PLANNING COMMISSION MEETING
MAY 7, 2026

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

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MEETING MINUTES**
   a. **Approval of Meeting Minutes of 4-2-26**
4. **ITEMS FROM BOARD MEMBERS**
5. **ITEMS FROM STAFF**
6. **PUBLIC HEARING**
   a. **Public Hearing Procedure**
   b. **PH-26-09 2045 Alpharetta Comprehensive Plan – Transmittal Hearing**
   Consideration of a request to transmit the 2045 Alpharetta Comprehensive Plan draft plan to the Atlanta Regional Commission (ARC) and Department of Community Affairs (DCA) for review.
   c. **MP-26-05/CLUP-26-03/Z-26-03/V-26-03 Empire Old Milton Pkwy/Camden Pond**
   DEFERRED: This item has been deferred by the applicant to the June 7, 2026 Planning Commission meeting and will not be considered at this meeting.
   Consideration of a master plan amendment, comprehensive land use plan amendment, rezoning, and variance in order to construct 202 'For-Sale' townhomes on 29.2 acres. A master plan amendment is requested to the Camden Pond Master Plan to allow for the proposed change in development mix. A comprehensive land use plan amendment is requested from 'Professional Business Office' to 'High Density Residential' and a rezoning is requested from CUP (Community Unit Plan) to R-10M (Dwelling, 'For-Rent or 'For-Sale' Residential. A variance is requested to Unified Development Code (UDC) Subsection 2.2.10(D) to reduce the front setback from 65' to 50'. The property is located at 3842 Old Milton Parkway and is legally described as being located in Land Lots 2, 3, 44, 45 & 49, 1st District, 1st Section, Fulton County, Georgia.
   d. **Z-26-04/V-26-06 1425 Mayfield Road**
   Consideration of a rezoning and variance to allow for the construction of a six (6) lot single-family detached gated subdivision on 4.57 acres. A rezoning is requested from AG (Agriculture) to R-22 (Dwelling, 'For-Sale') and a variance is requested from Unified Development Code (UDC) Subsection 3.5.2(A) to reduce the minimum width of a local street from 50' to 44' and allow for sidewalk on one side of the street. The property is located at 1425 Mayfield Road and is legally described as being located in Land Lot 1103, 2nd District, 2nd Section, Fulton County, Georgia.
   e. **PH-26-05 Unified Development Code Text Amendments – Pickleball Courts**
   Consideration of text amendments to Unified Development Code (UDC) Section 1.4 Definitions and UDC Section 2.7 Miscellaneous Regulations to add definitions and regulations pertaining to pickleball courts.
   f. **PH-26-07 Unified Development Code Text Amendments – Short-term Rentals**
   Consideration of text amendments to Unified Development Code (UDC) Section 2.7 Miscellaneous Regulations and Code of Ordinances Section 10-432 Definitions to provide clarification to the definition of short-term rental and add zoning districts allowing a short-term rental as a permitted or conditional use.
7. **ADJOURNMENT**

PLANNING COMMISSION MEETING
UNOFFICIAL MINUTES
APRIL 2, 2026

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

1. CALL TO ORDER

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

2. ROLL CALL

Commissioner's Present:

1. Francis Kung'u (Chair)
2. Jill Reynolds (Vice-Chair)
3. Dennis Mitchell
4. William Perkins
5. Karen Richard
6. Todd Stratton

B. Staff Present:

1. Michael Woodman, Planning & Development Services Manager
2. Joel Carnow, GIS Specialist / Special Projects Planner
3. Elle Taylor, Planning & Zoning Coordinator

3. APPROVAL OF MEETING MINUTES

a. Approve Planning Commission Minutes of March 5, 2026

- ❖ Commissioner Richard offered a motion to approve.
  - Commissioner Stratton seconded the motion.
  - The motion carried (5-0-1)(Perkins)

4. ITEMS FROM BOARD MEMBERS

5. ITEMS FROM STAFF

6. PUBLIC HEARING

a. Public Hearing Procedure.

b. CU-26-03/V-26-04 7Brew Coffee/11378 State Bridge Road

Michael Woodman, Planning and Development Services Manager, presented consideration of a conditional use and variance to allow a 'Restaurant w/Drive-Thru Window' for 7Brew Coffee. A conditional use is requested to allow 'Restaurant w/Drive-Thru Window' in the C-1 (Neighborhood Commercial) zoning district and a variance is requested to Unified Development Code Subsection 2.2.14(D) to reduce the front building setback. The property is located at 11378 State Bridge Road and is legally described as being located in Land Lot

129, 1st District, 1st Section, Fulton County, Georgia.

- Currently zoned C-1.
- Overview of current locations and proposed hours of operation.
- Streetview of existing building.
- Site Plan.
- Traffic.
- Stacking plan.
- Drive-thru circulation pattern.
- Landscape layout.
- Renderings.
- Conditional Review Criteria
    - *The property has direct access from State Bridge Road, as well as secondary access to State Bridge Way and Kimball Bridge Road by way of interparcel access to the properties to the east. Staff analyzed the applicant's proposed drive-through and observed the drive-through operations at the 7 Brew location in Johns Creek and determined that sufficient stacking is provided on the property. The proposed use would not have significant impacts on vehicular and pedestrian access.*
    - *The proposal would not have significant impacts on surrounding properties. The subject property is located along a commercial corridor with nearby properties similarly developed with restaurants with drive-throughs.*
    - *Two (2) 'Restaurant w/Drive-Thru Window' businesses (Chick-fil-A and Wendy's) are located directly across the street from the applicant's property. There are no conflicting uses in the area.*
- Variance Review Criteria
    - *The applicant of the ordinance would result in the drive-through lanes and parking to be visible from State Bridge Road. The Kimball Plaza retail center located to the south was approved with the same front setback in order to screen vehicular areas from State Bridge Road.*
    - *The subject property has exceptional conditions related to its unusual shape. The reduced front setback would allow the building to be situated between the street and the drive-through lanes and parking, screening the vehicular areas from the street. The Kimball Plaza retail center located to the south was approved with the same front setback in order to screen vehicular areas from State Bridge Road.*

Staff's recommendation was to approve CU-26-03/V-26-04 7 Brew Coffee/11378 State Bridge Road, subject to the following conditions:

1. 'Restaurant w/Drive-Thru Window' shall be added as a permitted use at 11378 State Bridge Road and limited to a building with no more than 510 square feet (not including accessory buildings) and a 2-lane drive-through.
2. Conditional use approval shall be limited to 7 Brew Coffee; no additional 'Restaurant w/Drive-Thru Window' use or subleasing shall be permitted on the property.

3. Hours of operation for the business shall be Sunday – Thursday 5:30 AM – 10:00 PM, and Friday – Saturday 5:30 AM – 11:00 PM.
4. Minimum building setback along State Bridge Road shall be 35'.
5. Building shall be substantially similar to the submitted renderings, labeled Exhibit A – Updated Renderings, with final approval by DRB. Neon lighting shall not be permitted on the building.
6. Foundation plantings shall be required on the north, west and south sides of the building, as approved by DRB.
7. Minimum 20' landscape strip along State Bridge Road shall include a minimum 2' high berm and/or decorative knee wall, with trees and shrubs, as approved by DRB. Berm/knee wall and shrubs shall screen the drive-through lanes and parking from the State Bridge Road.
8. All landscape strips shall be exclusive of easements and utilities.
9. Developer shall improve the State Bridge Road streetscape to include a minimum 4' planter, minimum 8' sidewalk, and pedestrian lighting, as approved by Staff.
10. Sidewalk connection shall be provided between State Bridge Rd and the building, as approved by Staff.
11. Developer shall submit a supplemental vehicle queuing estimation memo at LDP that analyzes and validates the proposed drive-thru lanes are designed with enough storage length to accommodate peak hour site traffic, as coordinated with and approved by the City Transportation Engineer.
12. Developer shall provide 'Don't Block the Box' pavement markings and signage in the driveway across from the drive-through exit lane, with final approval by Staff.
13. Dumpster enclosure shall be designed with materials and colors that are similar to the primary building and dumpster shall have an opaque decorative metal gate, as approved by DRB.
14. Outside speakers for the drive-through shall not be audible from off-site properties.

There was discussion from the Commission:

- Cooler
- Short distance to exit out of this building.
- Potential for back up onto State Bridge Rd.
- Safety of layout.
- Traffic.
- Interparcel access.
- Outdoor Storage.
- Line of Site will be incorporated in LDP process.
- Starbucks capacity.
- No mobile ordering.
- Stacking.
- Pedestrian Access.
- Milton Location.

Applicant gave a brief presentation.

Public Comment:

In Opposition:

1. Richard Wernick
   Concerns:
   1. Traffic.

2. Interparcel Access.

Applicant gave a rebuttal.

- Good, busy location.
- Customers already on their commute.
- Don't anticipate a large increase in Traffic on the road.

There was more discussion from the Commission:

- Location.
- Traffic Engineering.
- Queuing Analysis.

❖ Commissioner Stratton offered a motion to approve with these edits as recommended by Mr. Woodman.
At the end of Number 8, add except as approved by Staff, Number 9 after the phrase " include a minimum, strike 4' planter and insert 5' sidewalk and continue that sentence" and pedestrian light as approved by Staff."

- Commissioner Perkins seconded the motion.
- The motion carried (5-2)(Reynolds, Aiken)

Final Conditions:

1. Restaurant w/Drive-Thru Window' shall be added as a permitted use at 11378 State Bridge Road and limited to a building with no more than 510 square feet (not including accessory buildings) and a 2-lane drive-through.
2. Conditional use approval shall be limited to 7 Brew Coffee; no additional 'Restaurant w/Drive-Thru Window' use or subleasing shall be permitted on the property.
3. Hours of operation for the business shall be Sunday – Thursday 5:30 AM – 10:00 PM, and Friday – Saturday 5:30 AM – 11:00 PM.
4. Minimum building setback along State Bridge Road shall be 35'.
5. Building shall be substantially similar to the submitted renderings, labeled Exhibit A – Updated Renderings, with final approval by DRB. Neon lighting shall not be permitted on the building.
6. Foundation plantings shall be required on the north, west and south sides of the building, as approved by DRB.
7. Minimum 20' landscape strip along State Bridge Road shall include a minimum 2' high berm and/or decorative knee wall, with trees and shrubs, as approved by DRB. Berm/knee wall and shrubs shall screen the drive-through lanes and parking from the State Bridge Road.
8. All landscape strips shall be exclusive of easements and utilities, except as approved by Staff.
9. Developer shall improve the State Bridge Road streetscape to include a minimum 5' sidewalk, and pedestrian lighting, as approved by Staff.
10. Sidewalk connection shall be provided between State Bridge Rd and the building, as approved by Staff.
11. Developer shall submit a supplemental vehicle queuing estimation memo at LDP that analyzes and validates

the proposed drive-thru lanes are designed with enough storage length to accommodate peak hour site traffic, as coordinated with and approved by the City Transportation Engineer.

12. Developer shall provide 'Don't Block the Box' pavement markings and signage in the driveway across from the drive-through exit lane, with final approval by Staff.

13. Dumpster enclosure shall be designed with materials and colors that are similar to the primary building and dumpster shall have an opaque decorative metal gate, as approved by DRB.

14. Outside speakers for the drive-through shall not be audible from off-site properties.

7. ADJOURNMENT

Chair Kung'u adjourned the meeting at 7:50 p.m.

PLANNING COMMISSION MEETING
STAFF REPORT

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

I. **AGENDA ITEM TITLE:** PH-26-09 ALPHARETTA 2045 COMPREHENSIVE PLAN - TRANSMITTAL HEARING

PLANNING COMMISSION: MAY 7, 2026

CITY COUNCIL: MAY 18, 2026

II. **RECOMMENDATION:**

Approve PH-26-09 Alpharetta 2045 Comprehensive Plan to authorize transmittal of the draft Plan to the Department of Community Affairs (DCA) and the Atlanta Regional Commission (ARC).

III. **REPORT IN BRIEF:**

Consideration of the draft Alpharetta 2045 Comprehensive Plan. State regulations require that community comprehensive plans be prepared, adopted, and updated on a regular basis in order to ensure compliance with regional plans and maintain eligibility for grants and other funding. The current comprehensive plan, Horizon 2040 Comprehensive Plan, was adopted in 2021. The Alpharetta 2045 Comprehensive Plan was prepared under the direction of MKSK with the plan kickoff in August 2025. Community meetings and online surveys were conducted to solicit feedback from the community on needs and opportunities and Plan themes. In addition, MKSK held several Stakeholder and Steering Committee meetings to support the community outreach process, solicit general feedback, and plan development. The public hearings associated with the transmittal of the Alpharetta 2045 Comprehensive Plan to DCA and ARC are also meant to provide the community with an opportunity to review and comment on the draft plan. The plan will be updated based on public comments prior to transmittal.

DISCUSSION

The community identified four (4) themes or areas of focus, which included Growth Management; North Point; Economic Resilience and Office; and Parks, Trails, Open Spaces and Trees. New and amended policies and strategies were developed based on the four (4) themes. Changes to the Future Land Use Map include approved comprehensive land use plan amendments over the last 5 years, the Windward Plaza area (Windward Pkwy, Deerfield Pkwy, and Old Morris Road) changed from 'Commercial' to 'Mixed Use' as recommended in the Windward LCI, and the Terraces at Windward (Windward Pkwy, Market Place, and Big Creek Greenway) changed from 'Commercial' and 'Corporate Office' to 'Mixed Use'. Five (5) focus areas have been identified and added to the future land use map, including North Point, Windward, Great Oaks/Royal 400, Brookside, and Downtown. The Short-Term Work Program was also updated to reflect completed projects and new projects identified in planning studies adopted since the last comprehensive plan update in 2021.

IV. **ATTACHMENTS:**

- Alpharetta 2045 Comprehensive Plan (draft plan)

Horizon 2045 - Comprehensive Plan

City of Alpharetta, Georgia

DRAFT

5.07.26

Acknowledgments

The City of Alpharetta extends sincere ***appreciation to the many residents whose participation, thoughtful feedback, and continued engagement helped shape this Comprehensive Plan****. Public input through surveys, meetings, workshops, and conversations provided essential perspective on the values and priorities that define the community. The plan was further strengthened through the contributions of elected officials, civic organizations, developers, business leaders, and other stakeholders whose expertise helped ground the vision in both local experience and practical opportunity.*

Mayor & City Council

Jim Gilvin — Mayor
Dan Merkel — Mayor Pro Tem - Post 6
T. Kirk Driskell — City Council - Post 1
Katie Reeves — City Council - Post 2
Douglas J. Derito — City Council - Post 3
John Hipes — City Council - Post 4
Fergal Brady — City Council - Post 5

Planning Commission

Francis Kung'u — Chair
Jill Reynolds — Vice Chair
DC Aiken — Commissioner
Dennis Mitchell — Commissioner
Karen Richard — Commissioner
William Perkins — Commissioner
Todd Stratton — Commissioner
Valerie Manley — Alternate
Chris Godfrey —Alternate

City Staff

Kathi Cook — Community Development Director
Michael Woodman — Planning And Development Services Manager
Brian Borden — Development & Planning Manager
Joel Carnow —GIS Specialist/Special Projects Planner
Elicia Taylor — Planning & Zoning Coordinator
Erin Cobb — Administrative Office Coordinator

Steering Committee

Anna Kim — Mayor's Youth Council
Carrie Gibson — NELSON/Westside Commons
Charlie Jewell — City of Alpharetta Economic Development Director
Craig Reynolds — Park Brooke
Herb Velazquez — Broadwell Oaks
Jack Murphy — North Fulton Improvement Network
Kelly Howard — Atley
Matt Parker — Alpha Loop Foundation
Paige Ledgerwood — Eastgate
Sabine Genet — Cultural Arts Commission/Fairfax

Stakeholders

The Comprehensive Plan was strengthened through input from a wide range of stakeholders, including civic organizations, developers, homebuilders, office and retail professionals, and community leaders who contributed practical insight to the city's long-term vision.

Consultants

MKSK

Table of Contents

1. Introduction **3**

2. Existing Conditions & Trends **5**

3. Community Engagement **36**

4. Major Themes - Needs & Opportunities **41**
Growth Management *43*
North Point *44*
Economic Resilience & Office *46*
Parks, Trails, Open Spaces & Trees *47*

5. Community Vision **48**

6. Future Land Use & Focus Areas **67**
Future Land Use Map *68*
North Point *69*
Windward (East of GA 400) *70*
Great Oaks/Royal 400 *71*
Brookside *72*
Downtown *73*

7. Implementation & Accomplishments **74**
Short Term Work Program *75*
Report of Accomplishments *79*

Process & Goals

The 2045 Comprehensive Plan is Alpharetta's community-driven blueprint for managing growth, preserving quality of life, and investing wisely for the next two decades

The 2045 Comprehensive Plan is a 10-month community-driven process designed to establish Alpharetta's long-range vision for growth, investment, and quality of life over the next two decades. The effort combines technical analysis, public engagement, stakeholder interviews, Steering Committee guidance, and coordination with recent planning initiatives to ensure the plan reflects current trends, community priorities, and the practical decisions the City will face in the years ahead.

A strong Comprehensive Plan provides more than state compliance because it creates a clear and shared roadmap that helps improve quality of life, establish a common vision for the future, protect private property rights, encourage and support economic development, and provide greater certainty around development decisions. By integrating recent planning efforts such as the North Point Framework Plan, Windward/Highway 9 Strategic Master Plan, South Main LCI, and the Brookside Small Area Plan, the 2045 Comprehensive Plan Update positions Alpharetta to make coordinated land use, mobility, housing, and investment decisions with confidence and consistency for years to come.

Goals

Guide growth through 2045 — Set a clear framework for land use, housing choices, mobility, economic vitality, and everyday quality of life.

+

Integrate recent initiatives — Align recommendations from the North Point Framework Plan, Windward/Hwy 9 Strategic Plan, South Main LCI, Brookside Small Area Plan into one coherent roadmap.

+

Meet state requirements — Complete the Georgia DCA five-year update to maintain *Qualified Local Government (QLG)* status—and keep Alpharetta eligible for key state and federal funding.

Process & Goals

A focused update that builds on Horizon 2040 while clarifying how a Comprehensive Plan guides future decisions

Rather than starting from scratch, the 2045 Comprehensive Plan Update builds from the strong foundation established by the existing Horizon 2040 Comprehensive Plan, carrying forward policies and direction that remain relevant while refreshing research, public input, and priorities shaped by recent planning work. This lighter-touch approach allows Alpharetta to respond to evolving conditions, new opportunities, and community sentiment while maintaining continuity in the City's long-range vision for growth, investment, and quality of life.

As a high-level policy document, a Comprehensive Plan helps guide where growth should occur, how transportation and housing choices are considered, and how public investments align with long-term goals. At the same time, it does not dictate private market outcomes, control land values, or determine specific development decisions on individual properties. Instead, it provides a shared framework that informs future rezonings, capital improvements, and policy choices while giving residents, property owners, and decision-makers greater clarity about the City's direction.

What This Plan Aims to Do:

While it cannot control every outcome, the comprehensive plan shapes policies and investments that influence how Alpharetta grows -- supporting mobility, housing choice, economic vitality, and the community's high quality of life.

What a Comprehensive Plan Can Do

- **Guide Where Growth Happens**
  Identify areas best suited for housing, jobs, and redevelopment.
- **Improve Transportation Options**
  Support walkability, trails, and connections that reduce reliance on driving.
- **Encourage Diverse Housing Types**
  Promote housing options for different life stages and income levels.

What a Comprehensive Plan Cannot Do

- **Control Land Values or Market Prices**
  The City cannot set housing prices or dictate land values.
- **Dictate Regional Traffic Patterns**
  Many traffic conditions are influenced by regional growth and commuting patterns.
- **Make Private Development Decisions**
  Property owners make development decisions, while the City helps guide outcomes.

Unlike a full rewrite, a **Comprehensive Plan *Update*** builds on the existing plan while refreshing research, responding to emerging trends, and incorporating community priorities that have evolved since the last adoption.

Existing Conditions & Trends

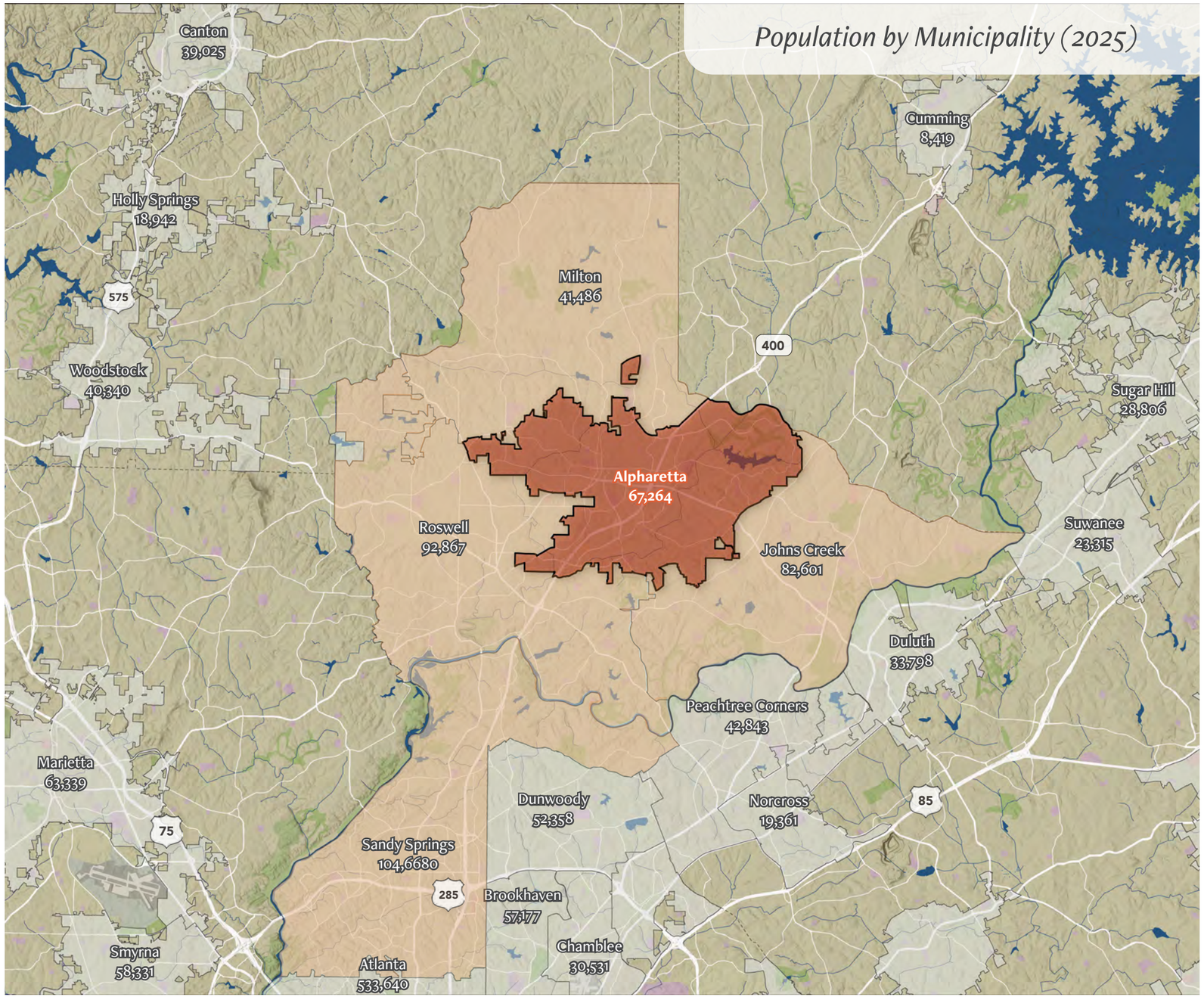
Regional Growth

Alpharetta Is a Central Hub in a Growing and Dynamic Region

Alpharetta sits at the geographic and functional heart of North Fulton, positioned among some of the region's largest and fastest-growing communities. While nearby neighbors such as Roswell and Johns Creek have larger populations, Alpharetta plays a uniquely central role in the area due to its concentration of jobs, destinations, and civic amenities. Located along the GA 400 corridor and easily accessible from surrounding cities, Alpharetta functions as a key hub for employment, dining, entertainment, and community life, giving it an influence that extends well beyond its city limits.

More broadly, Alpharetta is embedded within a rapidly growing northern Atlanta region that includes other municipalities such as Milton, Sandy Springs, Dunwoody, Duluth, Suwanee, and Peachtree Corners. Together, these communities form one of metro Atlanta's most dynamic and desirable areas, shaped by continued population growth, economic investment, and evolving development patterns. As this north metro corridor continues to mature, Alpharetta's central location positions it to both benefit from and help shape regional growth, serving as a connective focal point within North Fulton and the broader metro area.

Population by Municipality (2025)



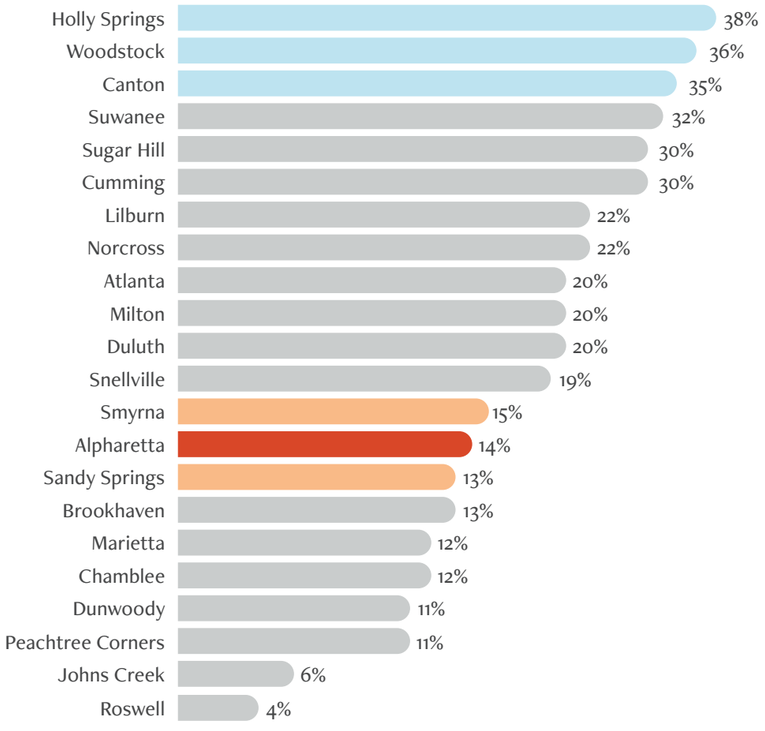
Source: Esri, ACS

Regional Growth

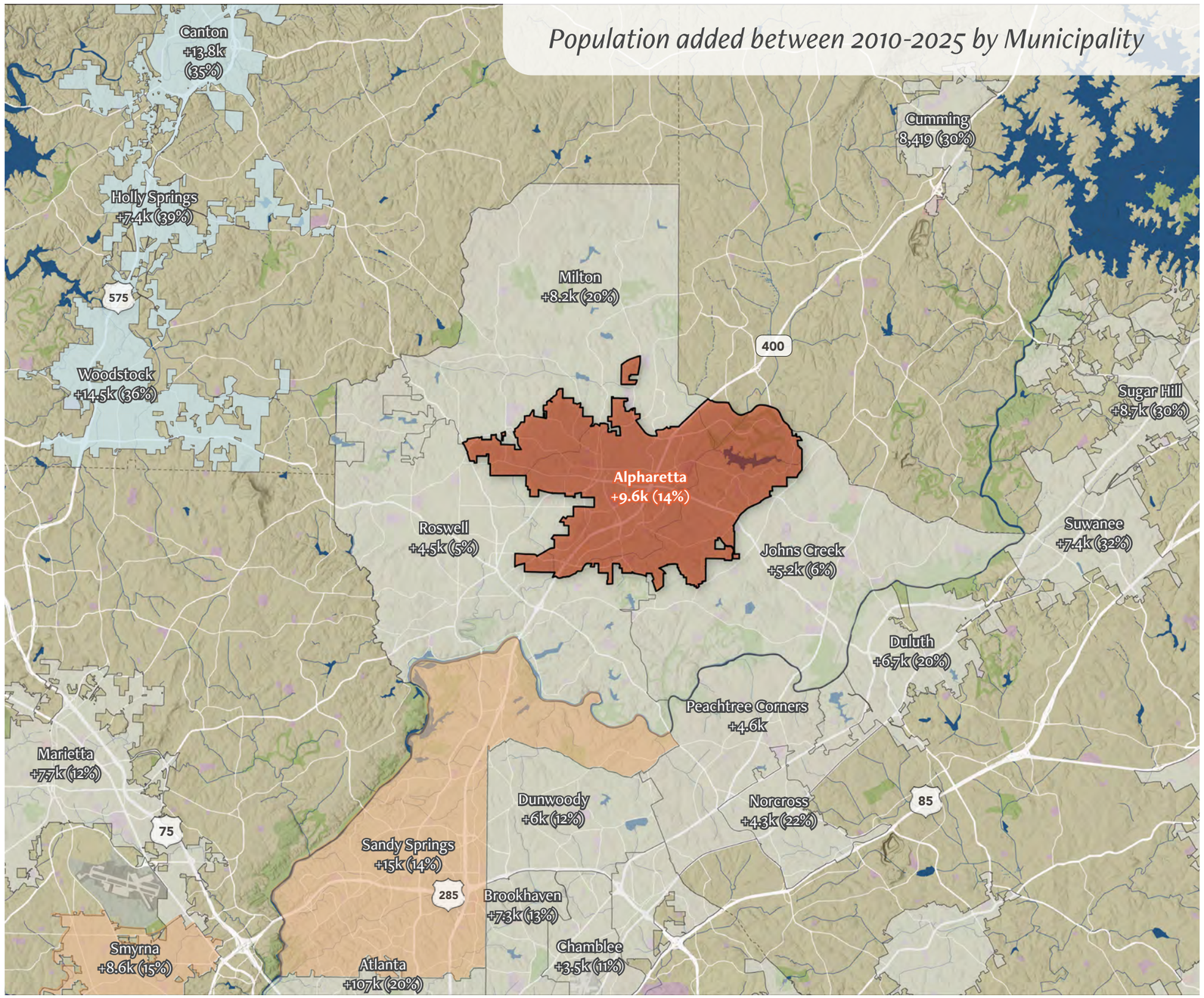
Alpharetta Is a Central Hub in a Growing and Dynamic Region

Over the past 15 years, Alpharetta's population has grown by nearly 10,000 residents, an increase of roughly 14 percent since 2010 that reflects steady growth within an already largely built-out community. While Alpharetta's growth has been noteworthy, the largest percentage increases in the north metro region have occurred in municipalities to the north and west in Cherokee County, where greenfield development opportunities remain more plentiful. Communities such as Woodstock, Holly Springs, and Canton have experienced the highest relative growth rates during this period, underscoring the continued outward expansion of the northern Atlanta metro area.

Percent Population Growth (2010- 2025)



Population added between 2010-2025 by Municipality



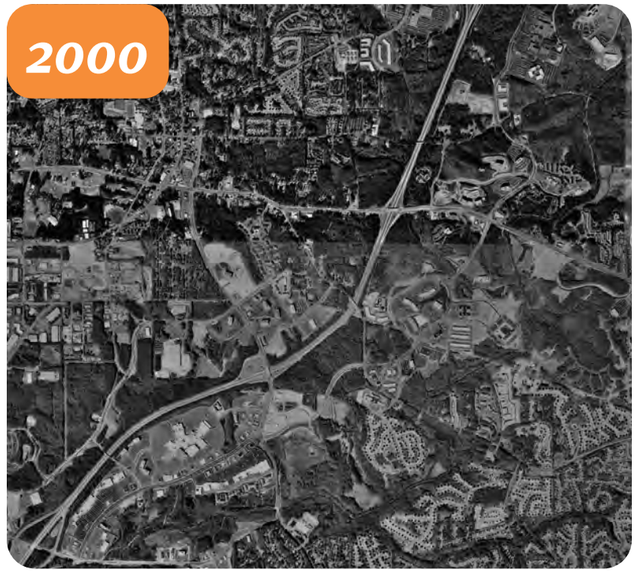
Source: Esri, ACS

HORIZON 2045 ALPHARETTA COMPREHENSIVE PLAN

How has Alpharetta Changed in the Last 25 Years?

Community Statistics

Source: Esri, Census, ACS



Population	Households	Average Household Size	Median Household Income	% Labor in Force
34,611	13,705	2.95	71,207	77 %

Median Age	% Foreign Born	Median Home Value	Number of Jobs	% Bachelors degree or higher
33.4	11.7%	226,300	59,378	25%

Population	Households	Average Household Size	Median Household Income	% Labor in Force
67,264	27,878	2.58	160,154	72%

Median Age	% Foreign Born	Median Home Value	Number of Jobs	% Bachelors degree or higher
41.0	25%	628,317	111,877	71%

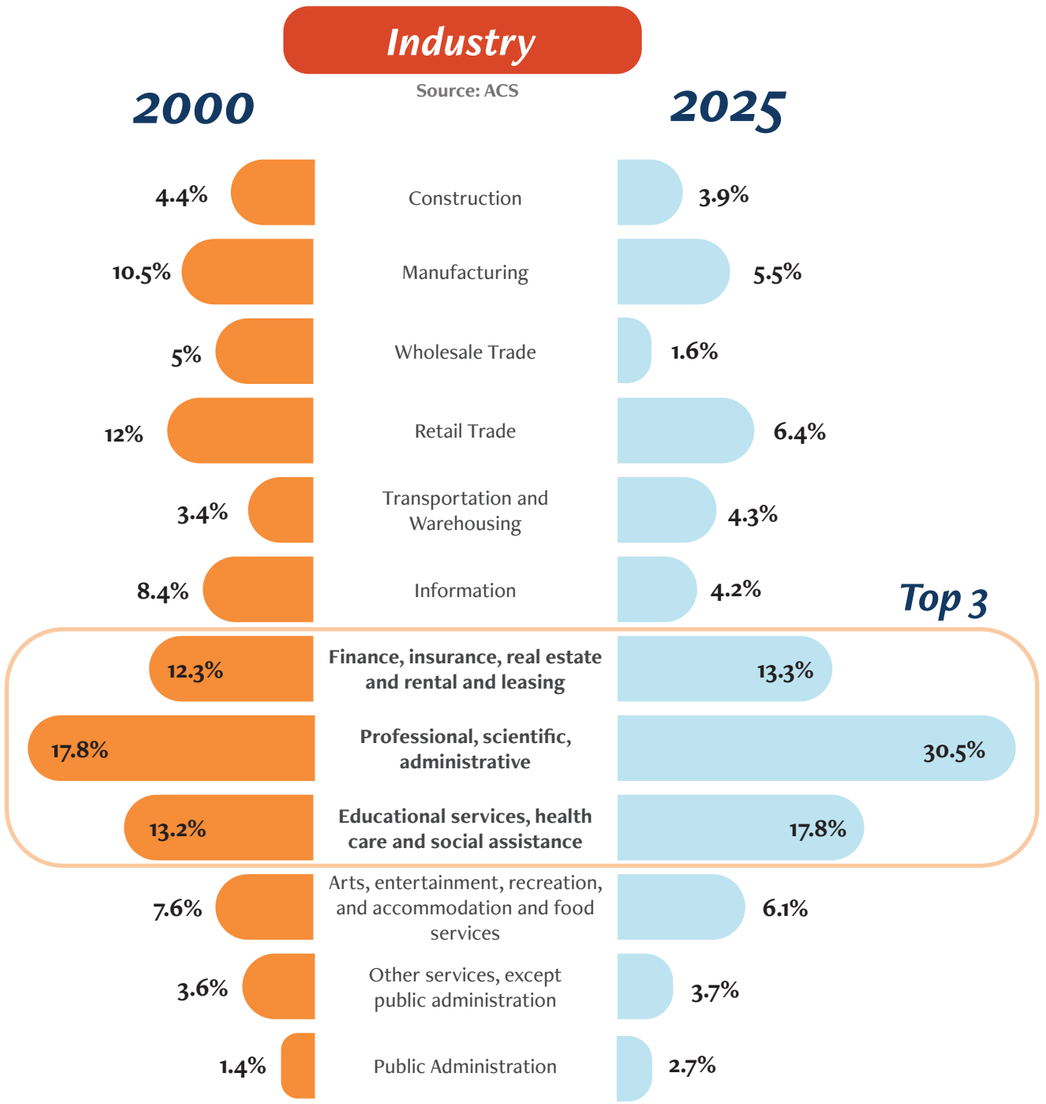
HORIZON 2045 ALPHARETTA COMPREHENSIVE PLAN

How has Alpharetta Changed in the Last 25 Years?

Economy & Employment

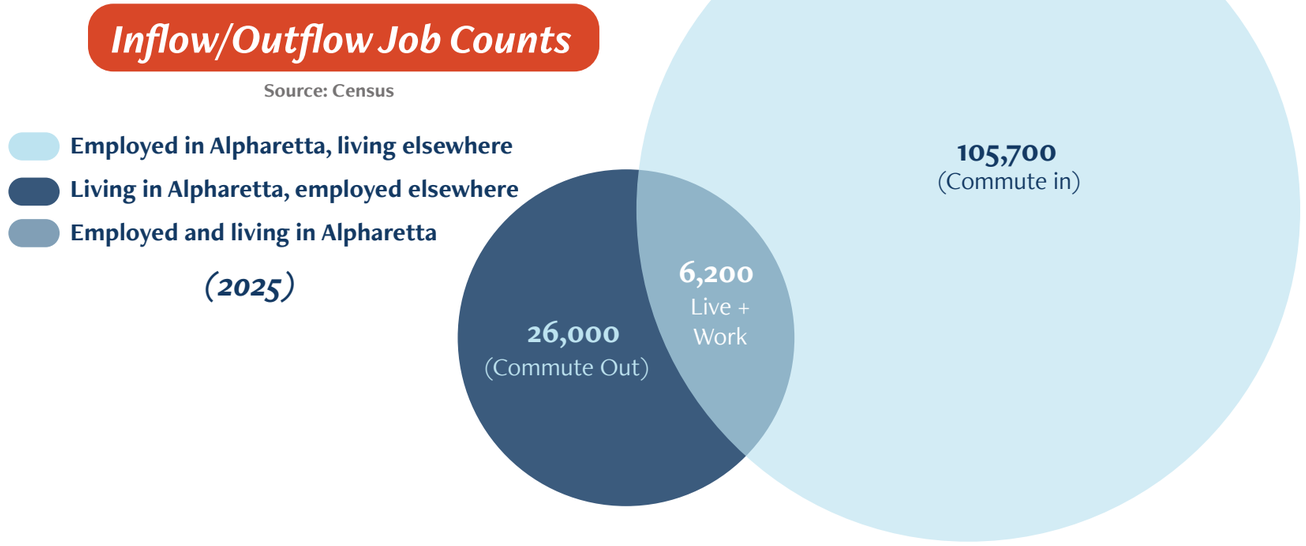
Industry

Source: ACS



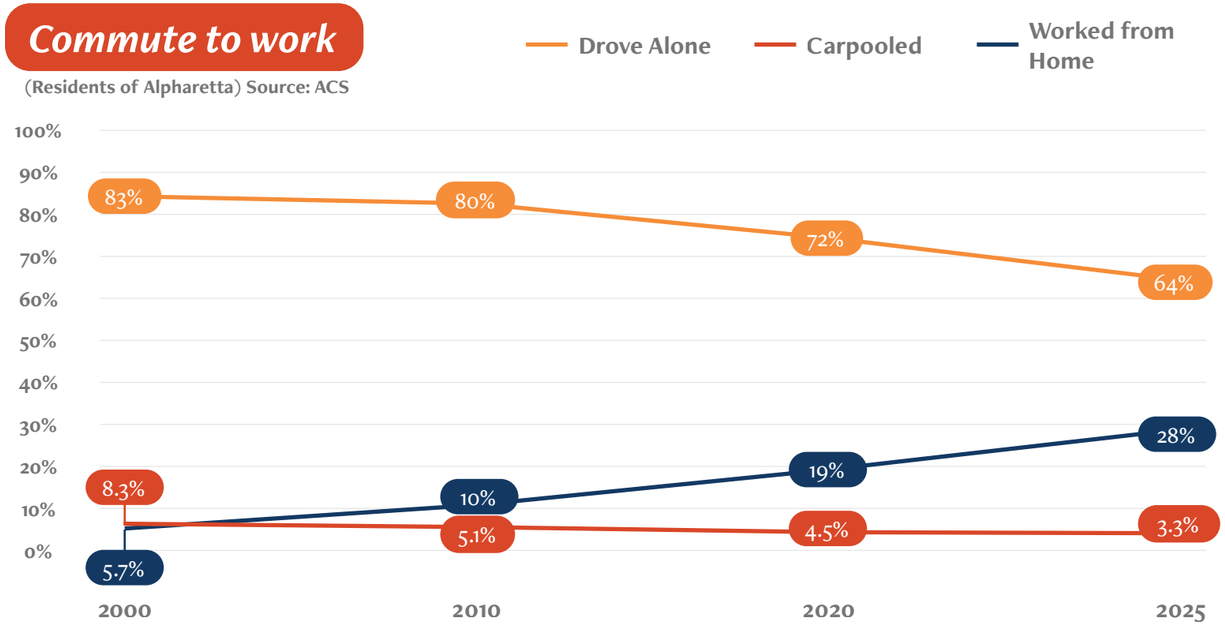
Inflow/Outflow Job Counts

Source: Census



Commute to work

(Residents of Alpharetta) Source: ACS

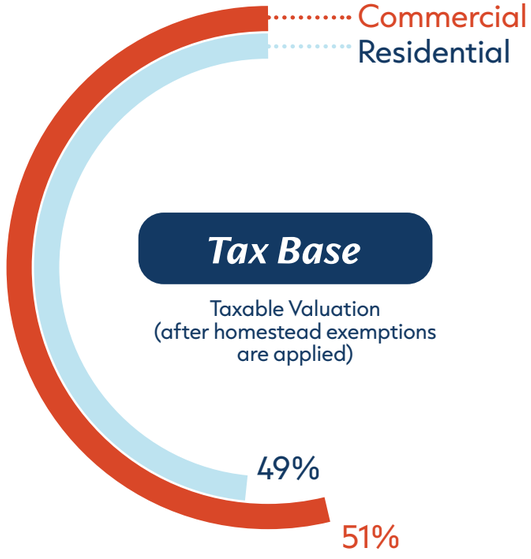


Economy & Employment

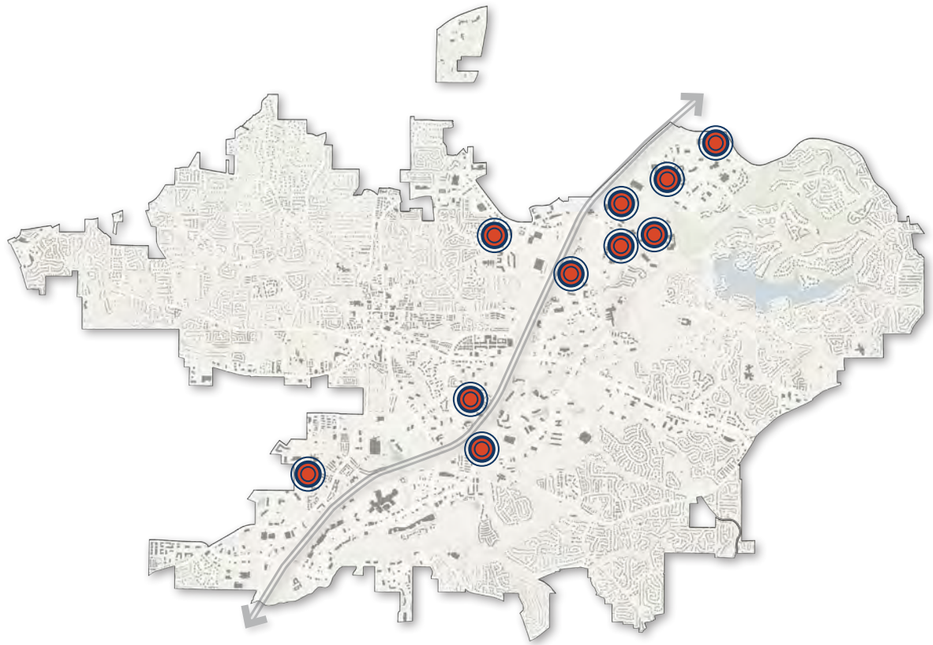
Alpharetta as an Anchor of Regional Economic Activity

Alpharetta serves as a major employment center within North Fulton, with a diverse economic base that includes corporate offices, healthcare, technology, professional services, and retail. The city has a particularly strong concentration of professional, scientific, and administrative employment, which contributes to its high inventory of office space and the continued demand for employment-oriented development. Together, these factors underscore Alpharetta's long-standing role as a place to do business and a key driver of regional economic activity.

This concentration of jobs shapes how Alpharetta functions within the broader region, influencing daily activity, travel patterns, and demand for housing and services. As the city continues to mature, these economic characteristics provide context for future land use patterns, redevelopment activity, and transportation needs.



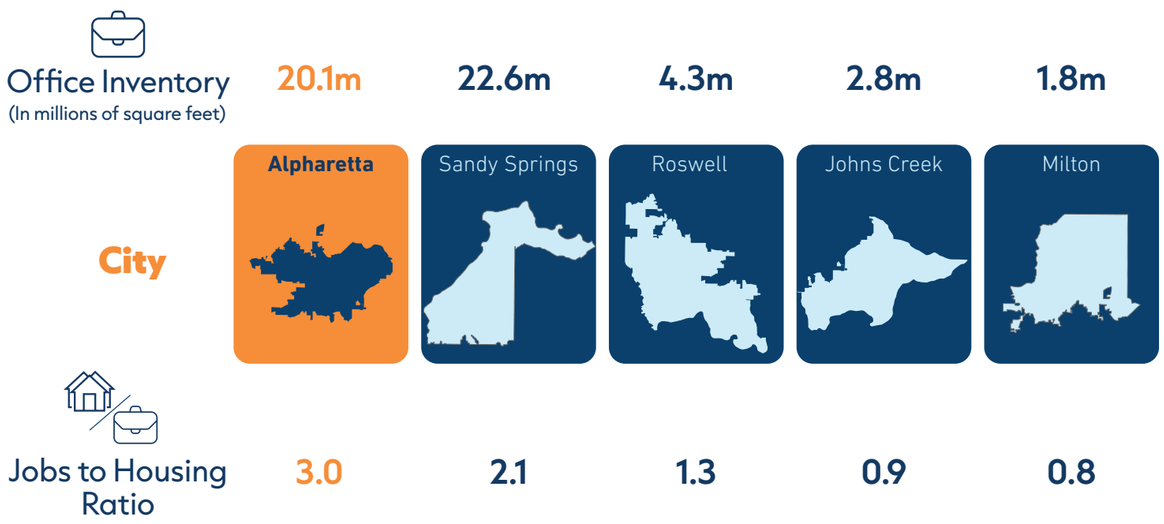
Source: City of Alpharetta 2025 Financial Report



Top 10 Employers

ADP	4,000
Morgan Stanley	2,500
Equifax	2,100
Jackson Healthcare	2,000
Fiserv	1,907
UPS Supply Chain Solutions	1,200
Verizon	1,200
LexisNexis Risk Solutions	1,200
Change Healthcare	1,000
Delta Dental	1,000

Source: City of Alpharetta



Why does Jobs to Housing Ratio Matter?

A 3:1 jobs-to-housing ratio reflects Alpharetta's strong economy and role as a regional employment center, while also indicating that job growth has exceeded the pace of housing development. This dynamic shapes housing demand, travel patterns, and long-term workforce considerations across the city and surrounding communities.

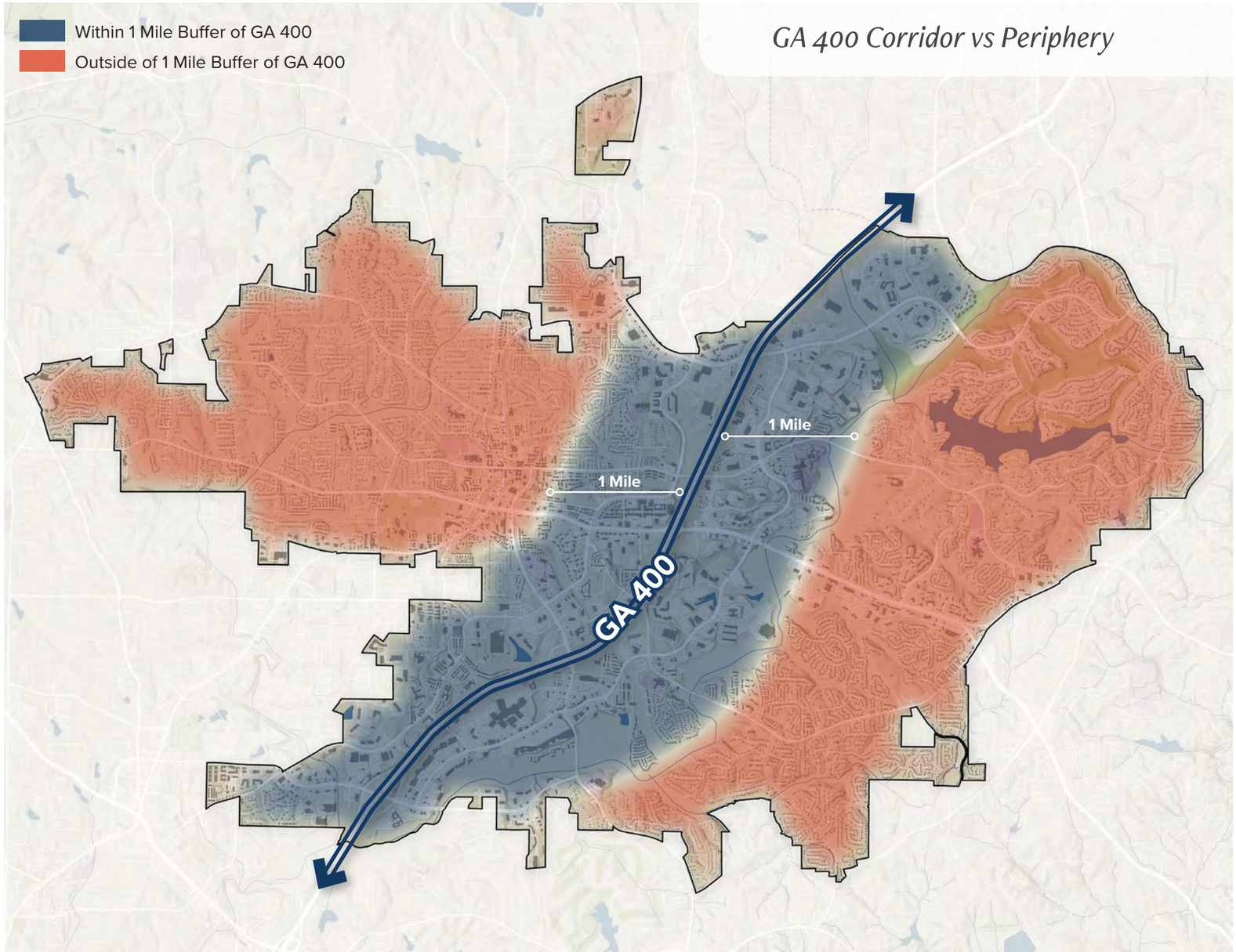
GA 400 Corridor

An Economic Engine and where Alpharetta's Regional Role Differs from Its Suburban Fabric

GA 400 serves as Alpharetta's primary economic and mobility spine, shaping how the city functions within the broader North Fulton and metro Atlanta region. Development along the corridor has historically attracted employment-intensive uses that benefit from regional access and visibility, including corporate offices, healthcare, and large mixed-use activity centers. As a result, the corridor supports a level of daily activity and employment density that differs from other parts of the city, reinforcing its role as Alpharetta's central employment framework.

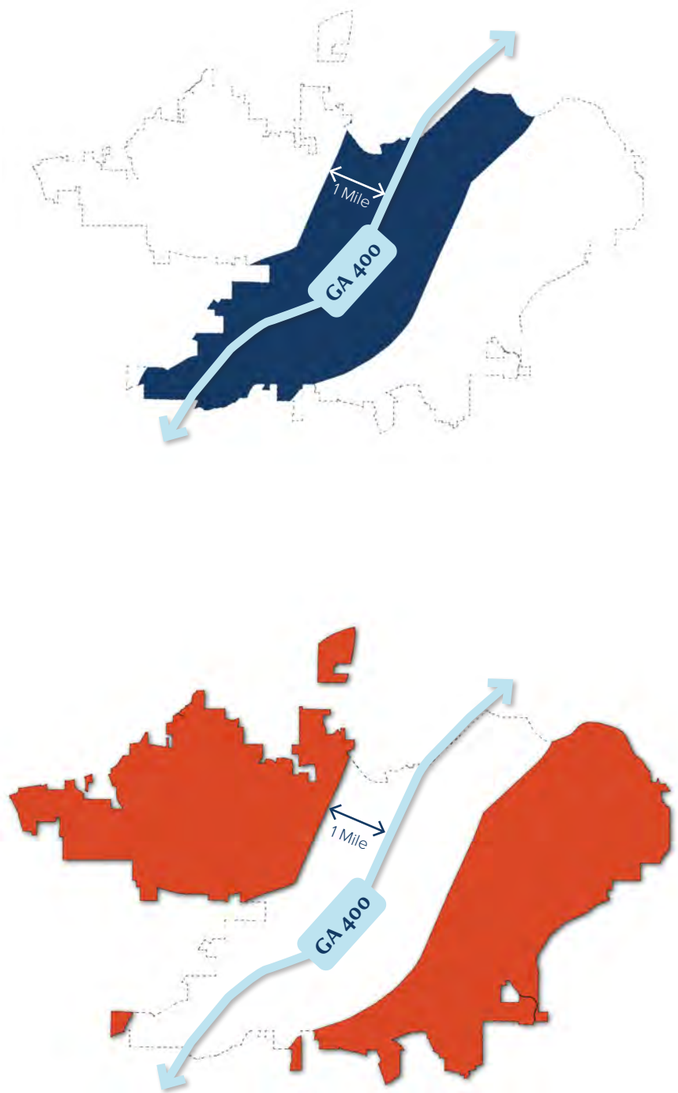
The physical form and feel of the GA 400 corridor reflect this function. Buildings tend to be larger in scale, more vertically oriented, and more closely spaced, with development patterns that prioritize accessibility, parking efficiency, and proximity to regional transportation. These areas often support a higher level of daytime activity and a more urbanized environment, with office workers, visitors, and service uses shaping daily rhythms. In contrast, areas farther from the corridor are generally characterized by lower-density development, more separated land uses, and a stronger emphasis on residential neighborhoods and local-serving commercial activity.

Demographically and socially, the corridor also differs from Alpharetta's more peripheral suburban areas. Housing near GA 400 includes a greater mix of multifamily and rental options, smaller household sizes, and a population that is often more transient or employment-oriented. Outside the corridor, development patterns tend to support higher rates of homeownership, larger households, and longer-term residential stability. Together, these distinctions highlight GA 400 as a distinct planning geography within Alpharetta --one defined by employment concentration, regional connectivity, and a more urban development character than much of the city beyond the corridor. The following pages examine both the similarities and differences between the GA 400 corridor (defined as the area within one mile of the highway) and the more suburban portions of Alpharetta beyond it.



GA 400 Corridor

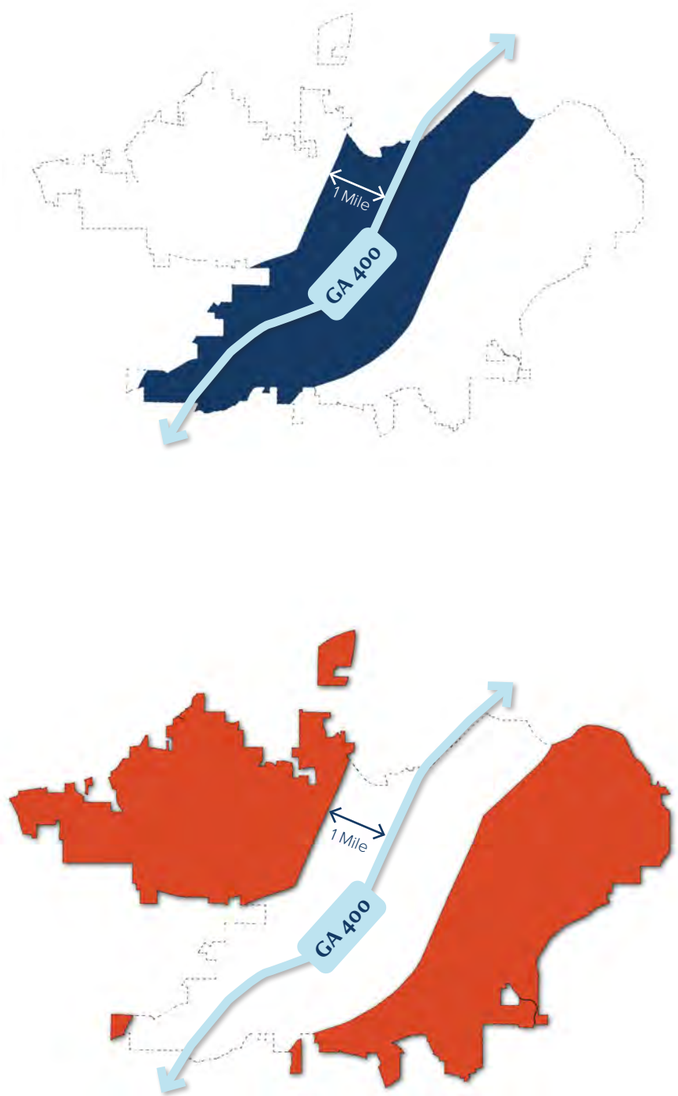
The GA 400 corridor and Alpharetta's more suburban periphery play different roles within the city, shaped by variations in land use, development intensity, activity patterns, and population characteristics. While the corridor serves as a hub for employment and regional connectivity, the surrounding neighborhoods anchor residential life and community stability. The comparative statistics below highlight differences between these two areas and how each contributes to Alpharetta's overall character.



	Total Population	Total Population added between 2010-2025	Year Householder Moved In (All Housing)	Total Businesses	Daytime Population
	20,921	6,230	2019	2,962	72,259
	46,342	3,423	2012	2,135	50,166

GA 400 Corridor

The GA 400 corridor and Alpharetta's more suburban periphery play different roles within the city, shaped by variations in land use, development intensity, activity patterns, and population characteristics. While the corridor serves as a hub for employment and regional connectivity, the surrounding neighborhoods anchor residential life and community stability. The comparative statistics below highlight differences between these two areas and how each contributes to Alpharetta's overall character.

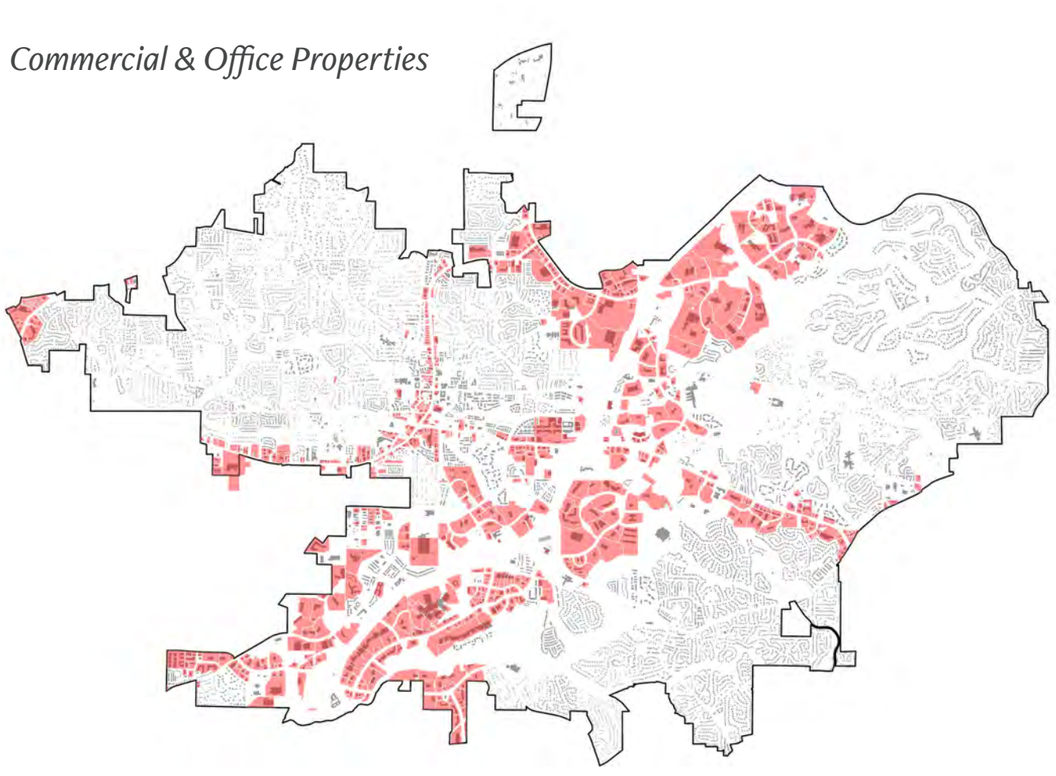


Total Households	Percent Owner Occupied Housing	Median Home Value	Median Household Income	Median Age	Average Household Size
9,458	41%	$626k	$99k	39	2.2
16,396	80%	$628k	$178k	41	2.9

Building Age & Life Cycle

Roughly half of Alpharetta's tax base is generated by commercial properties, underscoring the importance of the city's commercial and office building stock to its fiscal health. Using Fulton County Tax Assessor data, approximately 1,140 unique buildings that comprise Alpharetta's commercial and office landscape were analyzed to understand age, condition, and lifecycle characteristics. Examining this building stock through a lifecycle framework provides insight into where properties are primarily operating with routine maintenance, where reinvestment is occurring, and where future repositioning or redevelopment pressures may emerge.

Commercial & Office Properties

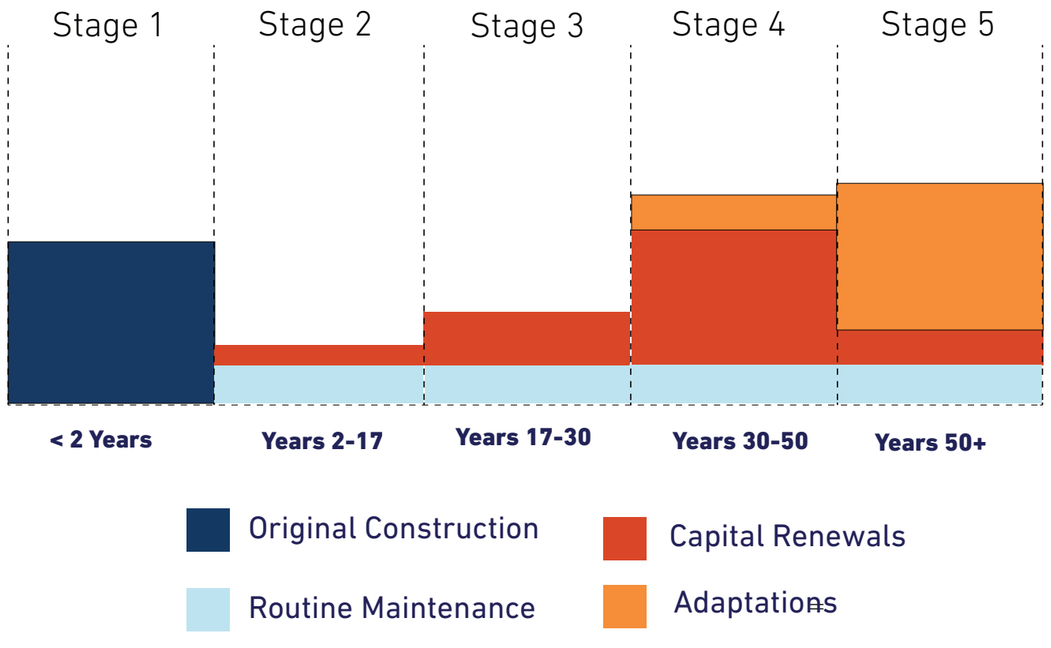


Source: Fulton County Tax Assessor; Regrid

Commercial Building Life Cycle (Includes Office)

Below are the five stages in the life cycle of commercial buildings, which include general trends regarding maintenance, capital investment, and property adaptation/ redevelopment. While not universally relevant to all commercial buildings, it does represent a market cycle that is representative of most commercial building stock and is generally understood within the commercial real estate industry:

- The first three stages, or the first 30 years of a commercial building, typically include little more than routine maintenance. About **68% of the commercial building stock in Alpharetta falls within the first three stages.**
- Between 30 and 50 years old, a commercial buildings experience a major uptick in necessary capital renewal, including interior and exterior renovations, HVAC upgrades, and major landscaping initiatives. **22%** of Alpharetta's commercial buildings fall within this stage, which amounts to over **250 total properties.**
- Once a building hits 50 years old, it is considered in Stage 5 and often requires major re-investment or repositioning to continue functioning as a viable and attractive commercial building. **10%** of Alpharetta's commercial/office buildings fall within Stage 5. These are located almost entirely along Hwy 9 and more than half of these have received significant renovations.



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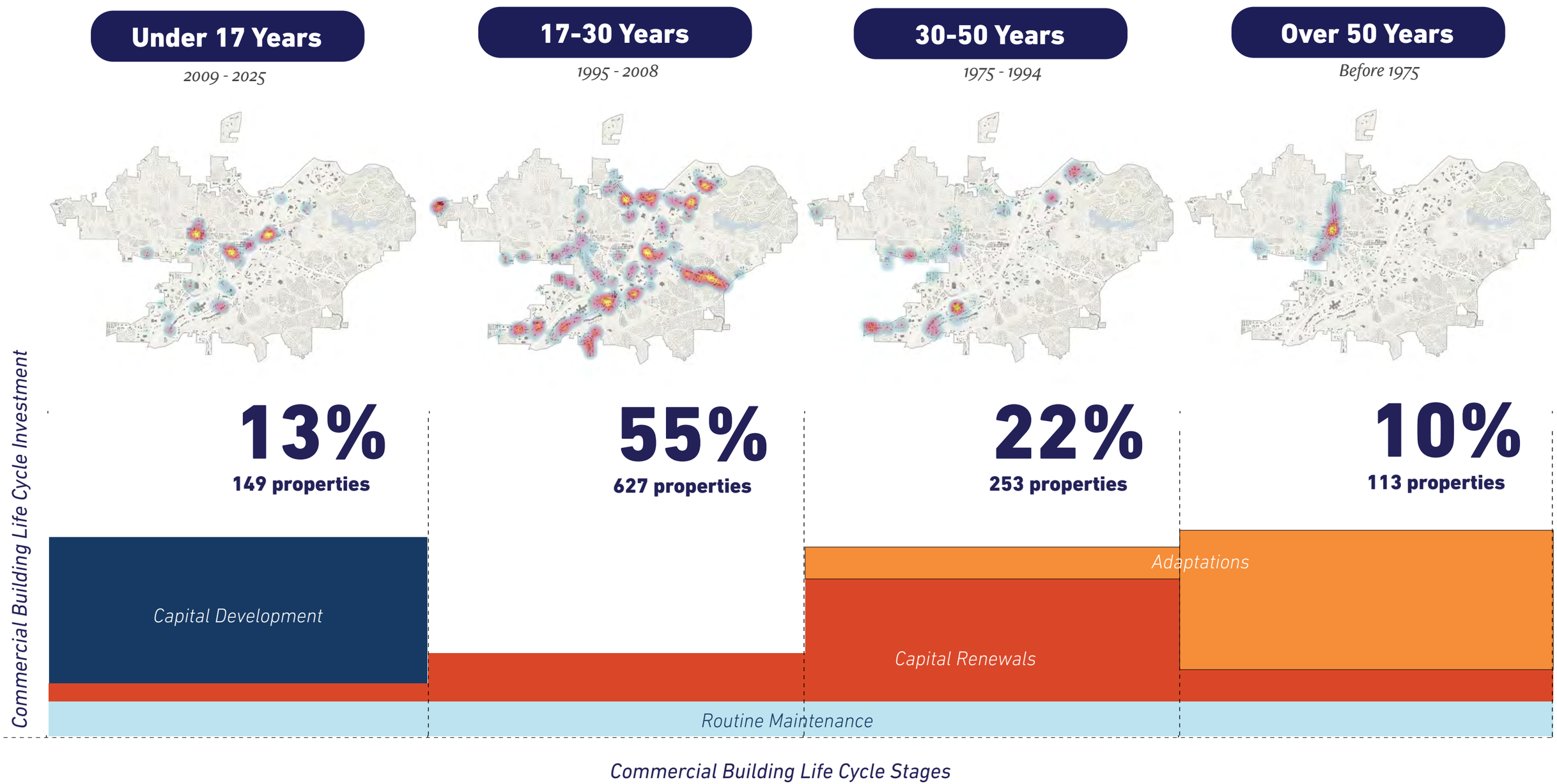
Building Age & Life Cycle

Commercial & Office Properties



Effective Year Built vs Actual Year Built

Effective year built is a key metric used in property assessment to reflect a commercial building's functional age rather than its original construction date. Assigned by appraisers, it captures how a building performs in today's market based on its condition, major capital investments, and overall utility. By accounting for significant renovations or modernization efforts, effective year built provides a more accurate representation of a property's current value and competitiveness than the original year built alone.

In the context of tax assessment and long-term planning, effective year built helps distinguish between buildings that have been reinvested in and those that have not, offering insight into where capital investment has extended useful life and where depreciation may be occurring. As a result, it is an important tool for understanding commercial building life cycles, identifying patterns of reinvestment or decline, and evaluating how investment decisions influence property performance, tax base stability, and long-term development outcomes.

Of the more than 1,100 commercial and office properties in Alpharetta with existing buildings, over one-third (35%) have an effective year built date that is more recent than the original construction year, indicating that these properties have undergone major re-investments or renovations.

Whats is "Effective Year Built"?

Effective Year Built: the year that best reflects a commercial building's current functional age and market competitiveness based on its condition, major renovations, and overall utility, rather than its original construction date.

A commercial building's effective year built changes primarily when major capital investments extend its useful life or materially modernize its core systems, while routine maintenance, cosmetic upgrades, and tenant improvements typically do not affect it.

Office Building
(Actual Year Built - 1985)

How it Works

Two Possible Investment Paths

Major Renovation (2018)

Substantial Capital Investment

- *New facade, HVAC, wiring*
- *Lobby, elevator and restroom upgrades*
- *ADA and landscaping enhancements*

Assigned an Effective Year Built of **2008** by Appraiser

Reflecting performance comparable to a building built in 2008 rather than 1985

Minor Improvements (2018)

Cosmetic or Tenant-Level Upgrades

- *New carpet, paint, tenant finishes*

No newer Effective Year Built assigned, remains a year built of **1985**

Building Age & Life Cycle

Commercial & Office Properties

There is a significant wave of re-investment occurring across the existing commercial/ office building stock in Alpharetta

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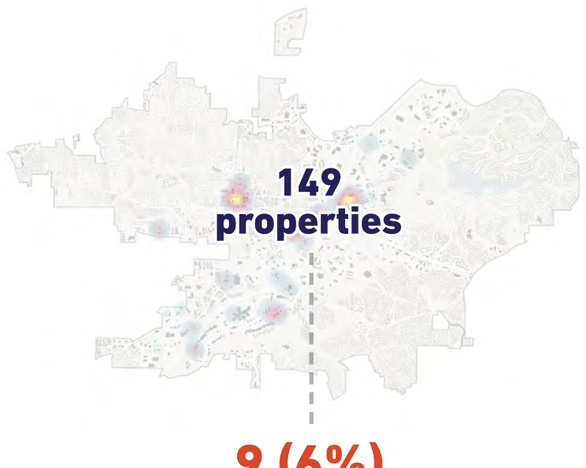
Under 17 Years

2009 - 2025

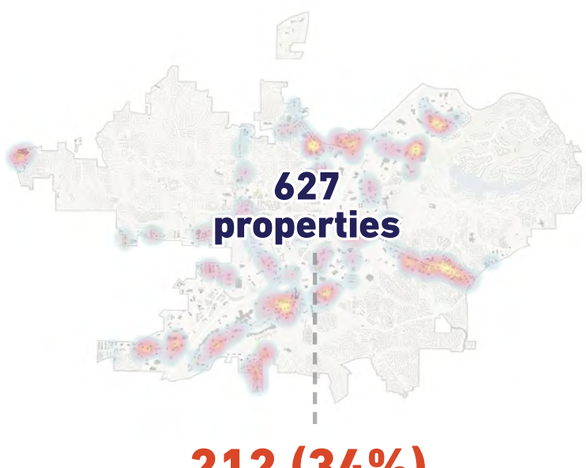


9 (6%)

have a newer effective year built than original year built

17-30 Years

1995 - 2008

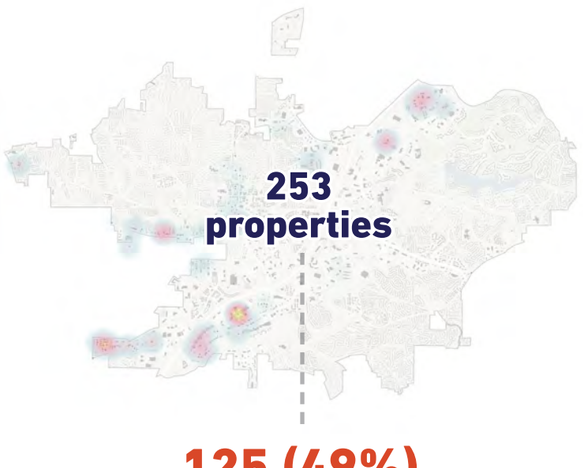


212 (34%)

have a newer effective year built than original year built

30-50 Years

1975 - 1994

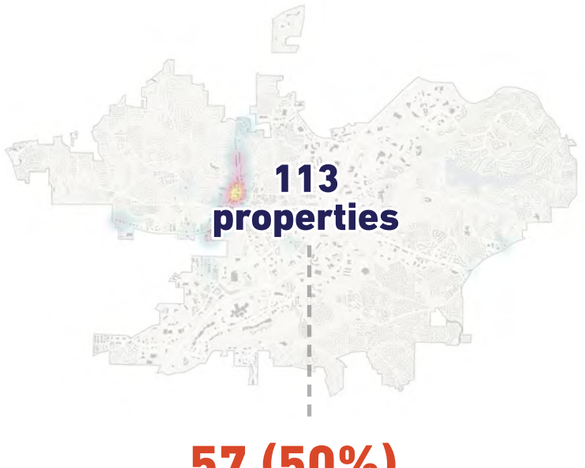


125 (49%)

have a newer effective year built than original year built

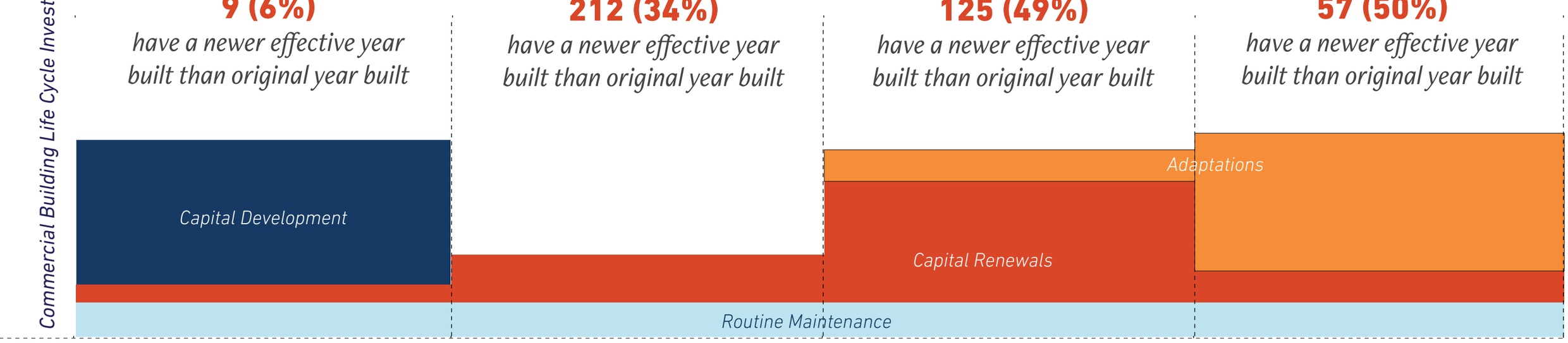
Over 50 Years

Before 1975



57 (50%)

have a newer effective year built than original year built



Building Age & Life Cycle

Examples of the re-investment occurring in existing commercial/ office buildings in Alpharetta

There is a significant wave of re-investment occurring across the existing commercial/ office building stock in Alpharetta

HORIZON 2045 ALPHARETTA COMPREHENSIVE PLAN

Reinvestment Across the Building Life Cycle

*These properties represent three examples of commercial buildings at different stages of the building life cycle, each originally constructed in a different era and later reinvested in through substantial renovation. Major investments, including capital renewals and adaptive improvements, have **re-established a newer effective year built**, allowing these properties to remain competitive and responsive to current market demands. This reinvestment extends the functional life of the buildings while reinforcing their long-term role within the city's commercial fabric.*

1995 - 2008

17-30 Years

Year Built: 2001

Renovated in 2018
Effective Year Built: 2011

223 Roswell St

1975 - 1994

30-50 Years

Year Built: 1986

Renovated in 2021
Effective Year Built: 2011

41 Marietta St

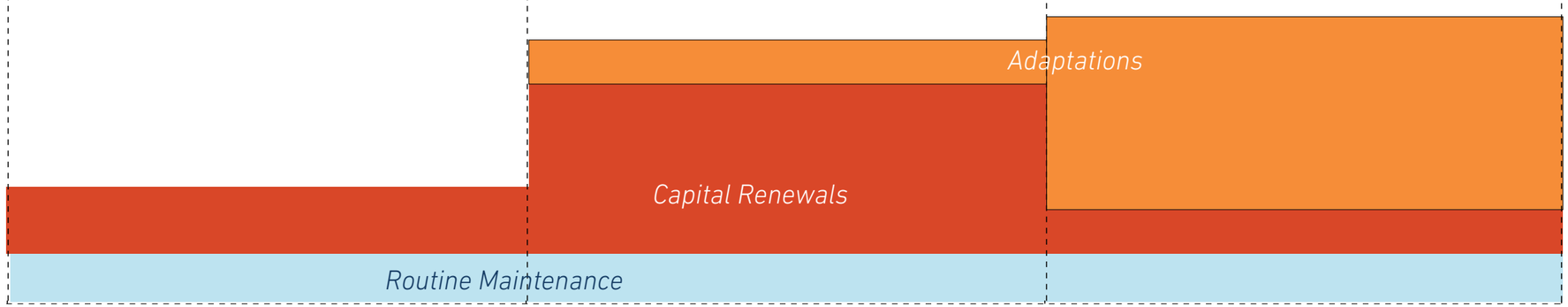
Before 1975

Over 50 Years

Year Built: 1950

Renovated in 2023
Effective Year Built: 2004

380 North Main St



Commercial Building Life Cycle Stages

Building Age & Life Cycle

Examples of the re-investment occurring in existing commercial/ office buildings in Alpharetta

***There is a significant wave of re-investment occurring across the existing commercial/ office building stock in Alpharetta**

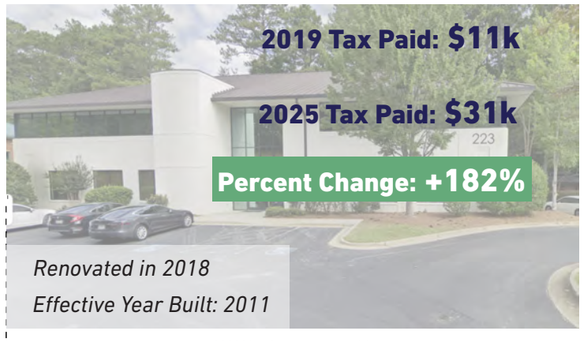
Tax Base Implications and Community Benefit

Life cycle reinvestment in commercial properties has clear, data-driven implications for Alpharetta's tax base while also delivering broader community benefits. As shown in these examples, significant reinvestment can lead to substantial increases in taxable value, resulting in measurable growth in property tax contributions over time without the need for new greenfield development. ***Beyond fiscal impacts, reinvestment supports community goals*** *by reusing existing buildings, strengthening neighborhood stability, enhancing the quality of the built environment, and sustaining employment and services.*

1995 - 2008

17-30 Years

Year Built: 2001



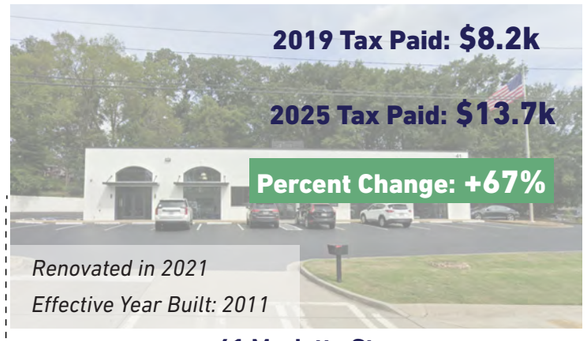
Renovated in 2018
Effective Year Built: 2011

223 Roswell St

1975 - 1994

30-50 Years

Year Built: 1986



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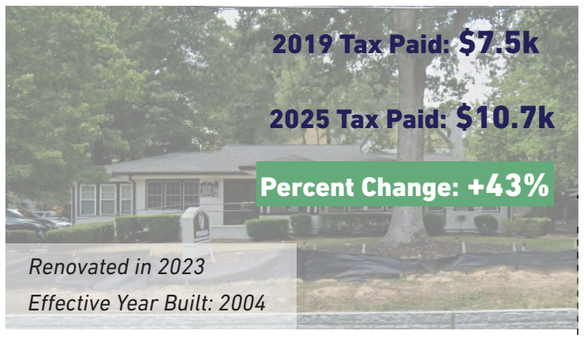
Over 50 Years

Year Built: 1950



Renovated in 2023
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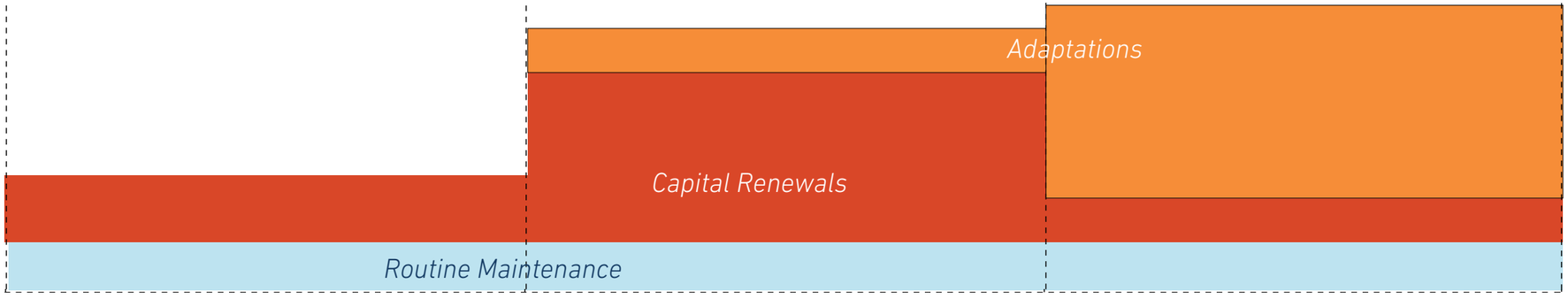


Commercial Building Life Cycle Stages

HORIZON 2045 ALPHARETTA COMPREHENSIVE PLAN

Workforce Presence

Estimated workforce presence across various employment areas in Alpharetta

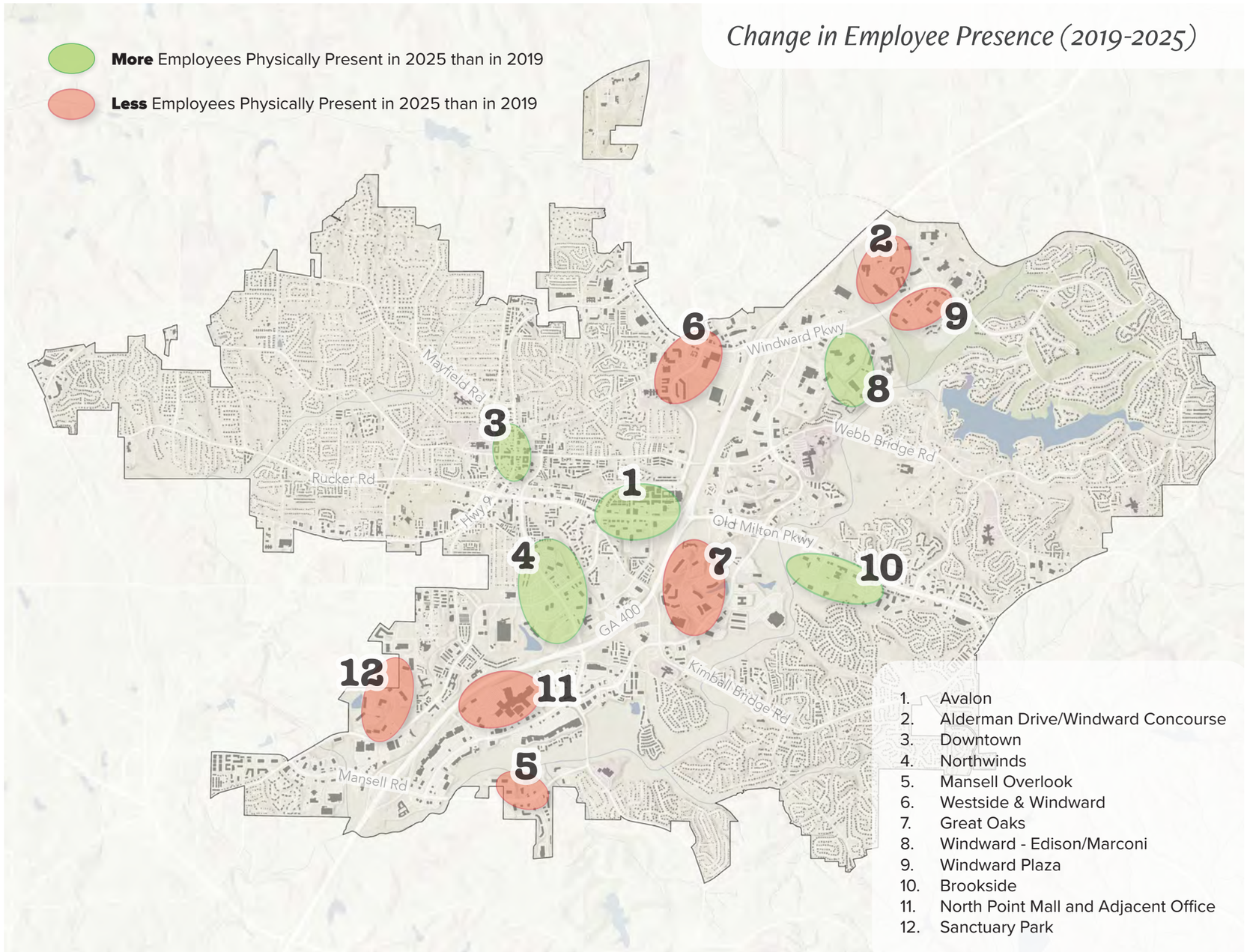
Advances in mobile device data and location-based analytics have made it possible to measure foot-traffic patterns with far greater precision, capturing how people spend time in specific areas and how those dynamics shift over time. By applying these tools to some of Alpharetta's major employment centers, we can observe how daily visitation and pedestrian activity fluctuate. Comparing current conditions (2025) to pre-COVID levels (2019) also helps illustrate how workforce patterns and commuting behavior have shifted in response to hybrid work and broader economic changes.

How is Employee Presence Measured?

Placer.ai is a location analytics platform that uses anonymized mobile device data to analyze real-world movement patterns. It estimates employee presence by identifying devices that regularly appear at specific worksites during typical business hours. Using proprietary algorithms, Placer distinguishes employee activity from visitor or customer activity based on the frequency and duration of a device's presence within defined workplace areas.

Placer.ai is measuring employees physically present within employment districts on a regular basis

Change in Employee Presence (2019-2025)



1. Avalon
2. Alderman Drive/Windward Concourse
3. Downtown
4. Northwinds
5. Mansell Overlook
6. Westside & Windward
7. Great Oaks
8. Windward - Edison/Marconi
9. Windward Plaza
10. Brookside
11. North Point Mall and Adjacent Office
12. Sanctuary Park

Workforce Presence

Estimated workforce presence across various employment areas in Alpharetta

Since 2019, Avalon and Downtown Alpharetta have seen the most pronounced increases in employee presence, reflecting how these areas function as activity-rich employment environments. Avalon's continued development and concentration of Class A office space, combined with dining, retail, and hospitality uses, have supported sustained in-person work and attracted a broad mix of employers. Downtown's growth follows a similar pattern, driven by its compact form, strong civic presence, and expanding mix of small offices, professional services, and local-serving businesses that support daily workforce activity tied to both traditional and flexible work arrangements.

Other employment areas, including Alderman Drive/Windward Concourse and Mansell Overlook, have experienced reductions in employee presence that reflect changes in how space is used rather than a loss of their underlying employment role. These areas contain larger-format office buildings and campus-style layouts that historically supported higher employee densities, making them more sensitive to shifts toward hybrid work, space consolidation, and staggered in-office schedules. Even modest changes in attendance patterns can result in noticeable differences in observed workforce presence across these larger geographies.

Northwinds represents a more stable condition, with relatively consistent employee presence over time. Its mix of uses, access to regional transportation, and ongoing reinvestment activity have helped maintain workforce levels despite broader shifts in office utilization. Together, these patterns illustrate how differences in scale, building type, and functional role within the city influence workforce presence, providing important context for understanding how Alpharetta's employment areas are evolving and where future planning and reinvestment efforts may be most impactful.

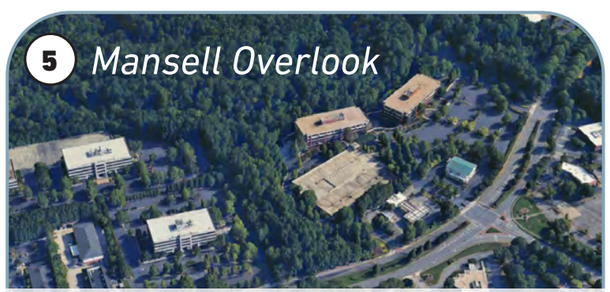
(Employees Physically Present - 2019 & 2025)

EMPLOYEES (2019)	EMPLOYEES (2025)	CHANGE SINCE 2019
11.9k	19.4k	+7.5k

EMPLOYEES (2019)	EMPLOYEES 2025	CHANGE SINCE 2019
9.8k	6.7k	-3.1k

EMPLOYEES (2019)	EMPLOYEES (2025)	CHANGE SINCE 2019
4.9k	7.6k	+2.7k

EMPLOYEES (2019)	EMPLOYEES (2025)	CHANGE SINCE 2019
7.4k	7.6k	+200



EMPLOYEES (2019)	EMPLOYEES (2025)	CHANGE SINCE 2019
4.8k	3.7k	-1.1k

EMPLOYEES (2019)	EMPLOYEES (2025)	CHANGE SINCE 2019
12k	8.7k	-3.3k

*The data correlates to the extents of the geographic areas shown in the images above

Source: Placer AI

Workforce Presence

Estimated workforce presence across various employment areas in Alpharetta

Areas such as Brookside and Windward–Edison & Marconi have seen modest increases or relative stability in employee presence, supported by ongoing redevelopment activity, a diversified tenant mix, and buildings that continue to accommodate consistent in-person staffing. The Edison & Marconi area has benefited from recent Class A office investments, including the Edison and Pajunk buildings, which have added new employees and helped offset losses since 2019. Brookside has experienced an increase of approximately 600 employees over the same period.

By contrast, Great Oaks and Windward Plaza have experienced declines. These may be driven largely by shifts among a small number of large office users rather than widespread vacancy. These areas contain larger floorplate buildings and campus-style environments that historically supported higher employee densities, meaning tenant consolidation, space reconfiguration, or partial lease roll-offs can result in sizable changes in observed workforce presence across the broader geography. As a result, workforce trends in these areas tend to be more volatile and closely tied to a limited number of employment decisions.

Employee presence at North Point Mall and the adjacent office close to Encore Parkway, as well as Sanctuary Park, have remained relatively steady or declined slightly since 2019.

(Employees Physically Present - 2019 & 2025)

*The data correlates to the extents of the geographic areas shown in the images above

Source: Placer AI

Housing Market

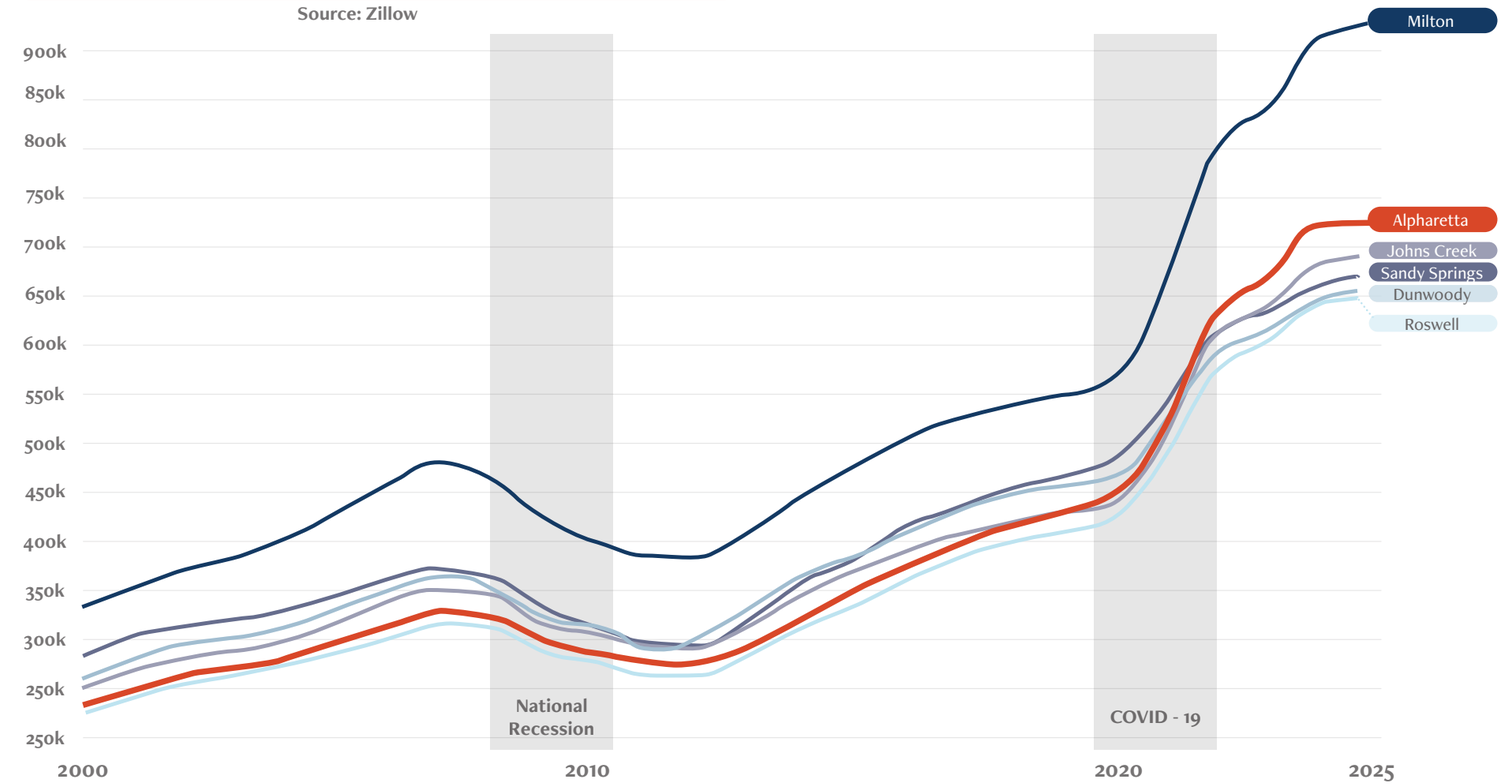
Regional Demand and Employment Shape Home Values

Home values in Alpharetta have increased steadily over the past several decades, reflecting long-term demand trends as well as broader economic cycles. Periods of accelerated appreciation have generally aligned with strong regional employment growth, while national disruptions such as the Great Recession and the COVID-19 pandemic temporarily slowed or reset market conditions. More recently, higher interest rates and shifting buyer behavior have contributed to a moderation in price growth, indicating a transition from rapid escalation toward more stabilization.

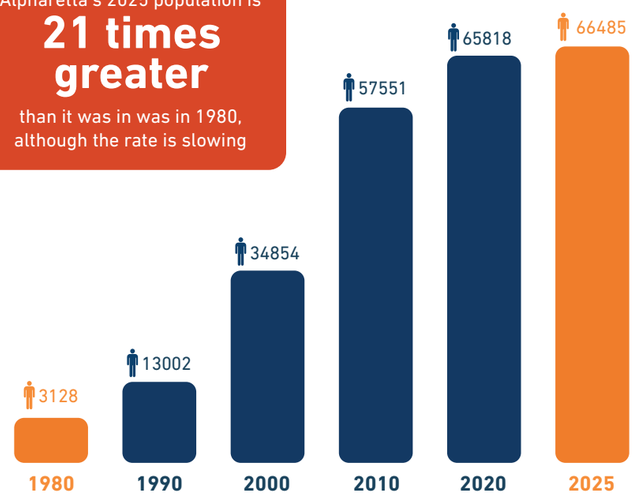
Within the metro Atlanta region, Alpharetta's housing market consistently maintains higher median values than many surrounding communities, reflecting its proximity to major employment centers, access to the GA 400 corridor, and an established mix of residential neighborhoods. At the local level, Alpharetta's approximately 3:1 jobs-to-housing ratio further shapes housing demand by supporting a large employment base relative to the city's housing stock. This concentration of jobs contributes to sustained demand for housing within and around the city, placing upward pressure on home values over time and reinforcing Alpharetta's role as a regional employment destination.

At the national level, Alpharetta's long-term appreciation mirrors broader U.S. housing trends characterized by cyclical growth, market corrections, and periods of renewed expansion. The city's housing market has remained resilient through multiple economic cycles, with long-term value growth driven more by sustained demand fundamentals than short-term volatility. Taken together, these patterns position Alpharetta within a broader national context while underscoring how local employment dynamics, accessibility, and limited housing supply continue to influence home values over time.

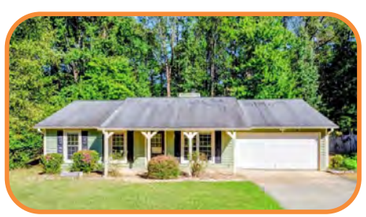
Home Values are Soaring, but Stabilizing



Alpharetta's 2025 population is **21 times greater** than it was in was in 1980, although the rate is slowing



Alpharetta Homes in 1980



Alpharetta Homes in 2025

Home Values

Alpharetta's housing market does not exist in isolation, but rather as part of a broader regional system shaped by employment access, transportation, and commuting patterns. While the city's median home value is approximately $628,000, the surrounding region includes a range of housing options within a typical commute of Alpharetta's job centers. Areas with lower median home values are evident to the southeast in the Peachtree Corners and Norcross area, as well as in pockets distributed along the GA 400 corridor, reflecting the influence of regional accessibility and transportation connections.

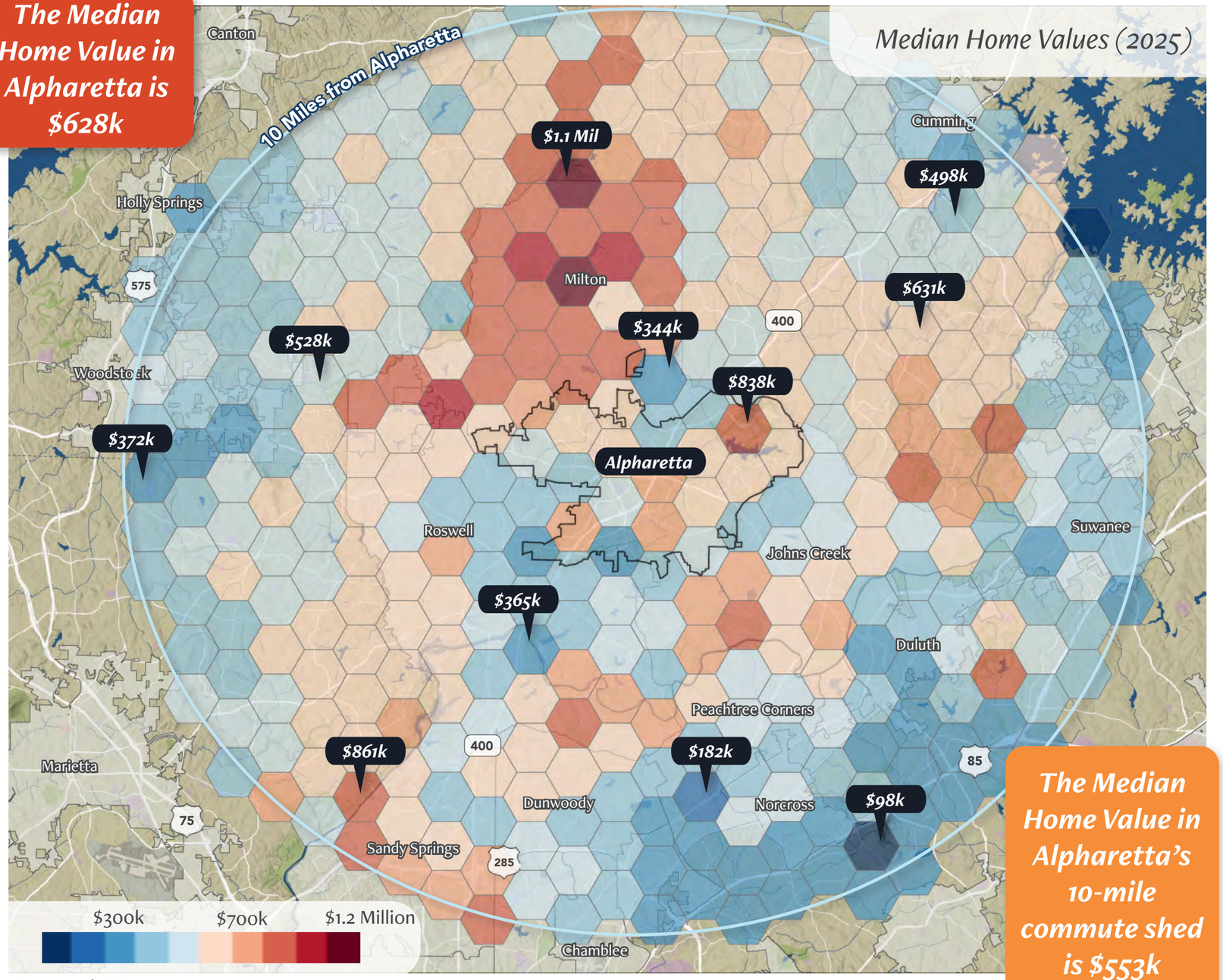
Additional variation in home values is also found to the west and northwest as one approaches communities such as Woodstock and Holly Springs. Together, these areas form a network of residential options that remain functionally connected to Alpharetta through daily commuting, particularly given the city's role as a major employment destination along the GA 400 spine. This regional context highlights how housing conditions and workforce access in Alpharetta are closely linked to patterns across the broader commute shed, rather than being defined solely by conditions within the city's boundaries.

Defining Alpharetta's Typical Commute Area

The average Atlanta-area commuter travels a little over 12 miles to work (measured "as the crow flies"). Because most of Alpharetta's jobs are concentrated along the GA 400 corridor near the city's center, a 10-mile radius from the city limits provides a reasonable representation of a typical commute to jobs in Alpharetta. This defined area can then be used to analyze the demographics of the city's potential workforce.

The average commute for Metro Atlanta workers is 12.8 miles as the crow flies, per research from the Brookings Institute

The Median Home Value in Alpharetta is $628k



The Median Home Value in Alpharetta's 10-mile commute shed is $553k

Source: Esri, ACS

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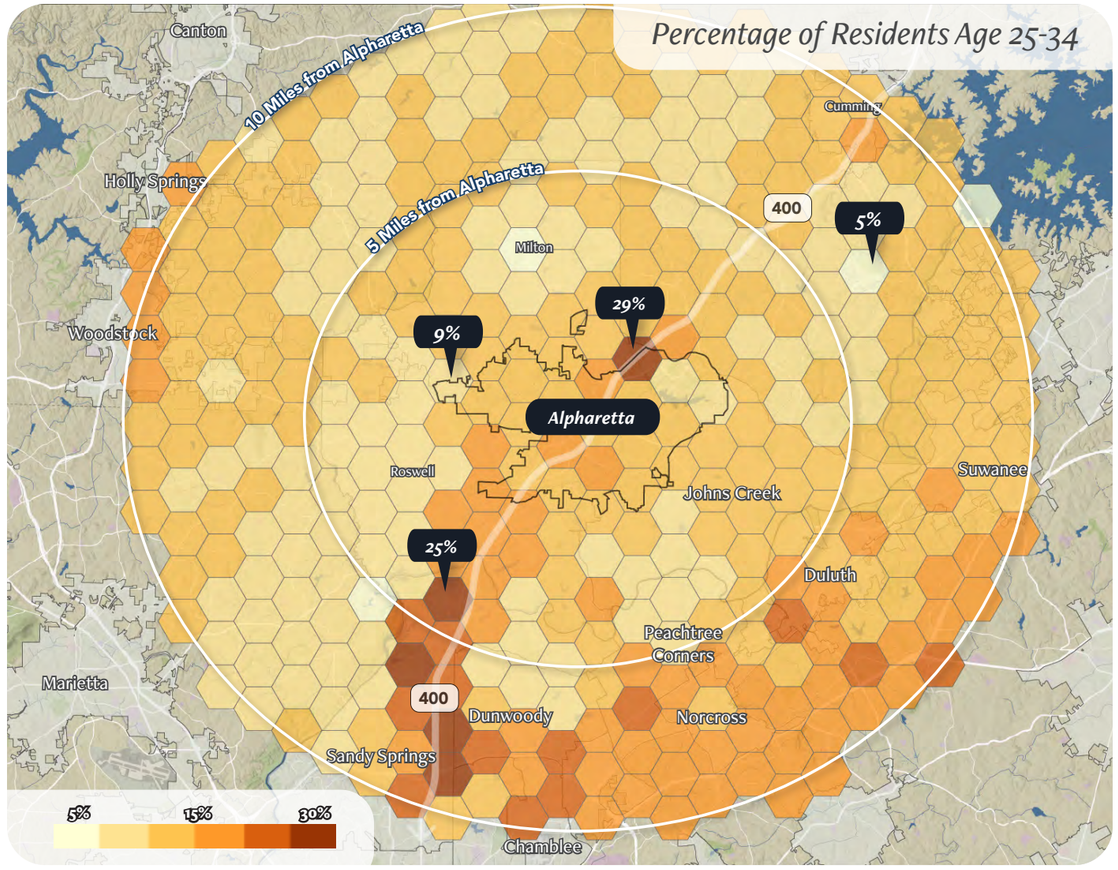
A Declining Demographic

The percentage of 25-34 year olds in Alpharetta has declined by more than double since 2000.

The 25–34 age cohort represents a critical segment of Alpharetta's up-and-coming workforce, encompassing early- to mid-career professionals who are establishing long-term employment trajectories and contributing to the city's economic vitality. Individuals in this age range often fill a wide spectrum of professional, technical, and service roles, supporting both established employers and emerging industries. Their presence helps sustain a dynamic labor market, supports entrepreneurship and innovation, and reinforces Alpharetta's position as a regional employment center.

Beyond their economic role, residents ages 25–34 are also frequently in the early stages of family formation, making them important contributors to community life. This group drives demand for a diverse range of housing options, childcare services, neighborhood amenities, and social spaces, while also shaping long-term enrollment trends for schools and community facilities. At the same time, Alpharetta's median resident age has increased by nearly eight years since 2000, highlighting broader demographic shifts that elevate the importance of attracting and retaining younger households. Doing so supports generational continuity, helping ensure that Alpharetta remains a community where households can grow and transition through multiple life stages.

While the share of 25–34 year olds living within Alpharetta has declined over time, this population remains represented throughout the broader regional commute shed. Higher concentrations of this age group are found in areas with strong employment access and transportation connectivity, particularly in close proximity to the GA 400 corridor. This pattern underscores the corridor's role as both an employment spine and a focal point for younger working-age households.



Source: Esri, ACS

Citywide

2000

Median Age

33.4

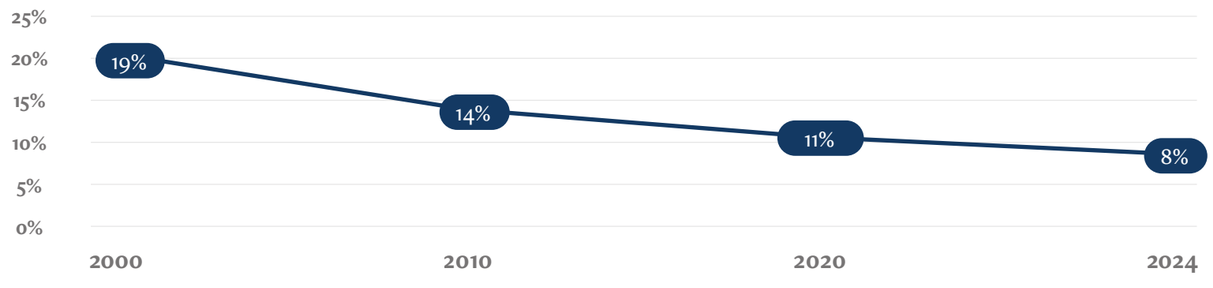
2025

Median Age

41.0

Alpharetta has about 18,800 people in the age group of 25 to 34 and about 168,000 within a 10 mile radius of the city

Alpharetta Residents Ages 25-34



Between 2000-2025, the percentage of 25-34 year olds in Alpharetta has declined by more than double (19% in 2000, 8% in 2025)

Owner/Renter Occupied Housing

Housing tenure in Alpharetta is predominantly owner-occupied, with 66 percent of housing units owner-occupied and 34 percent renter-occupied, reflecting the city's suburban character and strong single-family housing base. Owner-occupied housing is most common in established, lower-density neighborhoods, while renter-occupied units are generally more concentrated in areas with multifamily and mixed-use development, particularly along the GA 400 corridor, where access to employment and regional transportation supports higher rental demand. Within the larger commutable region, the share of owner-occupied housing typically increases with distance from the GA 400 corridor, especially to the north and west of Alpharetta, where lower-density development and single-family neighborhoods are more prevalent.

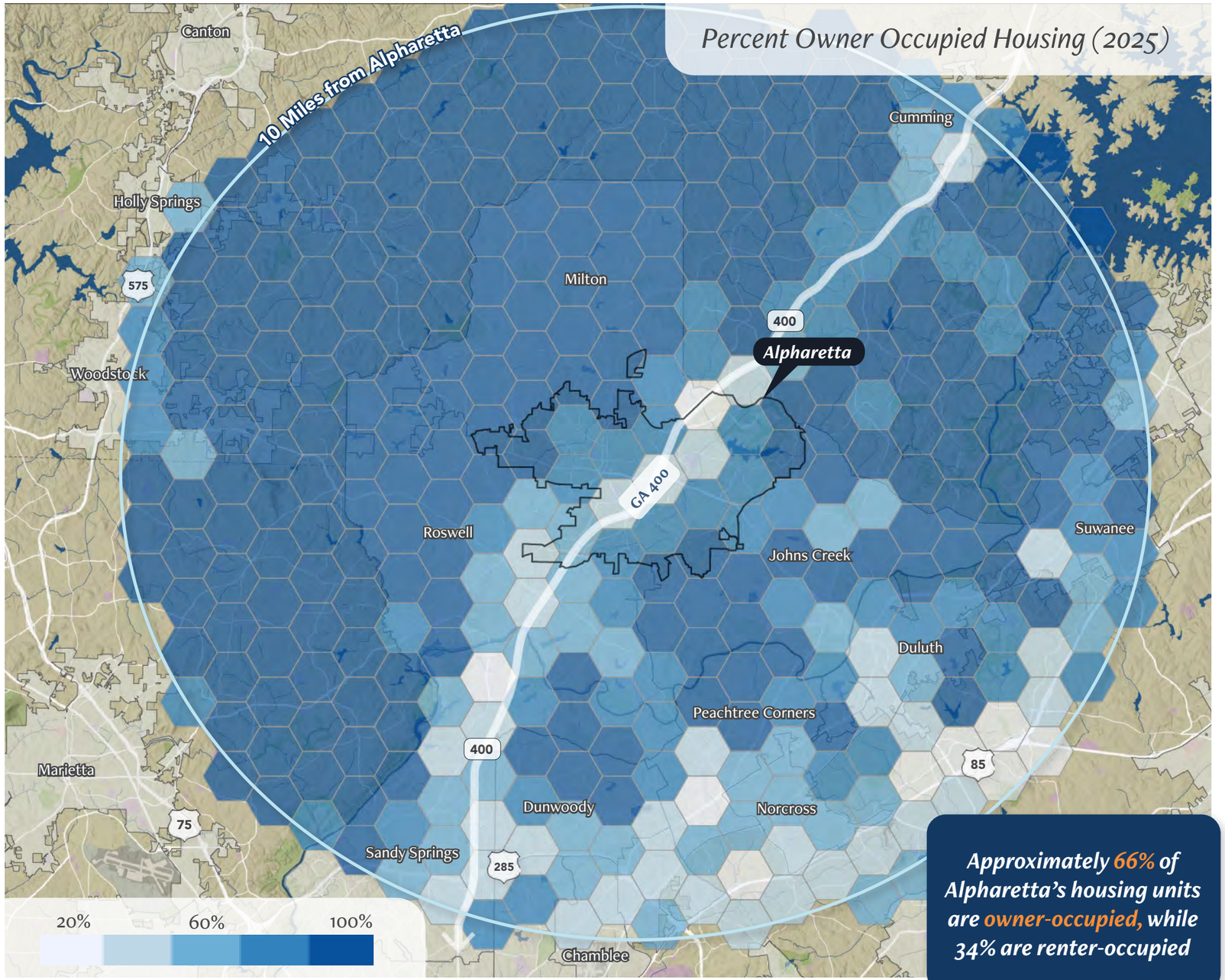
Percentage Owner-Occupied Housing Units

Within 1-Mile Buffer of GA 400

41%

Outside 1-Mile Buffer of GA 400

80%

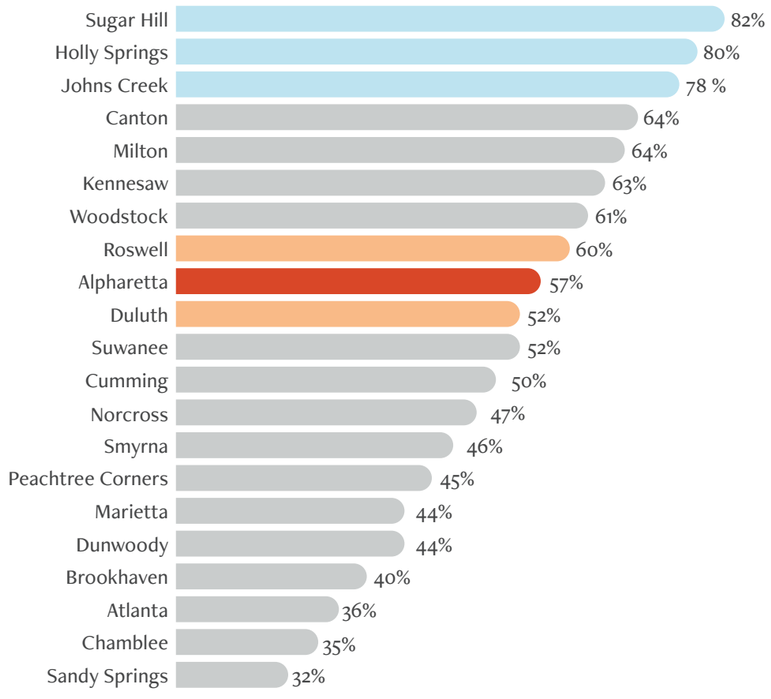


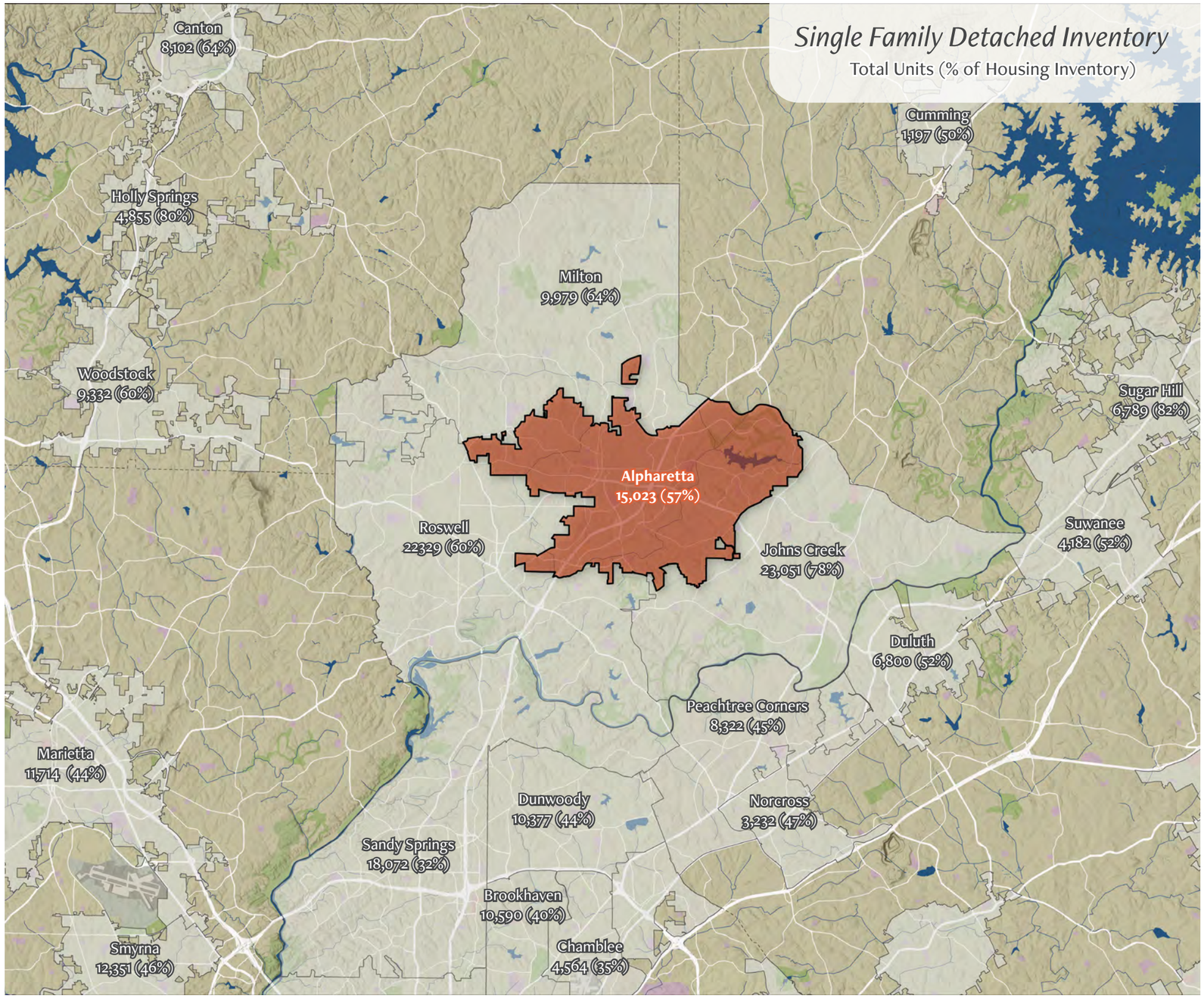
Approximately 66% of Alpharetta's housing units are owner-occupied, while 34% are renter-occupied

Housing Stock

Single-family detached housing makes up nearly 60 percent of Alpharetta's total housing stock, representing more than 15,000 housing units and underscoring the city's predominantly suburban development pattern and long-standing emphasis on low-density residential neighborhoods. This share is most comparable within the region to Roswell and Duluth, which exhibit similar proportions of single-family detached housing and reflect comparable growth patterns, housing preferences, and neighborhood character. Together, these communities represent a middle range within the region, placing them between higher-density employment centers and more exclusively single-family suburban communities.

Single Family Detached - % of total Housing Inventory

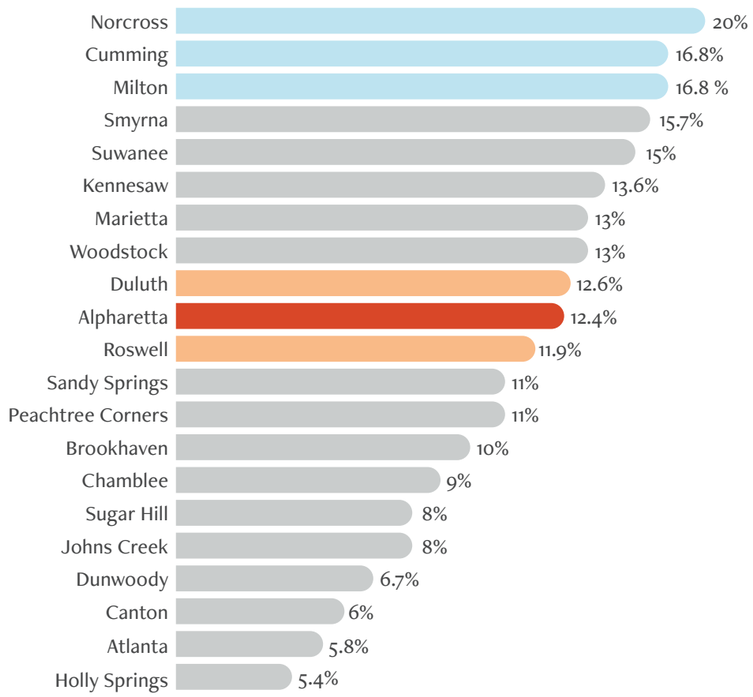


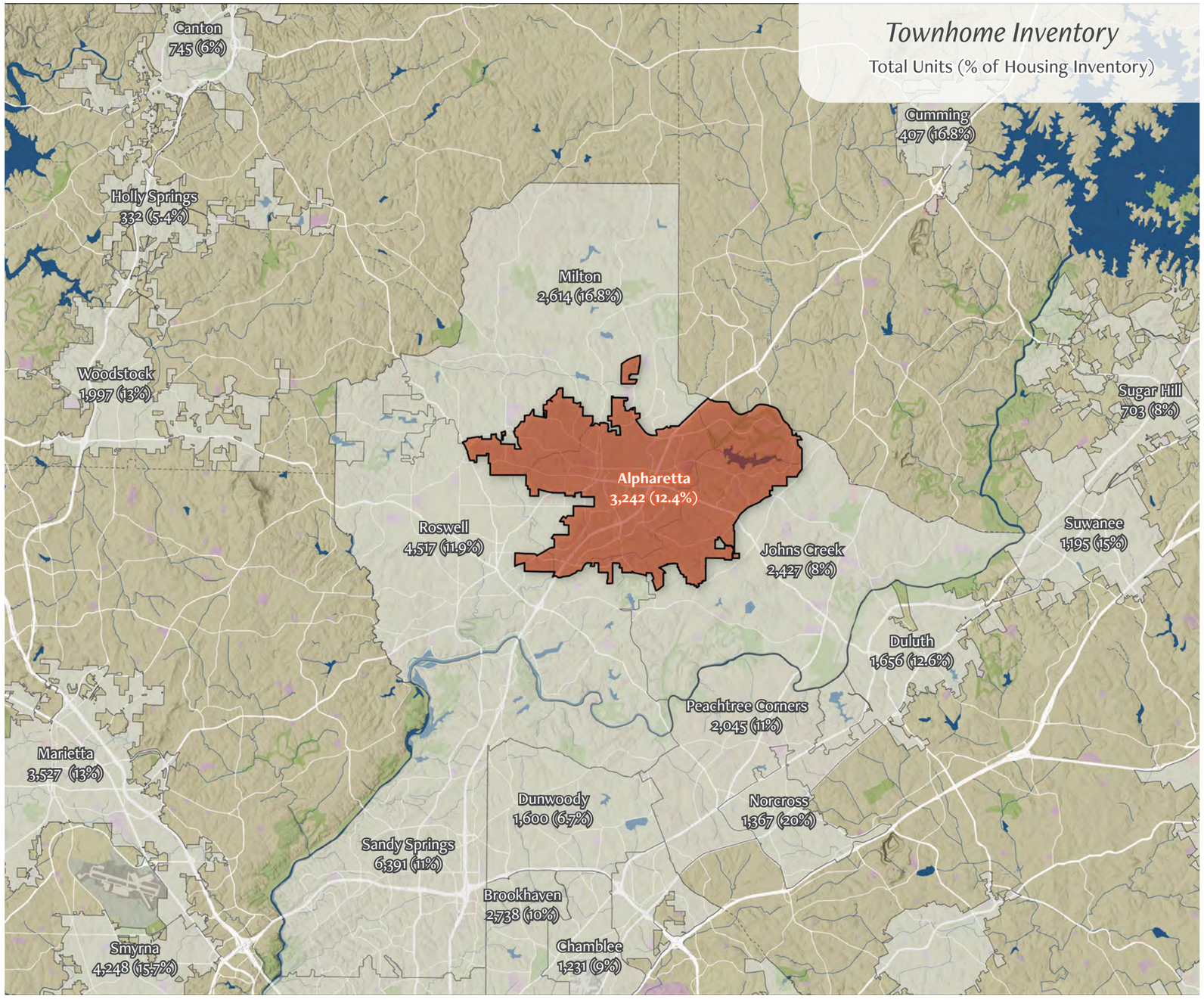


Housing Stock

Townhomes have become one of the most prevalent housing types being constructed nationally, driven by rising land costs, higher construction and financing expenses, and growing demand for more attainable ownership options in well-located communities. As developable land becomes more limited, townhomes allow for higher-density residential development while maintaining a for-sale product that appeals to a wide range of households, including first-time buyers, downsizing households, and those seeking lower-maintenance living. In Alpharetta, townhomes account for just over 3,200 units, representing 12.4 percent of the city's total housing inventory, placing the city near the middle of municipalities within the commutable region. Notably, peer communities such as Milton, Woodstock, and Suwanee have higher proportions of townhomes as a share of their housing stock compared to Alpharetta.

Townhomes - % of total Housing Inventory





HORIZON 2045 ALPHARETTA COMPREHENSIVE PLAN

Residential Permits

Patterns of New Residential Development (2021-2025)

Between 2021 and 2025, Alpharetta issued 1,355 permits for new residential units, reflecting a mix of single-family detached homes, townhomes, multifamily development, and single-lot knock-down rebuilds. A majority of new residential activity occurred between GA 400 and Downtown Alpharetta, with particularly strong concentrations along the Haynes Bridge Road corridor. Knock-down rebuild activity was most prevalent in older neighborhoods close to Downtown, including areas along Mayfield Road, Cumming Street, Milton Avenue, and within Alpha Park, where aging housing stock and proximity to the city core drove redevelopment.

Examples of New Housing Product (2021-2025)

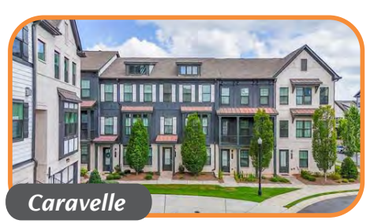
Villa Magnolia

Ecco Park

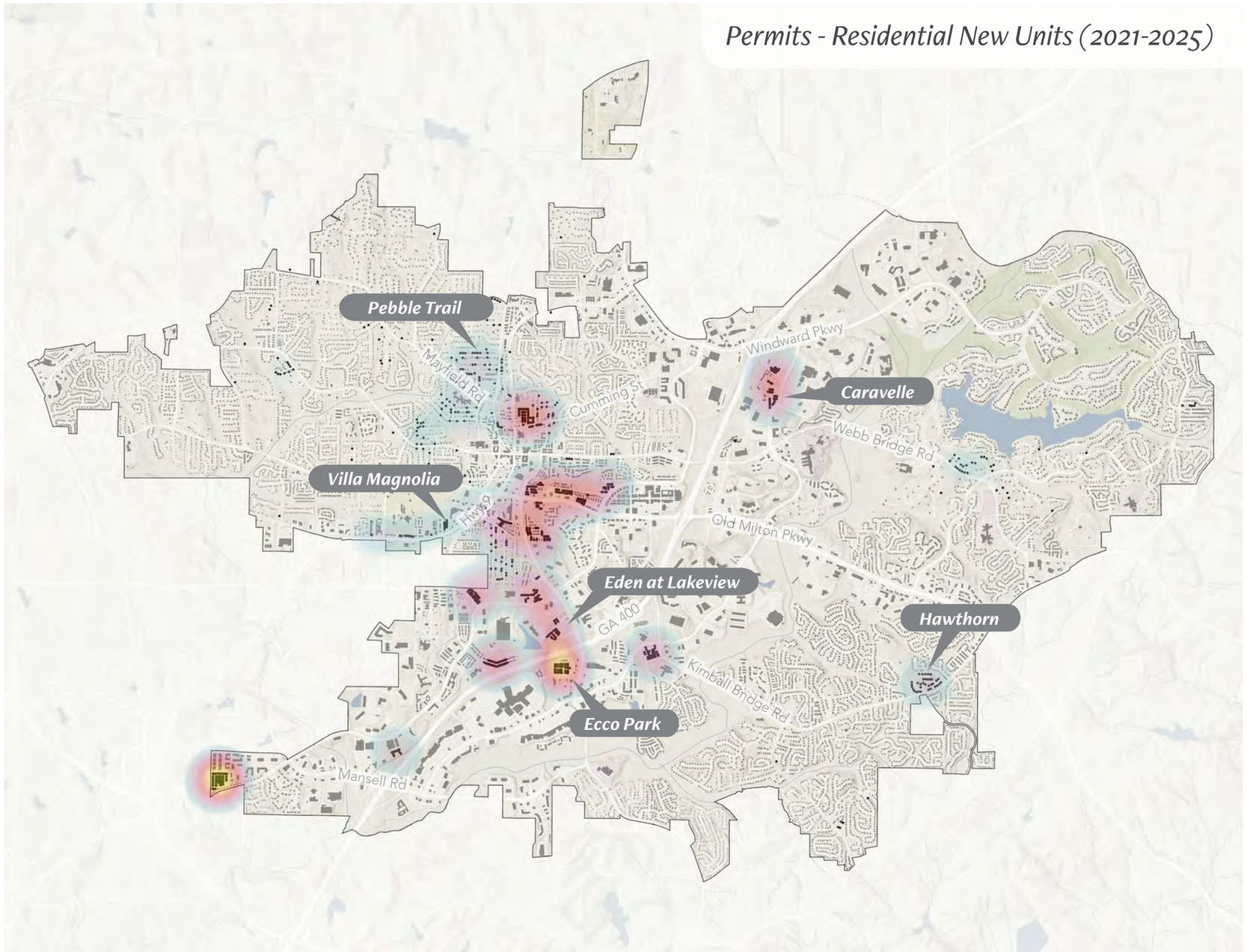
Eden at Lakeview

Hawthorn

Pebble Trail


Caravelle

Permits - Residential New Units (2021-2025)



Residential Permits

Patterns of Residential Reinvestment over the last five years (2021-2025)

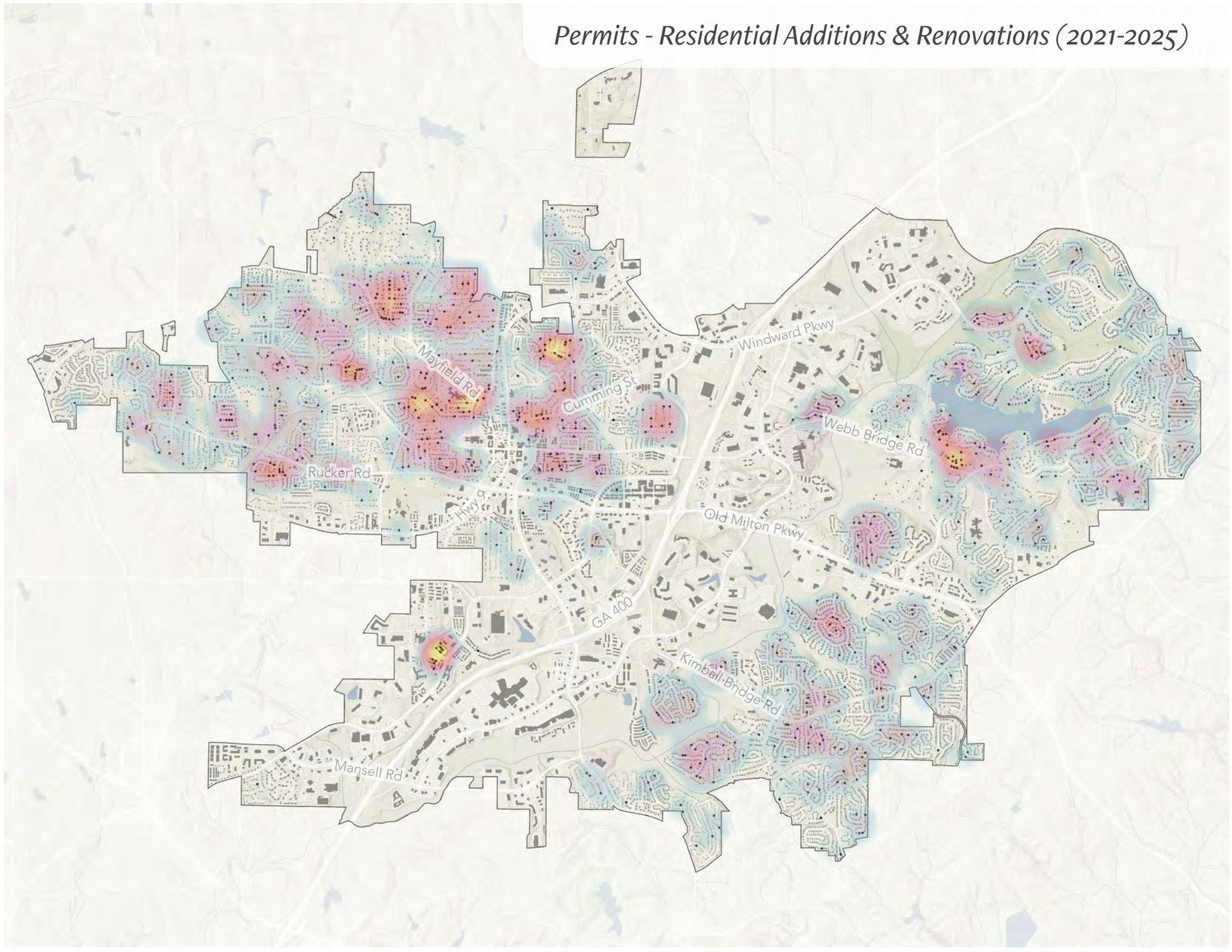
Between 2021 and 2025, residential additions and renovations represented a significant share of housing activity in Alpharetta, reflecting reinvestment in existing homes rather than large-scale new subdivision growth. This activity points to continued homeowner investment in established neighborhoods, often tied to changing household needs, aging in place, or long-term residency within the city.

Spatially, this reinvestment activity is not evenly distributed across the city. The most significant concentrations of permit activity form a radial pattern around Downtown Alpharetta, reflecting the value placed on proximity to the city's core, amenities, and walkable environment. Neighborhoods along Mayfield Road and Cumming Street, which contain some of Alpharetta's oldest housing stock built largely in the 1960s, are naturally experiencing higher levels of renovation and expansion as homes reach points in their life cycle where reinvestment is common.

Between 2021 and 2025, the total permitted valuation of 831 residential addition and renovation permits was $68.1 million.

Of these 831 permits citywide, 47% were located in the northwest quadrant of the city (north of Old Milton Parkway/Rucker Road and west of GA 400).

Permits - Residential Additions & Renovations (2021-2025)



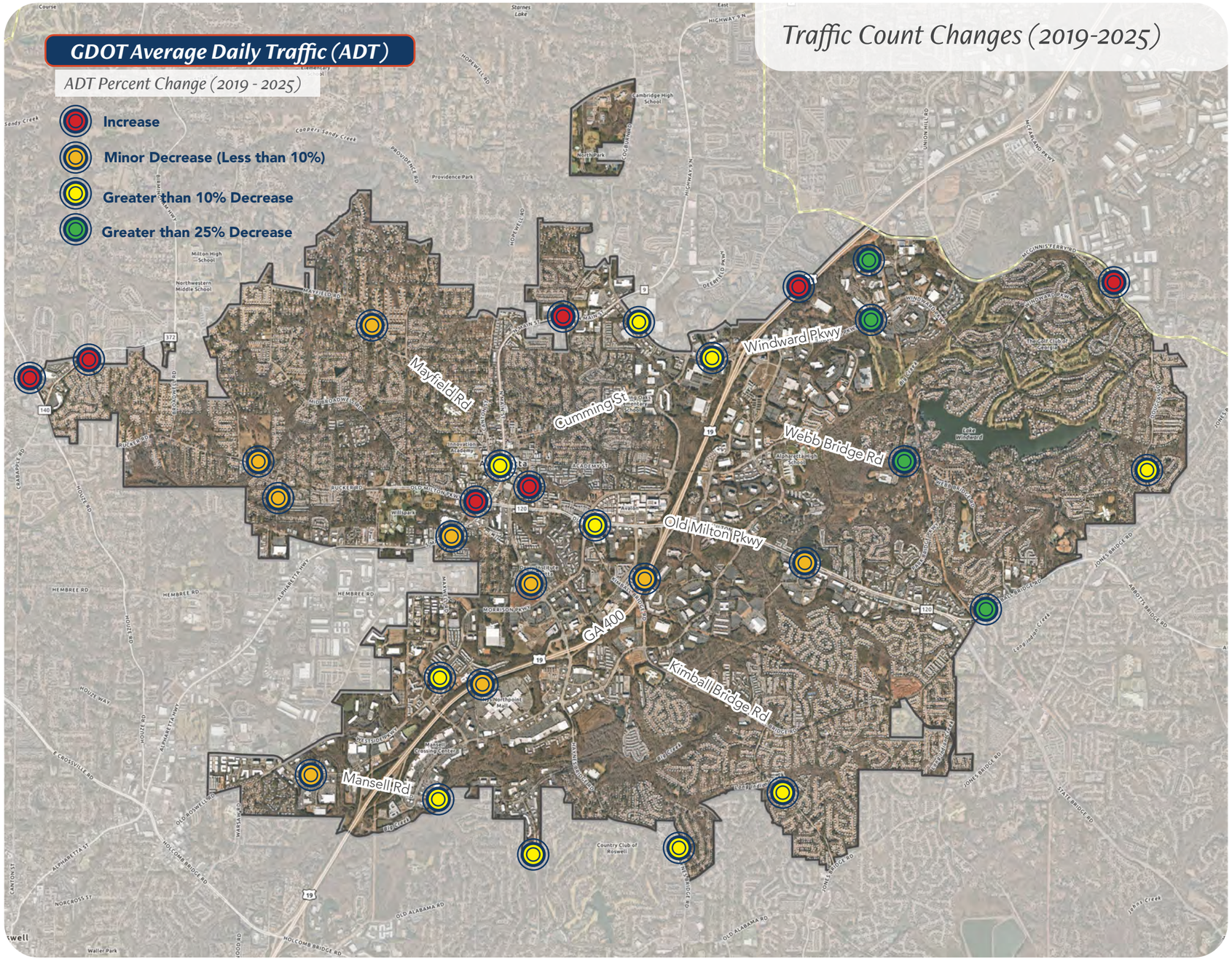
Transportation

Changes in Traffic Volumes Since 2019

An analysis of Georgia Department of Transportation (GDOT) average daily traffic counts provides valuable insight into how travel patterns have changed over time and how different parts of the city are recovering following the COVID-19 pandemic. Comparing traffic volumes from 2019 to 2025 helps illustrate where travel demand has rebounded, where it has shifted, and where volumes remain below pre-pandemic levels, offering an important snapshot of evolving mobility conditions across Alpharetta.

Changes in average daily traffic since 2019 indicate that traffic volume increases are concentrated primarily in Alpharetta's northwest quadrant, particularly along key corridors such as Old Milton Parkway and Highway 9. Additional growth is evident along GA 400 north of Windward Parkway and along McGinnis Ferry Road, reflecting the continued importance of these corridors in supporting regional commuting, employment access, and cross-jurisdictional travel. Increases along these roadways suggest a strong recovery in travel activity in areas that serve major employment centers and regional connections.

In contrast, roadways east of GA 400 continue to operate at traffic volumes more than 25 percent below pre-pandemic levels, indicating a slower recovery in those areas. This pattern may reflect differences in land use, commuting behavior, and travel demand associated with primarily residential neighborhoods east of the corridor. Work from home trends have increased from 6%-28% for Alpharetta residents over the last 25 years, which may also contribute to traffic decreases in highly residential areas of the city like Windward Parkway east of GA 400. Overall, the distribution of traffic changes highlights differing trends across the city, with growth concentrated along major regional corridors while other areas continue to experience reduced traffic volumes compared to 2019.



Transportation

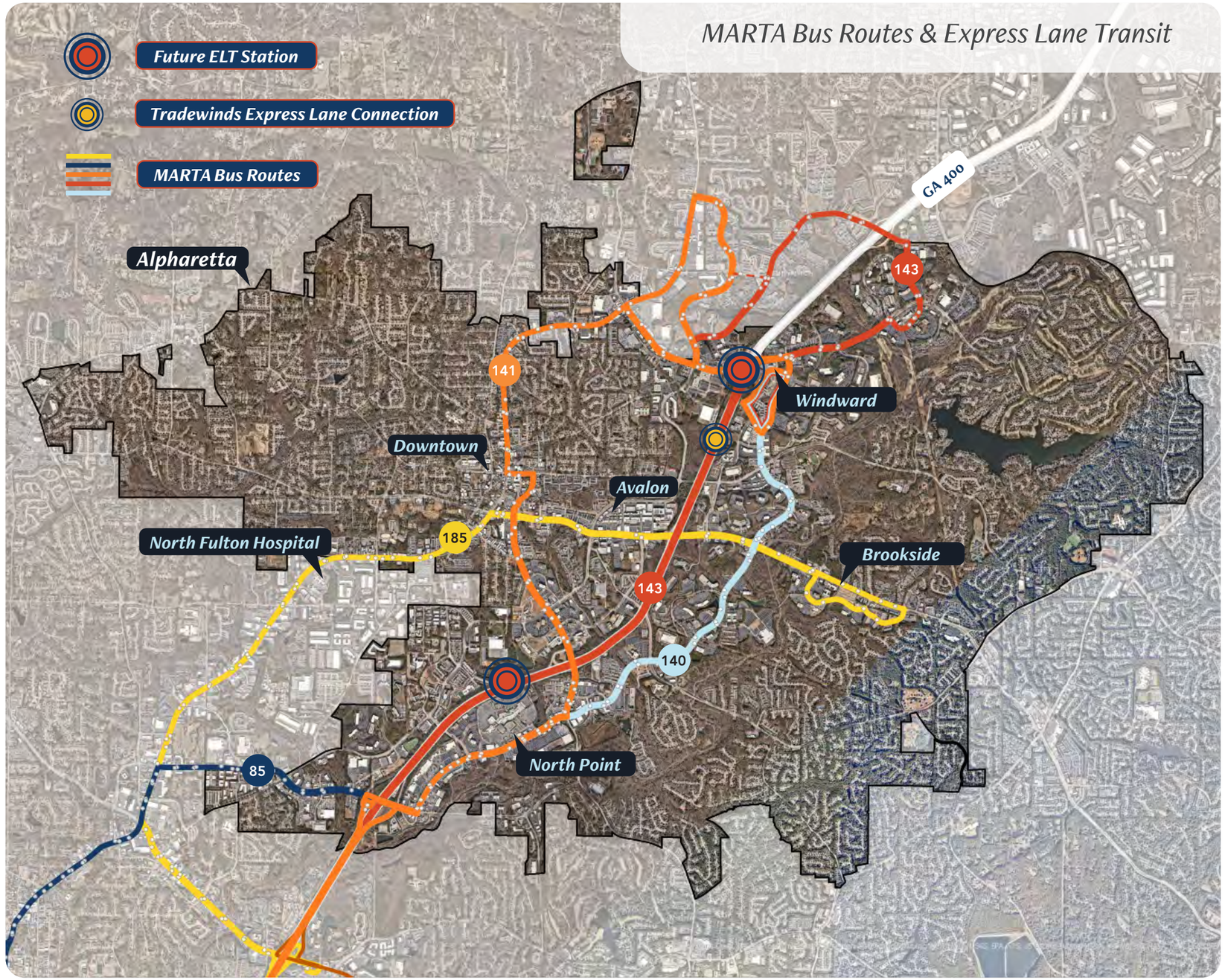
Existing Transit Service and Future GA 400 Investments

MARTA currently operates five bus routes serving Alpharetta, providing connections between key activity centers within the city and regional transit hubs. These routes link Alpharetta to destinations such as North Springs MARTA Station, North Point Mall, Downtown Alpharetta, Avalon, Windward, and North Fulton Hospital, as well as to adjacent communities including Roswell, Sandy Springs, and Johns Creek. Together, these routes form the backbone of Alpharetta's existing fixed-route transit service, supporting commuter travel and access to employment, healthcare, retail, and regional rail service.

Future transit and roadway investments along the GA 400 corridor are expected to significantly enhance mobility options for Alpharetta residents and employees. The Georgia Department of Transportation is advancing the GA 400 Express Lanes project, which will add managed express lanes to improve travel reliability and support multimodal transportation. A new roadway connection at Tradewinds Parkway will provide direct access to the express lanes between Webb Bridge Road and Windward Parkway, improving connectivity to employment centers east of GA 400, with phased implementation anticipated over the coming years.

A key component of the express lanes project is the planned integration of Express Lane Transit (ELT) service operated by MARTA. The future ELT line will run within the express lanes, providing faster and more reliable service between northern Fulton County and existing MARTA rail stations. Two ELT stations are planned within Alpharetta, including one in the North Point Mall area and another at the Windward Parkway Park-and-Ride, positioning the city as a major northern anchor for high-capacity transit along the corridor.

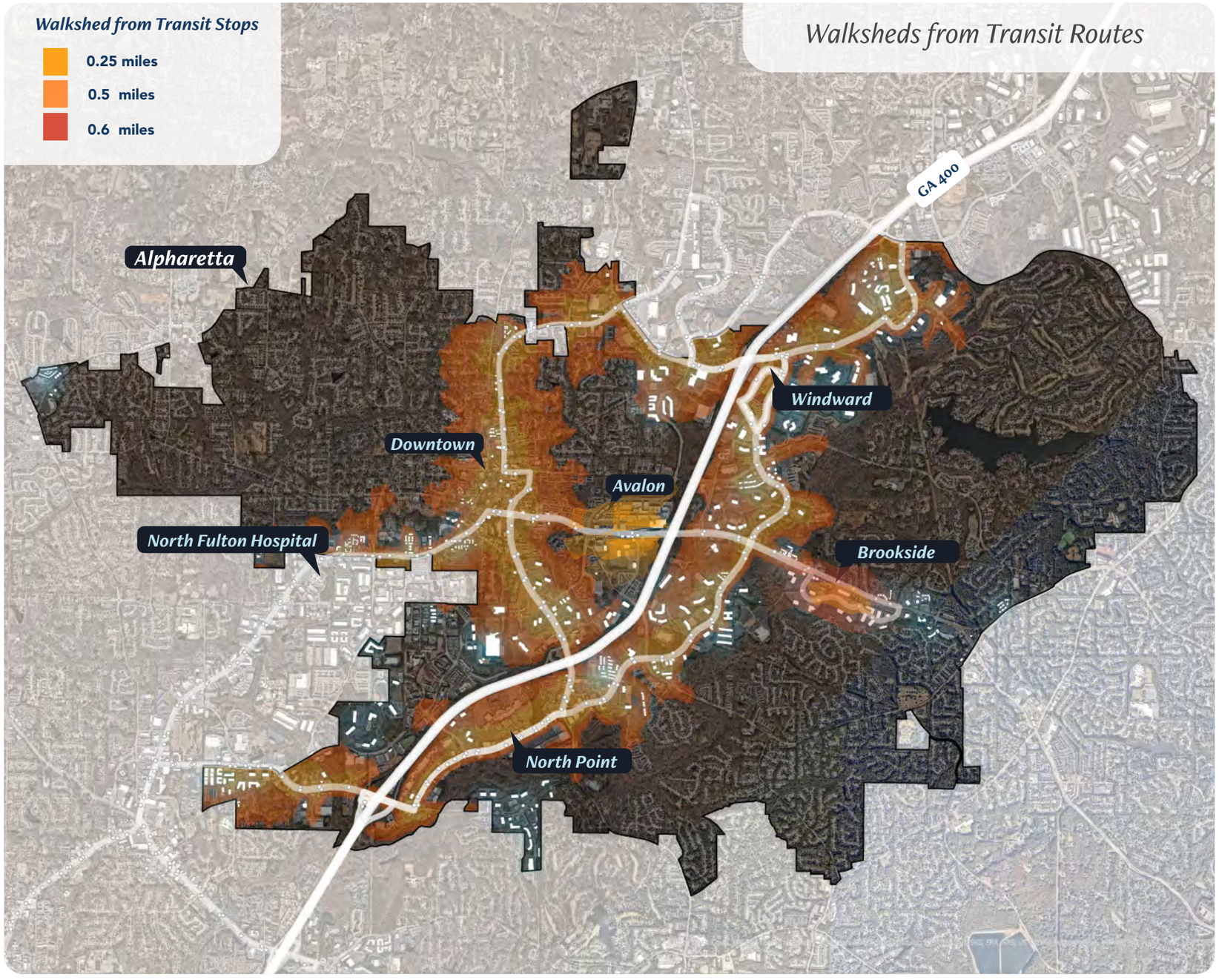
MARTA Bus Routes & Express Lane Transit



Transportation

Walking Access to Transit Routes

Walking access to transit is a key component of transportation choice and first-mile/last-mile connectivity. The map illustrates walk sheds from existing transit routes, showing areas within approximately 0.25, 0.5, and 0.6 miles of transit service. These distances represent typical walking ranges and help identify where residents, employees, and visitors can reasonably access transit on foot. Walk shed coverage is most concentrated along the GA 400 corridor and around key activity centers such as Downtown Alpharetta, Avalon, North Point, Windward, and North Fulton Hospital, reflecting the alignment of transit routes with major employment, commercial, and mixed-use destinations. Areas farther from these corridors and centers exhibit more limited walk access to transit, highlighting opportunities to improve connectivity through enhanced pedestrian infrastructure.



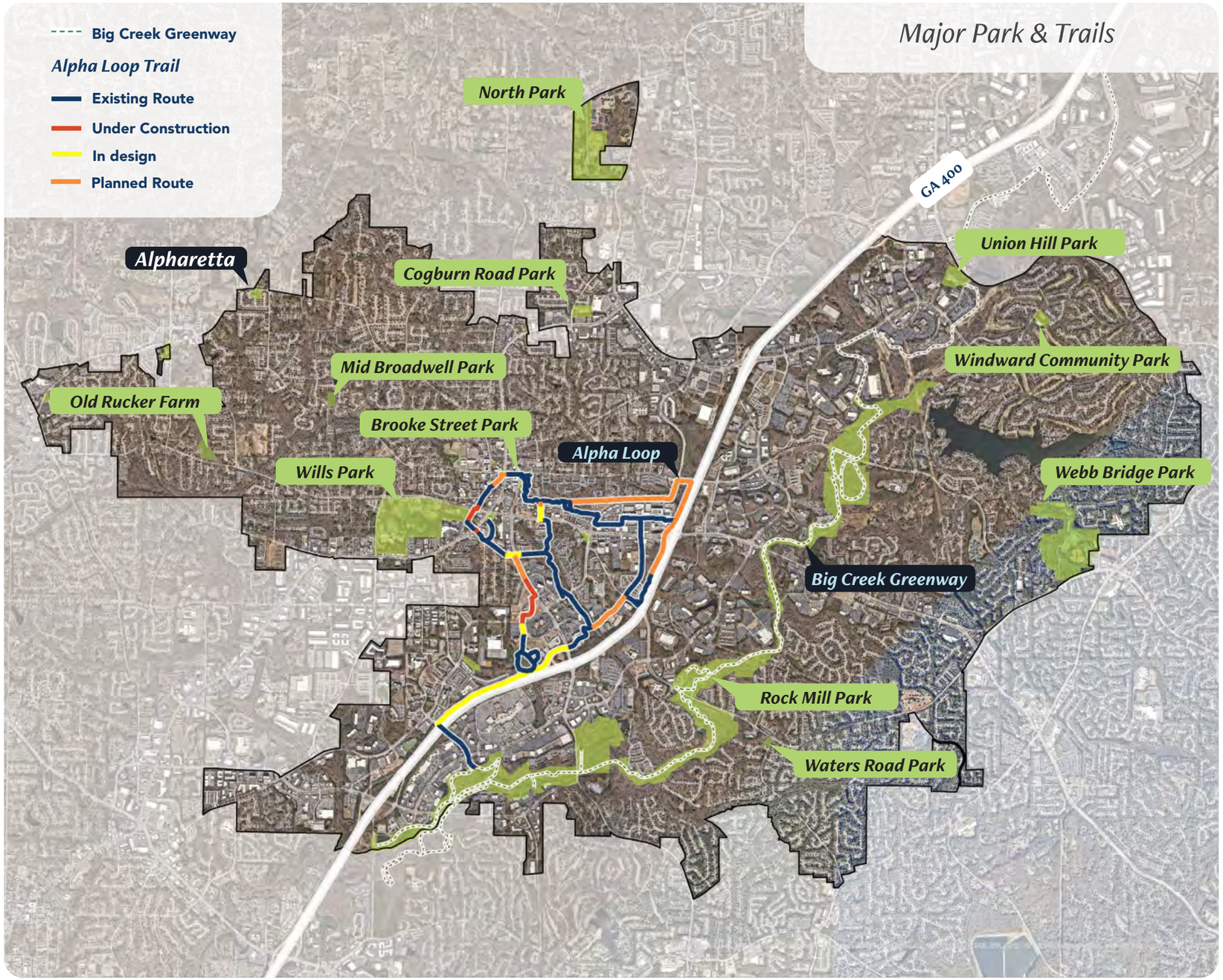
Parks & Trails

A Citywide System of Parks and Greenways

Parks, trails, and recreation facilities play a central role in supporting quality of life, public health, and community identity in Alpharetta. As outlined in the Alpharetta Parks and Recreation Master Plan, the city's park system is designed not only to provide recreational opportunities, but also to support environmental stewardship, social interaction, and connectivity between neighborhoods and activity centers. Parks and trails contribute to Alpharetta's attractiveness as a place to live and work, promote active lifestyles for residents of all ages, and function as important community gathering spaces.

Alpharetta's park system includes a diverse mix of community parks, neighborhood parks, greenways, and special-use facilities that serve a wide range of recreational needs. Major facilities such as Wills Park provide regional-scale amenities, including athletic fields, equestrian facilities, playgrounds, recreation centers, and trail connections. In addition, neighborhood parks such as Cogburn Road Park, Windward Community Park, and North Park play an important role in providing convenient access to recreation close to where residents live, offering playgrounds, athletic facilities, open space, and passive recreation opportunities that support daily use and neighborhood-scale activities.

Trails and greenways further enhance Alpharetta's recreational network by improving both recreational access and connectivity. The Big Creek Greenway serves as a major north–south corridor linking Alpharetta to neighboring communities and natural areas, while the Alpha Loop functions as a more urban linear park, knitting together neighborhoods, commercial districts and connecting a number of smaller, interstitial green spaces along its route. Together, these facilities create a connected system that supports walking, biking, and outdoor activity while reinforcing Alpharetta's long-term commitment to accessible, high-quality parks and trails throughout the city.



Recreational Movement

Where People Walk, Run and Bike for Fitness and Recreation

The Strava Global Heatmap, produced by Strava, is a valuable tool for understanding where people are most frequently biking, running, or walking based on aggregated, anonymized activity data. By visualizing millions of recorded workouts, the heatmap highlights corridors, trails, parks, and streets that are consistently used for exercise and recreation. Unlike traditional traffic or trail counts, the Strava Heatmap captures actual user behavior across time, revealing patterns that may not be evident through observational studies or short-term data collection. This makes it especially useful for identifying popular routes, informal connections, and areas of concentrated activity.

For planners and communities, the Strava Global Heatmap can help inform decisions related to trail planning, pedestrian and bicycle infrastructure, safety improvements, and park investments. High-activity corridors can signal where additional amenities, maintenance, or safety enhancements may be warranted, while gaps in the network may point to opportunities for new connections. When used alongside traditional data sources, the heatmap provides a complementary perspective that reflects how people choose to move through the city for recreation and fitness, helping ensure that infrastructure investments align with real-world use and community demand.

Community Engagement

DRAFT

How We Engaged

Community engagement was a central part of the Comprehensive Plan Update, with the goal of ensuring the plan reflects a broad range of voices from across Alpharetta. Consistent with the project objective of creating a plan shaped by the community, outreach combined in-person meetings, stakeholder discussions, digital tools, and online participation opportunities so residents, business owners, and community partners could engage in ways that were both convenient and meaningful. This approach helped gather broad citywide perspectives as well as place-specific ideas that informed plan priorities and recommendations.

Public input was collected through two public meetings held across four total sessions, an online survey, an interactive mapping tool, and open forum comments submitted through the project website. The interactive map and survey responses helped identify strengths, challenges, and opportunities across the city while reinforcing recurring themes related to growth, redevelopment, mobility, and quality of life. Together, these engagement activities created a strong foundation for shaping policies and strategies, updating the Future Land Use Map, and guiding Alpharetta's vision for the coming decades.

The planning process engaged a broad cross-section of Alpharetta voices through multiple outreach efforts.

90+

Attendees at four community meeting sessions

450

Public survey responses

200

Contributions to an online interactive map

50+

Open forum comments to the project website.

25

Steering Committee Member/Stakeholder Participants

This section summarizes the range of engagement activities used to gather community input throughout the planning process.

Community Meetings

2 Meetings
(4 Sessions)
90+ Attendees

What We Heard

North Point offers the greatest opportunity for Alpharetta over the next decade.

Nature & green space are top priorities *-- tree preservation, canopy coverage, access to parks & trails.*

Residents want more high-quality public spaces where people can gather and connect.

There is a desire for housing diversity and affordability.

Windward and major employment corridors should evolve into walkable, mixed-use destinations.

Mobility and traffic congestion are important infrastructure priorities to the community.

Sustainability and technology investment should guide how Alpharetta grows.

Online Engagement

Site Navigation

Project Home | Interactive Map | Community Meetings | Share Your Ideas! | Community Survey Results

Purpose of the 2045 Comprehensive Plan

This plan guides where and how Alpharetta grows through 2045—covering land use, housing, transportation, the economy, and quality of life. It updates the Horizon 2040 Comprehensive Plan with current data and refined policies, extending the shared vision forward. Completing this state-required five-year update also preserves Alpharetta's Qualified Local Government (QLG) status with Georgia DCA, ensuring the city stays eligible for important state and federal funding.

- **Guide growth through 2045.** Set a clear framework for land use, housing choices, mobility, economic vitality, and everyday quality of life.
- **Update Horizon 2040 (Current Comprehensive Plan).** Refresh conditions, tune policies, and extend the community's vision forward to 2045—building on what works and fixing what doesn't.
- **Meet state requirements.** Complete the Georgia DCA five-year update to maintain **Qualified Local Government (QLG)** status—and keep Alpharetta eligible for key state and federal funding.

Existing Conditions & Trends Report

This report establishes the data-driven foundation upon which broader comprehensive plan priorities, policies, and recommendations are built

Click to View Report

Past Planning Initiatives

The Comprehensive Plan will work to integrate recommendations from these recent planning initiatives into one coherent roadmap:

North Point Development Framework (2025)

Windward Highway & Highway 9 Strategic Master Plan (2024)

South Main Street/Hwy9 LCI Study (2023)

The website allowed visitors to learn about the project and upcoming engagement opportunities, view meeting and presentation materials, and participate in online activities through Social Pinpoint, including a public survey, interactive map, and discussion forum.

Interactive Planning Map

The interactive map lets you point out specific places in Alpharetta where you see opportunities, strengths, or c… you're helping the Planning Team better understand what's working, what's not, and where to focus next. This i… thoughtful decisions about the city's future.

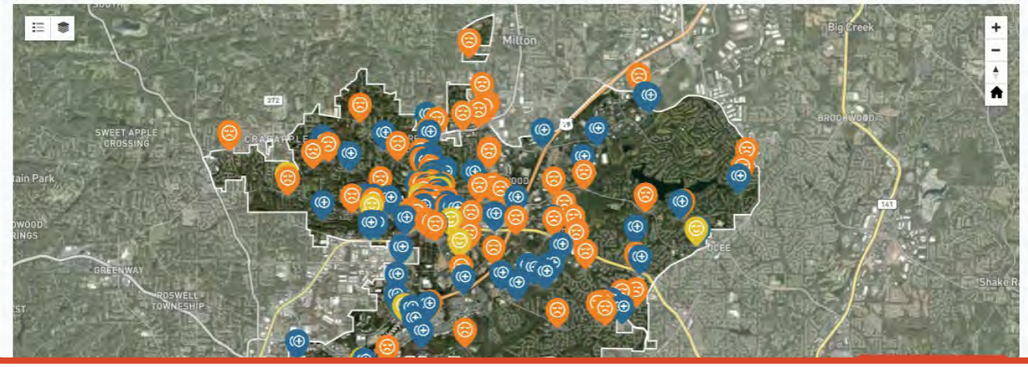
Add a marker to help us identify:

- **Strengths**: Things that the Alpharetta does well that need to be built upon, like great parks/trails or popular destinations.
- **Challenges**: Challenges for Alpharetta, such as underutilized land, outdated infrastructure, or physical barriers.
- **Opportunities**: Any opportunities you see as key for Alpharetta's future, like new investments in parks, trails, housing, employment, or community destinations.

Open | </> Embed

199 contributions so far

Enter an address



Interactive Map to understand Challenges, Strengths and Opportunities

HORIZON 2045 ALPHARETTA COMPREHENSIVE PLAN

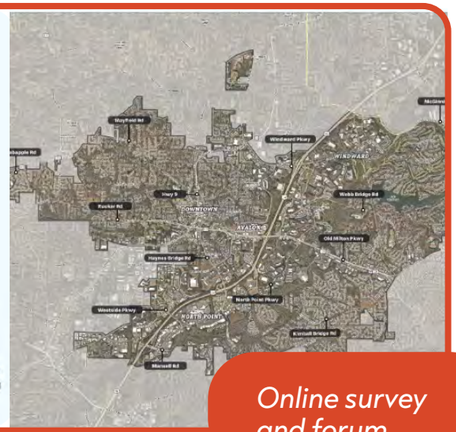
Alpharetta Comprehensive Plan Update

Thank you for taking this survey!

The 2045 Comprehensive Plan is Alpharetta's community-driven blueprint for managing growth, preserving quality of life, and investing wisely for the next two decades

Purpose of the 2045 Comprehensive Plan

This plan guides where and how Alpharetta grows through 2045—covering land use, housing, transportation, the economy, and quality of life. It updates the Horizon 2040 Comprehensive Plan with current data and refined policies, extending the shared vision forward. Completing this state-required five-year update also preserves Alpharetta's Qualified Local Government (QLG) status with Georgia DCA, ensuring the city stays eligible for important state and federal funding.

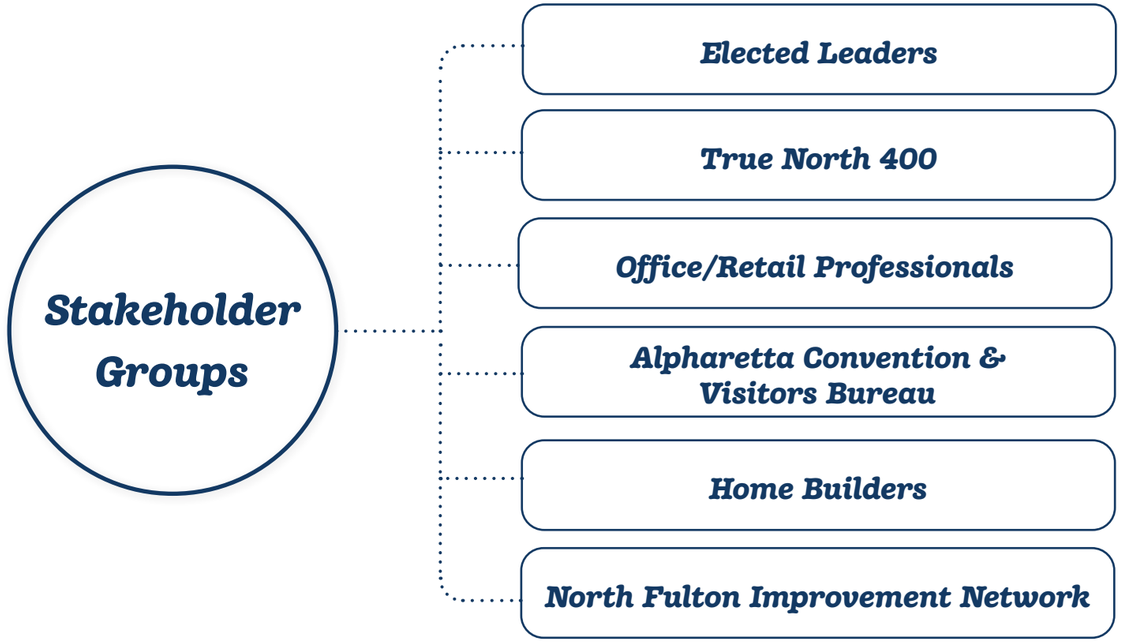


Online survey and forum

Steering Committee & Stakeholder Roundtables

In addition to the many residents reached through community meetings, the public survey, and online engagement opportunities, the planning process also included multiple meetings with a Steering Committee composed of individuals representing a broad cross-section of community experience, perspectives, and expertise. The Steering Committee served as an important sounding board, helping review key findings, test emerging ideas, and ensure that community priorities remained central as the plan evolved.

To deepen understanding of key issues and opportunities, the team also conducted more than 10 stakeholder roundtables and interviews with city leadership, civic organizations such as True North 400, the Alpharetta Convention & Visitors Bureau, and the North Fulton Improvement Network, along with home builders, investors, and office and retail professionals. Together, these conversations helped ensure the plan reflects both broad community sentiment and targeted insight from those shaping Alpharetta's economic, civic, and development landscape.



Steering Committee Meeting #1

Major Themes - Needs & Opportunities

The Approach

Understanding Where the Data Matches the Lived Experience

The major themes of the 2045 Comprehensive Plan emerged through a deliberate process of comparing what the community expressed through engagement with what research revealed through existing conditions analysis and trend evaluation. Public meetings, survey responses, stakeholder conversations, and Steering Committee input helped identify the issues residents and community partners most consistently raised, while technical analysis examined housing patterns, development activity, mobility conditions, economic shifts, demographic change, and land use trends across the city. Particular attention was given to areas where public sentiment and objective data reinforced one another, helping distinguish recurring concerns from one-time comments or isolated issues.

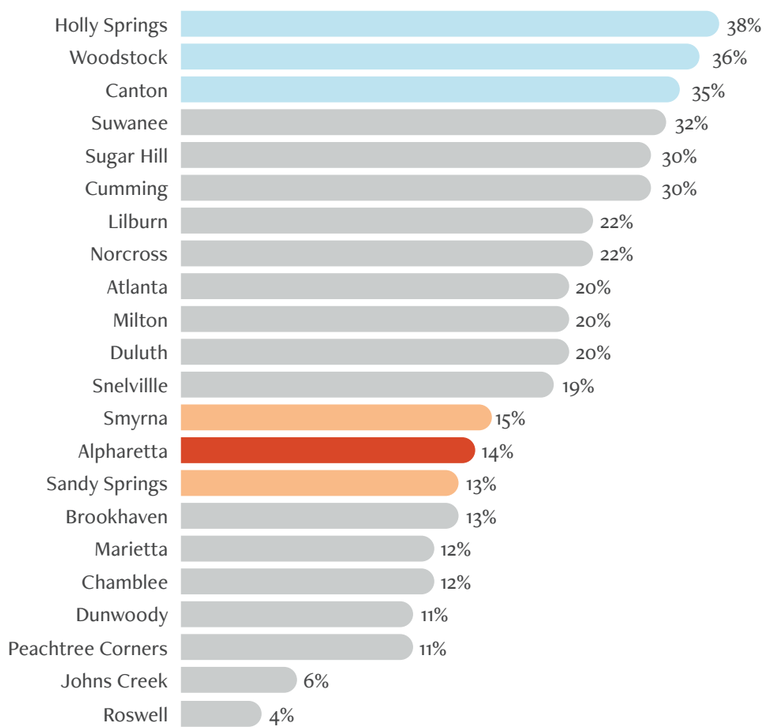
Those strong points of overlap shaped the formation of four primary themes, which collectively represent the most significant needs and opportunities influencing Alpharetta's future. While each theme captures a broad area of community focus, together they reflect much of the feedback heard throughout the planning process and organize it into a practical framework for decision-making. These themes are then carried forward more specifically through the Community Vision Framework, where they are translated into goals, policies, and strategies, and through the Future Land Use and Focus Areas, where they are applied to particular geographies and redevelopment contexts across the city.

Growth Management

Growth Pressures Shared Locally and Regionally

Community feedback consistently reflected concerns that are common in growing cities, particularly around traffic, housing costs, and how to accommodate continued investment without losing quality of life. Since 2000, Alpharetta has roughly doubled many of its key indicators, including population, jobs, commercial space, office space, household income, and home values, illustrating the scale of change the city has experienced over the past two decades. At the same time, Alpharetta's growth should be understood within the context of a broader high-growth North Fulton and Metro Atlanta region, where many neighboring communities are navigating similar pressures related to growth management, redevelopment, and long-term competitiveness.

Percent Population Growth (2010- 2025)



What We Heard

Traffic & Congestion
Residents want to maintain mobility as the city grows

Housing Affordability
Many are concerned about rising housing costs

Growth Pressures
People want Alpharetta to grow thoughtfully while maintaining quality of life

What We Found

City of Alpharetta

	Population	Number of Jobs	Median Household Income	Median Home Value	Total Commercial Space	Total Office Space
2000	34,611	59,378	71,207	226,300	3.6M SF	10.3M SF
2025	67,264	111,877	160,154	628,317	6.7M SF	20.1M SF

Source: Esri, Census, ACS, Fulton County Tax Assessor

While Alpharetta has experienced tremendous growth and the associated pressures over the past two decades, it is also **part of a broader high-growth region** where many communities are confronting similar growth management challenges.

North Point

A Clear Priority for Alpharetta's Next Phase of Redevelopment

Community input revealed unusually strong alignment around North Point as the part of Alpharetta with the greatest potential to shape the city's future over the next decade. Across multiple avenues of feedback, participants consistently identified North Point as the area where growth, reinvestment, and redevelopment should be most intentionally focused, reflecting both its visibility and its strategic opportunity within the city. There was also broad sentiment that the mall area in particular, once one of the region's most vibrant shopping destinations, has reached a point where a new direction is both desired and necessary. Many comments emphasized that thoughtful change in this area could introduce new entertainment destinations, housing, and activity while helping North Point reemerge as a major center of energy within the city. Participants also noted that the area's natural assets and EcoDistrict designation position it to become something distinctive, with the potential to evolve in a way that is intentionally different from both Downtown Alpharetta and Avalon.

"NORTH POINT MALL IS IN DESPERATE NEED! I MOVED TO THIS AREA IN HOPES OF THIS AREA TO BECOME THE NEXT AVALON."

-Public Survey

"NORTH POINT MALL IS THE PRIORITY, SHOULD BE THE PRIORITY"

-Developer/Investor

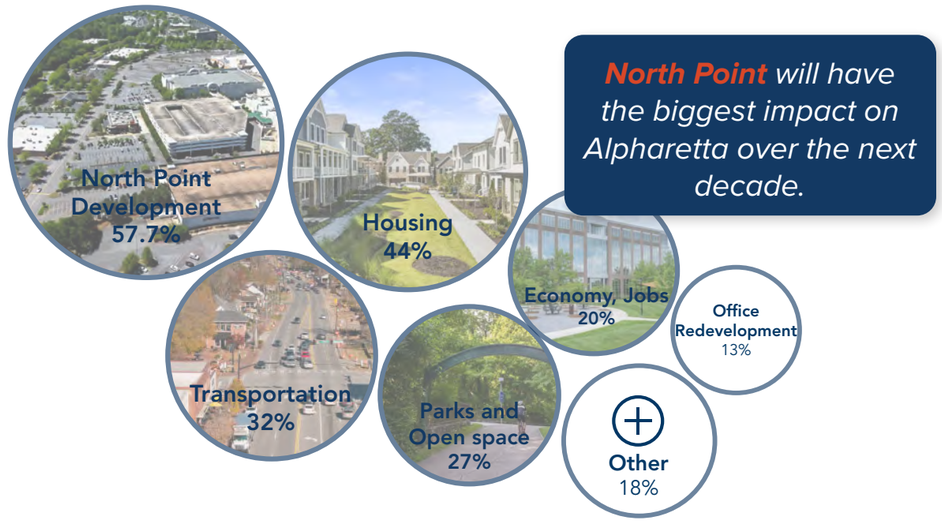
"THE MALL IS TERRIBLY UNDERUTILIZED, COULD THAT SPACE BE PUT TO BETTER USE?"

-Public Survey

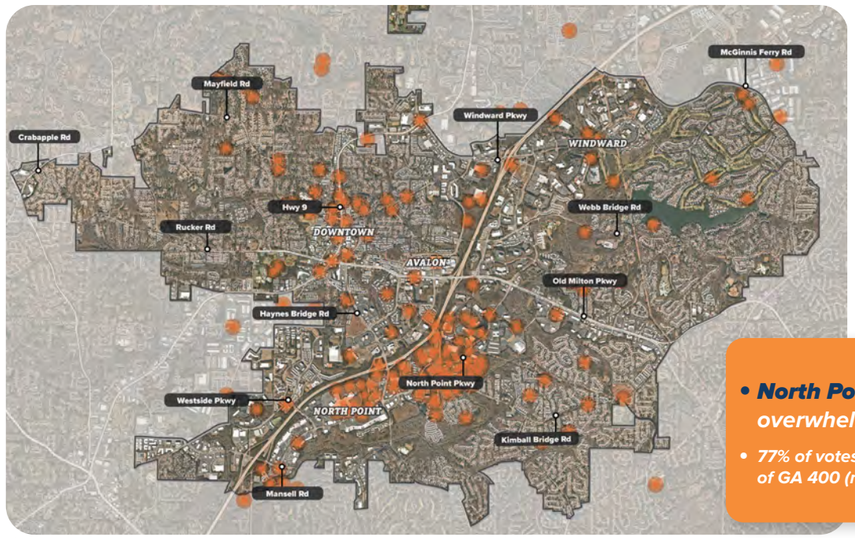
What We Heard

Online Survey Results

What **area of change will have the biggest impact** on Alpharetta over the next decade?



Where in the city should the **future growth and development/redevelopment** be focused?



*Note - Many comments were placed directly on the North Point Parkway label (hence the cluster directly surrounding the label itself)

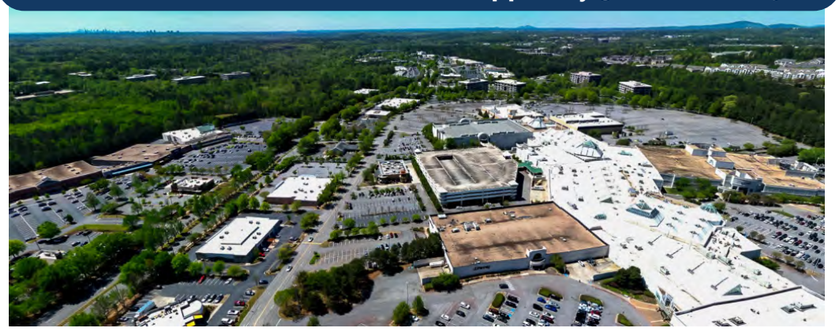
HORIZON 2045 ALPHARETTA COMPREHENSIVE PLAN

North Point

A District at a Natural Point of Reinvestment

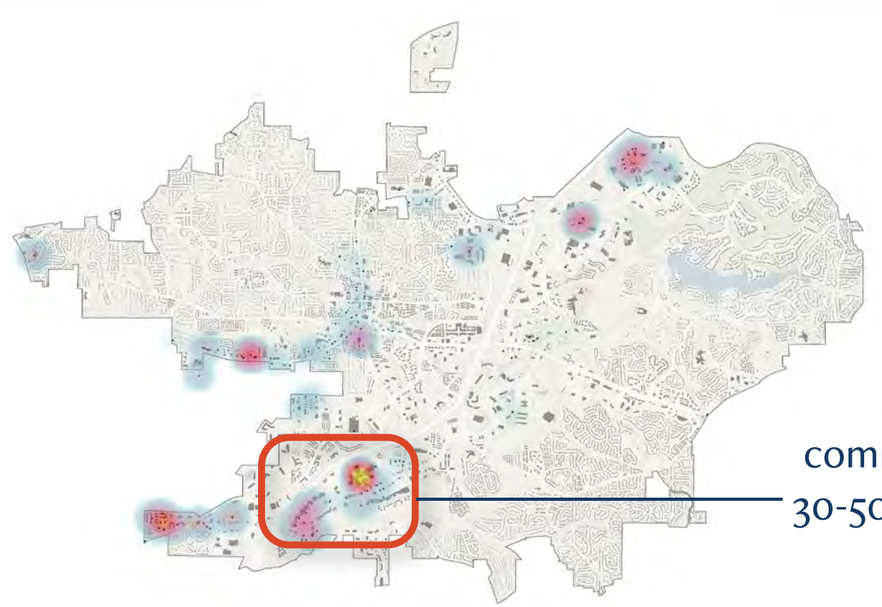
Much of North Point emerged during the early 1990s, meaning a significant share of its commercial and office building stock has now reached 30 years of age or more. This aligns with a common point in the commercial building life cycle when substantial capital reinvestment is often needed to maintain competitiveness, modernize aging properties, and prevent long-term value decline. At the same time, the district's highly auto-oriented layout makes human-scale walkability, connectivity, and internal mobility difficult in its current form, reinforcing the need for a more coordinated long-term evolution. Importantly, the broader district spans roughly 670 acres, with the mall site representing only about 15 percent of that total area, creating considerable room for multiple redevelopment concepts and phased reinvestment opportunities to emerge over time. A major challenge, however, is that the district includes roughly 50 separate property owners, making long-term transformation dependent on coordination across many sites, interests, and investment timelines.

Visits to North Point Area have dropped by 38% since 2019



Source: Placer AI

What We Found



Building Age & Life Cycle
Commercial & Office Properties

30-50 Years

Built between 1975 - 1994

22% of Alpharetta's total commercial & office buildings are 30-50 years old, many of which are in **North Point**

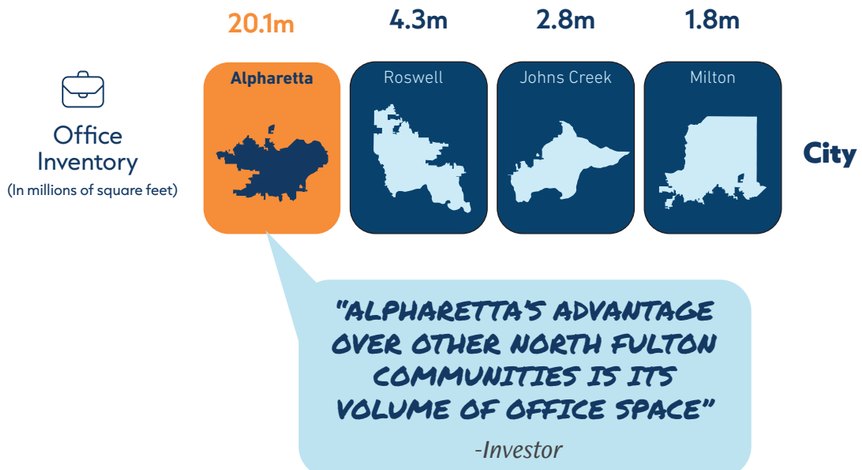
The 100 acre **mall site** represents **only 15%** of the 670 acres that make up the broader North Point District (east of GA 400)

Much of North Point's building stock is reaching **30+ years of age,** a point at which properties often **require reinvestment to avoid value decline.**

Economic Resilience & Office

Office as a Regional Strength
Requiring Thoughtful Positioning

Alpharetta has established itself as one of the region's most significant employment centers, with an office inventory that exceeds nearby peer communities and serves as a major driver of the city's tax base, daytime population, and economic identity. With roughly 20 million square feet of office space, spread across approximately 1,852 acres, the city's employment footprint functions as a regional anchor, attracting workers from across North Fulton and beyond. At the same time, workplace preferences are evolving. Since the COVID-19 pandemic, employment growth has increasingly concentrated in mixed-use environments such as Avalon and Downtown Alpharetta, where walkability, dining, housing, and access to amenities support newer office demand, while some larger traditional office campuses have seen softer performance. This suggests Alpharetta's long-term opportunity is not simply preserving office space, but strategically strengthening it through selective reinvestment in aging properties, improved amenity offerings, and targeted adaptation where market conditions and community value align.



"ALPHARETTA'S ADVANTAGE OVER OTHER NORTH FULTON COMMUNITIES IS ITS VOLUME OF OFFICE SPACE"

-Investor

What We Heard

"NEVER AGAIN WILL OFFICE SPACE BE BUILT LIKE IT WAS IN THE 1990'S + 2000'S. ALPHARETTA CAPTURED SO MUCH OF THAT – THEY SHOULDN'T GET RID OF TOO MUCH OF IT, BUT SELECTIVELY PRUNE IT"

-Developers & Real Estate Investors

Nearly 60% of respondents said office conversion is acceptable if the new use adds community value.

-Community Survey

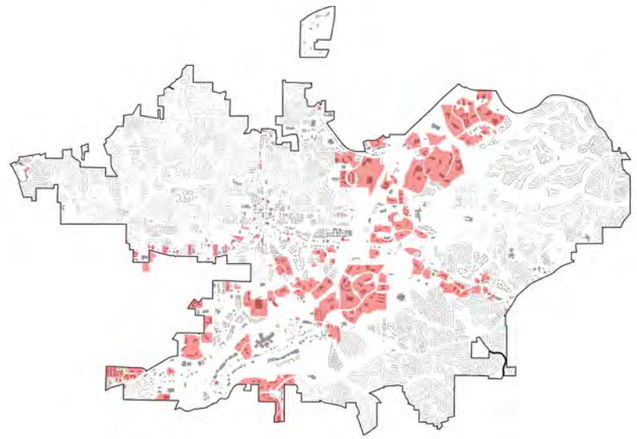
"OFFICE IS COMING BACK"

-Investor

"HOTEL OCCUPANCY IS AT 100% ON TUESDAY + WEDNESDAY NIGHTS (BUSINESS TRAVELERS)"

-Alpharetta ACVB

What We Found



Alpharetta's office properties amount to 1,852 acres. That's the size of 22 Avalons

Although residents are open to selective office conversion where community value is added, Alpharetta's **abundant office supply remains widely seen as a defining strength** that should be **pruned carefully** rather than broadly, with parallel emphasis on upgrading existing office spaces through new amenities and reinvestment.

Parks, Trails, Open Spaces & Trees

Natural Assets that Shape Daily Life

Quality of life emerged as the single most cited factor residents believe sets Alpharetta apart from other communities, with access to parks, trails, open spaces, and natural areas repeatedly identified as central to that identity. Public survey responses showed that residents place especially high value on the city's tree canopy, with many expressing strong support for protecting and maintaining what they see as one of Alpharetta's defining physical characteristics. That emphasis is reinforced by research showing Alpharetta's tree canopy covers nearly half of the city's total land area—substantially higher than most similarly sized, primarily developed communities across the country. Combined with a growing network of high-quality parks, along with major assets such as the Big Creek Greenway and Alpha Loop, this strong natural framework continues to shape daily life, community character, and long-term expectations for reinvestment and growth.

"GREEN SPACE AND NATURE PRESERVATION IS A LARGE REASON MANY LIVE IN ALPHARETTA. PLEASE PROTECT AS MUCH AREA AS POSSIBLE."

-Public Survey

"WE ARE VERY ATTRACTED TO TRAIL SYSTEMS....ACTIVATED, CONNECTED GREENWAYS ARE LIKE GOLD TO US"

-Developer

What We Heard

An extremely high number of open ended public survey responses dealt with protection of **tree canopy.**

-First Round of Public Engagement

The most voted for policy idea was a **tree canopy preservation target.**

-Second Round of Public Engagement

"GREENERY + TREES IS OUR IDENTITY HERE. IT IS OUR VALUE AS IF IT WERE MONEY. IT INCREASES CITY VALUE"

-Public Survey

More than half of Alpharetta residents visit parks, trails or green spaces in the city at least 2-3 times a week

"KEEP THE LANDSCAPING (AND LIGHTING) BUDGET HIGH. THIS IS A BIG DIFFERENCE BETWEEN ALPHARETTA AND CUMMING/ROSWELL"

-Public Survey

What We Found

Big Creek Greenway

Alpha Loop

Credit: Chris Saxon

In addition to having **two regionally significant trail systems** in the Big Creek Greenway and the Alpha Loop, Alpharetta also has **15–20% more tree canopy coverage** than similarly sized communities across the country.

Community Vision

DRAFT

Community Vision Framework

Connecting Community Values to Future Policy

The Community Vision Framework organizes the plan's long-term direction by bringing together what was heard through public engagement with what was learned through research, trend analysis, and existing conditions. It serves as the policy foundation for the Comprehensive Plan, helping define how broad community priorities translate into decision-making over time. The framework is organized across eight topic areas, each addressing a core part of how Alpharetta grows, invests, and responds to future opportunities.

Community Vision Topics

- Housing
- Land Use
- Economic Development
- Transportation
- Natural, Historic and Cultural Resources
- Community Services and Facilities
- Intergovernmental Coordination
- Broadband Services

GOALS

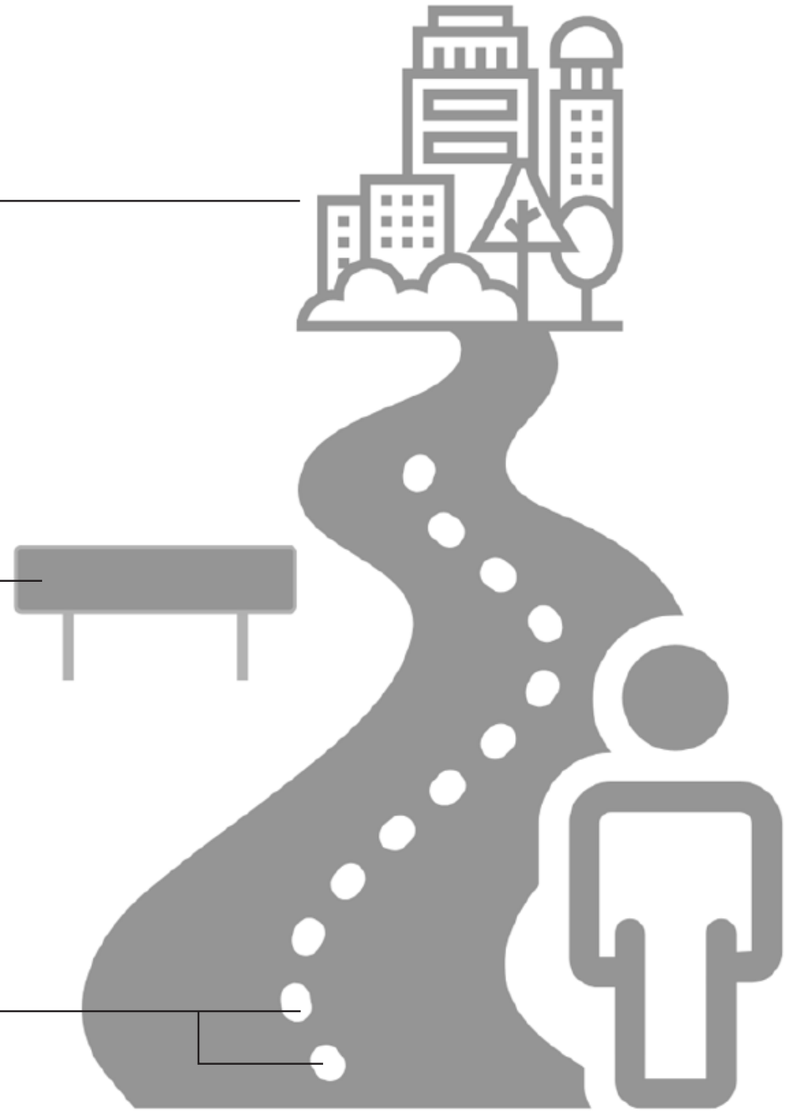
These define the desired state of the community. They are high-level and provide guidance related to long-term decision-making

POLICIES

Policies are not as abstract as goals, yet not as concrete as strategies. Like signposts, policies help guide the way to the future goal by clarifying priorities in everyday decision making

STRATEGIES

Strategies are the most concrete, action steps to help move a community toward the desired policies and goals



Community Housing Vision

GOAL

Capture the major market share of executive housing while providing opportunities for first-time home buyers and quality rental options.

POLICIES

- Promote and encourage residential densities and designs that ensure varied living areas and housing types.
- Maintain a balance between 'owner-occupied' and 'renter-occupied' in Alpharetta such that at least 68% of the housing stock is 'owner-occupied'.
- Preserve the character of distinct residential areas.
- Design quality and long-term value into residential development to maintain appearance and property values.
- Provide opportunities for people who work in Alpharetta to live in Alpharetta by monitoring the housing-to-jobs balance and promoting a variety of housing options, including housing types, design and price-points.
- Promote opportunities for "aging in place."
- ◉ Encourage innovation in residential building methods and emerging housing products that improve quality, efficiency, and long-term housing choice.

◉ *Indicates a policy or strategy that has been added or revised as part of the 2045 Update*

H Policy 1: Promote and encourage residential densities and designs that ensure varied living areas and housing types.

- H Strategy 1.1 - Encourage appropriate residential densities and mix of uses close to Downtown Alpharetta.
- H Strategy 1.2 - Review residential plans and master plans to determine response to providing housing choices.
- H Strategy 1.3 - Encourage large land holdings to plan for multiple land uses.
- H Strategy 1.4 - Promote subdivisions fostering community and pedestrian mobility.
- H Strategy 1.5 - Prioritize high density development in North Point.
- H Strategy 1.6 - Manage residential densities consistent with area character.

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

- H Strategy 2.1 - Use Census Data to track the number of owner-occupied and renter-occupied units located in Alpharetta.
- H Strategy 2.2 - Maintain the computerized system for land development records, building permits and engineering plans.
- H Strategy 2.3 - Continue biannual updates to the City's Rental Housing Study.

H Policy 3: Preserve the character of distinct residential areas.

- H Strategy 3.1 - Preserve Canton Street between Church Street and Vaughan Drive as residential and designate it as the Garden District of Alpharetta.
- H Strategy 3.2 - Protect all neighborhood character areas from urban development and incompatible land uses.
- H Strategy 3.3 - Explore regulations that limit height, massing and lot coverage to protect existing neighborhoods from incompatible infill development.

Community Housing Vision

H Policy 4: Design quality and long-term value into residential development to maintain appearance and property values.

- H Strategy 4.1 - Ensure at the beginning of the design process that consideration is given to natural environment and amenities to support high quality residential product.

H Policy 5: Provide opportunities for people who work in Alpharetta to live in Alpharetta by monitoring the housing-to-jobs balance and promoting a variety of housing options, including housing types, design and price-points.

- H Strategy 5.1 - Preserve existing neighborhoods as a source of workforce housing.
- H Strategy 5.2 - Assess the need of providing additional workforce housing.
- H Strategy 5.3 - Encourage housing types that address the Missing Middle Housing, such as cottage court, accessory dwelling units, live-work housing, etc.
- H Strategy 5.4 - Research and implement housing affordability tools such as long-time owner-occupancy programs, energy-efficient updates, density bonuses, partnerships, tax incentives and ADUs.

H Policy 6: Promote opportunities for aging in place.

- H Strategy 6.1 - Encourage development of housing opportunities for seniors that accommodate the needs of the aging population.
- H Strategy 6.2 - Protect all neighborhood character areas from urban development and incompatible land uses.
- H Strategy 6.3 - Explore regulations that limit height, massing and lot coverage to protect existing neighborhoods from incompatible infill development.
- H Strategy 6.4 - Explore regulations that limit height, massing and lot coverage to protect existing neighborhoods from incompatible infill development.

H Policy 7: Encourage innovation in residential building methods and emerging housing products that improve quality, efficiency, and long-term housing choice.

- H Strategy 7.1 - Encourage pilot residential projects in the North Point area that showcase innovative building technologies, durable materials, and sustainable design approaches consistent with EcoDistrict principles.
- H Strategy 7.2 - Explore where diverse housing formats may be appropriate within thoughtfully designed residential or mixed-use settings, and where ADUs may be appropriate within existing neighborhoods.

Indicates a policy or strategy that has been added or revised as part of the 2045 Update

Community Land Use Vision

GOAL

Develop a land use pattern and structure that fully complements the vision of Alpharetta as a signature community in the region.

POLICIES

- Encourage the continued revitalization and redevelopment of Downtown Alpharetta for culture, government, dining, residential, entertainment, and retail diversity.
- Ensure that future land use and development decisions are consistent with the Comprehensive Plan and that such decisions promote social and economic well-being.
- Guide development to areas where infrastructure is available concurrent with development.
- Preserve and protect neighborhood quality through code enforcement and land use decisions.
- Require subdivision design that fosters community, pedestrian mobility, recreation, and public open space.
- Support the success and expansion of employment centers.
- Ensure context-sensitive infill and redevelopment.
- Support appropriately located mixed-use development and employment centers.
- Promote redevelopment of highway corridors, especially North Point Parkway, Old Milton Parkway, and South Main Street.
- Promote retrofitting suburban office developments with amenities to increase marketability.
- Advance targeted small area planning for strategic growth areas where coordinated land use, mobility, infrastructure, and redevelopment strategies can guide change and respond to emerging opportunities.

Indicates a policy or strategy that has been added or revised as part of the 2045 Update

LU Policy 1: Encourage the continued revitalization and redevelopment of Downtown Alpharetta for culture, government, dining, residential, entertainment, and retail diversity.

- LU Strategy 1.1 - Continue to implement the vision detailed in the Downtown Master Plan.
- LU Strategy 1.2 - Support improvements to Downtown that will result in a compact arrangement of retail and commercial enterprises with office, financial, entertainment, governmental and certain residential development, all designed and situated to permit internal pedestrian circulation.
- LU Strategy 1.3 - Encourage residential uses in the Downtown at higher densities and in mixed use buildings in order to support the viability of Downtown.
- LU Strategy 1.4 - Continue to encourage revitalization of Downtown through major streetscape improvements, landscaping, formal open spaces, and transportation network connectivity.

LU Policy 2: Ensure that future land use and development decisions are consistent with the Comprehensive Plan and that such decisions promote social and economic well-being.

- LU Strategy 2.1 - Encourage clean, high-tech business activity that strengthens the economic base and minimizes pollution.
- LU Strategy 2.2 - Promote pedestrian-oriented development that minimizes vehicular trips.
- LU Strategy 2.3 - Encourage creative urban design solutions that improve physical character.

Community Land Use Vision

LU Policy 3: Guide development to areas where infrastructure is available concurrent with development.

- LU Strategy 3.1 - Use infrastructure as a tool to guide development into cost-effective service locations.
- LU Strategy 3.2 - Support the development of locally-owned, unique shopping, dining and entertainment opportunities.
- LU Strategy 3.3 - Maintain a healthy and attractive retail environment that continues to draw expenditures from households outside the City of Alpharetta.
- LU Strategy 3.4 - Continue to inventory all vacant, underperforming and distressed retail properties in order to inform the creation of targeted development strategies.

LU Policy 4: Preserve and protect neighborhood quality through code enforcement and land use decisions.

- LU Strategy 4.1 - Maintain and enforce high aesthetic standards and appropriate architectural guidelines.
- LU Strategy 4.2 - Maintain code enforcement for residential, commercial, and industrial properties.
- LU Strategy 4.3 - Investigate short-term rentals and whether regulations are necessary.

LU Policy 5: Require subdivision design that fosters community, pedestrian mobility, recreation, and public open space.

- LU Strategy 5.1 - Ensure new neighborhood roads and sidewalks connect to adjacent neighborhoods, parks, and services.

Indicates a policy or strategy that has been added or revised as part of the 2045 Update

LU Policy 6: Support the success and expansion of employment centers.

- LU Strategy 6.1 - Support flexibility allowing mixed office uses and discreet warehouse/ distribution facilities.
- LU Strategy 6.2 - Designate major entranceways along GA-400 for office use.
- LU Strategy 6.3 - Limit industrial land uses to light industry only.
- LU Strategy 6.4 - Maintain code enforcement for commercial and industrial properties.
- LU Strategy 6.5 - Promote adaptable employment centers that incorporate maker spaces, innovation labs, co-working environments, and small-scale production spaces to support entrepreneurs, startups, and evolving industry needs.

LU Policy 7: Ensure context-sensitive infill and redevelopment.

- LU Strategy 7.1 - Maintain a list of vacant office and retail space and promote the vacant spaces to companies looking to move to Alpharetta.
- LU Strategy 7.2 - Continue quarterly outreach efforts with tenant representatives and leasing agents in order to keep them updated on public and private development.

LU Policy 8: Support appropriately located mixed-use development and employment centers.

- LU Strategy 8.1 - Allow mixed-use patterns creating activity nodes near jobs and services.
- LU Strategy 8.2 - Focus major commercial development into nodes and support neighborhood centers.
- LU Strategy 8.3 - Encourage large land holdings to plan for multiple land uses.
- LU Strategy 8.4 - Establish varying mixed-use densities with highest densities along GA-400.

Community Land Use Vision

LU Policy 9: Promote redevelopment of highway corridors, especially North Point Parkway, Old Milton Parkway, and South Main Street.

- LU Strategy 9.1 - Support cohesive retail/service nodes and avoid strip commercial patterns.
- LU Strategy 9.2 - Define retail boundaries to avoid retail creep.
- LU Strategy 9.3 - Maintain attractive gateway features at major entrances.
- LU Strategy 9.4 - Preserve GA-400 aesthetics through tree buffers and limiting retail at interchanges.
- LU Strategy 9.5 - Create small area plans for Old Milton Parkway, South Main Street, and Windward.
- LU Strategy 9.6 - Plan for regional draw uses such as university or entertainment in North Point.

LU Policy 10: Promote retrofitting suburban office developments with amenities to increase marketability.

- LU Strategy 10.1 - Allow mixed-use activity nodes within suburban office developments.
- LU Strategy 10.2 - Establish regulations and incentives for suburban office retrofitting.

LU Policy 11: Advance targeted small area planning for strategic growth areas where coordinated land use, mobility, infrastructure, and redevelopment strategies can guide change and respond to emerging opportunities.

- LU Strategy 11.1 - Implement the North Point Development Framework.
- LU Strategy 11.2 - Support implementation of the North Point Development Framework by convening North Point property owners for periodic (in-person or virtual) informational sessions on current activity in the district to build shared understanding and encourage coordinated reinvestment
- LU Strategy 11.3 - Initiate a Small Area Plan for the Great Oaks Area
- LU Strategy 11.4 - Advance the momentum at Brookside through coordinated reinvestment that strengthens neighborhood connectivity, expands mobility and greenspace options, supports existing employers, and leverages opportunities for future investment and partnership associated with Georgia State University.
- LU Strategy 11.5 - Guide future planning for commercial areas east of GA 400 along Windward Parkway by inventorying data centers and major employment assets, identifying where redevelopment opportunities are most and least appropriate, and supporting reinvestment that strengthens long-term economic competitiveness.

Indicates a policy or strategy that has been added or revised as part of the 2045 Update

Economic Development Vision

GOAL

Strengthen and sustain the economic base of Alpharetta.

POLICIES

- Maintain a highly viable, growing and attractive downtown.
- Attract highly-skilled and professional-level employment to corporate and industrial development areas while also focusing efforts to retain and grow existing quality businesses.
- Continue to attract quality retailers for commercial areas throughout the city.
- Maintain a high aesthetic standard and enhance architectural quality.
- Participate in regional efforts that support economic development.
- Promote branding and placemaking as a means of creating interesting, sustainable developments.
- Promote infill of vacant office and retail space with compatible uses and amenities that enhance synergy within the development.
- Grow Alpharetta's innovation economy by positioning the city to attract and retain emerging technology sectors, including artificial intelligence, advanced computing, and next-generation digital industries.

Indicates a policy or strategy that has been added or revised as part of the 2045 Update

ED Policy 1: Maintain a highly viable, growing and attractive downtown.

- ED Strategy 1.1 - Continue to implement the Downtown Master Plan.
- ED Strategy 1.2 - Complete annual updates to the Downtown Code during regular public meetings to ensure consistency of the plan with community needs and goals.
- ED Strategy 1.3 - Encourage continued investment in historic downtown through façade grants and other incentives.
- ED Strategy 1.4 - Create and coordinate with the Alpharetta Business Association and/or Alpharetta Chamber on downtown marketing efforts.
- ED Strategy 1.5 - Explore community-oriented foot patrol policing for Downtown Alpharetta.
- ED Strategy 1.6 - Continue to pursue designation as Georgia Main Street Community and develop annual work plans to guide downtown development initiatives within the framework of the national Main Street approach to revitalization.
- ED Strategy 1.7 - Continue to build on the arts and special event programming in order to draw employers to Alpharetta.
- ED Strategy 1.8 - Identify public-private partnerships in order to coordinate marketing, maintenance, safety and event programming efforts in activity centers throughout the City.
- ED Strategy 1.9 - Continue Downtown Economic Development Initiative with the Alpharetta Chamber of Commerce in order to unify the downtown businesses.

Economic Development Vision

ED Policy 2: Attract highly-skilled and professional-level employment to corporate and industrial development areas while also focusing efforts to retain and grow existing quality businesses.

- ED Strategy 2.1 - Expand the technology forum to include the healthcare and renewable energy industries and encourage an environment of innovation, build linkages between companies with a presence in the community, and attract new firms.
- ED Strategy 2.2 - Continue to maintain the City's economic development action plan to ensure consistency with overall community objectives and needs.
- ED Strategy 2.3 - Continue to implement a business calling and retention program to encourage existing quality businesses to remain and grow in the city.
- ED Strategy 2.4 - Research strategies that attract and retain young adults and families in Alpharetta in light of declining elementary enrollment and a shrinking 25–34 population.
- ED Strategy 2.5 - Explore and implement economic development incentives to attract new businesses, especially in the North Point area.

ED Policy 3: Continue to attract quality retailers for commercial areas throughout the city.

- ED Strategy 3.1 - Encourage a variety of mobility options, such as improved public and private transportation for the retail and service employees who work in commercial centers.
- ED Strategy 3.2 - Support the development of locally-owned, unique shopping, dining and entertainment opportunities.
- ED Strategy 3.3 - Maintain a healthy and attractive retail environment that continues to draw expenditures from households outside the City of Alpharetta.
- ED Strategy 3.4 - Continue to inventory all vacant, underperforming and distressed retail properties in order to inform the creation of targeted development strategies.

ED Policy 4: Maintain a high aesthetic standard and enhance architectural quality.

- ED Strategy 4.1 - Maintain and enforce high aesthetic standards and appropriate architectural guidelines.

ED Policy 5: Participate in regional efforts that support economic development.

- ED Strategy 5.1 - Coordinate with regional economic development partners and marketing efforts to the benefit of North Fulton.
- H Strategy 5.2 - Support regional efforts to solve environmental and infrastructure problems.

ED Policy 6: Promote branding and placemaking as a means of creating interesting, sustainable developments.

- ED Strategy 6.1 - Implement the North Point Creative Placemaking Plan.
- ED Strategy 6.2 - Promote marketing and branding in redevelopment areas and employment centers.
- ED Strategy 6.3 - Provide public investments in the City's redevelopment areas in order to promote private re-investment.
- ED Strategy 6.4 - Support a Windward District Branding, Communications, & Programming Initiative

Indicates a policy or strategy that has been added or revised as part of the 2045 Update

Economic Development Vision

ED Policy 7: Promote infill of vacant office and retail space with compatible uses and amenities that enhance synergy within the development.

- ED Strategy 7.1 - Maintain a list of vacant office and retail space and promote the vacant spaces to companies looking to move to Alpharetta.
- ED Strategy 7.2 - Continue quarterly outreach efforts with tenant representatives and leasing agents in order to keep them updated on public and private development.

ED Policy 8: Grow Alpharetta's innovation economy by positioning the city to attract and retain emerging technology sectors, including artificial intelligence, advanced computing, and next-generation digital industries.

- ED Strategy 8.1 - Support the development of flexible employment environments that can accommodate AI-oriented firms, including adaptable office, lab-enabled workspace, small-scale R&D space, and high-performance digital infrastructure within existing employment centers.
- ED Strategy 8.2 - Partner with educational institutions, incubators, and private employers to strengthen local talent pipelines in AI, data science, robotics, and related high-growth fields, helping residents and workers connect to evolving industry demands.
- ED Strategy 8.3 - Encourage reinvestment in aging office and commercial properties to meet the needs of innovation-based employers, including upgrades for collaborative spaces, connectivity, and modern building formats that can respond to rapidly changing business models.

Indicates a policy or strategy that has been added or revised as part of the 2045 Update

Community Transportation Vision

GOAL

Provide a transportation system that continues to keep pace with growth and integrates various modes of travel in order to allow mobility options.

POLICIES

- Increase transportation accessibility and mobility.
- Provide multi-modal transportation options.
- Improve transportation safety and neighborhood livability.
- Improve the environment and air quality.
- Maintain and preserve the existing transportation system.
- Develop a network of interconnected streets to provide more access routes and less dependence on the arterial and major collector street system.
- Maintain active involvement in state and regional transportation planning activities.
- Reduce traffic congestion by planning for alternative transportation options and encouraging the use of innovative traffic management solutions.

Indicates a policy or strategy that has been added or revised as part of the 2045 Update

T Policy 1: Increase transportation accessibility and mobility.

- T Strategy 1.1 - Enhance connectivity to community destinations with a street network that expands route options for people driving, biking, walking and riding public transportation.
- T Strategy 1.2 - Support transit friendly streets, bicycle routes and walkable communities that provide linkages to activity centers within the city.
- T Strategy 1.3 - Promote the development of compact mixed-use and transit-oriented development particularly in the GA-400 corridor.
- T Strategy 1.4 - Strengthen internal connectivity within Windward through new street, trail, and pedestrian connections that improve circulation and reduce dependence on Windward Parkway for short local trips.

T Policy 2: Provide multi-modal transportation options.

- T Strategy 2.1 - Develop Complete Streets guidelines that encourage a system that accommodates all modes of travel while still providing flexibility to allow designers to tailor the project to unique circumstances.
- T Strategy 2.2 - Continue to facilitate the City's traffic calming program that involves physical improvements designed to decrease traffic speed and increase the walkability of roadways. Methods to be used can include raised crosswalks, narrower traffic lanes, addition of on-street parking, roundabouts, and landscaped medians.
- T Strategy 2.3 - Ensure that safe, adequate and well-designed facilities are provided for cyclists, including pavement markings, signage and intersection crossings to make biking a safe and convenient transportation option and recreation activity throughout the city. Require that new developments include dedicated bicycle facilities lanes/route as well as bike- and pedestrian-friendly streetscapes.

Indicates a policy or strategy that has been added or revised as part of the 2045 Update

Community Transportation Vision

- T Strategy 2.4 - Encourage an interconnected public sidewalk and trail network within new developments and enhance connectivity area wide by linking new sidewalks and trails to existing sidewalks and trails in adjacent neighborhoods. In addition, the system should link residential areas to commercial, schools, employment centers, transit and parks.
- T Strategy 2.5 - Investigate the feasibility of effective transit options to Alpharetta, improve park and ride lots, provide express bus service and expand local bus and shuttle services.
- T Strategy 2.6 - While examining new development proposals, assess their ability to offer transportation alternatives and reduce the number of vehicular trips.
- T Strategy 2.7 - Continue to expand the Citywide trail systems, including the Alpha Loop and Big Creek Greenway.

T Policy 3: Improve transportation safety and neighborhood livability.

- T Strategy 3.1 - Identify roads that need to be upgraded to City standards.
- T Strategy 3.2 - Encourage greater levels of school bus ridership.
- T Strategy 3.3 - Develop an interconnected system of sidewalks that extends Citywide.
- T Strategy 3.4 - Provide interparcel connectivity within commercial areas.
- T Strategy 3.5 - Minimize cut-through traffic on local roads, and reduce speed limits, where appropriate.
- T Strategy 3.6 - Continue development and operation of the City's Traffic Control Center.
- T Strategy 3.7 - Continue implementation of prescribed streetscapes in the Downtown and North Point areas.

T Policy 4: Improve the environment and air quality.

- T Strategy 4.1 - Minimize transportation impacts on social, environmental, and historic resources by reducing total vehicle emissions.
- T Strategy 4.2 - Encourage development designs to promote pedestrian activity that reduces on-site vehicular dependence.
- T Strategy 4.3 - Encourage accommodations for alternative fuel vehicles.
- T Strategy 4.4 - For City street improvement projects (including new streets, street widenings, complete street design, and other street improvement measures to the extent practicable), develop public-private partnerships for integrating green infrastructure/low impact development to mitigate stormwater runoff impacts and beautify the right-of-way area.

T Policy 5: Maintain and preserve the existing transportation system.

- T Strategy 5.1 - Maintain the City's transportation plan on a regular annual basis.
- T Strategy 5.2 - Promote efficient use of the existing system, through improved operational and maintenance strategies, including access management along major corridors.
- T Strategy 5.3 - Encourage transportation demand management (e.g., vanpools, carpools, telecommuting, etc.) in the private and public sector, and greater development of HOV lanes on major corridors.

Community Transportation Vision

T Policy 6: Develop a network of interconnected streets to provide more access routes and less dependence on the arterial and major collector street system.

- T Strategy 6.1 - Support development of an interconnected public street network within new developments that links new streets and neighborhoods to existing public streets and adjacent subdivisions, allowing for more than one way in and one way out as well as providing for multiple route options within the development.

T Policy 7: Maintain active involvement in state and regional transportation planning activities.

- T Strategy 7.1 - Coordinate with North Fulton cities, True North 400 and ARC to implement the North Fulton Comprehensive Transportation Plan.

T Policy 8: Reduce traffic congestion by planning for alternative transportation options and encouraging the use of innovative traffic management solutions.

- T Strategy 8.1 - Explore an integrated transportation system for seniors to increase mobility around North Fulton.
- T Strategy 8.2 - Evaluate opportunities and partnerships for a community trolley or shuttle connecting major activity centers in the City (Windward, Avalon, Downtown, Northwinds, and North Point).
- T Strategy 8.3 - Explore innovative traffic management solutions and promote their use, such as The Connected Vehicle Technology.

Indicates a policy or strategy that has been added or revised as part of the 2045 Update

Natural, Historic & Cultural Resources Vision

GOAL

Protect and nurture natural, cultural and historic resources

POLICIES

- Protect the natural, historic and scenic qualities of the city, including water resources.
- Promote environmental awareness through education.
- Permanently protect existing open space and purchase or protect additional open space to meet a 20% open space objective.
- Continue to lead by example by incorporating green, environmentally-friendly technology into the City's day-to-day operations.
- Encourage green building design, technology and sustainable site design.
- Continue to add to the City's open space inventory and provide trail connections between parks and where people live and work.
- Maintain and enhance the citywide tree canopy through effective regulation, strategic planting, and long-term stewardship.

Indicates a policy or strategy that has been added or revised as part of the 2045 Update

NHCR Policy 1: Increase transportation accessibility and mobility.

- NHCR Strategy 1.1 - Enhance connectivity to community destinations with a street network that expands route options for people driving, biking, walking and riding public transportation.
- NHCR Strategy 1.2 - Protect the natural environment and areas that contribute to the unique character of the city by ensuring a balance between the natural and the built environment, continued use of buffers and other techniques.
- NHCR Strategy 1.3 - Explore regional-level partnerships to protect and enhance the natural environment, without being tied to political boundaries.
- NHCR Strategy 1.4 - Enlist non-profit land trusts to help preserve open space through voluntary land conservation agreements.
- NHCR Strategy 1.5 - Maintain the scenic tree-lined view along GA-400 through corridor setbacks, clearing and grading setbacks and signage and lighting height limitations.
- NHCR Strategy 1.6 - Continue to enforce standards and enact ordinances for historic preservation, tree protection, signage, landscaping, streetscape design, sidewalks, bicycle paths, greenways, open space preservation and water quality protection requirements.
- NHCR Strategy 1.7 - Continue to study, update, and enforce best available data for floodplains and future floodplains.
- NHCR Strategy 1.8 - Continue to evaluate water quality in City streams. Develop projects and regulations that will improve stream water quality. Continue to regulate new development with required discharge water quality measures. Encourage the use of low impact design and reuse water.
- NHCR Strategy 1.9 - Continue to evaluate ways to encourage Public Arts Programming and Arts Facilities.

Natural, Historic & Cultural Resources Vision

- NHCR Strategy 1.10 - Continue to work with the Historic Preservation Commission to preserve historic properties in the City of Alpharetta.
- NHCR Strategy 1.11 - Inventory and map public art throughout the City and develop a walking tour of public art in the Downtown.
- NHCR Strategy 1.12 - Encourage public and private arts and cultural event venues (symphony, museums, music venues, amphitheaters, etc.) in the City.
- NHCR Strategy 1.13 - Identify public-private partnerships and develop and expand Citywide special event programming.
- NHCR Strategy 1.14 - Encourage the use of incentives to preserve historic structures.

NHCR Policy 2: Promote environmental awareness through education.

- NHCR Strategy 2.1 - Promote environmental awareness among the general public and the development community through educational programs.
- NHCR Strategy 2.2 - Continue to utilize environmental education programs for both the general public and development community through the City's stormwater group in the Engineering/Public Works Department.
- NHCR Strategy 2.3 - Continue to emphasize education and current programs to further reduce the solid waste stream.

NHCR Policy 3: Permanently protect existing open space and purchase or protect additional open space to meet a 20% open space objective.

- NHCR Strategy 3.1 - Promote environmental awareness among the general public and the development community through educational programs.
- NHCR Strategy 3.2 - Actively pursue methods to expand, enhance, and create more multi-use trail activity.
- NHCR Strategy 3.3 - Inventory and map open space and greenspace throughout the City.
- NHCR Strategy 3.4 - Provide a balance of amenity space (privately owned, maintained and used) and civic space (publicly or privately owned and maintained, for public use) throughout the City.

NHCR Policy 4: Continue to lead by example by incorporating green, environmentally-friendly technology into the City's day-to-day operations.

- NHCR Strategy 4.1 - Promote environmental awareness among the general public and the development community through educational programs.
- NHCR Strategy 4.2 - Implement technologies, incentives and code requirements that lessen dependence on fossil fuels and reduce waste by replacing low-mileage vehicles with more fuel-efficient models (e.g. hybrids, electric, natural gas, etc.), use of solar panels, reuse of materials and resources, etc.
- NHCR Strategy 4.3 - Maintain the City's certification as a Green Community through the Atlanta Regional Commission.

NHCR Policy 5: Encourage green building design, technology and sustainable site design.

- NHCR Strategy 5.1 - Promote low-impact development through stormwater management, wastewater management, heat island mitigation and light pollution mitigation requirements.
- NHCR Strategy 5.2 - Continue to offer incentives such as expedited plan review, inspections, etc. as incentives to encourage the use of 'green' materials, systems, and practices.

Natural, Historic & Cultural Resources Vision

- NHCR Strategy 5.3 - Develop a Sustainable Site Design Guide describing best practices.
- NHCR Strategy 5.4 - Continue to enforce water conservation measures in all new development in the City.
- NHCR Strategy 5.5 - Continue to update and implement the North Point Overlay EcoDistrict regulations.
- NHCR Strategy 5.6 - Evaluate preparation of a citywide energy efficiency framework to guide municipal facilities, infrastructure investments, and development practices in response to evolving technologies, energy demands, and long-term operational resilience.

NHCR Policy 6: Continue to add to the City's open space inventory and provide trail connections between parks and where people live and work.

- NHCR Strategy 6.1 - Provide a balance of active and passive open space opportunities.
- NHCR Strategy 6.2 - Protect natural areas within passive parks.

NHCR Policy 6: Maintain and enhance the citywide tree canopy through effective regulation, strategic planting, and long-term stewardship.

- NHCR Strategy 7.1 - Provide a balance of active and passive open space opportunities.
- NHCR Strategy 7.2 - Continue to support and periodically update the City's tree protection regulations to reflect evolving best practices, available technologies, and efficient administration methods.
- NHCR Strategy 7.3 - Promote no net loss of citywide tree canopy by encouraging preservation, replacement, and strategic planting as development and redevelopment occur.
- NHCR Strategy 7.4 - Sustain and expand a city-led tree planting program that prioritizes public spaces, streetscapes, parks, and other areas where additional canopy can strengthen community character and environmental performance.
- NHCR Strategy 7.5 - Coordinate tree-related functions across city departments.

Indicates a policy or strategy that has been added or revised as part of the 2045 Update

Community Services & Facilities Vision

GOAL

Provide high quality, sustainable public facilities and services for the citizens and businesses within the city

POLICIES

- Encourage infrastructure development that keeps pace with growth and develops concurrently with the city's population, including water and sewer service, public safety, parks and recreation, and general government services.
- Meet the health needs of residents through a combination of private and public sources.
- Enhance the quality of life for residents through the provision of greenspace, parks and recreational facilities, and cultural opportunities that are convenient to all city residents.
- Support an educational system that achieves a higher standard of learning and meets current and future population needs.
- Promote walkable communities and areas throughout the City.
- Promote community safety and security.

CSF Policy 1: Encourage infrastructure development that keeps pace with growth and develops concurrently with the city's population, including water and sewer service, public safety, parks and recreation, and general government services.

- CSF Strategy 1.1 - Ensure that infrastructure and public services are adequately positioned to provide coverage to areas where higher intensity developments are planned.
- CSF Strategy 1.2 - Continue application of the Cost of Government Services Land Use Model to forecast fiscal impacts of land use decisions within the city.
- CSF Strategy 1.3 - Maintain the capital improvements plan and program that is tied to the Comprehensive Plan to ensure that infrastructure keeps pace with new development.
- CSF Strategy 1.4 - Revise the Capital Improvements Element annually as part of the budget process.
- CSF Strategy 1.5 - Coordinate development activities with Fulton County to ensure sufficient water and wastewater treatment capacities.

CSF Policy 2: Meet the health needs of residents through a combination of private and public sources.

- CSF Strategy 2.1 - Continue to work with the Fulton County Health Department to develop and expand programming to meet the needs of Alpharetta residents.

CSF Policy 3: Enhance the quality of life for residents through the provision of greenspace, parks and recreational facilities, and cultural opportunities that are convenient to all city residents.

- CSF Strategy 3.1 - Maintain the public art program to promote public art that will foster community pride and improve the visual attractiveness of public spaces.

Community Services & Facilities Vision

- CSF Strategy 3.2 - Continue expansion of the City's Greenway Program by exploring a Greenway Access Partnership Program focused on planning neighborhood connections to the primary greenway network and establishing partnership-based funding approaches to help implement these connections.
- CSF Strategy 3.3 - Continue to implement the Alpha Loop to enhance pedestrian connectivity between the Big Creek Greenway, Wills Park, Avalon, Northwinds, North Point and the Downtown.
- CSF Strategy 3.4 - Continue to promote the Center for the Arts.
- CSF Strategy 3.5 - Expand the Senior Activity Center and explore the need for a satellite facility.
- CSF Strategy 3.6 - Invest in a regionally recognized equestrian center.
- CSF Strategy 3.7 - Encourage developers to build recreational opportunities like the Alpha Loop in conjunction with new development.
- CSF Strategy 3.8 - Develop a skate park in the City.
- CSF Strategy 3.9 - Continue to support and assist the Alpha Loop Foundation.
- CSF Strategy 3.10 - Evaluate opportunities for a smaller-scale performing arts venue that complements Ameris Bank Amphitheatre by supporting flexible event formats, community programming, and performances not suited to larger venues.

CSF Policy 4: Support an educational system that achieves a higher standard of learning and meets current and future population needs.

- CSF Strategy 4.1 - Communicate with the Fulton County Board of Education concerning future growth areas of the city and school plans.
- CSF Strategy 4.2 - Continue to promote local opportunities for education and related human resource development and employee training.
- CSF Strategy 4.3 - Expand partnerships with area schools, such as the Old Rucker Urban Farm partnership with Cambridge High School.

CSF Policy 5: Promote walkable communities and areas throughout the City.

- CSF Strategy 5.1 - Identify partnerships to provide centralized parking facilities to promote walking and biking.
- CSF Strategy 5.2 - Address pedestrian improvements in areas of the City where pedestrian facilities are missing or disconnected.
- CSF Strategy 5.3 - Continue to implement the recommendations from the Alpharetta Walkability and Pedestrian Safety Study.
- CSF Strategy 5.4 - Prioritize pedestrian-friendly improvements in the Brookside Area through coordinated streetscape enhancements, intersection upgrades along Old Milton Parkway, and expanded trail connectivity.

CSF Policy 6: Promote community safety and security.

- CSF Strategy 6.1 - Implement the principles of Crime Prevention Through Environmental Design (CPTED) as part of the City's site plan approval process.
- CSF Strategy 6.2 - Implement pedestrian safety and walkability policies as part of the City's site plan approval process.
- CSF Strategy 6.3 - Complete regular updates to the City's Hazard Mitigation Plan and prioritize projects identified in the Plan.

Indicates a policy or strategy that has been added or revised as part of the 2045 Update

Intergovernmental Coordination Vision

GOAL

Coordination with adjacent local governments as well as regional, state & federal agencies

POLICIES

- Support coordination efforts with the county and the adjacent municipalities of Forsyth County, City of Milton, City of John's Creek and City of Roswell.
- Promote partnerships between the City and county Board of Education.
- Coordinate efforts with regional, state and federal agencies.

Broadband Services Vision

GOAL

Support regulations that promote access to broadband services throughout the City and for all groups regardless of socio-economic factors

POLICIES

- Promote access to broadband services, especially in areas that lack coverage

IC Policy 1: Support coordination efforts with the county and the adjacent municipalities of Forsyth County, City of Milton, City of John's Creek and City of Roswell.

IC Policy 2: Promote partnerships between the City and county Board of Education.

IC Policy 3: Coordinate efforts with regional, state, and federal agencies.

- IC Strategy 3.1 - Coordinate efforts with regional, state and federal agencies.
- IC Strategy 3.2 - Continue to be actively involved in ongoing transportation planning activities with Atlanta Regional Commission and True North 400.
- IC Strategy 3.3 - Continue to work with the Atlanta Regional Commission to coordinate planning and development efforts in the region.
- IC Strategy 3.4 - Work with regional, state and federal agencies to identify funding opportunities to address community development and transportation needs.
- IC Strategy 3.5 - Coordinate and participate with the Metropolitan North Georgia Water Planning District. Establish local goals and implementation programs consistent with the water planning goals and objectives.
- IC Strategy 3.1 - Continue to coordinate with surrounding municipalities on watershed wide studies, projects, and improvements.

BBS Policy 1: Coordinate efforts with regional, state, and federal agencies.

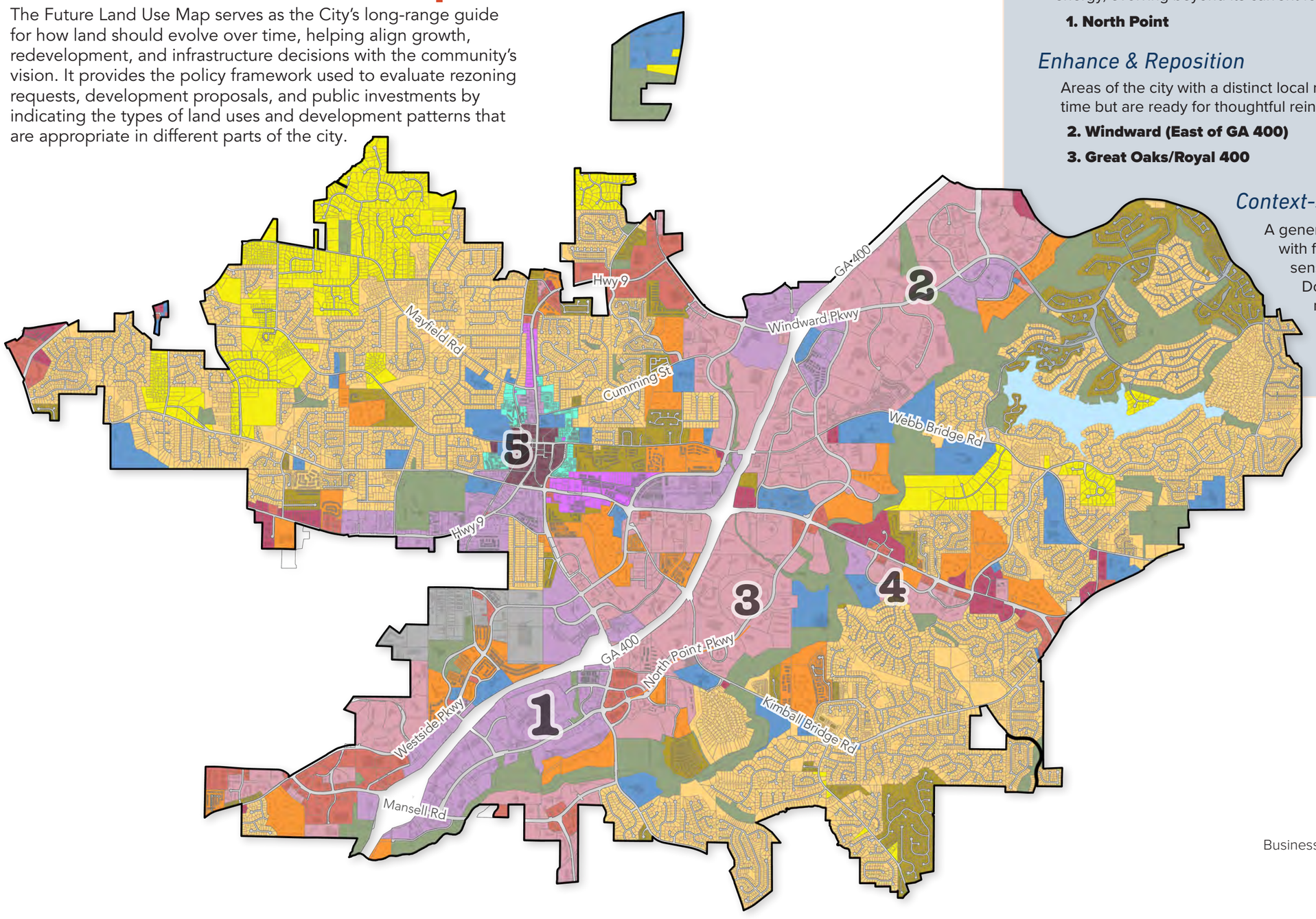
- IC Strategy 3.1 - Coordinate efforts with regional, state and federal agencies.

Future Land Use & Focus Areas

DRAFT

Future Land Use Map

The Future Land Use Map serves as the City's long-range guide for how land should evolve over time, helping align growth, redevelopment, and infrastructure decisions with the community's vision. It provides the policy framework used to evaluate rezoning requests, development proposals, and public investments by indicating the types of land uses and development patterns that are appropriate in different parts of the city.



Focus Areas

Growth Opportunity

Broad consensus that North Point should capture future growth and redevelopment energy, evolving beyond its current form over time.

1. North Point

Enhance & Reposition

Areas of the city with a distinct local role that have remained relatively stable over time but are ready for thoughtful reinvestment and repositioning.

2. Windward (East of GA 400)

3. Great Oaks/Royal 400

Context-Sensitive Continuation

A general preference for building on existing momentum, with future growth occurring in a careful and context-sensitive manner. Continued investment in the Downtown is supported but expected to remain measured and thoughtful.

4. Brookside

5. Downtown

FUTURE LAND USE DESIGNATION

- Central Business District
- Commercial
- Corporate Office
- Downtown Residential Density
- High Density Residential
- Medium Density Residential
- Very Low Density Residential
- Mixed Use
- Mixed Use Live Work
- Parks, Recreation, Open Space
- Professional Business Office
- Public, Institutional, Education
- Business, Manufacturing, Warehousing, Light Industrial

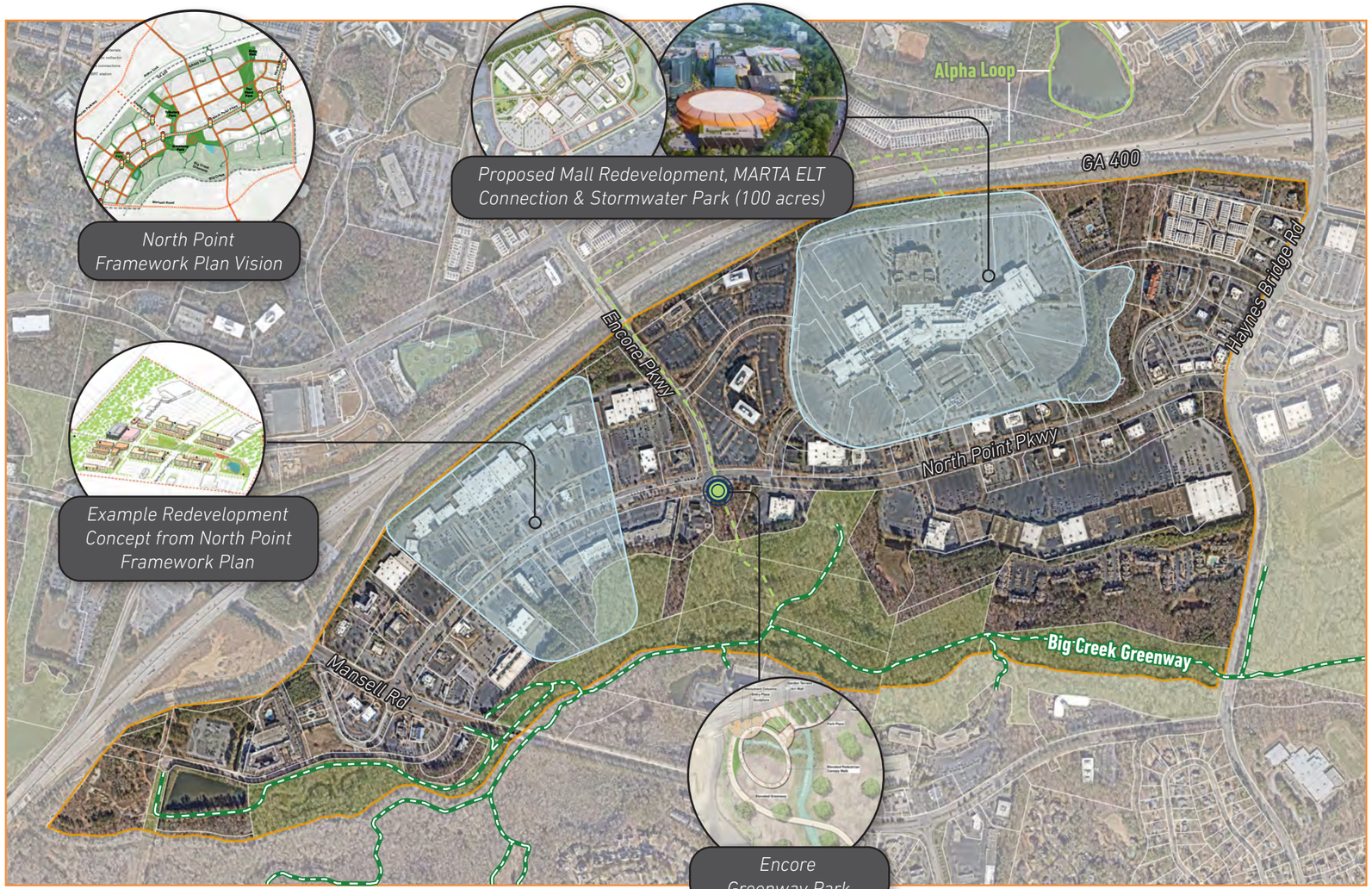
DRAFT

HORIZON 2045 ALPHARETTA COMPREHENSIVE PLAN

North Point

Growth Opportunity

North Point is a roughly 670-acre district anchored by North Point Mall and a collection of surrounding retail centers that together form one of Alpharetta's most prominent commercial areas. Developed primarily in the early 1990s in an auto-oriented format, the district has long served as a regional shopping and activity destination. Recent planning efforts have focused on how North Point can evolve into a more connected, mixed-use district with a character and identity distinct from both Avalon and Downtown Alpharetta.



Visitor Change Snapshot

Source: Placer AI

Challenges & Opportunities - A central challenge in North Point is that the district's future must unfold across a highly fragmented landscape, with roughly 50 property owners, varied lease terms, and differing redevelopment ambitions shaping what is possible over time. Much of the building stock is now more than 30 years old, and while many properties remain viable, the district's auto-oriented street layout, large parking fields, and aging commercial formats make cohesive transformation more difficult than in a single-owner environment.

The opportunity, however, is significant. Redevelopment of the 100-acre parcel at North Point Mall could become a major catalyst, yet it represents only about 15% of the broader 670-acre district, leaving substantial room for complementary community-serving redevelopment elsewhere. The North Point Development Framework outlines how incremental infrastructure upgrades, new street connections, and redevelopment can gradually reshape the district around major natural assets such as the Big Creek Greenway, tributary corridors, and stormwater areas that can evolve into public amenities. This builds on the existing EcoDistrict vision, current momentum behind the Gateway Park Greenway connection linking the Alpha Loop to Big Creek, and future transit investments such as the planned MARTA Express Lane Transit station that would directly serve the mall site.

Windward (East of GA 400)

Enhance & Reposition

Windward Parkway east of GA 400 remains one of Alpharetta's legacy employment areas, still home to many major employers and strengthened by direct highway access that supports regional business activity. The area also benefits from the newest extension of the Big Creek Greenway, with trail access at Marconi Road and Union Hill Park. Large office campuses, substantial property holdings, and a mixed range of occupancy levels create an opportunity for thoughtful reinvestment and repositioning that can strengthen the area's long-term competitiveness.

Employee Change Snaphots

Edison & Marconi

EMPLOYEES (2019)	EMPLOYEES (2025)	CHANGE SINCE 2019
6.3k	6.4k	+100

Windward Plaza

EMPLOYEES (2019)	EMPLOYEES (2025)	CHANGE SINCE 2019
3.5k	2.3k	-1.2k

Alderman Drive & Windward Concourse

EMPLOYEES (2019)	EMPLOYEES (2025)	CHANGE SINCE 2019
9.8k	6.7k	-3.1k

***Physical Presence of Employees within the Focus Area**

Source: Placer AI

Challenges & Opportunities - Closer to GA 400, this area is seeing renewed momentum through major employment additions by global companies near Edison Drive and Marconi Drive, along with future mobility investments including the MARTA Express Lane Transit station and planned Dryden Road extension. Farther from the highway, areas such as Windward Plaza and Alderman Drive have experienced reduced employee presence and changing office utilization patterns. Adjacency to the Big Creek Greenway, the new McGinnis Ferry Road interchange, and recent planning efforts such as the 2023 ULI MTAP study and 2024 Windward/Highway 9 Strategic Master Plan create a strong foundation for reimagining how these areas evolve and support the broader Windward ecosystem.

HORIZON 2045 ALPHARETTA COMPREHENSIVE PLAN

Great Oaks/Royal 400

Enhance & Reposition

Great Oaks is uniquely positioned between several of Alpharetta's most active districts—just north of North Point, near Northwinds and Avalon, and immediately south of Brookside. At more than 370 acres, it is one of the city's larger master-planned areas and has remained largely stable for decades, anchored by large-format office uses, data centers, and North Point Community Church. Its size, location, and established employment character create long-term opportunity for thoughtful reinvestment as surrounding areas continue to evolve.

Employee Change Snapshot

Source: Placer AI

EMPLOYEES (2019)	EMPLOYEES (2025)	CHANGE SINCE 2019
8.9k	7.2k	-1.7k

***Physical Presence of Employees within the Focus Area**

FOURTEEN OF THE 21 OFFICE PROPERTIES IN THIS FOCUS AREA **(67%) HAVE EXPERIENCED DECLINES IN ASSESSED VALUE SINCE 2019**, ACCORDING TO THE FULTON COUNTY TAX ASSESSOR

Challenges & Opportunities - This area benefits from growing connectivity assets nearby, including the Big Creek Greenway, the emerging Alpha Loop across GA 400, and the reconstruction of Kimball Bridge Road, where bridge replacement and pedestrian-friendly sidewalks are improving access across the corridor. Although Great Oaks remains primarily composed of single-use office buildings with limited nearby retail and has experienced increasing vacancy in recent years, it continues to function as an important employment node with high-quality office space that can accommodate a range of users. The challenge ahead is determining which targeted investments, redevelopment opportunities, or future small-area planning efforts can best strengthen the district's long-term role.

HORIZON 2045 ALPHARETTA COMPREHENSIVE PLAN

Brookside

Context-Sensitive Continuation

Brookside, a 155-acre master plan originally adopted in 1997 and reimagined through the 2022 Brookside Small Area Plan, has historically functioned as an office, institutional, and retail center. Today, the district is transitioning toward a more mixed-use neighborhood node through a major 19.7-acre redevelopment and an office-to-residential conversion that together will introduce hundreds of new homes into the area. This evolution reflects Brookside's growing role as a more active and connected district within east Alpharetta.

Employee Change Snapshot

Source: Placer AI

EMPLOYEES (2019)	EMPLOYEES (2025)	CHANGE SINCE 2019
2.8k	3.4k	+600

***Physical Presence of Employees within the Focus Area**

Challenges & Opportunities - A key challenge in Brookside is guiding the transition from a suburban office environment into a more neighborhood-scale district, where public infrastructure better reflects emerging residential and mixed-use activity. This includes long-term ambitions such as narrowing portions of Brookside Parkway to improve pedestrian and bicycle facilities, strengthening internal connectivity, and creating clearer links to the district's existing two miles of trails, which complement nearby access to the Big Creek Greenway.

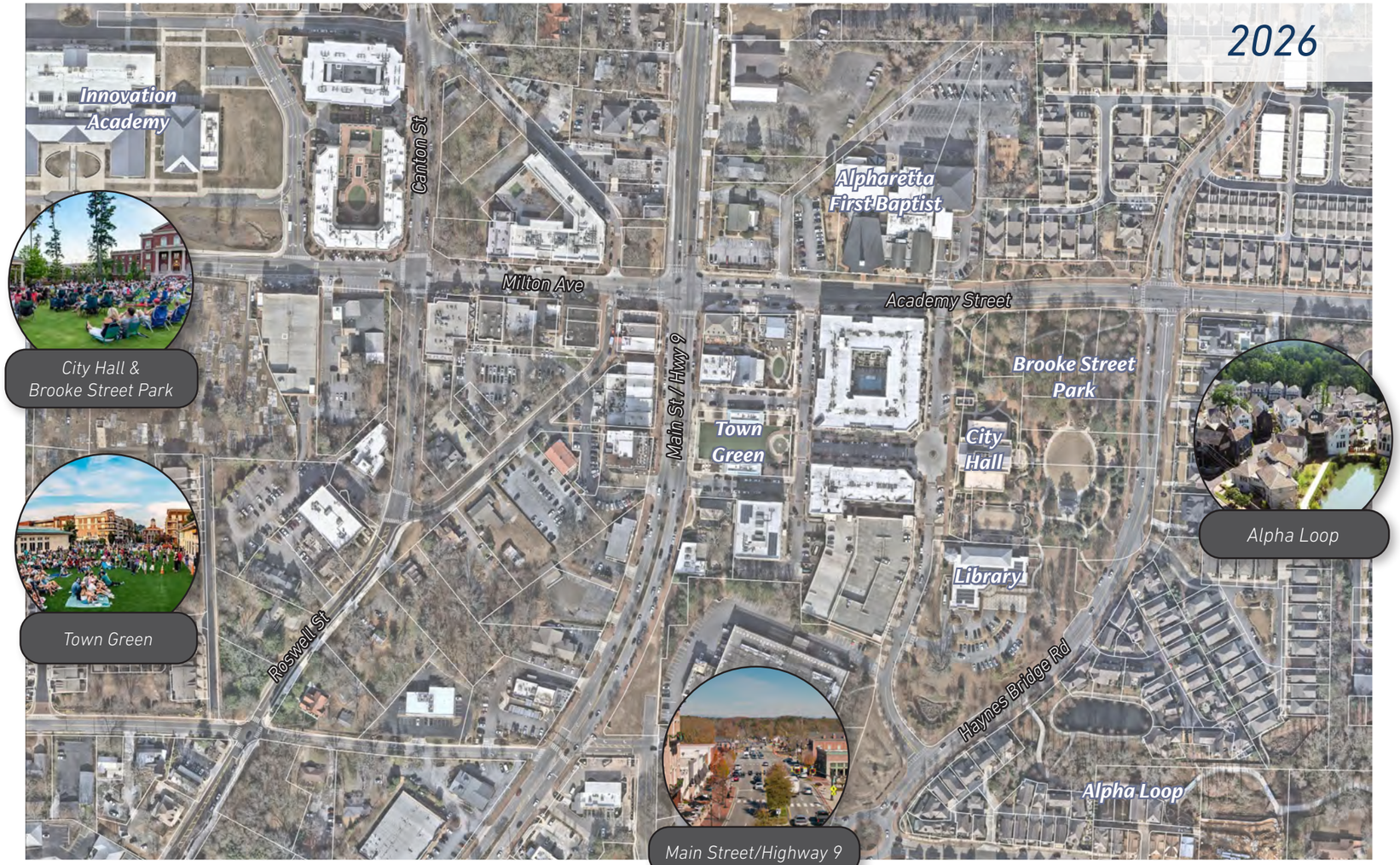
A major opportunity is the transformative investment by Portman Holdings, whose redevelopment will introduce new office space, retail and restaurant destinations, and hundreds of housing units that can generate positive ripple effects across the district. This momentum is reinforced by the institutional presence of Georgia State University and planned campus enhancements, along with underutilized public assets such as Brookside Park, a city-owned lakefront park with potential to play a stronger community role. Continued investment in streets, trails, and public spaces will be essential to match the district's evolution, particularly as private development has already responded strongly since adoption of the 2022 Brookside Small Area Plan.

HORIZON 2045 ALPHARETTA COMPREHENSIVE PLAN

Downtown

Context-Sensitive Continuation

Downtown Alpharetta has experienced unprecedented transformation since adoption of the 2015 Downtown Master Plan, with sustained private investment, award-winning urban form, and high-quality public spaces elevating its role as one of the region's most distinctive destinations. Its success reflects a careful balance of public improvements and private development that created a highly walkable environment. The key challenge moving forward is managing continued growth while preserving character and balancing the movement of cars and people within one of the city's most beloved spaces.



Challenges & Opportunities - Downtown Alpharetta's greatest challenges today are largely a product of its success, as growth and activity have exceeded expectations. Private developments have introduced new homes, jobs, restaurants, and gathering places that continue to add energy and strengthen Downtown's role as a premier destination, while major public investments have created a walkable core with a strong sense of place. At the same time, Main Street/Georgia State Route 9 remains a major regional transportation corridor, making Downtown both a place where vehicles continue to move through and where people increasingly expect a comfortable pedestrian environment. The central opportunity and challenge moving forward is ensuring that future investment remains measured, carefully balancing mobility, character, access, and the many sensitive forces that now shape one of Alpharetta's most valued places.

Implementation & Accomplishments

DRAFT

Short Term Work Program

A Coordinated Five-Year Action Agenda

The Short Term Work Program establishes Alpharetta's near-term implementation agenda for the next five years, focusing on priority actions to be advanced between 2026 and 2031. It combines recommendations emerging from the 2045 Comprehensive Plan Update with implementation items carried forward from several recent planning efforts, including the Windward/Highway 9 Strategic Master Plan, Brookside Small Area Plan, South Main LCI, TPSLOST III project list, and the Alpharetta Recreation, Parks and Cultural Services Master Plan. Cost estimates and timeline assumptions shown in the program are drawn directly from those source plans where available, allowing the work program to function as a consolidated implementation framework that aligns multiple adopted initiatives into one coordinated action schedule.

Recommendations	Responsibility (City)	Potential Partners	Order of Magnitude Cost (if applicable)	Timeline
Comprehensive Plan Update 2045				
Initiate a North Point property owner/ landlord coordination program and conduct regular informational meetings focused on redevelopment opportunities, infrastructure planning, and district reinvestment.	Community Development	True North 400	N/A	2026-2030
Formalize a partnership roundtable with educational institutions, incubators, and private employers to strengthen local talent pipelines in AI, data science, robotics, and related high-growth fields	Economic Development/ Community Development	Tech Alpharetta, GA Tech, GA State University, Gwinnett Tech	N/A	2027
Initiate a Small Area Plan for the Great Oaks Area	Community Development	True North 400	$60k - $120k	2027-2028
Develop a Greenway Access Partnership Program framework to identify neighborhood connections to the primary greenway network and establish partnership funding options for implementation.	Community Development/ Recreation, Parks & Cultural Services/Public Works	N/A	$50k-$100K	2026-2028
Develop an implementation strategy for a flex manufacturing incubator, including partnership structure, site options, and funding opportunities.	Economic Development/ Community Development	N/A	$75k-$125K	2026-2028
Update and implement a citywide tree canopy management program to support tree protection, canopy monitoring, strategic planting, and long-term stewardship.	Community Development/ Recreation, Parks & Cultural Services/Public Works	Natural Resources Commission	$50k-$100k	2026-2028
Windward/Highway 9 Strategic Master Plan				
Morris Road Extension	Community Development, Public Works	True North 400, City of Milton	$3.8M - $5.1M	TBD
Dryden Road Extension	Public Works	True North 400	$2M - $3.5M	2027
Marconi-Edison Connector	Community Development, Public Works	True North 400	$3.1M - $5.4M	TBD
Windward Terraces ULI TAP Study Area Primary Road Network	Community Development	Private Developer	$9.2M - $16.3M	2028-2030
MARTA-Continuum Trail Segment	Public Works	True North 400	$1.3M - $1.7M	2026-2027

Short Term Work Program

A Coordinated Five-Year Action Agenda

Recommendations	Responsibility (City)	Potential Partners	Order of Magnitude Cost (if applicable)	Timeline
Develop Signature Placemaking Destination at Edison Drive Site	Community Development	Private Developer	N/A	2027-2029
Support Connections to Placemaking Destination at Edison Drive Site	Community Development	True North 400	N/A	2027-2030
Expand Alpharetta Connect Forward Grant to include amenities at business campus trailheads	Community Development/ Alpharetta Development Authority	Land Owner	N/A	2026
Conserve Green Space (Camp Creek Area) for Public Use	Community Development	Land Owner	N/A	2027-2030
Develop Windward Area Design Guidelines	Community Development	True North 400	$120k - $180k	2027-2029
Dryden Road Extension	Public Works	True North 400	$2M - $3.5M	2027
Marconi-Edison Connector	Community Development, Public Works	True North 400	$3.1M - $5.4M	TBD
Brookside Small Area Plan				
Brookside Parkway Improvements	Public Works	N/A	$6M - $9M	2027-2029
Alexander Drive - Streetscape Improvements	Public Works	N/A	N/A	
Intersection Upgrades - Old Milton Parkway & Brookside Parkway	Public Works	N/A	$120k - $240k	2028-2030
Brookside Trail Adjacent to Brookside Parkway	Recreation, Parks & Cultural Services/Public Works	Georgia State University	$1.4M	2028-2029
Park Gateway at Brookside Park	Recreation, Parks & Cultural Services, Community Development	N/A	$300k	2027-2028
Old Milton Parkway Streetscape Upgrades (adjacent to Brookside Parkway)	Public Works	N/A	$2.5M	2028-2030
TSPLOST III Project List (Subject to 2026 Voter Referendum) Assigned timelines: Tier 1 (2027–2029), Tier 2 (2028–2030), Tier 3 (2030+), Untiered (TBD)				
Maintenance Items (Citywide)	Public Works	N/A	$35M	2027-2029
Academy Street Improvements	Public Works	N/A	$5M	TBD
Alpha Loop Extension - Northwinds	Public Works	N/A	$5M	2027-2029

Short Term Work Program

A Coordinated Five-Year Action Agenda

Recommendations	Responsibility (City)	Potential Partners	Order of Magnitude Cost (if applicable)	Timeline
Alpha Loop Extension - Westside Parkway	Public Works	N/A	$2.5M	2027-2029
Big Creek Greenway Boardwalk	Public Works	N/A	$6.5M	TBD
Canton Street - Hopewell Improvements	Public Works	N/A	$8M	2027-2029
Charlotte Drive Mini-Roundabout	Public Works	N/A	$500k	2030
Haynes Bridge Road at Mansell Road Improvements	Public Works	N/A	$2M	2028-2030
Hembree Road Improvements	Public Works	City of Roswell, True North 400	$7M	2027-2029
Kimball Bridge Road Widening	Public Works	N/A	$12M	TBD
Kimball Bridge Sidewalk	Public Works	N/A	$7M	2030
Mansell Road Improvements	Public Works	N/A	$2.5M	2030
Mayfield Road Improvements	Public Works	N/A	$3.5M	2028-2030
Milton Avenue Sidewalk	Public Works	N/A	$3M	2028-2030
Windward Parkway Sidewalk	Public Works	N/A	$2M	2028-2030
Traffic Calming	Public Works	N/A	$3M	TBD
South Main LCI				
Corridor brand and theme - Create branding identity and install signage	Community Development/ Parks & Cultural Services	N/A	$120k	2026
Create a plan for landscaping along SR 9 and begin GDOT streetscape improvements	Public Works	GDOT	$3M	2026
Bus shelter improvements of the MARTA bus stops along South Main Street	Community Development, Public Works	MARTA, GDOT	$800k	2026
Reclaiming ROW remnants - Create pocket greenspace and public art	Recreation, Parks & Cultural Services/Public Works	N/A	$850k	2026
Park Entrances - Work with Parks Department / Recreation Commission to finalize park entry monuments	Recreation, Parks & Cultural Services	Alpharetta Cultural Arts Commission	$100k	2027
Provide additional circulation and street frontage with New Maxwell Street Extension	Public Works	GDOT	$4.2M	2027

HORIZON 2045 ALPHARETTA COMPREHENSIVE PLAN

Short Term Work Program

A Coordinated Five-Year Action Agenda

Recommendations	Responsibility (City)	Potential Partners	Order of Magnitude Cost (if applicable)	Timeline
Connect to the Alpha Loop by creating a trail spur into Wills Park that features innovative landscape design elements	Recreation, Parks & Cultural Services/ Public Works/ Community Development	N/A	$750k	2028
Add sidewalks on one or both sides of the street in Alpha Park	Public Works	N/A	$2.4M	2028
Streetscape improvements along South Main including street light, outdoor furniture, trash cans	Public Works	GDOT	$2.4M	2029
Encourage catalytic mixed-use redevelopment to reinforce South Main's character	Community Development	N/A	N/A	2027
Promote the implementation of semi-permanent and temporary structures for potential gardens, maker spaces, music venues, etc.	Community Development/ Recreation, Parks & Cultural Services	N/A	N/A	2026
Create an area-wide façade grant / frontage improvement program	Community Development, Economic Development	N/A	$500k	2026
Reinforce area as a Commercial House district with small-scale, unique retail and mix of offerings as well as activated public spaces.	Community Development	N/A	N/A	2028
Create opportunity for infill Commercial Houses and gathering by reforming Brady Place to a Woonerf-style street	Community Development, Public Works	N/A	N/A	2027
Support City's Urban Agriculture Plan and existing community gardens in Wills Park through implementation of a linear orchard	Recreation, Parks & Cultural Services	N/A	$175k	2026
Promote street framework to allow continuous connections between developments	Community Development	N/A	N/A	2027
Discuss development opportunity for property owned by Fulton Board of Education located within City of Roswell	Community Development	"Fulton Board of Education, City of Roswell"	N/A	2027
Alpha Park - Allow for On-Street Parking Spaces	Community Development, Public Works	N/A	N/A	2028
Alpha Park - Allow Carriage Houses or Accessory Dwelling Units (ADUs) for properties in side yard setbacks; Allow for On-Street Parking Spaces	Community Development	N/A	N/A	2028
Alpharetta Parks & Recreation Master Plan				
Acquire at least 52 acres for parks by 2030	Recreation, Parks & Cultural Services/ Community Development	Private Developer	N/A	2026-2030
Acquire more parkland in the eastern part of the city	Recreation, Parks & Cultural Services/ Community Development	Private Developer	N/A	2026-2030

Report of Accomplishments

Tracking Progress from the Previous Implementation Cycle

The Report of Accomplishments documents progress made on the Short Term Work Program established through the Horizon 2040 Comprehensive Plan and serves as an important accountability component of Georgia's comprehensive planning process under the Georgia Department of Community Affairs. Covering the 2021–2026 period, it tracks implementation outcomes, completed initiatives, ongoing efforts, and items that were deferred or adjusted over time. This review helps demonstrate how adopted priorities have advanced, while also informing the next Short Term Work Program by identifying where momentum has been maintained, where conditions have changed, and where implementation may continue into the next planning cycle.

Activity	Completed	Underway	Programmed/ Long Range	Postponed/ Dropped	Notes
Economic Development Toolbox Local incentives for new or growing businesses that demonstrate a serious economic impact through job creation and capital investment	X				
Develop and update Economic Development Strategic Plan	X				
Tech Alpharetta Support local business incubator	X				
North Point Development Framework Plan	X				
South Main Street LCI Supplemental Study	X				
Planning Updates: Updates to the City's master plans, LCI's, and other planning documents	X				
Crosswalk Improvements - Milton Avenue Parking Deck across Milton Avenue	X				
Crosswalk Improvements - Kingry & Old Milton Parkway Pavement Markings and Lighting			X		Recent Alpha Loop Improvements on both the North and South of the Intersection
Cumming Street (Lily Garden) Extension				X	Public feedback/ opposition led to this project being dropped
McGinnis Ferry Road Capacity Improvements	X				
Sidewalk Improvements Providence Road & Waters Road	X				
North Point Parkway Streetscape Design	X				
North Point Parkway Streetscape Improvements Phase 1				X	This project was halted with its funding redirected to the Alpha Link trail project
Haynes Bridge Road Capacity Improvements			X		
Kimball Bridge Road Improvements	X				

Report of Accomplishments

Tracking Progress from the Previous Implementation Cycle

Activity	Completed	Underway	Programmed/ Long Range	Postponed/ Dropped	Notes
UDC updates to promote availability of broadband services	X				
On-call consultant Wireless telecommunication facilities assistance	X				
Gateway Park - North Point Design and build-out		X			Construction is ongoing
Alpha Loop Design and build-out		X			Various segments are under design/have been constructed
Farmhouse Park Design and build-out		X			City approved $1.9 Million for the design and construction of the park in December 2025
Milton Avenue Park Build-out				X	Park was to be developed in conjunction with Marjean Way extension. That extension was not moved forward due to neighborhood opposition.
Mid-Broadwell Park Build-out	X				
Old Rucker Park Design and build-out		X			Initial park improvements advanced; phased implementation continues.
Webb Bridge Park Soccer field turf	X				
Brookside Park Build-out		X			
Union Hill Park Trailhead / Redevelopment	X				
Waters Road Park Design and build-out	X				
Wills Park Equestrian Center Renovation Build-out	X				
Wills Park Master Plan	X				
Downtown Stormwater Studies	X				
Downtown Stormwater Enhancements Meadow Brook Hills	X				
Downtown Stormwater Enhancements Milton Estates (design)	X				Design completed and incorporated into ongoing downtown stormwater improvement efforts.

Report of Accomplishments

Tracking Progress from the Previous Implementation Cycle

Activity	Completed	Underway	Programmed/ Long Range	Postponed/ Dropped	Notes
Milton Avenue Streetscape Improvements	X		X		Streetscape/ pedestrian improvements completed along Milton Avenue adjacent to Hamilton Hotel, potential for additional improvements to streetscape
Four (4) Pedestrian Bridges: Windward Parkway over Big Creek Greenway; Greenway Access		X			
Biannual updates to the Rental Housing Study	X				
Develop a housing affordability toolbox				X	Postponed pending feedback from the community with the development of the 2045 Alpharetta Comprehensive Plan. Staff has engaged with a consultant to develop a housing affordability tool box.

DRAFT

PLANNING COMMISSION MEETING
STAFF REPORT

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

I. AGENDA ITEM TITLE: Z-26-04/V-26-06 1425 MAYFIELD ROAD

PLANNING COMMISSION: MAY 7, 2026

CITY COUNCIL: MAY 18, 2026

II. RECOMMENDATION:

Approve Z-26-04/V-26-06 1425 Mayfield Road, subject to the following conditions:

1. The site, consisting of approximately 4.56 acres, shall be rezoned to R-22 and developed substantially similar to site plan prepared by Kimley Horn, dated 4/21/26, 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. Minimum lot size shall be 30,000 square feet.
3. Home style and materials shall be substantially similar to the submitted photographs in the Amended Application, with final approval by Staff. The primary exterior material (more than 50% of the exterior wall surface area) on all homes shall be brick, stone or stucco. Homes shall have 3-sided architecture, materials and details, as approved by Staff.
4. Subdivision shall be gated as depicted on the site plan prepared by Kimley Horn, dated 4/21/26, except for modifications required to comply with the conditions below. Gated subdivision shall include vehicle stacking for a minimum 4 passenger vehicles, or 80', as well as a U-turn area with sufficient turning radii for a delivery truck to make an uninterrupted U-turn, with final approval by Staff. Gated entrance (gate, wall, columns, landscaping) shall be decorative similar to surrounding subdivisions, with final approval by Staff. Gate access shall be provided by siren, keypad, Knox key and meet 2012 IFC 503.6.
5. Developer shall improve Mayfield Road frontage with a 6' planter planted with street trees, minimum 6' sidewalk and decorative pedestrian lighting, as approved by Staff.
6. Local street shall have a minimum 44' right-of-way width, including a minimum 6' planter and minimum 5' sidewalk on one side of the street. All lots shall include a sidewalk along their street frontage. Local street shall be private and maintained by the HOA.
7. Developer shall provide a striped crosswalk connecting the sidewalks on the east and west sides of the street.
8. Minimum 10' decorative landscape strip (located outside of utility easements) shall be provided along Mayfield Road, consisting of trees, shrubs and ground cover, as approved by Staff. Landscape strip shall include a berm or decorative brick or stone wall (similar to Gransley or Harrington Falls), and landscaping shall include a mix of evergreen and deciduous material.
9. As depicted on the site plan prepared by Kimley Horn, dated 4/21/26, a minimum 10' landscape strip planted to buffer standards shall be provided along the south and east property lines and shall be planted to provide a visual screen to surrounding properties, as approved by Staff. Minimum 15' landscape strip planted to buffer standards shall be provided along the west property line and shall be planted to provide a visual screen to surrounding properties, as approved by Staff. Existing trees shall be saved in the buffers where not in conflict with site balancing and utility installation.

10. Minimum 10' landscape strip along the east side of the new local street shall be planted with medium or large canopy trees, shrubs, ornamental grasses, and/or groundcover with a medium-to-large canopy tree planted in each front yard, as approved by Staff.
11. Entrance median shall be planted with large canopy trees, shrubs, ornamental grasses, groundcover, etc. (no sod), as approved by Staff.
12. Unfinished wood fences and decks shall not be visible from Mayfield Road.
13. Lot 1 home and driveway shall be situated on the lot with the least impact to tree #290, 291, 292, and 293. If this cannot be accomplished, all reasonable efforts shall be made to preserve at least 2 of the 4 Oaks. Root bridging shall be allowed in the construction of the home and or driveway to minimize the impacts to the critical root zones of these trees, as approved by Staff. Tree #302 shall be saved in the median of the roundabout. Reasonable efforts shall be made to save good quality trees on each lot, as approved by Staff.
14. Developer shall identify and save additional tree groupings and/or trees of quality, as approved by Staff.
15. Developer shall remove exotic and invasive trees and shrubs within tree save areas and replant where sparse, as approved by Staff.
16. If an at-grade release is required, the point of release shall be sufficiently setback from the property line to mimic sheet flow before leaving the property, as approved by Staff.
17. Utility structures, headwalls, etc. shall be finished with decorative brick or stone, if visible from off-site, as approved by Staff.
18. No more than 1 residential unit shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

III. REPORT IN BRIEF:

The applicant, Mayfield Development Services, LLC, is requesting a rezoning and variances to allow for the construction of a six (6)-lot 'For-Sale' single-family detached gated subdivision on approximately 4.56 acres. A rezoning is requested from AG (Agriculture) to R-22 (Dwelling, 'For-Sale' Residential) and a variance is requested to reduce the local street right-of-way width from 50' to 44' and allow sidewalk on one side of the street. The subject property is located at 1425 Mayfield Road on the south side of Mayfield Road between Crabapple Trace and Alpharetta Estates subdivisions.

DISCUSSION

The submitted request, if approved, will allow for the construction of a six (6)-lot 'For-Sale' single-family detached gated subdivision on 4.56 acres. The proposed density is 1.31 dwelling units per acre. A rezoning is requested from AG (Agriculture) to R-22 (Dwelling, 'For-Sale' Residential) and a variance is requested to reduce the local street right-of-way width from 50' to 44' and allow sidewalk on one side of the street. The subject property is located at 1425 Mayfield Road on the south side of Mayfield Road between Crabapple Trace and Alpharetta Estates subdivisions.

The property is developed with a one (1) story, 1,682 square foot single-family detached home. Surrounding properties are zoned AG to the north and west, and R-15 (Dwelling, 'For-Sale', Residential) to the east, south, and west. Unplatted residential lots are located to the north, east, and west, Crabapple Trace subdivision is located to the west, and Alpharetta Estates subdivision is located to the south. The comprehensive land use plan designation of the property is 'Very Low Density Residential', which supports the applicant's proposed rezoning. As shown in the table below, adjacent residential lots have an average lot size of 1.43 acres, with platted subdivision lots having an average lot size of 0.96 acres and the smallest lot size being 0.6921 acres.

Adjacent Residential Lots

Property Address	Lot Size	Zoning	Subdivision (Y/N)
1395 Mayfield Road	2.1394 acres	AG	N
1365 Bethany Court	1.0325 acres	R-15	Y
1355 Bethany Court	1.0378 acres	R-15	Y
1325 Sherry Drive	1.064 acres	R-15	Y
0 Sherry Drive	0.6921 acres	R-15	Y
1315 Sherry Drive	2 acres	R-15	N
1455 Mayfield Road	1.96 acres	R-15	N
1445 Mayfield Road	1.5 acres	R-15	N

A variance is requested to reduce the local street right-of-way width from 50' to 44' and to allow sidewalk on one side of the street. The proposed 44' right-of-way width matches the width of the local street in the Gransley and Mayfield Estates subdivisions. Homes are only depicted on the east side of the local street. Elimination of the sidewalk on the west side of the street allows the applicant to provide a landscape buffer adjacent to Crabapple Trace subdivision, of which a buffer is not required by Code but would help screen the proposed development.

SITE PLAN

The submitted site plan depicts a 4.56-acre property subdivided into six (6) single-family detached lots in a gated subdivision. Access to the property is proposed from Mayfield Road. All lots are oriented to a private local street, which includes a five-foot (5') sidewalk and five-foot (5') planter along the east side of the street. The street terminates in a cul-de-sac with center median located between Lots 5 and 6. Lots range in size from 22,110 square feet to 26,200 square feet with an average lot size of 22,846 square feet. Although the applicant is requesting a minimum lot size of 22,000 square feet, staff recommend minimum 30,000 square feet lots which is similar to surrounding lots. Approval subject to minimum 30,000 square foot will cause a reduction in lots.

A 65' setback and ten-foot (10') landscape strip are depicted along Mayfield Road and a 35' front setback and ten-foot (10') landscape strip are depicted along the local street. The landscape strip on the west side of the local street is depicted to be planted to buffer standards to screen the street from adjacent properties. Although buffers are not required between residentially zoned properties, a ten-foot (10') landscape strip planted to buffer standards is proposed along the east, south and west property lines.

There are a significant number of trees on the property, consisting primarily of hardwoods. Based on the submitted information, there are nineteen (19) specimen trees on the property. The site plan depicts clouded areas labeled "approximate tree save areas" but does not call out specific tree saves and there is no indication of how many specimen trees will be saved in the clouded areas. Also, a note on the site plan states that, "The linear geometry of the site and narrow road frontage limits opportunities to save existing trees on the site. A reasonable effort will be made to save existing trees on the perimeter of the site as shown and within the traffic circle." Without certainty of specific tree save information on the site plan, the City Arborist has identified and recommended specific specimen tree saves, as well as requiring additional tree groupings and trees of quality to be identified and saved, with final approval by Staff. An underground stormwater management facility is depicted at the south end of the subdivision and is proposed to serve as an 11,000 square foot pocket park. A mail kiosk is provided adjacent to the pocket park in the cul-de-sac.

HOME DESIGN

The applicant submitted photographic examples depicting the typical architectural style and materials of the six (6) homes. The primary exterior materials depicted in the photographs are brick, stone, and stucco with home styles representative of traditional English and European architectural influence.

TRAFFIC

The proposed subdivision, consisting of six (6) single-family detached homes, would generate approximately four (4) AM Peak Hour and five (5) PM Peak Hour net new trips.

Prop. Single Fmaily Detached (ITE 210) Net Trips (6 Homes less 1 Existing Home)			
	Units	Rate	Total
Weekday	5	9.09	45.45
AM Peak	5	0.7	3.50
PM Peak	5	0.93	4.65

SCHOOLS

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

FULTON COUNTY SCHOOLS – 9 Single-Family Detached Homes*

School	Single Family Average #
Alpharetta Elementary School	1 to 4 students
Northwestern Middle School	0 to 2 students
Milton High School	1 to 3 students
TOTAL	2 to 9 students

*Number of homes reduced after the Development Impact Statement received from Fulton County Schools.

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 2 – 9 school age children. Numbers provided by Fulton County Schools show that Northwestern Middle School and Milton High School are currently over capacity.

STANDARDS FOR ZONING CHANGES

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

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

Response: The zoning proposal would be suitable as it relates to the use and development of adjacent or nearby properties, if the minimum lot size is 30,000 square feet. The R-22 zoning district matches the future land use designation of the property, and the development regulations are compatible with the narrow shape of the property. The average platted lot size of the adjacent properties is 0.96 acres, and the smallest adjacent lot size is approximately 30,000 square feet.

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

Response: The zoning proposal would not adversely affect the existing use or usability of adjacent or nearby properties, if the minimum lot size is 30,000 square feet. The R-22 zoning district matches the future land use designation of the property, and the development regulations are compatible with the narrow shape of the property. The average platted lot size of the adjacent properties is 0.96 acres, and the smallest adjacent lot size is approximately 30,000 square feet.

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

Response: The applicant's proposal would not have significant impacts on the natural environment, if tree saves are provided on the property. The City Arborist recommends specific tree saves on Lot 1 and in the roundabout, as well as reasonable efforts by the developer to save additional trees of quality and tree groupings throughout the property.

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

Response: As currently zoned, the applicant's property is legal, non-conforming with respect to the minimum lot size in the AG zoning district. The requested rezoning to R-22 is supported by the future land use designation of the property. The average platted lot size of the adjacent properties is 0.96 acres, and the smallest adjacent lot size is approximately 30,000 square feet.

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

Response: The applicant's proposal would not cause an excessive demand on public facilities and services. The proposal would have minimal impacts on schools and a future public park will be developed on a nearby property within walking distance from the subject property.

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

Response: Not applicable.

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

Response: The zoning proposal reflects a reasonable balance, if the minimum lot size is 30,000 square feet. The R-22 zoning district is supported by the future land use designation of the property, and the development regulations are compatible with the narrow shape of the property. The average platted lot size of the adjacent properties is 0.96 acres, and the smallest adjacent lot size is approximately 30,000 square feet.

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

Response: As currently zoned, the applicant's property is legal, non-conforming with respect to the minimum lot size in the AG zoning district. The requested rezoning to R-22 is supported by the future land use designation of the property. The average platted lot size of the adjacent properties is 0.96 acres, and the smallest adjacent lot size is approximately 30,000 square feet.

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

Response: The comprehensive land use plan designation of the property is 'Very Low Density Residential', which supports the proposed rezoning.

VARIANCE REVIEW CRITERIA

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

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

Response: The property has exceptional conditions pertaining to its long, narrow shape. The requested variance to reduce the local street width would allow the applicant to provide a landscape buffer adjacent to Crabapple Trace subdivision, which is not required by Code.

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

Response: The applicant could meet the local street width and provide sidewalks along both sides of the local street. However, the narrow shape of the property would limit the provision of perimeter landscape screening. The proposed 44' right-of-way width matches the width of the local street approved in the Gransley and Mayfield Estates subdivisions.

(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 related to its long, narrow shape. The requested variance to reduce the local street width would allow the applicant to provide a landscape buffer adjacent to Crabapple Trace subdivision, which is not required by Code.

CONCURRENCES

Staff has reviewed the applicant's proposal against the established review criteria for a rezoning and variance. The proposal would be suitable as it relates to the use and development of adjacent or nearby properties. The R-22 zoning district matches the future land use designation of the property, and the development regulations are compatible with the narrow shape of the property. The average platted lot size of the adjacent properties is 0.96 acres, and the smallest adjacent lot size is approximately 30,000 square feet. If approved, minimum lot size should be 30,000 square feet in order to be compatible with the surrounding development pattern.

The property has exceptional and peculiar conditions related to its long, narrow shape. The requested variance to reduce the local street width would allow the applicant to provide a landscape buffer adjacent to Crabapple Trace subdivision, which is not required by Code. In addition, the proposed reduced right-of-way width matches the width of the local street approved in the Gransley and Mayfield Estates subdivisions.

CITIZEN PARTICIPATION PLAN

The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that public comments were received with concerns including increased traffic, tree removal, density, and stormwater runoff. The applicant also provided several letters of support

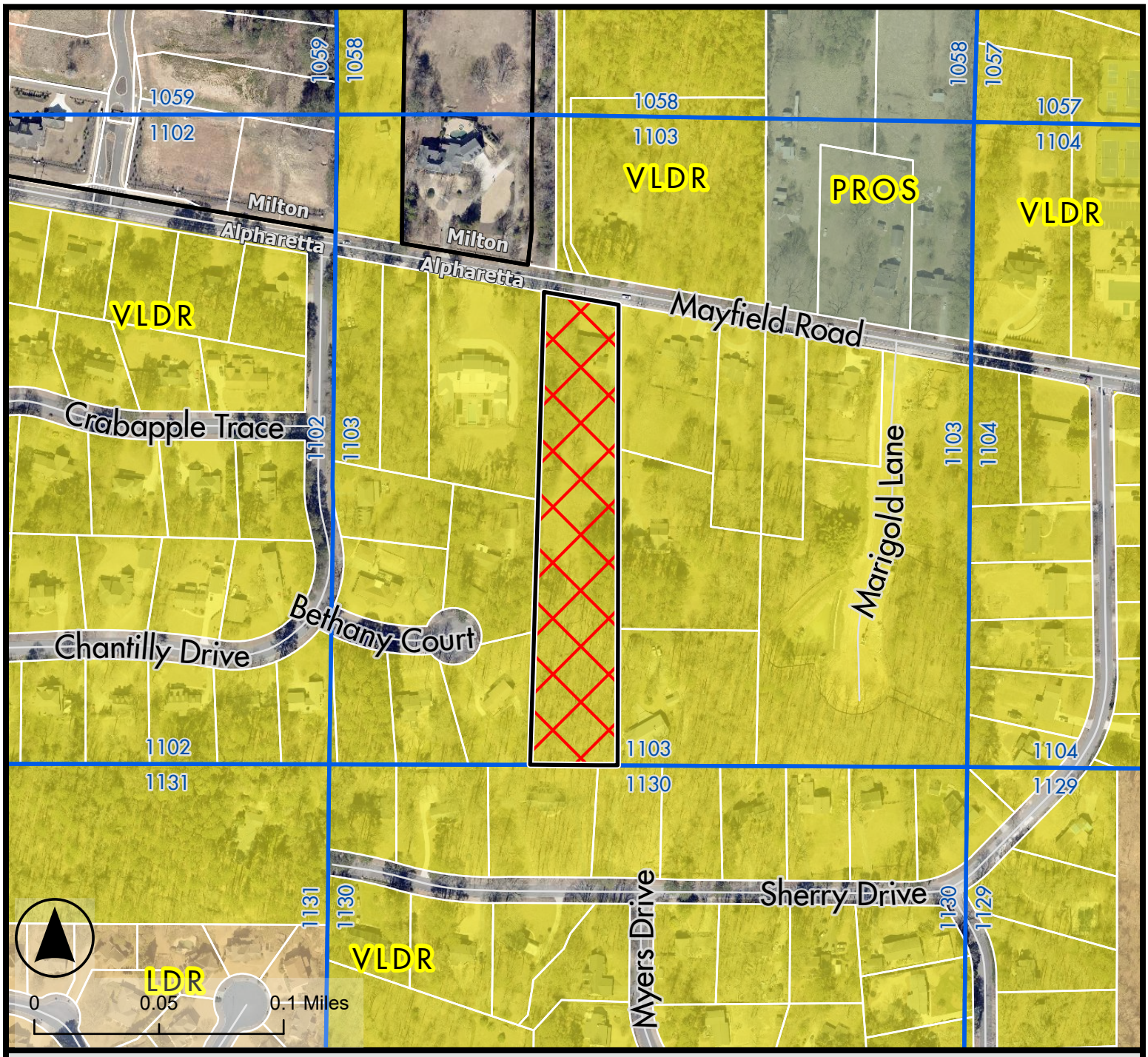
Staff received correspondence from nearby property owners in opposition to the applicant's request with concerns over disruptions during construction, increased traffic, financial burden from increased property taxes, tree removal, loss of greenspace, timing of CZIM conflicting with Fulton County Spring break, density, loss of privacy and buffering, stormwater runoff, sewer and utility impacts, and applicant is not the builder.

COMMUNITY ZONING INFORMATION MEETING

CZIM was held on April 8, 2026. There were several public comments with concerns over variances, change in zoning, too many homes, stormwater runoff, tree removal, and reduced setback on Mayfield Road.

IV. ATTACHMENTS:

- Map Series
- Updated Information & Site Plan
- Tree Information
- CZIM
- Citizen Part B
- Public Comment
- Amended Application
- Application



Future Land Use Map

1425 Mayfield Rd Rezoning

Z-26-04, V-26-06

D/LL: 2/2/1103

PC: 5/7/2026

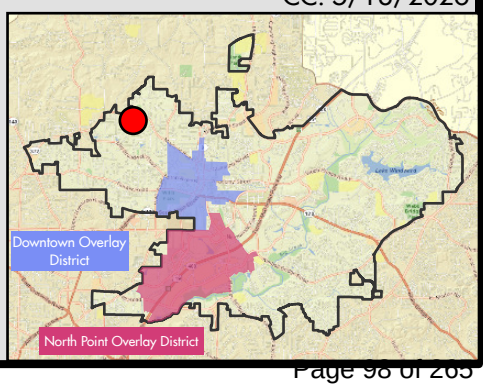
CC: 5/18/2026

Legend

- Z-26-04, V-26-06
- Land Lots
- Tax Parcels

Future Land Use 2040

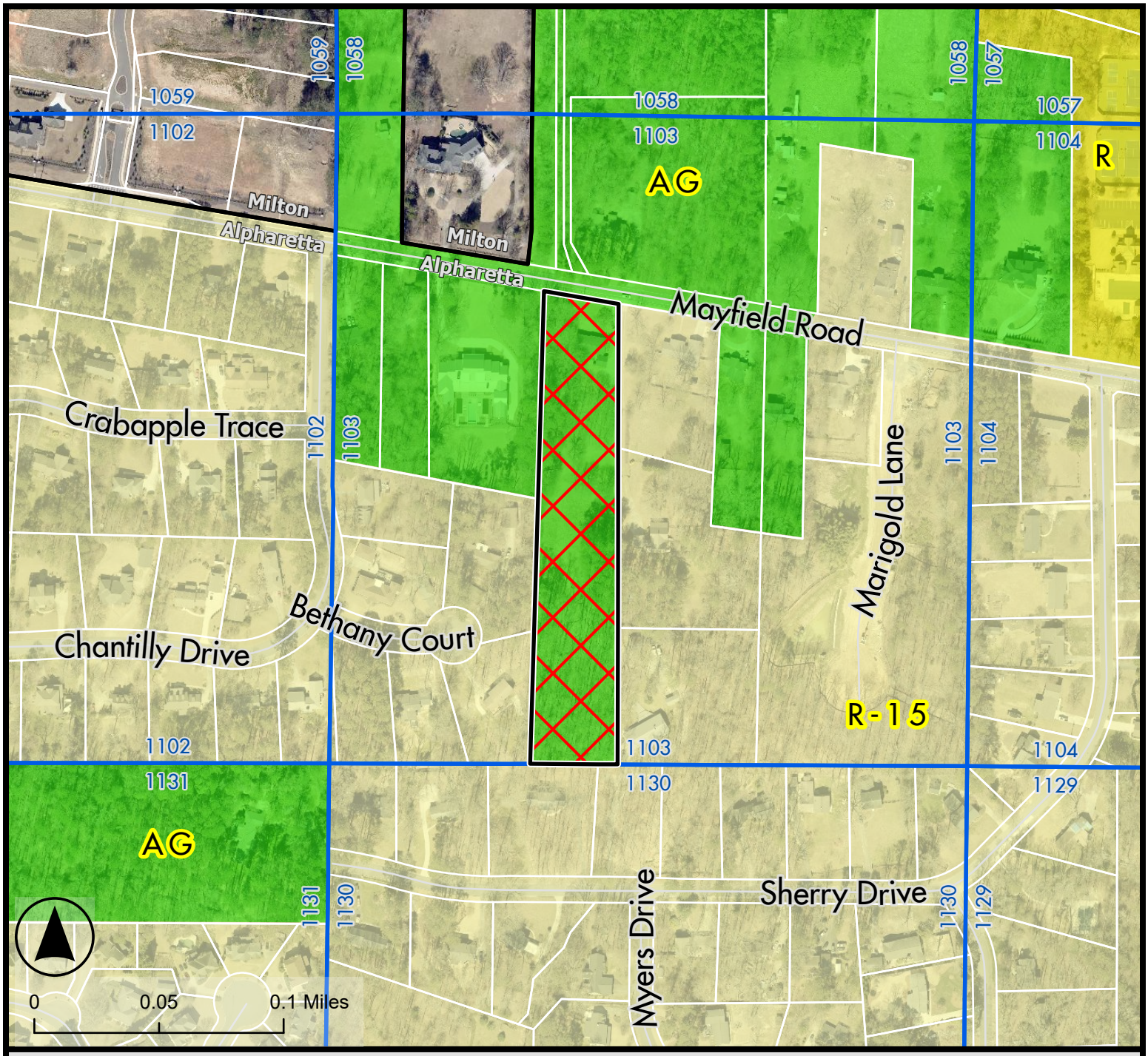
- Low Density Residential
- Parks, Recreation, Open Space
- Very Low Density Residential



THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta. Location Map Provided by: Community Development - GIS

Z-26-04, V-26-06



Legend

- Z-26-04, V-26-06
- Land Lots
- Tax Parcels

Zoning District

- AG Agriculture
- R Single Family Detached Residential
- R-15 Single Family Detached Residential

Zoning Map

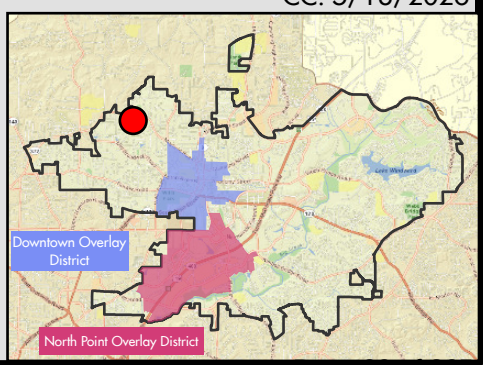
1425 Mayfield Rd Rezoning

Z-26-04, V-26-06

D/LL: 2/2/1103

PC: 5/7/2026

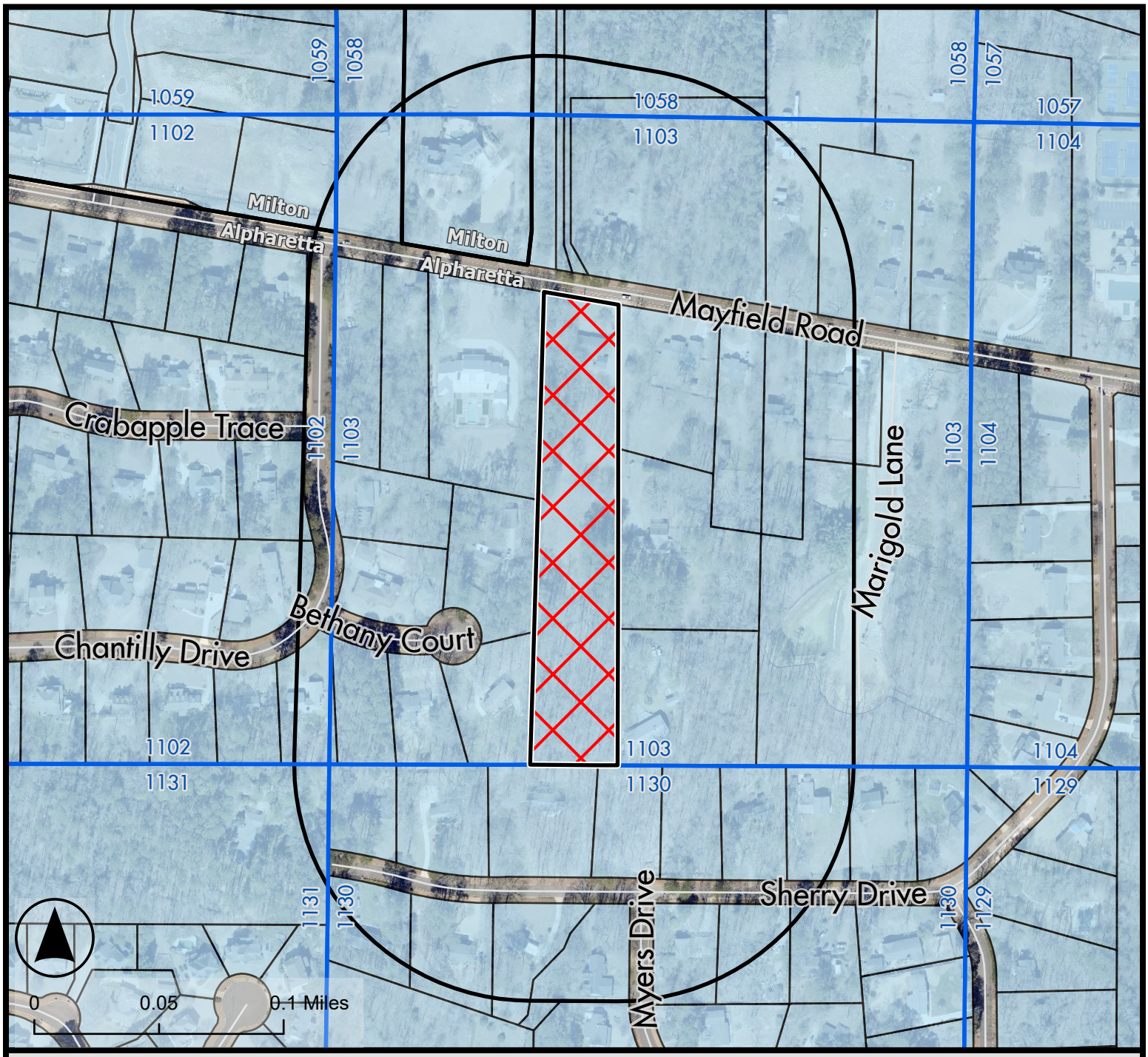
CC: 5/18/2026



THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta. Location Map Provided by: Community Development - GIS

Z-26-04, V-26-06



Location Map

1425 Mayfield Rd Rezoning

Z-26-04, V-26-06

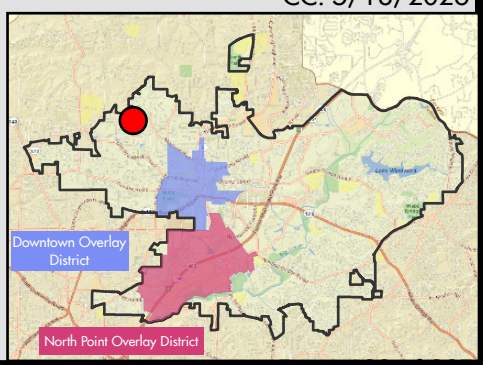
D/LL: 2/2/1103

PC: 5/7/2026

CC: 5/18/2026

Legend

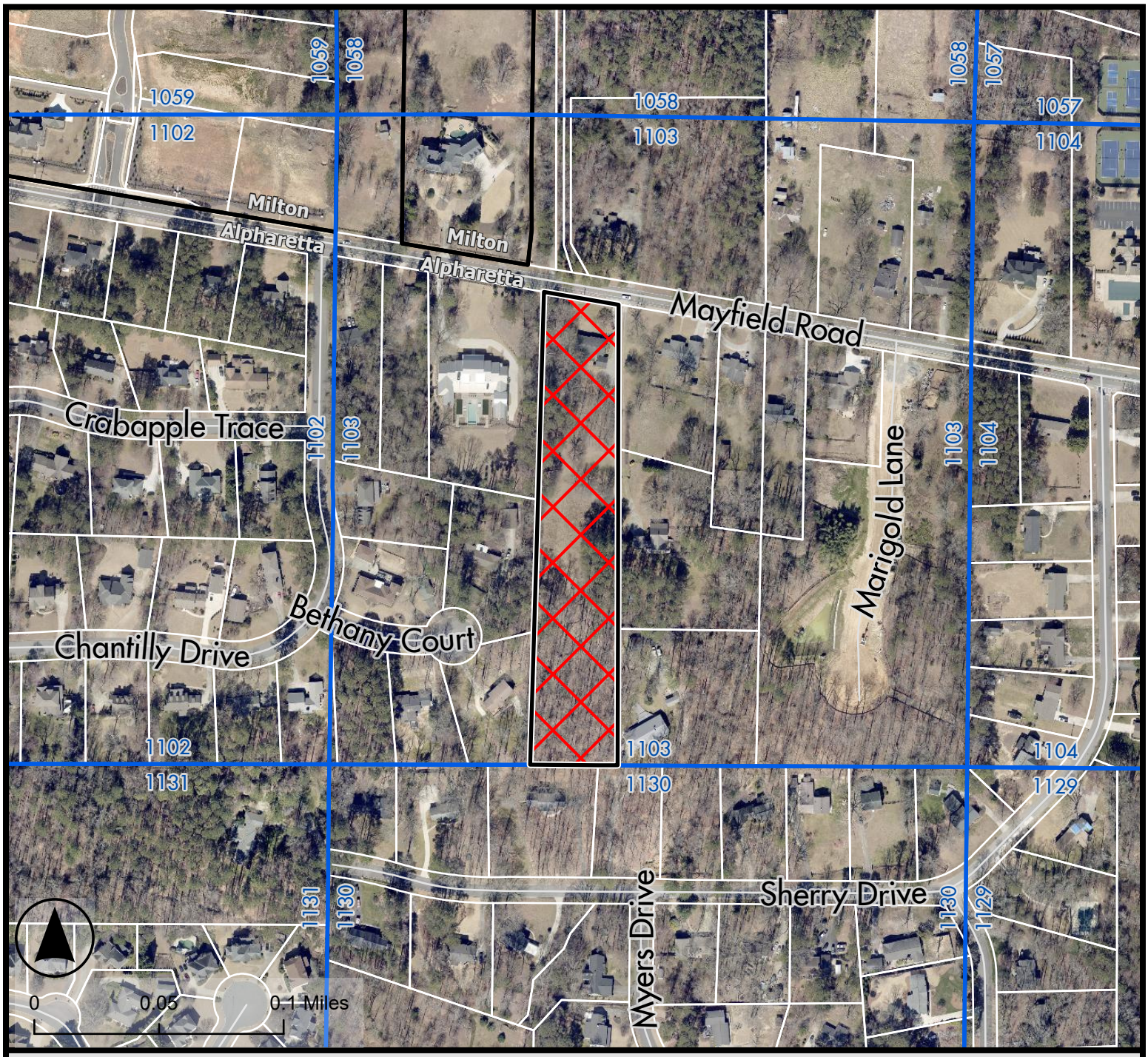
- Z-26-04, V-26-06
- Land Lots
- Tax Parcels
- 500 ft Buffer



THE CITY OF ALPHARETTA GEORGIA

Credit: City of Alpharetta. Location Map Provided by: Community Development - GIS

Z-26-04, V-26-06



Legend

- Z-26-04, V-26-06
- Land Lots
- Tax Parcels

Aerial Map

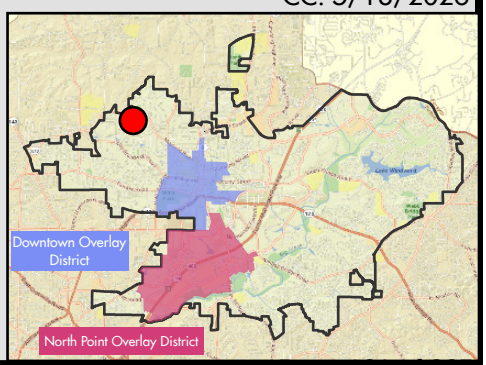
1425 Mayfield Rd Rezoning

Z-26-04, V-26-06

D/LL: 2/2/1103

PC: 5/7/2026

CC: 5/18/2026



THE CITY OF ALPHARETTA GEORGIA

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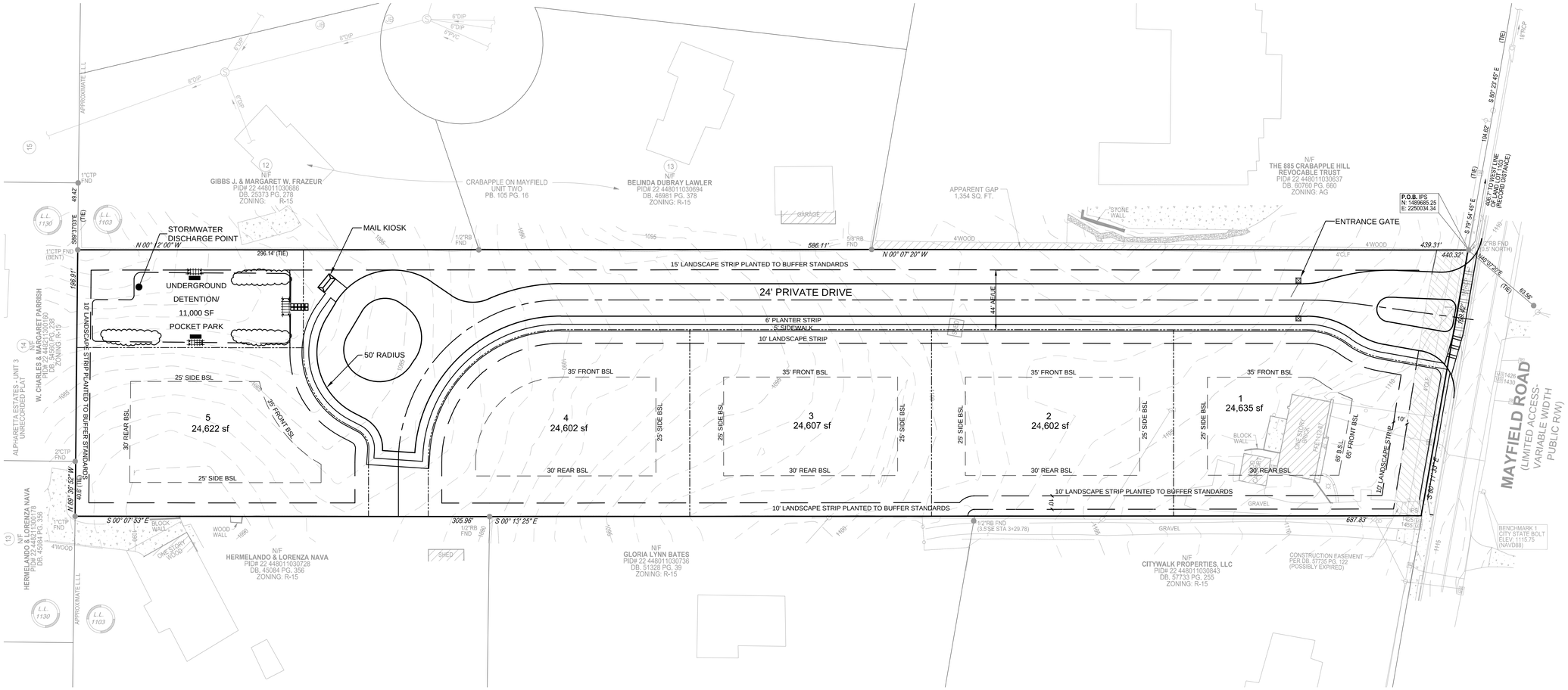
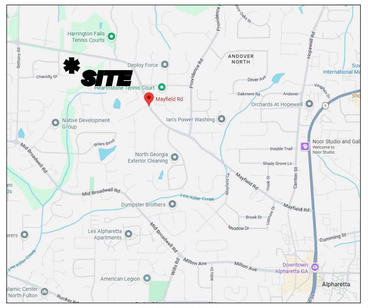




VICINITY MAP
not to scale

SITE DATA:

TOTAL SITE AREA — 4.5679 ACRES

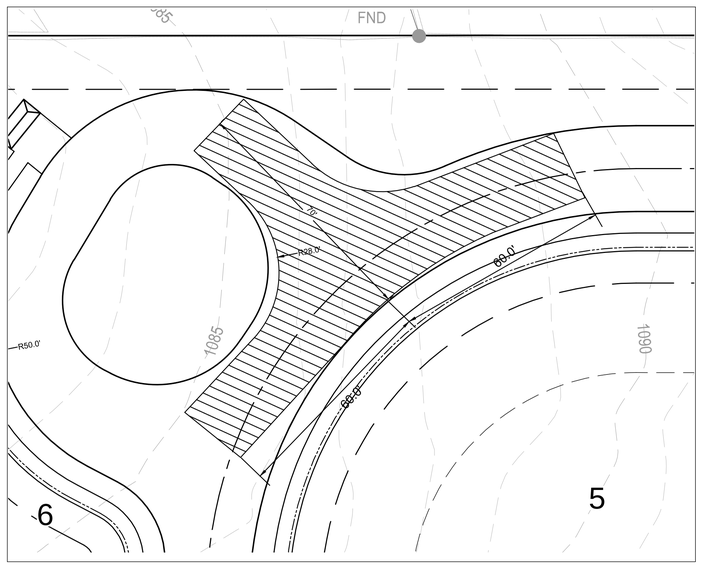
ZONING
- EXISTING ZONING — AG
- PROPOSED ZONING — R-22
- ZONING JURISDICTION — CITY OF ALPHARETTA

DEVELOPMENT TYPE
- TOTAL LOTS — 5
- TOTAL DENSITY — 1.09 U/A

DEVELOPMENT STANDARDS
- MAXIMUM BUILDING HEIGHT — 35' HT
- MINIMUM LOT SIZE — 22,000 SF
- MINIMUM LOT WIDTH — 100 FEET
- FRONT YARD — 35 FEET FROM LOCAL ROW; 65 FEET FROM MAJOR ROW
- REAR YARD — 30 FEET
- SIDE YARD — 25 FEET

NOTES

1. SPEED LIMIT OF ADJACENT ROAD 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 MAP # 13121C0052G & 13121C0054F, EFFECTIVE DATE 06-19-2020 & 09-18-2013. THE PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOOD ZONE (AREAS OF 100 YEAR FLOOD).
4. WATERS OF THE STATE ARE NOT WITHIN 200' OF THIS PROPERTY.
5. THE CHATTAHOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.
6. CITY OF ALPHARETTA FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
7. WATER SERVICE SHALL BE PROVIDED BY FULTON COUNTY. EXISTING WATER SERVICE ACROSS MAYFIELD ROAD WILL BE TAPPED.
8. SANITARY SEWER SERVICE WILL BE PROVIDED BY FULTON COUNTY.
9. THE LINEAR GEOMETRY OF THE SITE AND NARROW ROAD FRONTAGE LIMITS OPPORTUNITIES TO SAVE EXISTING TREES ON THE SITE. A REASONABLE EFFORT WILL BE MADE TO SAVE EXISTING TREES ON THE PERIMETER OF THE SITE AS SHOWN ON THE TREE SURVEY AND WITHIN THE TRAFFIC CIRCLE.



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SCALE 1" = 20'

SURVEY NOTES

1. This plan references the survey by TerraMark Land Surveying, Inc. dated 12/23/2025 for Mayfield Development Services for all survey and topographical information
2. Unless otherwise specified, all distances shown are horizontal ground distances.
3. The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 12A.
4. The exterior footprint of all buildings is measured at ground level.
5. By graphic plotting only this property Does Not lie within a 100 year flood hazard zone and is depicted as Zone X as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia.
6. No common observable evidence of cemeteries, burial grounds or isolated gravesites were found during the course of the survey.
7. No observable evidence that the site was used as a solid waste dump, sump or sanitary landfill.
8. The Property has direct vehicular and pedestrian access to Perimeter Center East, a dedicated public right of way, as shown on the survey.
9. No wetland delineation markers were observed at the time of the survey.
10. No observable evidence of earth moving work, building construction or building additions at the time of the survey.
11. No observable evidence or proposed changes in right of way made available to the surveyor.
12. No observable evidence of recent street or sidewalk construction or repairs.
13. There may be underground utilities not shown on this survey.

GRAPHIC SCALE IN FEET
0 30 40 80

MAYFIELD DEVELOPMENT SERVICES
Stephen Bates

Kimley»Horn

ZONING PLAN

MAYFIELD ROAD TRACT

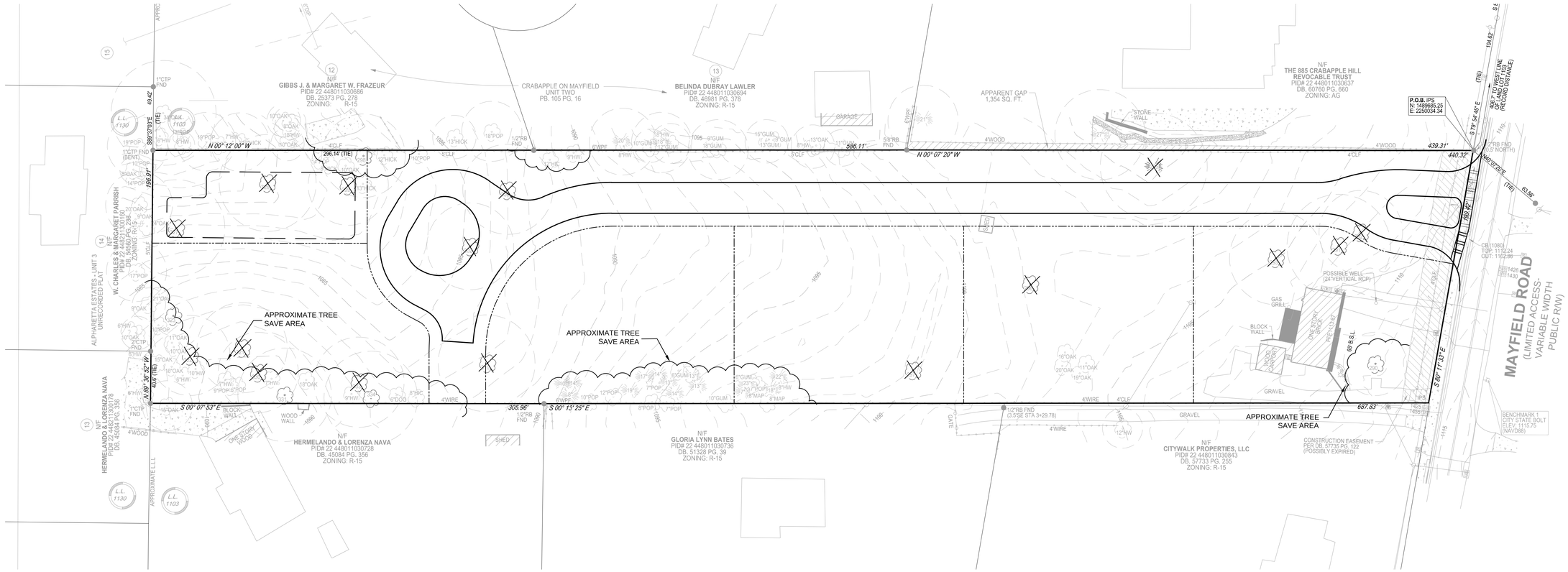
GEORGIA REGISTERED LANDSCAPE ARCHITECT EDWARD J. ANDERSON 1395

1425 MAYFIELD ROAD
LAND LOT 1103, DIST 2, SEC 2
CITY OF ALPHARETTA, GEORGIA

04/30/2026
SCALE 1" = 40'
JOB # 011536057

1 of 2

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., 2026



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11. No observable evidence or proposed changes in right of way made available to the surveyor.
12. No observable evidence of recent street or sidewalk construction or repairs.
13. There may be underground utilities not shown on this survey.
14. All tree data taken from tree survey done by Brookwood Tree Consulting, Inc. dated December 9, 2025.

1425 Mayfield Rd Tree Assessment

Tag Number	DBH	Species	Common Name	Condition	Notes	Specimen Tree
290	19	Acer palmatum	Japanese maple	Good	Mechanical damage to roots	yes
291	31	Quercus nigra	Water oak	Good		yes
292	25	Quercus nigra	Water oak	Fair	Codominant canopy form	yes
293	28	Quercus nigra	Water oak	Good		yes
295	32	Pinus taeda	Loblolly pine	Good		yes
296	40	Carya illinoinensis	Pecan	Poor	Cavity in trunk; heavily pruned	no
297	27	Quercus nigra	Water oak	Poor	Low split into three codominant trunks with included bark; diameter not representative of canopy size	no
298	25	Quercus alba	White oak	Good		yes
299	24	Quercus alba	White oak	Good	Codominant leaders	yes
302	26	Quercus alba	White oak	Good		yes
306	27	Quercus alba	White oak	Fair	Natural bend in trunk; slight lean in lower trunk	yes
310	29	Quercus falcata	Southern red oak	Good		yes
321	27	Quercus rubra	Northern red oak	Good		yes
322	24	Quercus rubra	Northern red oak	Fair	Codominant canopy form	yes
323	12	Oxydendrum arboreum	Sourwood	Fair	Multi stem – 7/5; suppressed canopy form	yes
326	29	Quercus alba	White oak	Good		yes
327	29	Quercus rubra	Northern red oak	Fair	Low split into two codominant trunks with included bark	yes
330	24	Quercus stellata		Good		yes
331	28	Quercus alba	White oak	Good		yes
333	27	Quercus alba	White oak	Fair	Split into codominant leaders with included bark at 10 feet	yes
334	28	Quercus alba	White oak	Good		yes

SITE DATA:

TOTAL SITE AREA — 4.5679 ACRES

NORTH

GRAPHIC SCALE IN FEET
0 30 40 80

TREE SURVEY

MAYFIELD ROAD TRACT

1425 MAYFIELD ROAD
LAND LOT 1103, DIST 2, SEC 2
CITY OF ALPHARETTA, GEORGIA

GEORGIA REGISTERED LANDSCAPE ARCHITECT EDWARD J. ANDERSON

04/30/2026
SCALE 1" = 40'
JOB # 011536057

2 of 2

MAYFIELD DEVELOPMENT SERVICES
Stephen Bates

Kimley»Horn

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1. The site, consisting of approximately 4.56 acres, shall be rezoned to R-22 and developed substantially similar to site plan prepared by Kimley Horn, dated 4/21/26, 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. Minimum lot size shall be ~~30,000~~24,000 square feet.
3. Home style and materials shall be substantially similar to the submitted photographs in the Amended Application, with final approval by Staff. The primary exterior material (more than 50% of the exterior wall surface area) on all homes shall be brick, stone or stucco. Homes shall have 3-sided architecture, materials and details, as approved by Staff.
4. Subdivision shall be gated as depicted on the site plan prepared by Kimley Horn, dated 4/21/26, except for modifications required to comply with the conditions below. Gated subdivision shall include vehicle stacking for a minimum 4 passenger vehicles, or 80', as well as a U-turn area with sufficient turning radii for a delivery truck to make an uninterrupted U-turn, with final approval by Staff. Gated entrance (gate, wall, columns, landscaping) shall be decorative similar to surrounding subdivisions, with final approval by Staff. Gate access shall be provided by siren, keypad, Knox key and meet 2012 IFC 503.6.
5. Developer shall improve Mayfield Road frontage with a 6' planter planted with street trees, minimum 6' sidewalk and decorative pedestrian lighting, as approved by Staff.
6. Local street shall have a minimum 44' right-of-way width, including a minimum 6' planter and minimum 5' sidewalk on one side of the street. All lots shall include a sidewalk along their street frontage. Local street shall be private and maintained by the HOA.
7. Developer shall provide a striped crosswalk connecting the sidewalks on the east and west sides of the street.
8. Minimum 10' decorative landscape strip (located outside of utility easements) shall be provided along Mayfield Road, consisting of trees, shrubs and ground cover, as approved by Staff. Landscape strip shall include a berm or decorative brick or stone wall (similar to Gransley or Harrington Falls), and landscaping shall include a mix of evergreen and deciduous material.
9. As depicted on the site plan prepared by Kimley Horn, dated 4/21/26, a minimum 10' landscape strip planted to buffer standards shall be provided along the south and east property lines and shall be planted to provide a visual screen to surrounding properties, as approved by Staff. Minimum 15' landscape strip planted to buffer standards shall be provided along the west property line and shall be planted to provide a visual screen to surrounding properties, as approved by Staff. Existing trees shall be saved in the buffers where not in conflict with site balancing and utility installation.
10. Minimum 10' landscape strip along the east side of the new local street shall be planted with medium or large canopy trees, shrubs, ornamental grasses, and/or groundcover with a medium-to-large canopy tree planted in each front yard, as approved by Staff.
11. Entrance median shall be planted with large canopy trees, shrubs, ornamental grasses, groundcover, etc. (no sod), as approved by Staff.
12. Unfinished wood fences and decks shall not be visible from Mayfield Road.
13. Lot 1 home and driveway shall be situated on the lot with the least impact to tree #290~~, 291, 292, and 293. If this cannot be accomplished, all reasonable efforts shall be made to preserve at least 2 of the 4 Oaks. Root bridging shall be allowed in the construction of the home and or driveway to minimize the impacts to the critical root zones of these trees, as approved by Staff. Tree #302 shall be saved in the median of the roundabout.~~ Reasonable efforts shall be made to save good quality trees on each lot, as approved by Staff.
14. Developer shall identify and save additional tree groupings and/or trees of quality, as approved by Staff.
15. Developer shall remove exotic and invasive trees and shrubs within tree save areas and replant where sparse, as approved by Staff.
16. If an at-grade release is required, the point of release shall be sufficiently setback from the property line to mimic sheet flow before leaving the property, as approved by Staff.

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17. Utility structures, headwalls, etc. shall be finished with decorative brick or stone, if visible from off-site, as approved by Staff.
18. No more than 1 residential unit shall be permitted to be rented, as recorded in the HOA's declarations and covenants.

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Smith Gambrell Russell

April 21, 2026

Ms. Kathi Cook, Director
Community Development
City of Alpharetta, Georgia
2 Park Plaza
Alpharetta, Georgia 30009

Re: Application of Mayfield Development Services, LLC for ±4.5674 acres of land located at 1425 Mayfield Road (Tax Parcel 22 448011030405) to rezone from AG (Agricultural) to R-22 (Dwelling, "For-Sale", Detached Residential); and to secure one (1) variance from Sections 3.5.2.A of the City of Alpharetta Unified Development Code.

Dear Ms. Cook:

Please accept this correspondence as the Letter of Intent of my client, Mayfield Development Services, LLC ("Mayfield" and/or "Applicant"), in support of the above-referenced applications.

Mayfield proposes to develop a high-quality residential subdivision consisting of six (6) for-sale, single-family detached homes ("Proposed Development") on a ±4.5674-acre tract of land located at 1425 Mayfield Road (Tax Parcel 22 448011030405) (the "Subject Property"). Each home will be located on an individual 22,000-square foot, or larger, fee-simple lot with a resulting overall density of ±1.31 units per acre. The site plan titled Mayfield Road Tract Zoning Plan by Kimley-Horn Associates, dated March 18, 2026, ("Site Plan") more particularly details the layout of the proposed subdivision. The project is designed to maintain a coherent suburban neighborhood character consistent with the surrounding area's established single-family development.

The Subject Property is currently zoned AG (Agricultural) in accordance with the City of Alpharetta Zoning Map and presently designated "Very Low Density Residential (VLDR)" on the City's Horizon 2040 Comprehensive Plan ("Comp Plan") Future Land Use Map. The majority of the surrounding zoning districts, however, are R-15 (Dwelling, "For-Sale", Detached Residential), including the lots immediately adjacent to the Subject Property. The proposed

detached homes at the stated density are consistent with low-density suburban development patterns in the area. In addition, the proposed R-22 zoning is consistent with other rezonings recently approved by the City of Alpharetta. As an example, the property located at 1580 Mayfield Road was rezoned in 2023 (Rezoning Z-23-01) from AG to R-22 to allow for the development of five (5) single family homes, known as Mayfield Estates. The 1580 Mayfield Road request is similar to the Applicant's current request, and the Mayfield Estates development is similar in scale and at a density of 0.88 units per acre. In order for the Subject Property to be developed in a manner that is commensurate with the existing and recent development in the area, it too will require rezoning to an appropriate R-22 district.

The proposed R-22 district is also aligned with the VLDR land use in the Comp Plan. The Comp Plan notes that the R-22 district is appropriate for the VLDR land use.[1] Moreover, the Comp Plan notes the VLDR land use is appropriate for for-sale dwellings on minimum 22,000 square foot lots with a maximum density of less than 2 units per acre.[2] The Applicant's proposal for for-sale single family dwellings at a density of ±1.31 units per acre is commensurate with the Comp Plan's vision for development within the VLDR land use.

Mayfield's Proposed Development will consist of six (6) upscale single-family residences located on a single street with a 10-foot landscape strip on either side. To preserve greenspace, the development will incorporate underground stormwater detention. The development will also incorporate a 10-foot planted landscape buffer along its western, eastern and southern property lines, which abut adjacent AG and R-15 zoned properties. Although the surrounding properties are primarily zoned R-15, a more intense zoning than that proposed, the Applicant intends to mitigate potential impacts, if any, from the development. The intent is to provide a development that will infuse upscale housing to meet the area's demands at a scale commensurate with other development in the area, including the Mayfield Estates development located just east of the Subject Property.

These improvements require the following approvals:

1. Rezoning of the Property from AG (Agricultural) to R-22 (Detached Single-Family Residential).

2. One concurrent variance from the City of Alpharetta Unified Development Code requirements occasioned by factors peculiar to the Subject Property:

    a. Alpharetta UDC § 3.5.2.A – A variance to the City Design Standards to reduce the street section from 50-feet to a 24-foot-wide drive and 44-foot-wide utility easement.

[1] *See the City of Alpharetta Horizon 2040 Horizon 2040 Comprehensive Plan, pg. 58.*
[2] *Id.*

A. Existing Conditions and Surrounding Area

The Subject Property is a ±4.57-acre tract along Mayfield Road and is situated between R-15 and AG zoned parcels to the west and south and individual R-15 lots to the east. The site currently contains a single-family residence and associated improvements, with remaining areas consisting of open field and/or wooded land. Surrounding properties are predominantly single-family residential in character, including a mix of medium-lot homes and established subdivisions. The proposed R-22 rezoning and six-lot subdivision are compatible with this surrounding residential context and will provide an appropriate addition to the existing lot patterns along the Mayfield Road corridor.

B. Project Description and Design

As noted in the paragraphs above, the Proposed Development consists of six (6) detached single-family homes. The subdivision is designed to maintain a coherent development through thoughtful lot orientation, landscaping, and internal circulation. As reflected on the Site Plan, anticipated setbacks are front: 35 feet; rear: 25 feet; and side: 10 feet. The requested corner side setback variance (from 65 feet to 50 feet) applies to the entrance/corner lot where the home's side faces Mayfield Road. This relief is necessary due to the proposed lot's double frontage and the need to position homes in an orderly, cohesive pattern. Access to the community will be provided by a single private drive from Mayfield Road. The internal drive is proposed at 24 feet in width, which is sufficient for two-way traffic and emergency access, while minimizing impervious surface and stormwater impacts. The entrance will be landscaped and gated as depicted on the Site Plan. The development will also have a communal green area to be landscaped and maintained as open space for the residents.

Stormwater will be managed on-site in a proposed underground detention facility that will ensure that post-development runoff does not exceed pre-development conditions. In addition, the underground design will leave an area for a communal green space above.

C. Trip Generation

The Proposed Development will not overly burden existing streets or transportation facilities. The Applicant has submitted a Trip Generation Memorandum along with this application detailing the anticipated number of trips. The Trip Generation Memorandum states that the six homes are expected to generate a net[3] of ±3.75 trips during the AM weekday peak hour, ±5.0 trips during the PM weekday peak hour, and ±47.60 total trips on a weekday. The Proposed Development will be accessed from Mayfield Road, which is classified as a Major Collector per the Georgia Department of Transportation (GDOT) State Functional Classification Map. This type of roadway is intended to carry a higher volume of traffic, and the Applicant is unaware of any capacity issues with that roadway. As an example, there are approximately 7,140

[3] The trips generated by the existing single-family home are already accommodated on the adjacent roadways and were deducted from the proposed trips for a net total.

trips on Mayfield Road.[4] Thus, the Proposed Development's anticipated daily trips will only constitute ±0.67% of the overall trips on Mayfield Road. Accordingly, Mayfield Road is anticipated to easily accommodate the minor amount of traffic generated by the proposed project.

D. Schools

The school-age children living in the residences will attend Alpharetta Elementary School; Northwestern Middle School; and Milton High School. Alpharetta Elementary is listed as under capacity. Northwestern Middle School and Milton High School are currently over capacity, but enrollment is expected to decline at a rate such that both schools will be under capacity by 2029 shortly after the anticipated development of the property.[5] Regardless, the small number of homes will not generate a large amount of students, thus the Proposed Development is not anticipated to negatively impact local schools.

E. Standards for Zoning Map Amendment (Rezoning)

Unified Development Code Section 4.2.3 Standards for Zoning Changes approval provides the following criteria for consideration when evaluating a request for a change in zoning district:

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

Response: The requested R-22 zoning permits a use that is suitable in view of the adjacent and nearby land uses, which are predominantly single-family residential. The current AG zoning is not reflective of the area's suburban residential context and limits the property's reasonable use. The proposed rezoning will allow a use that is consistent with the surrounding development that exists today.

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

Response: The Proposed Development is compatible with adjacent and nearby properties and appropriate buffering, setbacks, and a consolidated access point will further promote compatibility.

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

Response: The current AG zoning is not reflective of the area's suburban residential context and limits the property's reasonable use. Rezoning will allow a compatible and practical residential use.

[4] Trip information gathered from the Georgia Department of Transportation's Traffic Station 121-0922 located on Mayfield Road east of Harrington Drive.
[5] *See Fulton County Schools Historical and Projected Enrollment 2021-2029.*

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

Response: The AG district is a remnant from a time when the area was largely rural and characterized by larger estate-sized home lots and/or farm steads. The Subject Property's current AG zoning limits its development to certain agricultural uses and residential on lots of at least 5-acres and is out of sync with development in the area today. In fact, the ±4.5674-acre Subject Property is currently nonconforming in regard to the AG district's minimum lot size. The existing home on the Subject Property was constructed in 1950[6] and in the past 76 years the area has experienced tremendous residential growth. Indeed, the area's growth has been largely in the form of residential subdivisions, which are zoned R-15 and R-22. The Proposed Development is a continuation of this trend, and the R-22 zoning will allow a development that is commensurate with what exists in the area today while remaining consistent with the relevant Comp Plan designation.

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

Response: The Applicant does not anticipate the proposed homes creating an excessive burden on roadways or schools, as outlined in Paragraphs C and D of this Letter of Intent above, or on other public services. As far as utilities are concerned, the Subject Property will have access to water and sewer.

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

Response: The Subject Property's current AG district is out of step with development trends in the area and prevents its practical redevelopment. Both the Comp Plan and the evolving suburban context support the requested rezoning and associated relief.

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: Yes. The request to rezone the property to allow the single-family home development reflects a reasonable balance, particularly the included design features and landscaped buffers that help the development blend with the surrounding uses.

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

[6] The age of the home was obtained from the Fulton County Board of Assessors Property Tax information.

Response: See response to (d) above.

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

Response: The requested rezoning is consistent with the Horizon 2040 Comprehensive Plan and the VLDR land use.

F. 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 Subject Property's long and narrow shape requires a compact and orderly lot configuration to maintain a coherent neighborhood layout. The development's 24-foot-wide private drive/access easement and 44-foot-wide utility easement provide safe two-way travel and emergency access, as well as sidewalk along one side of the drive, while reducing impervious surface and limiting disturbance. Also, the full 50-foot width allows sidewalks on both sides of the drive, however all homes and the proposed sidewalk is along the eastern side of the drive. Consequently, there is no need for a second sidewalk or the full 50-foot street section. Additionally, the full 50-foot typical street width would prevent any practical redevelopment of the Subject Property. This is similar to other variances that have been granted in the area including: V-23-03 which granted a reduction from 50-feet to 44-feet for the residential development at 1580 Mayfield Road.

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

Response: The particular features associated with the property, including its long narrow shape, limit its development for any practical purpose. A minor adjustment to the roadway design, provides a more reasonable developable land area on the subject site.

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

Response: As noted in the responses above, the long, narrow shape affects the Subject Property's ability to be reasonably developed.

(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances.

Response: Relief would not cause substantial detriment to the public good. The site constraints, with relief, will allow a development that efficiently uses the land and meets the intent of the Zoning Code and is harmonious with the surrounding development.

G. Proposed Zoning Conditions

The Applicant offers the following proposed conditions:

1) The property shall be developed substantially in accordance with the submitted Site Plan, subject to refinement during final engineering and permitting.

2) The development shall be limited to a maximum of six (6) single-family detached lots.

3) All utilities serving the development shall be placed underground where feasible and required by the City.

4) Landscaping shall be installed along Mayfield Road and around the entrance to enhance neighborhood character and provide appropriate buffering.

H. Preservation of Constitutional Rights

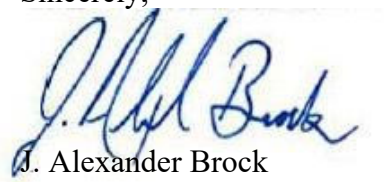
It is the position of the Applicant that the Alpharetta Zoning Ordinance, in limiting the property to the uses allowed in the current zoning district is unconstitutional in that it destroys the marketability of the property and renders the property economically unfeasible, and such zoning therefore constitutes a taking of property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the Constitution of the United States, as well as Article 1, Section 1, Paragraph 1; Article 1, Section 3, Paragraph 1(a); and Article 3, Section 6, Paragraph 2 of the Constitution of the State of Georgia (1983). To zone this property with any intervening conditions less than requested would be unconstitutional, would render the property unusable and would constitute the taking of Applicant's property without just and adequate compensation and without due process of law in violation of the provisions of the United States and Georgia Constitutions cited in this paragraph. The same effect would occur by imposing conditions in restraint of trade, or onerous, burdensome, unconstitutional, or unnecessary conditions on the property. The denial of this request would bear no reasonable relation to the health, safety, morals or welfare of the public.

CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the City of Alpharetta approve the requested rezoning to R-22 and the variance as submitted. The Applicant looks

forward to working with City Staff, the Planning Commission, and the City Council to develop an excellent project.

Sincerely,



J. Alexander Brock
Attorney

JAB

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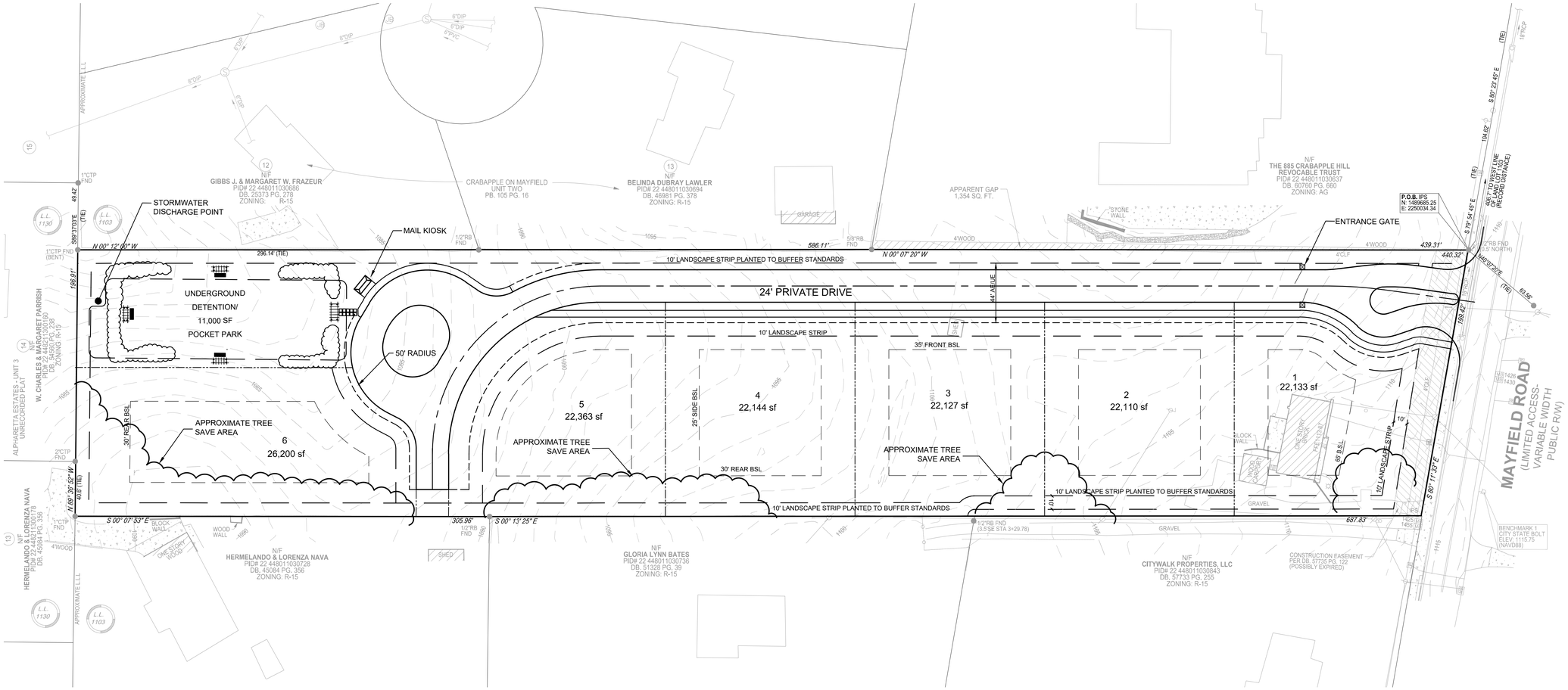

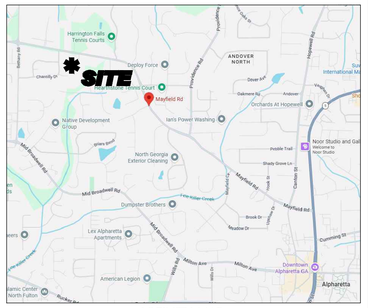

VICINITY MAP
not to scale

SITE DATA:

TOTAL SITE AREA	4.5679 ACRES

ZONING

EXISTING ZONING	AG
PROPOSED ZONING	R-22
ZONING JURISDICTION	CITY OF ALPHARETTA

DEVELOPMENT TYPE

TOTAL LOTS	6
TOTAL DENSITY	1.3 U/A

DEVELOPMENT STANDARDS

MAXIMUM BUILDING HEIGHT	35' HT
MINIMUM LOT SIZE	22,000 SF
MINIMUM LOT WIDTH	100 FEET
FRONT YARD	35 FEET FROM LOCAL ROW 65 FEET FROM MAJOR ROW
REAR YARD	30 FEET
SIDE YARD	25 FEET

NOTES

1. SPEED LIMIT OF ADJACENT ROAD 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 MAP # 13121C0052G & 13121C0054F, EFFECTIVE DATE 06-19-2020 & 09-18-2013. THE PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOOD ZONE (AREAS OF 100 YEAR FLOOD).
4. WATERS OF THE STATE ARE NOT WITHIN 200' OF THIS PROPERTY.
5. THE CHATTAHOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.
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7. WATER SERVICE SHALL BE PROVIDED BY FULTON COUNTY. EXISTING WATER SERVICE ACROSS MAYFIELD ROAD WILL BE TAPPED.
8. SANITARY SEWER SERVICE WILL BE PROVIDED BY FULTON COUNTY.
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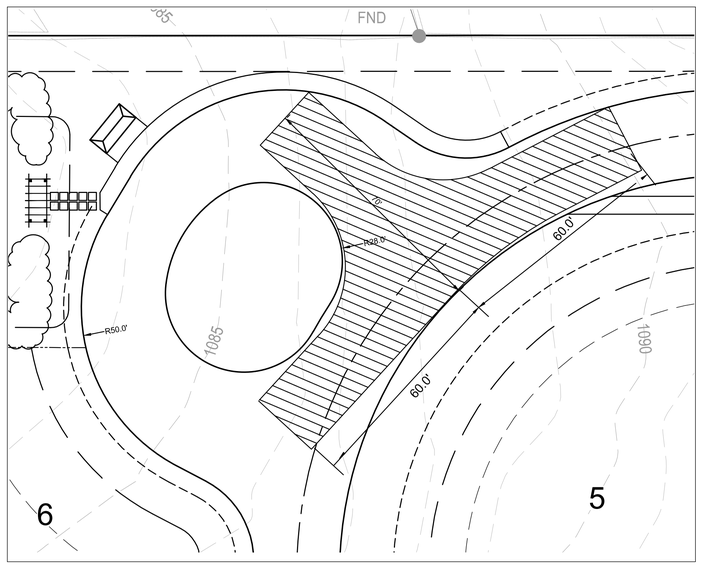

FIRE ACCESS LANE DETAIL
SCALE 1" = 20'

SURVEY NOTES

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GRAPHIC SCALE IN FEET
0 30 40 80

MAYFIELD DEVELOPMENT SERVICES
Stephen Bates

Kimley»Horn

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ZONING PLAN

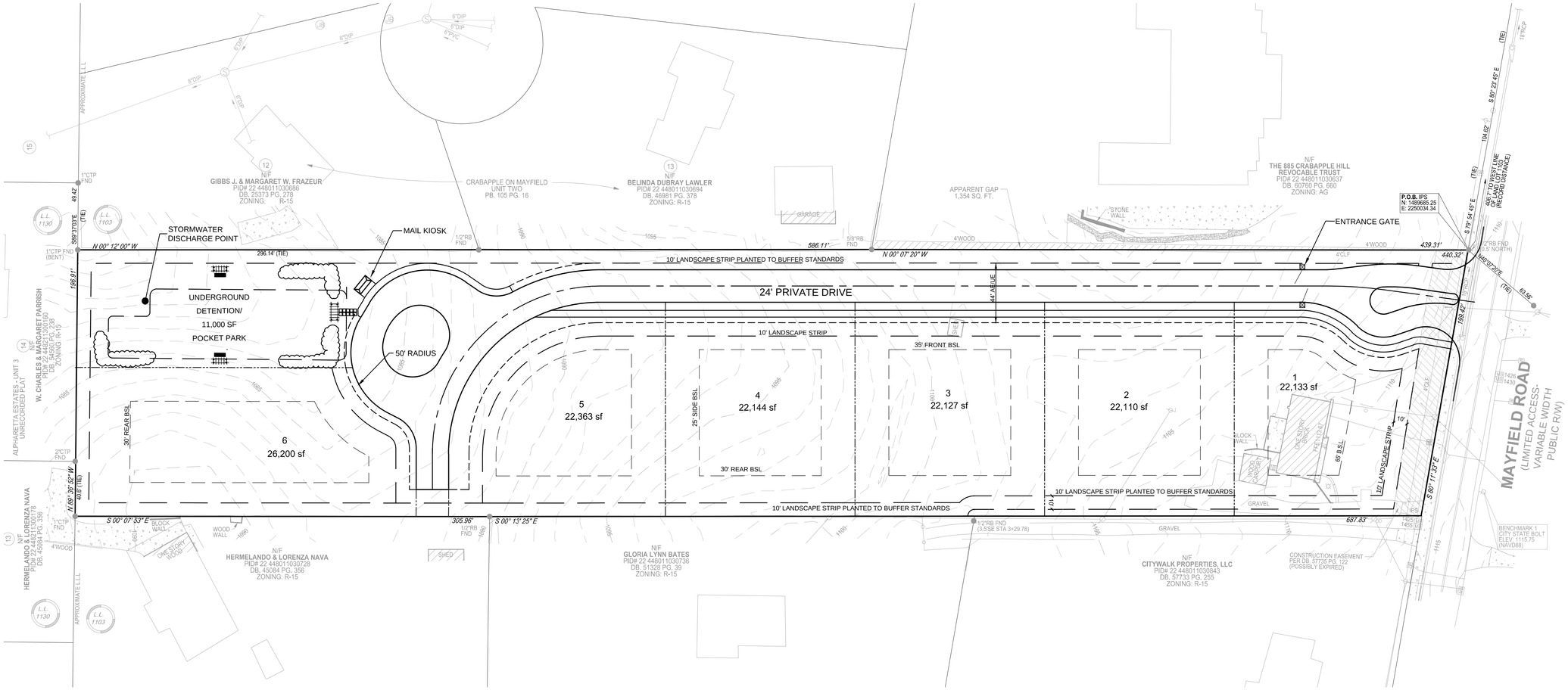
MAYFIELD ROAD TRACT

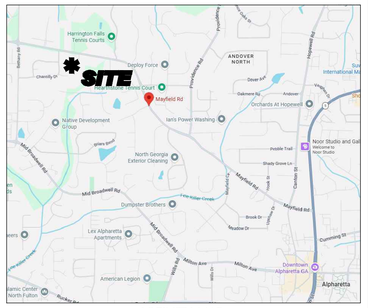
1425 MAYFIELD ROAD
LAND LOT 1103, DIST 2, SEC 2
CITY OF ALPHARETTA, GEORGIA

GEORGIA REGISTERED LANDSCAPE ARCHITECT EDWARD J. ANDERSON No. 1395

04/21/2026
SCALE 1" = 40'
JOB # 011536057

1 of 2





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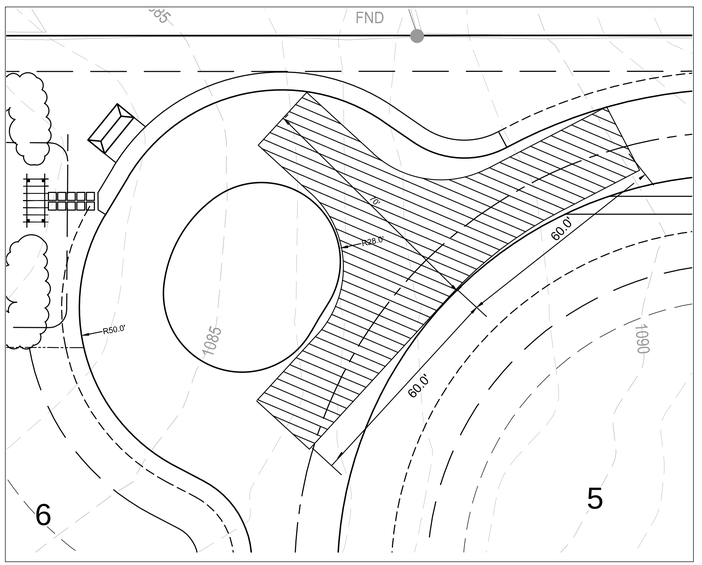

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MAYFIELD DEVELOPMENT SERVICES
Stephen Bates

Kimley»Horn

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MAYFIELD ROAD TRACT

1425 MAYFIELD ROAD
LAND LOT 1103, DIST 2, SEC 2
CITY OF ALPHARETTA, GEORGIA

GEORGIA REGISTERED LANDSCAPE ARCHITECT EDWARD J. ANDERSON 1395

04/21/2026
SCALE 1" = 40'
JOB # 011536057

1 of 2

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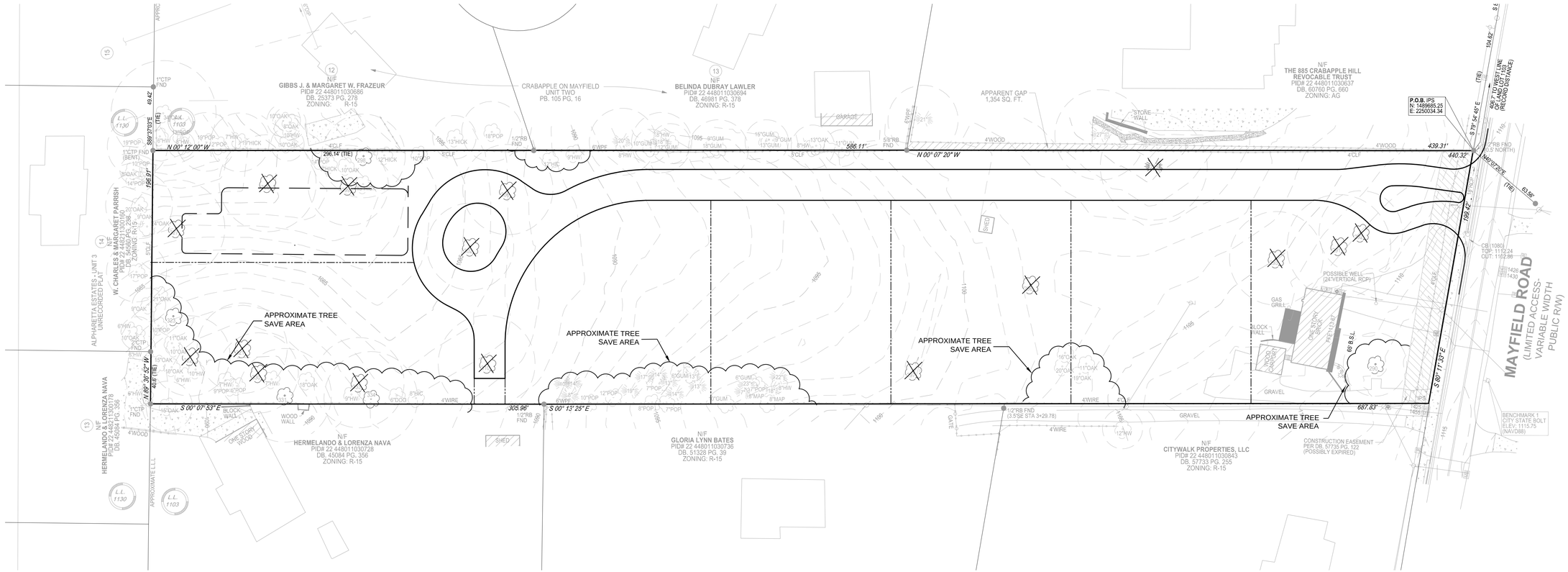

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13. There may be underground utilities not shown on this survey.
14. All tree data taken from tree survey done by Brookwood Tree Consulting, Inc. dated December 9, 2025.

1425 Mayfield Rd Tree Assessment

Tag Number	DBH	Species	Common Name	Condition	Notes	Specimen Tree
290	19	Acer palmatum	Japanese maple	Good	Mechanical damage to roots	yes
291	31	Quercus nigra	Water oak	Good		yes
292	25	Quercus nigra	Water oak	Fair	Codominant canopy form	yes
293	28	Quercus nigra	Water oak	Good		yes
295	32	Pinus taeda	Loblolly pine	Good		yes
296	40	Carya illinoinensis	Pecan	Poor	Cavity in trunk; heavily pruned	no
297	27	Quercus nigra	Water oak	Poor	Low split into three codominant trunks with included bark; diameter not representative of canopy size	no
298	25	Quercus alba	White oak	Good		yes
299	24	Quercus alba	White oak	Good	Codominant leaders	yes
302	26	Quercus alba	White oak	Good		yes
306	27	Quercus alba	White oak	Fair	Natural bend in trunk; slight lean in lower trunk	yes
310	29	Quercus falcata	Southern red oak	Good		yes
321	27	Quercus rubra	Northern red oak	Good		yes
322	24	Quercus rubra	Northern red oak	Fair	Codominant canopy form	yes
323	12	Oxydendrum arboreum	Sourwood	Fair	Multi stem – 7/5; suppressed canopy form	yes
326	29	Quercus alba	White oak	Good		yes
327	29	Quercus rubra	Northern red oak	Fair	Low split into two codominant trunks with included bark	yes
330	24	Quercus stellata		Good		yes
331	28	Quercus alba	White oak	Good		yes
333	27	Quercus alba	White oak	Fair	Split into codominant leaders with included bark at 10 feet	yes
334	28	Quercus alba	White oak	Good		yes

SITE DATA:

TOTAL SITE AREA — 4.5679 ACRES

NORTH

GRAPHIC SCALE IN FEET
0 30 40 80

TREE SURVEY

MAYFIELD ROAD TRACT

1425 MAYFIELD ROAD
LAND LOT 1103, DIST 2, SEC 2
CITY OF ALPHARETTA, GEORGIA

GEORGIA REGISTERED LANDSCAPE ARCHITECT EDWARD J. ANDERSON

04/21/2026
SCALE 1" = 40'
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2 of 2

MAYFIELD DEVELOPMENT SERVICES
Stephen Bates

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- The home and driveway on the first lot shall be situated with the least impact to trees 290, 291, 292, and 293. If this cannot be accomplished all reasonable efforts shall be made to preserve at least two of the oaks. Root bridging as approved by staff shall be allowed in the construction of the home and or driveway to minimize the impacts to the critical root zones of these trees.
- Tree 302 shall be saved in the median of the roundabout.
- Reasonable efforts shall be made to save good quality trees on each lot .
- Reasonable efforts shall be made to save trees 290, 298, 323, 331, 334 and other trees within the tree save areas as shown on the tree plan by Kimley Horn Associates, dated 04/21/2026.
- Entrance median shall be planted with large canopy trees, shrubs, ornamental grasses, groundcover, etc. (no sod) as approved by staff.
- Provide a 6' planter with medium or large canopy trees. shrubs, ornamental grasses, and/or groundcover(no sod) with a ? size sidewalk and a 10' landscape strip along Mayfield Rd planted to buffer standards with a mixture of deciduous and evergreen trees .Provide a 2' planter with ornamental grasses and/or groundcover with a 5' sidewalk. A 10' landscape strip will be provided behind the existing electrical utility easement along Mayfield Road. No trees shall be planted within the powerline easement.
- In lieu of the 10' landscape strip along the east side of the internal drive provide a 6' planter with medium or large canopy trees, shrubs, ornamental grasses, and/or groundcover with a medium to large canopy tree planted in the front yards. The 10' landscape strip along the west side of the internal road shall be planted in a similar manner as approved by staff.
- Provide a minimum 10' evergreen buffer screening with trees and shrubs as approved by staff at the end of the dead end road along the east property line .
- Good quality trees shall be saved along the perimeter of the subdivision and replant any sparse areas within the 5' landscape strip with with a single row of evergreen trees or large shrubs making sure there is at least 1 medium to large canopy tree remaining or planted every 50'.

Community Zoning Information Meeting (CZIM) April 8, 2026

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

Z-26-04/V-26-06 / 1425 Mayfield Road Rezoning

NAME	ADDRESS	COMMENTS
Stacey Heit	1465 Mayfield Rd Alpharetta 30009	opposed ~~to~~ all variances and any change to property zoning
Larry Heit	1445 Mayfield 30009	
Rhonda Hofer	1230 SHERRY DR	Pleased to see # of homes reduced, removal of "T" turn around. Still concerned about Mayfield rd set back. ~~variance~~ variance.
Gibbs Frazeur	1355 Bethany Ct.	Please send Current Site Plan [redacted]

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NAME	ADDRESS	COMMENTS
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Brent Beecham	1104 Breckenridge Ln Alpharetta	Support wholeheartedly. Great use of property with density not a townhome.

Community Zoning Information Meeting (CZIM)

April 8, 2026

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Z-26-04/V-26-06 / 1425 Mayfield Road Rezoning

NAME	ADDRESS	COMMENTS
BILL LAWLER	1365 BETHANY CT ALPHARETTA, GA 30004	OPPOSED TO ALL VARIANCES CHANGES TO PROPERTY @ 1425 MAYFIELD RD, ALPHARETTA
Linda Karam	1400 Mayfield Road Milton 1380 Mayfield Road Alpharetta 30009	opposed to all variances and changes to property zoning
Sonja Holcombe	1426 Mayfield Rd. 30009	OPPOSED!! To any change in zoning and putting multiple houses on small lot.
MARY S Holcombe	1440 Mayfield Rd. 30009	Opposed! — To any zoning and AVOID putting too many houses on small lots.
Shanon and Nathan Burgess	1330 Sherry Drive Alpharetta, GA 30009	Opposed to Variances and Changes to property zoning. No Changes to Watershed and run off.
Rick Stezer	151 Woodfield Ln Alpharetta GA 30009	opposed to Mayfield Variance of 58'

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: Z-26-04/V-26-06 1425 Mayfield Road

Contact Name: Alex Brock 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.

Applicant sent public notices as provided in Citizen Participation Form - Form A to the landowners in a 500-foot radius of the project. The City of Alpharetta received two emails from the public concerning the project.

Applicant held the CZIM on April 8, 2026. Approximately fourteen community members attended the meeting. The attendees raised general concerns with increased traffic, the removal of trees, density, and stormwater runoff. The Applicant's representatives walked the attendees through the development and offered responses to their concerns. Several attendees were appreciative of the Applicant's revised design that reduced the number of units from nine to six, providing underground stormwater detention and replacing the T-shaped turnaround with a cul-de-sac.

Applicant offered to have additional meetings with the community, if desired, following the CZIM.

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.*

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [ ] Email
- [x] Other *(Please Specify)* CZIM

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: J. Alex Brock Date: 4/9/2026

Print Form

Community Zoning Information Meeting (CZIM) April 8, 2026

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Atlanta, Georgia 30309-3608
Tel: 404 815-3500
www.sgrlaw.com

J. Alexander Brock
Direct Tel: 404-815-3603
Direct Fax: 404-685-3509
jabrock@sgrlaw.com

March 30, 2026

RE: Mayfield Development Services, LLC – Proposed Development

Dear Neighbor:

Please allow this letter to serve as public notice rezone from AG (Agricultural) to R-22 (Dwelling, "For-Sale", Detached Residential); to secure two (2) variances from Sections 2.2.5.D and 3.5.2.A of the City of Alpharetta Unified Development Code; and to allow a gated community for the property located at: 1425 Mayfield Road, Alpharetta Road, Alpharetta, GA 30009 and is legally described as located in Land Lot 1103, 2nd District, 2nd Section, Fulton County, Georgia.

There will be discussion of this item at a Community Zoning Information Meeting on Wednesday, April 8, 2026 at 6:00pm, located in the Multi-Purpose Room at Alpharetta City Hall and online via Zoom. This item will also be considered by the Planning Commission on Thursday, May 7, 2026 at 6:30 PM and by City Council on Monday, May 18, 2026 at 6:30 PM. The meeting(s) will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at 404-815-3603 or jabrock@sgrlaw.com.

Sincerely,

J. Alexander Brock
Attorney
Smith, Gambrell & Russell, LLP

UNITED STATES POSTAL SERVICE

Firm Mailing Book For Accountable Mail

Name and Address of Sender

Dennis J. Webb, Jr.
1105 W. Peachtree St NE
Suite 1000
Atlanta, GA 30309

Check type of mail or service

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

Affix Stamp Here
(for additional copies of this receipt).
Postmark with Date of Receipt.

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	GOETHE JANET 48 E 48TH ST SAVANNAH GA 31405													
2.	FFI ALPHARETTA IL OWNER LLC 200 W MADISON STE 2650 CHICAGO IL 60606													
3.	PSC HOLDINGS ALPHARETTA LLC 11745 BENTHAM CT ALPHARETTA GA 30005													
4.	JD LD ATLANTA LLC P.O. BOX 7555 REDLANDS CA 92375-0555													
5.	SWNC ASPEN STATION LLC 1616 2ND AVE S STE 100 BIRMINGHAM AL 35233													
6.	HWY 120 SENIOR HOLDINGS LLC 171 STONEBRIDGE BLVD EDMOND OK 73013													
7.	LOYALTY OLD MILTON PROPERTY LLC 3324 PEACHTREE RD # 3005 ATLANTA GA 30326													
8.	BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA 270 WASHINGTON ST SW ATLANTA GA 30334													

MIDTOWN FINANCE UNIT
MAR 1 1 2021
ATLANTA GA 30309

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per *(Name of receiving employee)*
8	8	

PS Form **3877**, January 2017 *(Page 2 of 8)*
PSN 7530-02-000-9098

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Firm Mail... ail

Name and Address of Sender	Check type of mail or service	Affix Stan
Dennis J. Webb, Jr. 1105 W. Peachtree St NE Suite 1000 Atlanta, GA 30309	☐ Adult Signature Required ☐ Adult Signature Restricted Delivery ☐ Certified Mail ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery (COD) ☐ Insured Mail ☐ Priority Mail ☐ Priority Mail Express ☐ Registered Mail ☐ Return Receipt for Merchandise ☐ Signature Confirmation ☐ Signature Confirmation Restricted Delivery	*(for addition* ***Postmark v***

UNITED STATES POSTAL SERVICE

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U.S. POSTAGE PAID
ATLANTA, GA
30309
MAR 27, 26
AMOUNT
$12.60
S2324D502446-03

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service Fee	SH Fee
1.	TOUCHMARK NATIONAL BANK 3651 OLD MILTON PKWY ALPHARETTA GA 30005			
2.	BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA 270 WASHINGTON ST SW ATLANTA GA 30334			
3.	BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA 270 WASHINGTON ST SW ATLANTA GA 30334			
4.	PLUSKOTA MICHELLE LOUISE & PLUSKOT A JOHN 470 GARRICK PT ALPHARETTA GA 30022			
5.	BOF II GA BROOKSIDE LLC FIVE CONCOURSE DR SUITE 3100 ATLANTA GA 30328			
6.	BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA 270 WASHINGTON ST SW ATLANTA GA 30334			
7.	CH RETAIL FUND II ATLANTA OLD MILT ON FESTIVAL LLC 3819 MAPLE AVE DALLAS TX 75219			
8.	FOAMWORKS ALPHARETTA LLC P O BOX 368 ROSWELL GA 30077			

MAR 27 2026

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per *(Name of receiving employee)*
8	8	

PS Form **3877**, January 2017 *(Page 1 of 8)*
PSN 7530-02-000-9098

Complete in Ink

Privacy Notice: For more information on USPS privacy policies, visit *usps.com/privacypolicy*.

UNITED STATES POSTAL SERVICE

Firm Mailing Book For Accountable Mail

Name and Address of Sender

Dennis J. Webb, Jr.
1105 W. Peachtree St NE
Suite 1000
Atlanta, GA 30309

Check type of mail or service

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

Affix Stamp Here
(for additional copies of this receipt)
Postmark with Date of Receipt.

	USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.		3750 BROOKSIDE LLC 6400 POWERS FERRY RD SUITE 150 ATLANTA GA 30339													
2.		BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA 270 WASHINGTON ST SW ATLANTA GA 30334													
3.															
4.															
5.															
6.															
7.															
8.															

MIDTOWN FINANCE UNIT
MAR 1 1 2021

Total Number of Pieces Listed by Sender: 8

Total Number of Pieces Received at Post Office: 8

Postmaster, Per *(Name of receiving employee)*

Complete in ink

Privacy Notice: For more information on USPS privacy policies, visit *usps.com/privacypolicy*.

PS Form **3877**, January 2017 *(Page 3 of 8)*
PSN 7530-02-000-9098

From: [redacted]
To: Taylor, Elicia; mwoodman@alphatetta.ga.us
Subject: Opposition to Proposed Development at 1425 Mayfield Road
Date: Monday, April 6, 2026 4:10:40 PM

Good afternoon,

I would like my concerns regarding the development of the property at 1425 Mayfield Road, Alpharetta be included in the record at the public hearing scheduled for April 8, 2026 and was told one of you could help me with this. I'm including my letter do that it can be put into record:

Subject: Opposition to Proposed Development at 1425 Mayfield Road

"I am writing to formally express my opposition to the proposed residential development at 1425 Mayfield Road, located directly across from my property at 1426 Mayfield Road.

My concerns are significant and impact both my household and the surrounding community. First, the construction process itself will create substantial disruption. Increased construction traffic, large trucks, and potential road blockages will pose safety risks and interfere with daily access along Mayfield Road.

The long-term impact on our community is also troubling. Increased traffic from additional residences will strain an already busy roadway and alter the character of our neighborhood. Furthermore, the proposed zoning change from agricultural to residential may lead to increased property taxes for nearby homeowners, creating an added financial burden.

Environmental concerns are another important factor. The removal of mature trees for this development will negatively affect the local ecosystem and contribute to the ongoing loss of green space in Alpharetta. Preserving our tree canopy is essential to maintaining the natural beauty and environmental health of our area.

Finally, I would like to note that the timing of the public hearing is problematic. Holding it during Fulton County school schedules creates a

hardship for residents who are parents or school staff, limiting their ability to participate in an important community decision.

For these reasons, I respectfully request that the City carefully reconsider or deny approval of this development as currently proposed. I also urge greater transparency and community engagement moving forward.

Thank you for your time and consideration.

Sincerely,

Sonja Holcombe

1426 Mayfield Road

Alpharetta, GA 30009”

From: Brock, Alex
To: [redacted]r; Taylor, Elicia
Subject: RE: Current Site Plan for 1425 Mayfield Rd Rezoning
Date: Thursday, April 9, 2026 12:18:42 PM
Attachments: image001.png

Mr. Frazeur,

Thank you for reaching out. When we spoke last night, you asked for a copy of the PDF site plan and I said I would email. However, it is my understanding that Elle Taylor may have sent this to you already.

Regardless, I would also like to extend the opportunity to continue to discuss the project and see how we can work together to address your concerns. My contact information is in my signature below. Please let me know if and when you would be available to meet.

Thank you,
Alex

Alexander Brock
Partner

p | 404-815-3603
f | 404-815-3509
e | jabrock@sgrlaw.com
1105 W. Peachtree St. NE | Suite 1000 | Atlanta, GA 30309
www.sgrlaw.com | My Bio | vCard

Smith Gambrell Russell

From: Gibbs Frazeur [redacted]
Sent: Thursday, April 9, 2026 12:12 PM
To: Taylor, Elicia <etaylor@alpharetta.ga.us>; Brock, Alex <jabrock@sgrlaw.com>
Subject: Re: Current Site Plan for 1425 Mayfield Rd Rezoning

You don't often get email from gibbsfrazeur@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I would ask why the applicant would desire to have my email information. Looking forward to your response. :)

Sincerely and respectfully,
Mr. Gibbs Frazeur

On Apr 9, 2026, at 11:24 AM, Taylor, Elicia <etaylor@alpharetta.ga.us> wrote:

Mr. Frazeur,

The Applicant asked me for your email address. Could you please email Alex Brock at jabrock@sgrlaw.com. I don't want to give out your email information without your permission.

Thank you,

Elle

From: Taylor, Elicia
Sent: Thursday, April 9, 2026 10:16 AM
To: [redacted]
Cc: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Current Site Plan for 1425 Mayfield Rd Rezoning

Good Morning,

Here is the information you requested.

Thank you,

Elle

Elicia Taylor
Planning & Zoning Coordinator
City of Alpharetta, Georgia
2 Park Plaza
Alpharetta, GA 30009
P: 678.297.6074
E: etaylor@alpharetta.ga.us

ALPHARETTA
GEORGIA, USA

From: [redacted]

[redacted]

[redacted]

From: Cook, Kathi <Kcook@alpharetta.ga.us>
Sent: Wednesday, April 8, 2026 8:07 AM
To: Taylor, Elicia <etaylor@alpharetta.ga.us>; Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Fwd: Opposition to Proposed Rezoning at 1425 Mayfield Road

Sent from my iPhone

Begin forwarded message:

> **From:** Karrey Waters [redacted]
> **Date:** April 7, 2026 at 5:16:48 PM EDT
> **To:** "Cook, Kathi" <Kcook@alpharetta.ga.us>
> **Subject: Re: Opposition to Proposed Rezoning at 1425 Mayfield Road**
>
> Thank you, Kathi!
>
> We were recommended to reach out to you specifically. I appreciate your time.
>
> We aren't able to attend tomorrow's meeting, unfortunately. We also don't want there to be any confusion about the same last name. We are related to the original Bates Family with a long standing history in Alpharetta and Mayfield Road but not the potential purchaser of the property.
>
> Billy & Karrey Bates
>
> > On Apr 7, 2026, at 4:38 PM, Cook, Kathi <Kcook@alpharetta.ga.us> wrote:

Thanks for reaching out. I am a staff member not an elected official, but I will be working on the report and recommendation, and I will review the information you provided for consideration. The applicant submitted an application requesting to rezone the parcel as well as variances. The item is scheduled for a Citizen Zoning Information meeting tomorrow at City Hall that starts at 6 pm. The meeting is open to anyone to drop in from 6-7 to review the plan and ask questions of the applicant.

The item will be heard by the Planning Commission on May 7 and City Council on May 18. You can find the application on our website at:

Public Hearings | Alpharetta, GA - Official Website

Let me know if you have any questions.

Kathi Cook
Director of Community Development
City of Alpharetta, Georgia
2 Park Plaza
Alpharetta, GA 30009
P: 678.297.6073
E: kcook@alpharetta.ga.us

ALPHARETTA
GEORGIA, USA

From: Karrey Waters [redacted]
Sent: Tuesday, April 7, 2026 4:11 PM
To: Cook, Kathi <kcook@alpharetta.ga.us>
Subject: Opposition to Proposed Rezoning at 1425 Mayfield Road

Dear Council Member Cook,

We are writing to express our strong concern regarding the proposed development of the narrow parcel adjacent to our home on Mayfield Road – 1425 Mayfield. Unfortunately, running our small business doesn't allow us the time to be present for the upcoming meeting but we wanted to share our thoughts, and we appreciate you taking the time to review them.

As we understand it, the current concept involves placing nine homes along the full length of this property, with each home backing up to our lot and neighboring properties. Based on what has been shared, some of these homes could be situated roughly ten feet from our yard. This level of density on such a narrow tract would dramatically alter the character of the area and significantly impact the privacy, spacing, and livability that current residents have long valued. Our property specifically would have each of the homes backing into our lot. While we always anticipated something would be built here, we didn't think we would be staring at the back of nine homes, while sitting on our back patio.

Our concerns extend well beyond our own property line. We are deeply troubled by the broader implications this type of development would have on the surrounding area, including loss of privacy and buffering for the adjacent homeowners, removal of mature trees, stormwater runoff and drainage concerns, sewer line and utility impacts, and the strain this type of density could place on surrounding lots and infrastructure.

What is especially concerning is that the last time we spoke with the current property owner, who we have known for years, she did not appear to be aware of what was being proposed for the property. That raises serious questions for us as to whether the potential buyer has the owner's full knowledge and authorization to pursue rezoning or redevelopment discussions.

We have also been made aware that the prospective purchaser is attempting to "flip" the property to a builder rather than develop it personally. If that is the case, it is difficult to see how any meaningful consideration is being given to the surrounding homeowners or to the long-term compatibility of this project with the existing neighbors.

We care deeply about preserving the character, environmental integrity and livability of Mayfield Road. The mature trees, spacing between homes, and natural buffer are part of what makes this area

so special, and once those elements are lost, they cannot be replaced. While we understand that development is surely inevitable, we don't believe a concept of this nature is what the area needs.

We would greatly appreciate your guidance and input on the following:
Would this type of development require any variances to move forward?
If so, what specific setbacks, lot width, tree, stormwater, sewer, or infrastructure exceptions might be requested?
At what stage would neighboring property owners be formally notified and given further opportunities to voice concerns?

We respectfully ask that this proposal be reviewed with great caution and with full consideration given to the residents who would be directly impacted. We would also ask for your support in opposing any rezoning or variance requests that would allow this parcel to be overdeveloped in a way that is inconsistent and incompatible with the surrounding area.

Thank you for your time and consideration.

Sincerely,
William and Karrey Bates
1455 Mayfield Road
Alpharetta, GA 30009
[redacted]

<Outlook-nhcxl31t.png>

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Jessica Slade, owner of the property at 1215 Mayfield Rd, am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at 678-852-0272 or email jessdslade@gmail.com.

Additional Comments:

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Jeni Hall, owner of the property at 1210 Wellington Place, Alpn 30004 am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at 404-217-8877 or email Jeni.Hall@BHHSGeorgia.com

Additional Comments:

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I PHILLIP ELMORE, owner of the property at 1205 WELLINGTON PLACE am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at 980-833-3003 or email _____.

Additional Comments:

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Russell foster owner of the property at 1235 wellington Place Alpharetta GA 30004 am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at 943-212-1043 or email girorwt@hotmail.com.

Additional Comments:

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I FLORIDEO PASSARELLI, owner of the property at 12820 KEYSTONE CT., ALPHARETTA, GA 30009 am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at 986-634-1354 or email FPASSARELLI@GMAIL.COM.

Additional Comments:

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I FLORIDEO PASSARELLI, owner of the property at 12820 KEYSTONE CT., ALPHARETTA, GA 30009 am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at 986-634-1354 or email FPASSARELLI@GMAIL.COM.

Additional Comments:

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Deanna Elise Lelli, owner of the property at 12900 KEYSTONE CT ALPHARETTA, GA 30009 am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at 215 407 2992 or email deanna.lelli@gmail.com

Additional Comments:

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Jerry Dubberly, owner of the property at 12930 Keystone Court Alpharetta GA 30009 am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at 404 422 0480 or email jerrydubb@aol.com.

Additional Comments:

Highly supportive. Properties will improve home value.

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Bernard Davis, owner of the property at 12870 Keystone Court am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at 678-860-2954 or email Davis22BD@gmail.com

Additional Comments:

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Christine Santoro, owner of the property at 12920 Keystone Ct Alpharetta, GA 30009 am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at _____ or email C.M.Santoro12@gmail.com

Additional Comments:

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Greg Wunder, owner of the property at 12920 Key Stone Ct Alpharetta GA 30009 am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at 770 576 9007 or email gregwunder@yahoo.com

Additional Comments:

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Brittainy Barber, owner of the property at 3818 Heritage Walk, Alpharetta, GA am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at 404-450-2297 or email Brittainy@barberRE.com.

Additional Comments:

Signed by:

Brittany Barber

3CE29970857A476...

Docusign Envelope ID: C39607C3-39FE-491A-9AF9-E98102F043DD

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Sophia DeCouto, owner of the property at 884 Mayfield Rd am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at 4047090071 or email Sophiadecouto@gmail.com.

Additional Comments:

Signed by:

Sophia DeCouto

3CE29970857A476...

Docusign Envelope ID: 81DDF237-464D-48DA-BAC7-436321B5ED3B

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Jamie wunder, owner of the property at 1395 mayfield rd am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at 6786407175 or email Jwunder1213@gmail.com.

Additional Comments:

Signed by:

Jamie Wunder

0D685AD6DBBF4F0...

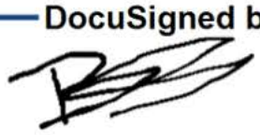
Docusign Envelope ID: 1134B2F1-27E3-4060-A6E6-075CC2A2EE4A

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Biren Chandaria, owner of the property at 12805 Keystone Court, Alpharetta GA 30009 am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at 404 606 2629 or email Birenchandaria@gmail.com.

Additional Comments:

DocuSigned by:



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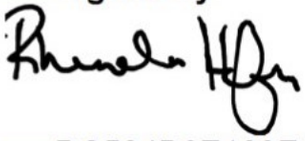
Docusign Envelope ID: ED700E9D-18A3-4A81-A400-FFB796A01989

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Rhonda Hofer, owner of the property at 1230 sherry drive, Alpharetta am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at 770-871-9600 or email Rmhofer@comcast.net.

Additional Comments:

Signed by:



DC584B6E103F44D...

Docusign Envelope ID: F137B9AB-09F2-4ACB-8C93-2FC4244EA9F9

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Kristin McKay, owner of the property at 148 brindle lane Alpharetta ga 30009 am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at 4848837780 or email Bargingirl@comcast.net.

Additional Comments:

Signed by:

5F95DC180414436...

Docusign Envelope ID: 68D837D1-5391-4254-B0EA-E8510EFFD5FB

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Greg Power, owner of the property at 13175 Owens Way Milton am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at 4042855974 or email Gregapower@gmail.com.

Additional Comments:

Signed by:

3CE29970857A476...

Docusign Envelope ID: 8E523389-F08B-4737-81BC-02E6C288D892

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Jason Shepard, owner of the property at 825 Old Rucker Road, Alpharetta GA 30004 am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at 678-520-8386 or email Xintric@hotmail.com.

Additional Comments:

DocuSigned by:

Jason Shepard

287EC6A3DA2F4C1...

Docusign Envelope ID: C3FF894F-2E18-4D09-A75C-89BE4C8F3488

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Juan Rosado, owner of the property at 175 heatherton lane Milton ga am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at 9542578726 or email Jrplatino@gmail.com.

Additional Comments:

Signed by:

1E874B5988E8476...

Docusign Envelope ID: 30D6AB9D-DCCC-4E34-9E00-25FEC8EB774C

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Keith Anderson, owner of the property at 3826 Heritage Walk, Milton Georgia 30009 am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at 404-441-3007 or email Keithnd1@yahoo.com.

Additional Comments:

Signed by:

3CE29970857A476...

ocusign Envelope ID: FBBF1E80-2509-497A-ADD6-0FB65DAD85D8

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Michelle H. Chan & Ming Ho, owner of the property at 1375 Mayfield Rd am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at 7703351449 or email Hymjho@outlook.com.

Additional Comments:

Signed by:

D693568F8A4240F...

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I BASKER MATHRUBOOTHAM, owner of the property at 1645 CORNERSTONE CT, am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at _____ or email _____.

Additional Comments:

NORTH

MAYFIELD RD TRACT | CONCEPT PLAN

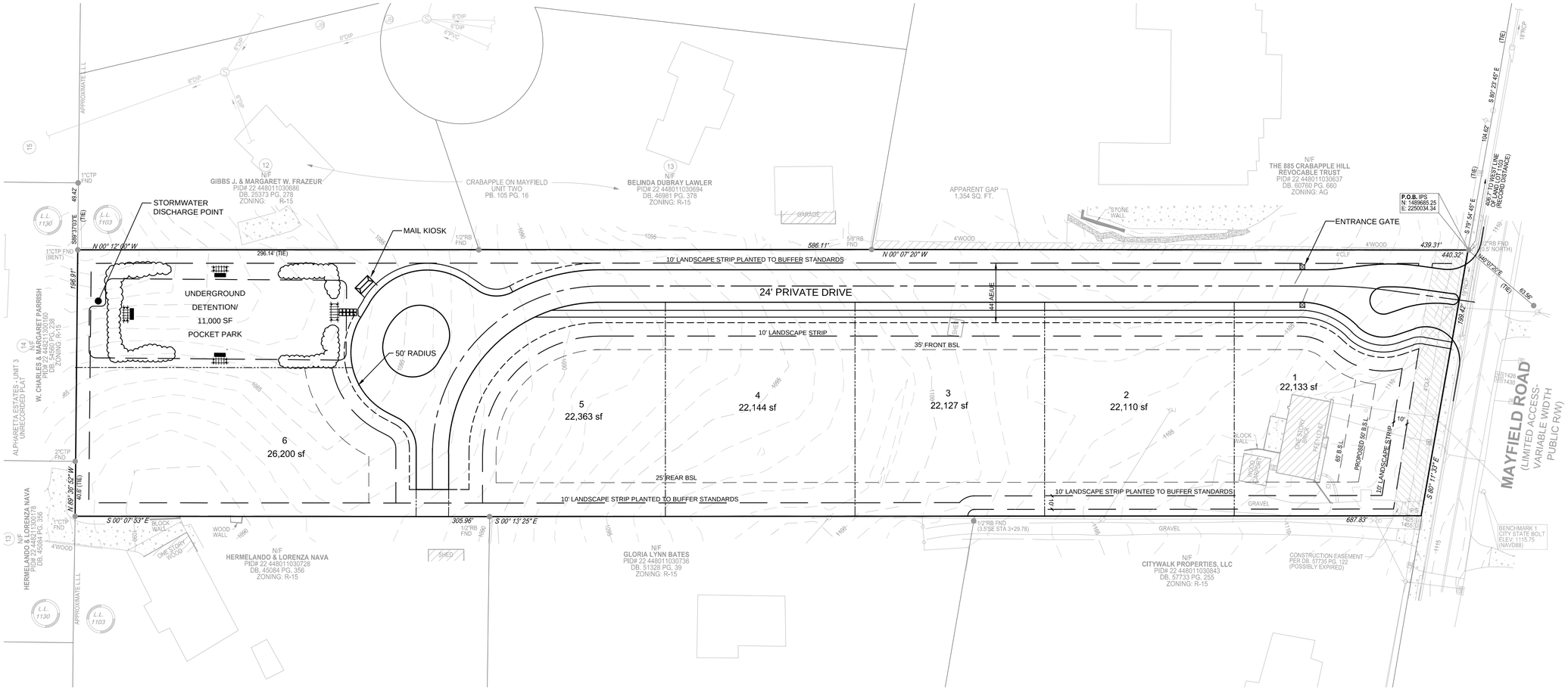
ALPHARETTA, GA

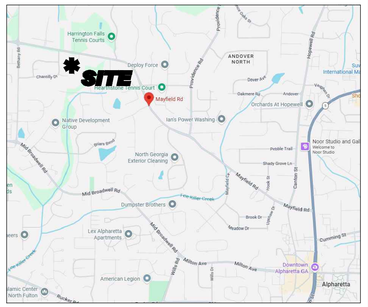
NOTE: THIS CONCEPT PLAN IS BASED ON BOUNDARY AND TOPOGRAPHIC INFORMATION SUPPLIED BY THE CLIENT OR TAKEN FROM COUNTY GIS FOR THE PURPOSE OF ESTIMATING THE MAXIMUM DENSITY OF A RESIDENTIAL PRODUCT TYPE ON A SITE OF A GIVEN CONFIGURATION. IF SPECIFIC ENTITLEMENT REQUIREMENTS SUCH AS SETBACKS, MINIMUM LOT SIZES, STREET STANDARDS, DETENTION REQUIREMENTS, UNDERGROUND UTILITIES, STREAM BUFFERS, AND AND/OR EASEMENTS, ETC. DIFFER FROM THE CRITERIA SHOWN ON THE PLAN, THEN THE ACTUAL DENSITY SHOWN MAY VARY SIGNIFICANTLY.

THE CONCEPT PLAN IS BASED ON BOUNDARY AND TOPOGRAPHIC INFORMATION SUPPLIED BY THE CLIENT OR TAKEN FROM COUNTY GIS FOR THE PURPOSE OF ESTIMATING THE MAXIMUM DENSITY OF A RESIDENTIAL PRODUCT TYPE ON A SITE OF A GIVEN CONFIGURATION. IF SPECIFIC ENTITLEMENT REQUIREMENTS SUCH AS SETBACKS, MINIMUM LOT SIZES, STREET STANDARDS, DETENTION REQUIREMENTS, UNDERGROUND UTILITIES, STREAM BUFFERS, AND AND/OR EASEMENTS, ETC. DIFFER FROM THE CRITERIA SHOWN ON THE PLAN, THEN THE ACTUAL DENSITY SHOWN MAY VARY SIGNIFICANTLY.

Kimley»Horn

K:\ALP_PRJ_ALP_SPA_Project Files\Basis_011934\011934007_MayfieldLand Planning\CAD\Drawings\011934007_CP-11-ARENDER.dwg CONCEPT PLAN Apr 08, 2026 - 1:42pm by Ted Anderson





VICINITY MAP
not to scale

SITE DATA:

TOTAL SITE AREA	4.5679 ACRES

ZONING

EXISTING ZONING	AG
PROPOSED ZONING	R-22
ZONING JURISDICTION	CITY OF ALPHARETTA

DEVELOPMENT TYPE

TOTAL LOTS	6
TOTAL DENSITY	1.3 U/A

DEVELOPMENT STANDARDS

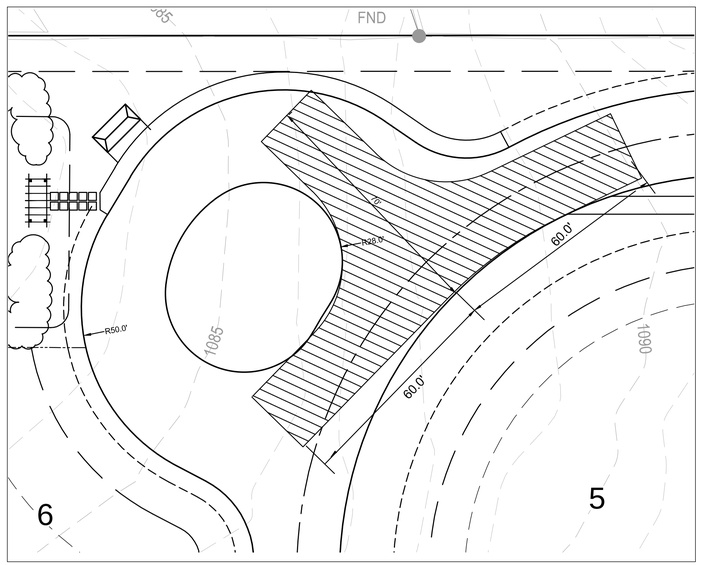
MAXIMUM BUILDING HEIGHT	35' HT
MINIMUM LOT SIZE	22,000 SF
MINIMUM LOT WIDTH	100 FEET
FRONT YARD	35 FEET FROM LOCAL ROW 65 FEET FROM MAJOR ROW
REAR YARD	25 FEET
SIDE YARD	10 FEET

NOTES

1. SPEED LIMIT OF ADJACENT ROAD 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 MAP # 13121C0052G & 13121C0054F, EFFECTIVE DATE 06-19-2020 & 09-18-2013. THE PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOOD ZONE (AREAS OF 100 YEAR FLOOD).
4. WATERS OF THE STATE ARE NOT WITHIN 200' OF THIS PROPERTY.
5. THE CHATTAHOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.
6. CITY OF ALPHARETTA FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
7. WATER SERVICE SHALL BE PROVIDED BY FULTON COUNTY. EXISTING WATER SERVICE ACROSS MAYFIELD ROAD WILL BE TAPPED.
8. SANITARY SEWER SERVICE WILL BE PROVIDED BY FULTON COUNTY.

SURVEY NOTES

1. This plan references the survey by TerraMark Land Surveying, Inc. dated 12/23/2025 for Mayfield Development Services for all survey and topographical information
2. Unless otherwise specified, all distances shown are horizontal ground distances.
3. The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 12A.
4. The exterior footprint of all buildings is measured at ground level.
5. By graphic plotting only this property Does Not lie within a 100 year flood hazard zone and is depicted as Zone X as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia.
6. No common observable evidence of cemeteries, burial grounds or isolated gravesites were found during the course of the survey.
7. No observable evidence that the site was used as a solid waste dump, sump or sanitary landfill.
8. The Property has direct vehicular and pedestrian access to Perimeter Center East, a dedicated public right of way, as shown on the survey.
9. No wetland delineation markers were observed at the time of the survey.
10. No observable evidence of earth moving work, building construction or building additions at the time of the survey.
11. No observable evidence or proposed changes in right of way made available to the surveyor.
12. No observable evidence of recent street or sidewalk construction or repairs.
13. There may be underground utilities not shown on this survey.



FIRE ACCESS LANE DETAIL
SCALE 1" = 20'

MAYFIELD DEVELOPMENT SERVICES
Stephen Bates

Kimley»Horn

ZONING PLAN

MAYFIELD ROAD TRACT

1425 MAYFIELD ROAD
LAND LOT 1103, DIST 2, SEC 2
CITY OF ALPHARETTA, GEORGIA

GEORGIA REGISTERED LANDSCAPE ARCHITECT EDWARD J. ANDERSON 1395

03/18/2026
SCALE 1" = 40'
JOB # 011536057

1 of 2

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., 2026

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: Mayfield Development Services, LLC c/o J. Alexander Brock - Smith, Gambrell & Russell, LLP Telephone: 404-815-3603

Address: 1105 W. Peachtree St NE Suite: 1000

City Atlanta State: GA Zip: 30309 Fax: 404-815-3509

Mobile Tel: _____ Email: jabrock@sgrlaw.com

Subject Property Information:

Address: 1425 Mayfield Rd, Alpharetta, GA 30009 Current Zoning: AG

District: 2 Section: 2 Land Lot: 1103 Parcel ID: 22 448011030405

Proposed Zoning: R-22 Current Use: Single Family Residential

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)*: _____

REZONING & MASTER PLAN AMENDMENT REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

See Attached Letter of Intent

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

See Attached Letter of Intent

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

See Attached Letter of Intent

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

See Attached Letter of Intent

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

See Attached Letter of Intent

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

See Attached Letter of Intent

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

See Attached Letter 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.

VARIANCE & EXCEPTION REVIEW CRITERIA

Please respond to the following ONLY if you are applying for a variance or exception. Respond to 1-3 for a variance and 1-4 for an exception.

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

See Attached Letter of Intent

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

See Attached Letter of Intent

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

See Attached Letter of Intent

4. 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.

N/A

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.

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

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Emily H Garmon Telephone:

Address: 1425 Mayfield Rd Suite:

City Alpharetta State: GA Zip: 30009 - 3121

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/Exception
- ☐ Master Plan
- ☑ Comprehensive Land Use Plan Amendment
- ☐ Other

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Mayfield Development Services, LLC c/o J. Alexander Brock - Smith, Gambrell & Russell, LLP Telephone: 404-815-3603

Address: 1105 W. Peachtree St. NE Suite: 1000

City Atlanta State: GA Zip: 30309 - 3592

So Sworn and Attested:

Owner Signature: Emily H. Garmon Date: 2.24.2026

Notary:

Notary Signature: [signature] Date: 02/24/2026

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: Emily H Garmon

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: N/A 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: Emily H. Garmon Date: 2.24.2026

DISCLOSURE FORM

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Name of Applicant or Opponent: Mayfield Development Services LLC

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: N/A 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: 2-24-26

DISCLOSURE FORM

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Name of Applicant or Opponent: J. Alexander Brock - Smith, Gambrell & Russell, LLP

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

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

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

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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: 02/19/2026

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: 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: 02/19/2026

DISCLOSURE FORM

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Name of Applicant or Opponent: Kirk R. Fjelstul - Smith, Gambrell & Russell, LLP

Subject Public Hearing Case: _____

Campaign Contribution Information:

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.

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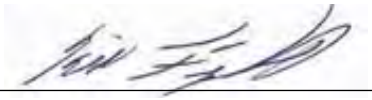
Campaign Contribution Information:

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: 02/19/2026

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: 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: 02/19/2026

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

BOUNDARY & TOPOGRAPHIC SURVEY
FOR
MAYFIELD DEVELOPMENT SERVICES, LLC
(MAYFIELD ROAD ASSEMBLAGE)
LOCATED IN
LAND LOT 1103, 2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SPECIAL NOTES

1. 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.
2. 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.
3. 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.
4. NO CEMETERIES OR BURIAL GROUNDS HAVE BEEN OBSERVED BY TERRAMARK.
5. NO WETLAND DELINEATION MARKINGS HAVE BEEN OBSERVED BY TERRAMARK.
6. NO RECENT EARTH MOVING OR BUILDING CONSTRUCTION HAS BEEN OBSERVED BY TERRAMARK.
7. NO CHANGE IN STREET RIGHTS OF WAY HAVE BEEN MADE AVAILABLE TO TERRAMARK.

SURVEY NOTES

EQUIPMENT USED:
A TRIMBLE "S" 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 944,595 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAD A CLOSURE OF ONE FOOT IN 138,014 FEET AND AN ANGULAR ERROR OF 01" 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 ONE 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 DECEMBER 12, 2025.

DUE TO VARIANCES IN GPS EQUIPMENT, TECHNIQUES, FEDERAL ADJUSTMENTS TO STATE PLANE MODELS AND DAILY CONDITIONS IMPACTING GPS RECEPTIVITY, 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 DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR ISSUES ENCOUNTERED DUE TO FAILURE TO LOCALIZE DIRECTLY TO THIS SURVEY DATUM.

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 DISTINCTLY 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 UTILITES 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 DISTINCTLY 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 DISTINCTLY 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 SUBDIVISION PLAT OF UNIT THREE, ALPHARETTA ESTATES, INC. DATED SEPTEMBER 29, 1972
2. FINAL PLAT OF CRABAPPLE ON MAYFIELD, UNIT TWO DATED JUNE 11, 1975 AND RECORDED IN PB. 105 PG. 16 AMONG THE LAND RECORDS OF FULTON COUNTY, GEORGIA.
3. FINAL PLAT OF CRABAPPLE TRACE, UNIT ONE DATED MARCH 10, 1973
4. SURVEY FOR JAMES WUNDER PREPARED BY MCCLUNG SURVEYING & DATED OCTOBER 16, 2019
5. DEEDS AND PLATS SHOWN HEREON

SITE MAP

PICTURE LOCATION AND DIRECTION

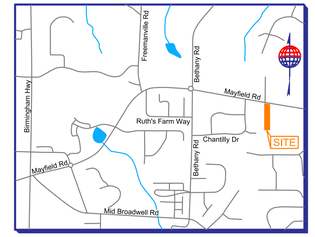
AERIAL IMAGE PROVIDED BY GOOGLE EARTH
IMAGERY DATED NOVEMBER 17, 2025

PHOTO #1

PHOTO #2

PHOTO #3

PHOTO #4



LOCATION MAP

NOT TO SCALE
LAT - 34°05'41.01"N
LONG - 84°19'11.83"W

UTILITY NOTES

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

RHD SERVICES
PO BOX 813399
SMYRNA, GA 30081
PHONE: 404-874-8585
RHDSERVICES.COM

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER, AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY RHD SERVICES, UTILIZING RADIO FREQUENCY TECHNIQUE AND IN ACCORDANCE TO LEVEL "B" UTILITY LOCATION CRITERIA. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON- METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN- SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT ARE NOT SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

UTILITY PROVIDERS

GAS
ATLANTA GAS LIGHT
470-248-6482

POWER
GEORGIA POWER
404-506-6539

WATER
FULTON COUNTY
404-612-4248

COMMUNICATION
AT&T
706-763-9207

COMCAST
678-709-7112

CROWN CASTLE
800-654-3110

TITLE NOTES

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF FULTON COUNTY, GEORGIA (PANEL NUMBERS 13121C0052G & 13121C0054F), DATED 6/19/2020 & 9/18/2013; NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN ON THIS SURVEY.

SUBJECT PROPERTY HAS ACCESS TO THE PUBLIC RIGHT OF WAY OF MAYFIELD ROAD.

SITE INFORMATION

CURRENT OWNER: EMILY H. GARMON
DB. 4578 PG. 67 & DB. 7515 PG. 196

TAX PARCEL ID # 22 448011030405

ADDRESS: 1425 MAYFIELD ROAD

ZONING: AG (AGRICULTURE)
JURISDICTION: CITY OF ALPHARETTA

SETBACKS:
FRONT - 65 FEET
SIDE - 25 FEET
REAR - 50 FEET

SURVEYOR'S CERTIFICATE

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

GEORGIA REGISTERED No. 2928 LAND SURVEYOR PAUL B. CANNON

PAUL B. CANNON, RLS
REGISTERED NUMBER: 2928

TerraMark Land Surveying, Inc.
1396 Bells Ferry Road
Marietta, Georgia 30066
Phone No. (770) 421-1927
www.TerraMark.com
C. O. A.# LSF000610
TerraMark Geospatial

No	Revision	Date
#1		
#2		
#3		
#4		
#5		
#6		
#7		
#8		

S: SURVEY\ 2025\ 2025-290\ DGN\ TOPO.DGN

Project No.	2025-290
Survey Crew:	NG
Drawn By:	AT
Approved By:	PBC
Date:	12/23/2025
Scale:	1"=40'
PATH:	

BOUNDARY & TOPOGRAPHIC SURVEY
FOR
MAYFIELD DEVELOPMENT SERVICES, LLC
(MAYFIELD ROAD ASSEMBLAGE)
LOCATED IN
LAND LOT 1103, 2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SHEET NO.
1/2
DRAWING# TM 25-290

JOB NUMBER 2025-290 PLOT SIZE 24 X 36

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

BENCHMARK 1

BENCHMARK 2

SITE AREA

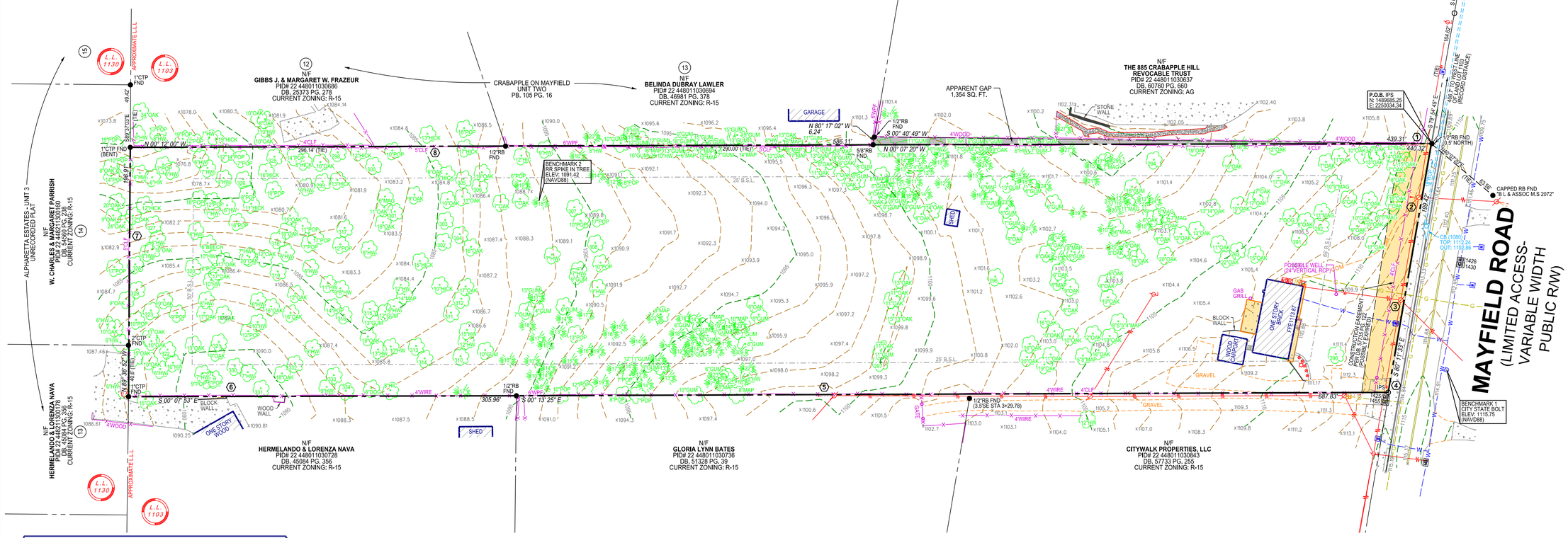
198,979 SQ.FT.
OR
4.5679 AC.

AREAS OF INTEREST TABLE

(#) AREA OF INTEREST

1. ELECTRIC LINE CROSSES PROPERTY LINE
2. ELECTRIC LINE, GUY WIRES, & POWER POLE CROSS PROPERTY LINE
3. ELECTRIC LINE, GUY WIRES, & POWER POLE CROSS PROPERTY LINE
4. ELECTRIC LINE CROSSES PROPERTY LINE
5. FENCE MEANDERS ALONG PROPERTY LINE
6. WALL CROSSES PROPERTY LINE
7. FENCE MEANDERS ALONG PROPERTY LINE
8. FENCE MEANDERS ALONG PROPERTY LINE

GRID (GA. WEST ZONE-NAD83)



ABBREVIATIONS

A	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC,	ACRE	N/F	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTP	OPEN TOP PIPE
BSL	BUILDING SETBACK LINE	PB,	PLAT BOOK
BW	BARBWIRE	PG,	PAGE
CH	CHORD LENGTH	POB	POINT OF BEGINNING
CLF	CHAIN LINK FENCE	POC	POINT OF COMMENCEMENT
CMF	CONCRETE MONUMENT FOUND	R	RADIUS LENGTH
CMP	CORRUGATED METAL PIPE	R/W	RIGHT OF WAY
CONC.	CONCRETE	R/W MON	RIGHT OF WAY MONUMENT
CTP	CRIMP TOP PIPE	RB	REBAR
DB.	DEED BOOK	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	SDE	STORM DRAINAGE EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	SQ, FT,	SQUARE FEET
FND	FOUND	SSE	SANITARY SEWER EASEMENT
HDPE	HIGH DENSITY POLYETHYLENE PIPE	WPF	WOOD PRIVACY FENCE
IPF	IRON PIN FOUND		

TREE LEGEND (ABBREVIATIONS)

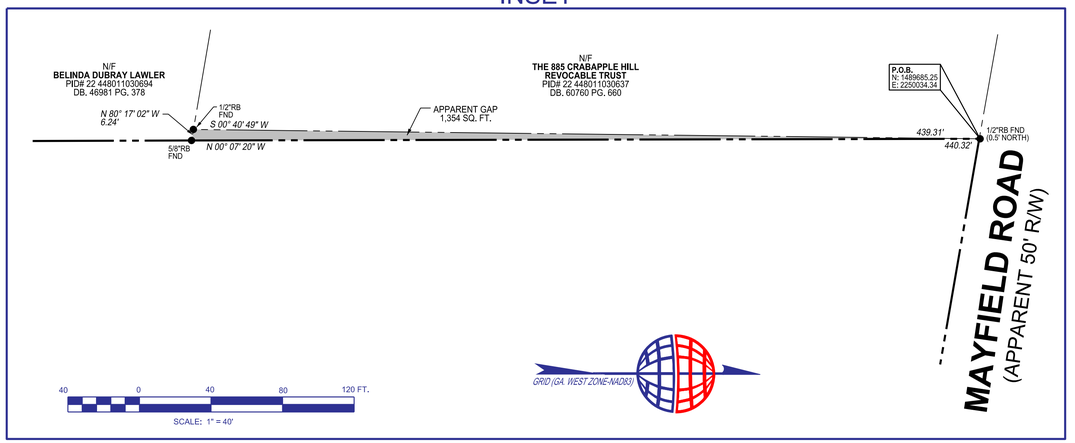
DECIDUOUS (TREE)	BIR	BIRCH	HLY	HOLLY
	BCH	BEECH	HW	HARDWOOD
TAGGED TREE	CM	CRAPE MYRTLE	MAG	MAGNOLIA
	CHY	CHERRY	MAP	MAPLE
	CYP	CYPRESS	OAK	OAK
	FIR	FIR	ORN	ORNAMENTAL
CONIFEROUS (TREE)	GINGKO	GINGKO	PEAR	PEAR
	GUM	SWEET GUM	POP	POPLAR
	HIC	HICKORY	SYC	SYCAMORE

40 0 40 80 120 FT.
SCALE: 1" = 40'

LEGEND

CURB AND GUTTER (C&G)	CATCH BASIN (DWCB)	IRRIGATION CONTROL VALVE (ICV)	LIGHT POLE (LP)	CROSSWALK SIGNAL
FENCE	CATCH BASIN (SWCB)	FIRE HYDRANT (FH)	POWER POLE WITH LIGHT	x 000.00 SPOT ELEVATION
HANDRAIL	DROP INLET (DI)	WATER VALVE (WV)	POWER POLE (PP)	CONCRETE AREA
STORM DRAIN LINE	JUNCTION BOX (JB)	WATER METER (WM)	UTILITY MANHOLE (UM)	OVERHANG AREA
SANITARY SEWER	HEAD WALL (HW)	FIRE DEPT. CONNECTION (FDC)	SPOTLIGHT	RIP-RAP AREA
WATER LINE	CURB INLET (CI)	WATER VALVE MARKER	GAS METER (GM)	BRICK AREA
GAS LINE	FLARED END SECTION (FES)	TELEPHONE PEDESTAL	GAS VALVE (GV)	TREELINE
UNDERGROUND POWER LINE	OUTLET CONTROL STRUCTURE	TRANSFORMER BOX (TX)	COMMUNICATION BOX	
OVERHEAD POWER LINE	YARD DRAIN INLET	AIR CONDITIONER (AC)	TRAFFIC SIGNAL	
UNDERGROUND COMMUNICATION	SS MANHOLE (MH)	ELECTRIC METER (EM)	BOLLARD (BO)	
TOPOGRAPHIC CONTOUR	CLEAN OUT (CO)	ELECTRIC UTILITY	MAIL BOX	
PROPERTY LINE		GREASE TRAP (GT)	SIGN	

INSET



GRID (GA. WEST ZONE-NAD83)

40 0 40 80 120 FT.
SCALE: 1" = 40'

JOB NUMBER 2025-290 PLOT SIZE 24 X 36

GEORGIA REGISTERED No. 2928 LAND SURVEYOR PAUL B. CANNON

Phone No. (770) 421-1927
www.TerraMark.com
C. O. A.# LSF000610
TerraMark Land Surveying, Inc.
1396 Bells Ferry Road
Marietta, Georgia 30066

TerraMark Geospatial

No	Revision	Date
#1		
#2		
#3		
#4		
#5		
#6		
#7		
#8		

Project No.	2025-290
Survey Crew:	NS
Drawn By:	AT
Approved By:	PBC
Date:	12/23/2025
Scale:	1"=40'

S. SURVEY 2025-290 2025-290 DGN

BOUNDARY & TOPOGRAPHIC SURVEY
FOR
MAYFIELD DEVELOPMENT SERVICES, LLC
(MAYFIELD ROAD ASSEMBLAGE)
LOCATED IN
LAND LOT 1103, 2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SHEET NO.
2/2
DRAWING# TM 25-290

Property Description
1425 Mayfield Road

Being all that tract or parcel of land lying and being in Land Lot 1103 of the 2nd District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a point located on the southerly right-of-way line of Mayfield Road (being a variable width public right-of-way) which point is located 406.7 feet (record distance) along the aforesaid right-of-way line of Mayfield Road east of the intersection of the southerly right-of-way line of Mayfield Road and the apparent west line of Land Lot 1103, 2nd District, 2nd Section, Fulton County, Georgia.

Thence, from said **POINT OF BEGINNING** as thus established and running with the aforesaid right-of-way line of Mayfield Road

1. South 80° 11' 33" East, 199.42 feet to an iron pin set; thence, leaving the aforesaid right-of-way line of Mayfield Road
2. South 00° 13' 25" East, 687.83 feet to a 1/2 inch rebar found; thence,
3. South 00° 07' 53" East, 305.96 feet to a 1 inch crimp top pipe found on the apparent Land Lot Line common to Land Lots 1103 and 1130, 2nd District, 2nd Section, Fulton County, Georgia; thence, running with the said Land Lot Line common to Land Lots 1103 and 1130
4. North 89° 36' 52" West, 196.91 feet to a 1 inch crimp top pipe found (disturbed); thence, leaving the aforesaid Land Lot Line common to Land Lots 1103 and 1130
5. North 00° 12' 00" West, 586.11 feet to a 5/8 inch rebar found; thence,
6. North 00° 07' 20" West, 440.32 feet to the POINT OF BEGINNING to the **POINT OF BEGINNING**, containing 198,979 square feet or 4.5679 acres of land, more or less.

The above described property is subject to all rights-of-way and easements, recorded and unrecorded.

1105 W. Peachtree St. N.E.
Suite 1000
Atlanta, Georgia 30309-9813
Tel: 404-815-3500
www.sgrlaw.com

J. Alexander Brock
Direct Tel: 404-815-3603
jabrock@sgrlaw.com

Smith Gambrell Russell

April 6, 2026

Ms. Kathi Cook, Director
Community Development
City of Alpharetta, Georgia
2 Park Plaza
Alpharetta, Georgia 30009

Re: Application of Mayfield Development Services, LLC for ±4.5674 acres of land located at 1425 Mayfield Road (Tax Parcel 22 448011030405) to rezone from AG (Agricultural) to R-22 (Dwelling, "For-Sale", Detached Residential); and to secure two (2) variances from Sections 2.2.5.D and 3.5.2.A of the City of Alpharetta Unified Development Code.

Dear Ms. Cook:

Please accept this correspondence as the Letter of Intent of my client, Mayfield Development Services, LLC ("Mayfield" and/or "Applicant"), in support of the above-referenced applications.

Mayfield proposes to develop a high-quality residential subdivision consisting of six (6) for-sale, single-family detached homes ("Proposed Development") on a ±4.5674-acre tract of land located at 1425 Mayfield Road (Tax Parcel 22 448011030405) (the "Subject Property"). Each home will be located on an individual 22,000-square foot, or larger, fee-simple lot with a resulting overall density of ±1.31 units per acre. The site plan titled Mayfield Road Tract Zoning Plan by Kimley-Horn Associates, dated March 18, 2026, ("Site Plan") more particularly details the layout of the proposed subdivision. The project is designed to maintain a coherent suburban neighborhood character consistent with the surrounding area's established single-family development.

The Subject Property is currently zoned AG (Agricultural) in accordance with the City of Alpharetta Zoning Map and presently designated "Very Low Density Residential (VLDR)" on the City's Horizon 2040 Comprehensive Plan ("Comp Plan") Future Land Use Map. The majority of the surrounding zoning districts, however, are R-15 (Dwelling, "For-Sale", Detached Residential), including the lots immediately adjacent to the Subject Property. The proposed

detached homes at the stated density are consistent with low-density suburban development patterns in the area. In addition, the proposed R-22 zoning is consistent with other rezonings recently approved by the City of Alpharetta. As an example, the property located at 1580 Mayfield Road was rezoned in 2023 (Rezoning Z-23-01) from AG to R-22 to allow for the development of five (5) single family homes, known as Mayfield Estates. The 1580 Mayfield Road request is similar to the Applicant's current request, and the Mayfield Estates development is similar in scale and at a density of 0.88 units per acre. In order for the Subject Property to be developed in a manner that is commensurate with the existing and recent development in the area, it too will require rezoning to an appropriate R-22 district.

The proposed R-22 district is also aligned with the VLDR land use in the Comp Plan. The Comp Plan notes that the R-22 district is appropriate for the VLDR land use.[1] Moreover, the Comp Plan notes the VLDR land use is appropriate for for-sale dwellings on minimum 22,000 square foot lots with a maximum density of less than 2 units per acre.[2] The Applicant's proposal for for-sale single family dwellings at a density of ±1.31 units per acre is commensurate with the Comp Plan's vision for development within the VLDR land use.

Mayfield's Proposed Development will consist of six (6) upscale single-family residences located on a single street with a 10-foot landscape strip on either side. To preserve greenspace, the development will incorporate underground stormwater detention. The development will also incorporate a 10-foot planted landscape buffer along its western, eastern and southern property lines, which abut adjacent AG and R-15 zoned properties. Although the surrounding properties are primarily zoned R-15, a more intense zoning than that proposed, the Applicant intends to mitigate potential impacts, if any, from the development. The intent is to provide a development that will infuse upscale housing to meet the area's demands at a scale commensurate with other development in the area, including the Mayfield Estates development located just east of the Subject Property.

These improvements require the following approvals:

1. Rezoning of the Property from AG (Agricultural) to R-22 (Detached Single-Family Residential).

2. Two concurrent variances from the City of Alpharetta Unified Development Code requirements occasioned by factors peculiar to the Subject Property:

    a. Alpharetta UDC § 2.2.5.D – Reduce the side corner setback along Mayfield Road from 65 feet to 50 feet

[1] *See the City of Alpharetta Horizon 2040 Horizon 2040 Comprehensive Plan, pg. 58.*
[2] *Id.*

b. Alpharetta UDC § 3.5.2.A – A variance to the City Design Standards to reduce the street section from 50-feet to a 24-foot-wide drive and 44-foot-wide utility easement.

A. Existing Conditions and Surrounding Area

The Subject Property is a ±4.57-acre tract along Mayfield Road and is situated between R-15 and AG zoned parcels to the west and south and individual R-15 lots to the east. The site currently contains a single-family residence and associated improvements, with remaining areas consisting of open field and/or wooded land. Surrounding properties are predominantly single-family residential in character, including a mix of medium-lot homes and established subdivisions. The proposed R-22 rezoning and six-lot subdivision are compatible with this surrounding residential context and will provide an appropriate addition to the existing lot patterns along the Mayfield Road corridor.

B. Project Description and Design

As noted in the paragraphs above, the Proposed Development consists of six (6) detached single-family homes. The subdivision is designed to maintain a coherent development through thoughtful lot orientation, landscaping, and internal circulation. As reflected on the Site Plan, anticipated setbacks are front: 35 feet; rear: 25 feet; and side: 10 feet. The requested corner side setback variance (from 65 feet to 50 feet) applies to the entrance/corner lot where the home's side faces Mayfield Road. This relief is necessary due to the proposed lot's double frontage and the need to position homes in an orderly, cohesive pattern. Access to the community will be provided by a single private drive from Mayfield Road. The internal drive is proposed at 24 feet in width, which is sufficient for two-way traffic and emergency access, while minimizing impervious surface and stormwater impacts. The entrance will be landscaped and gated as depicted on the Site Plan. The development will also have a communal green area to be landscaped and maintained as open space for the residents.

Stormwater will be managed on-site in a proposed underground detention facility that will ensure that post-development runoff does not exceed pre-development conditions. In addition, the underground design will leave an area for a communal green space above.

C. Trip Generation

The Proposed Development will not overly burden existing streets or transportation facilities. The Applicant has submitted a Trip Generation Memorandum along with this application detailing the anticipated number of trips. The Trip Generation Memorandum states that the six homes are expected to generate a net[3] of ±3.75 trips during the AM weekday peak hour, ±5.0 trips during the PM weekday peak hour, and ±47.60 total trips on a weekday. The

[3] The trips generated by the existing single-family home are already accommodated on the adjacent roadways and were deducted from the proposed trips for a net total.

Proposed Development will be accessed from Mayfield Road, which is classified as a Major Collector per the Georgia Department of Transportation (GDOT) State Functional Classification Map. This type of roadway is intended to carry a higher volume of traffic, and the Applicant is unaware of any capacity issues with that roadway. As an example, there are approximately 7,140 trips on Mayfield Road.[4] Thus, the Proposed Development's anticipated daily trips will only constitute ±0.67% of the overall trips on Mayfield Road. Accordingly, Mayfield Road is anticipated to easily accommodate the minor amount of traffic generated by the proposed project.

D. Schools

The school-age children living in the residences will attend Alpharetta Elementary School; Northwestern Middle School; and Milton High School. Alpharetta Elementary is listed as under capacity. Northwestern Middle School and Milton High School are currently over capacity, but enrollment is expected to decline at a rate such that both schools will be under capacity by 2029 shortly after the anticipated development of the property.[5] Regardless, the small number of homes will not generate a large amount of students, thus the Proposed Development is not anticipated to negatively impact local schools.

E. Standards for Zoning Map Amendment (Rezoning)

Unified Development Code Section 4.2.3 Standards for Zoning Changes approval provides the following criteria for consideration when evaluating a request for a change in zoning district:

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

Response: The requested R-22 zoning permits a use that is suitable in view of the adjacent and nearby land uses, which are predominantly single-family residential. The current AG zoning is not reflective of the area's suburban residential context and limits the property's reasonable use. The proposed rezoning will allow a use that is consistent with the surrounding development that exists today.

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

Response: The Proposed Development is compatible with adjacent and nearby properties and appropriate buffering, setbacks, and a consolidated access point will further promote compatibility.

[4] Trip information gathered from the Georgia Department of Transportation's Traffic Station 121-0922 located on Mayfield Road east of Harrington Drive.
[5] *See Fulton County Schools Historical and Projected Enrollment 2021-2029.*

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

Response: The current AG zoning is not reflective of the area's suburban residential context and limits the property's reasonable use. Rezoning will allow a compatible and practical residential use.

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

Response: The AG district is a remnant from a time when the area was largely rural and characterized by larger estate-sized home lots and/or farm steads. The Subject Property's current AG zoning limits its development to certain agricultural uses and residential on lots of at least 5-acres and is out of sync with development in the area today. In fact, the ±4.5674-acre Subject Property is currently nonconforming in regard to the AG district's minimum lot size. The existing home on the Subject Property was constructed in 1950[6] and in the past 76 years the area has experienced tremendous residential growth. Indeed, the area's growth has been largely in the form of residential subdivisions, which are zoned R-15 and R-22. The Proposed Development is a continuation of this trend, and the R-22 zoning will allow a development that is commensurate with what exists in the area today while remaining consistent with the relevant Comp Plan designation.

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

Response: The Applicant does not anticipate the proposed homes creating an excessive burden on roadways or schools, as outlined in Paragraphs C and D of this Letter of Intent above, or on other public services. As far as utilities are concerned, the Subject Property will have access to water and sewer.

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

Response: The Subject Property's current AG district is out of step with development trends in the area and prevents its practical redevelopment. Both the Comp Plan and the evolving suburban context support the requested rezoning and associated relief.

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.

[6] The age of the home was obtained from the Fulton County Board of Assessors Property Tax information.

Response: Yes. The request to rezone the property to allow the single-family home development reflects a reasonable balance, particularly the included design features and landscaped buffers that help the development blend with the surrounding uses.

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

Response: See response to (d) above.

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

Response: The requested rezoning is consistent with the Horizon 2040 Comprehensive Plan and the VLDR land use.

F. 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 Subject Property's long and narrow shape requires a compact and orderly lot configuration to maintain a coherent neighborhood layout. The UDC's required 65-foot side corner setback along Mayfield Road would render Lot 1 unbuildable with no gain to the public. The requested 50-foot setback remains substantial and is consistent with typical front-yard setbacks in similar suburban contexts, as well as the front-yard setbacks within the remainder of the Proposed Development. In addition, the development's 24-foot-wide private drive/access easement and 44-foot-wide utility easement provide safe two-way travel and emergency access while reducing impervious surface and limiting disturbance. The full 55-foot typical street width would prevent any practical redevelopment of the Subject Property. This is similar to other variances that have been granted in the area including: V-23-03 which granted a reduction from 50-feet to 44-feet for the residential development at 1580 Mayfield Road.

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

Response: The particular features associated with the property, including its long narrow shape, limit its development for any practical purpose. A reduction in the side-corner setback, along with minor adjustments to the roadway design, provides a more reasonable developable land area on the subject site.

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

Response: As noted in the responses above, the long, narrow shape affects the Subject Property's ability to be reasonably developed.

(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances.

Response: Relief would not cause substantial detriment to the public good. The site constraints, with relief, will allow a development that efficiently uses the land and meets the intent of the Zoning Code and is harmonious with the surrounding development.

G. Proposed Zoning Conditions

The Applicant offers the following proposed conditions:

1) The property shall be developed substantially in accordance with the submitted Site Plan, subject to refinement during final engineering and permitting.

2) The development shall be limited to a maximum of six (6) single-family detached lots.

3) All utilities serving the development shall be placed underground where feasible and required by the City.

4) Landscaping shall be installed along Mayfield Road and around the entrance to enhance neighborhood character and provide appropriate buffering.

H. Preservation of Constitutional Rights

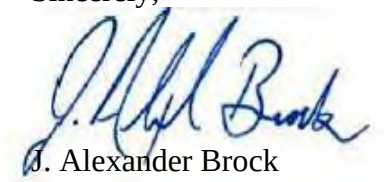
It is the position of the Applicant that the Alpharetta Zoning Ordinance, in limiting the property to the uses allowed in the current zoning district is unconstitutional in that it destroys the marketability of the property and renders the property economically unfeasible, and such zoning therefore constitutes a taking of property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the Constitution of the United States, as well as Article 1, Section 1, Paragraph 1; Article 1, Section 3, Paragraph 1(a); and Article 3, Section 6, Paragraph 2 of the Constitution of the State of Georgia (1983). To zone this property with any intervening conditions less than requested would be unconstitutional, would render the property unusable and would constitute the taking of Applicant's property without just and adequate compensation and without due process of law in violation of the provisions of the United States and Georgia Constitutions cited in this paragraph. The same effect would occur by imposing conditions in restraint of trade, or onerous,

burdensome, unconstitutional, or unnecessary conditions on the property. The denial of this request would bear no reasonable relation to the health, safety, morals or welfare of the public.

CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the City of Alpharetta approve the requested rezoning to R-22 and the two (2) variances as submitted. The Applicant looks forward to working with City Staff, the Planning Commission, and the City Council to develop an excellent project.

Sincerely,



J. Alexander Brock
Attorney

JAB

SGR/81892950.1

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: 1425 Mayfield Road

Contact Name: J. Alexander Brock - Smith, Gambrell & Russell, LLP Telephone: 404-815-3603

The following people will be notified of this application and provided information describing the subject proposal. All properties within 500' or adjoining properties and the HOA MUST be notified. Notification requirements to be established by the City. Attach mailing list, as needed.

See Attached

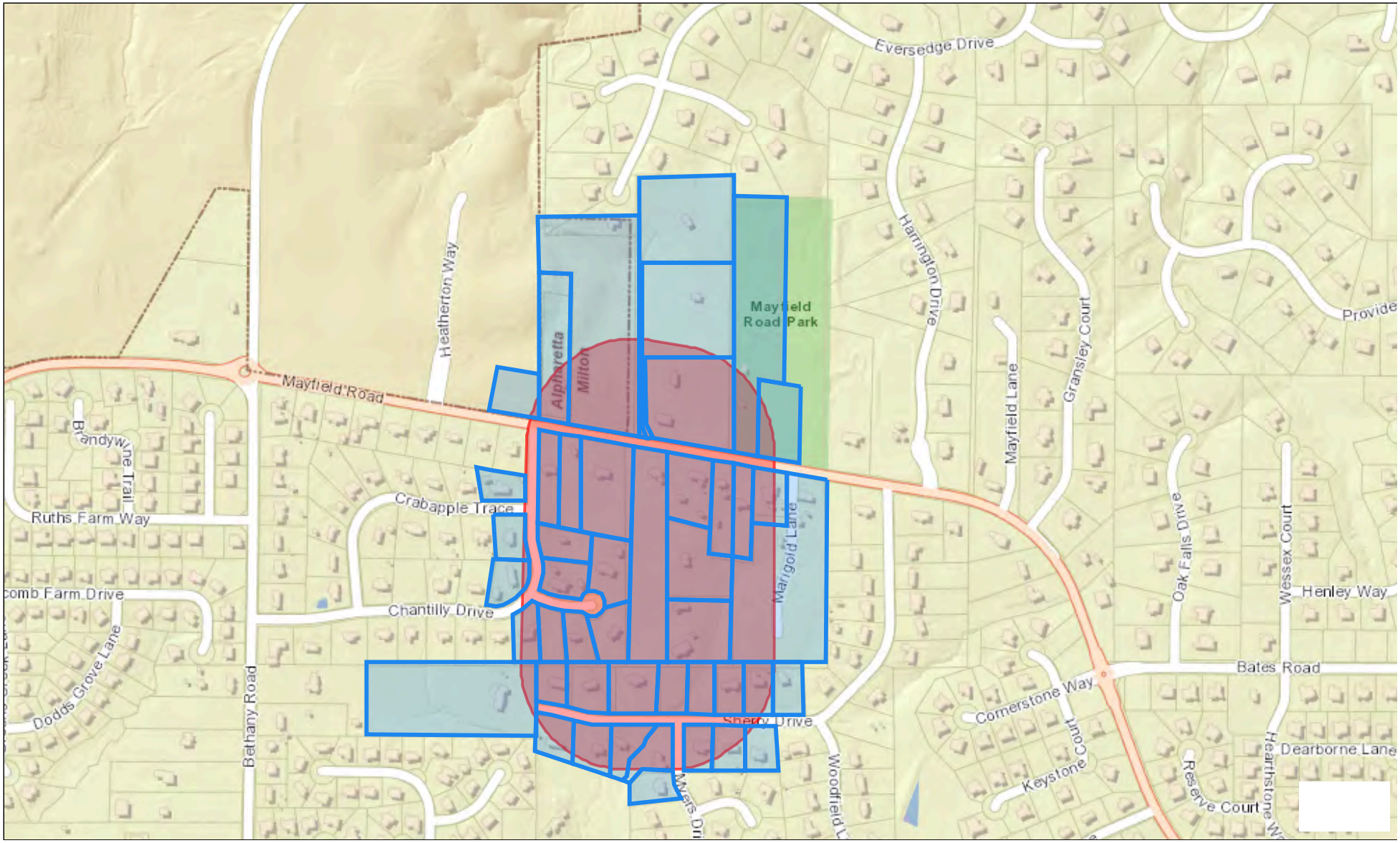
Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [x] Email
- [ ] Other *(Please Specify)*

jabrock@sgrlaw.com

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.

See Attached


Eversedge Drive
Heatherton Way
Alpharetta
Milton
Mayfield Road Park
Harrington Drive
Mayfield Lane
Gransley Court
Provide
Mayfield Road
Brandywine Trail
Ruths Farm Way
Crabapple Trace
Marigold Lane
Oak Falls Drive
Wessex Court
Henley Way
comb Farm Drive
Chantilly Drive
Dodds Grove Lane
Bethany Road
Bates Road
Cornerstone Way
Sheryl Drive
Keystone Court
Reserve Court
Dearborne Lane
Woodfield L

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

J. Alexander Brock
Direct Tel: 404-815-3603
Direct Fax: 404-685-3509
jabrock@sgrlaw.com

March 30, 2026

RE: Mayfield Development Services, LLC – Proposed Development

Dear Neighbor:

Please allow this letter to serve as public notice rezone from AG (Agricultural) to R-22 (Dwelling, "For-Sale", Detached Residential); to secure two (2) variances from Sections 2.2.5.D and 3.5.2.A of the City of Alpharetta Unified Development Code; and to allow a gated community for the property located at: 1425 Mayfield Road, Alpharetta Road, Alpharetta, GA 30009 and is legally described as located in Land Lot 1103, 2nd District, 2nd Section, Fulton County, Georgia.

There will be discussion of this item at a Community Zoning Information Meeting on Wednesday, April 8, 2026 at 6:00pm, located in the Multi-Purpose Room at Alpharetta City Hall and online via Zoom. This item will also be considered by the Planning Commission on Thursday, May 7, 2026 at 6:30 PM and by City Council on Monday, May 18, 2026 at 6:30 PM. The meeting(s) will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at 404-815-3603 or jabrock@sgrlaw.com.

Sincerely,

J. Alexander Brock
Attorney
Smith, Gambrell & Russell, LLP

Parcel ID	Name	Address 1	Address 2
22 448211300319	SMITH DIANE H	100 MYERS DR	ALPHARETTA GA 30009
22 432111020268	REALE MICHAEL V & CHARLOTTE D	1065 CHANTILLY DR	ALPHARETTA GA 30004-1013
22 448011030660	DANIEL & GALE MC FARLAND LIVING TRUST THE	1070 CHANTILLY DR	ALPHARETTA GA 30004
22 432111020250	DANIEL & GALE MC FARLAND LIVING TRUST THE	1070 CHANTILLY DR	ALPHARETTA GA 30004
22 448011030876	FORGAS ANGEL HASBUN & ARGENAL MARIANELA RIVERA	1080 CHANTILLY DR	ALPHARETTA GA 30004
22 448011031205	SHANE & KAYLENE MANGRUM FAMILY REVOCABLE TRUST THE	1090 CHANTILLY DR	ALPHARETTA GA 30004
22 432111020367	SIBERT WILLIAM E	1090 CRABAPPLE TRACE	ALPHARETTA GA 30004
22 432111020359	ALCALA RONALD E	1095 CHANTILLY DR	ALPHARETTA GA 30004
22 448211300301	BANNER JASON LOUIS	110 MEYRS DR	ALPHARETTA GA 30009
22 448211300129	CORYELL BRADLEY M & CORYELL ASHLEY R	1275 SHERRY DR	ALPHARETTA GA 30009
22 448211300202	CHATHAM NANCY & EARL A	1285 SHERRY DR	ALPHARETTA GA 30004
22 448211300210	ESTES JOSEPH E JR & NELL T	1290 SHERRY DR	ALPHARETTA GA 30004-1140
22 448211300194	DORRIS JOHN M JR & DIANE E	1295 SHERRY DR	ALPHARETTA GA 30009
22 448211300277	1310 SHERRY DR LLC	1310 SHERRY DR	ALPHARETTA GA 30009
22 448211300178	NAVA HERMELANDO & LORENZA	1315 SHERRY DR	ALPHARETTA GA 30004
22 448011030728	NAVA HERMELANDO & LORENZA	1315 SHERRY DR	ALPHARETTA GA 30004
22 448211300186	NAVA HERMELANDO & LORENZA	1315 SHERRY DR	ALPHARETTA GA 30004
22 448211300160	PARRISH W CHARLES & MARGARET	1325 SHERRY DR	ALPHARETTA GA 30009
22 448211300335	BURGESS NATHAN STILL	1330 SHERRY DR	ALPHARETTA GA 30004
22 448211300152	VRIES ALE DE & KNOWLES SARAH CANEDY	1335 SHERRY DR	ALPHARETTA GA 30009
22 448211300145	PINKERTON LEBRON A	1345 SHERRY DR	ALPHARETTA GA 30009
22 448211300343	SKLAR LIVIA E & EMERSON ROBERT K	1350 SHERRY DR	ALPHARETTA GA 30009
22 448011030686	FRAZEUR GIBBS J & MARGARET W	1355 BETHANY CT	ALPHARETTA GA 30004
22 432011310330	ROGERS DIANNE J	1355 SHERRY DR	ALPHARETTA GA 30009
22 448011030678	STOREY KENNETH MAURICE & MONICA	1360 BETHANY CT	ALPHARETTA GA 30004
22 448011030454	PENTAKOTA SREENU & RAJARAMAN JAYANTHI	1360 CHELSEY LANE	ALPHARETTA GA 30004
22 448011030694	LAWLER BELINDA DUBRAY	1365 BETHANY CT	ALPHARETTA GA 30004
22 448011030637	885 CRABAPPLE HILL REVOCABLE TRUST THE	1395 MAYFIELD RD	ALPHARETTA GA 30009
22 447010310164	KARAM RATIB A JR & KARAM LINDA H	1400 MAYFIELD RD	ALPHARETTA GA 30009
22 447010580238	KARAM RATIB A JR & LINDA H	1400 MAYFIELD RD	ALPHARETTA GA 30004
22 448011030405	GARMON EMILY H	1425 MAYFIELD RD	ALPHARETTA GA 30009-3121
22 447010580246	HOLCOMBE SONJA S	1426 MAYFIELD RD	ALPHARETTA GA 30004-1122
22 447010580253	HOLCOMBE MILES F & JACQUELYN A	1430 MAYFIELD RD	ALPHARETTA GA 30004-1122
22 448011030025	HOLCOMBE MARY S	1440 MAYFIELD RD	ALPHARETTA GA 30004-1122
22 448011030736	BATES GLORIA LYNN	1455 MAYFIELD RD	ALPHARETTA GA 30009
22 448011030645	HAMBRICK RACHAL & SLAUGHTER SHIRLEY	1473 MAYFIELD RD	ALPHARETTA GA 30009
22 448011030751	BENTON N SHIRLEY	1475 MAYFIELD RD	ALPHARETTA GA 30009
22 448011030769	CALLE OCHO KEY COLONY LLC	1485 MAYFIELD RD	ALPHARETTA GA 30009
22 448011030421	CITYWALK PROPERTIES LLC	1655 EVERSEDGE DR	ALPHARETTA GA 30009
22 448011030843	CITYWALK PROPERTIES LLC	1655 EVERSEDGE DR	ALPHARETTA GA 30009
22 448011030306	CITY OF MILTON GEORGIA THE	2006 HERITAGE WALK	ALPHARETTA GA 30004
22 448011030827	CITY OF ALPHARETTA GEORGIA & THE CITY OF MILTON GEORGIA	2006 HERITAGE WALK	ALPHARETTA GA 30004
22 448011030447	HO MING JU & HSIU YING	2535 CLAIRVIEW ST	ALPHARETTA GA 30009
22 432111020458	MILTON LAND INVEST INC	4080 MCGINNIS FERRY RD BLDG/STE 700 704	ALPHARETTA GA 30005
22 448211300327	VICTOR WARREN PROPERTIES INC	754 LULLWATER RD NE	ATLANTA GA 30307
22 448211300269	WAKE CAPITAL LLC	825 FAIRWAYS CT STE 300	STOCKBRIDGE GA 30281

Real Estate

View Bill

As of	2/25/2026
Bill Year	2025
Bill	2515932
Owner	GARMON EMILY H
Parcel ID	22 -4480-1103-040-5

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

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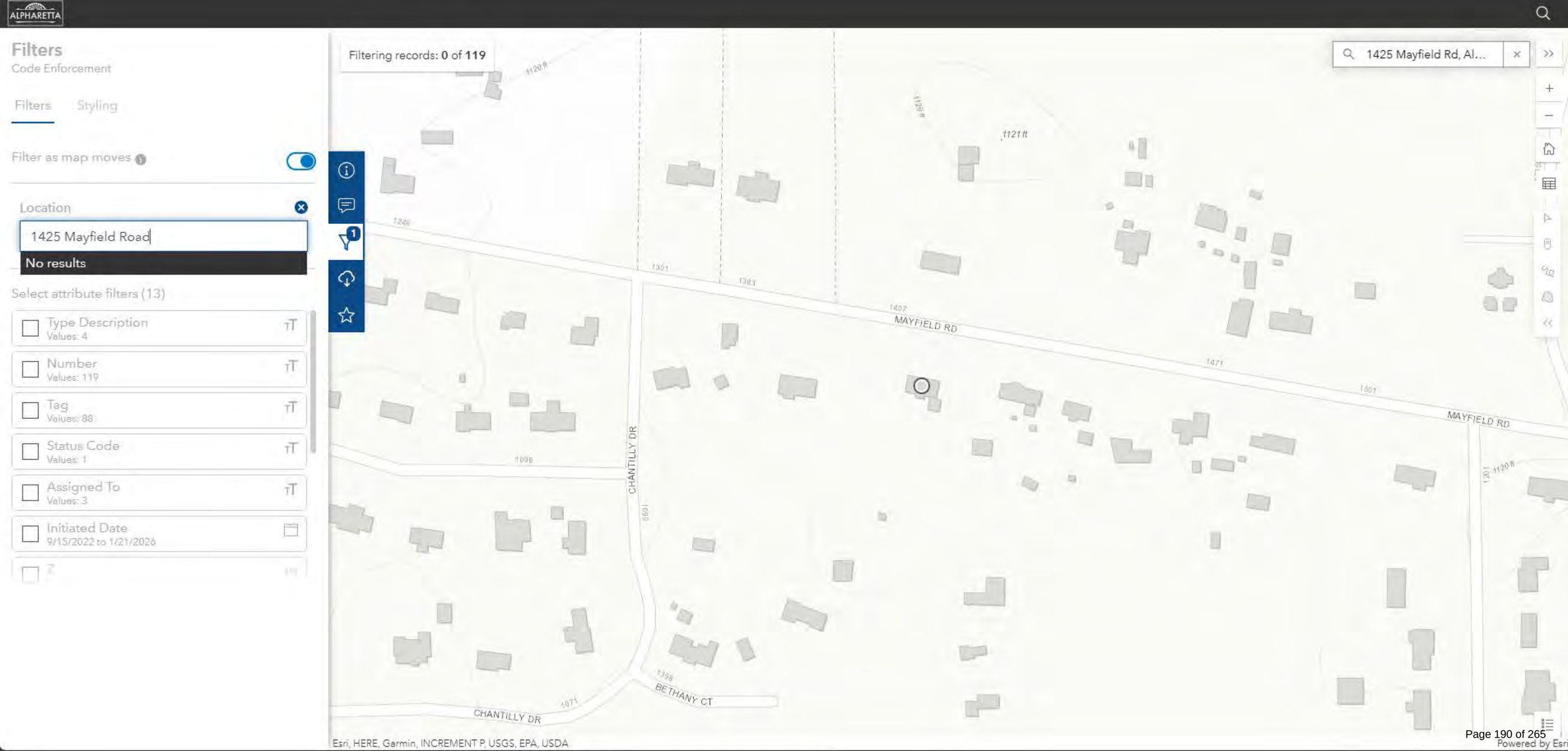
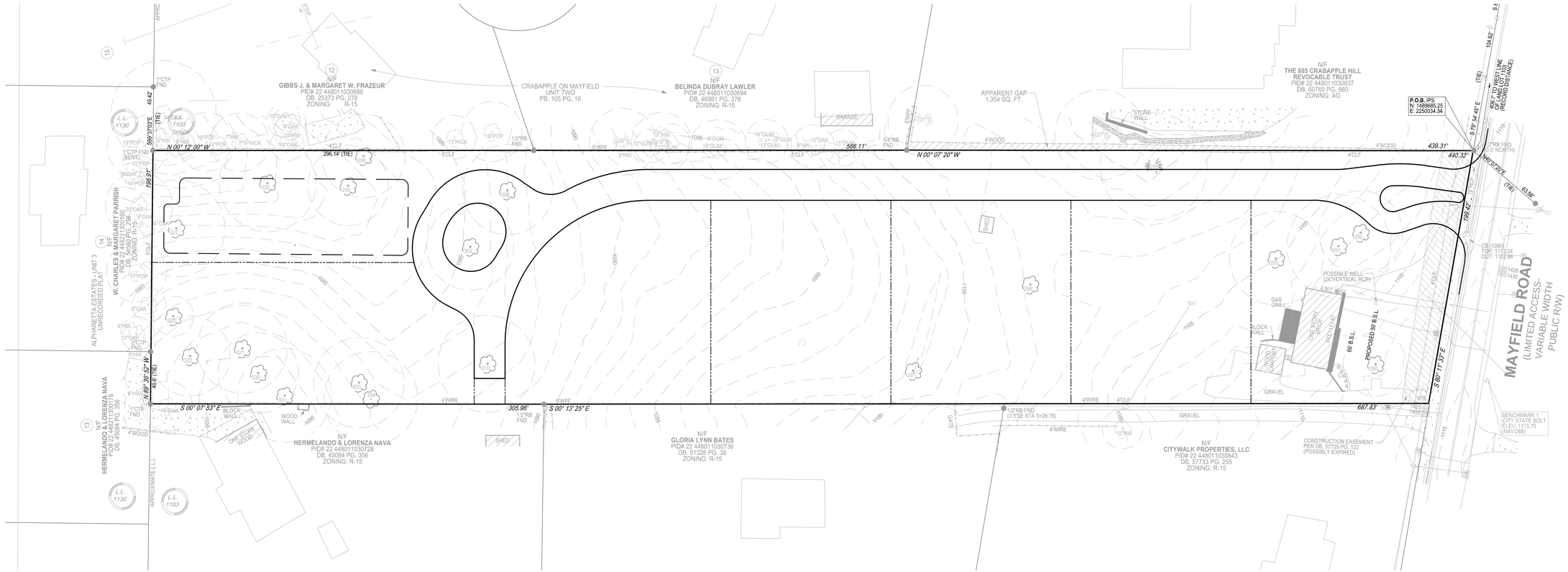

ALPHARETTA
Filters
Code Enforcement
Filters
Styling
Filter as map moves
Location
1425 Mayfield Road
No results
Select attribute filters (13)
Type Description
Values: 4
Number
Values: 119
Tag
Values: 88
Status Code
Values: 1
Assigned To
Values: 3
Initiated Date
9/15/2022 to 1/21/2026
Filtering records: 0 of 119
1425 Mayfield Rd, Al...
MAYFIELD RD
CHANTILLY DR
BETHANY CT
CHANTILLY DR
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA
Powered by Esri


N/F
GIBBS J. & MARGARET W. FRAZEUR
PID# 22 448011030686
DB. 25373 PG. 279
ZONING: R-15
CRABAPPLE ON MAYFIELD
UNIT TWO
PB. 105 PG. 16
N/F
BELINDA DUBRAY LAWLER
PID# 22 448011030694
DB. 46981 PG. 378
ZONING: R-15
APPARENT GAP
1,354 SQ. FT.
N/F
THE 885 CRABAPPLE HILL
REVOCABLE TRUST
PID# 22 448011030637
DB. 60760 PG. 660
ZONING: AG
P.O.B. IPS
N: 1489685.25
E: 2250034.34
MAYFIELD ROAD
(LIMITED ACCESS-
VARIABLE WIDTH
PUBLIC R/W)
ALPHARETTA ESTATES - UNIT 3
UNRECORDED PLAT
W. CHARLES & MARGARET PARRISH
PID# 22 448021130160
DB. 5455 PG. 206
ZONING: R-15
N/F
HERMELANDO & LORENZA NAVA
PID# 22 448011030728
DB. 45084 PG. 356
ZONING: R-15
N/F
GLORIA LYNN BATES
PID# 22 448011030736
DB. 51326 PG. 39
ZONING: R-15
N/F
CITYWALK PROPERTIES, LLC
PID# 22 448011030843
DB. 57733 PG. 255
ZONING: R-15
CONSTRUCTION EASEMENT
PER DB. 57735 PG. 122
(POSSIBLY EXPIRED)
N 00° 12' 00" W
296.14' (TIE)
N 00° 07' 20" W
586.11'
439.31'
440.32'
S 89° 37' 05" E
49.42'
S 78° 54' 45" E
406.71' (TIE)
(RECORD DISTANCE)
S 00° 07' 53" E
305.96'
S 00° 13' 25" E
687.83'
S 80° 11' 31" E
N 89° 36' 52" W
40.6' (TIE)
S 00° 20' 26" E
63.95'
198.91'
198.42'
69' B.S.L.
PROPOSED 59' B.S.L.
POSSIBLE WELL
(VERTICAL ROP)
GAS
GRILL
BLOCK
WALL
ONE STORY
BRICK
RESIDENCE
FFE=1134.8
ONE STORY
WOOD
RESIDENCE
FFE=1134.4
SHED
GARAGE
GRAVEL
STONE
WALL
WOOD
WALL
BLOCK WALL
ONE STORY WOOD
GATE
APPROXIMATE L.L.L.
L.L.
1130
L.L.
1103
1/2"RB FND
(3.5'SE STA 3+29.78)
CB (1080)
TOP: 1112.24
CUT: 1102.86
BENCHMARK 1
CITY STATE BOLT
ELEV.: 1115.75
(NAVD88)
IPS
1/2"RB FND
(0.5' NORTH)
1/2"CTP
FND
1"CTP
FND
1/2"RB
FND
5/8"RB
FND
4'WOOD
4'CLF
4'WIRE
6'WPF
8'RW
5'CLF
8'HW
1"CTP FND
(BENT)
1/2"HW
1/2"POB
1/2"POP
1/2"HICK
1/2"OAK
1/2"GUM
1/2"PIN
1/2"HW
1/2"NW
1/2"CTP
FND
1/2"RB
FND
1/2"RB FND
(0.5'NE)
1/2"RB FND
(0.5'SE)
1/2"RB FND
(0.5'W)
1/2"RB FND
(0.5'E)
1/2"RB FND
(0.5'NW)
1/2"RB FND
(0.5'SW)

brookwood
tree consulting, inc

706.202.6516
www.brookwoodtree.com

PO BOX 570186
ATLANTA, GA 30357

December 9, 2025

1425 Mayfield -
Poor Condition Specimen Tree Photos

Tree 296 - Cavity in trunk; heavily pruned

Tree 296 - Cavity in trunk; heavily pruned

Tree 297 - Low split into three codominant trunks with included bark; diameter not representative of canopy size

Tree 297 - Low split into three codominant trunks with included bark; diameter not representative of canopy size

Tree 324 - Trunk wound with decay on upper trunk

TRIP GENERATION

MEMORANDUM

TO: City of Alpharetta

CC: Mayfield Development Services, LLC

FROM: J. Alexander Brock (GA P.E. 031209)

DATE: April 6, 2026

RE: Trip Generation - 1425 Mayfield Road

The Applicant, Mayfield Development Services, LLC, is proposing the development of six (6) for-sale, single-family detached homes on a ±4.5674-acre tract of land located at 1425 Mayfield Road (Tax Parcel 22 448011030405) in the City of Alpharetta. The Subject Property is located on the south side of the Mayfield Road right-of-way approximately 450-feet west of its intersection with Chantilly Drive.

The Applicant used the Institute of Traffic Engineers (ITE) Trip Generation Manual (Twelfth Edition), to calculate vehicular trips for the Proposed Development. The six (6) single family homes (ITE category 210) are expected to generate the following net total of trips[1]:

Prop. Single Fmaily Detached (ITE 210) Net Trips (6 Homes less 1 Existing Home)			
	Units	Rate	Total
Weekday	5	9.09	45.45
AM Peak	5	0.7	3.50
PM Peak	5	0.93	4.65

The Proposed Development will be accessed from Mayfield Road, which is classified as a Major Collector per the Georgia Department of Transportation (GDOT) State Functional Classification Map. This type of roadway is intended to carry a higher volume of traffic, and the Applicant is unaware of any capacity issues with that roadway. As an example, there are approximately 7,140 trips on Mayfield Road[2] and the Proposed Development's anticipated daily trips will only constitute ±0.67% of the overall trips on Mayfield Road. Accordingly, Mayfield Road is anticipated to easily accommodate the minor amount of traffic generated by the proposed project.

[1] The trips generated by the existing single-family home are already accommodated on the adjacent roadways and were deducted from the proposed trips for a net total.

[2] Trip information gathered from the Georgia Department of Transportation's Traffic Station 121-0922 located on Mayfield Road east of Harrington Drive.

From: [redacted]
To: Taylor, Elicia; mwoodman@alphatetta.ga.us
Subject: Opposition to Proposed Development at 1425 Mayfield Road
Date: Monday, April 6, 2026 4:10:40 PM

Good afternoon,

I would like my concerns regarding the development of the property at 1425 Mayfield Road, Alpharetta be included in the record at the public hearing scheduled for April 8, 2026 and was told one of you could help me with this. I'm including my letter do that it can be put into record:

Subject: Opposition to Proposed Development at 1425 Mayfield Road

"I am writing to formally express my opposition to the proposed residential development at 1425 Mayfield Road, located directly across from my property at 1426 Mayfield Road.

My concerns are significant and impact both my household and the surrounding community. First, the construction process itself will create substantial disruption. Increased construction traffic, large trucks, and potential road blockages will pose safety risks and interfere with daily access along Mayfield Road.

The long-term impact on our community is also troubling. Increased traffic from additional residences will strain an already busy roadway and alter the character of our neighborhood. Furthermore, the proposed zoning change from agricultural to residential may lead to increased property taxes for nearby homeowners, creating an added financial burden.

Environmental concerns are another important factor. The removal of mature trees for this development will negatively affect the local ecosystem and contribute to the ongoing loss of green space in Alpharetta. Preserving our tree canopy is essential to maintaining the natural beauty and environmental health of our area.

Finally, I would like to note that the timing of the public hearing is problematic. Holding it during Fulton County school schedules creates a

hardship for residents who are parents or school staff, limiting their ability to participate in an important community decision.

For these reasons, I respectfully request that the City carefully reconsider or deny approval of this development as currently proposed. I also urge greater transparency and community engagement moving forward.

Thank you for your time and consideration.

Sincerely,

Sonja Holcombe

1426 Mayfield Road

Alpharetta, GA 30009”

From: Brock, Alex
To: [redacted]r; Taylor, Elicia
Subject: RE: Current Site Plan for 1425 Mayfield Rd Rezoning
Date: Thursday, April 9, 2026 12:18:42 PM
Attachments: image001.png

Mr. Frazeur,

Thank you for reaching out. When we spoke last night, you asked for a copy of the PDF site plan and I said I would email. However, it is my understanding that Elle Taylor may have sent this to you already.

Regardless, I would also like to extend the opportunity to continue to discuss the project and see how we can work together to address your concerns. My contact information is in my signature below. Please let me know if and when you would be available to meet.

Thank you,
Alex

Alexander Brock
Partner

p | 404-815-3603
f | 404-815-3509
e | jabrock@sgrlaw.com
1105 W. Peachtree St. NE | Suite 1000 | Atlanta, GA 30309
www.sgrlaw.com | My Bio | vCard

Smith Gambrell Russell

From: Gibbs Frazeur [redacted]
Sent: Thursday, April 9, 2026 12:12 PM
To: Taylor, Elicia <etaylor@alpharetta.ga.us>; Brock, Alex <jabrock@sgrlaw.com>
Subject: Re: Current Site Plan for 1425 Mayfield Rd Rezoning

You don't often get email from gibbsfrazeur@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I would ask why the applicant would desire to have my email information. Looking forward to your response. :)

Sincerely and respectfully,
Mr. Gibbs Frazeur

On Apr 9, 2026, at 11:24 AM, Taylor, Elicia <etaylor@alpharetta.ga.us> wrote:

Mr. Frazeur,

The Applicant asked me for your email address. Could you please email Alex Brock at jabrock@sgrlaw.com. I don't want to give out your email information without your permission.

Thank you,

Elle

From: Taylor, Elicia
Sent: Thursday, April 9, 2026 10:16 AM
To: [redacted]
Cc: Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Current Site Plan for 1425 Mayfield Rd Rezoning

Good Morning,

Here is the information you requested.

Thank you,

Elle

Elicia Taylor
Planning & Zoning Coordinator
City of Alpharetta, Georgia
2 Park Plaza
Alpharetta, GA 30009
P: 678.297.6074
E: etaylor@alpharetta.ga.us

ALPHARETTA
GEORGIA, USA

From: [redacted]

[redacted]

[redacted]

From: Cook, Kathi <Kcook@alpharetta.ga.us>
Sent: Wednesday, April 8, 2026 8:07 AM
To: Taylor, Elicia <etaylor@alpharetta.ga.us>; Woodman, Michael <mwoodman@alpharetta.ga.us>
Subject: Fwd: Opposition to Proposed Rezoning at 1425 Mayfield Road

Sent from my iPhone

Begin forwarded message:

> **From:** Karrey Waters [redacted]
> **Date:** April 7, 2026 at 5:16:48 PM EDT
> **To:** "Cook, Kathi" <Kcook@alpharetta.ga.us>
> **Subject: Re: Opposition to Proposed Rezoning at 1425 Mayfield Road**
>
> Thank you, Kathi!
>
> We were recommended to reach out to you specifically. I appreciate your time.
>
> We aren't able to attend tomorrow's meeting, unfortunately. We also don't want there to be any confusion about the same last name. We are related to the original Bates Family with a long standing history in Alpharetta and Mayfield Road but not the potential purchaser of the property.
>
> Billy & Karrey Bates
>
> > On Apr 7, 2026, at 4:38 PM, Cook, Kathi <Kcook@alpharetta.ga.us> wrote:

Thanks for reaching out. I am a staff member not an elected official, but I will be working on the report and recommendation, and I will review the information you provided for consideration. The applicant submitted an application requesting to rezone the parcel as well as variances. The item is scheduled for a Citizen Zoning Information meeting tomorrow at City Hall that starts at 6 pm. The meeting is open to anyone to drop in from 6-7 to review the plan and ask questions of the applicant.

The item will be heard by the Planning Commission on May 7 and City Council on May 18. You can find the application on our website at:

Public Hearings | Alpharetta, GA - Official Website

Let me know if you have any questions.

Kathi Cook
Director of Community Development
City of Alpharetta, Georgia
2 Park Plaza
Alpharetta, GA 30009
P: 678.297.6073
E: kcook@alpharetta.ga.us

From: Karrey Waters [redacted]
Sent: Tuesday, April 7, 2026 4:11 PM
To: Cook, Kathi <kcook@alpharetta.ga.us>
Subject: Opposition to Proposed Rezoning at 1425 Mayfield Road

Dear Council Member Cook,

We are writing to express our strong concern regarding the proposed development of the narrow parcel adjacent to our home on Mayfield Road – 1425 Mayfield. Unfortunately, running our small business doesn't allow us the time to be present for the upcoming meeting but we wanted to share our thoughts, and we appreciate you taking the time to review them.

As we understand it, the current concept involves placing nine homes along the full length of this property, with each home backing up to our lot and neighboring properties. Based on what has been shared, some of these homes could be situated roughly ten feet from our yard. This level of density on such a narrow tract would dramatically alter the character of the area and significantly impact the privacy, spacing, and livability that current residents have long valued. Our property specifically would have each of the homes backing into our lot. While we always anticipated something would be built here, we didn't think we would be staring at the back of nine homes, while sitting on our back patio.

Our concerns extend well beyond our own property line. We are deeply troubled by the broader implications this type of development would have on the surrounding area, including loss of privacy and buffering for the adjacent homeowners, removal of mature trees, stormwater runoff and drainage concerns, sewer line and utility impacts, and the strain this type of density could place on surrounding lots and infrastructure.

What is especially concerning is that the last time we spoke with the current property owner, who we have known for years, she did not appear to be aware of what was being proposed for the property. That raises serious questions for us as to whether the potential buyer has the owner's full knowledge and authorization to pursue rezoning or redevelopment discussions.

We have also been made aware that the prospective purchaser is attempting to "flip" the property to a builder rather than develop it personally. If that is the case, it is difficult to see how any meaningful consideration is being given to the surrounding homeowners or to the long-term compatibility of this project with the existing neighbors.

We care deeply about preserving the character, environmental integrity and livability of Mayfield Road. The mature trees, spacing between homes, and natural buffer are part of what makes this area

so special, and once those elements are lost, they cannot be replaced. While we understand that development is surely inevitable, we don't believe a concept of this nature is what the area needs.

We would greatly appreciate your guidance and input on the following:
Would this type of development require any variances to move forward?
If so, what specific setbacks, lot width, tree, stormwater, sewer, or infrastructure exceptions might be requested?
At what stage would neighboring property owners be formally notified and given further opportunities to voice concerns?

We respectfully ask that this proposal be reviewed with great caution and with full consideration given to the residents who would be directly impacted. We would also ask for your support in opposing any rezoning or variance requests that would allow this parcel to be overdeveloped in a way that is inconsistent and incompatible with the surrounding area.

Thank you for your time and consideration.

Sincerely,
William and Karrey Bates
1455 Mayfield Road
Alpharetta, GA 30009
[redacted]

<Outlook-nhcxl31t.png>

Docusign Envelope ID: 1134B2F1-27E3-4060-A6E6-075CC2A2EE4A

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Biren Chandaria, owner of the property at 12805 Keystone Court, Alpharetta GA 30009 am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at [redacted] or email [redacted].

Additional Comments:

DocuSigned by:

F3DA531A08DE4A2...

Docusign Envelope ID: ED700E9D-18A3-4A81-A400-FFB796A01989

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Rhonda Hofer, owner of the property at 1230 sherry drive, Alpharetta am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at [redacted] or email [redacted].

Additional Comments:

Signed by:

DC584B6E103F44D...

Docusign Envelope ID: F137B9AB-09F2-4ACB-8C93-2FC4244EA9F9

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Kristin McKay, owner of the property at 148 brindle lane Alpharetta ga 30009 am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at [redacted] or email [redacted].

Additional Comments:

Signed by:

5F95DC180414436...

Docusign Envelope ID: 68D837D1-5391-4254-B0EA-E8510EFFD5FB

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Greg Power, owner of the property at 13175 Owens Way Milton am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at [redacted] or email [redacted].

Additional Comments:

Signed by:

3CE29970857A476...

Docusign Envelope ID: 8E523389-F08B-4737-81BC-02E6C288D892

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Jason Shepard, owner of the property at 825 Old Rucker Road, Alpharetta GA 30004 am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at [redacted] or email [redacted].

Additional Comments:

DocuSigned by:

Jason Shepard

287EC6A3DA2F4C1...

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Juan Rosado, owner of the property at 175 heatherton lane Milton ga am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at [redacted] or email [redacted].

Additional Comments:

Signed by:

1E874B5988E8476...

Docusign Envelope ID: 30D6AB9D-DCCC-4E34-9E00-25FEC8EB774C

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Keith Anderson, owner of the property at 3826 Heritage Walk, Milton Georgia 30009 am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at [redacted] or email [redacted].

Additional Comments:

Signed by:

3CE29970857A476...

ocusign Envelope ID: FBBF1E80-2509-497A-ADD6-0FB65DAD85D8

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Michelle H. Chan & Ming Ho, owner of the property at 1375 Mayfield Rd am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at [redacted] or email [redacted].

Additional Comments:

Signed by:

D693568F8A4240F...

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I BASKER MATHRUBOOTHAM, owner of the property at 1645 CORNERSTONE CT, am signing this document in support of the rezoning requested at 1425 Mayfield Road, Alpharetta, GA. If you have any questions, please feel free to reach me on my cell phone at _____ or email _____.

Additional Comments:

From: Cook, Kathi
To: Taylor, Elicia
Cc: Woodman, Michael
Subject: Fwd: Opposition to Case Z-26-04 / V-26-06 (1425 Mayfield Road)
Date: Monday, May 4, 2026 10:17:04 PM

Send to PC
Sent from my iPhone

Begin forwarded message:

From: Gibbs Frazeur [redacted]
Date: May 4, 2026 at 10:11:18 PM EDT
To: "Gilvin, Jim" <jgilvin@alpharetta.ga.us>, City Council and Mayor <CityCouncilandMayor@alpharetta.ga.us>, "Shapiro, Lauren" <LShapiro@alpharetta.ga.us>, "Cook, Kathi" <Kcook@alpharetta.ga.us>, "Woodman, Michael" <mwoodman@alpharetta.ga.us>
Subject: Opposition to Case Z-26-04 / V-26-06 (1425 Mayfield Road)

Monday, May 4, 2026

Dear Honorable Mayor and Council Members,

We are writing to you regarding the proposed 1425 Mayfield Road development and would have sent this sooner but had been waiting for the Agenda Packet to drop which we just saw yesterday. We have lived at the adjacent property for almost 30 years.

While we support thoughtful development of our community according to *2045 Comprehensive Plan,* we strongly urge that the City of Alpharetta deny multi housing development on the property.

This long narrow property is a rich biodiverse home to multiple species of wildlife and 23 specimen trees and is not suitable for multi housing development. Here are three reasons:

1. Pre-existing water runoff issues
The property experiences regular flooding during heavy rains. This results in large scale ponding and a sudden formation of an intense run-off **creek** that carves its way both through our and our neighbor's backyards. (A video will be available at Thursday's meeting). This necessitates our neighbor having to remove leaf litter, debris and realign landscape timbers after each flooding event. It can take up to weeks for the "creek" to dry up and the ponding to disappear. Clearcutting the property by removing the existing trees would exacerbate this problem

and create increased water run-off, mud, and silt deposition.

2. Dimensional unsuitability
This is a long narrow piece of undeveloped property whose dimensions lack the space for proper development within pre-existing codes. Their proposal is only possible if the city grants multiple waivers, including shrinking front setbacks and narrowing street widths. They are asking for both rezoning and variances, but variances are intended to be granted if there is a “hardship” on the land - not for self created hardships.

3. Increased density of homes
Increasing further density along the Mayfield housing corridor will not enhance the neighborhood character of this area.

In the event that the development does occur, we ask the Council to include the following additions:

1. Increased setback from proposed 10 feet to a minimum 20 feet undisturbed buffer from all surrounding properties. The edge of our home is only 25 feet from the property line. We enjoy the privacy of our property, and the development will eliminate this privacy.

2. Prior to construction, the installation of a sound berm along the full length of the perimeter of the development (as in *Mayfield Estates)*

3. Prior to construction, the installation of a high quality privacy fence running the full length of the perimeter of the development as with *Mayfield Estates* where it was placed on top of the berm.

4. Alleviation of the pre-existing rainfall runoff problem that occurs during heavy rains multiple times a year (as stated above)

5. Fewer houses in the development to be in compliance with the *Mayfield Estates* precedent

* For the record we are concerned with the timing and transparency of this project. At least one neighbor bordering the property was offered financial compensation for sanitary sewer and construction easement access and was scheduled to sign the documents one day BEFORE the very first meeting last month. We're curious why a homeowner would be compensated **prior** to complete approval for the proposed project.

Also, that neighbor sounded shocked when they learned that multiple homes were being proposed as if they were unaware it was going to be multi-housing. Additionally we received the letter from the attorney regarding the initial meeting only five days prior to the meeting. This has

left us pondering the transparency and timing of these actions.

In conclusion, should the development proceed, we are asking the Council to hold this applicant at minimum to the same standard that has already been established with *Mayfield Estates* while considering the property's unique issues that aren't self created hardships.

Thank you again for your time and thoughtful consideration.

Respectfully,

Gibbs and Peggy Frazeur
1355 Bethany Court

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Property Taxes & Code Violations Verified

Case #: ~~CUP-26-04 Z-26-04~~

PH #: Z-26-03 V-26-03 PHA260002

☐ 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: Mayfield Development Services, LLC c/o J. Alexander Brock - Smith, Gambrell & Russell, LLP Telephone: 404-815-3603

Address: 1105 W. Peachtree St NE Suite: 1000

City Atlanta State: GA Zip: 30309 Fax: 404-815-3509

Mobile Tel: _____ Email: jabrock@sgrlaw.com

Subject Property Information:

Address: 1425 Mayfield Rd, Alpharetta, GA 30009 Current Zoning: AG

District: 2 Section: 2 Land Lot: 1103 Parcel ID: 22 448011030405

Proposed Zoning: R-15 Current Use: Single Family Residential

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)*: _____

REZONING & MASTER PLAN AMENDMENT REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

See Attached Letter of Intent

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

See Attached Letter of Intent

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

See Attached Letter of Intent

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

See Attached Letter of Intent

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

See Attached Letter of Intent

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

See Attached Letter of Intent

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

See Attached Letter 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.

VARIANCE & EXCEPTION REVIEW CRITERIA

Please respond to the following ONLY if you are applying for a variance or exception.
Respond to 1-3 for a variance and 1-4 for an exception.

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

See Attached Letter of Intent

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

See Attached Letter of Intent

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

See Attached Letter of Intent

4. 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.

N/A

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.

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

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Emily H Garmon Telephone:

Address: 1425 Mayfield Rd Suite:

City Alpharetta State: GA Zip: 30009 - 3121

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/Exception
- ☐ Master Plan
- ☑ Comprehensive Land Use Plan Amendment
- ☐ Other

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Mayfield Development Services, LLC c/o J. Alexander Brock - Smith, Gambrell & Russell, LLP Telephone: 404-815-3603

Address: 1105 W. Peachtree St. NE Suite: 1000

City Atlanta State: GA Zip: 30309 - 3592

So Sworn and Attested:

Owner Signature: Emily H. Garmon Date: 2.24.2026

Notary:

Notary Signature: [signature] Date: 02/24/2026

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: Emily H Garmon

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: N/A 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: Emily H. Garmon Date: 2.24.2026

DISCLOSURE FORM

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Name of Applicant or Opponent: Mayfield Development Services LLC

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.

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Description of Contribution: N/A 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: 2-24-26

DISCLOSURE FORM

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Name of Applicant or Opponent: J. Alexander Brock - Smith, Gambrell & Russell, LLP

Subject Public Hearing Case: _____

Campaign Contribution Information:

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Description of Contribution: _____ Value: _____

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Signature: Date: 02/19/2026

DISCLOSURE FORM

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Name of Applicant or Opponent: Dennis J. Webb, Jr. - Smith, Gambrell & Russell, LLP

Subject Public Hearing Case: _____

Campaign Contribution Information:

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

Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

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Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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Signature: Date: 02/19/2026

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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.

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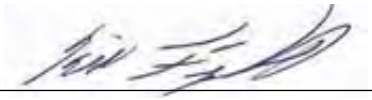
Signature:  Date: 02/19/2026

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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: 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.

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Name of Official: N/A Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

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: 02/19/2026

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: 1425 Mayfield Road

Contact Name: J. Alexander Brock - Smith, Gambrell & Russell, LLP Telephone: 404-815-3603

The following people will be notified of this application and provided information describing the subject proposal. All properties within 500' or adjoining properties and the HOA MUST be notified. Notification requirements to be established by the City. Attach mailing list, as needed.

See Attached

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.*

- [x] Letter
- [ ] Personal Visits
- [ ] Telephone
- [ ] Group Meeting
- [x] Email
- [ ] Other *(Please Specify)*

jabrock@sgrlaw.com

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.

See Attached

SMITH DIANE H
100 MYERS DR
ALPHARETTA GA 30009

REALE MICHAEL V & CHARLOTTE D
1065 CHANTILLY DR
ALPHARETTA GA 30004-1013

DANIEL & GALE MC FARLAND
LIVING TRUST THE
1070 CHANTILLY DR
ALPHARETTA GA 30004

FORGAS ANGEL HASBUN &
ARGENAL MARIANELA RIVERA
1080 CHANTILLY DR
ALPHARETTA GA 30004

SHANE & KAYLENE MANGRUM
FAMILY REVOCABLE TRUST THE
1090 CHANTILLY DR
ALPHARETTA GA 30004

SIBERT WILLIAM E
1090 CRABAPPLE TRACE
ALPHARETTA GA 30004

ALCALA RONALD E
1095 CHANTILLY DR
ALPHARETTA GA 30004

BANNER JASON LOUIS
110 MEYRS DR
ALPHARETTA GA 30009

CORYELL BRADLEY M &
CORYELL ASHLEY R
1275 SHERRY DR
ALPHARETTA GA 30009

CHATHAM NANCY & EARL A
1285 SHERRY DR
ALPHARETTA GA 30004

ESTES JOSEPH E JR & NELL T
1290 SHERRY DR
ALPHARETTA GA 30004-1140

DORRIS JOHN M JR & DIANE E
1295 SHERRY DR
ALPHARETTA GA 30009

1310 SHERRY DR LLC
1310 SHERRY DR
ALPHARETTA GA 30009

NAVA HERMELANDO & LORENZA
1315 SHERRY DR
ALPHARETTA GA 30004

PARRISH W CHARLES & MARGARET
1325 SHERRY DR
ALPHARETTA GA 30009

BURGESS NATHAN STILL
1330 SHERRY DR
ALPHARETTA GA 30004

VRIES ALE DE & KNOWLES SARAH CANEDY
1335 SHERRY DR
ALPHARETTA GA 30009

PINKERTON LEBRON A
1345 SHERRY DR
ALPHARETTA GA 30009

SKLAR LIVIA E & EMERSON ROBERT K
1350 SHERRY DR
ALPHARETTA GA 30009

FRAZEUR GIBBS J & MARGARET W
1355 BETHANY CT
ALPHARETTA GA 30004

ROGERS DIANNE J
1355 SHERRY DR
ALPHARETTA GA 30009

STOREY KENNETH MAURICE & MONICA
1360 BETHANY CT
ALPHARETTA GA 30004

PENTAKOTA SREENU &
RAJARAMAN JAYANTHI
1360 CHELSEY LANE
ALPHARETTA GA 30004

LAWLER BELINDA DUBRAY
1365 BETHANY CT
ALPHARETTA GA 30004

885 CRABAPPLE HILL REVOCABLE TRUST THE
1395 MAYFIELD RD
ALPHARETTA GA 30009

KARAM RATIB A JR & KARAM LINDA H
1400 MAYFIELD RD
ALPHARETTA GA 30009

GARMON EMILY H
1425 MAYFIELD RD
ALPHARETTA GA 30009-3121

HOLCOMBE SONJA S
1426 MAYFIELD RD
ALPHARETTA GA 30004-1122

HOLCOMBE MILES F & JACQUELYN A
1430 MAYFIELD RD
ALPHARETTA GA 30004-1122

HOLCOMBE MARY S
1440 MAYFIELD RD
ALPHARETTA GA 30004-1122

BATES GLORIA LYNN
1455 MAYFIELD RD
ALPHARETTA GA 30009

HAMBRICK RACHAL & SLAUGHTER SHIRLEY
1473 MAYFIELD RD
ALPHARETTA GA 30009

BENTON N SHIRLEY
1475 MAYFIELD RD
ALPHARETTA GA 30009

CALLE OCHO KEY COLONY LLC
1485 MAYFIELD RD
ALPHARETTA GA 30009

CITYWALK PROPERTIES LLC
1655 EVERSEDGE DR
ALPHARETTA GA 30009

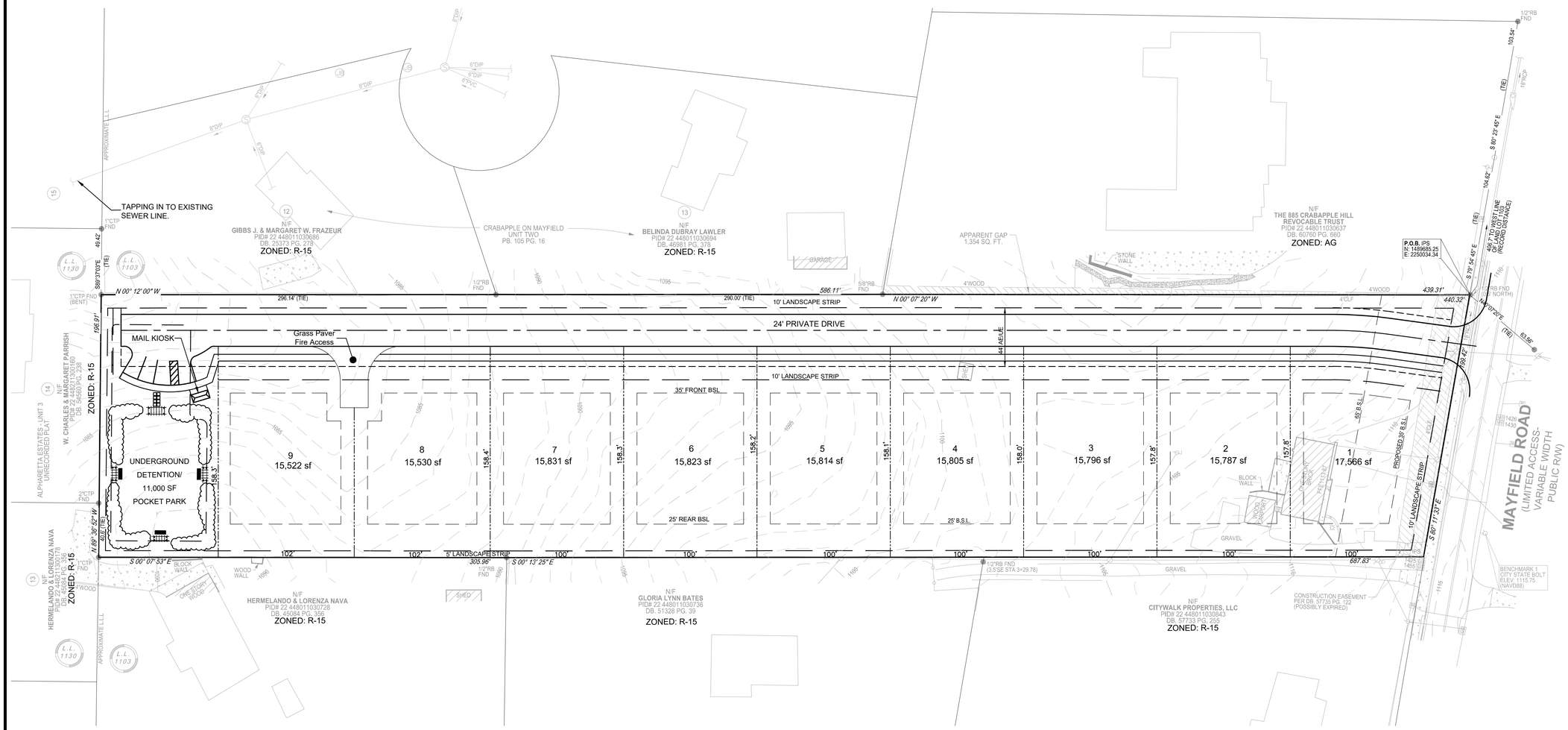
CITY OF ALPHARETTA GEORGIA
& THE CITY OF MILTON GEORGIA
2006 HERITAGE WALK
ALPHARETTA GA 30004

HO MING JU & HSIU YING
2535 CLAIRVIEW ST
ALPHARETTA GA 30009

MILTON LAND INVEST INC
4080 MCGINNIS FERRY RD BLDG/STE 700 704
ALPHARETTA GA 30005

VICTOR WARREN PROPERTIES INC
754 LULLWATER RD NE
ATLANTA GA 30307

WAKE CAPITAL LLC
825 FAIRWAYS CT STE 300
STOCKBRIDGE GA 30281


TAPPING IN TO EXISTING SEWER LINE.
N/F GIBBS J. & MARGARET W. FRAZEUR PID# 22 448011030686 DB. 25373 PG. 278 ZONED: R-15
CRABAPPLE ON MAYFIELD UNIT TWO PB. 105 PG. 16
N/F BELINDA DUBRAY LAWLER PID# 22 448011030694 DB. 46981 PG. 378 ZONED: R-15
APPARENT GAP 1,354 SQ. FT.
N/F THE 885 CRABAPPLE HILL REVOCABLE TRUST PID# 22 448011030637 DB. 60760 PG. 680 ZONED: AG
P.O.B. IPS N: 1499685.25 E: 2250034.34
N 00° 12' 00" W
296.14' (TIE)
N 00° 07' 20" W
586.11'
290.00' (TIE)
N 00° 07' 20" W
439.31'
440.32'
24' PRIVATE DRIVE
10' LANDSCAPE STRIP
35' FRONT BSL
25' REAR BSL
MAIL KIOSK
Grass Paver Fire Access
UNDERGROUND DETENTION/ 11,000 SF POCKET PARK
9 15,522 sf
8 15,530 sf
7 15,831 sf
6 15,823 sf
5 15,814 sf
4 15,805 sf
3 15,796 sf
2 15,787 sf
1 17,566 sf
102'
100'
5' LANDSCAPE STRIP
305.96'
S 00° 13' 25" E
687.83'
S 00° 07' 53" E
305.3'
N 89° 36' 52" W
S 89° 37' 04" E (TIE)
49.42'
196.91'
44' AE/UE
PROPOSED 35' B.S.L.
10' LANDSCAPE STRIP
S 80° 17' 33" E
S 89° 54' 45" E (TIE)
103.54'
104.62'
S 89° 23' 45" E (TIE)
63.56'
S 00° 07' 26" E (TIE)
65.42'
45' +/- TO WEST LINE LAND LOT 1103 (RECORD DISTANCE)
MAYFIELD ROAD (LIMITED ACCESS- VARIABLE WIDTH PUBLIC R/W)
ALPHARETTA ESTATES - UNIT 3 UNRECORDED PLAT
W. CHARLES & MARGARET PARRISH PID# 22 448021030160 DB. 9540 PG. 299 ZONED: R-15
N/F HERMELANDO & LORENZA NAVA PID# 22 448011030728 DB. 46084 PG. 356 ZONED: R-15
N/F HERMELANDO & LORENZA NAVA PID# 22 448011030728 DB. 46084 PG. 356 ZONED: R-15
N/F GLORIA LYNN BATES PID# 22 448011030736 DB. 51328 PG. 39 ZONED: R-15
N/F CITYWALK PROPERTIES, LLC PID# 22 448011030843 DB. 57733 PG. 255 ZONED: R-15
CONSTRUCTION EASEMENT PER DB. 57735 PG. 122 (POSSIBLY EXPIRED)
BENCHMARK 1 CITY STATE BOLT ELEV. 1115.75 (NAVD88)
APPROXIMATE L.L.L.
L.L. 1130
L.L. 1103
GRAVEL
BLOCK WALL
WOOD WALL
SHED
ONE-STORY WOOD
GARAGE
STONE WALL
4' WOOD
4' CLF
1' CLF
1/2"RB FND
1" CTP FND
2" CTP FND
6" DIP
6" PVC
18" RCP
POWER POLE
GUY WIRE
1085
1090
1095
1100
1105
1110
1115
1120
1125
1130
1135
1140
1145
1150
1155
1160
1165
1170
1175
1180
1185
1190
1195
1200
1205
1210
1215
1220
1225
1230
1235
1240
1245
1250
1255
1260
1265
1270
1275
1280

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

BOUNDARY & TOPOGRAPHIC SURVEY
FOR
MAYFIELD DEVELOPMENT SERVICES, LLC
(MAYFIELD ROAD ASSEMBLAGE)
LOCATED IN
LAND LOT 1103, 2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SPECIAL NOTES

1. 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.
2. 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.
3. 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.
4. NO CEMETERIES OR BURIAL GROUNDS HAVE BEEN OBSERVED BY TERRAMARK.
5. NO WETLAND DELINEATION MARKINGS HAVE BEEN OBSERVED BY TERRAMARK.
6. NO RECENT EARTH MOVING OR BUILDING CONSTRUCTION HAS BEEN OBSERVED BY TERRAMARK.
7. NO CHANGE IN STREET RIGHTS OF WAY HAVE BEEN MADE AVAILABLE TO TERRAMARK.

SURVEY NOTES

EQUIPMENT USED:
A TRIMBLE "S" 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 944,595 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAD A CLOSURE OF ONE FOOT IN 138,014 FEET AND AN ANGULAR ERROR OF 01" 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 ONE 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 DECEMBER 12, 2025.

DUE TO VARIANCES IN GPS EQUIPMENT, TECHNIQUES, FEDERAL ADJUSTMENTS TO STATE PLANE MODELS AND DAILY CONDITIONS IMPACTING GPS RECEPTIVITY, 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 DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR ISSUES ENCOUNTERED DUE TO FAILURE TO LOCALIZE DIRECTLY TO THIS SURVEY DATUM.

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 DISTINCTLY 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 UTILITES 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 DISTINCTLY 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 DISTINCTLY 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 SUBDIVISION PLAT OF UNIT THREE, ALPHARETTA ESTATES, INC. DATED SEPTEMBER 29, 1972
2. FINAL PLAT OF CRABAPPLE ON MAYFIELD, UNIT TWO DATED JUNE 11, 1975 AND RECORDED IN PB. 105 PG, 16 AMONG THE LAND RECORDS OF FULTON COUNTY, GEORGIA.
3. FINAL PLAT OF CRABAPPLE TRACE, UNIT ONE DATED MARCH 10, 1973
4. SURVEY FOR JAMES WUNDER PREPARED BY MCCLUNG SURVEYING & DATED OCTOBER 16, 2019
5. DEEDS AND PLATS SHOWN HEREON

SITE MAP

(#) → PICTURE LOCATION AND DIRECTION

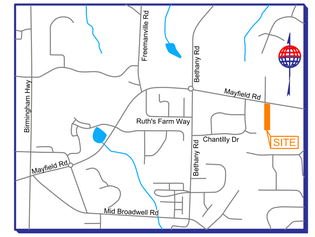
AERIAL IMAGE PROVIDED BY GOOGLE EARTH
IMAGERY DATED NOVEMBER 17, 2025

PHOTO #1

PHOTO #2

PHOTO #3

PHOTO #4



LOCATION MAP

NOT TO SCALE
LAT - 34°05'41.01"N
LONG - 84°19'11.83"W

UTILITY NOTES

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

RHD SERVICES
PO BOX 813399
SMYRNA, GA 30081
PHONE: 404-874-8585
RHDSERVICES.COM

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER, AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY RHD SERVICES, UTILIZING RADIO FREQUENCY TECHNIQUE AND IN ACCORDANCE TO LEVEL "B" UTILITY LOCATION CRITERIA. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON- METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN- SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT ARE NOT SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

UTILITY PROVIDERS

GAS
ATLANTA GAS LIGHT
470-248-6482

POWER
GEORGIA POWER
404-506-6539

WATER
FULTON COUNTY
404-612-4248

COMMUNICATION
AT&T
706-763-9207

COMCAST
678-709-7112

CROWN CASTLE
800-654-3110

TITLE NOTES

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF FULTON COUNTY, GEORGIA (PANEL NUMBERS 13121C0052G & 13121C0054F), DATED 6/19/2020 & 9/18/2013; NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN ON THIS SURVEY.

SUBJECT PROPERTY HAS ACCESS TO THE PUBLIC RIGHT OF WAY OF MAYFIELD ROAD.

SITE INFORMATION

CURRENT OWNER: EMILY H. GARMON
DB. 4578 PG. 67 & DB. 7515 PG. 196

TAX PARCEL ID # 22 448011030405

ADDRESS: 1425 MAYFIELD ROAD

ZONING: AG (AGRICULTURE)
JURISDICTION: CITY OF ALPHARETTA

SETBACKS:
FRONT - 65 FEET
SIDE - 25 FEET
REAR - 50 FEET

SURVEYOR'S CERTIFICATE

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

GEORGIA REGISTERED No. 2928 LAND SURVEYOR PAUL B. CANNON

PAUL B. CANNON, RLS
REGISTERED NUMBER: 2928

TerraMark Land Surveying, Inc.
1396 Bells Ferry Road
Marietta, Georgia 30066
Phone No. (770) 421-1927
www.TerraMark.com
C. O. A.# LSF000610
TerraMark Geospatial

No	Revision	Date
#1		
#2		
#3		
#4		
#5		
#6		
#7		
#8		

Project No.	2025-290
Survey Crew:	NG
Drawn By:	AT
Approved By:	PBC
Date:	12/23/2025
Scale:	1"=40'
	S. SURVEY1 2025-290 DGN 12/24/25 DGN
PATH:	

BOUNDARY & TOPOGRAPHIC SURVEY
FOR
MAYFIELD DEVELOPMENT SERVICES, LLC
(MAYFIELD ROAD ASSEMBLAGE)
LOCATED IN
LAND LOT 1103, 2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SHEET NO.
1/2
DRAWING# TM 25-290

JOB NUMBER 2025-290 PLOT SIZE 24 X 36

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

BENCHMARK 1

BENCHMARK 2

SITE AREA

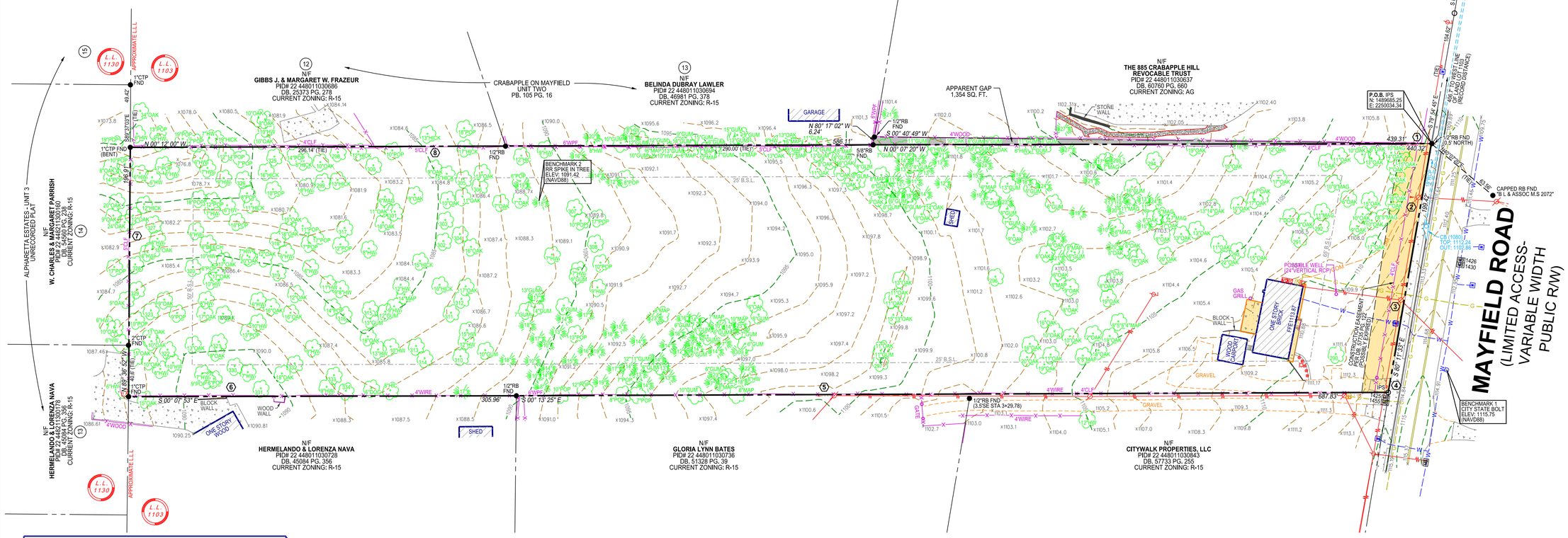
198,979 SQ.FT.
OR
4.5679 AC.

AREAS OF INTEREST TABLE

(#) AREA OF INTEREST

1. ELECTRIC LINE CROSSES PROPERTY LINE
2. ELECTRIC LINE, GUY WIRES, & POWER POLE CROSS PROPERTY LINE
3. ELECTRIC LINE, GUY WIRES, & POWER POLE CROSS PROPERTY LINE
4. ELECTRIC LINE CROSSES PROPERTY LINE
5. FENCE MEANDERS ALONG PROPERTY LINE
6. WALL CROSSES PROPERTY LINE
7. FENCE MEANDERS ALONG PROPERTY LINE
8. FENCE MEANDERS ALONG PROPERTY LINE

GRID (GA. WEST ZONE-NAD83)



ABBREVIATIONS

A	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC,	ACRE	N/F	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTP	OPEN TOP PIPE
BSL	BUILDING SETBACK LINE	PB,	PLAT BOOK
BW	BARBWIRE	PG,	PAGE
CH	CHORD LENGTH	POB	POINT OF BEGINNING
CLF	CHAIN LINK FENCE	POC	POINT OF COMMENCEMENT
CMF	CONCRETE MONUMENT FOUND	R	RADIUS LENGTH
CMP	CORRUGATED METAL PIPE	R/W	RIGHT OF WAY
CONC.	CONCRETE	R/W MON	RIGHT OF WAY MONUMENT
CTP	CRIMP TOP PIPE	RB	REBAR
DB.	DEED BOOK	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	SDE	STORM DRAINAGE EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	SQ, FT,	SQUARE FEET
FND	FOUND	SSE	SANITARY SEWER EASEMENT
HDPE	HIGH DENSITY POLYETHYLENE PIPE	WPF	WOOD PRIVACY FENCE
IPF	IRON PIN FOUND		

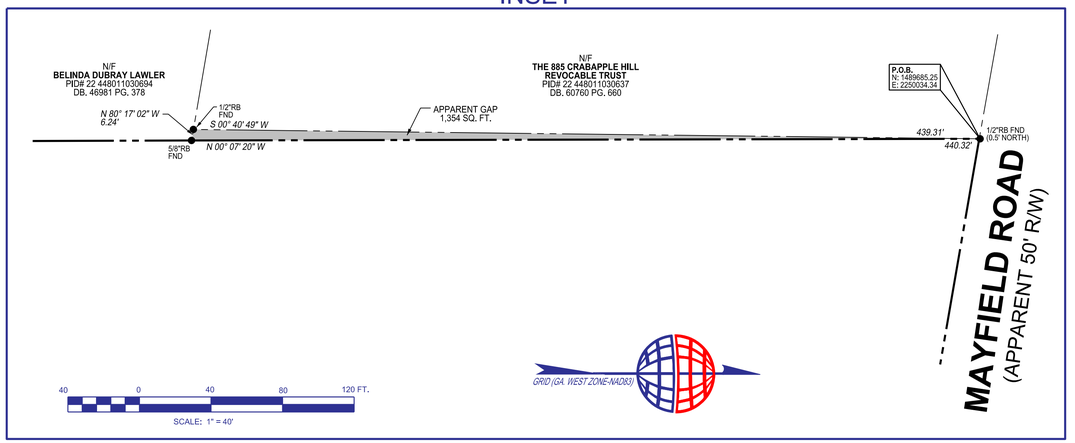
TREE LEGEND (ABBREVIATIONS)

DECIDUOUS (TREE)	BIR	BIRCH	HLY	HOLLY
	BCH	BEECH	HW	HARDWOOD
	CM	CRAPE MYRTLE	MAG	MAGNOLIA
TAGGED TREE	CHY	CHERRY	MAP	MAPLE
	CYP	CYPRESS	OAK	OAK
	FIR	FIR	ORN	ORNAMENTAL
	GINGKO	GINGKO	PEAR	PEAR
CONIFEROUS (TREE)	GUM	SWEET GUM	POP	POPLAR
	HIC	HICKORY	SYC	SYCAMORE

LEGEND

CURB AND GUTTER (C&G)	CATCH BASIN (DWCB)	IRRIGATION CONTROL VALVE (ICV)	LIGHT POLE (LP)	CROSSWALK SIGNAL
FENCE	CATCH BASIN (SWCB)	FIRE HYDRANT (FH)	POWER POLE WITH LIGHT	x 000.00 SPOT ELEVATION
HANDRAIL	DROP INLET (DI)	WATER VALVE (WV)	POWER POLE (PP)	CONCRETE AREA
STORM DRAIN LINE	JUNCTION BOX (JB)	WATER METER (WM)	UTILITY MANHOLE (UM)	OVERHANG AREA
SANITARY SEWER	HEAD WALL (HW)	FIRE DEPT. CONNECTION (FDC)	SPOTLIGHT	RIP-RAP AREA
WATER LINE	CURB INLET (CI)	WATER VALVE MARKER	GAS METER (GM)	BRICK AREA
GAS LINE	FLARED END SECTION (FES)	TELEPHONE PEDESTAL	GAS VALVE (GV)	TREELINE
UNDERGROUND POWER LINE	OUTLET CONTROL STRUCTURE	TRANSFORMER BOX (TX)	COMMUNICATION BOX	
OVERHEAD POWER LINE	YARD DRAIN INLET	AIR CONDITIONER (AC)	TRAFFIC SIGNAL	
UNDERGROUND COMMUNICATION	SS MANHOLE (MH)	ELECTRIC METER (EM)	BOLLARD (BO)	
TOPOGRAPHIC CONTOUR	CLEAN OUT (CO)	ELECTRIC UTILITY	MAIL BOX	
PROPERTY LINE		GREASE TRAP (GT)	SIGN	

INSET



GEORGIA REGISTERED No. 2928 LAND SURVEYOR PAUL B. CANNON

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Marietta, Georgia 30066

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Project No.	2025-290
Survey Crew:	NG
Drawn By:	AT
Approved By:	PBC
Date:	12/23/2025
Scale:	1"=40'

S. SURVEY 2025-290 2025-290 DGN

BOUNDARY & TOPOGRAPHIC SURVEY
FOR
MAYFIELD DEVELOPMENT SERVICES, LLC
(MAYFIELD ROAD ASSEMBLAGE)
LOCATED IN
LAND LOT 1103, 2ND DISTRICT, 2ND SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SHEET NO.
2/2
DRAWING# TM 25-290

JOB NUMBER 2025-290 PLOT SIZE 24 X 36

Property Description
1425 Mayfield Road

Being all that tract or parcel of land lying and being in Land Lot 1103 of the 2nd District, 2nd Section, City of Alpharetta, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a point located on the southerly right-of-way line of Mayfield Road (being a variable width public right-of-way) which point is located 406.7 feet (record distance) along the aforesaid right-of-way line of Mayfield Road east of the intersection of the southerly right-of-way line of Mayfield Road and the apparent west line of Land Lot 1103, 2nd District, 2nd Section, Fulton County, Georgia.

Thence, from said **POINT OF BEGINNING** as thus established and running with the aforesaid right-of-way line of Mayfield Road

1. South 80° 11' 33" East, 199.42 feet to an iron pin set; thence, leaving the aforesaid right-of-way line of Mayfield Road
2. South 00° 13' 25" East, 687.83 feet to a 1/2 inch rebar found; thence,
3. South 00° 07' 53" East, 305.96 feet to a 1 inch crimp top pipe found on the apparent Land Lot Line common to Land Lots 1103 and 1130, 2nd District, 2nd Section, Fulton County, Georgia; thence, running with the said Land Lot Line common to Land Lots 1103 and 1130
4. North 89° 36' 52" West, 196.91 feet to a 1 inch crimp top pipe found (disturbed); thence, leaving the aforesaid Land Lot Line common to Land Lots 1103 and 1130
5. North 00° 12' 00" West, 586.11 feet to a 5/8 inch rebar found; thence,
6. North 00° 07' 20" West, 440.32 feet to the POINT OF BEGINNING to the **POINT OF BEGINNING**, containing 198,979 square feet or 4.5679 acres of land, more or less.

The above described property is subject to all rights-of-way and easements, recorded and unrecorded.

1105 W. Peachtree St. N.E.
Suite 1000
Atlanta, Georgia 30309-9813
Tel: 404-815-3500
www.sgrlaw.com

J. Alexander Brock
Direct Tel: 404-815-3603
jabrock@sgrlaw.com

March 2, 2026

Ms. Kathi Cook, Director
Community Development
City of Alpharetta, Georgia
2 Park Plaza
Alpharetta, Georgia 30009

Re: Application of Mayfield Development Services, LLC for ±4.5674 acres of land located at 1425 Mayfield Road (Tax Parcel 22 448011030405) to rezone from AG (Agricultural) to R-15 (Dwelling, "For-Sale", Detached Residential); secure a Comprehensive Plan Amendment to change the Future Land Use designation from Very Low Density Residential (VLDR) to Low Density Residential (LDR); and to secure three (3) variances from Sections 2.2.5.D, 3.5.2.A, and 3.5.2.E of the City of Alpharetta Unified Development Code.

Dear Ms. Cook:

Please accept this correspondence as the Letter of Intent of my client, Mayfield Development Services, LLC ("Mayfield" and/or "Applicant"), in support of the above-referenced applications.

Mayfield proposes to develop a high-quality residential subdivision consisting of nine (9) for-sale, single-family detached homes ("Proposed Development") on a ±4.5674-acre tract of land located at 1425 Mayfield Road (Tax Parcel 22 448011030405) (the "Subject Property"). Each home will be located on an individual 15,000-square foot, or larger, fee-simple lot with a resulting overall density of ±1.97 units per acre. The site plan titled Mayfield Road Tract Zoning Plan by Kimley-Horn Associates, dated February 27, 2026, ("Site Plan") more particularly details the layout of the proposed subdivision. The project is designed to maintain a coherent suburban neighborhood character consistent with the surrounding area's established single-family development.

The Subject Property is currently zoned AG (Agricultural) in accordance with the City of Alpharetta Zoning Map and presently designated "Very Low Density Residential (VLDR)" on the City's Horizon 2040 Comprehensive Plan ("Comp Plan") Future Land Use Map. The majority of the surrounding zoning districts, however, are R-15 (Dwelling, "For-Sale",

Detached Residential), including the lots immediately adjacent to the Subject Property. The proposed detached homes at the stated density are consistent with low-density suburban development patterns in the area. For example, several existing subdivisions in the area, including Ruths Farm, Danbury Park, Chelsey, Hearthstone Phase I and II, and Marigold at Mayfield, all have minimum 15,000 square foot lots similar to what is being proposed and all are zoned R-15. In particular, the Marigold at Mayfield subdivision, located at 1485 Mayfield Road and currently under construction, is similar in scale and density to the Proposed Development. In order for the Subject Property to be developed in a manner that is commensurate with the existing surrounding development, it will require rezoning to an appropriate R-15 district.

The proposed R-15 district, as well as the surrounding existing R-15 districts, are out of alignment with the VLDR land use, however. The Comp Plan notes that the R-15 district is appropriate for the LDR land use. The Comp Plan notes the VLDR land use is appropriate for for-sale dwellings on minimum 22,000 square foot lots with a maximum density of less than 2 units per acre. The LDR land use calls for for-sale dwellings on minimum 12,000 square foot lots with a maximum density of less than 3 units per acre. The Applicant's proposal for for-sale single family dwellings at a density of ±1.97 units per acre is at a density commensurate with the current VLDR land use. It is only the smaller lot size and R-15 zoning that necessitates the LDR land use. The lot size is directly related to the long narrow shape of the Subject Property, which makes a larger lot layout impractical. Regardless, the Applicant's proposal will be harmonious with the surrounding properties and commensurate with single family residential development in the area.

Mayfield's Proposed Development will consist of nine (9) upscale single-family residences located on a single street with a 10-foot landscape strip on either side. To preserve greenspace, the development will incorporate underground stormwater detention and include a t-shaped turnaround for fire access.[1] The development will also incorporate a 10-foot planted landscape strip along its western border, and a 5-foot planted landscape strip along the southern and eastern property lines. Although the surrounding properties are primarily zoned R-15, identical to what is being proposed for the Subject Property, the Applicant intends to mitigate potential impacts, if any, from the development. The intent is to provide a development will infuse upscale housing to meet the area's demands at a scale that is commensurate with other R-15 developments in the area, including the Marigold at Mayfield located just east of the Subject Property.

These improvements require the following approvals:

1. Rezoning of the Property from AG (Agricultural) to R-15 (Detached Single-Family Residential).

[1] The t-shaped turn around will require a variance to Alpharetta UDC § 3.5.2.E, which requires dead-end roads to terminate in a cul-de-sac.

2. A Comprehensive Plan Amendment to change the land use from Very Low Density Residential (VLDR) to Low Density Residential (LDR).

3. Concurrent variances from certain sections of the City of Alpharetta Unified Development Code requirements occasioned by factors peculiar to the Subject Property. The development will need the following variances from:

    a. Alpharetta UDC § 2.2.5.D – Reduce the side corner setback along Mayfield Road from 65 feet to 35 feet
    b. Alpharetta UDC § 3.5.2.A – A variance to the City Design Standards to reduce the street section from 50-feet to a 24-foot-wide drive and 44-foot-wide utility easement.
    c. Alpharetta UDC § 3.5.2.E – A variance to allow a T-shaped turn-around in-lieu of a cul-de-sac.

A. Existing Conditions and Surrounding Area

The Subject Property is a ±4.57-acre tract along Mayfield Road and is situated between R-15 zoned single-family subdivisions to the west and south and individual R-15 lots to the east. The site currently contains a one single-family residence and associated improvements, with remaining areas consisting of open field and/or wooded land. Surrounding properties are predominantly single-family residential in character, including a mix of medium-lot homes and established subdivisions. The proposed R-15 rezoning and nine-lot subdivision are compatible with this surrounding residential context and will provide an appropriate addition to the existing lot patterns along the Mayfield Road corridor.

B. Project Description and Design

As noted in the paragraphs above, the Proposed Development consists of nine (9) detached single-family homes. The subdivision is designed to maintain a coherent development through thoughtful lot orientation, landscaping, and internal circulation. As reflected on the Site Plan, anticipated setbacks are front: 35 feet; rear: 25 feet; and side: 10 feet. The requested corner side setback variance (from 65 feet to 35 feet) applies to the entrance/corner lot where the home's side faces Mayfield Road. This relief is necessary due to the property's double frontage and the need to position homes in an orderly, cohesive pattern. Access to the community will be provided by a single private drive from Mayfield Road. The internal drive is proposed at 24 feet in width, which is sufficient for two-way traffic and emergency access, while minimizing impervious surface and stormwater impacts. The entrance will be landscaped and is not intended to be gated as depicted on the Site Plan.

Stormwater will be managed on-site in a proposed underground detention facility that will ensure post-development runoff does not exceed pre-development conditions. In addition, the underground design will leave an area for a communal green space above.

C. Trip Generation

The Proposed Development will not overly burden existing streets or transportation facilities. The Applicant has submitted a Trip Generation Memorandum along with this application detailing the anticipated number of trips. The Trip Generation Memorandum states that the nine homes are expected to generate a net[2] of 6.0 trips during the AM weekday peak hour, 8.0 trips during the PM weekday peak hour, and ±76.16 total trips on a weekday. The Proposed Development will be accessed from Mayfield Road, which is classified as a Major Collector per the Georgia Department of Transportation (GDOT) State Functional Classification Map. This type of roadway is intended to carry a higher volume of traffic, and the Applicant is unaware of any capacity issues with that roadway. As an example, there are approximately 7,140 trips on Mayfield Road.[3] Thus, the Proposed Development's anticipated daily trips will only constitute ±1.07% of the overall trips on Mayfield Road.

Accordingly, Mayfield Road is anticipated to easily accommodate the minor amount of traffic generated by the proposed project.

D. Schools

The school-age children living in the residences will attend Alpharetta Elementary School; Northwestern Middle School; and Milton High School. Alpharetta Elementary is listed as under capacity. Northwestern Middle School and Milton High School are currently over capacity, but enrollment is expected to decline at a rate such that both schools will be under capacity by 2029 shortly after the anticipated development of the property.[4] Regardless, the minor number of homes are not anticipated to generate a large amount of students, thus the Proposed Development is not anticipated to negatively impact local schools.

E. Standards for Zoning Map Amendment (Rezoning)

Unified Development Code Section 4.2.3 Standards for Zoning Changes approval provides the following criteria for consideration when evaluating a request for a change in zoning district:

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

Response: The requested R-15 zoning permits a use that is suitable in view of the adjacent and nearby land uses, which are predominantly single-family residential. The current AG zoning is not reflective of the area's suburban residential context and limits the property's reasonable use.

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[2] The trips generated by the existing single family home are already accommodated on the adjacent roadways and were deducted from the proposed trips for a net total.

[3] Trip information gathered from the Georgia Department of Transportation's Traffic Station 121-0922 located on Mayfield Road east of Harrington Drive.

[4] *See Fulton County Schools Historical and Projected Enrollment 2021-2029.*

Rezoning will allow a compatible and practical residential use that is harmonious with the surrounding development that existing today.

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

Response: The Proposed Development will not adversely affect surrounding properties. Appropriate buffering, setbacks, and a consolidated access point will promote compatibility.

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

Response: The current AG zoning is not reflective of the area's suburban residential context and limits the property's reasonable use. Rezoning will allow a compatible and practical residential use.

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

Response: The AG district is a remnant from a time when the area was largely rural and characterized by larger estate-sized home lots and/or farm steads. The Subject Property's current AG zoning limits its development to certain agricultural uses and residential on lots of at least 5-acres and is out of sync with development in the area today. In fact, the ±4.5674-acre Subject Property is currently nonconforming in regards to the AG district's minimum lot size. The existing home on the Subject Property was constructed in 1950[5] and in the past 76 years the area has experienced tremendous residential growth. Indeed, the area's growth has been largely in the form of residential subdivisions, which are zoned R-15. The Proposed Development is a continuation of this trend, and the R-15 zoning will allow a development that is commensurate with what exists in the area today.

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

Response: The Applicant does not anticipate the proposed homes creating an excessive burden on roadways or schools, as outlined in Paragraphs C and D of this Letter of Intent above, or on other public services. As far as utilities are concerned, the Subject Property will have access to water and sewer.

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

[5] The age of the home was obtained from the Fulton County Board of Assessors Property Tax information.

Response: The Subject Property's current AG district is out of step with development trends in the area and prevents its practical redevelopment. The evolving suburban context supports the requested rezoning and associated relief.

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: Yes. The request to rezone to property to allow the single family home development reflects a reasonable balance, particularly the included design features and landscaped strips that help the development blend with the surrounding uses.

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

Response: See response to (d) above.

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

Response: The requested rezoning is consistent with the Horizon 2040 Comprehensive Plan when paired with the requested Future Land Use Map amendment from VLDR to LDR.

F. Standards for Comprehensive Land Use Plan Amendment

Unified Development Code Section 4.1.3 Standards for a Comprehensive Land Use Plan 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 requested change from VLDR to LDR reflects changes in development in the area and will better align the Future Land Use designation with the proposed single-family subdivision, as well as the existing subdivisions in the area today. In fact, there is a significant amount of R-15 property in the area, including touching the Subject Property, and like the Subject Property all of the nearby R-15 districts are currently in the VLDR future land use. Hence, the land use is out of sync with the existing zoning. Also, much of the area's redevelopment over the past several decades has been R-15 subdivisions that are within the VLDR future land use. Our requested Comp Plan amendment would bring the land use into alignment with the area's existing zoning and development.

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

Response: The LDR designation supports the intent of the Horizon 2040 Comprehensive Plan for low-density suburban neighborhoods while maintaining compatibility with adjacent residential development.

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

Response: The Applicant does not anticipate the proposed homes creating an excessive burden on roadways or schools, as outlined in Paragraphs C and D of this Letter of Intent above.

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

Response: No such negative impacts will occur.

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

Response: There is little to no demand for agricultural or estate home development as allowed in VLDR land use. In order to rezone the Subject Property to a more appropriate R-15, which matches the surrounding zoning, a Comp Plan amendment to LDR is required.

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

Response: Not applicable.

G. 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 Subject Property's long and narrow shape requires a compact and orderly lot configuration to maintain a coherent neighborhood layout. The UDC's required 65-foot side corner setback along Mayfield Road would render Lot 1 unbuildable with no gain to the public. The requested 35-foot setback remains substantial and is consistent with typical front-yard setbacks in similar suburban contexts, as well as the front-yard setbacks within the remainder of the Proposed Development. In addition, the development's 24-foot-wide private drive/access easement and 44-foot-wide utility easement provides safe two-way travel and emergency access while reducing impervious surface and limiting disturbance. The full 55-foot typical street width would prevent any practical redevelopment of the Subject Property. This is similar to other variances that have been granted in the area including: V-23-03 which granted a reduction

from 50-feet to 44-feet for the residential development at 1580 Mayfield Road. Finally, the strict enforcement of the requirement to terminate the street in a cul-de-sac would eliminate much of the communal greenspace and result in increased impervious area with no benefit to the community. Due to the narrow shape of the property, the Applicant is incorporating a t-shaped turnaround to maximize the preservation of greenspace.

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

Response: The particular features associated with the property, including its long narrow shape, limits its development for any practical purpose. A reduction in side-corner setback, along with minor adjustments to the roadway design provide a more reasonable developable land area on the subject site.

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

Response: As noted in the responses above, the long, narrow shape affect the Subject Property's ability to be reasonably developed.

(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the City of Alpharetta ordinances.

Response: Relief would not cause substantial detriment to the public good. The site constraints, with relief, allows for a development that efficiently uses the land and meets the intent of the Zoning Code and is harmonious with the surrounding development.

H. Proposed Zoning Conditions

1) The property shall be developed substantially in accordance with the submitted Site Plan, subject to refinement during final engineering and permitting.

2) The development shall be limited to a maximum of nine (9) single-family detached lots.

3) All utilities serving the development shall be placed underground where feasible and required by the City.

4) Landscaping shall be installed along Mayfield Road and around the entrance to enhance neighborhood character and provide appropriate buffering.

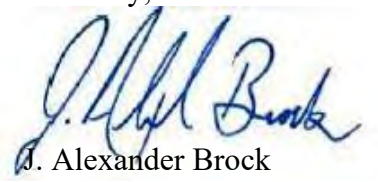
I. Preservation of Rights

It is the position of the Applicant that the Alpharetta Zoning Ordinance, in limiting the property to the uses allowed in the current zoning district is unconstitutional in that it destroys the marketability of the property and renders the property economically unfeasible, and such zoning therefore constitutes a taking of property without just and adequate compensation and without due process of law in violation of the Fifth and Fourteenth Amendments to the Constitution of the United States, as well as Article 1, Section 1, Paragraph 1; Article 1, Section 3, Paragraph 1(a); and Article 3, Section 6, Paragraph 2 of the Constitution of the State of Georgia (1983). To zone this property with any intervening conditions less than requested would be unconstitutional, would render the property unusable and would constitute the taking of Applicant's property without just and adequate compensation and without due process of law in violation of the provisions of the United States and Georgia Constitutions cited in this paragraph. The same effect would occur by imposing conditions in restraint of trade, or onerous, burdensome, unconstitutional, or unnecessary conditions on the property. The denial of this request would bear no reasonable relation to the health, safety, morals or welfare of the public.

CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the City of Alpharetta approve the requested rezoning to R-15, Comprehensive Plan Amendment to LDR, and the three (3) variances as submitted. The Applicant looks forward to working with City Staff, the Planning Commission, and the City Council to develop an excellent project.

Sincerely,



J. Alexander Brock
Attorney

JAB

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jabrock@sgrlaw.com

March 2, 2026

RE: Mayfield Development Services, LLC – Proposed Development

Dear Neighbor:

Please allow this letter to serve as public notice rezone from AG (Agricultural) to R-15 (Dwelling, "For-Sale", Detached Residential); secure a Comprehensive Plan Amendment to change the Future Land Use designation from Very Low Density Residential (VLDR) to Low Density Residential (LDR); and to secure three (3) variances from Sections 2.2.5.D, 3.5.2.A, and 3.5.2.E of the City of Alpharetta Unified Development Code for the property located at: 1425 Mayfield Road, Alpharetta Road, Alpharetta, GA 30009 and is legally described as located in Land Lot 1103, 2nd District, 2nd Section, Fulton County, Georgia.

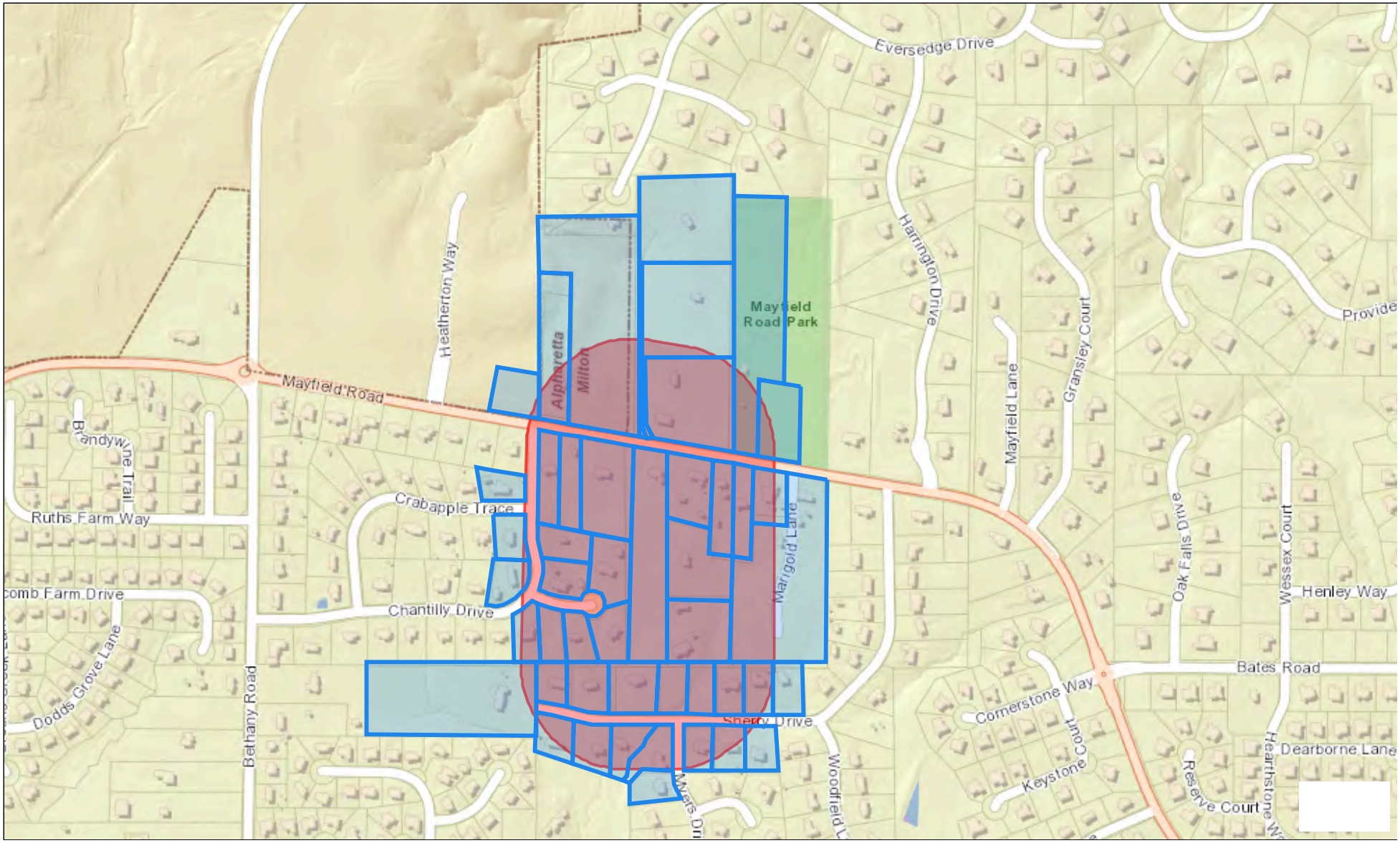
There will be discussion of this item at a Community Zoning Information Meeting on Wednesday, April 8, 2026 at 6:00pm, located in the Multi-Purpose Room at Alpharetta City Hall and online via Zoom. This item will also be considered by the Planning Commission on Thursday, May 7, 2026 at 6:30 PM and by City Council on Monday, May 18, 2026 at 6:30 PM. The meeting(s) will be held in the Council Chambers at City Hall, 2 Park Plaza, Alpharetta, GA 30009.

If you have any questions regarding the request, please feel free to contact me at your convenience. I can be reached at 404-815-3603 or jabrock@sgrlaw.com.

Sincerely,

J. Alexander Brock
Attorney
Smith, Gambrell & Russell, LLP

DRAFT


Eversedge Drive
Heatherton Way
Alpharetta
Milton
Mayfield Road Park
Harrington Drive
Mayfield Lane
Gransley Court
Provide
Mayfield Road
Brandywine Trail
Ruths Farm Way
Crabapple Trace
Marigold Lane
Oak Falls Drive
Wessex Court
Henley Way
comb Farm Drive
Chantilly Drive
Dodds Grove Lane
Bethany Road
Bates Road
Cornerstone Way
Sheryl Drive
Keystone Court
Reserve Court
Dearborne Lane
Woodfield L

Parcel ID	Name	Address 1	Address 2
22 448211300319	SMITH DIANE H	100 MYERS DR	ALPHARETTA GA 30009
22 432111020268	REALE MICHAEL V & CHARLOTTE D	1065 CHANTILLY DR	ALPHARETTA GA 30004-1013
22 448011030660	DANIEL & GALE MC FARLAND LIVING TRUST THE	1070 CHANTILLY DR	ALPHARETTA GA 30004
22 432111020250	DANIEL & GALE MC FARLAND LIVING TRUST THE	1070 CHANTILLY DR	ALPHARETTA GA 30004
22 448011030876	FORGAS ANGEL HASBUN & ARGENAL MARIANELA RIVERA	1080 CHANTILLY DR	ALPHARETTA GA 30004
22 448011031205	SHANE & KAYLENE MANGRUM FAMILY REVOCABLE TRUST THE	1090 CHANTILLY DR	ALPHARETTA GA 30004
22 432111020367	SIBERT WILLIAM E	1090 CRABAPPLE TRACE	ALPHARETTA GA 30004
22 432111020359	ALCALA RONALD E	1095 CHANTILLY DR	ALPHARETTA GA 30004
22 448211300301	BANNER JASON LOUIS	110 MEYRS DR	ALPHARETTA GA 30009
22 448211300129	CORYELL BRADLEY M & CORYELL ASHLEY R	1275 SHERRY DR	ALPHARETTA GA 30009
22 448211300202	CHATHAM NANCY & EARL A	1285 SHERRY DR	ALPHARETTA GA 30004
22 448211300210	ESTES JOSEPH E JR & NELL T	1290 SHERRY DR	ALPHARETTA GA 30004-1140
22 448211300194	DORRIS JOHN M JR & DIANE E	1295 SHERRY DR	ALPHARETTA GA 30009
22 448211300277	1310 SHERRY DR LLC	1310 SHERRY DR	ALPHARETTA GA 30009
22 448211300178	NAVA HERMELANDO & LORENZA	1315 SHERRY DR	ALPHARETTA GA 30004
22 448011030728	NAVA HERMELANDO & LORENZA	1315 SHERRY DR	ALPHARETTA GA 30004
22 448211300186	NAVA HERMELANDO & LORENZA	1315 SHERRY DR	ALPHARETTA GA 30004
22 448211300160	PARRISH W CHARLES & MARGARET	1325 SHERRY DR	ALPHARETTA GA 30009
22 448211300335	BURGESS NATHAN STILL	1330 SHERRY DR	ALPHARETTA GA 30004
22 448211300152	VRIES ALE DE & KNOWLES SARAH CANEDY	1335 SHERRY DR	ALPHARETTA GA 30009
22 448211300145	PINKERTON LEBRON A	1345 SHERRY DR	ALPHARETTA GA 30009
22 448211300343	SKLAR LIVIA E & EMERSON ROBERT K	1350 SHERRY DR	ALPHARETTA GA 30009
22 448011030686	FRAZEUR GIBBS J & MARGARET W	1355 BETHANY CT	ALPHARETTA GA 30004
22 432011310330	ROGERS DIANNE J	1355 SHERRY DR	ALPHARETTA GA 30009
22 448011030678	STOREY KENNETH MAURICE & MONICA	1360 BETHANY CT	ALPHARETTA GA 30004
22 448011030454	PENTAKOTA SREENU & RAJARAMAN JAYANTHI	1360 CHELSEY LANE	ALPHARETTA GA 30004
22 448011030694	LAWLER BELINDA DUBRAY	1365 BETHANY CT	ALPHARETTA GA 30004
22 448011030637	885 CRABAPPLE HILL REVOCABLE TRUST THE	1395 MAYFIELD RD	ALPHARETTA GA 30009
22 447010310164	KARAM RATIB A JR & KARAM LINDA H	1400 MAYFIELD RD	ALPHARETTA GA 30009
22 447010580238	KARAM RATIB A JR & LINDA H	1400 MAYFIELD RD	ALPHARETTA GA 30004
22 448011030405	GARMON EMILY H	1425 MAYFIELD RD	ALPHARETTA GA 30009-3121
22 447010580246	HOLCOMBE SONJA S	1426 MAYFIELD RD	ALPHARETTA GA 30004-1122
22 447010580253	HOLCOMBE MILES F & JACQUELYN A	1430 MAYFIELD RD	ALPHARETTA GA 30004-1122
22 448011030025	HOLCOMBE MARY S	1440 MAYFIELD RD	ALPHARETTA GA 30004-1122
22 448011030736	BATES GLORIA LYNN	1455 MAYFIELD RD	ALPHARETTA GA 30009
22 448011030645	HAMBRICK RACHAL & SLAUGHTER SHIRLEY	1473 MAYFIELD RD	ALPHARETTA GA 30009
22 448011030751	BENTON N SHIRLEY	1475 MAYFIELD RD	ALPHARETTA GA 30009
22 448011030769	CALLE OCHO KEY COLONY LLC	1485 MAYFIELD RD	ALPHARETTA GA 30009
22 448011030421	CITYWALK PROPERTIES LLC	1655 EVERSEDGE DR	ALPHARETTA GA 30009
22 448011030843	CITYWALK PROPERTIES LLC	1655 EVERSEDGE DR	ALPHARETTA GA 30009
22 448011030306	CITY OF MILTON GEORGIA THE	2006 HERITAGE WALK	ALPHARETTA GA 30004
22 448011030827	CITY OF ALPHARETTA GEORGIA & THE CITY OF MILTON GEORGIA	2006 HERITAGE WALK	ALPHARETTA GA 30004
22 448011030447	HO MING JU & HSIU YING	2535 CLAIRVIEW ST	ALPHARETTA GA 30009
22 432111020458	MILTON LAND INVEST INC	4080 MCGINNIS FERRY RD BLDG/STE 700 704	ALPHARETTA GA 30005
22 448211300327	VICTOR WARREN PROPERTIES INC	754 LULLWATER RD NE	ATLANTA GA 30307
22 448211300269	WAKE CAPITAL LLC	825 FAIRWAYS CT STE 300	STOCKBRIDGE GA 30281

Real Estate

View Bill

As of	2/25/2026
Bill Year	2025
Bill	2515932
Owner	GARMON EMILY H
Parcel ID	22 -4480-1103-040-5

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

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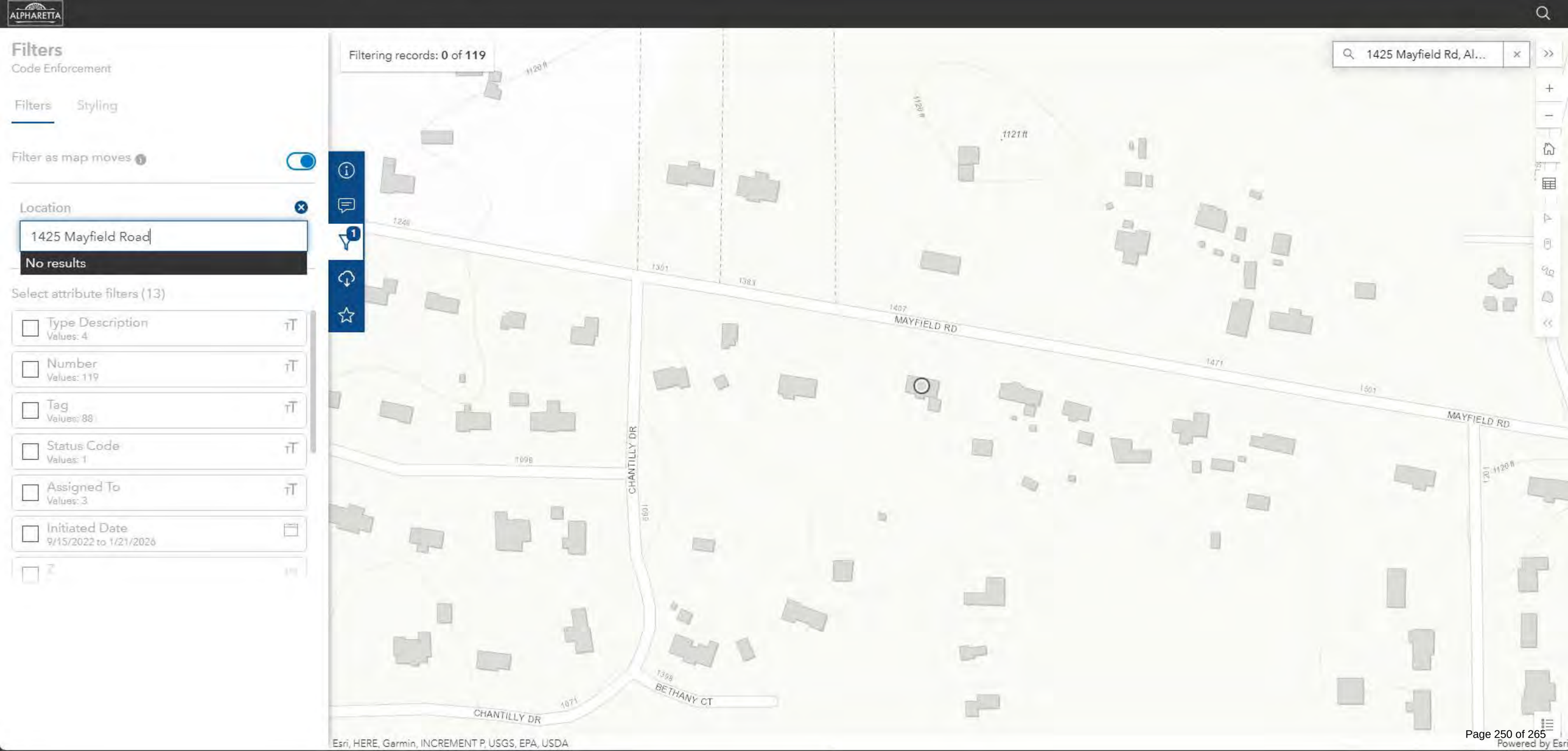
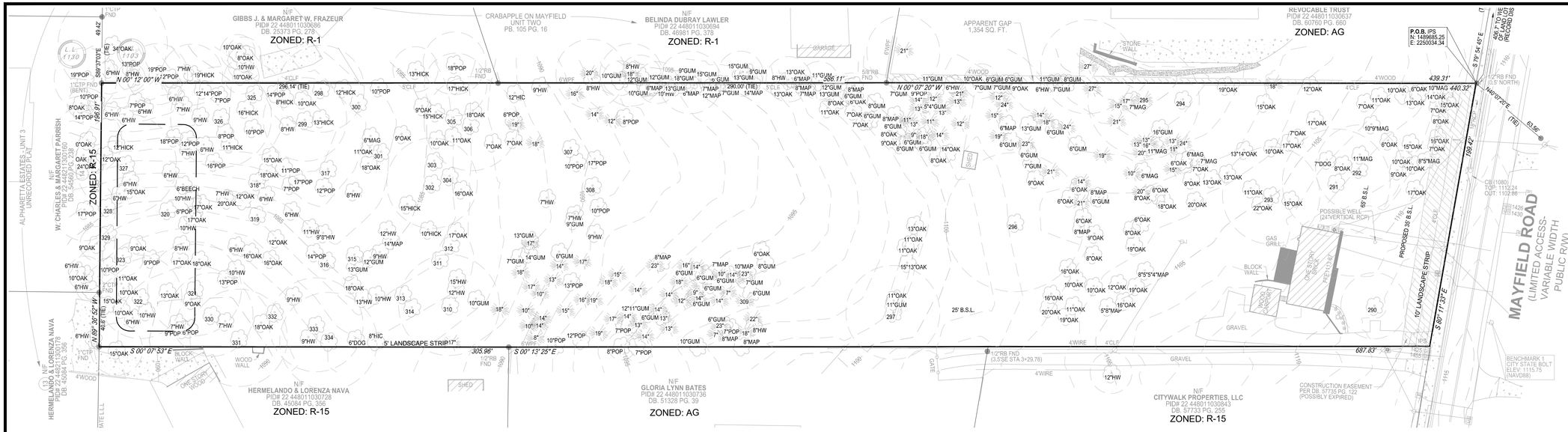

ALPHARETTA
Filters
Code Enforcement
Filters
Styling
Filter as map moves
Location
1425 Mayfield Road
No results
Select attribute filters (13)
Type Description
Values: 4
Number
Values: 119
Tag
Values: 88
Status Code
Values: 1
Assigned To
Values: 3
Initiated Date
9/15/2022 to 1/21/2026
Filtering records: 0 of 119
1425 Mayfield Rd, Al...
MAYFIELD RD
CHANTILLY DR
BETHANY CT
CHANTILLY DR
Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA
Powered by Esri



SURVEY NOTES

1. This plan references the survey by TerraMark Land Surveying, Inc. dated 12/23/2025 for Mayfield Development Services for all survey and topographical information
2. Unless otherwise specified, all distances shown are horizontal ground distances.
3. The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West Zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 12A.
4. The exterior footprint of all buildings is measured at ground level.
5. By graphic plotting only this property Does Not lie within a 100 year flood hazard zone and is depicted as Zone X as defined by the F.E.M.A Flood Insurance Rate Map of Fulton County, Georgia.
6. No common observable evidence of cemeteries, burial grounds or isolated gravesites were found during the course of the survey.
7. No observable evidence that the site was used as a solid waste dump, sump or sanitary landfill.
8. The Property has direct vehicular and pedestrian access to Perimeter Center East, a dedicated public right of way, as shown on the survey.
9. No wetland delineation markers were observed at the time of the survey.
10. No observable evidence of earth moving work, building construction or building additions at the time of the survey.
11. No observable evidence or proposed changes in right of way made available to the surveyor.
12. No observable evidence of recent street or sidewalk construction or repairs.
13. There may be underground utilities not shown on this survey.
14. All tree data taken from tree survey done by Brookwood Tree Consulting, Inc. dated December 9, 2025.

1425 Mayfield Rd Tree Assessment

Tag Number	DBH	Species	Common Name	Condition	Notes	Specimen Tree	Landscape Tree	Boundary Tree
2	29	Pinus taeda	Loblolly pine	Good		no	no	yes
3	23	Quercus nigra	Water oak	Good		no	yes	yes
5	20	Pinus strobus	Eastern white pine	Good		no	no	yes
6	12	Quercus nigra	Water oak	Fair	Suppressed canopy form	no	no	yes
8	27	Pinus taeda	Loblolly pine	Good		no	no	yes
9	20	Pinus virginiana	Virginia pine	Fair	Codominant leaders	no	no	yes
10	6	Liquidambar styraciflua	Sweetgum	Good		no	no	yes
11	6	Liquidambar styraciflua	Sweetgum	Good		no	no	yes
12	12	Liquidambar styraciflua	Sweetgum	Good		no	no	yes
13	6	Liquidambar styraciflua	Sweetgum	Good		no	no	yes
14	9	Quercus nigra	Water oak	Good		no	no	yes
15	6	Acer rubrum	Red maple	Fair	Suppressed canopy form	no	no	yes
16	14	Acer rubrum	Red maple	Good		no	no	yes
17	7	Acer rubrum	Red maple	Good		no	no	yes
18	15	Acer rubrum	Red maple	Fair	Suppressed canopy form	no	no	yes
19	9	Liquidambar styraciflua	Sweetgum	Good		no	no	yes
20	18	Liquidambar styraciflua	Sweetgum	Good		no	no	yes
21	13	Liquidambar styraciflua	Sweetgum	Good		no	no	yes
22	17	Liquidambar styraciflua	Sweetgum	Good		no	no	yes
23	24	Liquidambar styraciflua	Sweetgum	Good		no	no	yes
24	10	Liquidambar styraciflua	Sweetgum	Fair	Suppressed canopy form	no	no	yes
25	16	Liquidambar styraciflua	Sweetgum	Good		no	no	yes
26	14	Liquidambar styraciflua	Sweetgum	Good		no	no	yes
27	21	Pinus taeda	Loblolly pine	Good		no	no	yes
28	11	Liquidambar styraciflua	Sweetgum	Good		no	no	yes
29	22	Pinus taeda	Loblolly pine	Good		no	no	yes
30	24	Pinus taeda	Loblolly pine	Fair	Fusiform rust canker on trunk	no	no	yes
31	8	Liquidambar styraciflua	Sweetgum	Fair	Suppressed canopy form	no	no	yes
32	20	Liriodendron tulipifera	Tulip poplar	Good		no	no	yes
33	6	Liriodendron tulipifera	Tulip poplar	Good		no	no	yes
34	26	Pinus taeda	Loblolly pine	Good		no	no	yes
35	25	Liriodendron tulipifera	Tulip poplar	Good		no		yes
36	8	Liriodendron tulipifera	Tulip poplar	Fair	Suppressed canopy form	no	no	yes
37	16	Carya glabra	Pignut hickory	Good		no	no	yes
38	12	Quercus falcata	Southern red oak	Fair	Suppressed canopy form	no	no	yes
39	10	Liquidambar styraciflua	Sweetgum	Good		no	no	yes
40	6	Liquidambar styraciflua	Sweetgum	Good		no	no	yes
41	7	Quercus stellata	Post oak	Fair	Codominant canopy form	no	no	yes
43	14	Quercus stellata	Post oak	Fair	Codominant canopy form	no	no	yes
44	24	Liriodendron tulipifera	Tulip poplar	Good		no	no	yes
45	9	Acer rubrum	Red maple	Fair	Suppressed canopy form	no	no	yes
46	17	Liriodendron tulipifera	Tulip poplar	Fair	Codominant canopy form	no	no	yes
48	24	Liriodendron tulipifera	Tulip poplar	Good		no	no	yes
49	11	Liriodendron tulipifera	Tulip poplar	Good		no	no	yes
50	18	Liriodendron tulipifera	Tulip poplar	Good		no	no	yes
53	21	Liriodendron tulipifera	Tulip poplar	Good		no	no	yes
54	12	Quercus alba	White oak	Good		no	no	yes
55	13	Quercus rubra	Northern red oak	Good		no	no	yes
57	6	Carya glabra	Pignut hickory	Good		no	no	yes
58	21	Quercus alba	White oak	Fair	Codominant canopy form	no	no	yes
59	8	Fagus grandifolia	American beech	Good		no	no	yes
60	23	Quercus alba	White oak	Fair	Codominant canopy form	no	no	yes
62	29	Liriodendron tulipifera	Tulip poplar	Good		no	no	yes
63	21	Liriodendron tulipifera	Tulip poplar	Good		no	no	yes
65	18	Pinus taeda	Loblolly pine	Dead		no	no	yes
66	19	Pinus taeda	Loblolly pine	Dead		no	no	yes
67	20	Pinus taeda	Loblolly pine	Good		no	no	yes
68	23	Pinus taeda	Loblolly pine	Good		no	no	yes
69	16	Pinus taeda	Loblolly pine	Good		no	no	yes
70	12	Liquidambar styraciflua	Sweetgum	Good		no	no	yes
71	17	Pinus taeda	Loblolly pine	Good		no	no	yes
72	11	Liquidambar styraciflua	Sweetgum	Good		no	no	yes
73	13	Pinus taeda	Loblolly pine	Good		no	no	yes
74	7	Liquidambar styraciflua	Sweetgum	Good		no	no	yes
75	25	Pinus taeda	Loblolly pine	Fair	Fusiform rust canker	no	no	yes
76	20	Pinus taeda	Loblolly pine	Good		no	no	yes
77	6	Pinus taeda	Loblolly pine	Good		no	no	yes
78	12	Liquidambar styraciflua	Sweetgum	Fair	Trunk wound	no	no	yes
79	10	Liquidambar styraciflua	Sweetgum	Good		no	no	yes
81	6	Lagerstroemia sp.	Crepe myrtle	Good	Multi stem – 2/2/2	no	yes	yes
294	25	Liriodendron tulipifera	Tulip poplar	Good	Vines on trunk	no	no	no
300	22	Liriodendron tulipifera	Tulip poplar	Good	Natural bend in trunk	no	no	no
301	25	Liquidambar styraciflua	Sweetgum	Good		no	no	no
303	21	Liquidambar styraciflua	Sweetgum	Fair	Light dieback in canopy	no	no	no
304	21	Liquidambar styraciflua	Sweetgum	Fair	Codominant canopy form	no	no	no
305	25	Liriodendron tulipifera	Tulip poplar	Good		no	no	no
307	24	Liquidambar styraciflua	Sweetgum	Good		no	no	no
308	26	Liriodendron tulipifera	Tulip poplar	Fair	Light dieback in canopy	no	no	no
309	28	Pinus taeda	Loblolly pine	Good		no	no	no
311	22	Liriodendron tulipifera	Tulip poplar	Fair	Codominant canopy form	no	no	no
312	22	Liriodendron tulipifera	Tulip poplar	Fair	Codominant canopy form	no	no	no
313	21	Liquidambar styraciflua	Sweetgum	Good		no	no	no
314	23	Quercus alba	White oak	Good		no	no	no
315	21	Liriodendron tulipifera	Tulip poplar	Fair	Codominant canopy form	no	no	no
316	21	Quercus rubra	Northern red oak	Good		no	no	no
317	26	Liquidambar styraciflua	Sweetgum	Good	Codominant leaders	no	no	no
318	20	Liriodendron tulipifera	Tulip poplar	Good		no	no	no
319	23	Quercus alba	White oak	Good		no	no	no
320	21	Quercus alba	White oak	Good		no	no	no
324	20	Liriodendron tulipifera	Tulip poplar	Poor	Trunk wound with decay on upper trunk	no	no	no
325	24	Liquidambar styraciflua	Sweetgum	Fair	Codominant canopy form	no	no	no
328	19	Quercus alba	White oak	Good		no	no	no
329	21	Quercus alba	White oak	Good		no	no	no
332	21	Liriodendron tulipifera	Tulip poplar	Fair	Natural bend in upper trunk; codominant canopy form	no	no	no
1	25	Carya illinoinensis	Pecan	Good	Pruned for overhead utilities; no tag	yes	no	yes
4	25	Quercus nigra	Water oak	Fair	Codominant leaders	yes	no	yes
7	28	Quercus nigra	Water oak	Good		yes	no	yes
42	26	Quercus stellata		Fair	Codominant canopy form	yes	no	yes
47	33	Quercus alba	White oak	Fair	Codominant leaders with included bark at 10 feet	yes	no	yes
51	30	Quercus alba	White oak	Good		yes	no	yes
52	26	Quercus alba	White oak	Good		yes	no	yes
56	24	Quercus alba	White oak	Good		yes	no	yes
61	24	Quercus rubra	Northern red oak	Fair	Codominant canopy form	yes	no	yes
64	29	Quercus alba	White oak	Good		yes	no	Yes
80	12	Lagerstroemia sp.	Crepe myrtle	Good	Multi stem – 4/4/4	yes	yes	yes
290	19	Acer palmatum	Japanese maple	Good	Mechanical damage to roots	yes	yes	no
291	31	Quercus nigra	Water oak	Good		yes	no	no
292	25	Quercus nigra	Water oak	Fair	Codominant canopy form	yes	no	no
293	28	Quercus nigra	Water oak	Good		yes	no	no
295	32	Pinus taeda	Loblolly pine	Good		yes	no	no
296	40	Carya illinoinensis	Pecan	Poor	Cavity in trunk; heavily pruned	yes	yes	no
297	27	Quercus nigra	Water oak	Poor	Low split into three codominant trunks with included bark; diameter not representative of canopy size	yes	no	no
298	25	Quercus alba	White oak	Good		yes	no	no
299	24	Quercus alba	White oak	Good	Codominant leaders	yes	no	no
302	26	Quercus alba	White oak	Good		yes	no	no
306	27	Quercus alba	White oak	Fair	Natural bend in trunk; slight lean in lower trunk	yes	no	no
310	29	Quercus falcata	Southern red oak	Good		yes	no	no
321	27	Quercus rubra	Northern red oak	Good		yes	no	no
322	24	Quercus rubra	Northern red oak	Fair	Codominant canopy form	yes	no	no
323	12	Oxydendrum arboreum	Sourwood	Fair	Multi stem – 7/5; suppressed canopy form	yes	no	no
326	29	Quercus alba	White oak	Good		yes	no	no
327	29	Quercus rubra	Northern red oak	Fair	Low split into two codominant trunks with included bark	yes	no	no
330	24	Quercus stellata		Good		yes	no	no
331	28	Quercus alba	White oak	Good		yes	no	no
333	27	Quercus alba	White oak	Fair	Split into codominant leaders with included bark at 10 feet	yes	no	no
334	28	Quercus alba	White oak	Good		yes	no	no

SITE DATA:

TOTAL SITE AREA — 4.5679 ACRES

ZONING
- EXISTING ZONING — AG
- PROPOSED ZONING — R-15
- ZONING JURISDICTION — CITY OF ALPHARETTA

DEVELOPMENT TYPE
- TOTAL LOTS — 9
- TOTAL DENSITY — 1.97 U/A

DEVELOPMENT STANDARDS
- MAXIMUM BUILDING HEIGHT — 35' HT
- MINIMUM LOT SIZE — 15,000 SF
- MINIMUM LOT WIDTH — 100 FEET
- FRONT YARD — 35 FEET FROM LOCAL ROW; 65 FEET FROM MAJOR ROW
- REAR YARD — 25 FEET
- SIDE YARD — 10 FEET

NOTES

1. SPEED LIMIT OF ADJACENT ROAD 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 MAP # 13121C0052G & 13121C0054F, EFFECTIVE DATE 06-19-2020 & 09-18-2013. THE PROPERTY DOES NOT FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD).
4. WATERS OF THE STATE ARE NOT WITHIN 200' OF THIS PROPERTY.
5. THE CHATTAHOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.
6. FULTON COUNTY FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
7. WATER SERVICE SHALL BE PROVIDED BY FULTON COUNTY. EXISTING WATER SERVICE ACROSS MAYFIELD ROAD WILL BE TAPPED.
8. SANITARY SEWER SERVICE WILL BE PROVIDED BY FULTON COUNTY. EXISTING SEWER WILL BE TAPPED ON SITE.

NORTH

GRAPHIC SCALE IN FEET
0 30 40 80

TREE SURVEY

MAYFIELD ROAD TRACT

1425 MAYFIELD ROAD
LAND LOT 1103, DIST 2, SEC 2
CITY OF ALPHARETTA, GEORGIA

GEORGIA REGISTERED LANDSCAPE ARCHITECT EDWARD J. ANDERSON #1555

02/23/2026
SCALE 1" = 40'
JOB # 011536057

2 of 2

MAYFIELD DEVELOPMENT SERVICES
Stephen Bates

Kimley»Horn

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MEMORANDUM

TO: City of Alpharetta

CC: Mayfield Development Services, LLC

FROM: J. Alexander Brock (GA P.E. 031209)

DATE: March 2, 2026

RE: Trip Generation - 1425 Mayfield Road

The Applicant, Mayfield Development Services, LLC, is proposing the development of nine (9) for-sale, single-family detached homes on a ±4.5674-acre tract of land located at 1425 Mayfield Road (Tax Parcel 22 448011030405) in the City of Alpharetta. The Subject Property is located on the south side of the Mayfield Road right-of-way approximately 450-feet west of its intersection with Chantilly Drive.

The Applicant used the Institute of Traffic Engineers (ITE) Trip Generation Manual (Ninth Edition), to calculate vehicular trips for the Proposed Development. The nine (9) single family homes (ITE category 210) are expected to generate the following net total of trips[1]:

Prop. Single Fmaily Detached (ITE 210)			
Net Trips (9 Homes less 1 Existing Home)			
	Units	Rate	Total
Weekday	8	9.52	76.16
AM Peak	8	0.75	6.00
PM Peak	8	1	8.00

The Proposed Development will be accessed from Mayfield Road, which is classified as a Major Collector per the Georgia Department of Transportation (GDOT) State Functional Classification Map. This type of roadway is intended to carry a higher volume of traffic, and the Applicant is unaware of any capacity issues with that roadway. As an example, there are approximately 7,140 trips on Mayfield Road[2] and the Proposed Development's anticipated daily trips will only constitute ±1.07% of the overall trips on Mayfield Road.

Accordingly, Mayfield Road is anticipated to easily accommodate the minor amount of traffic generated by the proposed project.

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[1] The trips generated by the existing single family home are already accommodated on the adjacent roadways and were deducted from the proposed trips for a net total.

[2] Trip information gathered from the Georgia Department of Transportation's Traffic Station 121-0922 located on Mayfield Road east of Harrington Drive.

PLANNING COMMISSION MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN
CITY COUNCIL SPONSOR: DAN MERKEL

I. **AGENDA ITEM TITLE:** PH-26-05 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – PICKLEBALL

PLANNING COMMISSION: MAY 7, 2026
CITY COUNCIL: MAY 18, 2026

II. **REPORT IN BRIEF:**

Consideration of text amendments to the Unified Development Code (UDC) to amend Article I and II related to pickleball courts.

DISCUSSION

Staff recommend text amendments to Unified Development Code (UDC) Section 1.4 Definitions, to add definitions and Section 2.7 Miscellaneous Regulations, to add regulations pertaining to siting requirements and design standards for pickleball courts. The proposed text amendments are intended to balance the demand for pickleball courts, neighborhood compatibility concerns, and legal risk.

With the growing popularity of pickleball, the City has experienced an uptick in questions and complaints over noise related to pickleball courts. In the Glen Abbey and Clairmonte subdivisions, for example, tennis courts have been converted to pickleball courts resulting in numerous noise complaints to the City's Police Department. Currently, the UDC allows clubhouse, swimming pool, or community recreation facilities serving a subdivision as an accessory use in all residential zoning districts and the UDC does not distinguish among the types of sports courts permitted under community recreation facilities.

The American Planning Association (APA) *Zoning Practice, Managing Pickleball Noise Through Zoning* publication from November 2025 provides a framework for jurisdictions to address emerging issues related to pickleball. The publication identifies the problem (impulsive noise), tools for mitigating pickleball noise, and zoning ordinance amendments to address the issue. A variety of recommended pickleball noise mitigation strategies are identified, including requiring complete enclosure of courts, distance and setbacks, barriers and walls, quiet equipment, and hours of operation limitations. Zoning ordinance amendments are recommended, including defining pickleball as a distinct use, establishing distances for a three (3) tiered permitting structure (prohibited zone, conditional zone, by-right zone).

In addition to reviewing professional publications, Staff researched surrounding and nearby jurisdictions (Cherokee County, Dunwoody, Forsyth County, Fulton County, Johns Creek, Milton, Roswell, and Sandy Springs) to see if and how they address pickleball courts. None of the jurisdictions listed above currently have requirements specifically regulating pickleball courts. As shown in the table below, jurisdictions

around the country are beginning to regulate pickleball courts which in most cases include distance separation requirements from residential properties.

Jurisdiction	Pickleball Regulations
Braselton, GA	Prohibits courts within 250' of a residential property; requires noise mitigation efforts; variance process to reduce distance based on noise study.
Park City, UT	Conditional use required; minimum distance separation; distance reduced w/noise study; limitation on operating hours.
Centennial, CO	Prohibits courts within 250' of residentially zoned land; special use permit required between 250'-600' w/noise study.
Torrance, CA	Requires minimum 250' distance separation between pickleball courts and a residential use.
Sagaponack, NY	Limited to certain residential zoning districts; minimum setback; court sunken a minimum 4' below adjacent grade; sound attenuation walls or AcoustiFence.

III. ATTACHMENTS:

- UDC Section 1.4
- UDC Section 2.7

SECTION 2.7 MISCELLANEOUS REGULATIONS

2.7.9 Pickleball Courts.

A. Purpose and Intent. These standards are intended to regulate outdoor pickleball courts to ensure compatibility with nearby residential areas by controlling impulsive noise impacts, establishing siting requirements, and requiring appropriate mitigation measures.

B. Applicability.

1. This section applies to all new outdoor pickleball courts, including new construction and the conversion of existing sports courts.

2. Fully enclosed indoor pickleball courts (roof and solid walls) are exempt from setback and noise performance requirements but remain subject to all applicable building and zoning standards.

C. Definitions.

1. Pickleball. An activity where participants utilize a racket or paddle to strike and volley a hollow plastic ball over a net attached to a pickleball court. Pickleball may be played indoors or outdoors.

2. Pickleball Court. Any location designed for pickleball, regardless of whether the court is permanent or temporary, indoors or outdoors, privately or publicly owned or operated or operated with or without compensation. A court is designed for pickleball where the location includes court lines or markings suitable or customary for formal or organized pickleball play. A pickleball court does not include pickleball played or conducted in an informal or impromptu manner on a surface that does not bear lines or markings and a net that are suitable or customary for formal or organized Pickleball play.

D. Siting Requirements.

1. Prohibited Zone (0–350 ft from a dwelling). Outdoor pickleball courts, not including fully enclosed indoor courts, are prohibited when any portion of the playing surface is within 350 feet of a dwelling.

2. Conditional Zone (>350 ft – 800 ft from a dwelling). Outdoor pickleball courts, not including fully enclosed indoor courts, are permitted only with a Conditional Use Permit (CUP). The CUP shall require:

a. An acoustical analysis prepared by a qualified professional demonstrating compliance with the City's noise ordinance.

b. Mitigation measures including noise barriers, orientation, quiet equipment requirements, and hours limitations.

c. A site plan showing line of sight conditions, barrier heights, and adjacent residential elevations.

3. By-Right Zone (>800 ft from a dwelling). Outdoor pickleball courts, not including fully enclosed indoor courts, are permitted by-right, subject to compliance with Section E (Design Standards).

4. Topographic or Context Considerations. Where slopes, retaining walls, water bodies, or multi story residential buildings may increase sound propagation, the City may require additional distance, enhanced barriers, or a CUP even in areas beyond 800 ft.

E. Design Standards. All permitted or conditionally permitted courts shall comply with the following:

1. Court Orientation. Courts shall be oriented, where feasible, to direct the predominant sound energy away from residential properties.

2. Noise Barriers (when required).

a. Barriers shall block direct line of sight from the paddle-strike zone to all residential façades, including upper stories.

b. Barrier height, material, and placement shall be based on the acoustical analysis for CUP applications.

c. Barriers shall be continuous with no gaps and constructed of solid, non-porous materials.

F. Enforcement.

1. Violations of equipment, barrier maintenance, or noise limits may result in citations, fines, or the suspension or revocation of a CUP.

2. The City may require third party acoustical verification following complaints.

G. Variances.

1. No variances shall be granted to allow outdoor courts within the Prohibited Zone (≤350 ft).

2. Variances in other areas must demonstrate equal or greater protection through design or enclosure.

H. Severability. If any provision of this section is held invalid, the remainder shall not be affected and shall remain in full force and effect.

SECTION 1.4 DEFINITIONS

1.4.2 Defined terms.

Pickleball. An activity where participants utilize a racket or paddle to strike and volley a hollow plastic ball over a net attached to a pickleball court. Pickleball may be played indoors or outdoors.

Pickleball Court. Any location designed for pickleball, regardless of whether the court is permanent or temporary, indoors or outdoors, privately or publicly owned or operated or operated with or without compensation. A court is designed for pickleball where the location includes court lines or markings suitable or customary for formal or organized pickleball play. A pickleball court does not include pickleball played or conducted in an informal or impromptu manner on a surface that does not bear lines or markings and a net that are suitable or customary for formal or organized Pickleball play.

CITY COUNCIL MEETING
STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT
SUBMITTED BY: KATHI COOK
DRAFTED BY: MICHAEL WOODMAN
CITY COUNCIL SPONSOR: DAN MERKEL

I. **AGENDA ITEM TITLE:** PH-26-07 UNIFIED DEVELOPMENT CODE TEXT AMENDMENTS – SHORT-TERM RENTALS

PLANNING COMMISSION: MAY 7, 2026
CITY COUNCIL: MAY 18, 2026

II. **REPORT IN BRIEF:**

Consideration of text amendments to the Unified Development Code (UDC) and Code of Ordinances related to short-term rentals. Amend UDC Articles I and Code of Ordinances Section 10-432 to amend the definition of short-term rental and amend UDC Article II and Appendix A Alpharetta Downtown Code to add zoning districts permitting short-term rentals and update the list of permissible and conditional uses.

DISCUSSION

The City's Short-Term Rental ordinance was approved on January 6, 2025 with the short-term rental permitting process rolled out in May 2025. The ordinance allows short-term rentals in residential zoning districts with a five percent (5%) cap in platted subdivisions and no short-term rentals located adjacent to one another. Annual licensing and operational regulations were included in the ordinance. To date, the City has received 40 short-term rental license applications, with 33 licenses issued. The remaining seven (7) applications were denied for various reasons. The City utilizes Neumo (previously Avenu Insights & Analytics), which is a short-term rental compliance software used to monitor short-term rentals in the community. The four (4) Downtown zoning districts and the PSC (Planned Shopping Center) zoning district were inadvertently not included in the initial short-term rental ordinance in 2025.

Staff proposes text amendments to UDC Subsection 1.4.2 Defined Terms and Code of Ordinances Section 10-432 Definitions to amend the definition for 'Short-term Rental' to clarify that short-term rentals do not include the renting of individual rooms or a portion of a residential dwelling unit.

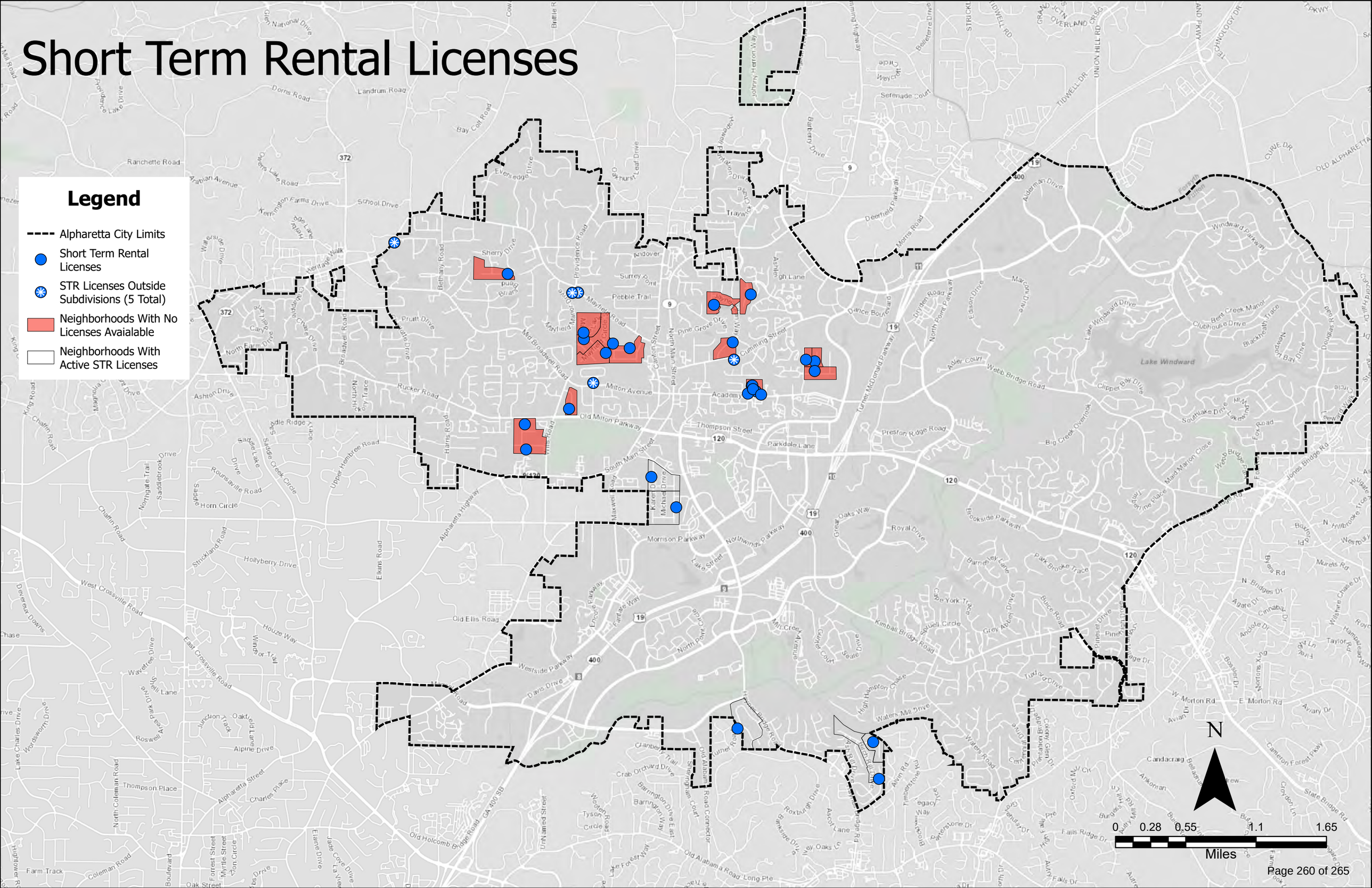
Staff is also recommending allowances for short-term rentals in the PSC (Planned Shopping Center) and Downtown zoning districts. These districts were left out of the previous advertising and not included. UDC Article II Table 2.2 List of Permissible and Conditional Uses to add 'Short-term Rental' as a conditional use the PSC zoning districts; UDC Subsection 2.7.1 to amend the short-term rental regulations to allow a short-term rental as a permitted use in the DT-C (Downtown Core), DT-MU (Downtown Mixed-Use), DT-LW (Downtown Live-Work), and DT-R (Downtown Residential) zoning districts and as a conditional use in the PSC zoning district; and UDC Appendix A Alpharetta Downtown Code Section 3.4 Uses Allowed by District to add short-term rental as a permitted use in the DT-C, DT-MU, DT-LW, and DT-R zoning districts.

III. **ATTACHMENTS:**

- Short-term Rental Map

- UDC Section 1.4 Definitions
- Code of Ordinance Section 10-432 Definitions
- UDC Subsection 2.7.1 Shot-term Rentals
- List of Permissible and Conditional Uses

Short Term Rental Licenses



SECTION 1.4 DEFINITIONS

1.4.2 Defined terms.

Short-term Rental. An accommodation for transient guests, rented for the purpose of overnight lodging for a period of less than thirty (30) days. For the purposes of this definition, a Short-term Rental shall include all housing types but shall exclude Bed and Breakfast establishments and Boarding Houses as they are defined by this Code. Short-term Rentals shall not constitute a Home Occupation as defined by this Code. Short-term rentals shall not include the renting of an individual room or rooms in a dwelling unit, or a portion of a dwelling unit.

DRAFT

Sec. 10-432. Definitions.

The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

Bedroom means a room that meets the building code requirements to be used as a sleeping room and for no other primary purpose.

Managing agency or *agent* means a person, firm or agency representing an owner or owners of a short-term rental.

Noise regulations means those regulations contained in article V of chapter 26 of this Code.

Owner means a person that holds legal and/or equitable title to private property.

Person means a natural human being, estate, association, firm, partnership, corporation, or other legal entity.

Private means intended for or restricted to the occupants and/or guests of his or her short-term rental; not for public use.

Rental term means the period of time a responsible person rents or leases a short-term rental.

Responsible person means an occupant of a short-term rental who is at least 21 years of age and who is legally responsible for ensuring that all occupants and/or guests of the short-term rental comply with all applicable laws, rules and regulations pertaining to the use and occupancy of the subject short-term rental.

Short-term rental means an accommodation for transient guests, rented for the purpose of overnight lodging for a period of less than 30 days. For the purposes of this definition, a short-term rental shall include all housing types but shall exclude bed and breakfast establishments and boarding houses, as they are defined by the Unified Development Code. Short-term rentals shall not include the renting of an individual room or rooms in a dwelling unit, or a portion of a dwelling unit.

(Ord. No. 883, § 1(Exh. A), 1-6-2025)

SECTION 2.7 MISCELLANEOUS REGULATIONS

2.7.1 Short-term Rentals.

A. Short-term Rentals shall be allowed as a permitted use within the AG, RE, R, R-22, R-15, R-12, R-10, R-4A, R-4D, R-8A/D, ~~and~~ R-10M, DT-C, DT-MU, DT-LW, and DT-R zoning districts, and shall be a conditional use within the CUP, PSC, and MU zoning districts, subject to the following:

1. Short-term rental shall be limited to no more than one (1) residential lot or five percent (5%) of the residential lots within each platted subdivision, whichever is greater. Where a subdivision includes two (2) or more phases, the limit of the number of short-term rentals shall be applied to each phase within the subdivision.

2. Within platted subdivisions, no short-term rental may be located immediately adjacent to another short-term rental that is located along the same street or road.

3. Notwithstanding the provisions of subsection (A)(1) above, short-term rental shall be limited to no more than twenty-five (25) residential lots governed by a common homeowners/property owners association.

B. Notwithstanding the provisions of subsection (A) above, the allowance of short-term rentals in this Code shall not prevent private enforcement of private restrictions that may be contained in restrictive covenants or other private contractual agreements or arrangements.

(Ord. No. 882, § 3, 1-6-2025)

TABLE 2.2 LIST OF PERMISSIBLE AND CONDITIONAL USES

On the following table, an "O" means that the use will be permitted in that district only if a Conditional Use Permit is granted by the City Council. An "X" means that the use is permitted in the zoning district subject to the general provisions of the Unified Development Code. An "M" means that a use that is permitted in accordance with an approved master plan that is required for rezoning to the district. An "A" means that the use is permitted as an accessory use in the zoning district subject to the general provisions of the Unified Development Code. An "S" means that the use will be permitted as a subordinate use in accordance with an approved master plan that is required for rezoning to the district. For uses not included in this list or when the Director of Community Development is unable to determine placement, application shall be made to the Board of Appeals for interpretation.

USES	AG	RE	R	R-22	R-15	R-12	R-10	R-4A	R-4D	R-8A/D	R-10M	CUP*	OI*	OP	C-1	C-2	PSC*	LI	OS-R	SU	MU*
Short-Term Rental	X	X	X	X	X	X	X	X	X	X	X	O					S				O

(Ord. No. 671, § 1, 2-4-2013; Ord. No. 675, § 1, 6-3-2013; Ord. No. 692, § 1(Exh. 1), 7-21-2014; Ord. No. 703, § 1, 6-1-2015; Ord. No. 704, § 2, 6-1-2015; Ord. No. 708, § 1, 8-10-2015; Ord. No. 715, § 4, 9-28-2015; Ord. No. 718, § 14(Exh. B), 12-14-2015; Ord. No. 730, § 5, 12-5-2016; Ord. No. 741, § 5(Exh. A), 6-5-2017; Ord. No. 744, § 7(Exh. A), 7-10-2017; Ord. No. 767, § 7(Exh. C), 10-22-2018; Ord. No. 772, § 8(Exh. A), 2-4-2019; Ord. No. 808, § 2(Exh. B), 9-8-2020; Ord. No. 813, § 1(Exh. A), 10-26-2020; Ord. No. 835, § 1(Exh. B), 10-4-2021; Ord. No. 836, § 1(Exh. A), 10-4-2021; Ord. No. 843, § 2(Exh. B), 4-18-2022; Ord. No. 881, § 1 (Exh. A), 1-6-2025; Ord. No. 882, § 2, 1-6-2025; Ord. No. 892, § 2 (Exh. B), 8-18-2025; Ord. No. 894, § 2 (Exh. B) 9-8-2025)

* Uses under the CUP, PSC, MU and O-I Zoning Districts shall be permissible through an approved master plan and statement of intent.

Sec. 3.4. Uses Allowed by District.

3.4.2. Use Table Key.

A. Permitted Use (X). Indicates a use is permitted in the respective district. The use is also subject to all other applicable requirements of the Unified Development Code.

B. Conditional Use (O). Indicates a use may be permitted in the respective district only where approved by the City Council in accordance with Section 4.2 of the Unified Development Code. Conditional uses are subject to all other applicable requirements of the Unified Development Code, including any applicable use standards, except where the use standards are expressly modified by the City Council as part of the conditional use permit approval.

C. Use Not Permitted. An empty cell indicates that a use is not permitted in the respective district.

Key: X = Permitted UseO = Conditional UseEmpty Cell = Use Not Permitted				
Use Category	**Downtown Zoning Districts**			
Specific Use	**DT-C**	**DT-MU**	**DT-LW**	**DT-R**
Commercial Uses				
Short-Term Rental	X	X	X	X

(Ord. No. 741, § 4, 6-5-2017; Ord. No. 744, § 2, 7-10-2017; Ord. No. 808, § 4(Exh. D), 9-8-2020; Ord. No. 836, § 1(Exh. C), 10-4-2021; Ord. No. 843, § 4(Exh. D), 4-18-2022)