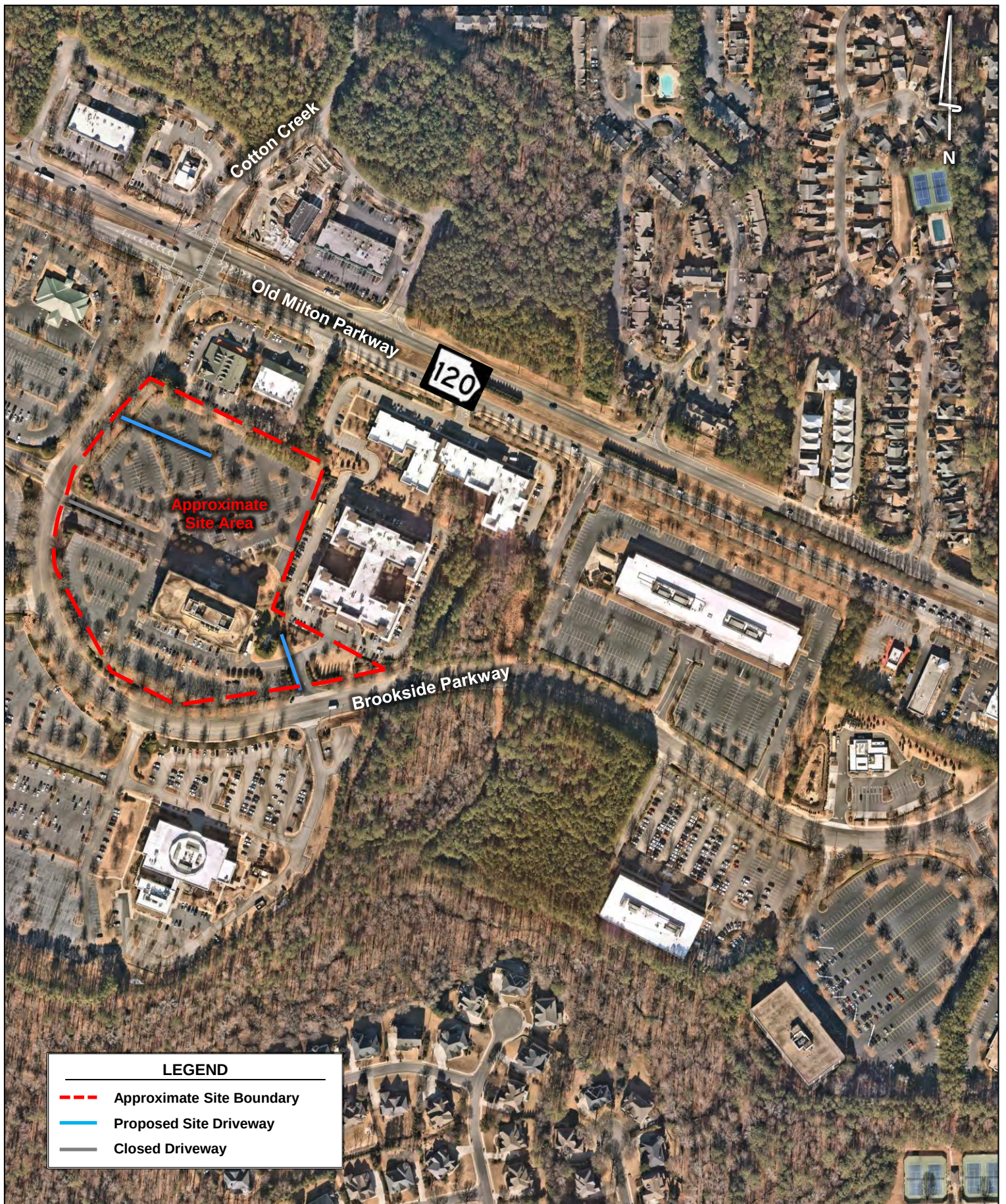


Olivia Cook, P.E.
Project Engineer

Attachments:

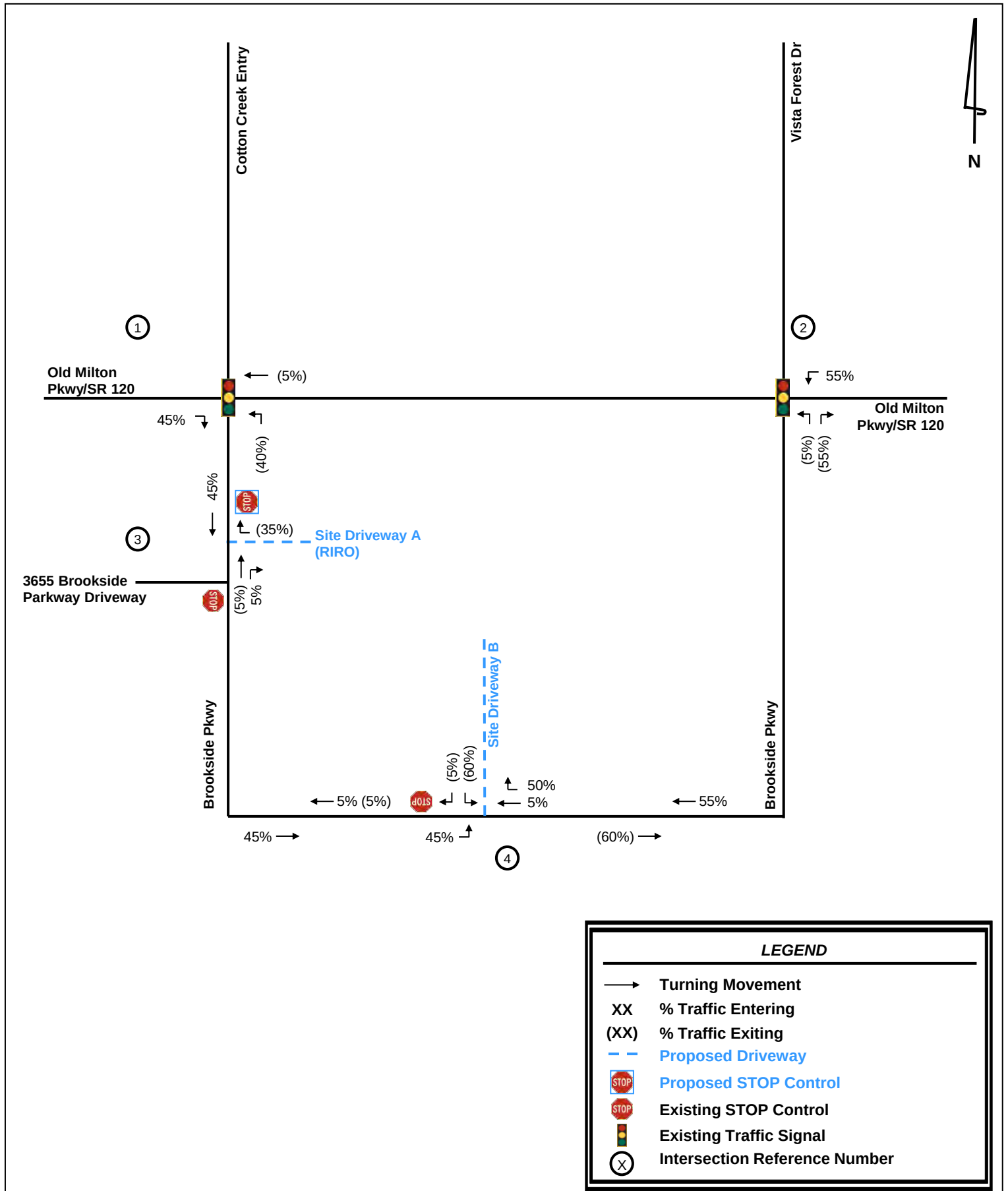
- Figure 1: Site Location Map
- Figure 2: Site Aerial
- Figure 3: Trip Distribution & Assignment
- Growth Rate Calculations
- Site Plan





LEGEND

- Approximate Site Boundary
- Proposed Site Driveway
- Closed Driveway



Trip Generation Analysis (12th Ed. with <i>2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC</i>) Brookside West City of Alpharetta, Georgia								
Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
215 Single-Family Attached Housing	104 d.u.	682	46	12	34	51	29	22
Gross Trips		682	46	12	34	51	29	22
Residential Trips		682	46	12	34	51	29	22
Mixed-Use Reductions		0	0	0	0	0	0	0
Alternative Mode Reductions		0	0	0	0	0	0	0
Adjusted Residential Trips		682	46	12	34	51	29	22
Mixed-Use Reductions - TOTAL		0	0	0	0	0	0	0
Alternative Mode Reductions - TOTAL		0	0	0	0	0	0	0
Pass-By Reductions - TOTAL		0	0	0	0	0	0	0
New Trips		682	46	12	34	51	29	22

k:\alp_tpto\019913032_brookside traffic-alpharetta-tripgen-tia-october 2023\other brookside nov 2025\[brooksideanalysis.xlsm]trip generation

Brookside West Growth Rate Table

Source:	GDOT
Location:	Old Milton Parkway (SR 12)
	w/o SR 400
Route Type:	Principal Arterial
Station:	121-0310

Count Year	Volume	Growth Rate
2018	45,100	
2019	50,000	10.86%
2020	46,100	-7.80%
2021	49,800	8.03%
2022	51,800	4.02%

Avg. 1 Year Rates 2018-2022	3.52%
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Source:	GDOT
Location:	Park Bridge Road
	n/o Old Milton Parkway (SR 12)
Route Type:	Local Road
Station:	121-8739

Count Year	Volume	Growth Rate
2018	5,110	
2019	5,210	1.96%
2020	2,460	-52.78%
2021	2,610	6.10%
2022	2,670	2.30%

Avg. 1 Year Rates 2018-2022	-14.98%
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Source:	GDOT
Location:	Old Milton Parkway (SR 120)
	e/o Brookside Parkway/Cotton Creek
Route Type:	Principal Arterial
Station:	121-0312

Count Year	Volume	Growth Rate
2018	52,000	
2019	52,400	0.77%
2020	41,800	-20.23%
2021	45,100	7.89%
2022	47,900	6.21%

Avg. 1 Year Rates 2018-2022	-2.03%
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Source:	GDOT
Location:	Webb Bridge Road
	n/o Kimball Bridge Road
Route Type:	Major Collector
Station:	121-7222

Count Year	Volume	Growth Rate
2018	12,800	
2019	13,100	2.34%
2020	12,100	-7.63%
2021	11,900	-1.65%
2022	12,200	2.52%

Avg. 1 Year Rates 2018-2022	-1.19%
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Source:	GDOT
Location:	Webb Bridge Road
	w/o Park Bridge Road
Route Type:	Major Collector
Station:	121-0918

Count Year	Volume	Growth Rate
2018	18,200	
2019	18,600	2.20%
2020	17,300	-6.99%
2021	18,300	5.78%
2022	12,800	-30.05%

Avg. 1 Year Rates 2018-2022	-8.42%
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Source:	GDOT
Location:	Kimball Bridge Road
	e/o Webb Bridge Road
Route Type:	Minor Arterial
Station:	121-0314

Count Year	Volume	Growth Rate
2018	26,200	
2019	30,500	16.41%
2020	28,100	-7.87%
2021	28,700	2.14%
2022	29,900	4.18%

Avg. 1 Year Rates 2018-2022	3.36%
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Fulton County Population Annual Growth (2000-2010):
 Fulton County Population Annual Growth (2010-2020):
 Fulton County ARC Population Forecast (2020-2050):
 City of Alpharetta Population Annual Growth (2000-2010):
 City of Alpharetta Population Annual Growth (2010-2020):

Annual Growth
 1.21%
 1.48%
 0.72%
 5.14%
 1.35%



SITE NOTES

1. Site area - 8.76 acres
2. Total Number of Lots/Units - 104
3. Density - 11.8 Lot/Units per acre.
4. Existing Zoning - O-I
5. Proposed Zoning - R-10M
6. Proposed land use : Residential
 - 30 - 22' wide Townhome
 - 38 - 20' wide Townhome
 - 36 - 18' wide Townhome

