



PLANNING COMMISSION MEETING JUNE 4, 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 May 7, 2026**
 - b. **Approval of Meeting Minutes of Special Called Meeting, April 23, 2026**
4. **ITEMS FROM BOARD MEMBERS**
5. **ITEMS FROM STAFF**
6. **PUBLIC HEARING**
 - a. **Public Hearing Procedure**
 - b. **MP-26-08 5905 Windward Parkway Restaurant/Windward MP Pod 14**

This item has been deferred by Staff and will not be considered at the June 4, 2026 Planning Commission meeting.

Consideration of a master plan amendment to allow a free-standing 'Restaurant (no drive-thru)' on 3.75 acres in Windward. A master plan amendment is requested to the Windward Master Plan Pod 14A to allow a free-standing 'Restaurant (no drive-thru)' as a principal use on the property. The property is located at 0 Windward Parkway and is legally described as being located in Land Lot 1113, 2nd District, 1st Section, Fulton County, Georgia.
 - c. **MP-26-05/CLUP-26-03/Z-26-03/V-26-03 Empire Old Milton Pkwy/Camden Pond**

This item has been deferred by the applicant and will not be considered at the June 4, 2026 Planning Commission 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 five (5) 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. **MP-26-07/CU-26-06 The Honey Hall/Preston Ridge MP**

Consideration of a master plan amendment and conditional use to allow a 'Special Event Center' in an existing retail strip building. A master plan amendment is requested to the Preston Ridge Master Plan Pod I to add 'Special Event Facility' as a conditional use and a conditional use is requested to allow a 'Special Event Facility' for the Honey Hall. The property is located at 3055 North Point

Parkway, Suites 800 & 900 and is legally described as being located in Land Lot 1261, 2nd District, 2nd Section, Fulton County, Georgia.

7. ADJOURNMENT



1. CALL TO ORDER

Chair Reynolds called the meeting to order at 6:30 p.m.

2. ROLL CALL

Commissioner's Present:

1. Jill Reynolds (Chair)
2. Dennis Mitchell
3. William Perkins
4. Karen Richard
5. Todd Stratton
6. Chris Godfrey
7. Valerie Manley

B. Staff Present:

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

3. APPROVAL OF MEETING MINUTES

a. Approval of Meeting Minutes of 4-2-26

- ❖ Commissioner Manley offered a motion to approve.
 - Commissioner Perkins seconded the motion.
 - The motion carried (7-0)

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

Ben Kern, MKSK, presented 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.

There was discussion from the Commission:

- Townhome Housing Information comes from last census.
- Peer Communities. (Woodstock and Suwanee
- North Point Overlay will be in next update.
- Great Analysis.
- Like Tree Canopy
- City to emulate could be Town of Hilston Head, S.C.
- Housing Initiatives.
- Housing Policy 7.2.
- Heat Map.
- Daytime/ Nighttime Population.

There was no public comment.

❖ Commissioner Richard offered a motion to approve the Alpharetta 2045 Comprehensive Plan to authorize transmittal for the Draft Plan to the Department of Community Affairs and to the Atlanta Regional Commission.

- Commissioner Manley seconded the motion.
- The motion carried (7-0)

c. MP-26-05/CLUP-26-03/Z-26-03/V-26-03 Empire Old Milton Pkwy/Camden Pond

DEFERRED: This item was deferred by the applicant to the June 7, 2026, Planning Commission meeting and was not 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

Michael Woodman, Planning & Development Services Manager, presented 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.

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.

- Conditions
- Location Map.
- Updated 5 Lot Site Plan.
- Setbacks.
- Trees Information.
- Home Design.
- Traffic.
- Public Comment
- Standards for Zoning Changes.
 - 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
 - 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.
 - 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.
 - 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.
 - 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.
 - 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

- 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.
- The comprehensive land use plan designation of the property is 'Very Low Density Residential', which supports the proposed rezoning.
- Variance Review Criteria
 - 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.
 - 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.
- Citizen Participation Plan

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.

Staff recommendation is to:

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.

There was discussion from the Commission:

- Differences between Staff and Applicant.
- Requirement of Tree Save Plan in Application.
- Local street right of way.
- On Street parking. - not allowed per this Site Plan,
- Condition #2 – compatibility with adjacent properties.
- Condition #14 – Tree Save Plan would have to be approved by Staff.
- Entrance Street – 2 lanes.
- Condition # 9 – Buffer Standards.
- Is Applicant the Builder?

Applicant gave a presentation.

- Reasons why Site Plan was revised.
- Unable to meet 30,000 sf minimum.
- Tree Save Plan was submitted after Staff Report.
- CZIM.
- Roadway width.
- Lettes of Support.
- Aerial of Site.
- Density
- Zoning map.
- Property is surrounded by R-15 Developments.
- Progression of Site Plans.
- 1.09 p/acre 5 lot plan.

There was discussion from the Commission:

- Tree Save Plan.
- Tree Survey.
- Condition #13 Markups.
- Street width and parking.
- Staff stated City Standard is 28'.
- Minimum lot size.

Public Comment:

In Opposition:

1. Gibbs Frazier, 1355 Bethany Court

2. William Lawler, 1365 Bethany Court

Concerns:

1. Stormwater Runoff.
2. Tree Removal.
3. Impact on Wildlife.
4. Too many changes to Site Layout.

Applicant rebuttal:

- Tried to engage with neighbors.
- Tried to Improve Plan.
- Requested deferral of 30 days.

There was discussion from the Commission:

- Relook at recommended minimum lot size.
- Provide a compliant tree save plan.
- Meet with adjacent neighbors to try to address concerns.

- ❖ Commissioner Perkins offered a motion to defer to June 4, 2026.
 - Commissioner Richard seconded the motion.
 - The motion carried (7-0)

e. **PH-26-05 Unified Development Code Text Amendments – Pickleball Courts**

Kathi Cook, Director of Community Development, presented 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.

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.

There was discussion from the Commission:

- Applicability of new Ordinance will only apply to new Pickleball courts.
- C-1 Zoning.
- 250 ft distance from residential property.
- Enforcement.
- Reasons for the Ordinance.
- Clarify Retroactiveness.
- More discussion on distance from residential.
- New Construction.
- Conversions.
- Quality of Life.
- Flex Court- change to new construction and the new conversion of existing sports courts.
- Data from other Cities.
- Hours enforced by HOA.

Public Comment:

In Favor:

1. Nasim Rezvanpour, 12330 Clairmonte Ave
2. Matt Christenson, 550 Ebley Place
3. Camie Christensen, 550 Ebley Place.

Reasons:

1. Impacted by noise.
2. Health Impact.

In Opposition:

1. David Buxbaum 120 Clairborne Dr., Clairmonte Subdivision HOA.
2. Jit Saha 12305 Clairmonte Ave

Concerns:

1. Concerned that current use of HOA allowed Pickleball Courts could be read to be retroactive and result in reversing what the HOA Board as determined to be in the best interest neighborhood.
2. Proposed language may effectively kill the growth of Pickleball in Alpharetta.

❖ Commissioner Richard offered a motion to approve with the following adjustments to the initial Draft

1. Under Applicability B1 it should read "This section applies to all new outdoor pickleball courts, including new construction and the new conversion of existing sports courts."
2. C-1 Definitions" Pickleball and Activity where participants utilize a racquet of paddle to strike and volley a hollow plastic ball over a net attached/unattached to a pickleball court.
3. 2nd sentence remains the same.
4. Are prohibited when any portion of the plank surface is within 250' of a dwelling.
5. Conditional Zone is 250' to 800"
6. G. No Variances shall be granted to outdoor courts within the prohibitive zone less than 250'
 - Commissioner Manley seconded the motion.
 - The motion carried 7-0)

f. **PH-26-07 Unified Development Code Text Amendments – Short-term Rentals**

Kathi Cook, Director of Community Development, presented 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.

There was discussion from the Commission:

- Definition of ADU (Accessory Dwelling Unit)

There was no public comment.

After presentation and discussion:

- ❖ Commissioner Perkins offered a motion to approve.
- Commissioner Richard seconded the motion.

- The motion carried (7-0)

7. ADJOURNMENT

Chair Reynolds adjourned the meeting at 9:41



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: JUNE 4, 2026

CITY COUNCIL: JUNE 22, 2026

This request was considered at the May 7, 2026 Planning Commission meeting. There were two (2) public comments in opposition with concerns over stormwater runoff, tree removal, impact on wildlife, and too many changes to the site layout. After discussion and at the request of the applicant, Planning Commission deferred the applicant's request to the June 4, 2026 Planning Commission meeting. Planning Commission asked the applicant to re-look at the recommended minimum lot size, provide a compliant tree save plan, and meet with an adjacent neighbor to try to address their concerns.

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 5/22/26, 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 5/22/26, 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. 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.
8. As depicted on the site plan prepared by Kimley Horn, dated 5/22/26, 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.

9. 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.
10. Entrance median shall be planted with large canopy trees, shrubs, ornamental grasses, groundcover, etc. (no sod), as approved by Staff.
11. Unfinished wood fences and decks shall not be visible from Mayfield Road.
12. 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, including the construction of low walls, shall be made to preserve at least 2 of the 4 Oaks on Lot 1. 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. Developer shall make reasonable efforts, including the construction of low walls, to save Tree #302 in the median of the cul-de-sac, as approved by Staff. Reasonable efforts shall be made to save good quality trees on each lot, as approved by Staff.
13. Developer shall identify and save additional tree groupings and/or trees of quality, as approved by Staff.
14. Developer shall remove exotic and invasive trees and shrubs within tree save areas and replant where sparse, as approved by Staff.
15. 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.
16. Utility structures, headwalls, etc. shall be finished with decorative brick or stone, if visible from off-site, as approved by Staff.
17. 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 five (5) 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 five (5) lot 'For-Sale' single-family detached gated subdivision on 4.56 acres. The proposed density is 1.09 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 five (5) 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 has a paved width of 28’ with a five-foot (5’) sidewalk and six-foot (6’) planter along the east side of the street. The street terminates in a cul-de-sac with center median located between Lots 4 and 5. Lots range in size from 24,602 square feet to 25,194 square feet with an average lot size of 24,735 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 and south property lines and a fifteen-foot (15’) landscape strip planted to buffer standards is proposed along the west property line.

Each home will have a minimum of two (2) side-by-side parking spaces in a garage, as well as a code-compliant driveway with two (2) additional spaces. Also, the 28’ paved width of the private local street will allow for guest parking on one (1) side of the street.

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 tree survey depicts two

(2) specimen trees to be saved, including a 19" Japanese Maple and 28" White Oak, as well as a grouping of smaller Oak trees being saved in the middle of the property. 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." The City Arborist 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 five (5) single-family detached homes, would generate approximately four (4) AM Peak Hour and five (5) PM Peak Hour net new trips.

Prop. Single Family 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 cul-de-sac, 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.

On May 27, 2026, the Developer met with two (2) neighbors who spoke in opposition at the May 7, 2026 Planning Commission meeting. Topics of discussion included stormwater pond design, stormwater discharge, specific tree removal request, request of a detail of the 15' landscape strip planted to buffer standards, request for six-foot (6') privacy fence along the west boundary of the property, and request for additional trees between the neighbor's properties and the proposed cul-de-sac. The applicant agreed to draft conditions to address the neighbor's concerns and present them at the next Planning Commission meeting.

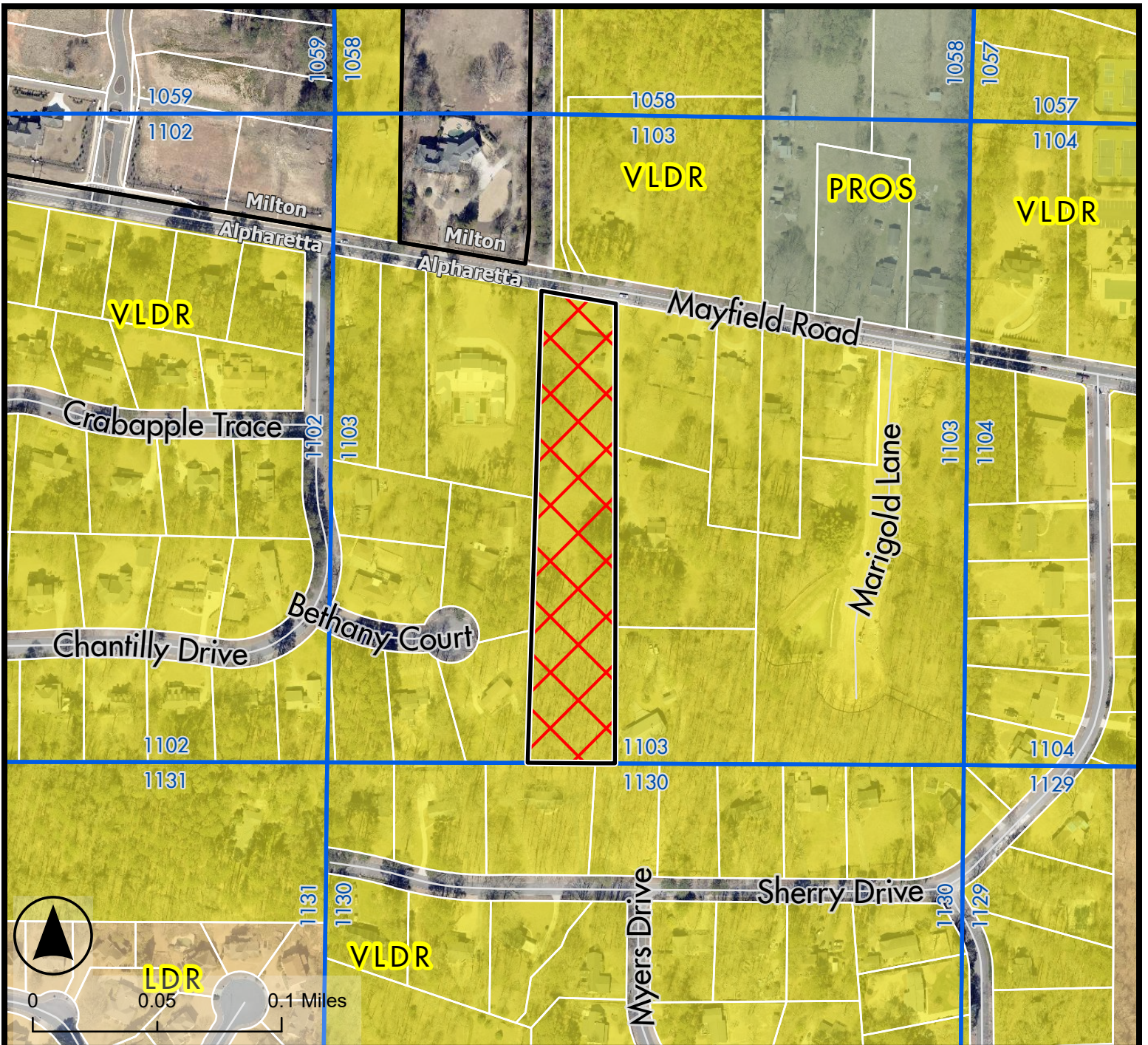
Staff received correspondence from nearby property owners in opposition to the applicant's request with concerns over disruptions during construction, increased traffic, financial burden from increased property taxes, tree removal, loss of greenspace, timing of CZIM, density, loss of privacy and buffering,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

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 Site Plan & Tree Plan
- CZIM
- Citizen Part B
- Public Comment
- Amended Application
- Application



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

Future Land Use Map

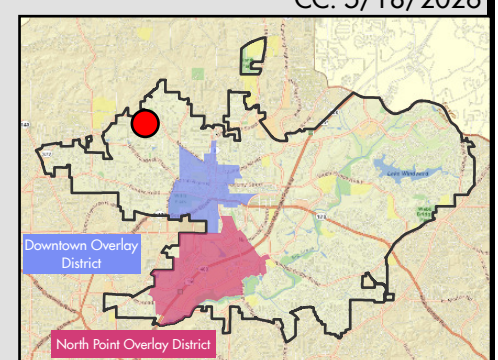
1425 Mayfield Rd Rezoning

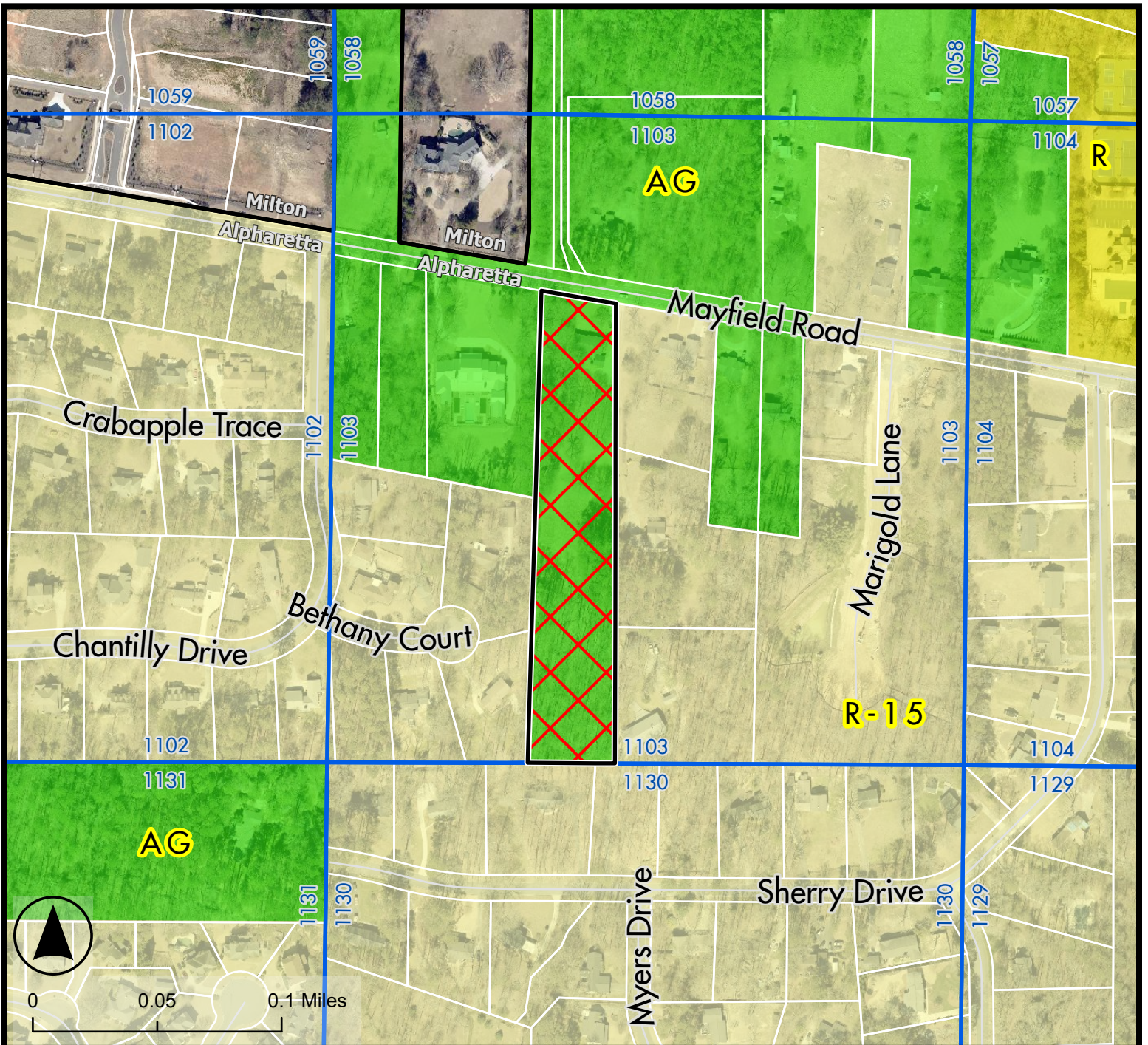
Z-26-04, V-26-06

D/LL: 2/2/1103

PC: 5/7/2026




CC: 5/18/2026








0 0.05 0.1 Miles

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

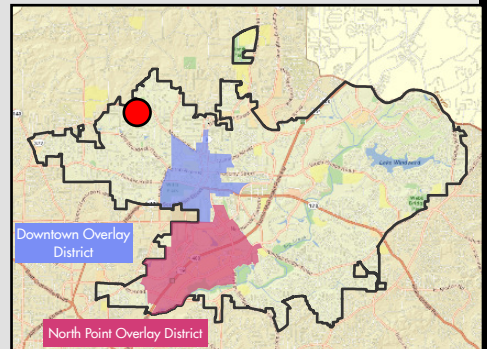
1425 Mayfield Rd Rezoning

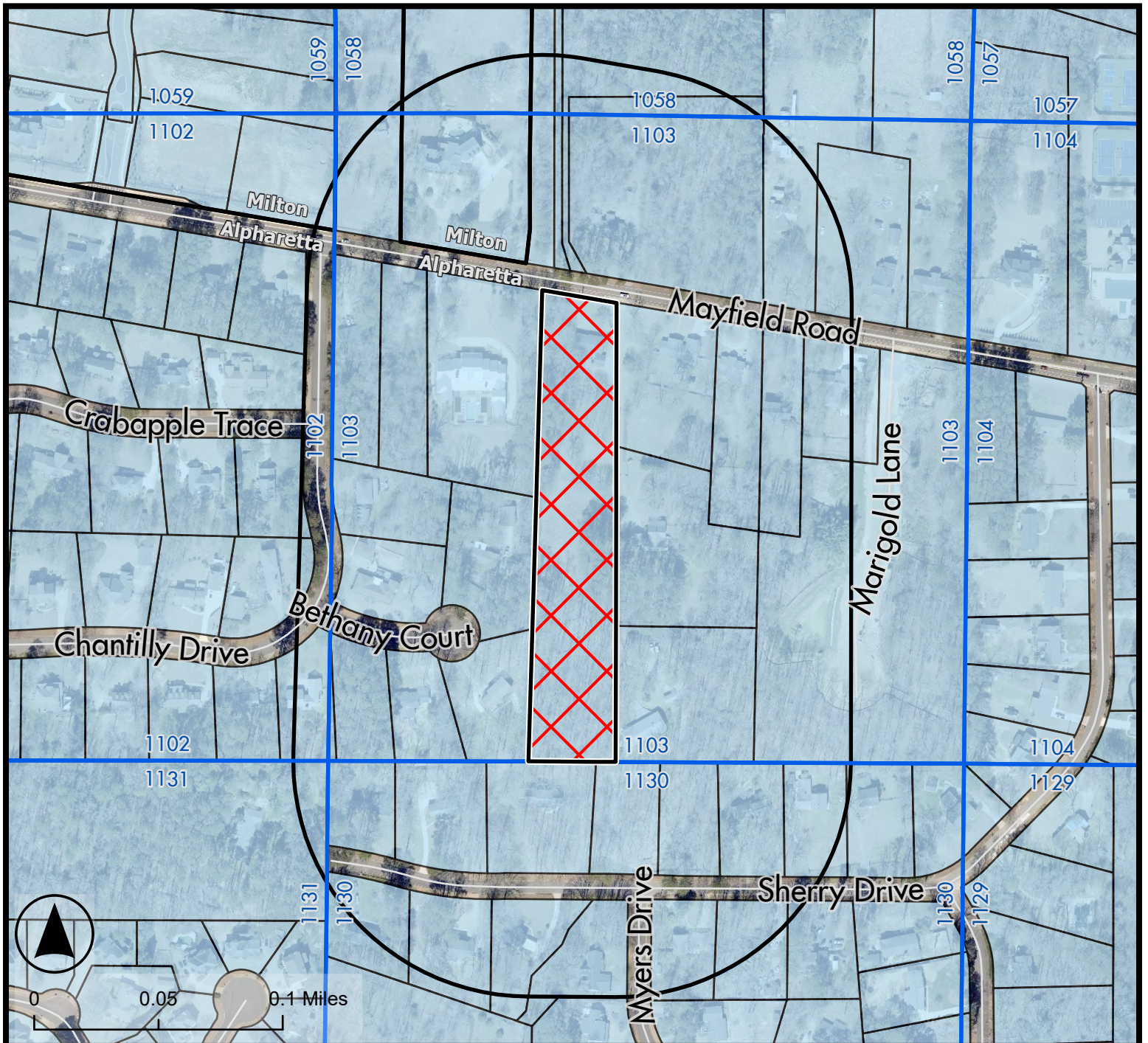
Z-26-04, V-26-06

D/LL: 2/2/1103





PC: 5/7/2026

CC: 5/18/2026





0 0.05 0.1 Miles

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

Location Map

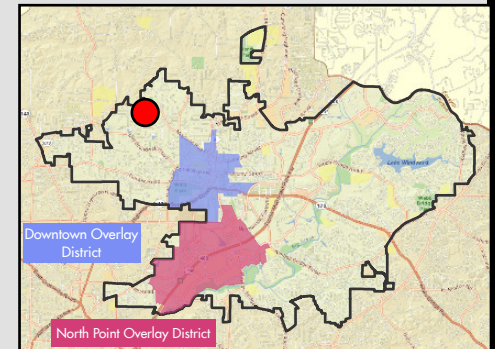
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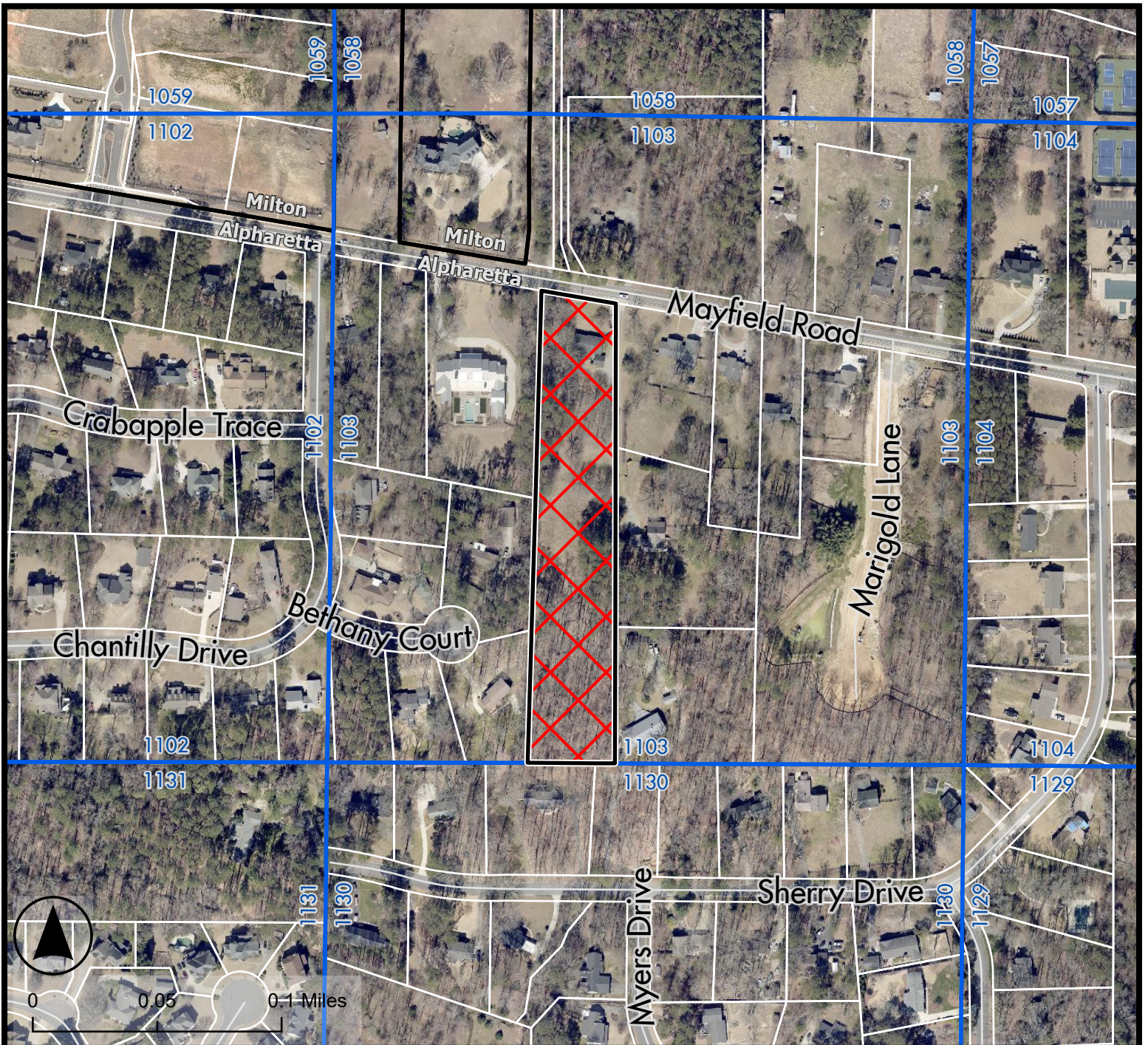
Z-26-04, V-26-06

D/LL: 2/2/1103

PC: 6/4/2026

CC: 6/22/2026





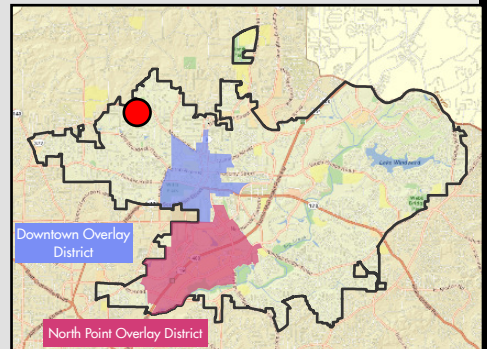
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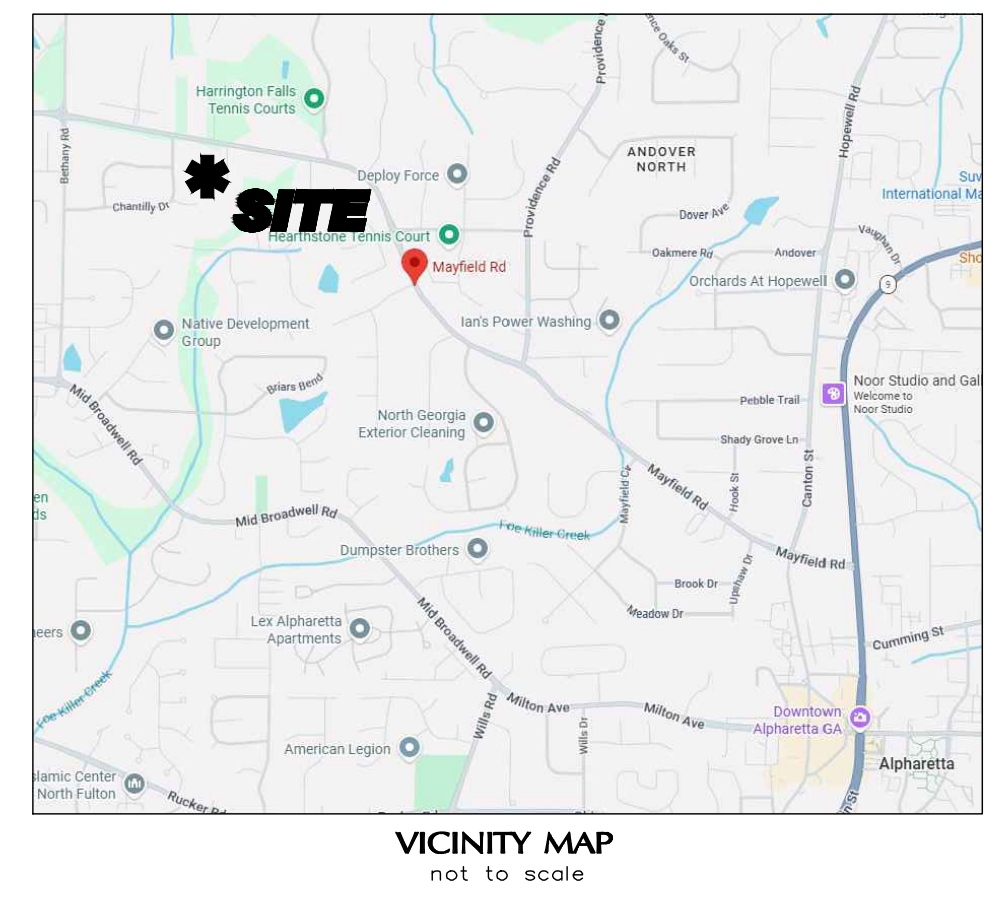
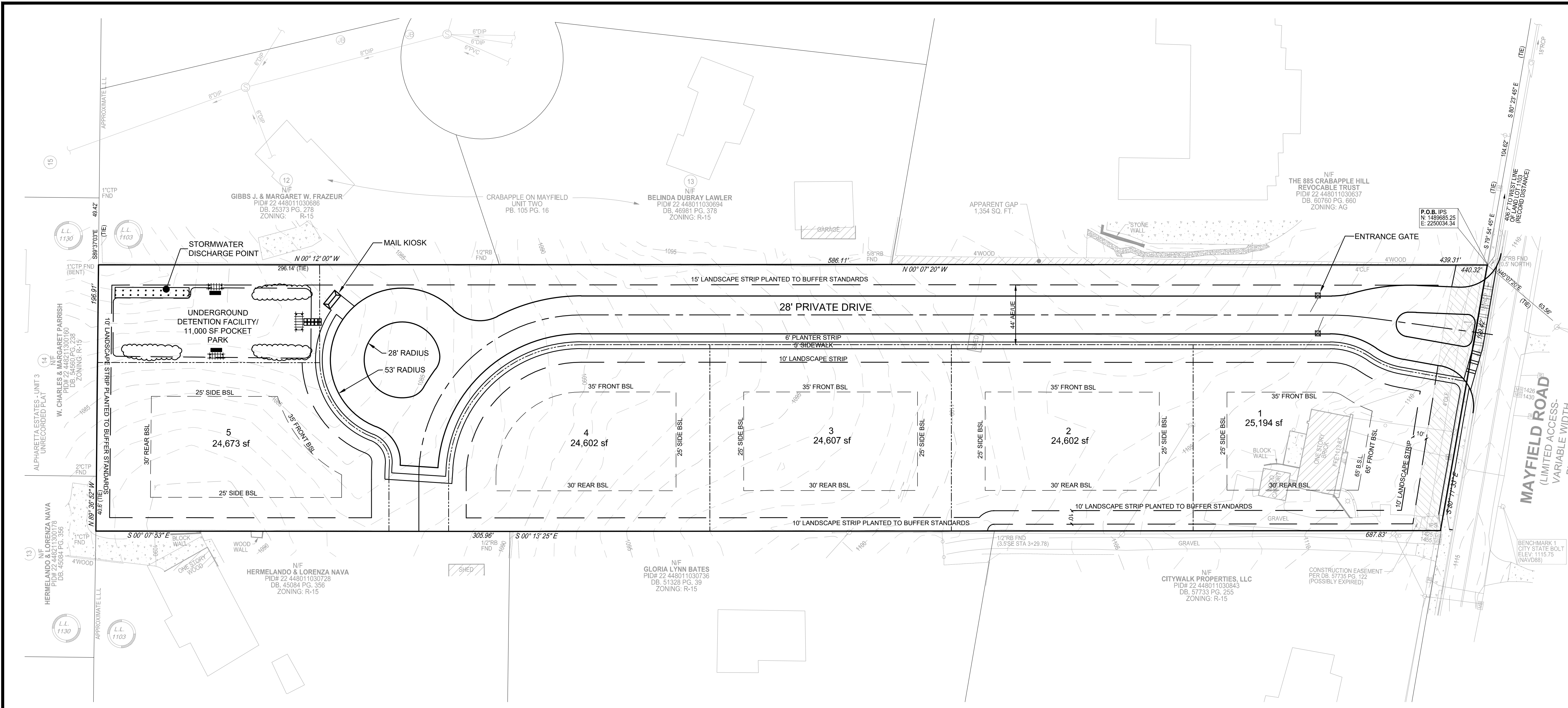
- Legend**
- X Z-26-04, V-26-06
 - Land Lots
 - Tax Parcels

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





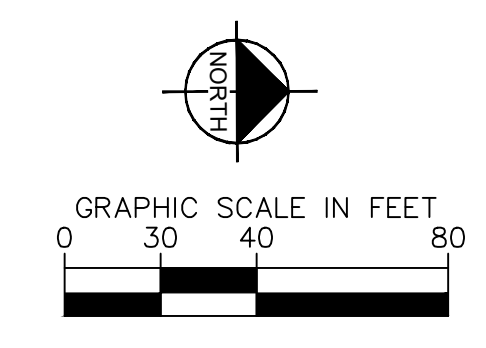
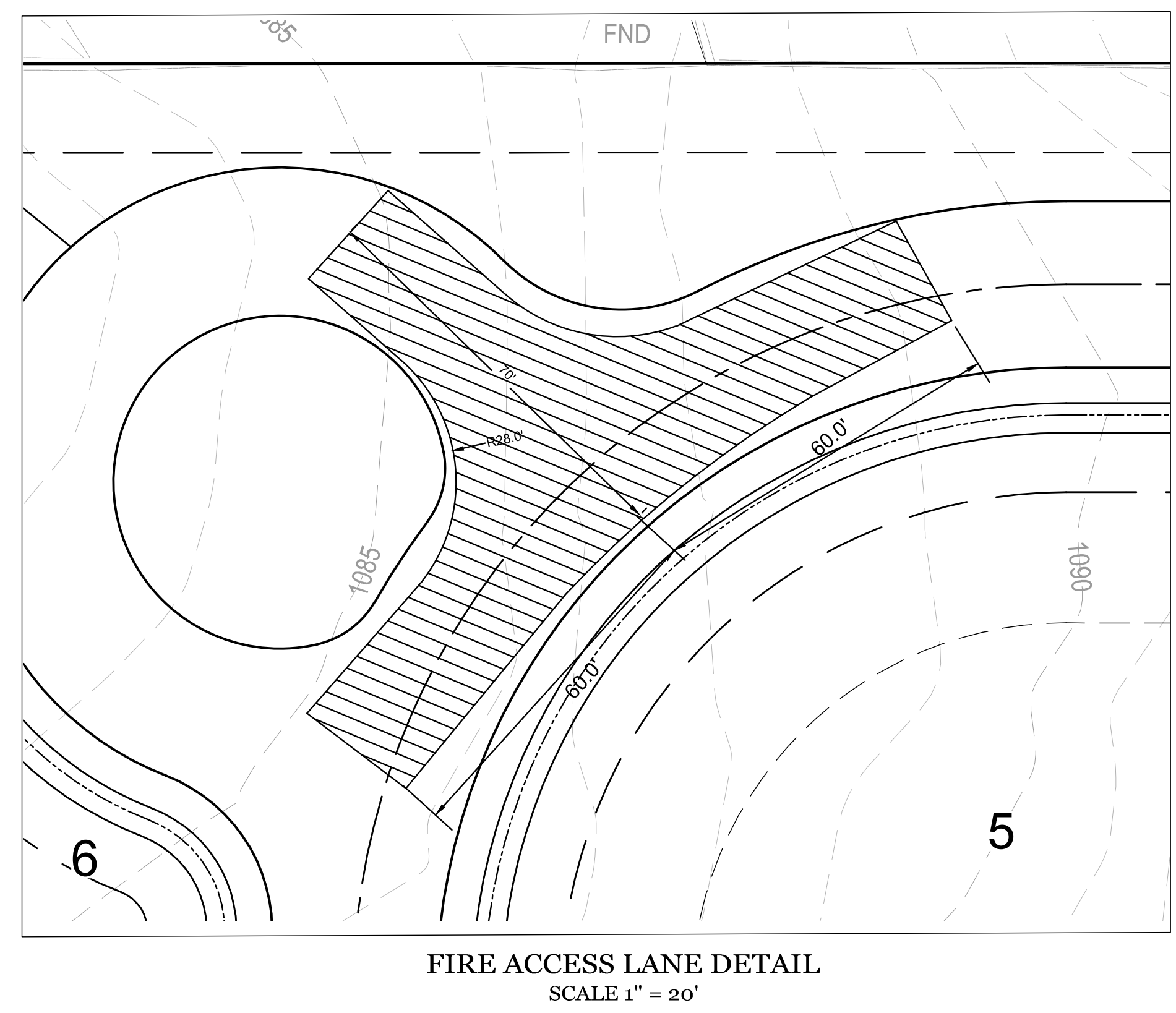
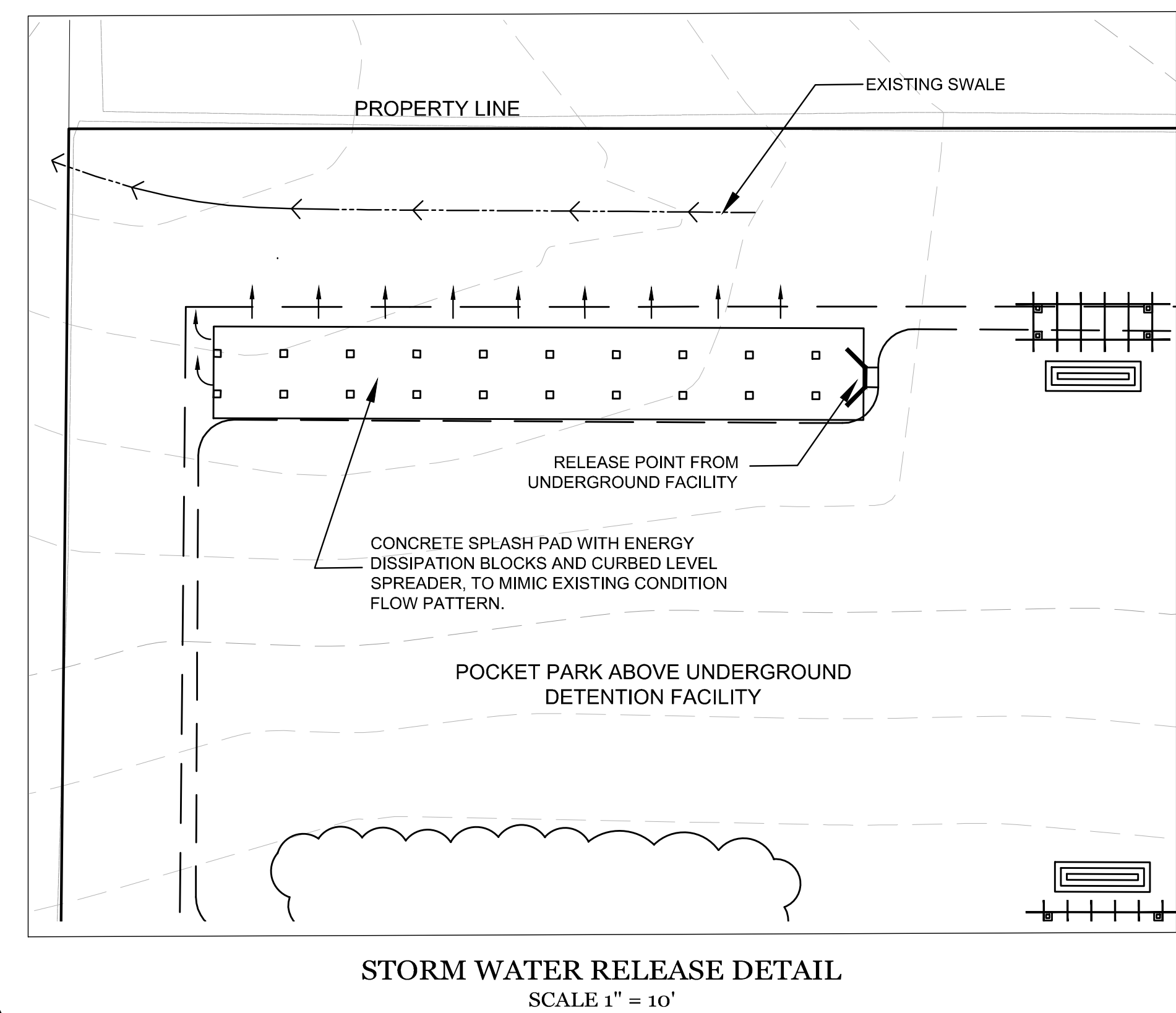
SITE DATA:

TOTAL SITE AREA	4.5679 ACRES
ZONING	AG
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

- SPEED LIMIT OF ADJACENT ROAD IS 35 MPH.
- ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY - WETLANDS ARE NOT LOCATED ON THIS SITE.
- 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).
- WATERS OF THE STATE ARE NOT WITHIN 200' OF THIS PROPERTY.
- THE CHATTAHOOCHEE RIVER IS NOT WITHIN 2000' OF THIS PROPERTY.
- CITY OF ALPHARETTA FIRE DEPARTMENT SHALL APPROVE ROAD LAYOUT AND ENTRANCES.
- WATER SERVICE SHALL BE PROVIDED BY FULTON COUNTY. EXISTING WATER SERVICE ACROSS MAYFIELD ROAD WILL BE TAPPED.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY FULTON COUNTY.
- 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.

- SURVEY NOTES**
- This plan references the survey by TerraMark Land Surveying, Inc. dated 12/23/2025 for Mayfield Development Services for all survey and topographical information.
 - Unless otherwise specified, all distances shown are horizontal ground distances.
 - 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.
 - The exterior footprint of all buildings is measured at ground level.
 - 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.
 - No common observable evidence of cemeteries, burial grounds or isolated gravesites were found during the course of the survey.
 - No observable evidence that the site was used as a solid waste dump, sump or sanitary landfill.
 - The Property has direct vehicular and pedestrian access to Perimeter Center East, a dedicated public right of way, as shown on the survey.
 - No wetland delineation markers were observed at the time of the survey.
 - No observable evidence of earth moving work, building construction or building additions at the time of the survey.
 - No observable evidence or proposed changes in right of way made available to the surveyor.
 - No observable evidence of recent street or sidewalk construction or repairs.
 - There may be underground utilities not shown on this survey.



MAYFIELD DEVELOPMENT SERVICES
Stephen Bates



ZONING PLAN
MAYFIELD ROAD TRACT

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

05/22/2026
SCALE 1" = 40'
JOB # 011536057

1 of 2

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. RELIANCE ON THE DOCUMENT WITHOUT WRITTEN AUTHORIZATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE VOID AND UNLAWFUL. KIMLEY-HORN AND ASSOCIATES, INC. DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. © 2026 KIMLEY-HORN AND ASSOCIATES, INC.

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 <u>all</u> variances and any change to property zoning
Larry Heit	1445 Mayfield 30009	
Rhonda Hofer	1230 SHERRY DR	Pleaed to see # of homes reduced, removal of "T" turn around. Still concerned about Mayfield rd set back, the variance.
Gibbs Frazier	1355 Bethany Ct.	Please send Current Site Plan [REDACTED]

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
Elisabet and David Oviedo	1320 Sherry Dr Alpharetta GA	OPPOSED! to all variances / changes to property zoning. NO CHANGES.
Brent Beecham	1104 Breckenridge Ln Alpharetta	Support wholeheartedly. Great use of property with density w/ a townhome.

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
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.
ANARY 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 <u>watershed</u> 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 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.

The Applicant held an onsite meeting with adjacent neighbors on May 27, 2026. The neighbors and the Applicant's representatives discussed the stormwater pond design; stormwater discharge; the neighbors requested that one of the existing trees on the Subject Property be removed; the neighbors requested a detail of the 15-foot landscape strip planted to buffer standards; there was discussion of adding a 6-foot privacy fence along the boundary with the neighbors; and the neighbors asked if additional trees could be added between their property and the proposed cul-de-sac. The Applicant stated that it would draft conditions to address the neighbors concerns and discuss with them. The final conditions will be presented to the Alpharetta Planning Commission for consideration.

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

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

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

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

Signature of Authorized Agent: 

Date: 5/27/2026

Print Form

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.*

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

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Signature of Authorized Agent: J. Abdul Buh Date: 4/19/2026

Print Form

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 <u>all</u> variances and any change to property zoning
Larry Heit	1445 Mayfield 30009	
Rhonda Hofer	1230 SHERRY DR	Pleaed to see # of homes reduced, removal of "T" turn around. Still concerned about Mayfield rd set back, the variance.
Gibbs Frazier	1355 Bethany Ct.	Please send Current Site Plan [REDACTED]

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
Elisabet and David Oviedo	1320 Sherry Dr Alpharetta GA	OPPOSED! to all variances / changes to property zoning. NO CHANGES.
Brent Beecham	1104 Breckenridge Ln Alpharetta	Support wholeheartedly. Great use of property with density w/ a townhome.

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
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.
ANARY 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 <u>watershed</u> and run off.
Rick Stezer	151 Woodfield Ln Alpharetta GA 30009	Opposed to Mayfield Variance of 58'

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,

A handwritten signature in blue ink that reads "J. Alexander Brock".

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



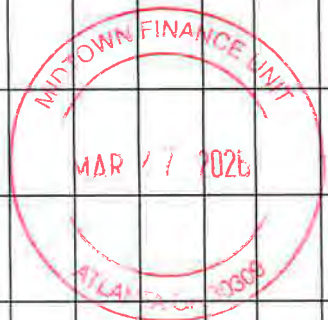
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1.	GOETHE JANET 48 E 48TH ST SAVANNAH GA 31405													
2.	FFI ALPHARETTA IL OWNER LLC 200 W MADISON STE 2650 CHICAGO IL 60606													
3.	PSC HOLDINGS ALPHARETTA LLC 11745 BENTHAM CT ALPHARETTA GA 30005													
4.	JD LD ATLANTA LLC P.O. 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													



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Name and Address of Sender

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 Certified Mail Return Receipt for Merchandise
 Certified Mail Restricted Delivery Signature Confirmation
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 Insured Mail Signature Confirmation Restricted Delivery
 Priority Mail

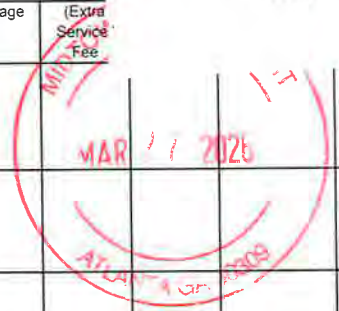
Affix Stamp
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1.	TOUCHMARK NATIONAL BANK 3651 OLD MILTON PKWY ALPHARETTA GA 30005			
2.	BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA 270 WASHINGTON ST SW ATLANTA GA 30334			
3.	BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA 270 WASHINGTON 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			
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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 <input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail		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															
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2	2															



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From: [REDACTED]
To: [Taylor, Elicia; mwoodman@alpharetta.ga.us](mailto:mwoodman@alpharetta.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]; [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. Frazier,

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](#)



From: Gibbs Frazier [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 gibbsfrazier@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 Frazier

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

Mr. Frazier,

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] [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



<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 [REDACTED]
or email [REDACTED]

Additional Comments:

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Jeni Hall, owner of the property at
1216 Wellington Place, Alph 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:

1

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 [REDACTED]
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 [REDACTED]
or email [REDACTED]

Additional Comments:

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I FLORIDO 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 [REDACTED]
or email [REDACTED].

Additional Comments:

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I, FLORIDEO PASSARELLI, owner of the property at
12820 KEYSONE 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 [REDACTED]
or email [REDACTED].

Additional Comments:

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I, Deanna Elise Lelli, owner of the property at
12900 KEYSTONE CT ALPHARETTA, GA 30007 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 715 463 2661
or email [redacted]

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 [REDACTED]
or email [REDACTED]

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 [REDACTED]
or email [REDACTED]

Additional Comments:

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I, CHRISTINE FANTON, owner of the property at 12920 KAYSTONE 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 [REDACTED]

Additional Comments:

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I, Gray Wunder, owner of the property at
12925 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 [REDACTED]
or email [REDACTED]

Additional Comments:

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I, Brittany 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 [REDACTED] or email [REDACTED].

Additional Comments:

Signed by:

Brittany Barber
3CE29970857A476...

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 [REDACTED] or email [REDACTED].

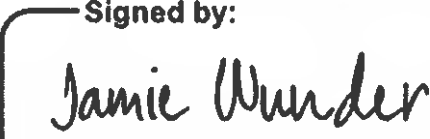
Additional Comments:

Signed by:
Sophia DeCouto
3CE29970857A476...

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 [REDACTED]
or email [REDACTED].

Additional Comments:

Signed by:

0D685AD6DBBF4F0...

May 7, 2026

Dear Mayor Gilvin and Members of the City Council,

My name is Peggy Frazier, and I live at 1355 Bethany Court which is at the end of the proposed development. While my husband and I submitted a joint letter on Monday, I am writing to share a personal perspective. We have lived here almost 30 years and the delight never fades coming out onto our deck morning and evening through each season to see and hear the native wildlife in the "mini forest." This and the privacy of our lot were top reasons for buying and remaining in our home.

Seeing and hearing red tailed hawks, downy and red headed woodpeckers, bluebirds and the huge variety of birds from our deck provides both visual and mental tranquility. Deer have made their homes in the mini forest as long as we have lived here. One year a fawn regularly came up and lay down by our fence and seemed to communicate with our Golden Retriever.

The proposed development property itself does not have hardships as it is now but putting six homes on it creates a "hardship." Mayfield Estates originally requested to build seven homes but due to the negative feedback from Harrington Falls and Gransley residents was limited to five homes.

Please consider the *voices of families who live adjacent to the project* (some more than 30 years) over signatures from those who are not being directly impacted. One signature in support was listed from an address 6.7 miles away to a realtor while others live 1-3 miles away and eight were from a subdivision down the road. Two signatures are from a couple who recently sold their nearby property which they rented (and did not keep up) for as long as I've lived here.

How many of those who signed a "support" form are being directly impacted? What do they have to LOSE? If more opposing signatures are needed, that shouldn't be a problem to obtain - AND from neighbors who would be affected by the new construction. I would hope that the *families living adjacent to the property would have a greater say* than those not directly impacted.

In conclusion, if our property had been your home for 30 years with the privacy and wildlife in the peaceful little forest, **what reasonable compromise would you recommend?** Would most people be ok with the clear cutting of the mini forest and losing their quiet enjoyment in a busy area and the privacy of 30 years? Please consider the Alpharetta residents (especially the long term ones) who will be directly - and negatively - impacted by the project as proposed, and let's work toward a realistic compromise for all.

Thank you sincerely for your time and consideration regarding this input.

Kind regards,

Peggy Frazier

May 7, 2026

Good evening,

My name is Gibbs Frazeur, and I live at 1355 Bethany Court where my wife and family have lived since 1998. Our property borders the proposed development site. While we support thoughtful development of our community, 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 specimen trees which has offered a private and tranquil setting for all adjacent families.

Top three reasons for opposition:

1. Pre-existing water runoff issues (Show video)

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. 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 development within pre-existing codes. The proposal is only possible if the city grants variances, including shrinking front setbacks and narrowing street widths. The developer is asking for both rezoning and variances, but aren't variances intended for actual hardships on the land - not self-created ones?

3. Increased density of homes

Increasing further density along the Mayfield housing corridor will not enhance nor maintain 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.** [slideshow presentation] 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 an earthen sound berm along the full length of the perimeter of the development**

3. **Prior to construction, the installation of a high quality fence offering complete visual privacy (a non see-through design) minimum 6 feet high running the full length of the perimeter of the development and constructed on top of the sound berm**

4. **Alleviation of the pre-existing rainfall runoff problem** that occurs during heavy rains multiple times a year (as seen in the video)

5. **Fewer houses** in the development

Thank you again for your time and thoughtful consideration.

Gibbs Frazier
1355 Bethany Court

Opposition to Code & Variance Changes sought for 1425 Mayfield Road.

Attention please Alpharetta Zoning Commission, Alpharetta City Council members, neighbors, and all concerned citizens. The Lawler family have been residents of Alpharetta since the year 1996 at 1365 Bethany Court. Alpharetta, Georgia 30004. We are in direct opposition to all code & variance changes being sought for the adjacent property with the address of 1425 Mayfield Road.

We have so many concerns regarding the proposed project and the property they intend to strip bare while building on every single inch of land that we thought it was necessary to write them down in hopes they will become part of the official record to help our voices be heard beyond the extremely short time allowed for speaking at the upcoming May 7th 2026 & May 18th 2026 meetings.

This proposed project is such an environmental and ecological disaster waiting to happen it is difficult to even know where to begin. We should point out the obvious and simple points of fact first.

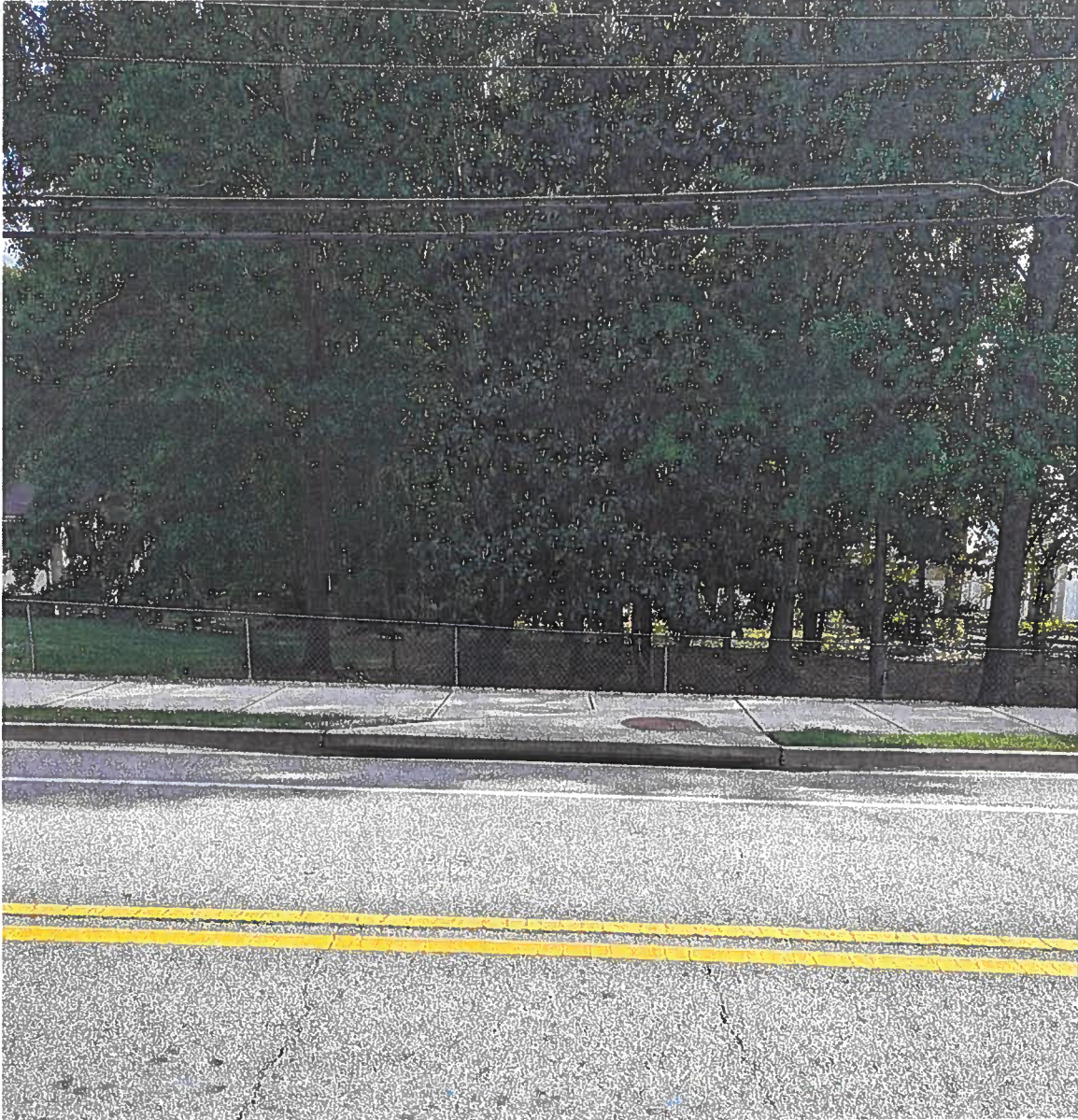
The variance seeking the reduced setback from Mayfield Road is just an attempt to squeeze five pounds of stuff in to a two pound bag. It will greatly alter the aesthetic of Mayfield Road and poses a potential significant safety risk to citizens, for being able to see oncoming traffic in both directions as motorists try to merge onto the busy roadway or motor vehicle versus pedestrian collisions turning into the proposed narrowed street. This variance should be denied!

Now they are describing it as a gated community meaning traffic flow in either direction will not be fluid and the potential for backing up, impeding traffic, and the real possibility of auto collisions. If anything, they should have had to INCREASE the set back and be required to install turn lanes in & out for this type of project.

Speaking about Mayfield Road and the new street they have proposed to run down the entire western edge of the property into a very small culdesac at the southern end of the parcel. Mayfield Road does not have room enough for a turning lane to be constructed to allow safe travel in or out of a narrowed street at this location. A narrowed street will not be large enough to accommodate on the street parking, sanitation, school buses, or possibly the proper room required for emergency service vehicles. The variance for creating a narrow street at this location should be denied!

The plan to cut this new road in on the western edge of the 1425 Mayfield property will require the destruction of the beautiful recently finished sidewalk for pedestrians which is located on only one side of this portion of Mayfield Road. The proposed work will be too close to an existing street drain and will have to cut directly through the old growth and specimen trees in that north western corner of the 1425 Mayfield property destroying them completely.

(see photo attached)



(photograph of 1425 Mayfield Road north west corner and intended street site)

They basically intend to pave over the ancient game trail that leads from one side of Mayfield Road to the other and down the length of the 1425 Mayfield property before leading to a water source. The existing driveway for the property is located on the eastern edge of the property and would also require sidewalk repair to see the proposed project to completion. Why were plans not made to use the existing driveway to the property? The trees are a valuable resource.

Above and beyond the stated facts regarding a new street being created in this location are our own personal feelings on the matter of having a narrow, or wide, or any street only a few feet from our property line. Running the entire length of our property without any initial plan by the principal to protect us, while they put our entire lives on display; stripping us bare of any bit of security or privacy, robbing us of our dignity and subjecting us daily to construction, additional traffic, noise, increased air temperature, automotive emissions, light pollution from homes and vehicles traveling to & from, and the safety concern one of those vehicles could hop the curb and travel the very short distance into our yard potentially causing damage to property or person. They have no plan for any privacy fence, estate wall, berm, guard rail or any other kind of safety device. We did not buy our house on a quiet cul de sac to live our remaining years in a construction zone!

This is just the completely wrong project for this parcel of land and we do not want a street of any width running through our yard. They are "now" describing this project as a gated community and the street as a driveway. We do not want to have to stare at six tiny homes on micro parcels with questionable landscaping instead of the beautiful lush meadow and old growth forest there now. This project is absolutely not in keeping with the surrounding homes and land use for our neighborhood & community. We do not want it!

The property is perfect for a new multi-million dollar home, a hobby farm or homestead. It could be a wonderful orchard, tree farm, craft vineyard, apiary, or even an education and nature center with its close proximity to several schools.

Given the possibilities of what "could have been" built there if someone wished to properly develop the property, we even find the proposed project completely unacceptable both personally as well as to our community. Where is the benefit to anyone in our neighborhood, our community, or our fine city with the exception of the principal party seeking these changes in variances while they continue to treat our neighborhood like a Monopoly Go video game and the citizens of Alpharetta like NPC non-playing characters whose lives do not matter.

This 4.5 acre property needs to remain in the R4 and Agriculture classification and should not be stripped bare to create tiny resale lots for homes Alpharetta doesn't need. At the time of this writing there are currently 425 homes listed online for sale within the Alpharetta city limits and this does not include the homes yet to be built at the Heatherton Estates, the brand new narrow street subdivision Marigold Lane only a couple hundred feet away on the same side of the street. Or any of the other surrounding subdivisions not yet completed. Alpharetta does not need six more tiny homes and our neighborhood does not want them!

When we moved to Alpharetta thirty years ago we chose this area because of the rural setting and quiet atmosphere. Year after year since we have watched as every horse & dairy farm along Bethany, Mayfield, Providence, and Freemanville roads was sold off and turned into subdivisions driving the wildlife into smaller and smaller land tracts like the property of 1425 Mayfield Road that I would only describe as one of Alpharetta's last pristine wildlife habitats.

While farms disappearing and subdivisions popping up is considered progress by most we still need to leave room for everything that lives in Alpharetta, not just more people. You have allowed the destruction of acres of deep pine forest across the street to create the Heatherton. I have personally witnessed the effect of these changes to migratory bird patterns. They now rely on the remaining trees on their path many of which are located on the property of 1425 Mayfield to rest in during their long flights twice a year. I watched as they trucked out enormous chunks of old growth specimen hardwood trees larger than the trailers themselves off the property at 1485 Mayfield Road as they stripped the land for a similar project and all that wildlife was also forced out and onto the surrounding properties including 1425 Mayfield.

The previous owner was very kind to us allowing us to maintain game cameras as well as a wildlife feeding & aid station on the property for several years. We tended to injured bucks hit by cars on Mayfield and helped them recover and reacclimate to the herd. We have been blessed to witness the births of many generations of white tail deer fawn and to document the health of the herd with weekly photo & data collection. We watch the intricate behavior of the herd as they use the meadow behind the existing house both as a nursery, food source, and school with the thick woods to shelter them year round and serve as a food source with it's acorns, beech nuts, and persimmons. The property is home to many white tail deer, cotton tail rabbit, raccoon, red fox, coyotes, opossum, grey squirrel, large field rats, and many small mammals as well as the nesting and hunting grounds for the red shoulder hawks, barred, and great horn owls. Hundreds of song bird and wood pecker species can be heard singing and vocalizing on the 1425 Mayfield property even the elusive pileated woodpecker that avoids human contact lives on the property. All of these wonderful creatures deserve their home and we absolutely need to be their voice in this matter!!!

We have personally paid Acorn Tree Service & Aborists to maintain several of the trees rooted on the property of 1425 Mayfield that were beetle kill and broken in a storm before falling onto other hardwood trees and structures located on our property of 1365 Bethany Court within the last 2 years. The trees on both properties serve as nesting area for so many animals including but not limited to the ruby throated humming birds, song birds, raptors, both black & yellow swallow tail butterflies, blue emperor dragonflies, giant green darner dragonflies large enough to be mistaken for drones, post lizards, green anoles, and black rat snakes longer than you are tall. All of whom depend on this habitat. While all those live above ground even more reside under the canopy, on the ground, and even under it! Many species of pollinators emerge from the property to serve our city each year and this remains one of the few places that gives us the summer treasure of lightning bugs. The southern end of the property serves as a breeding ground for box turtles as well as a place for them to winter over. We cannot imagine a parent wanting their child to grow up in a world where they never get to experience the simple and beautiful joys of nature away from their Ipads and electronic devices.



(current photograph of trees we paid to maintain on the property of 1425 Mayfield.)



Simply put as a former boy scout where I earned merit badges for conservation the thought of the destruction of this land, trees, and habitat for the creation of small residential lots with homes leading to the pollution of water sources down stream into Foe Killer Creek and further is terrifying!



(current photograph taken May 2026, not one taken 2 years ago or more during winter.)

We feel you cannot issue a five figure fine one next door neighbor for cutting down a single tree without a permit that was a safety concern and structurally unsound to improve their property while you then turn around and let another new neighbor & resident to Alpharetta clear cut hundreds of trees for profit with little intention of replanting. Will they try to avoid the enormous task of replanting dozens trees for each specimen cut down by using the grey area of tiny lots needing less trees per acre than larger lots or an area the size of 4.5 acres. We cannot let them cut down and log off for profit all the old growth hardwood & pine specimen trees on the property to only replace them with a small handful of "landscaping" type trees as shown on their submitted plans. The existing trees are too important to everyone & everything that lives in and around our neighborhood. We must keep this land zoned agricultural. The tree removal will increase the summer air temperature of our neighborhood another 7 to 11 degrees fahrenheit or more while destorying all wildlife habitat and the air quality for the surrounding residents. We sit at one of the highest points in Alpharetta and those trees are our front line air filter, not just for our neighborhood but the entire city!

This is something no citizen of Alpharetta or resident of Georgia can afford.

Since the subject of being able to afford things is now on the top of the pile let's talk about all the other things neighbors cannot afford. Such as pest control services for all the creepy crawly things that would be pushed onto and into their properties. The rats, the lyme disease carrying deer ticks, the awful Joro Spiders, and who know what else?!? The cost of tree services and aborists for extremely tall trees on surrounding properties that will lose their wind buffer and surely break when they come down causing property damage and possible personal injury to residents. The increase in energy costs to existing home owners and new residents trying to cool six western facing homes. The further burden on the infrastructure, water, and power services. We have already seen drops in water pressure and experience electrical brown outs especially during the summer months. They are not even close to being done building all the houses on land that has already been cleared and approved for in those other surrounding subdivisions never mind this new proposed one. What happens when all those are built and full of power consuming devices. This is just too much, too many, too close together, and too big of an impact on the environment, ecosystem, families, and neighbors both animals & people that have lived peacefully together for decades in a city they love.

The ground water and run offs will be huge issue with the property. We understand the proposed project has a small retention system planned but it is our belief this will be severely inadequate. In thirty years we have experienced routine basement flooding, witnessed torrents of ground water run off through our neighbor's yards and fail to drain through the heavy clay that lay only inches under a thin layer of top soil and organic material. Removing the trees and over burden on the property of 1425 Mayfield may also very unwell the cap on the underground natural water spring that keeps the meadow lush even in times of drought feeding the trees through the southern back half of the parcel before emerging above ground and eventually feeding into Foe Killer Creek. All the rain will have no place to go with most of the property being turned into street, driveways, and roofs it will travel down through neighboring properties because the tiny lawns over clay will not absorb even a fraction of it. The water table is very high and the uncorking of the spring is a very real concern on top of the existing ground water diversion. 98% of the state of Georgia is currently under extreme drought conditions so it is possible for the data to suggest building would go ok at this point in time, but thirty years of living on the land, digging in the soil, and working the earth tells me it is not. We met the developer at the April 8th meeting and he seemed like a nice guy just trying to do his job, but I have T shirts older than him. Point being he may not have had as much time as I to see good plans go poorly or turn into disasters. The city of Alpharetta has just spent literally millions of dollars on trying to make things drain efficiently only a few hundred feet down the road having to perform their tasks multiple times at the round about of Mayfield and Bethany Roads.

Some neighbors have expressed concern this proposed project of a new street with a gated subdivision is already a done deal, and that we may need to be prepared to make concessions.

We are prepared to make no concessions. none. zero. zip. zilch.

The same intial consideration the principal gave us. Unfortunately we now live in a time when what is legal and what is right are not always the same thing. This project is not right, not for the neighborhood, not for the community, and not for the city of Alpharetta. They need to pick a better project or sell the land to someone who will treat it with the care it deserves!

We personally want to thank you for your time while you have read the above facts, thoughts, and opinions regarding the proposed project subdivision on the 1425 Mayfield property. We hope after careful consideration you are able to agree this project will do irrefutable damage to the ecosystem, environment, community, and to those who live here. Make your vote "NO" to all the variance changes being sought for the project. Alpharetta, friends and neighbors, you have our deepest gratitude for considering our concerns during our pursuit of life, liberty, and happiness!

Yours truly, William & Belinda D Lawler - 1365 Bethany Ct. Alpharetta, Georgia 30004



(copy of prophetic 35mm photograph taken in 1989 by three great friends)

Larry and Stacey Heit

1465 and 1445 Mayfield Rd

9



05/07/2026

Mayor and Members of the Alpharetta City Council
2 Park Plaza
Alpharetta, Georgia 30009

Re: Opposition to Rezoning Application for 1425 Mayfield Road
Tax Parcel 22 448011030405
Application to Rezone from AG to R-22

Dear Mayor and Council Members:

I am writing to respectfully oppose the application submitted by Mayfield Development Services, LLC to rezone approximately 4.5674 acres located at 1425 Mayfield Road from AG (Agricultural) to R-22 residential for the construction of six single-family homes.

While the applicant characterizes this proposal as compatible with surrounding development, I believe approval of this rezoning would contribute to continued suburban encroachment, increased traffic impact, and the permanent loss of valuable agricultural and green space along the Mayfield Road corridor.

One of the most significant concerns is traffic and roadway safety. Although the applicant attempts to minimize the impact by citing relatively small percentage increases in projected traffic volumes, residents experience traffic conditions in real time—not as percentages in engineering calculations. Mayfield Road already experiences congestion, speeding, turning conflicts, and school-related traffic issues. Continued incremental re-zonings along this corridor create cumulative impacts that are not adequately addressed by the application.

Additionally, the need for roadway and design variances demonstrates that this property is constrained and not naturally suited for subdivision-style development under existing City standards. The request to reduce roadway dimensions and modify standard requirements suggests that the site is being forced into a development pattern for which it was not originally intended.

I am also deeply concerned about the continued loss of agricultural land and green space within Alpharetta. Remaining AG-zoned parcels serve as important environmental buffers, preserve community character, reduce overdevelopment pressures, and provide aesthetic and ecological value to surrounding neighborhoods. Once this land is rezoned and developed, the loss is permanent and irreversible.

The applicant argues that nearby re-zonings justify this request. However, prior re-zonings should not automatically establish precedent for continued conversion of all remaining

agricultural land. At some point, the City must draw reasonable boundaries to preserve the balance between growth and open space protection.

Further, the property already contains a viable residential use under its existing zoning designation. The desire for increased development intensity and profitability does not, in itself, justify rezoning agricultural land or weakening existing development standards.

I respectfully urge the City Council to deny this rezoning and variance request in order to preserve the existing agricultural zoning, protect community character, reduce cumulative traffic impacts, and maintain remaining green space along the Mayfield Road corridor.

Thank you for your consideration and service to the community.

Respectfully submitted,

Larry and Stacey Heit

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 Frazier [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 runoff **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 Frazier
1355 Bethany Court

From: [REDACTED]
To: [Taylor, Elicia; mwoodman@alpharetta.ga.us](mailto:mwoodman@alpharetta.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]; [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. Frazier,

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](#)



From: Gibbs Frazier [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 gibbsfrazier@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 Frazier

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

Mr. Frazier,

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] [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

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




<Outlook-nhcxl31t.png>

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:

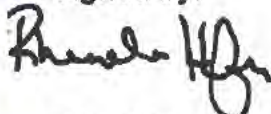
DocuSigned by:

F3DA531A08DE4A2...

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...

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...

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...

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...

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...

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 BASIKER MATHRUBOOTHAJ owner of the property at
1645 CORNERSTONE WAY, _____ 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:

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

[REDACTED]

or email

[REDACTED]

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 [REDACTED] 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 contact me at [redacted] or [redacted].

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 [REDACTED]
or email [REDACTED] @ [REDACTED].

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 [REDACTED]
or email [REDACTED]@[REDACTED].

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 [REDACTED]
or email [REDACTED]

Additional Comments:


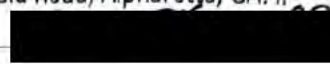

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

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 [REDACTED] or email [REDACTED]

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  my cell phone at 
or email 

Additional Comments:

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Christine Sutton, 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 _____

Additional Comments:

Re: Rezoning of 1425 Mayfield Road, Alpharetta, GA

I Greg Wunder, owner of the property at 12923 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 [REDACTED] or email [REDACTED]

Additional Comments:

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 4 [REDACTED] or email [REDACTED].

Additional Comments:

Signed by:

Sophia DeCouto
3CE29970857A476...

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 6
or email .

Additional Comments:

Signed by:
Jamie Wunder
0D685AD6DBBF4F0...



C:\Users\jlp\OneDrive\Documents\Projects\Mayfield\Mayfield\ConceptPlan.dwg, 04/18/2024 1:42pm, No Text

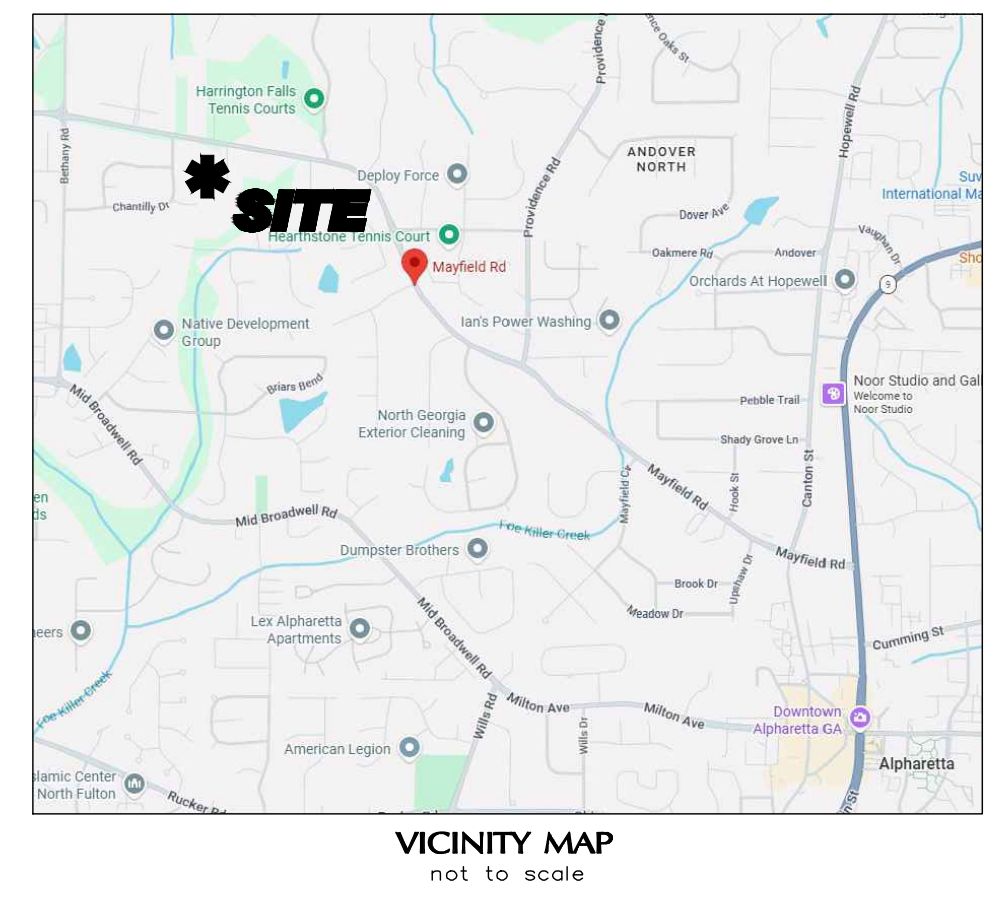
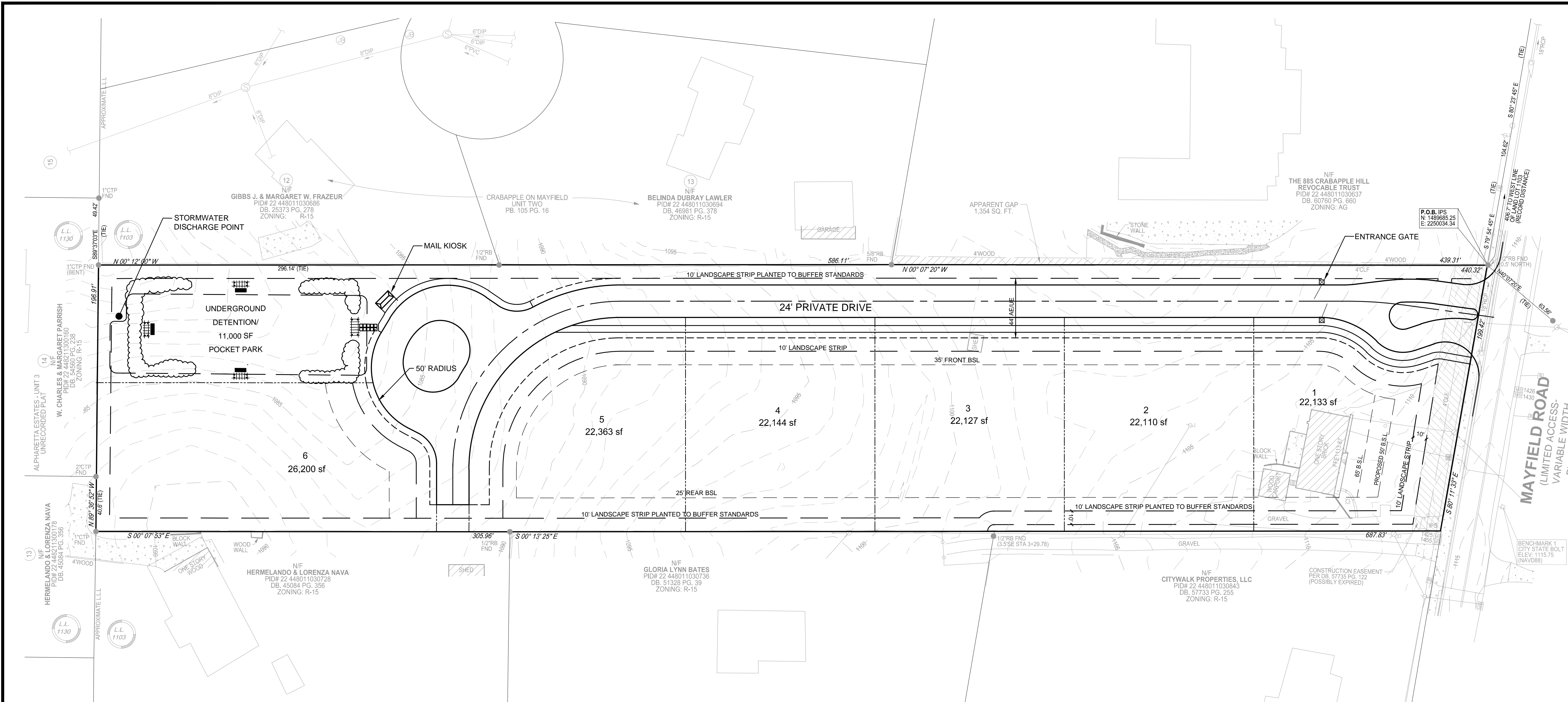
MAYFIELD RD TRACT | CONCEPT PLAN

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 ANCHOR EASEMENTS, ETC. DIFFER FROM THE CRITERIA SHOWN ON THE PLAN, THEN THE ACTUAL DENSITY SHOWN MAY VARY SIGNIFICANTLY.

THESE PLAN SHEETS ARE THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC.



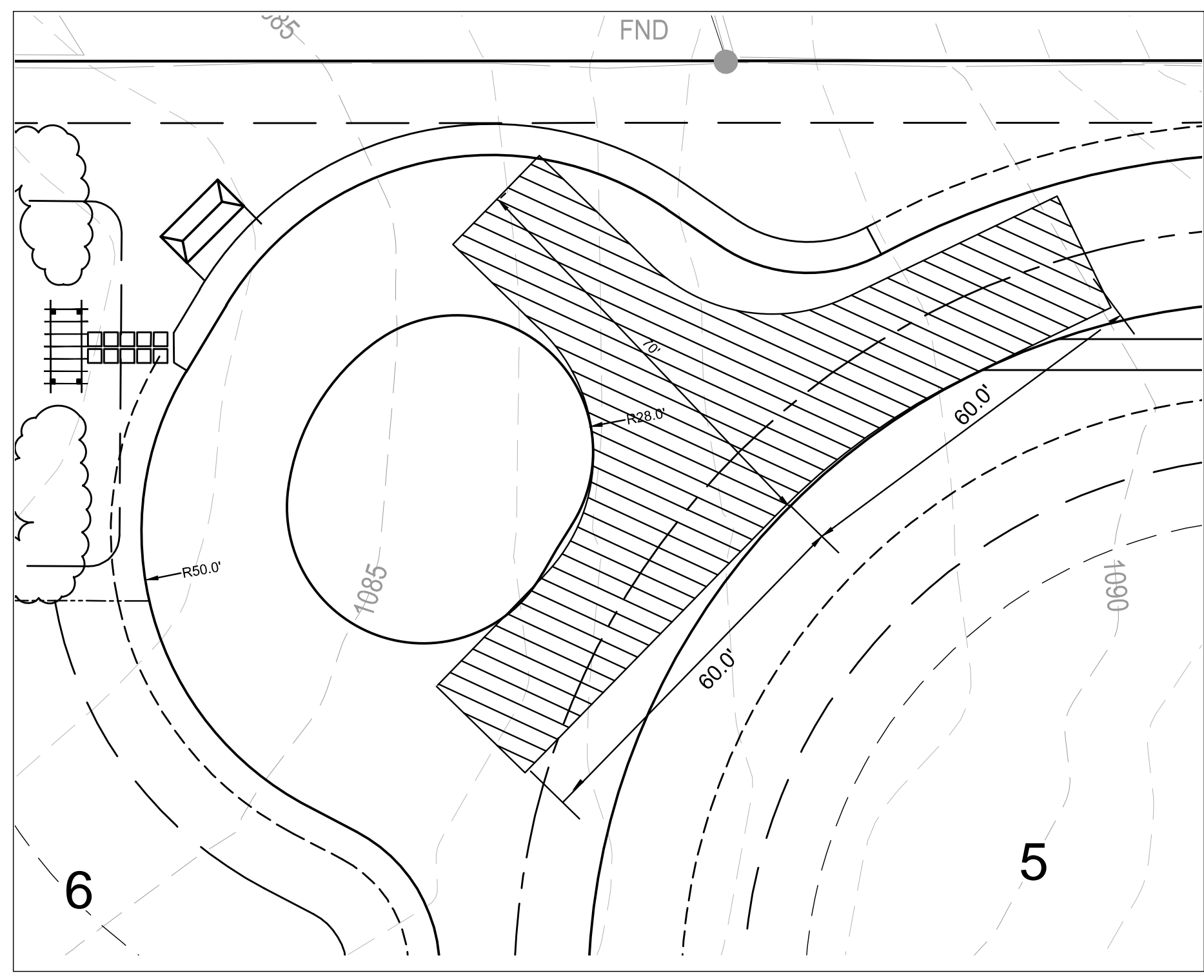


SITE DATA:

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.



MAYFIELD DEVELOPMENT SERVICES
Stephen Bates



ZONING PLAN
MAYFIELD ROAD TRACT

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

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

1 of 2

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: _____

Address: _____ Suite: _____

City _____ State: _____ Zip: _____ Fax: _____

Mobile Tel: _____ Email: _____

Subject Property Information:

Address: _____ Current Zoning: _____

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

Proposed Zoning: _____ Current Use: _____

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

Conditional Use Master Plan Amendment Comprehensive Plan Amendment

Rezoning Master Plan Review

Variance Public Hearing

Exception Other *(Specify):* _____

REZONING & MASTER PLAN AMENDMENT REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

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

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

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

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

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

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

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

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.

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

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

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.

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?

Applicant's Request (Please itemize the proposal):

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

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: 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.

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

Use Plan Amendment

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:

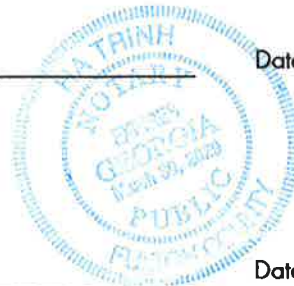
Owner Signature: Emily H. Garmon

Date: 2.24.2026

Notary:

Notary Signature: _____

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 Service 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:

Stephan Butts

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: _____ 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: _____

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: _____ 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: _____

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.

Name of Official: _____ Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____



Date: _____

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.

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Name of Official: _____ Position: _____

Description of Contribution: _____ Value: _____

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Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

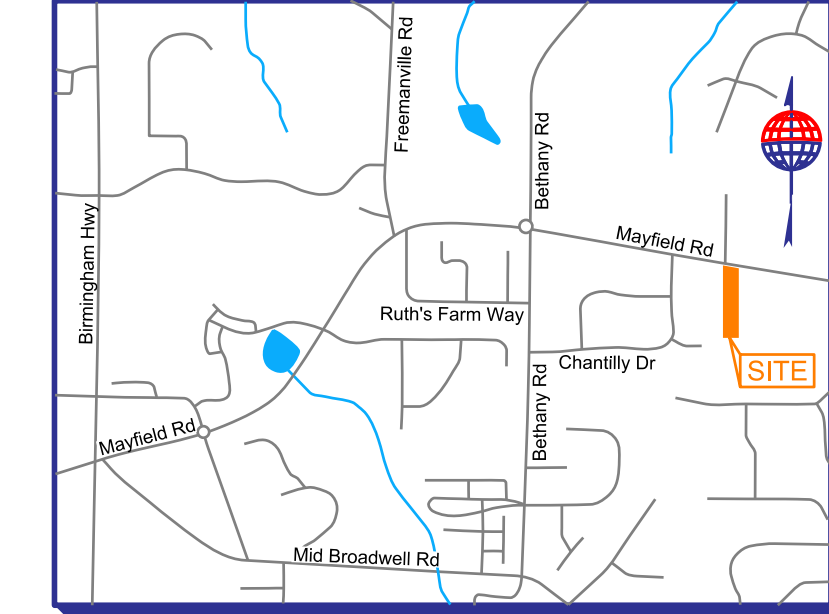
Campaign Contribution Information:

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: _____

**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**



LOCATION MAP

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

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

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 944,995 FEET.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAD A CLOSURE OF ONE FOOT IN 130,014 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 RECEIPTIVITY, GPS SOLUTIONS MAY VARY FROM THOSE PROVIDED ON THIS SURVEY BOTH HORIZONTALLY AND VERTICALLY. ANY AND ALL CONTRACTORS, CONSULTANTS, INDIVIDUALS OR ENTITIES RELYING ON STATE PLANE COORDINATES TO RELATE TO DATA PROVIDED ON THIS SURVEY MUST LOCALIZE TO THE SURVEY CONTROL BENCHMARKS OR PROPERTY MONUMENTATION, ESTABLISHED BY THIS SURVEY IN ORDER TO ENSURE ACCURACY OF DATA. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY 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 UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY 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.

SITE MAP

→ PICTURE LOCATION AND DIRECTION



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

UTILITY NOTES

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

RHD SERVICES
PO BOX 813399
SMYRNA, GA 30081
PHONE: 404-874-8885
RHD SERVICES.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 1B 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	COMMUNICATION
ATLANTA GAS LIGHT 470-248-6482	AT&T 706-763-9207
GEORGIA POWER 404-508-6539	COMCAST 678-708-7112
FULTON COUNTY 404-612-4248	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 & 9/18/2019; 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.



PAUL B. CANNON, RLS
REGISTERED NUMBER: 2929



PHOTO #1



PHOTO #2



PHOTO #3



PHOTO #4

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 PG. 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

Phone No. (770) 421-1027
www.TerraMark.com
C. O. A. # LSF000810



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

**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

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



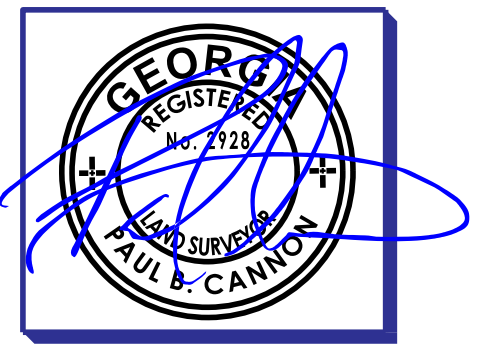
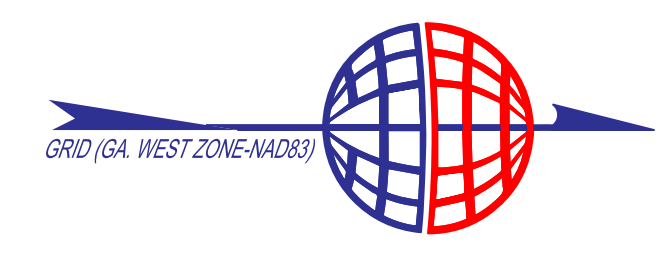
BENCHMARK 1



BENCHMARK 2

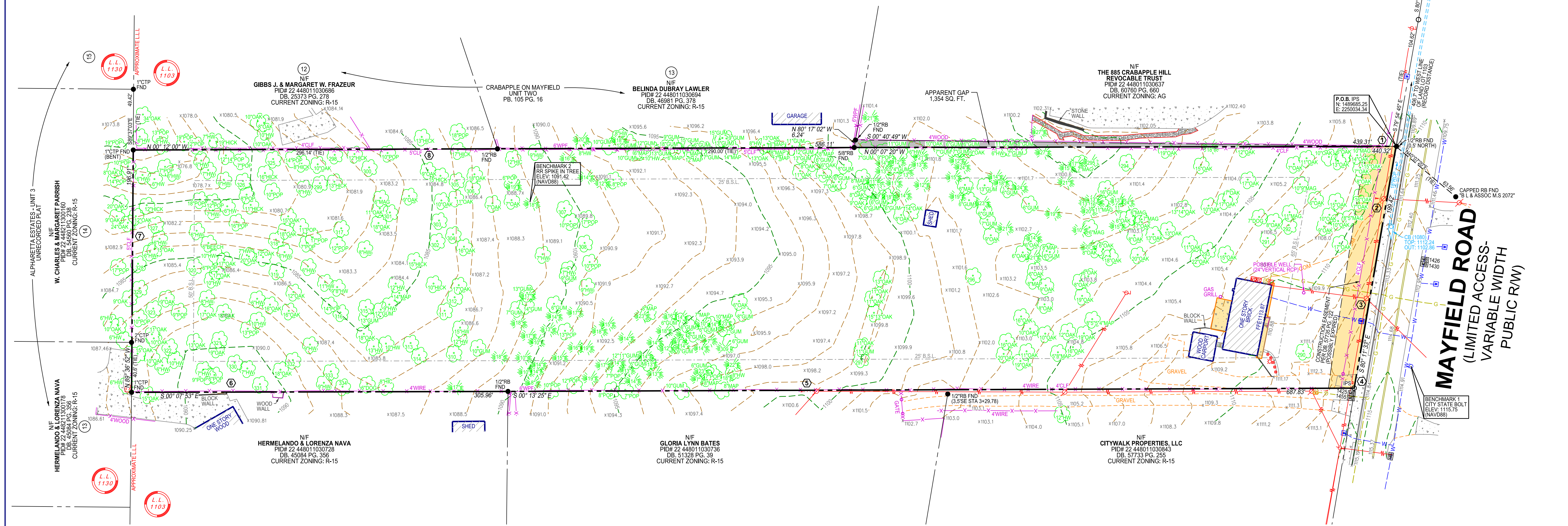
SITE AREA
198,979 SQ.FT.
OR
4.5679 AC.

- AREAS OF INTEREST TABLE**
- ① 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



TerraMark Land Surveying, Inc.
1596 Balls Ferry Road
Marietta, Georgia 30066
Phone No. (770) 424-1027
www.TerraMark.com
C. O. A. # LSF00819

TerraMark
Geospatial



ABBREVIATIONS

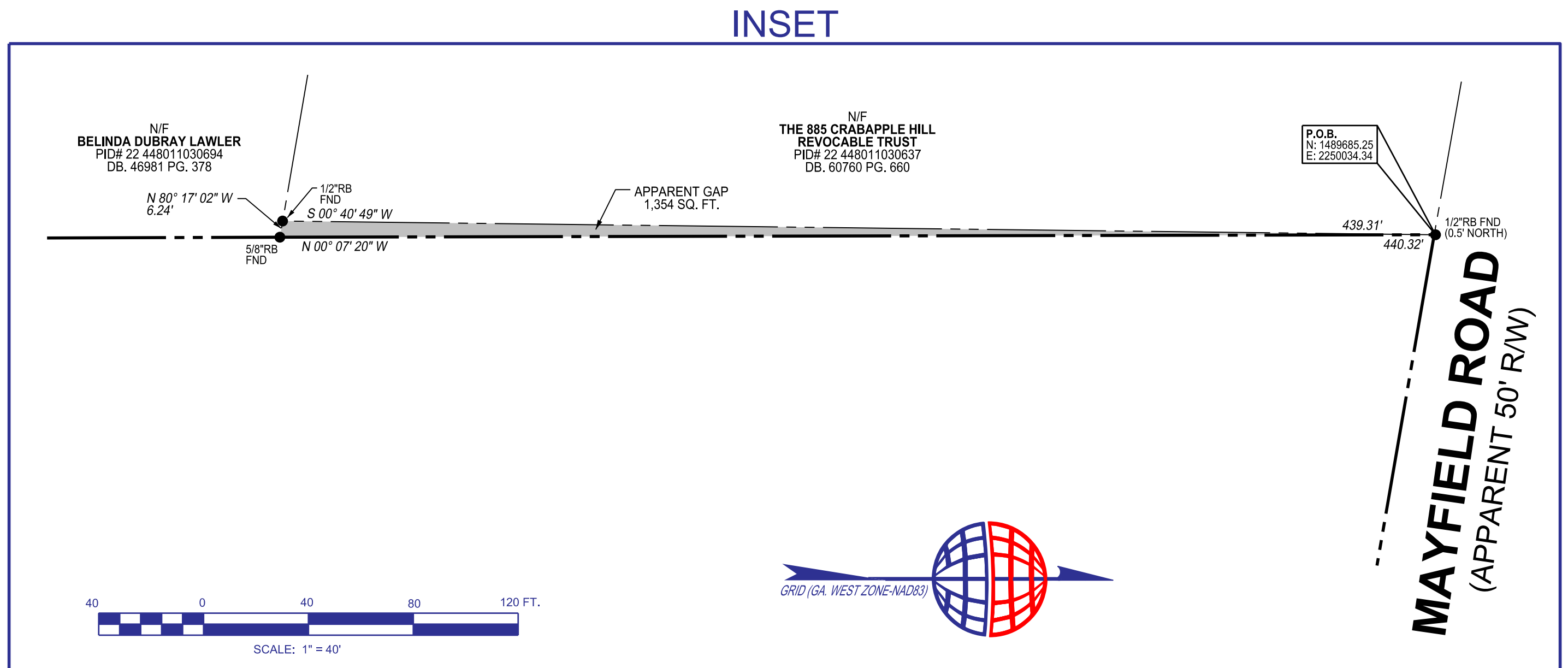
A	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC	ACRE	N/F	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTP	OPEN TOP PIPE
B.S.L.	BUILDING SETBACK LINE	P.B.	PLAT BOOK
BW	BARB WIRE	P.C.	PAGE
CH	CHAIN LENGTH	POB	POINT OF BEGINNING
CLF	CHAIN LINK FENCE	POC	POINT OF COMMENCEMENT
CMF	CONCRETE MONUMENT FOUND	R	RADIUS LENGTH
CMP	CORRUGATED METAL PIPE	R/W	RIGHT OF WAY
CONC.	CONCRETE	R/W MON	RIGHT OF WAY MONUMENT
CTP	CRIMP TOP PIPE	REB	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
TAGGED TREE	BCH	BEECH	HW	HARDWOOD
CONIFEROUS (TREE)	CHY	CHERRY	MAG	MAGNOLIA
	CYP	CYPRESS	MAP	MAPLE
	FIR	FIR	ORN	ORNAMENTAL
	GUM	GUM	PEAR	PEAR
	HIC	HICKORY	POP	POPULAR
			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	SPOT ELEVATION
HANDRAIL	DROP INLET (DI)	WATER VALVE (WV)	POWER POLE (PP)	UTILITY MANHOLE (UM)
STORM DRAIN LINE	JUNCTION BOX (JB)	WATER METER (WM)	UTILITY MANHOLE (UM)	SPOTLIGHT
SANITARY SEWER	HEAD WALL (HW)	FIRE DEPT. CONNECTION (FDC)	GAS METER (GM)	GAS VALVE (GV)
WATER LINE	CURB INLET (CI)	WATER VALVE MARKER	TELEPHONE PEDESTAL	COMMUNICATION BOX
GAS LINE	FLARED END SECTION (FES)	TRANSFORMER BOX (TX)	TRAFFIC SIGNAL	BOLLARD (BO)
UNDERGROUND POWER LINE	OUTLET CONTROL STRUCTURE	AIR CONDITIONER (AC)	MAIL BOX	SIGN
OVERHEAD POWER LINE	YARD DRAIN INLET	ELECTRIC METER (EM)		
UNDERGROUND COMMUNICATION	SS MANHOLE (MH)	ELECTRIC UTILITY		
TOPOGRAPHIC CONTOUR	CLEAN OUT (CO)	GREASE TRAP (GT)		
PROPERTY LINE				



Project No.	No.	Date
2025-290	#1	
	#2	
	#3	
	#4	
	#5	
	#6	
	#7	
	#8	
	#9	
	#10	

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

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 net³ 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 $\pm 0.67\%$ 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 1950⁶ 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

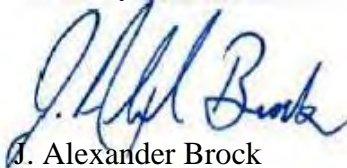
It is the position of the Applicant that the Alpharetta Zoning Ordinance, in limiting the property to the uses allowed in the current zoning district is unconstitutional in that it destroys the marketability of the property and renders the property economically unfeasible, and such zoning therefore constitutes 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,

A handwritten signature in blue ink, appearing to read "J. Alexander Brock".

J. Alexander Brock
Attorney

JAB

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: _____

Contact Name: _____ Telephone: _____

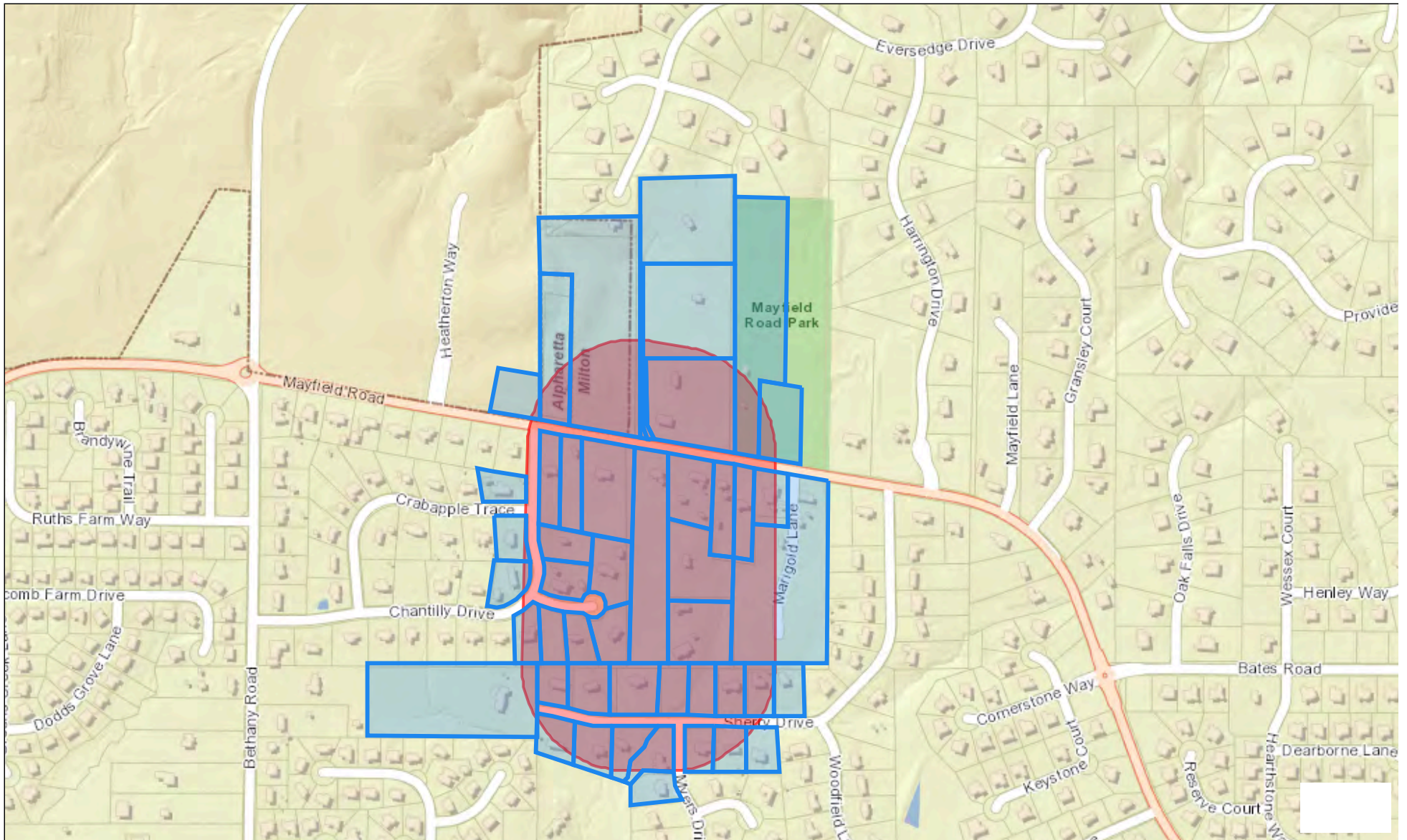
The following people will be notified of this application and provided information describing the subject proposal. All properties within 500' or adjoining properties and the HOA MUST be notified. Notification requirements to be established by the City. Attach mailing list, as needed.

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

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

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

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



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,

A handwritten signature in blue ink that reads "J. Alexander Brock".

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

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

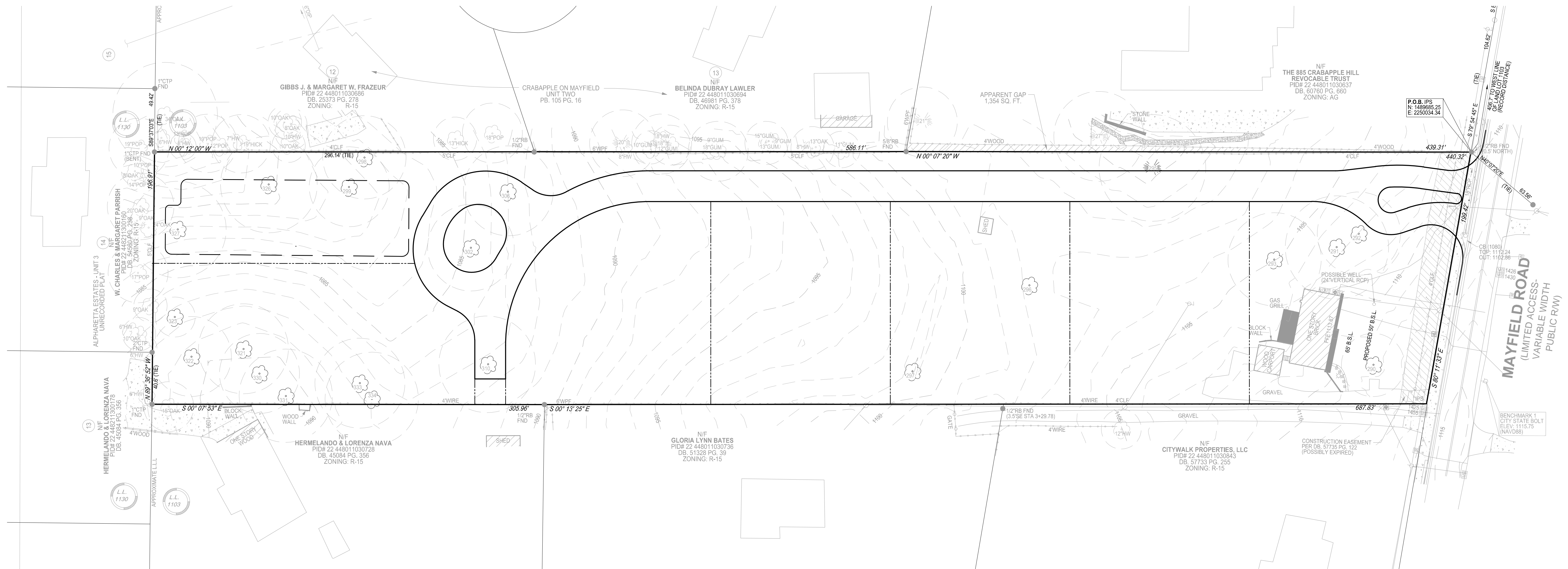
Initiated Date 9/15/2022 to 1/21/2026

Z

Filtering records: 0 of 119

🔍 1425 Mayfield Rd, Al... x >>



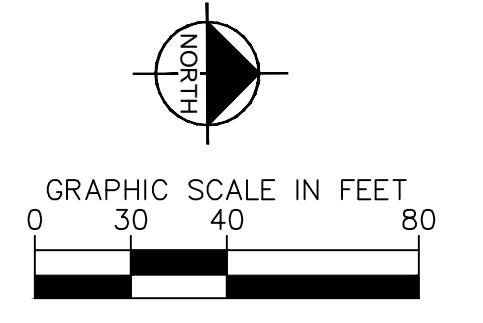


SURVEY NOTES

- This plan references the survey by TerraMark Land Surveying, Inc. dated 12/23/2025 for Mayfield Development Services for all survey and topographical information.
- Unless otherwise specified, all distances shown are horizontal ground distances.
- 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.
- The exterior footprint of all buildings is measured at ground level.
- 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.
- No common observable evidence of cemeteries, burial grounds or isolated gravesites were found during the course of the survey.
- No observable evidence that the site was used as a solid waste dump, sump or sanitary landfill.
- The Property has direct vehicular and pedestrian access to Perimeter Center East, a dedicated public right of way, as shown on the survey.
- No wetland delineation markers were observed at the time of the survey.
- No observable evidence of earth moving work, building construction or building additions at the time of the survey.
- No observable evidence or proposed changes in right of way made available to the surveyor.
- No observable evidence of recent street or sidewalk construction or repairs.
- There may be underground utilities not shown on this survey.
- 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 illinoensis	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



**TREE SURVEY
MAYFIELD ROAD
TRACT**

1425 MAYFIELD ROAD
LAND LOT 1103, DIST 2, SEC 2
CITY OF ALPHARETTA, GEORGIA
03/18/2026
SCALE 1" = 40'
JOB # 011536057



**MAYFIELD DEVELOPMENT
SERVICES**
Stephen Bates



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 trips¹:

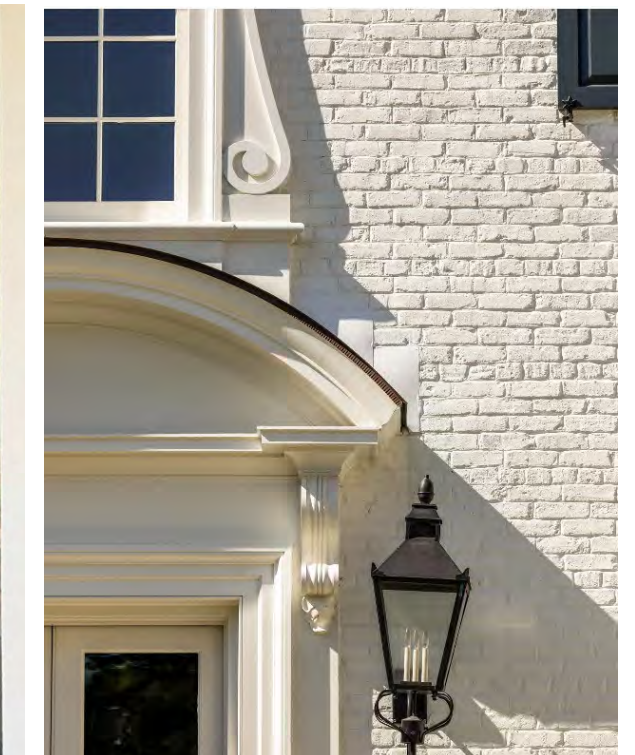
Prop. Single Fmaily Detached (ITE 210)			
Net Trips (6 Homes less 1 Existing Home)			
	Units	Rate	Total
Weekday	5	9.09	45.45
AM Peak	5	0.7	3.50
PM Peak	5	0.93	4.65

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 Road² 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.





CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case # CLUP-26-04 Z-26-03 Property Taxes & Code Violations Verified

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 Telephone: _____
c/o J. Alexander Brock - Smith, Gambrell & Russell, LLP

Address: _____ Suite: _____

City _____ State: _____ Zip: _____ Fax: _____

Mobile Tel: _____ Email: _____

Subject Property Information:

Address: _____ Current Zoning: _____

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

Proposed Zoning: _____ Current Use: _____

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

Conditional Use Master Plan Amendment Comprehensive Plan Amendment

Rezoning Master Plan Review

Variance Public Hearing

Exception Other *(Specify):* _____

REZONING & MASTER PLAN AMENDMENT REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

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

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

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

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

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

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

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

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.

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

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

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.

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?

Applicant's Request (Please itemize the proposal):

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

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: 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.

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

Use Plan Amendment

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:

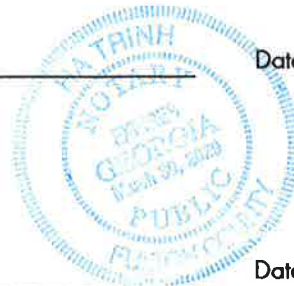
Owner Signature: Emily H. Garmon

Date: 2.24.2026

Notary:

Notary Signature: _____

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 Service 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:

Stephan Butts

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: _____ 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: _____

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: _____ 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: _____

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.

Name of Official: _____ Position: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Description of Contribution: _____ Value: _____

Campaign Contribution Information:

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

Signature: _____



Date: _____

DISCLOSURE FORM

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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: _____ 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: _____

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: _____

Contact Name: _____ Telephone: _____

The following people will be notified of this application and provided information describing the subject proposal. 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.

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

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

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

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

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

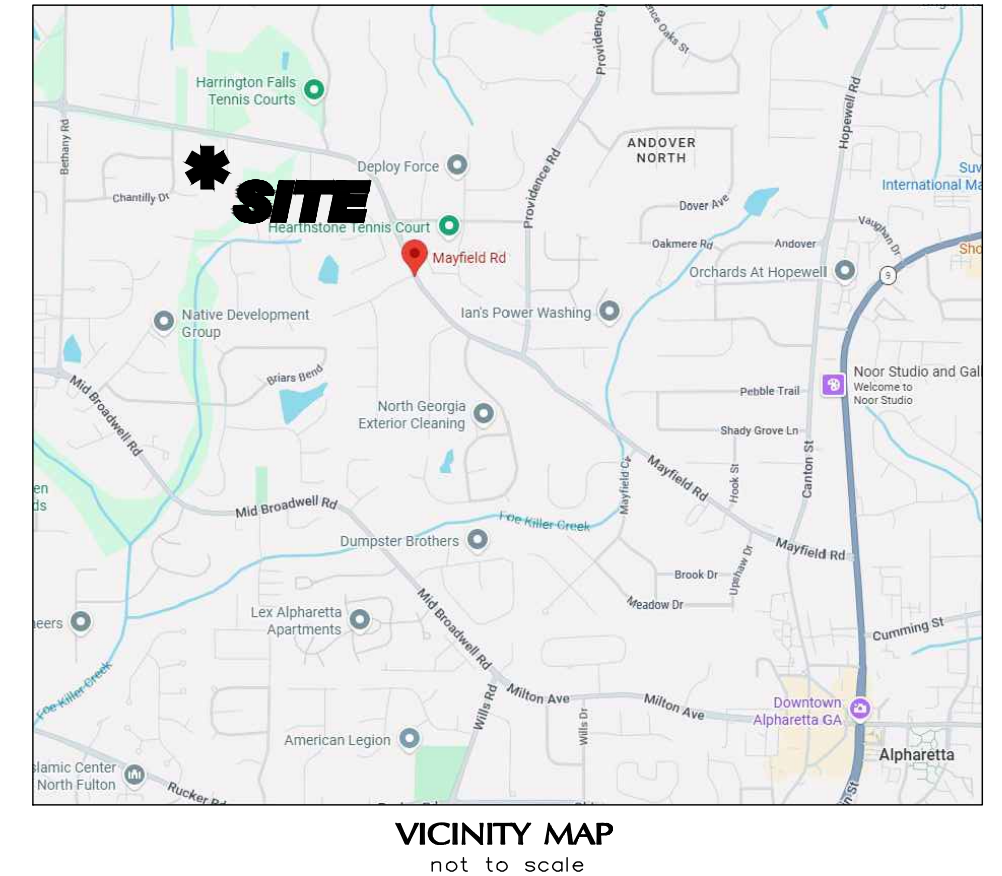
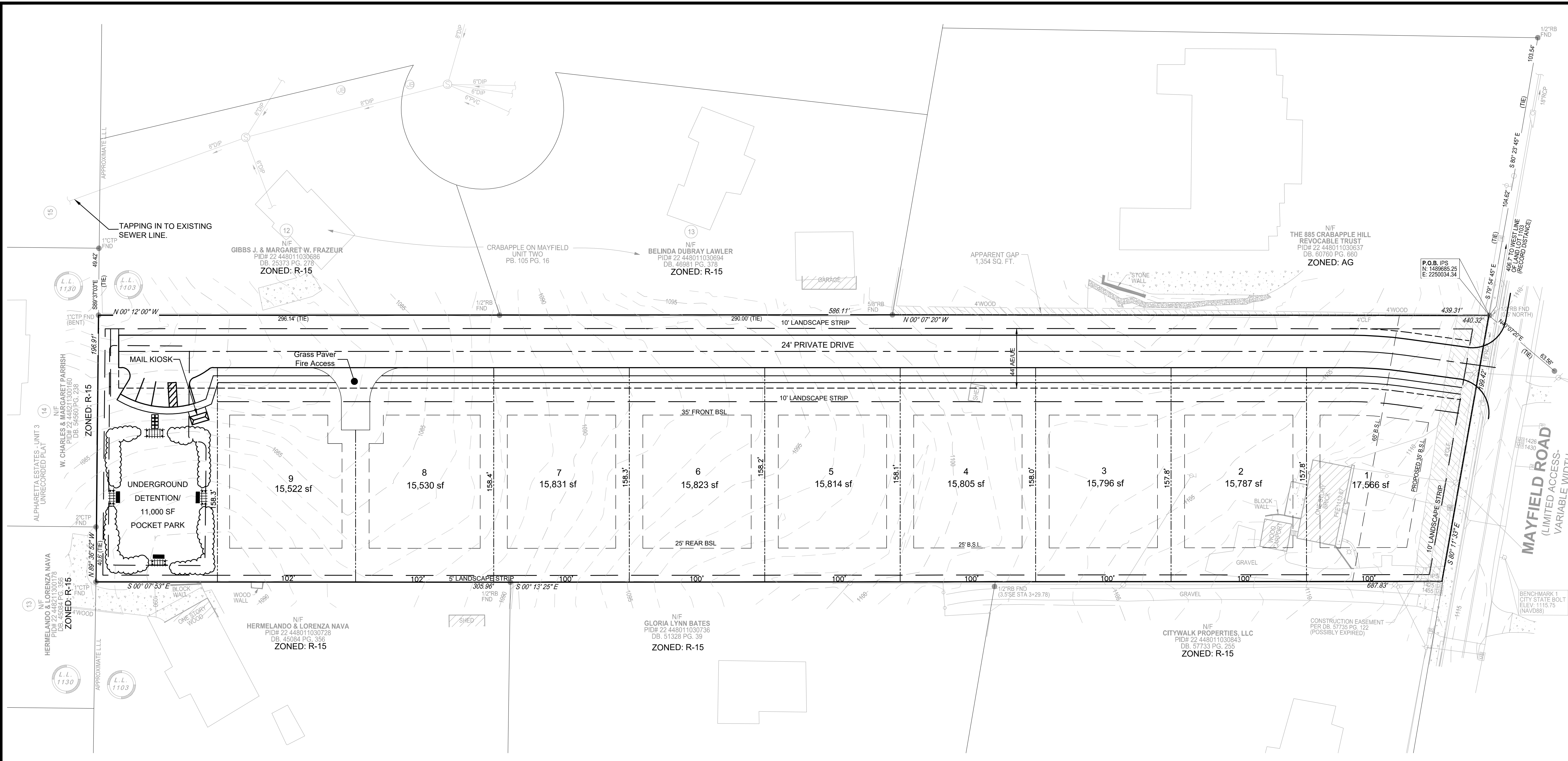
CITY OF ALPHARETTA GEORGIA
& THE CITY OF MILTON GEORGIA
2006 HERITAGE WALK
ALPHARETTA GA 30004

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



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

REAR YARD _____ 65 FEET FROM MAJOR ROW

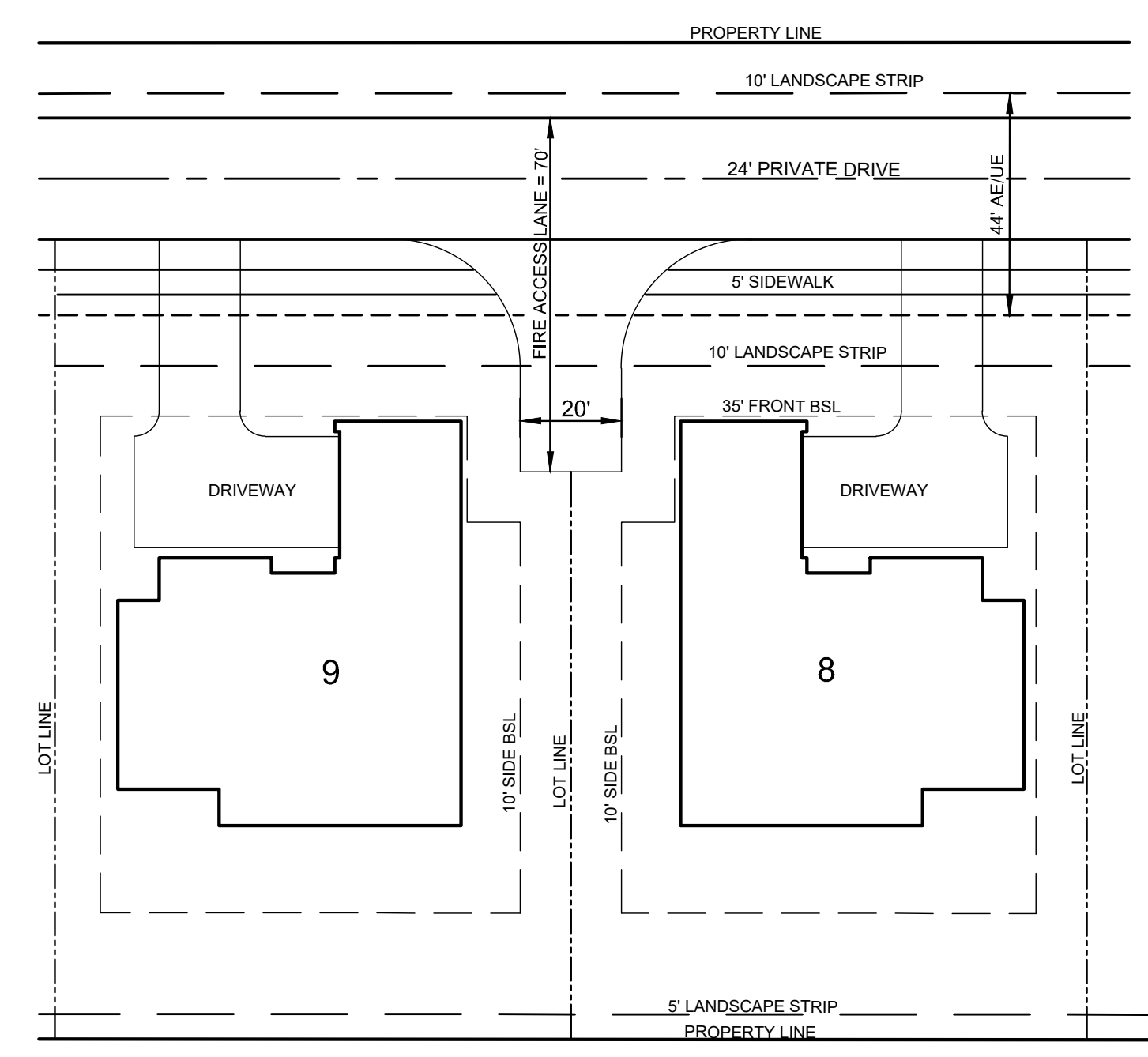
SIDE YARD _____ 25 FEET

_____ 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.

VARIANCES

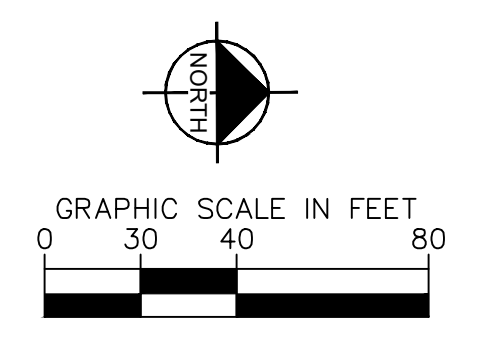
TBD



FIRE ACCESS LANE DETAIL
SCALE 1" = 30'

- 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.

MAYFIELD DEVELOPMENT SERVICES
Stephen Bates



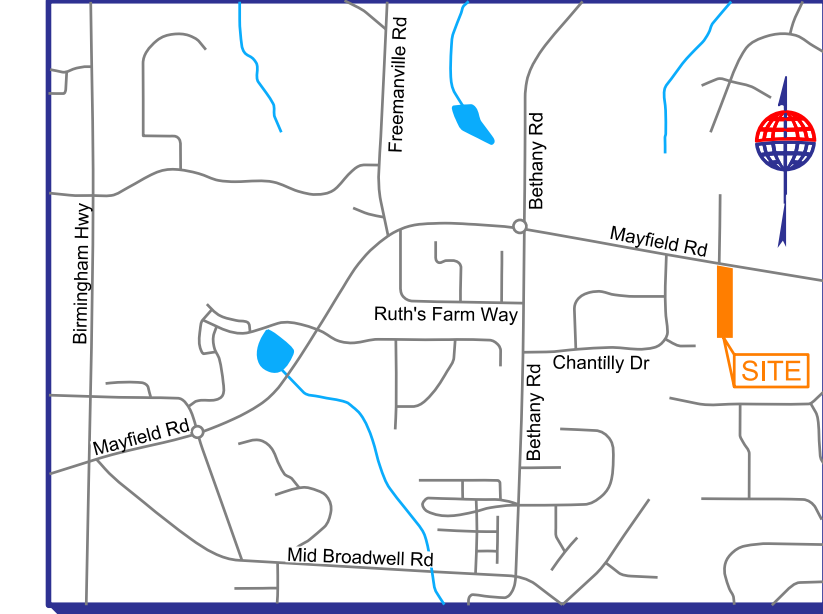
ZONING PLAN

MAYFIELD ROAD TRACT

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

02/27/2026
SCALE 1" = 40'
JOB # 011536057

**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**



LOCATION MAP

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

SITE MAP

→ PICTURE LOCATION AND DIRECTION



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

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

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 CEMETRIES 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 944,995 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 RECEPITVITY, 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 UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY 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.

UTILITY NOTES

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

RHD SERVICES
PO BOX 813399
SMYRNA, GA 30081
PHONE: 404-874-8885
RHD SERVICES.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 1B 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	COMMUNICATION
ATLANTA GAS LIGHT 470-248-6482	AT&T 706-763-9207
POWER GEORGIA POWER 404-508-6539	COMCAST 678-708-7112 CROWN CASTLE 800-654-3110
WATER FULTON COUNTY 404-612-4248	

TITLE NOTES

ACCORDING TO THE "FIRM" (FLOOD INSURANCE RATE MAP) OF FULTON COUNTY, GEORGIA (PANEL NUMBERS 1312100520 & 131210054F), DATED 6/19/2020 & 9/18/2019; 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 COMPLES 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.



PAUL B. CANNON, RLS
REGISTERED NUMBER: 2320

**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

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 PG. 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



PHOTO #1



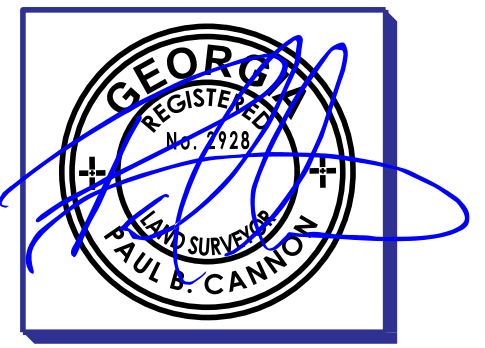
PHOTO #2



PHOTO #3



PHOTO #4



TerraMark Land Surveying, Inc.
1596 Bulls Ferry Road
Marietta, Georgia 30066

Phone No. (770) 424-1027
www.TerraMark.com
C. O. A. # LSF000810

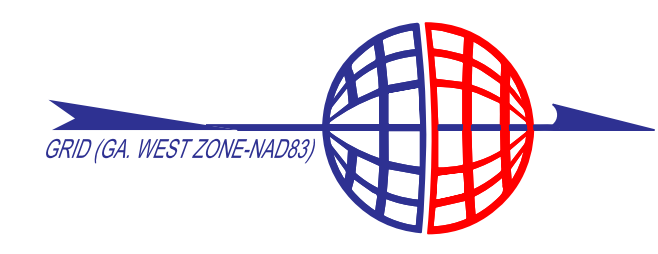
Project No.	No.	Date	Revision
2025-290	#1		
	#2		
	#3		
	#4		
	#5		
	#6		
	#7		
	#8		
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BOUNDARY & TOPOGRAPHIC SURVEY FOR MAYFIELD DEVELOPMENT SERVICES, LLC (MAYFIELD ROAD ASSEMBLAGE)

LAND LOT 1103, 2ND DISTRICT, 2ND SECTION, CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

SHEET NO. **2/2**

DRAWING# TM 25-290



AREAS OF INTEREST TABLE

⑥ 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

SITE AREA

198,979 SQ.FT.
OR
4.5679 AC.

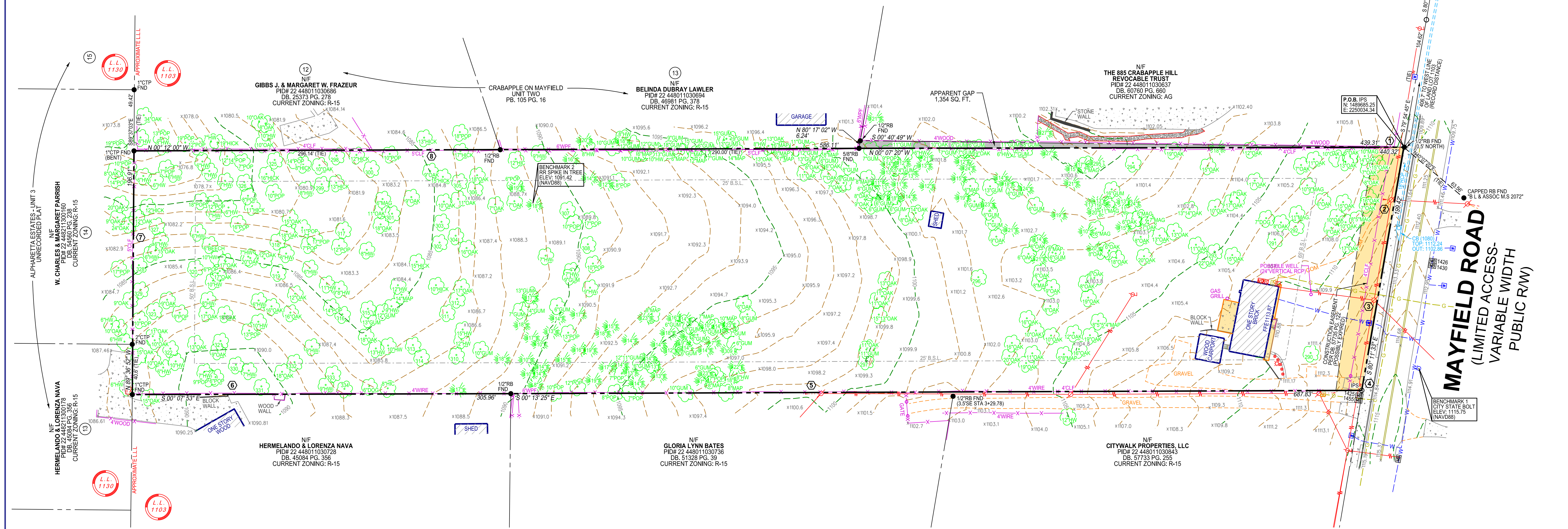


BENCHMARK 1



BENCHMARK 2

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



ABBREVIATIONS

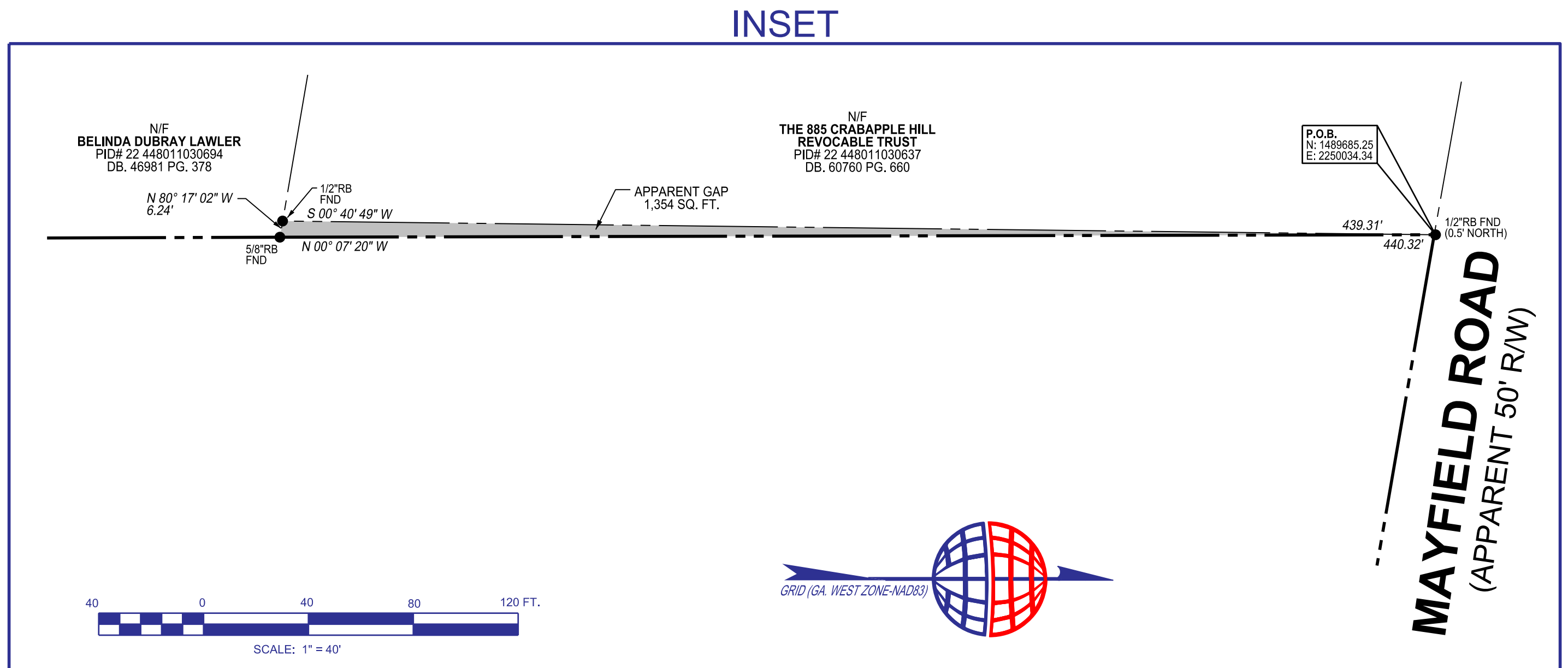
A	ARC LENGTH	IPS	IRON PIN SET (CAPPED)
AC	ACRE	N/F	NOW OR FORMERLY
AE	ACCESS EASEMENT	OTP	OPEN TOP PIPE
B.S.L.	BUILDING SETBACK LINE	P.B.	PLAT BOOK
B.W.	BARB WIRE	P.C.	PAGE
CH	CHORD LENGTH	POB	POINT OF BEGINNING
CLF	CHAIN LINK FENCE	POC	POINT OF COMMENCEMENT
CMF	CONCRETE MONUMENT FOUND	R	RADIUS LENGTH
CMP	CORRUGATED METAL PIPE	R/W	RIGHT OF WAY
CONC.	CONCRETE	R/W MON	RIGHT OF WAY MONUMENT
CTP	CRIMP TOP PIPE	REB	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)

(Green Circle)	DECIDUOUS (TREE)	BIR	BIRCH	HLY	HOLLY
(Green Circle with 'X')	TAGGED TREE	BCH	BEECH	HW	HARDWOOD
(Green Circle with '123')	CONIFEROUS (TREE)	CHY	CHERRY	MAG	MAGNOLIA
		CYP	CYPRESS	MAP	MAPLE
		FIR	FIR	ORN	ORNAMENTAL
		GUM	GUM	PEAR	PEAR
		HIC	HICKORY	POP	POPULAR
				SYC	SYCAMORE

LEGEND

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



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 net² 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 $\pm 1.07\%$ 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.

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 1950⁵ 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,

A handwritten signature in blue ink that reads "J. Alexander Brock". The signature is written in a cursive style with a large initial "J".

J. Alexander Brock
Attorney

JAB

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 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.

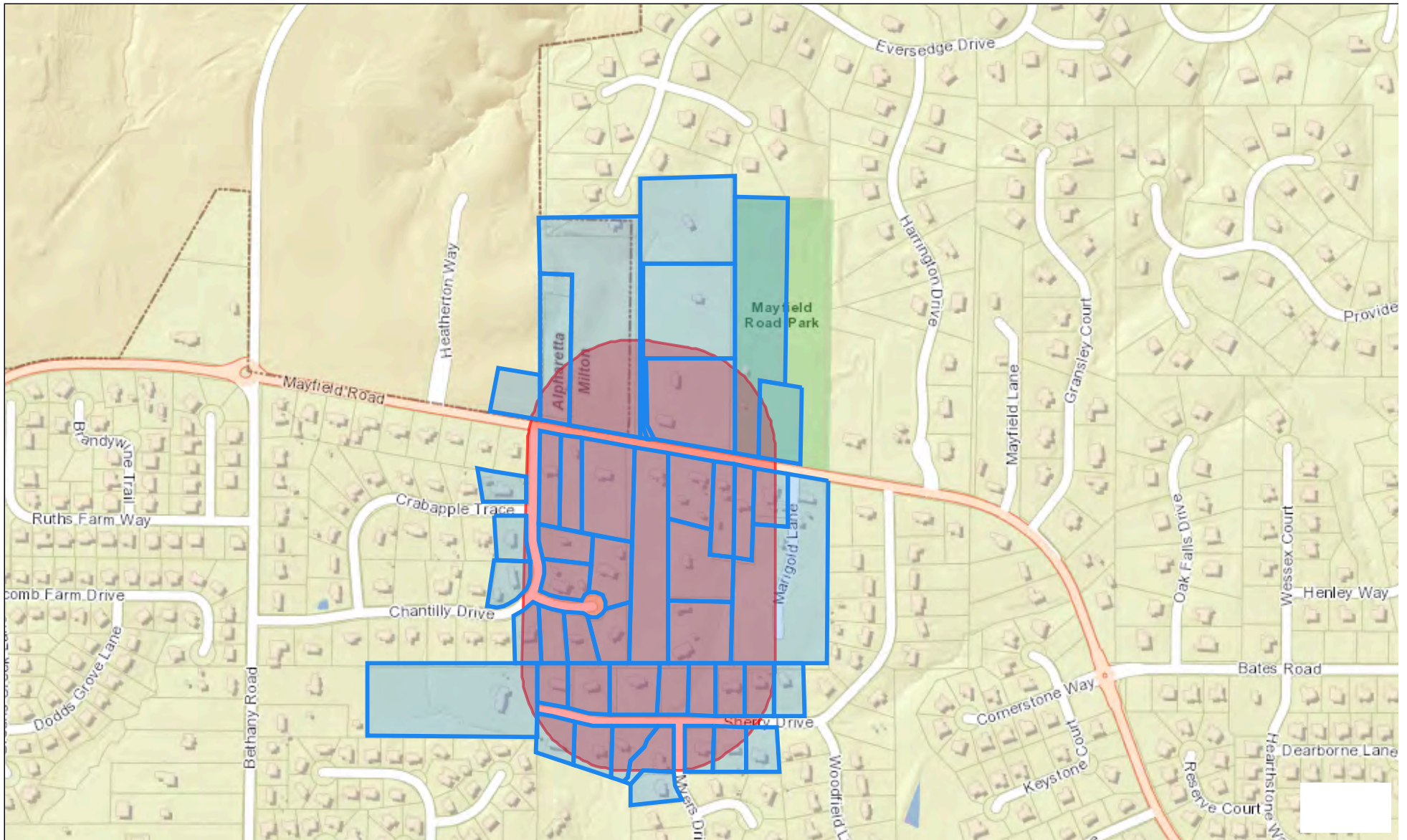
There will be discussion of this item at a Community Zoning Information Meeting on Wednesday, April 8, 2026 at 6:00pm, located in the Multi-Purpose Room at Alpharetta City Hall and online via Zoom. This item will also be considered by the Planning Commission on Thursday, May 7, 2026 at 6:30 PM and by 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,

A handwritten signature in blue ink that reads "J. Alexander Brock".

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

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

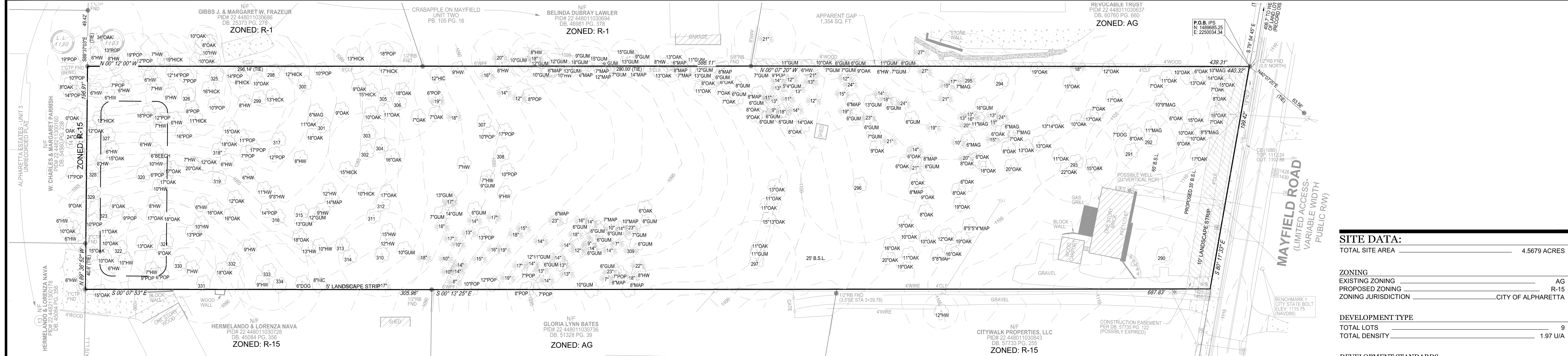
Initiated Date 9/15/2022 to 1/21/2026

Z

Filtering records: 0 of 119

🔍 1425 Mayfield Rd, Al... x >>





SITE DATA:	
TOTAL SITE AREA	4.5679 ACRES
ZONING	AG
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

1425 Mayfield Rd Tree Assessment

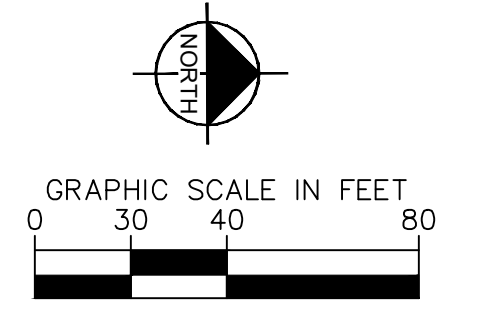
Tag Number	DBH	Species	Common Name	Condition	Notes	Specimen Tree	Landscape Tree	Boundary Tree
2	29	Pinus taeda	Loblolly pine	Good				yes
3	23	Quercus nigra	Water oak	Good			yes	yes
5	20	Pinus strobus	Eastern white pine	Good				yes
6	12	Quercus nigra	Water oak	Fair	Suppressed canopy form			yes
8	27	Pinus taeda	Loblolly pine	Good				yes
9	20	Pinus virginiana	Virginia pine	Fair	Codominant leaders			yes
10	6	Liquidambar styraciflua	Sweetgum	Good				yes
11	6	Liquidambar styraciflua	Sweetgum	Good				yes
12	12	Liquidambar styraciflua	Sweetgum	Good				yes
13	6	Liquidambar styraciflua	Sweetgum	Good				yes
14	9	Quercus nigra	Water oak	Good				yes
15	6	Acer rubrum	Red maple	Fair	Suppressed canopy form			yes
16	14	Acer rubrum	Red maple	Good				yes
17	7	Acer rubrum	Red maple	Good				yes
18	15	Acer rubrum	Red maple	Fair	Suppressed canopy form			yes
19	9	Liquidambar styraciflua	Sweetgum	Good				yes
20	18	Liquidambar styraciflua	Sweetgum	Good				yes
21	13	Liquidambar styraciflua	Sweetgum	Good				yes
22	17	Liquidambar styraciflua	Sweetgum	Good				yes
23	24	Liquidambar styraciflua	Sweetgum	Good				yes
24	10	Liquidambar styraciflua	Sweetgum	Fair	Suppressed canopy form			yes
25	16	Liquidambar styraciflua	Sweetgum	Good				yes
26	14	Liquidambar styraciflua	Sweetgum	Good				yes
27	21	Pinus taeda	Loblolly pine	Good				yes
28	11	Liquidambar styraciflua	Sweetgum	Good				yes
29	22	Pinus taeda	Loblolly pine	Good				yes
30	24	Pinus taeda	Loblolly pine	Fair	Fusiform rust canker on trunk			yes
31	8	Liquidambar styraciflua	Sweetgum	Fair	Suppressed canopy form			yes
32	20	Liriodendron tulipifera	Tulip poplar	Good				yes
33	6	Liriodendron tulipifera	Tulip poplar	Good				yes
34	26	Pinus taeda	Loblolly pine	Good				yes
35	25	Liriodendron tulipifera	Tulip poplar	Good				yes
36	8	Liriodendron tulipifera	Tulip poplar	Fair	Suppressed canopy form			yes
37	16	Carya glabra	Pignut hickory	Good				yes
38	12	Quercus falcata	Southern red oak	Fair	Suppressed canopy form			yes
39	10	Liquidambar styraciflua	Sweetgum	Good				yes
40	6	Liquidambar styraciflua	Sweetgum	Good				yes
41	7	Quercus stellata	Post oak	Fair	Codominant canopy form			yes
43	14	Quercus stellata	Post oak	Fair	Codominant canopy form			yes
44	24	Liriodendron tulipifera	Tulip poplar	Good				yes
45	9	Acer rubrum	Red maple	Fair	Suppressed canopy form			yes
46	17	Liriodendron tulipifera	Tulip poplar	Fair	Codominant canopy form			yes
48	24	Liriodendron tulipifera	Tulip poplar	Good				yes
49	11	Liriodendron tulipifera	Tulip poplar	Good				yes
50	18	Liriodendron tulipifera	Tulip poplar	Good				yes
53	21	Liriodendron tulipifera	Tulip poplar	Good				yes
54	12	Quercus alba	White oak	Good				yes
55	13	Quercus rubra	Northern red oak	Good				yes
57	6	Carya glabra	Pignut hickory	Good				yes
58	21	Quercus alba	White oak	Fair	Codominant canopy form			yes
59	8	Fagus grandifolia	American beech	Good				yes
60	23	Quercus alba	White oak	Fair	Codominant canopy form			yes
62	29	Liriodendron tulipifera	Tulip poplar	Good				yes
63	21	Liriodendron tulipifera	Tulip poplar	Good				yes
65	18	Pinus taeda	Loblolly pine	Dead				yes
66	19	Pinus taeda	Loblolly pine	Dead				yes
67	20	Pinus taeda	Loblolly pine	Good				yes
68	23	Pinus taeda	Loblolly pine	Good				yes
69	16	Pinus taeda	Loblolly pine	Good				yes
70	12	Liquidambar styraciflua	Sweetgum	Good				yes
71	17	Pinus taeda	Loblolly pine	Good				yes
72	11	Liquidambar styraciflua	Sweetgum	Good				yes
73	13	Pinus taeda	Loblolly pine	Good				yes
74	7	Liquidambar styraciflua	Sweetgum	Good				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 illinoensis	Pecan	Good	Pruned for overhead utilities; no fog	yes	yes	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	Post oak	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 illinoensis	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	Post oak	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

SURVEY NOTES

- This plan references the survey by TerraMark Land Surveying, Inc. dated 12/23/2025 for Mayfield Development Services for all survey and topographical information.
- Unless otherwise specified, all distances shown are horizontal ground distances.
- 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.
- The exterior footprint of all buildings is measured at ground level.
- 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.
- No common observable evidence of cemeteries, burial grounds or isolated gravesites were found during the course of the survey.
- No observable evidence that the site was used as a solid waste dump, sump or sanitary landfill.
- The Property has direct vehicular and pedestrian access to Perimeter Center East, a dedicated public right of way, as shown on the survey.
- No wetland delineation markers were observed at the time of the survey.
- No observable evidence of earth moving work, building construction or building additions at the time of the survey.
- No observable evidence or proposed changes in right of way made available to the surveyor.
- No observable evidence of recent street or sidewalk construction or repairs.
- There may be underground utilities not shown on this survey.
- All tree data taken from tree survey done by Brookwood Tree Consulting, Inc. dated December 9, 2025.

MAYFIELD DEVELOPMENT SERVICES
Stephen Bates



TREE SURVEY
MAYFIELD ROAD TRACT

1425 MAYFIELD ROAD
LAND LOT 1103, DIST 2, SEC 2
CITY OF ALPHARETTA, GEORGIA
02/23/2026
SCALE 1" = 40'
JOB # 011536057



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



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 trips¹:

Prop. Single Family 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 Road² 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.

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

I. AGENDA ITEM TITLE: MP-26-07/CU-26-06 THE HONEY HALL EVENT CENTER/PRESTON RIDGE MP

PLANNING COMMISSION: JUNE 4, 2026

CITY COUNCIL: JUNE 22, 2026

II. STAFF RECOMMENDATION:

Approve MP-26-07/CU-26-06 The Honey Hall Event Center/Preston Ridge MP, subject to the following conditions:

1. 'Special Event Facility' shall be added as a conditional use in Pod I of the Preston Ridge Master Plan.
2. 'Special Event Facility' shall be added as a permitted use at 3055 North Point Parkway, Suites 800 & 900 and limited to no more than 3,120 square feet.
3. Conditional use approval shall be limited to The Honey Hall; no additional 'Special Event Facility' use or subleasing shall be permitted within the approved space.
4. Special event facility shall be limited to no more than 145 people, with the final maximum occupancy subject to Fire Marshall approval.
5. Hours of operation shall be limited to 8:00 AM – 11:00 PM, 7 days/week.
6. Applicant shall designate with signage and/or pavement markings a ride share pick-up and drop-off zone on the north side of the retail center, as depicted on the submitted parking plan prepared by A. Woodward Architecture, Inc., dated 5/8/26.
7. If a parking problem is identified by the City, The Honey Hall shall be required to correct the problem by reducing the capacity of events, providing an off-site parking agreement for parking within 500' of the facility, and/or providing valet services, as approved by Staff.
8. Overflow shared parking shall be provided for the business substantially as depicted on the parking plan prepared by A. Woodward Architecture, Inc., dated 5/8/26. Prior to the issuance of a business license for the applicant's proposed use, the applicant shall provide the City with a copy of the recorded parking agreement.

III. REPORT IN BRIEF:

The applicant, Jullina Wilkins, is requesting a master plan amendment and conditional use to operate a 'Special Event Facility' in a 3,120 square foot suite within Preston Ridge Commons. A maximum capacity of up to 145 people is requested. A master plan amendment is requested to add 'Special Event Facility' as a conditional use to Pod I of the Preston Ridge Master Plan and a conditional use is requested to allow a 'Special Event Facility' for The Honey Hall. The subject property is located at 3055 North Point Parkway, Suites 800 & 900 at the southwest corner of Webb Bridge Road and North Point Parkway.

DISCUSSION

The submitted request, if approved, would allow The Honey Hall event center to operate a 'Special Event Facility' in a 3,120 square foot suite within Preston Ridge Commons. A maximum capacity of up to 145

people is requested. A master plan amendment is requested to add 'Special Event Facility' as a conditional use to Pod I of the Preston Ridge Master Plan and a conditional use is requested to allow a 'Special Event Facility' for The Honey Hall. The subject property is located at 3055 North Point Parkway, Suites 800 & 900 at the southwest corner of Webb Bridge Road and North Point Parkway.

The property is zoned CUP (Community Unit Plan) and is subject to the Preston Ridge Master Plan Pod I. Surrounding properties are zoned CUP, except the property to the northeast is zoned O-P (Office-Professional). The former Autumn Leaves assisted living facility is located to the north, Preston Ridge Commons office buildings are located to the west, Zaxby's is located to the south, and BP Gas Station is located to the east. The comprehensive land use plan designation of the property is 'Corporate Office', which supports the applicant's request.

Preston Ridge Commons is approximately 6.34 acres and is developed with a 14,286 square foot retail strip center at the corner of Webb Bridge Road and North Point Parkway and twelve (12), two (2) story office buildings (159,110 square feet) to the west and south of the retail center. Businesses occupying the retail strip center include Cactus Cantina, Quest Diagnostics, Signature Nail Spa, Subway, Elite Cleaners, and Dolce Mia. The retail strip center is developed with 89 parking spaces with an additional 720 parking spaces available for the adjacent office buildings. The property owner provided a parking plan designating an overflow parking area behind the retail center which includes an additional 57 parking spaces. Preston Ridge Commons has sufficient parking available to serve the existing and proposed uses.

The Honey Hall is a new business offering professionally managed reservation-only boutique special event space. The applicant's business would occupy Suites 800 & 900, which are located at the north end of the building. A maximum capacity of 145 people is requested for the 3,120 square foot space. According to the application, the facility would accommodate executive/employee experience events, corporate training, professional workshops and seminars, client meetings and presentations, professional networking receptions, small brand activations and launch events, boutique weddings and wedding receptions, private milestone celebrations (birthdays and anniversaries). Hours of operation will be 8:00 AM – 11:00 PM, seven (7) days per week. The applicant will be the sole employee for the special event facility. Catering services may include serving alcohol, but there will be no alcohol sales permitted.

TRAFFIC

Traffic related to a special event facility is based on the capacity of the facility. The use does not always generate trips during the AM or PM Peak Hour. Using the applicant's maximum capacity of 145 people and an average vehicle occupancy of two-and-a-half (2.5) people per car, it is estimated that an event at full capacity would generate 58 vehicles. Staff reviewed the hours of operation of existing businesses in the retail center at Preston Ridge Commons and found that two (2) of the five (5) businesses have hours of operation that end by 6:30 PM, increasing the available parking at the center for evening events. In addition, users of event facilities often utilize ride share as a means of transportation. The applicant's parking plan identifies a ride share pick-up and drop-off zone on the north side of the retail center immediately adjacent to the applicant's suite.

STANDARDS FOR ZONING AND MASTER PLAN CHANGES

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

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

Response: The applicant's proposal to allow a 'Special Event Center' is consistent with the development of adjacent and nearby properties, which are developed with a mix of retail and office uses. The Phase Family Learning Center is located approximately 0.33 miles to the west and is also located in the Preston Ridge Master Plan Pod I. Phase Events operates out of the auditorium portion of the building which is a permitted use in the Master Plan.

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

Response: The proposal would not adversely affect the existing use of adjacent or nearby properties, which are developed with a mix of retail and office uses. The Phase Family Learning Center is located approximately 0.33 miles to the west and is also located in the Preston Ridge Master Plan Pod I. Phase Events operates out of the Auditorium portion of the building which is a permitted use in the Master Plan.

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

Response: The applicant's proposal to utilize a suite within an existing building would not adversely affect the natural environment.

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

Response: The Phase Family Learning Center is located approximately 0.33 miles to the west and is also located in the Preston Ridge Master Plan Pod I. Phase Events operates out of the Auditorium portion of the building which is a permitted use in the Master Plan. 'Special Event Facility' was not contemplated in the Master Plan.

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

Response: The proposal would not have a significant impact on public facilities and services. The proposed use would be located in an existing retail center and would have no more impact on public facilities and services than retail and restaurants uses already approved at 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 proposal reflects a reasonable balance and is consistent with the development of adjacent and nearby properties. The Phase Family Learning Center is located approximately 0.33 miles to the west and is also located in the Preston Ridge Master Plan Pod I. Phase Events operates out of the Auditorium portion of the building which is a permitted use in the Master Plan.

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

Response: The Phase Family Learning Center is located approximately 0.33 miles to the west and is also located in the Preston Ridge Master Plan Pod I. Phase Events operates out of the Auditorium portion of the building which is a permitted use in the Master Plan. 'Special Event Facility' was not contemplated in the Master Plan.

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

Response: The comprehensive land use plan designation of the subject property is 'Corporate Office', which supports the applicant's proposal.

CONDITIONAL USE REVIEW CRITERIA

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

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

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

Response: Preston Ridge Commons has access from Webb Bridge Road and North Point Parkway. The proposed use would not have significant impacts on vehicular and pedestrian access.

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

Response: The above-referenced improvements are provided at the applicant's proposed location. Preston Ridge Commons is developed with sufficient parking to support existing and proposed uses. If approved, a condition is recommended requiring that the business remediate parking problems identified by the City.

3. Ensuring that the conditional use will not be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity or diminish and impair property values within the surrounding neighborhood;

Response: The proposal would not have significant impacts on surrounding properties or businesses, which are developed with a mix of retail and office uses. A 'Special Event Facility' at the proposed location would benefit the surrounding offices and would support nearby businesses by generating revenue through vending, catering, and related services.

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

Response: Not applicable.

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

Response: The proposal would not impede the normal and orderly development of surrounding properties, which are primarily developed with retail and office uses.

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

Response: The location and character of the 'Special Event Facility' is appropriate. The subject property is developed as a retail and office center and has sufficient parking to support the proposed use.

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

Response: The nearest event facility is located at Phase Events (12150 Morris Road), which is located approximately 0.33 miles to the west. Reserve 116, which is a similar sized boutique event facility, is located at 4150 Old Milton Parkway approximately 1.75 miles to the southeast.

CONCURRENCES

Staff reviewed the applicant's proposal in consideration of the review criteria for a master plan amendment and conditional use. The proposal should not have significant impacts on surrounding properties, which are primarily developed with retail and office uses. In addition, there is sufficient parking available in the center and the use should improve synergy with other businesses operating in the center and nearby. If approved, a condition is recommended requiring that the business remediate any parking problems identified by the City.

CITIZEN PARTICIPATION PLAN

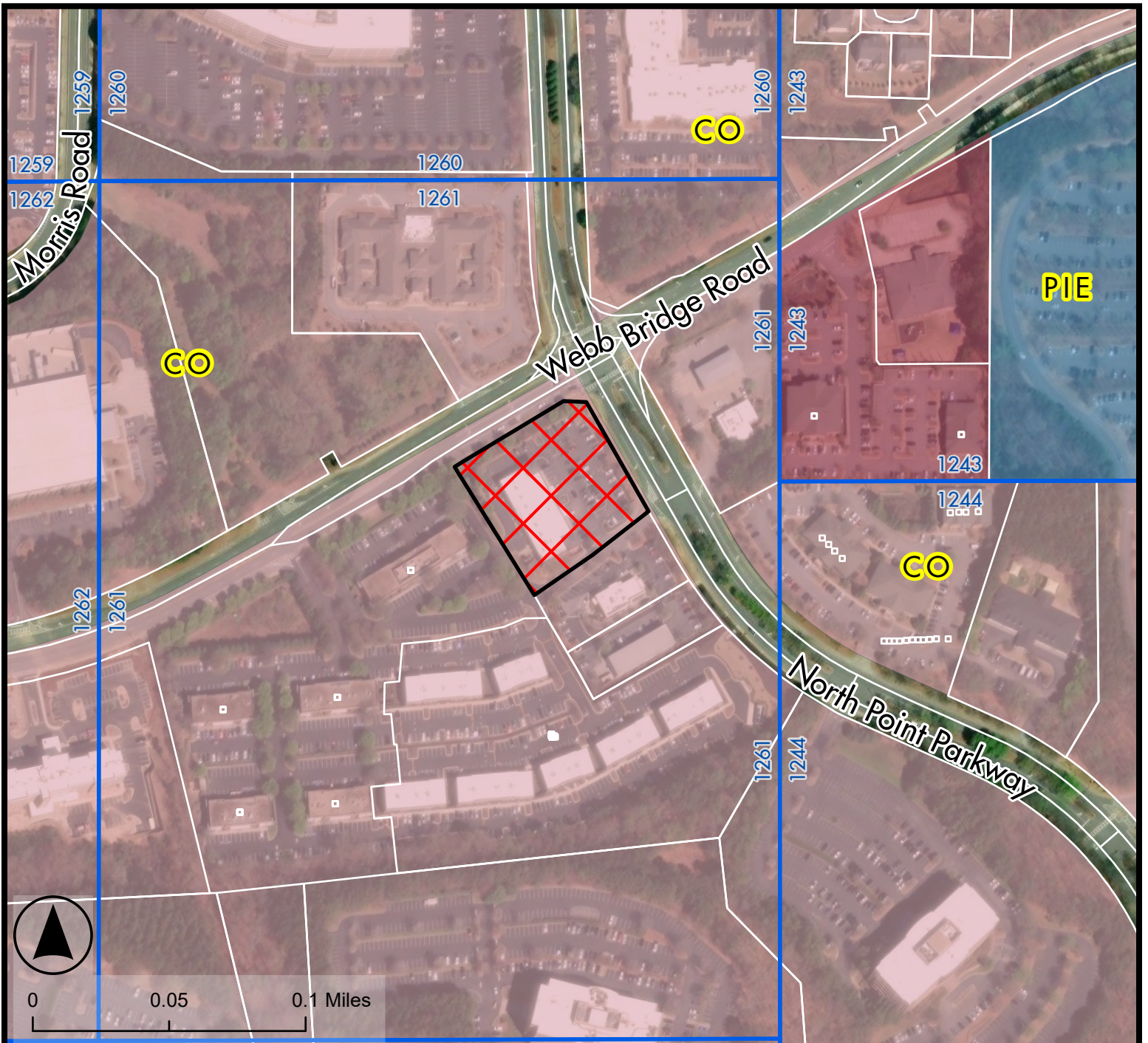
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that several public comments were received in support of the applicant's request.

COMMUNITY ZONING INFORMATION MEETING









The CZIM was held on May 13, 2026. There were two (2) public comments in support of the applicant's request.

IV. ATTACHMENTS:

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



Legend

-  MP-26-07, CU-26-06
-  Land Lots
-  Tax Parcels
-  Alpharetta City Limits
- Future Land Use 2040
-  Corporate Office
-  High Density Residential
-  Professional Business Office
-  Public, Institutional, Education

Future Land Use Map

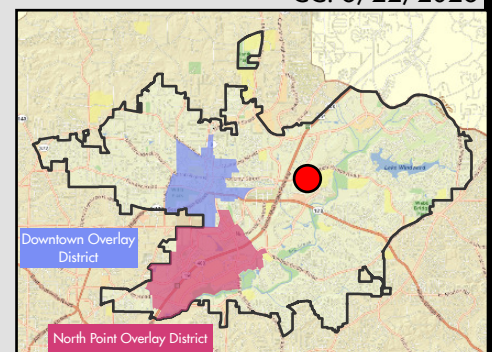
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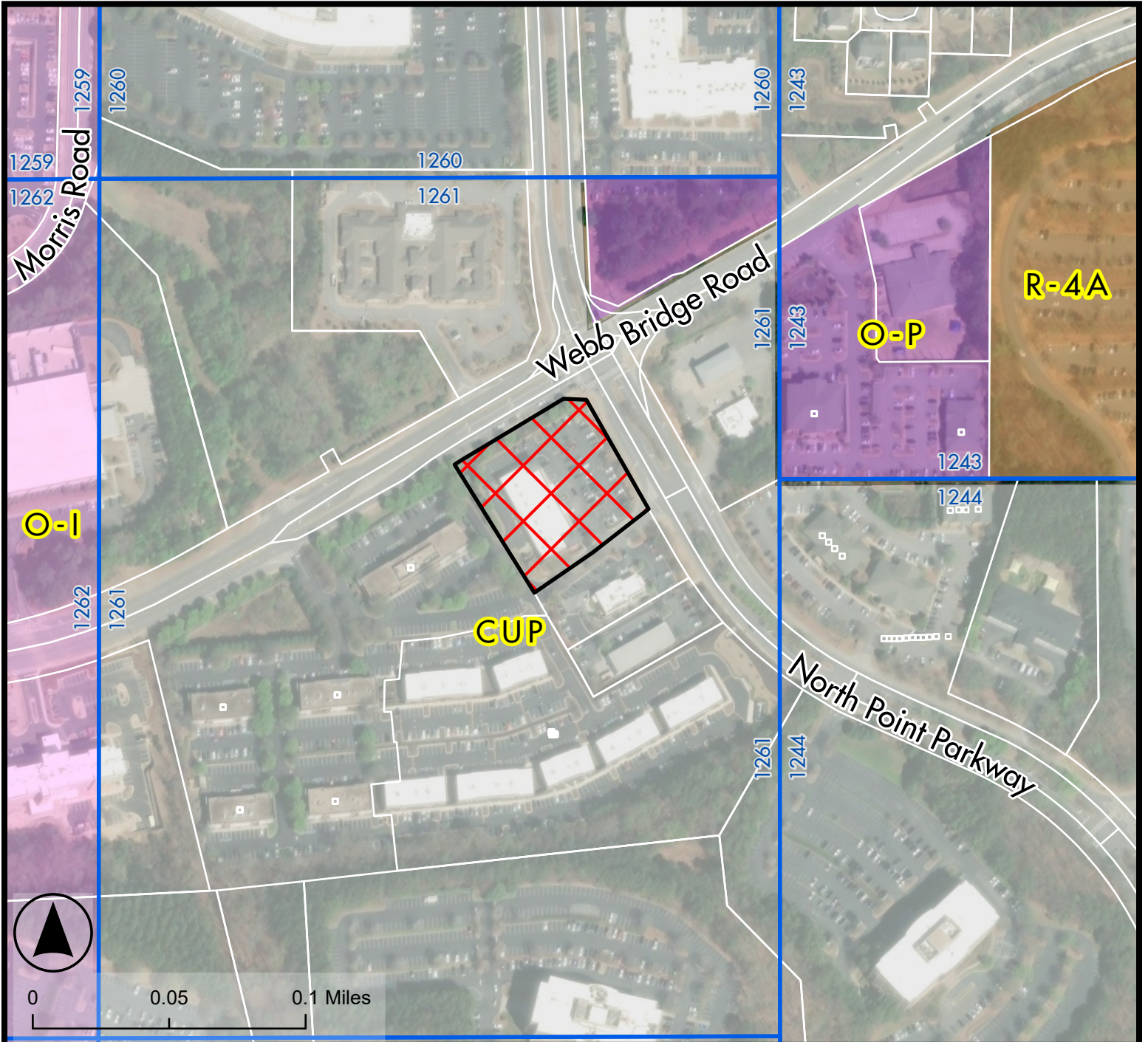
MP-26-07, CU-26-06

D/LL: 2/2/1261

PC: 6/4/2026

CC: 6/22/2026





Legend

- MP-26-07, CU-26-06
- Land Lots
- Tax Parcels
- Alpharetta City Limits
- Zoning District
- CUP Community Unit Plan
- O-I Office Institutional
- O-P Office Professional
- R-4A Single Family Detached Residential (Low Density)

Zoning Map

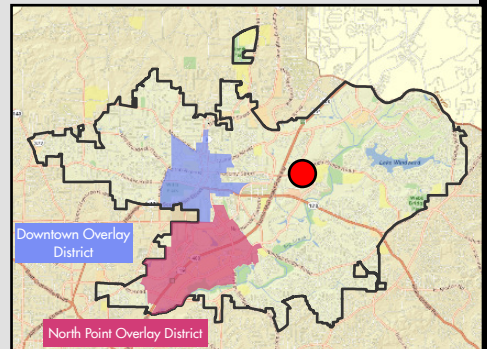
The Honey Hall Events Facility Preston Ridge MP

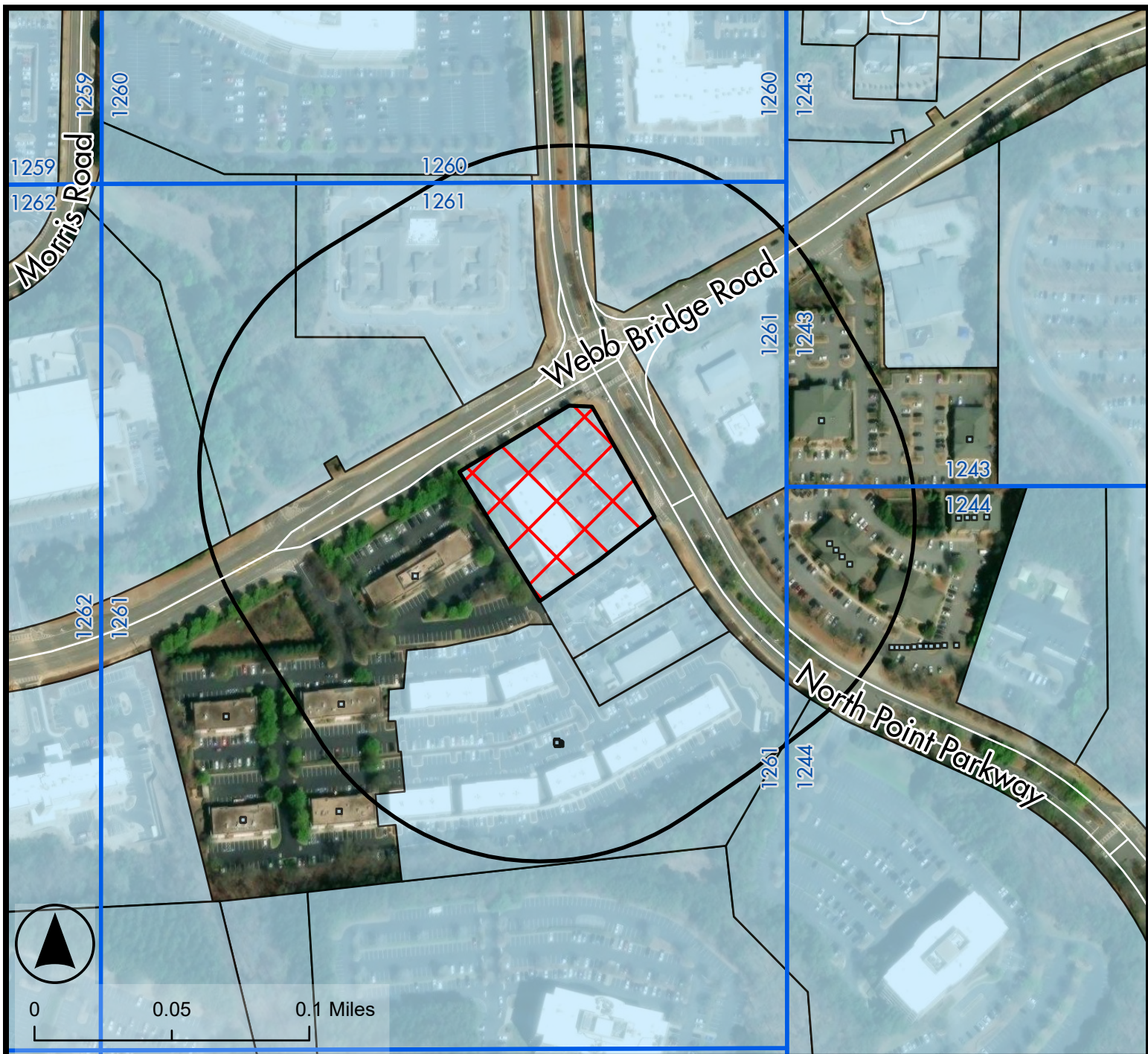
MP-26-07, CU-26-06

D/LL: 2/2/1261






PC: 6/4/2026

CC: 6/22/2026





Legend

-  MP-26-07, CU-26-06
-  Land Lots
-  Tax Parcels
-  500 ft Buffer
-  Alpharetta City Limits

Location Map

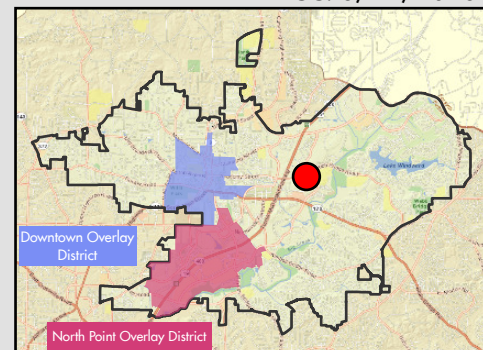
The Honey Hall Events Facility Preston Ridge MP

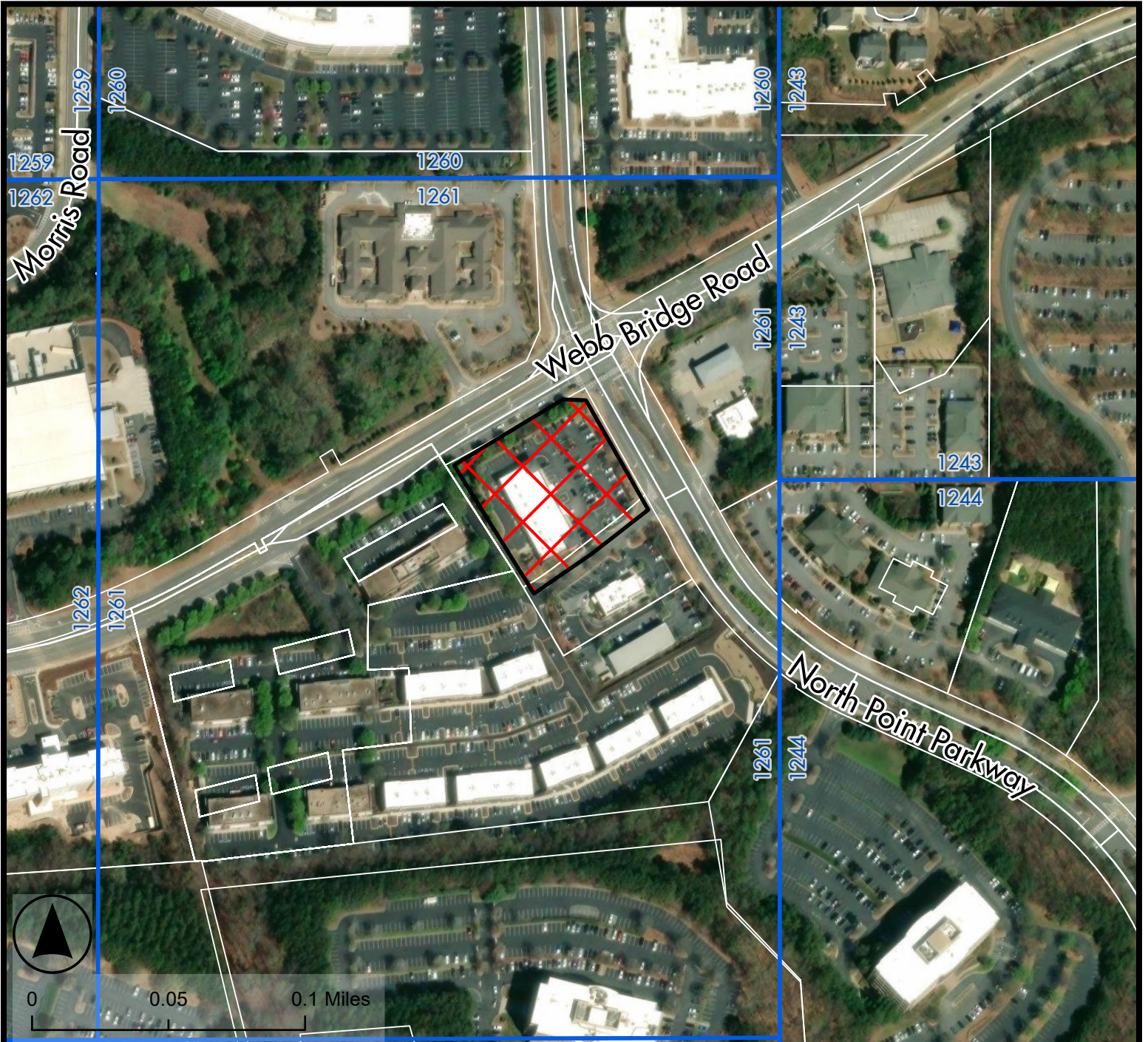
MP-26-07, CU-26-06

D/LL: 2/2/1261

PC: 6/4/2026

CC: 6/22/2026





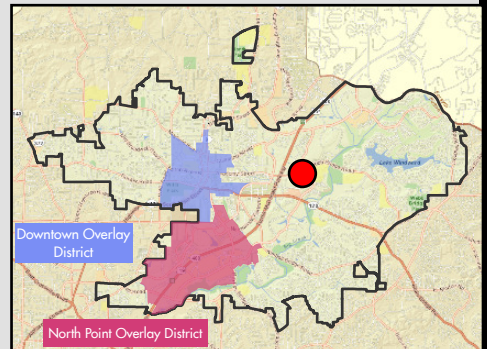
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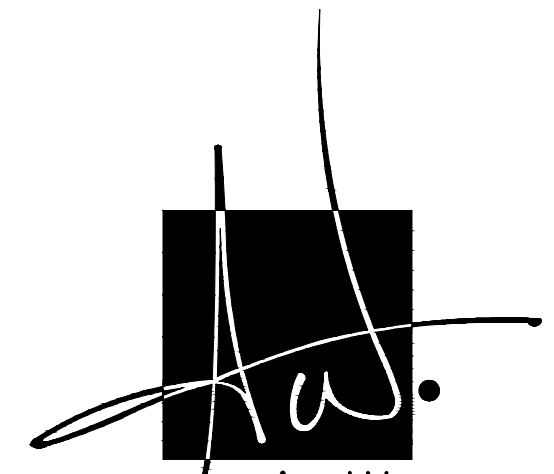
- Legend**
-  MP-26-07, CU-26-06
 -  Land Lots
 -  Alpharetta City Limits

Aerial Map

The Honey Hall Events Facility Preston Ridge MP

MP-26-07, CU-26-06
 D/LL: 2/2/1261
 PC: 6/4/2026
 CC: 6/22/2026





A. WOODWARD
 ARCHITECTURE, INC.
 2055 HENDON ROAD
 WOODSTOCK, GA 30188
 O. 770.517.8686
 F. 770.517.0983
 TITLE

INTERIOR ALTERATIONS FOR
 A TENANT RETROFIT
 3055 NORTH POINT PKWY
 SUITE 800/900
 ALPHARETTA, GA 30005
 OWNER:



VIRTUE INVESTMENT GROUP, LLC
 PROJECTS@VIRTUEINVESTGROUP.COM
 770.609.9999

DEVELOPER:



SHARP CONSTRUCTION, LLC
 PERMITS@SHARP.CONSTRUCTION
 678.578.4567



OVERALL SITE PLAN
 A0.1 1" = 30'-0"

ADDITIONAL 57 PARKING SPACES SHARED THAT ARE WITHIN 500' OF THE EVENT ENTRANCE

TOTAL PARKING SUMMARY	
EXISTING ON-SITE SPACES	= 89 SPACES
SHARED PARKING	= 57 SPACES
TOTAL SPACES	= 146 SPACES



REVISIONS

DESCRIPTION	DATE

SCALE: 1" = 30'-0"
 DRAWN: ADW
 CHECK: ADW
 DATE: 05-08-26
 PROJECT NO. 2622

SHEET NO.

A0.1

Upon recording return to:

The Kim Firm, LLC
5755 North Point Pkwy, STE 50
Alpharetta, GA 30022

TEMPORARY NON-EXCLUSIVE ACCESS AND PARKING AGREEMENT

THIS TEMPORARY NON-EXCLUSIVE ACCESS AND PARKING AGREEMENT (hereinafter referred to as this "Agreement"), is made and entered into on the ____ day of _____, 2026, by and between **Preston Ridge Commons Condominium Owners Association, Inc.**, a Georgia nonprofit corporation and **Virtue Condominium Association, Inc.**, a Georgia nonprofit corporation (hereinafter collectively referred to as "Grantor") and The **Honey Hall, LLC**, a limited liability company operating as Honey Hall (hereinafter referred to as "Grantee") (Grantor and Grantee are hereinafter sometimes referred to collectively as the "Parties").

W I T N E S S E T H

WHEREAS, Grantor is the owner of that certain real property designated as common area lying and being in Land Lots 1261 of the 2nd District, 2nd Section, and Land Lot 1244 of the 2nd District, 1st Section, City of Alpharetta, Fulton County, Georgia being designated as Limited Common Area, (hereinafter the "Common Area Parking"), as per plat recorded at Plat Book C17 Page 376, and Plat Book 452, Page 80, Fulton County, Georgia records, which plats are incorporated herein and made a part hereof by reference; and

WHEREAS, Grantee intends to operate an event space in the real property known as 3055 North Point Parkway Alpharetta, Georgia (hereinafter the "Event Space"); and

WHEREAS, the Parties desire to establish a temporary non-exclusive easement over a portion of the Common Area Parking for the benefit of Grantee for access in the event of the need for overflow parking; and

NOW, THEREFORE, for and in consideration of the foregoing premises, the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, Grantor and Grantee hereby agree as follows:

1. Grant, Conveyance, Creation and Declaration of Parking Easement

Grantor as the Owner or Owners of the Common Area Parking, hereby grants, conveys, declares, creates, imposes and establishes for the benefit of Grantee and their invitees, a non-exclusive easement for parking automobiles but not any truck or vehicle with more than two (2) axles on, over and across the Common Area Parking. Said easement is in the event, and only in the event that the parking at 3055 North Point Parkway Alpharetta, Georgia is at capacity. Said right is limited to The Honey Hall, LLC, and shall not inure to its successors-in-interest, agents and assigns.

The parking lot and other land within the Common Area Parking shall be maintained, repaired and replaced by the Grantors as owners of the Common Area Parking at its sole cost and expense. The need for such maintenance, repair and replacement of the parking lot shall be determined by the Grantor in its sole discretion. In the event that the need for maintenance, repair, or replacement is caused through the willful or negligent act of Grantee, their successors or assigns, or their invitees, then such maintenance, repair or replacement and all costs thereof shall be made at the sole expense of Grantee whose willful or negligent act caused the need for such maintenance repair or replacement.

2. Easement Term. This Agreement shall be binding upon and shall inure to the benefit of the Grantor and the Grantee hereto and to Grantor's respective legal representatives, successors, heirs, grantees, assigns and successors in title. All of the easements, rights and privileges set forth herein shall be appurtenant to and run with the title to the Common Area Parking, as described herein and are intended to be easements and not covenants restricting land to certain uses. Any conveyance of all or any portion of Common Area Parking, shall also convey the rights, privileges, duties and obligations contained in this Agreement regardless of whether or not specific mention is made of this Agreement and regardless of whether or not a specific conveyance is made of, or subject to, the rights, privileges, duties and obligations herein. Said rights shall terminate upon Grantee ceasing to use the property as an Event Space. The right shall not automatically transfer to any successor in interest to Grantee.

3. Amendment. This Agreement may be amended upon the written approval of the Grantor and the Grantee hereto and their respective legal representatives, successors, heirs, grantees, assigns and successors in title.

4. Governing Law. This Agreement shall be governed in accordance with the laws of the State of Georgia.

5. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, and all of which shall constitute one and the same agreement.

6. Headings. The paragraph headings in this Agreement are for convenience only, shall in no way define or limit the scope or content of this Agreement, and shall not be considered in any construction or interpretation of this Agreement or any part hereof.

7. Compliance with Governmental Authority. Grantor and Grantee, and their respective legal representatives, successors, heirs, grantees, assigns and successors in title agree

to comply with all laws, ordinances, statutes, rules and regulations of any governmental authority relating to the use, condition, or maintenance of the property described herein, and in the event that any expense is required to affect such compliance, such expense shall be considered a general maintenance expense for which the cost shall be the burden of the responsible party or its respective legal representatives, successors, heirs, grantees, assigns and successors in title.

8. Severability. Whenever possible, each provision of this Agreement shall be interpreted in such manner as to be effective and valid, but if the application of any provision of this Agreement to any person or to any property shall be prohibited or held invalid, such prohibition or invalidity shall not affect any other provision or the application of any provision which can be given effect without the invalid provision or application, and, to this end, the provisions of this Agreement are declared to be severable.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned Grantor, as owner of the Tract Two, has executed this Agreement under seal as of the date first above written.

**Preston Ridge Commons Condominium
Owners Association, Inc.**

By: _____ (SEAL)
Name: _____
Its: _____

Virtue Condominium Association, Inc.

By: _____ (SEAL)
Name: _____
Its: _____

Signed, sealed, and delivered
in the presence of:

Witness

NOTARY PUBLIC

[AFFIX NOTARY SEAL]

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned has executed this Agreement under seal as of the date first above written.

GRANTEE: THE HONEY HALL, LLC

By: _____
Name: _____
Its: _____

Signed, sealed, and delivered
in the presence of:

Witness

NOTARY PUBLIC

[AFFIX NOTARY SEAL]

[END AGREEMENT SIGNATURES]

Arborist Site Report | 3055 North Point Parkway

Title:
As built

Site Location:
3055 North Point Parkway, Alpharetta

Contact:
Sharp Construction LLC
5755 North Point Pkwy, Alpharetta 30022

Scheduled for: April 29, 2026



ONEBARK LLC
5456 PEACHTREE BLVD #288
ATLANTA GA 30341
p: 678-344-6948
www.onebark.com

Site Visit Report: As built | 4/29/2026 @ 3055 North Point Parkway

ASSIGNMENT for site visit

Customer requested an accounting of any deficiencies in planted landscape material (trees and shrubs) when compared to the original approved landscape plan of 2008.

FINDING for tree deficiencies

The following trees are missing on site (qty, species, location):

- (3) river birch (*Betula nigra*) south side of building
- (4) shumard oak (*Quercus shumardii*) in parking lot islands
- (5) redbud (*Cercis canadensis*) along NPP frontage
- (1) red maple (*Acer rubrum*) along NPP frontage
- (1) zelkova (*Zelkova serrata*) behind building
- (1) shumard oak (*Quercus shumardii*) on south side of building - this tree cannot be replaced in this particular location, since it conflicts with the proposed patio; confirm with city of Alpharetta on a new location

RECOMMENDATION for new trees

The new trees should conform with all specifications found in the original Landscape Plan (size 4" caliper, Florida fancy quality, etc)

Certification

I certify that all of the statements made in this report are true, complete and correct to the best of my knowledge and belief, and are made in good faith.

Jesse Milton
BCMA SO-1170B
ISA Tree Risk Assessment Qualified (TRAQ)
ASCA Tree and Plant Appraisal Qualified (TPAQ)



WEBB BRIDGE PUBLIC ROAD (VARIABLE PUBLIC R.O.W.)

NORTH POINT PARKWAY (120' PUBLIC R.O.W.)

EAST BUFFER
 REQUIRED TREES: 1/2 LF MIN.
 265 LF / 25 LF = 10.6 OR 11 TREES
 PROVIDED TREES: 21 TREES

EAST BUFFER
 REQUIRED TREES: 1/2 LF MIN.
 235 LF / 25 LF = 9.4 OR 10 TREES
 PROVIDED TREES: 11 TREES

RAILING NOTE:
 IN THIS AREA
 SOME EXISTING
 TREES WHICH WILL
 BE MORE THAN 4" OF GIRTH
 OF THE TREE WILL
 BE REMOVED AND
 REPLACED WITH A TREE OF THE
 SAME SIZE AND
 SPECIES. THE EXISTING TREE
 SHALL BE PROTECTED IN
 THE MEANTIME FOR ANY NEW TREES
 PLANTED SHALL BE
 RINKER HEADS AS
 TO INSURE FULL

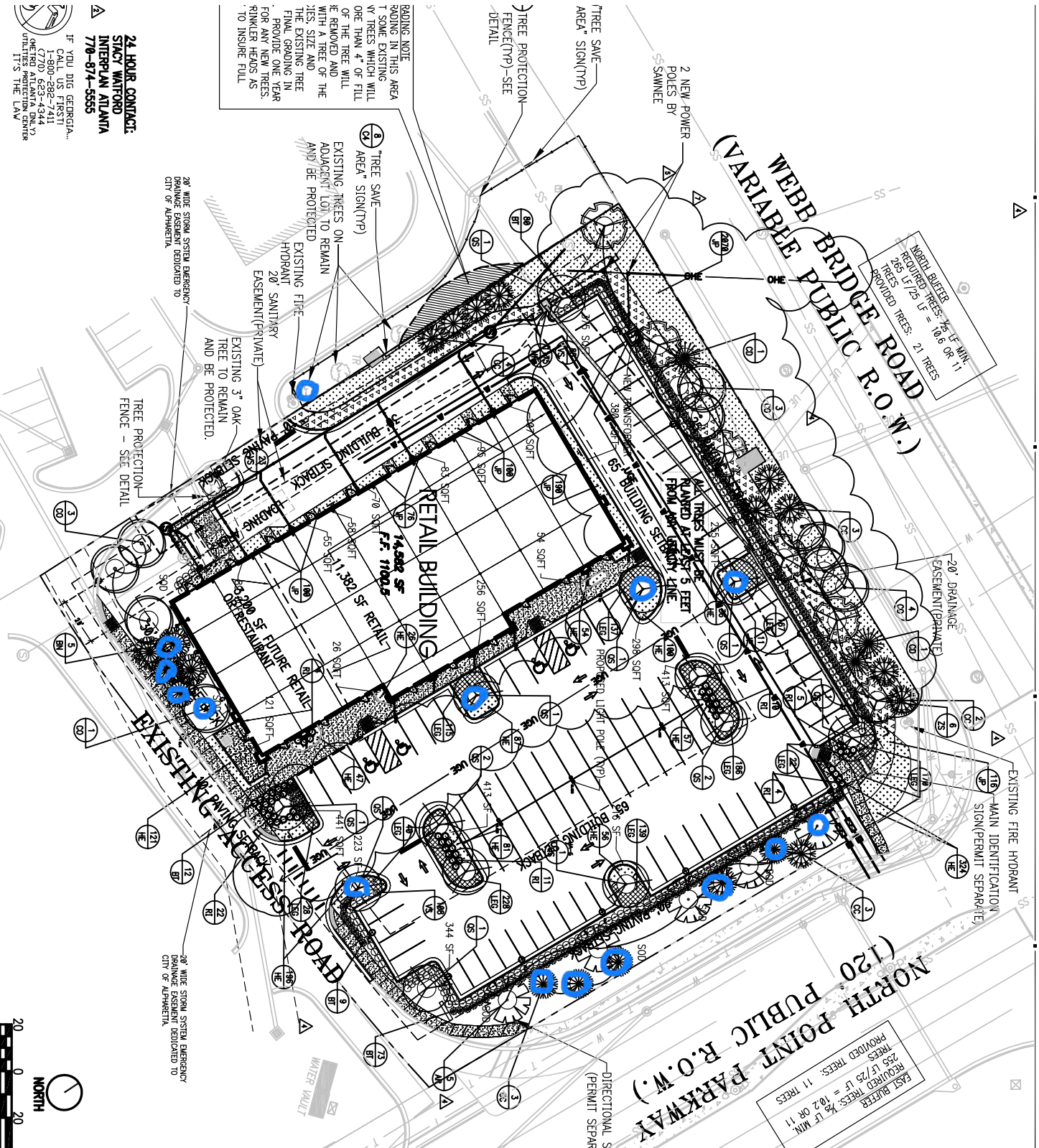
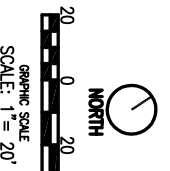
**20' WIDE STORM SYSTEM EMERGENCY
 DRAINAGE EASEMENT DEDICATED TO
 CITY OF ALPHARETTA**

**20' WIDE STORM SYSTEM EMERGENCY
 DRAINAGE EASEMENT DEDICATED TO
 CITY OF ALPHARETTA**

24 HOUR CONTACT:
STACY WATFORD
INTERPLAN ATLANTA
770-874-5555

**IF YOU ARE GEORGIA,
 CALL US FIRST!**
 1-800-282-7411
 (770) 623-4344
INTERPLAN ATLANTA, INC.
 1000 W. BENTLEY AVENUE, SUITE 100
 ATLANTA, GA 30328

LANDSCAPE PLAN





THE
HONEY
HALL

YOUR VOICE MATTERS

3 EASY WAYS TO PARTICIPATE

- Signed Letter of Support
- Short Personal Statement
- Ask a Question

SCAN FOR
MORE INFO



VISIT THE PAGE FOR:

- Full Details + Downloads
- Resident Letter Templates
- Business Letter Templates
- Market Demand (neutral)
Letter Templates
- Statement Submission Form

COMMUNITY INFORMATION

& HOW TO PARTICIPATE



- ✓ WED. MAY 13, 2026
- ✓ THUR. JUNE 4, 2026
- ✓ MON. JUNE 22, 2026

MEETINGS

(PUBLIC DATES & DETAILS)

MP-26-07 and CU-26-06
Special Event Facility

3055 North Point Pkwy,
Suites 800 & 900
Alpharetta, GA 30005

City Hall: 2 Park Plaza,
Alpharetta, GA 30009

Community Zoning Information Meeting (CZIM)

May 13, 2026

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

MP-26-07/CU-26-06 / The Honey Hall Event Center/Preston Ridge MP

NAME	ADDRESS	COMMENTS
Jennifer Overton American Pride Bank	6305 N. Point Pkwy Alph 30022	General Interest in timeline + plan
Belinda Kasminsky	Alph Alpharetta	Great idea - needed space -

Community Zoning Information Meeting (CZIM)

May 13, 2026

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

MP-26-07/CU-26-06 / The Honey Hall Event Center/Preston Ridge MP

NAME	ADDRESS	COMMENTS
Michael Norris	50 Canton street unit 401	

CITIZEN PARTICIPATION FORM - PART B

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

Public Hearing or Project Name: MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900

Contact Name: Jullina Wilkins Telephone: 

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

I created a community flier as well as a landing page on my website that provided several options to participate and provide feedback. I received a number of statements submitted via the website landing page, as well as signed letters on business letterhead.

In some cases, I did not receive written correspondence, but I documented comments made during live introductions.

Of the 500ft mailings, I did not receive any responses. Two letters, however, were "Return[ed] to Sender." Please see the attached.

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

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Letter | <input checked="" type="checkbox"/> Personal Visits | |
| <input type="checkbox"/> Telephone | <input type="checkbox"/> Group Meeting | |
| <input type="checkbox"/> Email | <input checked="" type="checkbox"/> Other (Please Specify) <u>www.thehoneyhall.com/alpharetta</u> | |

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: Jullina Wilkins Digitally signed by Jullina Wilkins Date: 2026.05.14 20:44:05 -04'00' Date: 5/14/2026

Print Form

THE HONEY HALL LLC
P.O. BOX 2152
ALPHARETTA, GA 30023

ATLANTA GA RPDC 302
24 APR 2026 AM 7 L

3300 WEBB BRIDGE ROAD LLC
PO BOX 185
GAMBRILLS, MD 21054

RIXIE 171 FE 1 0005/08/26

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK
219662949999

BC: 30023215252 *1817-05228-24-22

THE HONEY HALL LLC
P.O. BOX 2152
ALPHARETTA, GA 30023

ATLANTA GA RPDC 302
24 APR 2026 AM 5 L

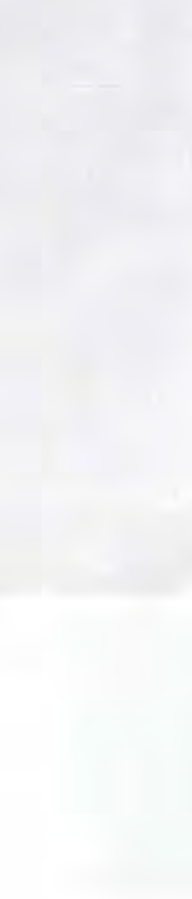
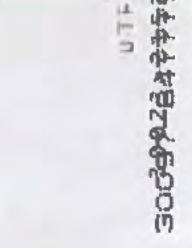
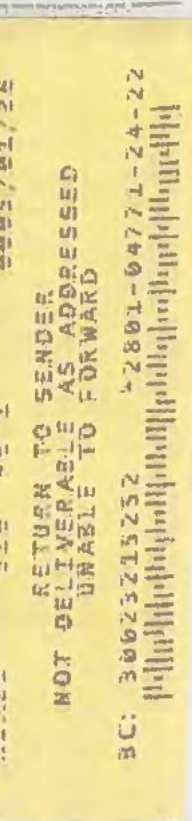
RDH INVESTMENT LLC
5805 STATE BRIDGE RD, STE G 155
DULUTH, GA 30097

RIXIE 325 FE 1 0005/08/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF
30023215252

BC: 30023215252 *2801-0471-24-22





THE
HONEY
HALL

VERBAL FEEDBACK

Here is a consolidated list of verbal feedback given directly to me:

Keisha B. Ellis, MD, MBA - "This is actually perfect for our client appreciation events and employee trainings. It would be convenient to have a space like this so nearby." (Walk-In Introduction)

Zehra Erdeve, MD - "We work with a lot of children on the spectrum who could benefit from having a space to connect with other similar families." (Walk-In Introduction)

Tyler T. Whitney, PsyD - "That's a good spot. I'm happy to support this." (Walk-In Introduction)

Jennifer Preston, American Pride Bank - "This looks beautiful. I love the brand/logo. My grandson is on the spectrum. I would love to see a space that can tailor events towards kids like him." (CZIM)

Sarika - "I love this idea. I've seen this space since it was nothing and this is great. I will look out for this. This is great." (CZIM)

Belinda Kasminski - "This is a great idea. We need more event spaces. This is gorgeous. I would say yes to this if I were on city council." (CZIM)

Fabio, Cactus Cantina - "This is great! Reach out to me if you need catering after you open." (Walk-In Introduction)



Jullina Wilkins

TenderCare Pediatrics, Inc



Letter of Support for The Honey Hall

To Whom It May Concern,

I am pleased to share my support for The Honey Hall and its request for approval to operate as a special events venue in Alpharetta.

As a physician who has served families in this community for many years, I understand the value of having safe, welcoming, well-managed spaces where people can gather, celebrate, connect, and be supported. I have also known Jullina Wilkins and her family personally for over a decade, as her children's pediatrician. In that time, I have come to know her as thoughtful, responsible, creative, and deeply committed to her family and community.

I believe The Honey Hall would be a meaningful and positive addition to Alpharetta. The concept reflects care, professionalism, and attention to detail, while also offering a beautiful local option for private celebrations, professional gatherings, and community-centered events.

I would personally look forward to booking the space in the future for both private events and professional occasions, including patient and employee appreciation events. I believe a venue like The Honey Hall could serve families, professionals, small businesses, and community members in a way that is both practical and enriching.

For these reasons, I respectfully support the approval of The Honey Hall and look forward to seeing the positive impact it can bring to the Alpharetta community.

Sincerely,

Gabriella Drake-Forte, MD
Tendercare Pediatrics, Inc

5755 North Point Pkwy, Ste 215, Alpharetta, GA 30022



Phone: 678-297-0070



Fax: 678-297-0073





MOCTEZUMA

MEXICAN GRILL

Subject: Letter of Support for The Honey Hall

To Whom It May Concern,

As a local family-owned business in Alpharetta, we are pleased to share our support for The Honey Hall and its request for approval to operate as a special events venue.

We believe a professionally managed venue like The Honey Hall would be a positive addition to the local business community. It has the potential to bring more visitors to the area, support nearby restaurants and service providers, and offer residents a polished, convenient space for celebrations, meetings, and community gatherings.

We also see potential for The Honey Hall to create meaningful partnership opportunities with local food and catering businesses, including restaurants like ours that may be able to support private events, celebrations, and community gatherings hosted at the venue.

Based on the information shared with us, The Honey Hall appears to be a thoughtful, well-organized concept with attention to quality, guest experience, and community fit. We respectfully support the approval of this request.

Sincerely,



Daisy Guitron
Moctezuma Mexican Grill



KENDRA J. HALL

ADVANCED AESTHETICS

Kendra J. Hall Advanced Aesthetics, LLC

Subject: Letter of Support for The Honey Hall

To Whom It May Concern,

I am pleased to share my support for The Honey Hall and its request for approval to operate as a special events venue in Alpharetta.

As the owner of Kendra J. Hall Advanced Aesthetics, LLC, I understand the value of creating spaces that feel beautiful, welcoming, and thoughtfully designed. After reviewing the renderings of the proposed venue, I believe The Honey Hall would bring a polished, elevated experience to the area and fill a real need for stylish event space in our community.

Alpharetta has many residents, professionals, and small businesses who would benefit from a venue that feels both upscale and approachable for special occasions. I am personally excited about the possibility of having a local space like The Honey Hall available for future events, and I believe it would be a positive addition to the surrounding business community.

For these reasons, I respectfully support the approval of The Honey Hall.

Sincerely,



5/27/2026

Kendra Hall

Kendra J. Hall Advanced Aesthetics, LLC

Advanced care. Timeless beauty.



Kendra J. Hall Advanced Aesthetics, LLC

5755 North Point Pkwy, Suite 19, Alpharetta, GA 30022

 470.869.6501







City of Alpharetta — Planning Commission & City Council

RE: The Honey Hall at 3055 North Point Pkwy (MP-26-07 / CU-26-06)

I represent Majestic T&T Nails Spa at 6195 Windward Pkwy, Alpharetta, GA 30005, and I support approval of MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900. Additional venue options help meet existing demand and support local businesses and services in the area. I can foresee this being a positive addition to the city and I look forward to the clients it will potentially bring to my business.

Thank you,

Printed Name: Trinh Tran, Owner/Operator

Address: Majestic T&T Nails Spa, at 6195 Windward Pkwy, Alpharetta, GA 30005

Email: Trinhmtran83@gmail.com

Signature: _____

Date: May 14, 2026



CARLOS BERMUDEZ
LITOCA11@HOTMAIL.COM
6195 WINDWARD PKWY,
ALPHARETTA, GA 30005
PREMIERCUTSALPHARETTA.COM



City of Alpharetta, Planning Commission & City Council

RE: The Honey Hall Events Venue (MP-26-07 / CU-26-06)


I own Premier Cuts Barber Shop at 6195 Windward Pkwy, Alpharetta, GA 30005. As a local business owner and operator, I support approval of MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900. I think it's something we really need in this area, and it can generate revenue for businesses like mine.

Thank you,

Printed Name: Carlos Bermudez, Owner

Address: Premier Cuts Barber Shop, 6195 Windward Pkwy, Alpharetta, GA 30005

Email: Litoca11@hotmail.com

Signature:  Date: May 14, 2026

Submit a Statement

Submission Time
May 14, 2026, 09:56 AM

Submit a Statement

Please fill out the following form.

First name Ayo

Last name Fadeyi

Company name & title (if applicable) BTS

Email

Which best describes your relationship with the City of Alpharetta? Check all that apply. I operate or manage a business in Alpharetta, but do not own it.

Do you think an upscale special event center (specializing in hosting up to 145 guests for corporate trainings, wedding receptions, baby showers, etc.) will benefit the people of Alpharetta? Yes, I think it would be a positive addition for hosting small celebrations.

Submit your statement

I support approval of MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900.
To Whom It May Concern,

I am writing in support of Honey Hall and its request for approval to open an event center at 3055 North Point Parkway, Suite 809100, Alpharetta, Georgia 30005.

I operate a business in Preston Ridge Park, where we work with children and families. There are also many other offices and businesses in this area, and we are often looking for appropriate nearby spaces to hold special events, meetings, trainings, celebrations, and community gatherings.

Honey Hall would be a welcome addition to this community. An event center in this location would bring value, convenience, and a much-needed service to nearby businesses, families, and community members.

We appreciate their business and respectfully hope that you will grant them approval to open and operate the event hall.

Sincerely,

3155 North Point Parkway
Alpharetta, GA 30005

Initials

AF

I hereby affirm that the information provided is true, accurate, and given voluntarily, without coercion or duress.



Submit a Statement

Submission Time
May 14, 2026, 10:27 AM

Submit a Statement

Please fill out the following form.

First name Deepika

Last name D

Email

[REDACTED]

Which best describes your relationship with the City of Alpharetta? Check all that apply. I work as a full-time or part-time employee in Alpharetta.

Do you think an upscale special event center (specializing in hosting up to 145 guests for corporate trainings, wedding receptions, baby showers, etc.) will benefit the people of Alpharetta? Yes, I think it would be a positive addition for hosting small celebrations.

Submit your statement I support approval of MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900.

Initials Deepika D

I hereby affirm that the information provided is true, accurate, and given voluntarily, without coercion or duress. ✓

Submit a Statement

Submission Time
May 14, 2026, 10:18 AM

Submit a Statement

Please fill out the following form.

First name	Dinta
Last name	Bhimani
Company name & title (if applicable)	VIG
Email	[REDACTED]
Which best describes your relationship with the City of Alpharetta? Check all that apply.	<input type="checkbox"/> I work as a full-time or part-time employee in Alpharetta., <input type="checkbox"/> I live in Alpharetta as a Home Owner.
Do you think an upscale special event center (specializing in hosting up to 145 guests for corporate trainings, wedding receptions, baby showers, etc.) will benefit the people of Alpharetta?	<input checked="" type="checkbox"/> Yes, I think it would be a positive addition for hosting small celebrations.
Submit your statement	<input checked="" type="checkbox"/> I support approval of MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900.
Initials	DNB
I hereby affirm that the information provided is true, accurate, and given voluntarily, without coercion or duress.	<input checked="" type="checkbox"/>

Submit a Statement

Submission Time
May 14, 2026, 10:16 AM

Submit a Statement

Please fill out the following form.

First name Divya

Last name Alluri

Email

[REDACTED]

Which best describes your relationship with the City of Alpharetta? Check all that apply. I work as a full-time or part-time employee in Alpharetta.

Do you think an upscale special event center (specializing in hosting up to 145 guests for corporate trainings, wedding receptions, baby showers, etc.) will benefit the people of Alpharetta? Yes, I think it would be a positive addition for hosting small celebrations.

Submit your statement I support approval of MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900.

Initials Alluri Divya

I hereby affirm that the information provided is true, accurate, and given voluntarily, without coercion or duress.

Submit a Statement

Submission Time
May 14, 2026, 10:23 AM

Submit a Statement

Please fill out the following form.

First name Khushbu

Last name Dave

Company name & title (if applicable) Virtue Investment Group LLC

Email [REDACTED]

Which best describes your relationship with the City of Alpharetta? Check all that apply. I work as a full-time or part-time employee in Alpharetta.

Do you think an upscale special event center (specializing in hosting up to 145 guests for corporate trainings, wedding receptions, baby showers, etc.) will benefit the people of Alpharetta? Yes, I think it would be a positive addition for hosting small celebrations.

Submit your statement I support approval of MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900.

Initials KD

I hereby affirm that the information provided is true, accurate, and given voluntarily, without coercion or duress.

Submit a Statement

Submission Time
May 14, 2026, 10:20 AM

Submit a Statement

Please fill out the following form.

First name Lakshmi

Last name M

Company name & title (if applicable) Manager

Email

[REDACTED]

Which best describes your relationship with the City of Alpharetta? Check all that apply. I live in Alpharetta as a Home Owner.

Do you think an upscale special event center (specializing in hosting up to 145 guests for corporate trainings, wedding receptions, baby showers, etc.) will benefit the people of Alpharetta? Yes, I think it would be a positive addition for hosting small celebrations.

Submit your statement I support approval of MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900.

Initials ML

I hereby affirm that the information provided is true, accurate, and given voluntarily, without coercion or duress. ✓

Submit a Statement

Submission Time
May 14, 2026, 08:17 AM

Submit a Statement

Please fill out the following form.

First name Lotetta

Last name Green

Email

Which best describes your relationship with the City of Alpharetta? Check all that apply. I work as a full-time or part-time employee in Alpharetta.

Do you think an upscale special event center (specializing in hosting up to 145 guests for corporate trainings, wedding receptions, baby showers, etc.) will benefit the people of Alpharetta? Yes, I think it would be a positive addition for hosting small celebrations.

Submit your statement I support approval of MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900.

Initials LG

I hereby affirm that the information provided is true, accurate, and given voluntarily, without coercion or duress. ✓

Submit a Statement

Submission Time
May 14, 2026, 10:30 AM

Submit a Statement

Please fill out the following form.

First name Nidhi

Last name Upadhyay

Company name & title (if applicable) Virtue Investment Group LLC

Email [REDACTED]

Which best describes your relationship with the City of Alpharetta? Check all that apply. I work as a full-time or part-time employee in Alpharetta.

Do you think an upscale special event center (specializing in hosting up to 145 guests for corporate trainings, wedding receptions, baby showers, etc.) will benefit the people of Alpharetta? Yes, I think it would be a positive addition for hosting small celebrations.

Submit your statement I support approval of MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900.

Initials N.U

I hereby affirm that the information provided is true, accurate, and given voluntarily, without coercion or duress. ✓

Submit a Statement

Submission Time
May 14, 2026, 09:54 AM

Submit a Statement

Please fill out the following form.

First name Renuka

Last name Rajaram

Email



Which best describes your relationship with the City of Alpharetta? Check all that apply. I work as a full-time or part-time employee in Alpharetta.

Do you think an upscale special event center (specializing in hosting up to 145 guests for corporate trainings, wedding receptions, baby showers, etc.) will benefit the people of Alpharetta? Yes, I think it would be a positive addition for hosting small celebrations.

Submit your statement I support approval of MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900.

Initials RR

I hereby affirm that the information provided is true, accurate, and given voluntarily, without coercion or duress. ✓

Submit a Statement

Submission Time
May 14, 2026, 10:56 AM

Submit a Statement

Please fill out the following form.

First name sai

Last name s

Company name & title (if applicable) Virtue

Email

Which best describes your relationship with the City of Alpharetta? Check all that apply. I work as a full-time or part-time employee in Alpharetta.

Do you think an upscale special event center (specializing in hosting up to 145 guests for corporate trainings, wedding receptions, baby showers, etc.) will benefit the people of Alpharetta? Yes, I think it would be a positive addition for hosting small celebrations.

Submit your statement I support approval of MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900.

Initials s

I hereby affirm that the information provided is true, accurate, and given voluntarily, without coercion or duress.

Submit a Statement

Submission Time
May 14, 2026, 10:33 AM

Submit a Statement

Please fill out the following form.

First name **Sowmya**

Last name **Vasa**

Email **[REDACTED]**

Which best describes your relationship with the City of Alpharetta? Check all that apply. I work as a full-time or part-time employee in Alpharetta.

Do you think an upscale special event center (specializing in hosting up to 145 guests for corporate trainings, wedding receptions, baby showers, etc.) will benefit the people of Alpharetta? Yes, I think it would be a positive addition for hosting small celebrations.

Submit your statement **I support approval of MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900.**

Initials **sowmya**

I hereby affirm that the information provided is true, accurate, and given voluntarily, without coercion or duress.

Submit a Statement

Submission Time
May 14, 2026, 10:22 AM

Submit a Statement

Please fill out the following form.

First name Sumana

Last name Gavara

Email

sumana.gavara@alpharetta.org

Which best describes your relationship with the City of Alpharetta? Check all that apply. I work as a full-time or part-time employee in Alpharetta.

Do you think an upscale special event center (specializing in hosting up to 145 guests for corporate trainings, wedding receptions, baby showers, etc.) will benefit the people of Alpharetta? Yes, I think it would be a positive addition for hosting small celebrations.

Submit your statement I support approval of MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900.

Initials sg

I hereby affirm that the information provided is true, accurate, and given voluntarily, without coercion or duress.

Submit a Statement

Submission Time
May 14, 2026, 10:52 AM

Submit a Statement

Please fill out the following form.


First name	Surendra
Last name	D
Company name & title (if applicable)	VIG
Email	Surendra.D@... [REDACTED]
Which best describes your relationship with the City of Alpharetta? Check all that apply.	<input checked="" type="checkbox"/> I operate or manage a business in Alpharetta, but do not own it.
Do you think an upscale special event center (specializing in hosting up to 145 guests for corporate trainings, wedding receptions, baby showers, etc.) will benefit the people of Alpharetta?	<input checked="" type="checkbox"/> Yes, I think it would be a positive addition for hosting small celebrations.
Submit your statement	<input checked="" type="checkbox"/> I support approval of MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900.
Initials	d
I hereby affirm that the information provided is true, accurate, and given voluntarily, without coercion or duress.	<input checked="" type="checkbox"/>

Submit a Statement

Submission Time
May 14, 2026, 10:28 AM

Submit a Statement

Please fill out the following form.


First name	Vineela
Last name	Boppana
Company name & title (if applicable)	Virtue Investment Group
Email	
Which best describes your relationship with the City of Alpharetta? Check all that apply.	I live in Alpharetta as a Home Owner., I work as a full-time or part-time employee in Alpharetta.
Do you think an upscale special event center (specializing in hosting up to 145 guests for corporate trainings, wedding receptions, baby showers, etc.) will benefit the people of Alpharetta?	Yes, I think it would be a positive addition for hosting small celebrations.
Submit your statement	I support approval of MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900.
Initials	BVL
I hereby affirm that the information provided is true, accurate, and given voluntarily, without coercion or duress.	<input checked="" type="checkbox"/>

Submit a Statement

Submission Time
May 27, 2026, 11:33 AM

Submit a Statement

Please fill out the following form.

First name	Christopher
Last name	Ford
Company name & title (if applicable)	Tapville Social- Atlanta Mobile
Email	
Which best describes your relationship with the City of Alpharetta? Check all that apply.	Other: I own and operate a business that serves the Alpharetta community
Do you think an upscale special event center (specializing in hosting up to 145 guests for corporate trainings, wedding receptions, baby showers, etc.) will benefit the people of Alpharetta?	Yes, I think it would be a positive addition for hosting small celebrations.
Submit your statement	I support approval of MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900.
Initials	CJF
I hereby affirm that the information provided is true, accurate, and given voluntarily, without coercion or duress.	<input checked="" type="checkbox"/>

Submit a Statement

Submission Time
May 27, 2026, 02:54 PM

Submit a Statement

Please fill out the following form.

First name

Christy Griner

Last name

Hulsey

Company name & title (if applicable)

Leadership Programs Manager

Email

[REDACTED]

Which best describes your relationship with the City of Alpharetta? Check all that apply.

I work as a full-time or part-time employee in Alpharetta.

Do you think an upscale special event center (specializing in hosting up to 145 guests for corporate trainings, wedding receptions, baby showers, etc.) will benefit the people of Alpharetta?

Yes, I think it would be a positive addition for hosting small celebrations.

Submit your statement

I support approval of MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900.

Initials

CGH

I hereby affirm that the information provided is true, accurate, and given voluntarily, without coercion or duress.

✓

Submit a Statement

Submission Time
May 20, 2026, 07:21 AM

Submit a Statement

Please fill out the following form.

First name

Elijah

Last name

Hernandez

Email

[REDACTED]

Which best describes your relationship with the City of Alpharetta? Check all that apply.

I attend college/university campus in Alpharetta.

Do you think an upscale special event center (specializing in hosting up to 145 guests for corporate trainings, wedding receptions, baby showers, etc.) will benefit the people of Alpharetta?

Yes, I think it would be a positive addition for hosting small celebrations.

Submit your statement

I support approval of MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900.

Initials

EH

I hereby affirm that the information provided is true, accurate, and given voluntarily, without coercion or duress.

✓

Submit a Statement

Submission Time
May 27, 2026, 12:27 PM

Submit a Statement

Please fill out the following form.

First name

Jessi

Last name

Englert

Company name & title (if applicable)

First American Bank & Trust

Email

[REDACTED]

Which best describes your relationship with the City of Alpharetta? Check all that apply.

I own commercial property in Alpharetta, and lease to other businesses., I live in Alpharetta as a Home Owner.

Do you think an upscale special event center (specializing in hosting up to 145 guests for corporate trainings, wedding receptions, baby showers, etc.) will benefit the people of Alpharetta?

Yes, I think it would be a positive addition for hosting small celebrations.

Submit your statement

I support approval of MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900.

Initials

JE

I hereby affirm that the information provided is true, accurate, and given voluntarily, without coercion or duress.



Submit a Statement

Submission Time
May 20, 2026, 12:51 PM

Submit a Statement

Please fill out the following form.

First name

Latasia

Last name

Cox

Company name & title (if applicable)

Framework Marketing Consulting

Email

[REDACTED]

Which best describes your relationship with the City of Alpharetta? Check all that apply.

I own AND operate a business in Alpharetta (on owned or leased commercial property).

Do you think an upscale special event center (specializing in hosting up to 145 guests for corporate trainings, wedding receptions, baby showers, etc.) will benefit the people of Alpharetta?

Yes, I think it would be a positive addition for hosting small celebrations.

Submit your statement

I support approval of MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900.

Initials

LC

I hereby affirm that the information provided is true, accurate, and given voluntarily, without coercion or duress.

✓

Submit a Statement

Submission Time
May 28, 2026, 04:27 AM

Submit a Statement

Please fill out the following form.

First name

Tarra

Last name

Hinrichs

Email

[REDACTED]

Which best describes your relationship with the City of Alpharetta? Check all that apply.

I live in Alpharetta as a Home Owner.

Do you think an upscale special event center (specializing in hosting up to 145 guests for corporate trainings, wedding receptions, baby showers, etc.) will benefit the people of Alpharetta?

Yes, I think it would be a positive addition for hosting small celebrations.

Submit your statement

I support approval of MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900.

Initials

TH

I hereby affirm that the information provided is true, accurate, and given voluntarily, without coercion or duress.

✓

Submit a Statement

Submission Time
May 14, 2026, 10:27 AM

Submit a Statement

Please fill out the following form.

First name pallivela

Last name lakshmi

Company name & title (if applicable) Virtue Investment Group

Email 

Which best describes your relationship with the City of Alpharetta? Check all that apply. I work as a full-time or part-time employee in Alpharetta.

Do you think an upscale special event center (specializing in hosting up to 145 guests for corporate trainings, wedding receptions, baby showers, etc.) will benefit the people of Alpharetta? Yes, I think it would be a positive addition for hosting small celebrations.

Submit your statement I support approval of MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900.

Initials I support approval of MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900

I hereby affirm that the information provided is true, accurate, and given voluntarily, without coercion or duress.

Submit a Statement

Submission Time
May 14, 2026, 10:32 AM

Submit a Statement

Please fill out the following form.

First name

Rashmi

Last name

Pallivela

Company name & title (if applicable)

Sunsoft Solutions LLC

Email

[REDACTED]

Which best describes your relationship with the City of Alpharetta? Check all that apply.

I work as a full-time or part-time employee in Alpharetta.

Do you think an upscale special event center (specializing in hosting up to 145 guests for corporate trainings, wedding receptions, baby showers, etc.) will benefit the people of Alpharetta?

Yes, I think it would be a positive addition for hosting small celebrations.

Submit your statement

I support approval of MP-26-07 and CU-26-06 for The Honey Hall at 3055 North Point Parkway, Suites 800 & 900.

Initials

yes

I hereby affirm that the information provided is true, accurate, and given voluntarily, without coercion or duress.

✓

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: Jullina Wilkins

Telephone: 678-212-1744

Address: 1358 Dalesford Drive

Suite: _____

City: Alpharetta

State: GA

Zip: 30004

Fax: _____

Mobile Tel: 678-227-0575

Email: info@thehoneyhall.com

Subject Property Information:

Address: 3055 Northpoint Pkwy, Suites 800, 900, Alpharetta, GA 30005

Current Zoning: CUP

District: 2 ND

Section: 2 ND

Land Lot: 1261

Parcel ID: 22 546012611154

Proposed Zoning: _____

Current Use: Vacant

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

Conditional Use

Master Plan Amendment

Comprehensive Plan Amendment

Rezoning

Master Plan Review

Variance

Public Hearing

Exception

Other *(Specify):* _____

APPLICANT REQUEST AND INTENT

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

Professionally managed corporate and upscale Special Event Facility including:

- Executive / Employee Experience Events
- Corporate Trainings and Team Offsites
- Professional Workshops and Seminars
- Client Meetings and Presentations
- Professional Networking Receptions
- Small Brand Activations and Launch Events
- Boutique Weddings and Wedding Receptions
- Private Milestone Celebrations (Birthdays, Anniversaries)

Applicant's Request (Please itemize the proposal):

Amendment to Preston Ridge Master Plan Pod I and Conditional Use for use of a Special Event Facility, located at 3055 North Point Parkway, Suite 800,900.

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

To establish a polished, professionally managed events destination that serves Alpharetta's executive and resident community while supporting nearby businesses and generating local revenue through vendors, dining, retail, and related services. The venue will operate by reservation only with defined hours, occupancy limits, indoor operations, and on-site oversight to minimize impacts.

The venue is locally owned and operated by an Alpharetta-area parent and homeowner, residing within five miles of the proposed site. With 20+ years of experience in corporate marketing, communications, employee experience events, vendor oversight and creative direction, the owner's goal is to provide a well-managed, sophisticated events destination that contributes positively to Alpharetta's economy, community life, and reputation. As a long-term resident raising a family in Alpharetta, the owner is deeply invested in preserving the city's warmth, safety, and quality of life while thoughtfully adding a high-standard venue option for the community.



(678) 212-1744
info@thehoneyhall.com
3055 North Point Pkwy, #800
www.thehoneyhall.com

To

Date: March 30, 2026

Michael Woodman, AICP

Planning + Development Services Manager
City of Alpharetta, 2 Park Plaza, Alpharetta, GA 30009
(678) 297-6072

The Honey Hall is a reservation-only, boutique Executive Events Center designed to serve Alpharetta's business community and residents with professionally planned gatherings in a controlled, indoor setting. The space will primarily facilitate weekday corporate use—employee experience events, trainings, workshops, client meetings, networking receptions, and small brand activations—supporting local commerce by attracting companies, vendors, and visitors who dine, shop, and book services nearby. This use will generate sales tax and business revenue for the surrounding area while adding a polished, high-quality venue option consistent with Alpharetta's upscale market and brand.

In addition to corporate events, The Honey Hall will host private celebrations such as weddings and receptions, milestone birthdays, graduations, and family gatherings. These events will be scheduled in advance, managed under clear operating policies, and designed to be respectful of neighboring businesses through defined hours, indoor operations, occupancy limits, and proactive on-site oversight. Demand indicators support the need for high-quality venue space in this market. Third-party marketplace data shared by The Knot and WeddingWire reports approximately 224,775 searches per month for wedding and reception venues associated with Alpharetta, and recent lead activity indicating couples are planning well in advance, with 57.84% seeking 2026 availability, 39.23% seeking 2027, and 2.94% already seeking 2028. While The Honey Hall will primarily position as an Executive Events Center for weekday corporate use, these data points reinforce broader demand for professionally managed event space in the area and support the long-term viability of the proposed use.

The Honey Hall also intends to offer periodic community-facing events that strengthen local connection and inclusivity, such as resource/networking gatherings for families raising children with special needs and sensory-friendly social events where families can participate comfortably and without disruption.





(678) 212-1744
info@thehoneyhall.com
3055 North Point Pkwy, #800
www.thehoneyhall.com

At 3,120 square feet, the venue will host a maximum of 145 guests depending on event type, layout, and decor styling, and in observance of max capacity codes. Hours of operation are 8 AM - 11 PM 7 days a week. The Honey Hall is not a daily high-traffic retail use; it is a reservation-only facility with scheduled start and end times and controlled guest counts. Traffic impacts will be intermittent rather than continuous, and many events will occur on weekdays (corporate trainings, meetings, and mixers) that typically align with existing traffic patterns. Guest arrivals and departures will be managed through clear timing windows, advance parking guidance, and coordinated vendor deliveries to reduce congestion.

While parking is often a concern for event uses, the property owner, Virtue Investment Group, also owns several adjacent buildings and lots immediately surrounding 3055 North Point Pkwy. Overflow parking at 3155 North Point Pkwy is pre-authorized as owner-controlled property that is largely vacant during peak event hours due to the operating schedules of neighboring businesses. The Honey Hall will provide guests with clear parking instructions and on-site directional guidance as needed. As a result, the venue can accommodate event parking demand without displacing surrounding businesses or creating off-site parking impacts.

The venue is locally owned and operated by an Alpharetta-area resident, located within five miles of the proposed site. The owner/operator is the venue's sole employee. With 20+ years of experience in corporate marketing, communications, employee experience events, vendor oversight and creative direction, as well as a Bachelor of Science degree in Business Management, the owner's goal is to provide a well-managed, sophisticated events destination that contributes positively to Alpharetta's economy, community life, and reputation.



Jullina Wilkins
Owner/ Operator



CLIENT RESPONSIBILITIES (VENUE ONLY SERVICE LEVEL)

Client is responsible for:

- Guest behavior and supervision
- Compliance with all rules in this Agreement

REQUEST-TO-BOOK AND CONFIRMATION

Client acknowledges this is a request-to-book venue. Venue may decline events that conflict with building rules, safety requirements, or use restrictions. Once retainer is paid and this Agreement is signed, the date is reserved subject to compliance with this Agreement.

ALCOHOL POLICY (BYOB / HOST-PROVIDED ONLY)

Alcohol may be brought in by Client and provided to guests at no charge.

- No alcohol sales are permitted on-site (no cash bar, drink tickets sold, donations "for drinks," or any exchange of money for alcohol).
- Client is responsible for responsible service, including ID checks and not serving intoxicated guests.
- If Client hires a bartender or alcohol service vendor, Venue may require proof of insurance.

SOUND, MUSIC, AND DJ POLICY

- House sound is for background music and announcements only.
- No DJ Integration: DJs/live entertainment must use their own sound system unless a Venue-approved A/V add-on is purchased in writing.
- Client agrees to comply with volume limits and any building/plaza rules. Venue may require volume reduction at any time.

CLEANING

Base package includes Client Cleanup

- Bag and seal/tie all trash and place tied bags into the waste dumpster behind the building
- Any noncompliance with venue cleaning or trash handling standards will result in forfeiture of security deposit.

SETUP, DELIVERIES, AND VENDOR ACCESS

- Vendor arrivals/deliveries must occur only during approved access windows.
- Client is responsible for vendor coordination and timely load-in/load-out.
- Venue may deny access to vendors who do not comply with rules, timing, or safety requirements.

PARKING

Client agrees to share guest arrival staggering guidance in event communications for events expect 75+ guests. Upon contract signing, venue will provide:

- Exact event parking verbiage
- Clear signage directions (digital and physical)
- Vendor load-in windows to avoid congested peak times

CAPACITY

Venue max capacity is 145 guests, including host on onsite vendor management (if applicable).

Client agrees to clearly confirm RSVP totals 30 days prior to scheduled event.

DÉCOR RESTRICTIONS & SAFETY

Unless approved in writing:

- No open flames (candles, sterno, incense). Flameless candles only.
- No confetti, glitter, smoke devices, sparklers, fog machines, or pyrotechnics.
- No nails, screws, staples, or permanent adhesives on walls/ceilings/floors.
- No blocking exits, sprinklers, HVAC, or electrical panels

Client is responsible for all damage caused by décor, guests, or vendors.

OVERTIME / EXTENDED USE

All guests must exit by agreed upon event end time.

- Overtime is billed at \$150 per 30 minutes, charged automatically through our secure online payment portal if available or invoiced immediately.
- Venue may end the event for repeated overtime, safety concerns, or rule violations.

SECURITY

If required by Venue/building rules or event circumstances, Client agrees to purchase security.

Security fee (if required): \$250 unless otherwise quoted.



DAMAGE, LOSS, AND REPLACEMENT FEES

Client is responsible for all damage, loss, theft, or excessive wear caused by Client, guests, or vendors.

Replacement fees apply to missing/damaged items including, but not limited to:

- Flameless candles and décor items
- Linens, chair covers, tabletop items
- A/V accessories (mics, cables, adapters)
- Furniture, carts, signage, fixtures

Venue will provide documentation and an itemized invoice. Payment is due within 7 days.

CANCELLATION POLICY

Retainer is non-refundable, except as noted in Section 18 (48-hour booking window).

If Client cancels in writing, the following refund rules apply to amounts paid in addition to the retainer:

- 90+ days before Event Date: Client may cancel and receive a refund of any amounts paid excluding the 50% non-refundable retainer.
- 60–89 days before Event Date: 50% of all amounts paid beyond the retainer are refundable.
- 30–59 days before Event Date: 25% of all amounts paid beyond the retainer are refundable.
- Less than 30 days before Event Date: No refunds.

Refunds (if applicable) are issued within 14 days after cancellation confirmation.

RESCHEDULING POLICY

Client may request to reschedule by written notice.

- 60+ days before Event Date: One reschedule permitted with no reschedule fee, subject to availability. Retainer transfers to the new date.
- 30–59 days before Event Date: Reschedule fee \$250, subject to availability. Retainer transfers to the new date.
- Less than 30 days before Event Date: Rescheduling is not guaranteed. If Venue agrees, reschedule fee \$500 applies and pricing may be adjusted.

Rescheduled events must occur within 6 months of the original Event Date unless otherwise agreed.

48-HOUR CANCELLATION EXCEPTION

If Client signs and pays the retainer and then cancels in writing within 48 hours of booking, and the Event Date is more than 30 days away, Venue will refund the retainer minus a \$150 administrative fee.

After 48 hours, the retainer is fully non-refundable.



FORCE MAJEURE

Neither Party is liable for failure to perform due to circumstances beyond reasonable control (natural disasters, government orders/state of emergency, utility failures). Venue will make reasonable efforts to reschedule. If rescheduling is not possible, Venue may issue a credit of amounts paid beyond the retainer, valid for 6 months, at Venue's discretion.

PHOTO/VIDEO RELEASE AND MARKETING USE

Client grants Venue permission to photograph and video:

- the venue space
- décor, table settings, and event design elements
- general guest atmosphere and action shots

Venue will avoid intentionally capturing personal identifying details on signage/menus where feasible.

Marketing Use: Venue may use these images in marketing materials including website, social media, brochures, and galleries.

Opt-Out: If Client does not agree to marketing use, Client must notify Venue in writing within 48 hours of signing this Agreement. If Client does not opt out in writing within that time, Client's consent is confirmed.

LIABILITY, ASSUMPTION OF RISK, AND INDEMNIFICATION

Client assumes responsibility for the conduct and safety of guests and vendors.

To the fullest extent permitted by law, Client agrees to indemnify and hold harmless Venue, its owners, employees, contractors, and affiliates from claims, damages, losses, and expenses arising out of the event, Client's guests/vendors, or breach of this Agreement.

LIMITATION OF LIABILITY

Venue is not liable for lost, stolen, or damaged personal property. Venue's total liability is limited to amounts paid by Client under this Agreement.

RIGHT TO END EVENT

Venue may pause or end the event for safety concerns or material violations, including illegal activity, alcohol sales, open flame, occupancy violations, harassment of staff, or refusal to comply with time limits. No refunds are due in such cases.

GOVERNING LAW

This Agreement is governed by Georgia law. Venue County: FULTON COUNTY

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Rajan Kalidindi Telephone: 770-609-9999
Address: 5755 North Point Parkway Suite: 262
City: Alpharetta State: GA Zip: 30022

Authorization:

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

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

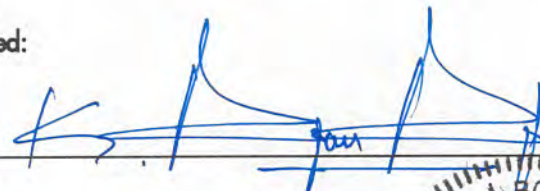
- | | |
|---|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Special Use |
| <input type="checkbox"/> Rezoning | <input checked="" type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Variance/Exception | <input checked="" type="checkbox"/> Master Plan |
| <input type="checkbox"/>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

Use Plan Amendment

Property Owner's Authorized Applicant (if applicable):

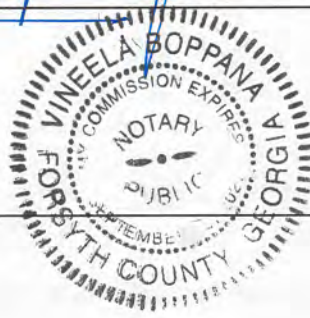
Name of Authorized Applicant: Renuka Rajaram Telephone: 770-847-6666
Address: 5755 North Point Parkway Suite: 262
City: Alpharetta State: GA Zip: 30022

So Sworn and Attested:

Owner Signature:  Date: 03/30/2026

Notary:

Notary Signature:  Date: 03/30/2026



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: Jullina Wilkins

Subject Public Hearing Case: Amendment to Preston Ridge Master Plan Pod I and Conditional Use

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: N/A

Description of Contribution: N/A Value: 0

Description of Contribution: N/A Value: 0

Description of Contribution: N/A Value: 0

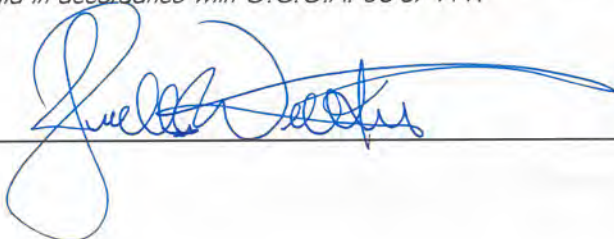
Description of Contribution: N/A Value: 0

Description of Contribution: N/A Value: 0

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: 03/27/2026

REZONING & MASTER PLAN AMENDMENT REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The Honey Hall will operate as a reservation-only, indoor Executive Events Center with pre-scheduled events, defined hours, and on-site oversight. The use is designed to be compatible with a mixed commercial environment by controlling noise, maintaining professional guest behavior standards, and managing arrivals/departures through clear timing, parking guidance, and vendor load-in procedures....

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

Positively support surrounding properties by increasing weekday and evening foot traffic in a controlled manner that benefits nearby retail, dining, and service businesses...

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

While the space can be occupied under certain permitted uses, the proposed use enables a higher and more stable economic contribution by activating the property during weekdays, evenings, and off-peak retail hours. As a reservation-only events center, it functions as a destination use that supports surrounding businesses and increases spending within the immediate area. The conditional use request allows the property to be utilized in a way that better matches market demand at this location...

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

The Honey Hall is not a daily high-traffic retail use; it is a reservation-only facility with scheduled start and end times and controlled guest counts. Traffic impacts will be intermittent rather than continuous, and many events will occur on weekdays (corporate trainings, meetings, and mixers) that typically align with existing...Please see attached.

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

The Honey Hall is not a residential use and will not generate school enrollment. Utility impacts are expected to be comparable to other commercial tenant uses of similar size and intensity. Events are intermittent and...Please see attached.

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

The proposal supports Alpharetta's goals for high-quality commercial activity, strong economic development, and an elevated community experience. As a professionally managed events center, The Honey Hall complements a business-forward environment by providing a destination venue for corporate and community gatherings while supporting nearby commerce...Please see attached.

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

Yes. Alpharetta continues to attract businesses, executives, and families seeking high-quality experiences, and there is strong demand for polished, well-managed gathering spaces for corporate events and private celebrations. Third-party marketplace data from The Knot and WeddingWire also indicates substantial regional demand for venue space, reporting approximately 224,775 searches per month for...Please see attached.

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.



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

The Honey Hall will operate as a reservation-only, indoor Executive Events Center with pre-scheduled events, defined hours, and on-site oversight. The use is designed to be compatible with a mixed commercial environment by controlling noise, maintaining professional guest behavior standards, and managing arrivals/departures through clear timing, parking guidance, and vendor load-in procedures. Events will be curated and approved in advance to ensure they align with the character of the surrounding properties and the expectations of the City of Alpharetta.

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

The Honey Hall is expected to positively support surrounding properties by increasing weekday and evening foot traffic in a controlled manner that benefits nearby retail, dining, and service businesses. It will also create demand for local vendors—caterers, florists, photographers, entertainment professionals, and small businesses—helping circulate revenue within Alpharetta. The space will be professionally managed and designed to a high aesthetic standard, contributing to the overall quality and prestige of the area and supporting property value through improved tenant mix and increased commercial activity.

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

While the space can be occupied under certain permitted uses, the proposed use enables a higher and more stable economic contribution by activating the property during weekdays, evenings, and off-peak retail hours. As a reservation-only events center, it functions as a destination use that supports surrounding businesses and increases spending within the immediate area. The conditional use request allows the property to be utilized in a way that better matches market demand at this location and strengthens long-term occupancy and economic performance.





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

The Honey Hall is not a daily high-traffic retail use; it is a reservation-only facility with scheduled start and end times and controlled guest counts. Traffic impacts will be intermittent rather than continuous, and many events will occur on weekdays (corporate trainings, meetings, and mixers) that typically align with existing traffic patterns. Guest arrivals and departures will be managed through clear timing windows, advance parking guidance, and coordinated vendor deliveries to reduce congestion.

While parking is often a concern for event uses, the property owner, Virtue Investment Group, also owns several adjacent buildings and lots immediately surrounding 3055 North Point Pkwy. Overflow parking at 3155 North Point Pkwy is pre-authorized on owner-controlled property that is largely vacant during peak event hours due to the operating schedules of neighboring businesses. The Honey Hall will provide guests with clear parking instructions and on-site directional guidance as needed. As a result, the venue can accommodate event parking demand without displacing surrounding businesses or creating off-site parking impacts.

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

The Honey Hall is not a residential use and will not generate school enrollment. Utility impacts are expected to be comparable to other commercial tenant uses of similar size and intensity. Events are intermittent and scheduled, and operations are contained indoors with defined hours and professional oversight. Overall, the use is not expected to create material impact to schools or public utilities.

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

The proposal supports Alpharetta's goals for high-quality commercial activity, strong economic development, and an elevated community experience. As a professionally managed events center, The Honey Hall complements a business-forward environment by providing a destination venue for corporate and community gatherings while supporting nearby commerce. The use aligns with a vision of maintaining Alpharetta as a premier place to work, gather, and invest, and it contributes to the city's reputation for thoughtful growth and high standards.





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

Yes. Alpharetta continues to attract businesses, executives, and families seeking high-quality experiences, and there is strong demand for polished, well-managed gathering spaces for corporate events and private celebrations. Third-party marketplace data from The Knot and WeddingWire also indicates substantial regional demand for venue space, reporting approximately 224,775 searches per month for wedding and reception venues associated with Alpharetta, and showing that couples are planning well in advance, with recent lead activity seeking 2026 availability (57.84%), 2027 (39.23%), and even 2028 (2.94%). While The Honey Hall will primarily position as an Executive Events Center for weekday corporate use, this data supports the broader need for professionally managed event space in the area. The proposed site's location, accessibility, and surrounding amenities make it well suited for a reservation-only events use that can support nearby restaurants and services while operating under controlled policies that prioritize compatibility, safety, and quality.



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: Amendment to Preston Ridge Master Plan Pod I and Conditional Use

Contact Name: Jullina Wilkins Telephone: 678-227-0575

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.

PARKVIEW OFFICE LLC

A&K GEORGIA HOLDINGS LLC

PERGAMENT LODI LLC

PRICECO PROPERTIES LLC

KOKIL ENTERPRISE LLC

NITYA PROPERTIES LLC

SHOPS @ NORTH POINT ONE LLC

P&P GLOBAL INVESTMENTS LLC

ROBINSON & ASSOCIATES

YARD REALTY LLC

TRE PROPERTIES INC

ANTHEM PROPERTIES LLC

CHILDRENS HEALTHCARE OF ATLANTA INC

SEVEN LITTLE PROPERTIES LLC

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

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

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

Phone - 678-212-1744
Email - info@thehoneyhall.com

PARKVIEW OFFICE LLC
343 DAHLONEGA ST STE A
CUMMING GA 30040

TRE PROPERTIES INC
1600 TULLIE CIR
ATLANTA GA 30329

A&K GEORGIA HOLDINGS LLC
3900 MAGNOLIA LEAF LN
SUWANEE GA 30024

PERGAMENT LODI LLC
95 FROEHLICH FARM BLVD
WOODBURY NY 11797

CHILDRENS HEALTHCARE OF ATLANTA INC
1575 NORTHEAST EXPY
ATLANTA GA 30329

PRICECO PROPERTIES LLC
3180 N POINT PKWY STE 207
ALPHARETTA GA 30005-4381

KOKIL ENTERPRISE LLC
3445 WEBB BRIDGE RD
ALPHARETTA GA 30005

TRE PROPERTIES INC
1600 TULLIE CIR
ATLANTA GA 30329

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

SHOPS @ NORTH POINT ONE LLC
2022 US HWY 1
VERO BEACH FL 32960

TRE PROPERTIES INC
1600 TULLIE CIR
ATLANTA GA 30329

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

PERGAMENT LODI LLC
95 FROEHLICH FARM BLVD
WOODBURY NY 11797

TRE PROPERTIES INC
1600 TULLIE CIR
ATLANTA GA 30329

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

ROBINSON & ASSOCIATES
2845 CONGRESS RD
PEBBLE BEACH CA 93953

P&P GLOBAL INVESTMENTS LLC
2405 TERRY CT
CUMMING GA 30041

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

YARD REALTY LLC
3155 NORHPOINT PKWY # 210 D
ALPHARETTA GA 30005

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

ANTHEM PROPERTIES LLC
3155 N POINT PKWY BLDG/STE D120
ALPHARETTA GA 30005

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

CHILDRENS HEALTHCARE OF ATLANTA INC
1575 NORTHEAST EXPY
ATLANTA GA 30329

SEVEN LITTLE PROPERTIES LLC
1449 SQUIRE LANE
CUMMING GA 30041

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

CHILDRENS HEALTHCARE OF ATLANTA INC
1575 NORTHEAST EXPY
ATLANTA GA 30329

BRAUCHER REAL ESTATE HOLDINGS LLC
11190 DONNINGTON DR
DULUTH GA 30097

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

DEVELOPMENT AUTHORITY OF FULTON CO
UNTY
300 N LASALLE ST STE 1875
CHICAGO IL 60654

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

3300 WEBB BRIDGE ROAD LLC
PO BOX 185
GAMBRILLS MD 21054

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

SIGNITIVE LLC
57755 N POINT PKWY STE 262
ALPHARETTA GA 30005

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

WESTDALE PRESTON RIDGE II LP
P.O. BOX 250509
ATLANTA GA 30305

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

SI ATLL2 LLC
1807 KELLER PKWY STE 100
KELLER TX 76248

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

CHILDRENS HEALTHCARE OF ATLANTA INC
1575 NORTHEAST EXPY
ATLANTA GA 30329

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

TRE PROPERTIES INC
1600 TULLIE CIR
ATLANTA GA 30329

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

TRE PROPERTIES INC
1600 TULLIE CIR
ATLANTA GA 30329

CHILDRENS HEALTHCARE OF ATLANTA INC
1575 NORTHEAST EXPY
ATLANTA GA 30329

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

TRE PROPERTIES INC
1600 TULLIE CIR
ATLANTA GA 30329

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

CHILDRENS HEALTHCARE OF ATLANTA INC
1575 NORTHEAST EXPY
ATLANTA GA 30329

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

CHILDRENS HEALTHCARE OF ATLANTA INC
1575 NORTHEAST EXPY
ATLANTA GA 30329

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

SURYA PROP LLC
5011 DELVERTON CT
ATLANTA GA 30338-5349

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

RDH INVESTMENT LLC
5805 STATE BRIDGE RD STE G 155
DULUTH GA 30097

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

RDH INVESTMENT LLC
3040 WELLINGTON RD
ALPHARETTA GA 30022-6275

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

RDH INVESTMENT LLC
5805 STATE BRIDGE RD STE G 155
DULUTH GA 30097

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

VALUE REALIZATION LLC
9709 BUICE RD
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

ADVANCE FAMILY DENTAL CARE INC
15831 MANOR CLUB DR
ALPHARETTA GA 30004

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
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ALPHARETTA GA 30022

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5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

NITYA PROPERTIES LLC
5755 N POINT PKWY STE 262
ALPHARETTA GA 30022

Honey Hall Event Space - Conditional-Use Narrative

3055 North Point Parkway, Suite 800, Alpharetta, GA 30005

Prepared in accordance with UDC 4.2.3(B)

Introduction

Honey Hall Event Space is a boutique indoor venue hosting small to mid-sized private gatherings such as birthday celebrations, corporate meetings, baby showers, workshops, networking events, and community functions. The venue operates entirely indoors with controlled occupancy, reservation-based scheduling, and a focus on a high-quality guest experience. The surrounding area is a fully developed commercial corridor with restaurants, retail, medical offices, and service businesses, making it an appropriate and compatible location for an event space.

1. Access, Traffic Flow, and Safety

Honey Hall benefits from excellent access along North Point Parkway, a major commercial arterial designed to support high traffic volumes. The site includes multiple driveways, wide internal circulation aisles, and ample shared parking. Events are reservation-based, allowing the business to manage arrival and departure patterns and avoid peak-hour congestion. Emergency vehicle access is fully supported by existing fire lanes and unobstructed building access. This satisfies UDC 4.2.3(B)(1).

2. Refuse, Loading, Parking, Buffers, and Screening

The commercial center includes established refuse and service areas screened from public view. Honey Hall generates minimal waste beyond standard commercial refuse, and all waste is disposed of within existing shared dumpster facilities. Parking demand is predictable and manageable, with most events ranging from 30 to 145 guests. We have additional off-site parking access located at 3155 North Point Parkway, Alpharetta, GA 30005 and 3225 - 3285 North Point Parkway, Alpharetta, GA- 30005. No exterior modifications or new loading facilities are required. This meets UDC 4.2.3(B)(2).

3. Protection of Adjacent Properties and the Environment

Honey Hall operates entirely indoors with no outdoor music, lighting, or activity. Sound-dampening interior finishes and controlled audio levels ensure events do not create noise impacts on neighboring tenants. The venue does not generate odors, emissions, or environmental impacts. This satisfies UDC 4.2.3(B)(3).

Honey Hall Event Space - Conditional-Use Narrative

4. Public Expenditures and Service Demands

Honey Hall does not require new public infrastructure, roadway improvements, or additional municipal services. Utilities, parking, and site improvements are already in place and adequate. The business is privately operated and does not impose additional costs on the City. This meets UDC 4.2.3(B)(4).

5. Orderly Development of Surrounding Property

The surrounding area is fully developed with commercial and service-oriented uses. Honey Hall complements this environment by providing a flexible, community-oriented venue that supports local businesses, families, and organizations. The use does not interfere with future redevelopment opportunities. This satisfies UDC 4.2.3(B)(5).

6. Consistency with the City's Development Pattern

The North Point corridor is evolving into a vibrant, mixed-use district with a focus on community activity, entertainment, and experiential uses. Honey Hall aligns with this vision by offering a modern, well-managed event venue that enhances the area's appeal and supports daytime and evening activity. This satisfies UDC 4.2.3(B)(6).

7. Separation from Similar or Conflicting Uses

The site is located within a commercial district and is appropriately separated from residential neighborhoods, schools, parks, and other sensitive uses. Events are held indoors, during reasonable hours, and with controlled noise levels. This meets UDC 4.2.3(B)(7).

Conclusion

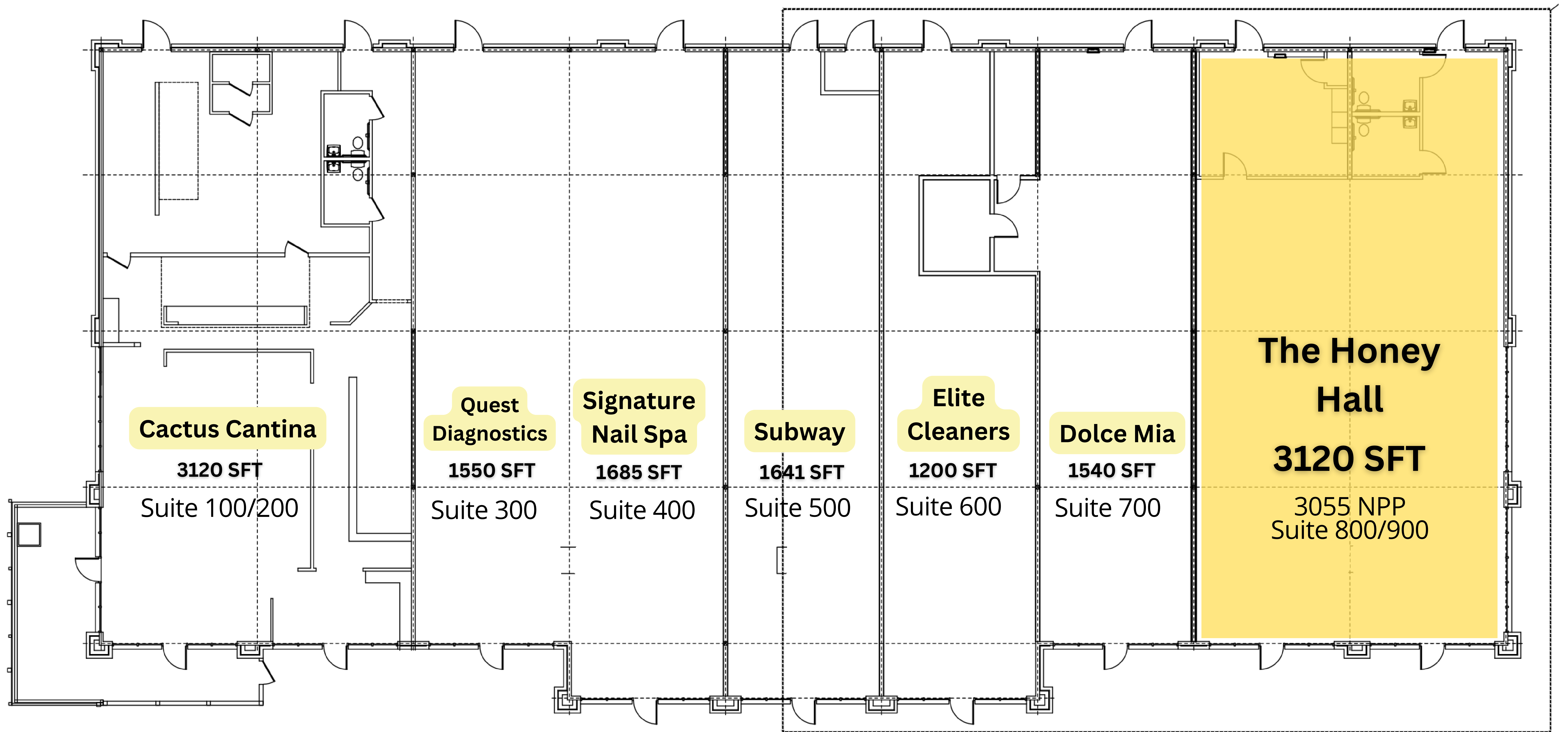
Honey Hall Event Space fully satisfies all seven criteria of UDC 4.2.3(B). The venue is compatible with the surrounding commercial environment, imposes no additional burden on public services, and supports Alpharetta's long-term development goals for the North Point area. Its controlled operations, indoor setting, and reservation-based scheduling ensure that it remains a responsible and community-enhancing use.

Exhibit "A" Legal Description

All that tract or parcel of land lying and being in Land Lot 1261 of the 2nd Land District, 2nd Section and Land Lot 1244 of the 2nd Land District, 1st Section, City of Alpharetta, Fulton County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino and Associates, Inc. (Job No.19-048; Drawing/File No. 19-048), bearing the seal of Glenn A. Valentino, Georgia Registered Land Surveyor No.2528, recorded in Plat Book 422, Page, 41 Fulton County, Georgia records, which plat is by reference incorporated herein and made a part hereof, and being more particularly described, with bearings relative to Grid North, Georgia West Zone, as follows:

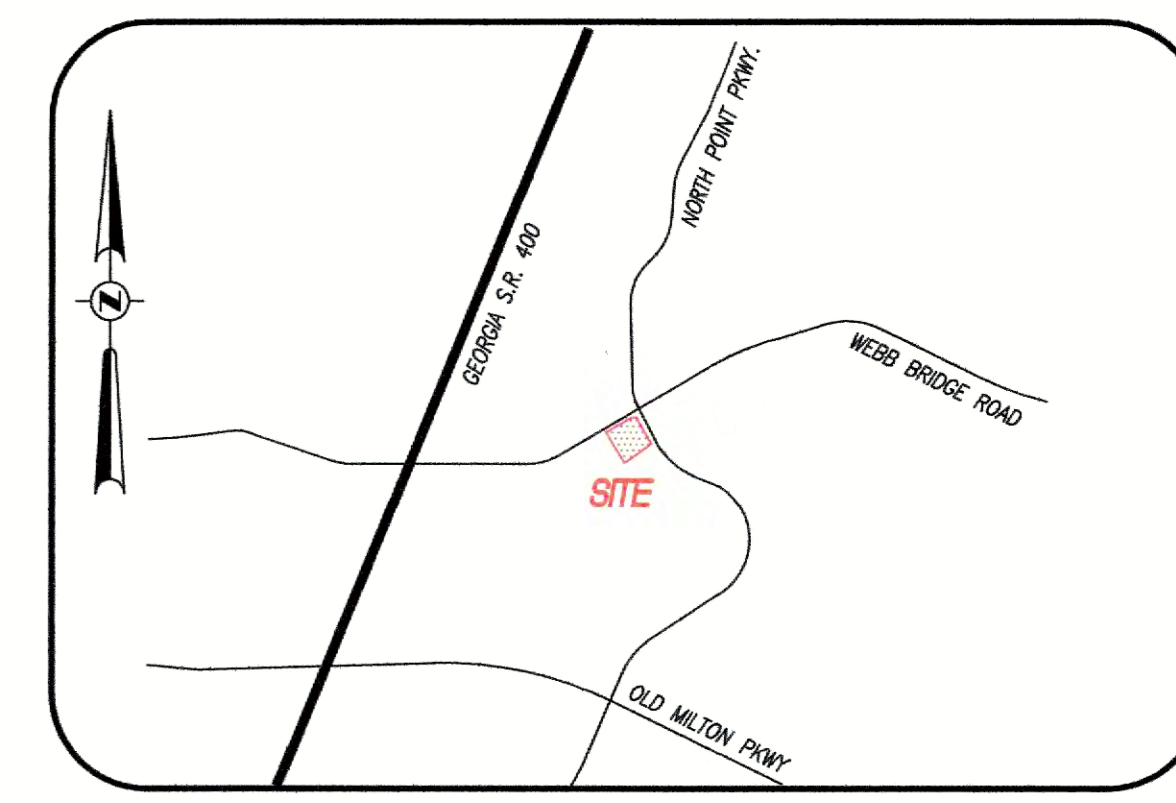
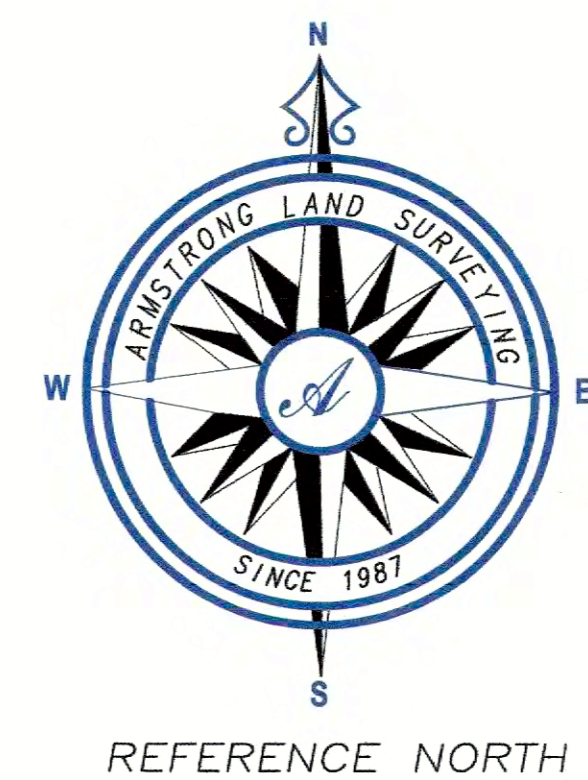
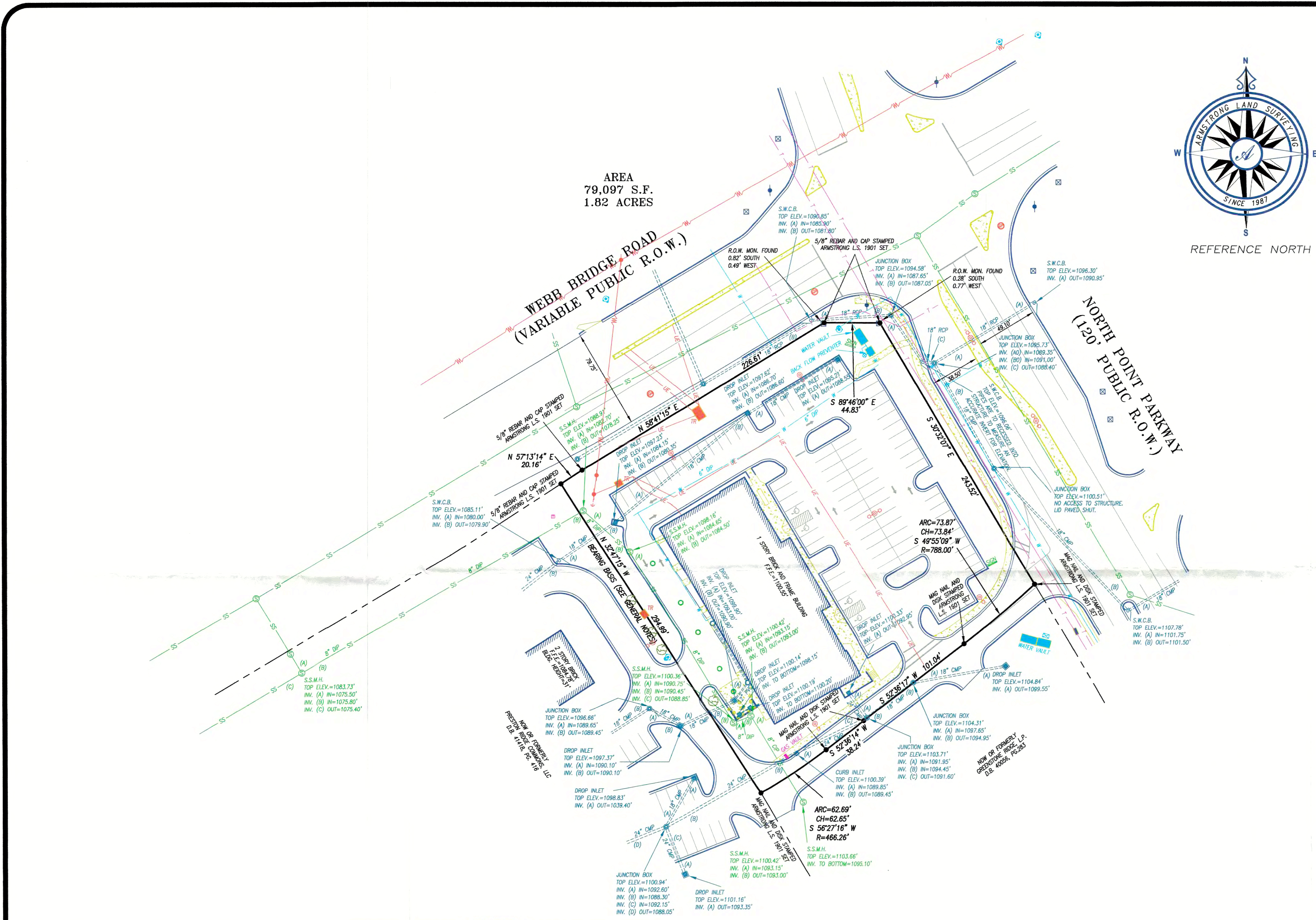
To find the point of beginning, commence at a broken concrete r/w monument found at the Southeasterly end of the mitered intersection of the Southeasterly right-of-way line of Webb Bridge Road (variable width public r/w) and the Southwesterly right-of-way line of North Point Parkway (120-foot width public r/w); thence proceeding Southeasterly along said Southwesterly right-of-way line of North Point Parkway South 29 degrees 36 minutes 33 seconds East for a distance of 243.61 feet to a PK (masonry) nail found; thence South 29 degrees 25 minutes 36 seconds East for a distance of 109.95 feet to a computed point; thence along a curve to the left having a radius of 721.12 feet for an arc distance of 49.15 feet (said arc being subtended by a chord of South 31 degrees 22 minutes 44 seconds East for a distance of 49.14 feet) to a bent ½" rebar with cap found; thence along a curve to the left having a radius of 721.12 feet for an arc distance of 104.19 feet (said arc being subtended by a chord of South 37 degrees 28 minutes 15 seconds East for a distance of 104.10 feet) to a ½" rebar found, said ½" rebar found being the point of beginning; thence continuing along said Southwesterly right-of-way line of North Point Parkway along a curve to the left having a radius of 721.2 feet for an arc distance of 202.68 feet (said arc being subtended by a chord of South 49 degrees 39 minutes 43 seconds East for a distance of 202.01 feet) to a ½" rebar with cap found; thence departing said right-of-way line of North Point Parkway South 29 degrees 42 minutes 04 seconds West for a distance of 329.93 feet to a ½" rebar found; thence South 84 degrees 31 minutes 11 seconds West for a distance of 656.27 feet to a ½" iron pin set; thence North 05 degrees 28 minutes 56 seconds West for a distance of 157.44 feet to a ½" iron pin set; thence North 84 degrees 21 minutes 05 seconds East for a distance of 133.41 feet to a ½" iron pin set; thence North 00 degrees 57 minutes 18 seconds West for a distance of 143.19 feet to a ½" iron pin set; thence South 89 degrees 02 minutes 42 seconds West for a distance of 79.07 feet to a ½" iron pin set; thence North 01 degrees 30 minutes 28 seconds East for a distance of 124.40 feet to a PK (masonry) nail set; thence North 78 degrees 17 minutes 34 seconds East for a distance of 288.06 feet to a ½" rebar with cap found; thence South 29 degrees 19 minutes 46 seconds East for a distance of 126.04 feet to a ½" rebar with cap found; thence South 29 degrees 18 minutes 11 seconds East for a distance of 55.29 feet to a ½" rebar found; thence North 60 degrees 21 minutes 17 seconds East for a distance of 290.35 feet to a ½" rebar found on the aforesaid Southwesterly right-of-way line of North Point Parkway, said ½" rebar found being the point of beginning.

Said tract or parcel of land contains 6.344 acres, more or less, or 276,343 square feet and is intended to be a portion of that tract or parcel of land as previously conveyed by Deed Book 41418, Page 416, Fulton County, Georgia records and as further described as Phase II of Preston



3055 North Point Parkway

Parking Provided - 89



VICINITY MAP * NOT TO SCALE *

GENERAL NOTES

THIS PROPERTY IS NOT SHOWN TO BE LOCATED WITHIN THE LIMITS OF A DESIGNATED 100 YEAR FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 13121C0059 E DATED JUNE 22, 1998. THIS STATEMENT IS BASED ON GRAPHICALLY LOCATING THIS PROPERTY ON SAID MAP. NO ADDITIONAL FIELD WORK HAS BEEN PERFORMED TO MAKE OR VERIFY THIS DETERMINATION.

THE TERM "CORRECT" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. 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. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

REFERENCE NORTH TAKEN FROM FINAL PLAT FOR PRESTON RIDGE COMMONS PHASE I, AN OFFICE CONDOMINIUM, PREPARED BY POST, BUCKLEY, SCHUH & JERNIGAN, INC., DATED OCTOBER 06, 2006.

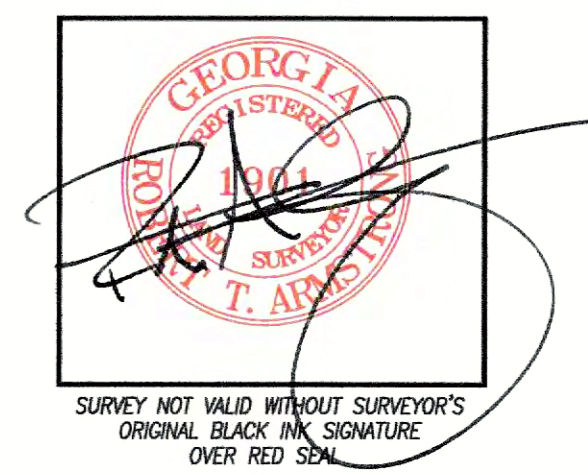
VERTICAL DATUM BASED UPON NAD 83, NAVD 88(GEOD 2003) AND WAS OBTAINED USING GPS OBSERVATIONS REFERENCED TO CORS STATIONS: MCN1 MACON GA., COGA COLUMBIA COUNTY GA. AND ZTL4 ATLANTA WAAS ARP ATLANTA GA. CALCULATIONS PERFORMED BY THE NATIONAL GEODETIC SURVEY ONLINE POSITIONING USER SERVICE A DIVISION OF NOAA.

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 205,808 FEET, AND AN ANGULAR ERROR OF 00 SECONDS PER SETUP, AND WAS NOT ADJUSTED. A TRIMBLE S6 ROBOTIC TOTAL STATION WAS USED TO MEASURE ANGLES AND DISTANCES.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 789,964 FEET.

THIS PROPERTY IS ZONED CUP (COMMUNITY UNIT PLAN) PER THE CITY OF ALPHARETTA PLANNING AND ZONING DEPARTMENT.

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION AND SAID PLAT IS ACCURATE TO THE BEST OF MY KNOWLEDGE. THIS PLAT HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM REQUIREMENTS OF LAW. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITIES NAMED HEREON. NO EXPRESSED OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSON, PERSONS OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR.



SURVEY NOT VALID WITHOUT SURVEYOR'S ORIGINAL BLACK INK SIGNATURE OVER RED SEAL

UNDERGROUND UTILITY NOTE

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OF THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. PER GEORGIA LAW, THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

UTILITIES PROTECTION CENTER OF GEORGIA

CALL TOLL FREE THROUGHOUT GEORGIA 1-800-282-7411
IN METRO ATLANTA 632-4344
OUT-OF-STATE: CALL COLLECT (404) 325-5000
THREE WORKING DAYS BEFORE YOU DIG.

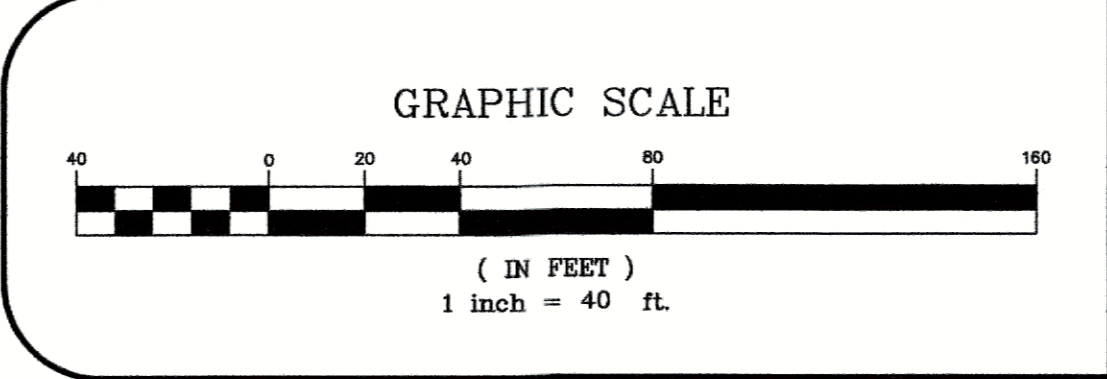
IT'S THE LAW.
BEFORE ANY EXCAVATION WORK BEGINS OR ANY WORK BEGINS WITHIN TEN (10') FT. OF OVERHEAD POWER LINES OF 750 VOLTS OR MORE, NOTIFICATION MUST BE MADE TO THE UTILITIES PROTECTION CENTER, INC. IT'S THE LAW.

LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
CMP CORRUGATED METAL PIPE	WATER VALVE
RCP REINFORCED CONCRETE PIPE	SINGLE WING CATCH BASIN
INV INVERT	DROP INLET
P.O.B. POINT OF BEGINNING	PRESSURE INTAKE VALVE
P.O.C. POINT OF COMMENCEMENT	AUTO SPRINKLER
G.T.P. GRIMED TOP PIPE	SANITARY SEWER
O.T.P. OPEN TOP PIPE	CLEAN OUT
R.O.W. MONUMENT	TELEPHONE POLE
UNDERGROUND GAS	SOUTHERN BELL MANHOLE
UNDERGROUND ELECTRIC	FIBER OPTIC MARKER
OVERHEAD POWER	MONITORING WELL
SANITARY SEWER	GAS FILLER CAP
TELEPHONE	CONCRETE BOLLARD
ELECTRIC TELEPHONE	SIGN
WATER	VACUUM/AIR DISPENSER
CHAIN LINK FENCE	GROUND LAMP
BARB WIRE FENCE	LIGHT POLE (2)
PRIVACY FENCE	LIGHT POLE (4)
	LIGHT POLE (3)
	CABLE T.V. BOX

PLEASE NOTE
THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

ROBERT T. ARMSTRONG, L.S.
GA. REGISTRATION NO. 1901
POST OFFICE BOX 775
DOUGLASVILLE, GA. 30133



REVISIONS

No.	Date	Description	Initials

AS-BUILT SURVEY FOR:

SHOPS AT NORTH POINT PARKWAY, LLC

CITY OF ALPHARETTA
LAND LO 1261 ~ 2ND. LAND DISTRICT ~ 2ND. SECTION
FULTON COUNTY, GEORGIA

SCALE 1" = 40'
SURVEY DATE: 09/10/2008
PLAT DATE: 09/17/2008

FIELD: HBM DRAWN: JHB CHECKED: RTA

DRAWING NAME: 08-129
JOB NUMBER: 08-129

ARMSTRONG LAND SURVEYING, INC.

POST OFFICE BOX 775
DOUGLASVILLE, GEORGIA 30133

PHONE: (770)577-0077 / FAX: (770)577-0066

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HYDRANT FLOW TEST

Webb Bridge Rd near North Point Hwy
Flow Test Location Main Size 12"

95 PSI	90 PSI	85 PSI	1547 GPM	Time: 6:18:07
Static	Residual	Pitot	Available @	Date: 1:30 PM
			20 PSI Res.	
Static	Residual	Pitot	Available @	Date:
			20 PSI Res.	

COMPUTATION

Technician: R.P. + C.D.

INTERPLAN
ATLANTA, LLC
ARCHITECTURE
LANDSCAPE ARCHITECTURE
PROJECT MANAGEMENT

1395 S MARIETTA PKWY
BLDG 400, STE 200
MARIETTA, GA 30067
PH 770-874-5555
FX 770-874-5554

KENNETH McCOIG, P.E.
GA. REG. #16435

CONSULTANT:

REVISIONS:

NO.	DATE	REMARKS
1	7/06/07	CITY COMMENTS
2	9/18/07	CITY COMMENTS
3	9/26/07	HEALTH DEPARTMENT
4	11/2/07	CITY/COUNTY COMMENTS

LEGEND

- SANITARY SEWER & MANHOLE
- CLEANOUT
- WATER SERVICE
- FIRE HYDRANT
- WATER METER
- BACKFLOW PREVENTION DEVICE
- GATE VALVE
- STORM SEWER & INLET
- UGT - UNDERGROUND TELEPHONE
- UGE - UNDERGROUND ELECTRIC
- UGL - UNDERGROUND GAS LINE
- TRANSFORMER

FULTON COUNTY FIRE LINE METER NOTES:
SEC. 82-37. UNDERWRITER APPROVED FACTORY MUTUAL FIRE LINE METER REQUIRED ON ALL FIRE SERVICE SYSTEMS HAVING FIRE HYDRANT OR HYDRANTS INSTALLED INSIDE PRIVATE PROPERTY.
(A) PURPOSE OF SECTION. THE PURPOSE OF THIS SECTION IS TO REQUIRE THE INSTALLATION OF A FACTORY MUTUAL FIRE LINE WATER METER ON ALL FIRE SERVICE SYSTEMS HAVING FIRE HYDRANTS OR HYDRANTS ATTACHED TO THEM ON PRIVATE PROPERTY.
(B) EFFECTIVE DATE. AS OF THE ADOPTION OF THIS SECTION, ALL PERSONS MAKING APPLICATION FOR NEW FIRE SERVICE CONNECTIONS WITH PRIVATE FIRE HYDRANT OR HYDRANTS WILL BE REQUIRED TO HAVE A FACTORY MUTUAL FIRE LINE METER AS A PART OF THE FIRE SERVICE SYSTEM.
(C) WORK TO BE PERFORMED BY THE DEPARTMENT OF PUBLIC WORKS FORCES. INSTALLATION OF METERS AS REQUIRED BY THIS SECTION WILL BE HANDLED BY THE DEPARTMENT OF PUBLIC WORKS CREWS AT THE EXPENSE OF THE BUILDING OWNER OR LESSEE.

TELEPHONE
THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SERVICE FROM THE PROPERTY'S RIGHT-OF-WAY TO THE PROPOSED BUILDING. THIS INCLUDES THE PROVISION OF THE CONDUITS, A BACKBOARD ("SERVICE BOARD"), A #6 GROUND WIRE, AND A METAL "NEMA" CABINET FOR ACCESS TO THE CABLE. THE NEMA CABINET MUST BE THREE FEET BY FOUR FEET BY EIGHT INCHES (3'x4'x8") DEEP IN SIZE. THE CONTRACTOR THEN TAKES A ONE-INCH (1-INCH) CONDUIT FROM THE CABINET TO SERVE EACH PROPOSED RETAIL TENANT.

WASTE GENERATION CALCULATION
DUMPSTER 1 (TRASH):
14,582 S.F. X 2.5LB/100SF = 364.55LBS
364.55LB X 75% = 273.40/150LB/CY = 1.82CY/DAY
USE 8CY DUMPSTER
8CY/1.82 CY/DAY=4.4 DAYS
PICK-UP FREQUENCY=7 TIMES PER MONTH MINIMUM
DUMPSTER 2 (RECYCLABLES)
14,582 S.F./100 X 2.5LBS = 364.55LBS
364.55 X 25% = 91LBS
91LBS/150LBS/CY = .61 CY/DAY
USE 8 CY DUMPSTER
8CY/.61CY/DAY = 13.1
PICK-UP FREQUENCY = 1 PER WEEK

NOTE: NO WELLS OR SEPTIC SERVICE SYSTEMS ARE PROPOSED OR EXIST ON SITE

NOTE: WATER SERVICE IS PROVIDED BY FULTON COUNTY.

NOTE: SEE SHEET C10 FOR WATER AND WASTEWATER NOTES.
SEE SHEET C10 FOR WATER METER SIZING CHART.

SHOPS @ NORTH POINT PARKWAY
3055 North Point Pkwy
ALPHARETTA, GA

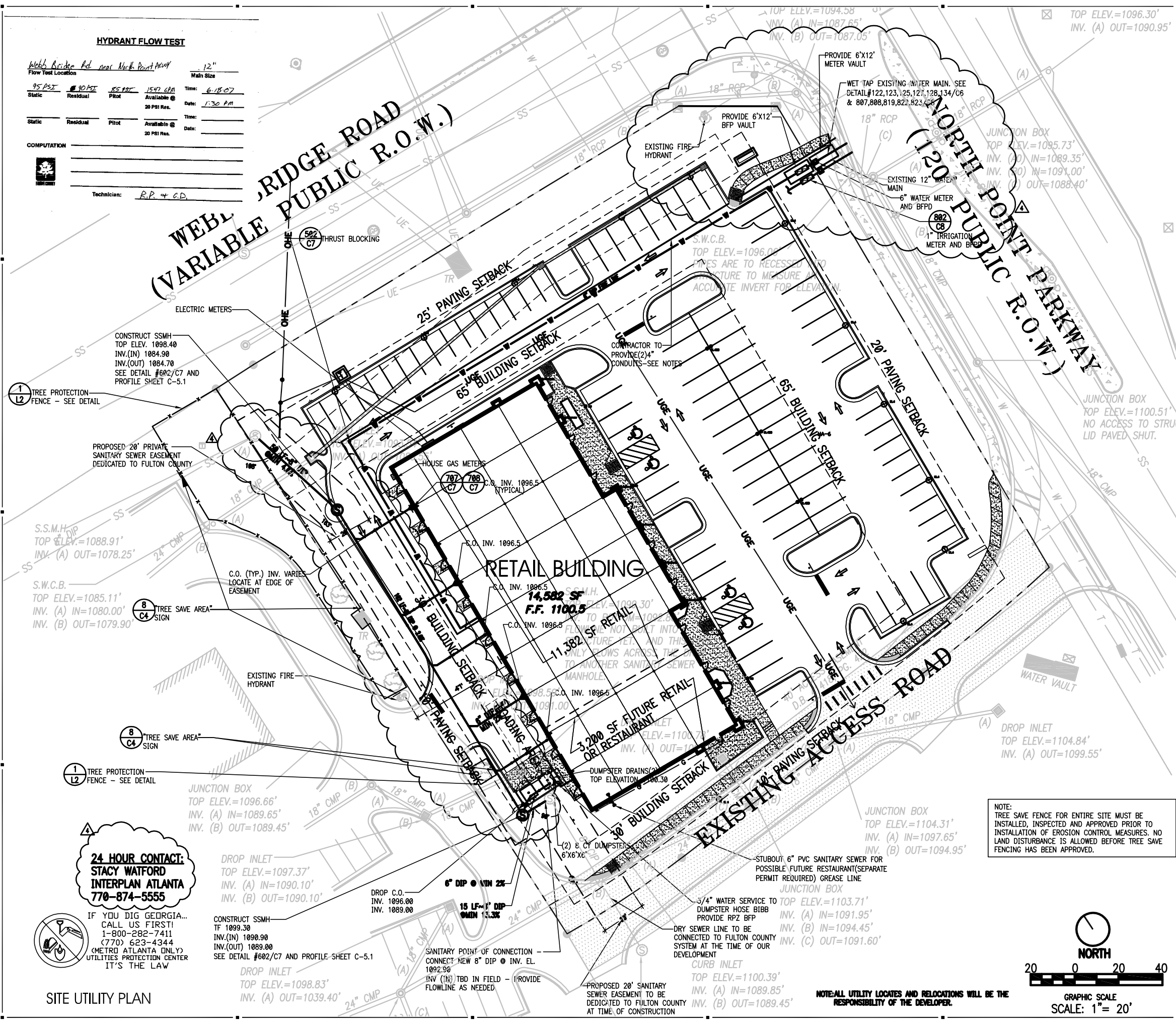
UTILITY CONTACTS

- WATER/SEWER:** FULTON COUNTY DEPARTMENT OF ENVIRONMENT AND COMMUNITY DEVELOPMENT/DEVELOPMENT SERVICES DIVISION
141 PRYOR STREET, SUITE 2000
ATLANTA, GEORGIA 30303
MR. CHRIS WEBB, CIVIL ENGINEER II
(404) 730-7000
- STORM:** CITY OF ALPHARETTA DEPARTMENT OF ENGINEERING/PUBLIC WORKS
1700 HEMEREE ROAD
ALPHARETTA, GEORGIA 30004
MS. JILL BAZINET, P.E., CIVIL ENGINEER
(678) 297-6200
- GAS:** ATLANTA GAS LIGHT CO./CONSTRUCTION OPERATIONS
10 PEACHTREE PLACE
ATLANTA, GEORGIA 30309
MR. STEVE MOSS, PROCESSOR
(770) 994-6105
- ELECTRIC:** GEORGIA POWER COMPANY/BUSINESS & COMMERCIAL DIVISION
11675 WILLS ROAD, BUILDING 1
ALPHARETTA, GEORGIA 30004
MR. CRAIG PRICE, AREA ENGINEER
(770) 740-7754
- TELEPHONE:** BELL SOUTH ENGINEERING
408 CHATTAHOOCHEE BLDG.
KENNESAW, GEORGIA 30144
MR. JOHN BELL, BUILDING ENGINEER
(678) 354-8515

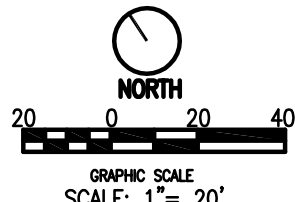
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PROJECT NO: G2007.0016
DATE: 6/11/2007

C2
SITE UTILITY PLAN



NOTE:
TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, INSPECTED AND APPROVED PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN APPROVED.



NOTE: ALL UTILITY LOCATES AND RELOCATIONS WILL BE THE RESPONSIBILITY OF THE DEVELOPER.

24 HOUR CONTACT:
STACY WATFORD
INTERPLAN ATLANTA
770-874-5555

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

SITE UTILITY PLAN



A. WOODWARD

ARCHITECTURE, INC.

2055 HENDON ROAD
WOODSTOCK, GA 30188
O. 770.517.8686
F. 770.517.0983

TITLE

A TENANT SEPARATION
FOR
SUITES 700 AND 800
3055 NORTH POINT PKWY
ALPHARETTA, GA 30005

OWNER:



VIRTUE SYNERGY CENTER, LLC
PROJECTS@VIRTUEINVESTGROUP.COM
770.609.9999

DEVELOPER:

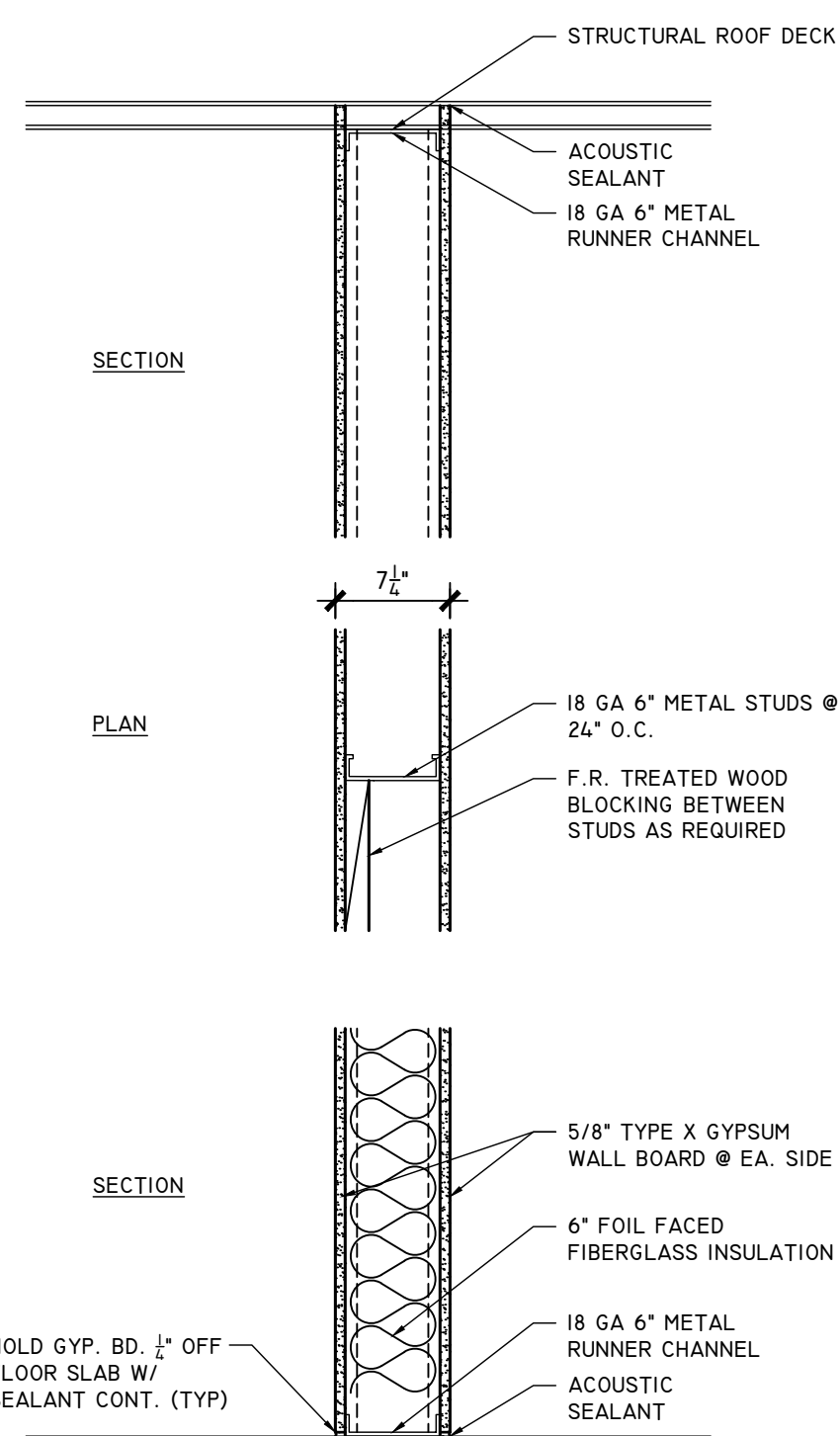
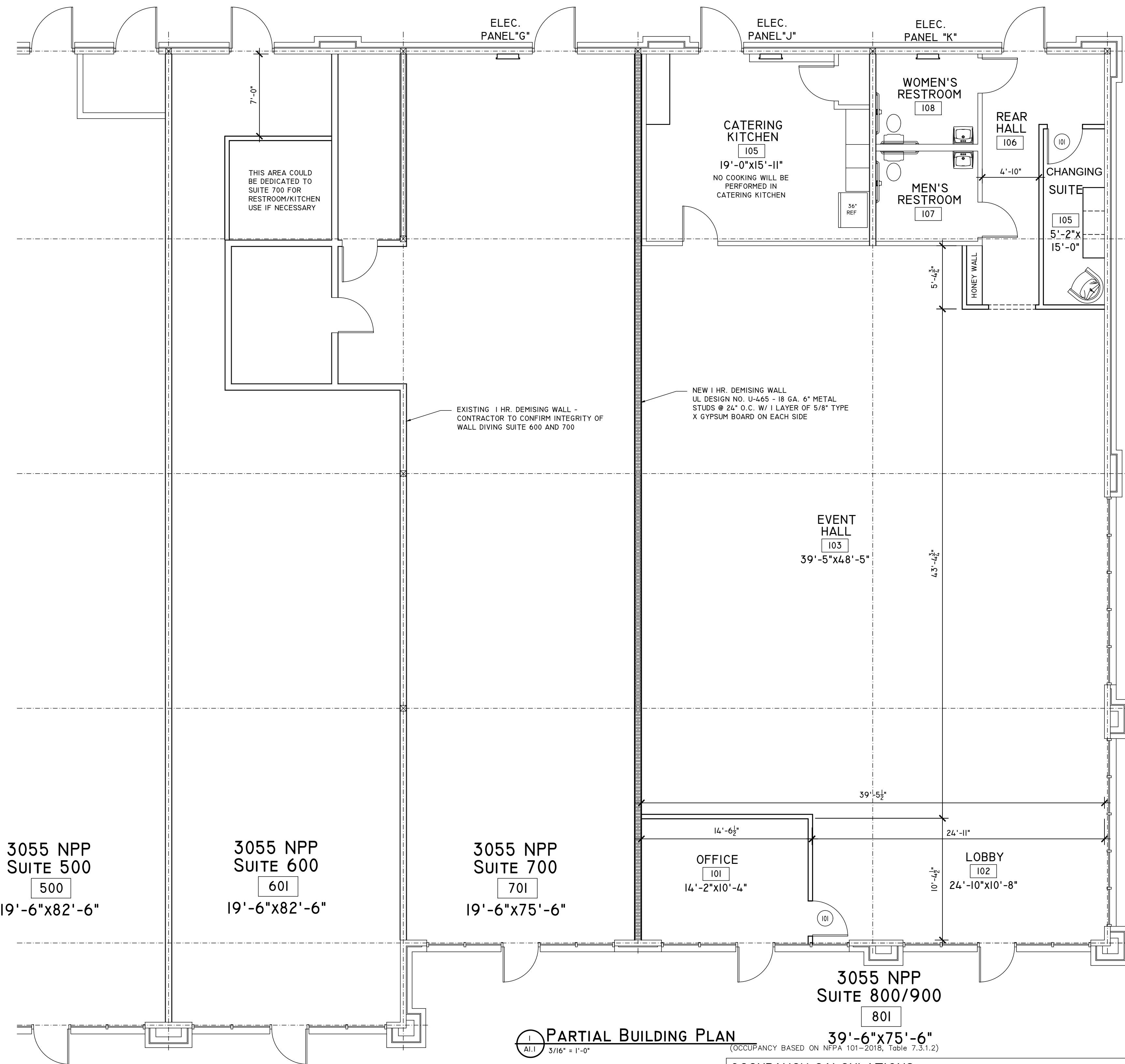


SHARP CONSTRUCTION, LLC
PERMITS@SHARP.CONSTRUCTION
678.578.4567

GEN. CONTRACTOR:



YAAR CONSTRUCTION, INC.
SABET@YAARCONSTRUCTION.COM
770.527.6938



PARTIAL BUILDING PLAN
1" = 1'-0"

PARTIAL BUILDING PLAN
3/16" = 1'-0"

OCCUPANCY CALCULATIONS
(OCCUPANCY BASED ON NFPA 101-2018, Table 7.3.1.2)

ROOM	OCCUPANCY CLASSIFICATION	RATIO	SQUARE FOOTAGE	OCCUPANCY
STE 800 GENERAL OFFICE AREA	BUSINESS	1/150	156	2
STE 800 LOBBY	ASSEMBLY - CONCENTRATED	1/15	266	18
STE 800 EVENT HALL	ASSEMBLY - UNCONCENTRATED	1/15	1,846	123
STE 800 CATERING KITCHEN	KITCHEN	1/100	250	3
STE 800 REAR HALL / RESTROOMS	ANCILLARY	N.A.	383	0
TOTAL OCCUPANT LOAD				146 PEOPLE

- FLOOR PLAN PARTITION LEGEND
- EXTERIOR: EXISTING 1/2" GWB ON INTERIOR SIDE OF 2"x6" FRAMING WITH BRICK VENEER EXTERIOR FINISH
 - INTERIOR: - EXISTING 5/8" GYP. BD. ON EACH SIDE OF METAL STUDS. CONTRACTOR TO VERIFY INTEGRITY OF ALL EXISTING RATED WALLS.
 - INTERIOR: - NEW 1 HR. RATED TENANT SEPARATION PARTITION WITH 5/8" TYPE X GYP. BD. EACH SIDE OF 18 GA. 6" METAL STUDS @ 24" O.C. - (DESIGN UL-U465 REFER TO WALL SECTION THIS SHEET AND UL DETAIL ON COVER SHEET.
 - INTERIOR: NEW 1/2" (MIN.) GWB ON BOTH SIDES OF 3-5/8" METAL STUD FRAMING @ 16" O.C. AND SOUND ATTENUATION BATTS UNLESS NOTED OTHERWISE. INTERIOR FINISHES BY OTHERS.
- NOTE: CONTRACTOR TO VERIFY THAT A FIRE EXTINGUISHER IS LOCATED IN EACH TENANT SUITE - CABINET MOUNTED (RECESSED) OR BRACKET MOUNTED - MULTI PURPOSE DRY CHEMICAL 2A10BC TYPE - MAXIMUM TRAVEL DISTANCE 75'.

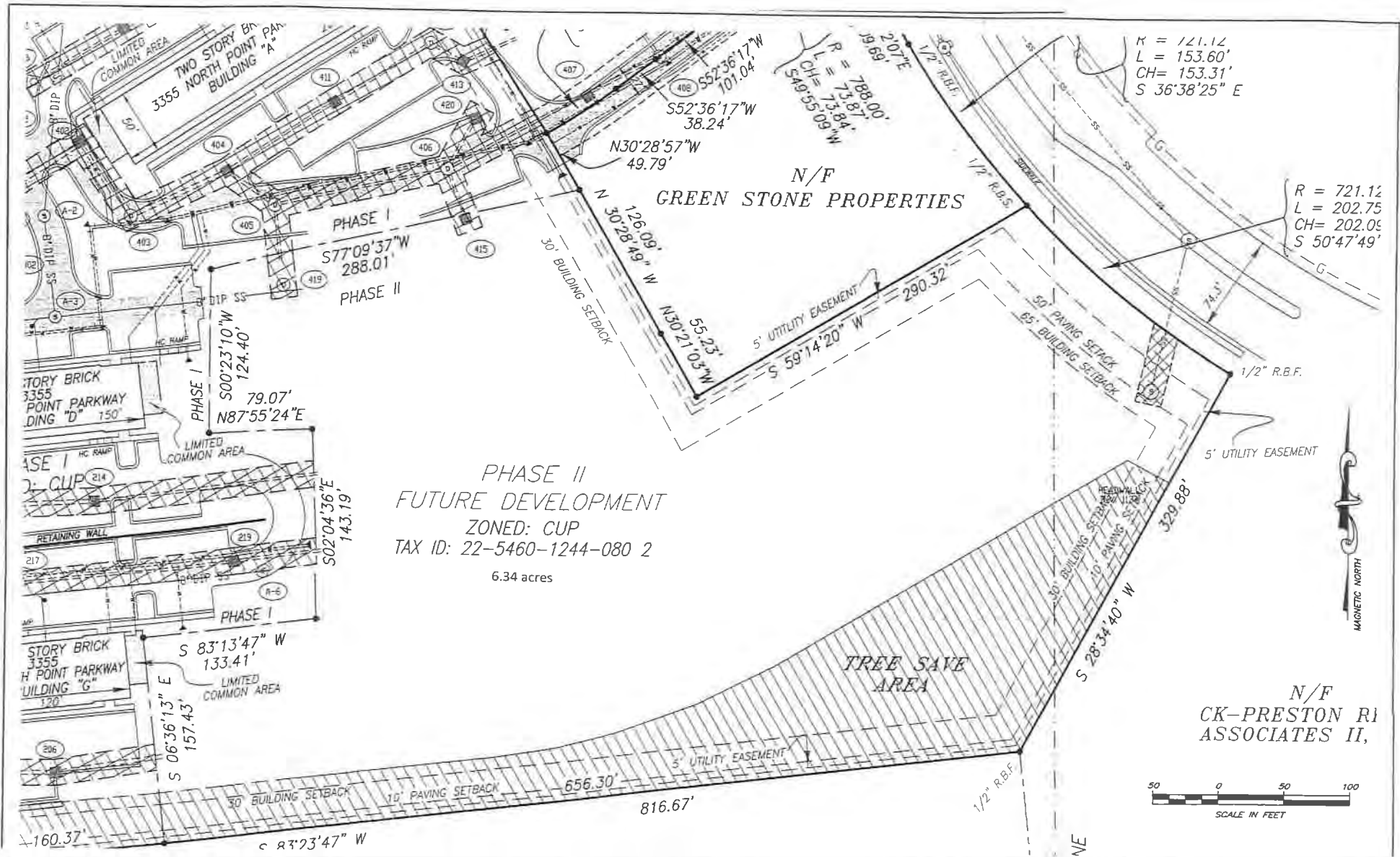
PRELIMINARY
NOT FOR CONSTRUCTION

03-18-26
REVISIONS

DESCRIPTION	DATE

SCALE: 3/16" = 1'-0"
DRAWN: ADW
CHECK: ADW
DATE: 03-27-26
PROJECT NO. 2619

SHEET NO.
A1.1



PHASE II
 FUTURE DEVELOPMENT
 ZONED: CUP
 TAX ID: 22-5460-1244-080 2
 6.34 acres

K = 121.12
 L = 153.60
 CH = 153.31
 S 36°38'25" E

R = 721.12
 L = 202.75
 CH = 202.06
 S 50°47'49" E



PBSJ
 Post, Buckley, Schuh &
 Jernigan, Inc.
 5665 New Northside Drive
 Suite 400
 Atlanta, GA 30328
 Tel: (770) 933-0280
 Fax: (770) 933-8558

CLIENT:
PRESTON RIDGE COMMONS, LLC
 300 GALLERIA PARKWAY, NW., SUITE 600
 ATLANTA, GA 30339
 (770) 859-1223
 24 HOUR CONTACT: MITCHELL TAYLOR

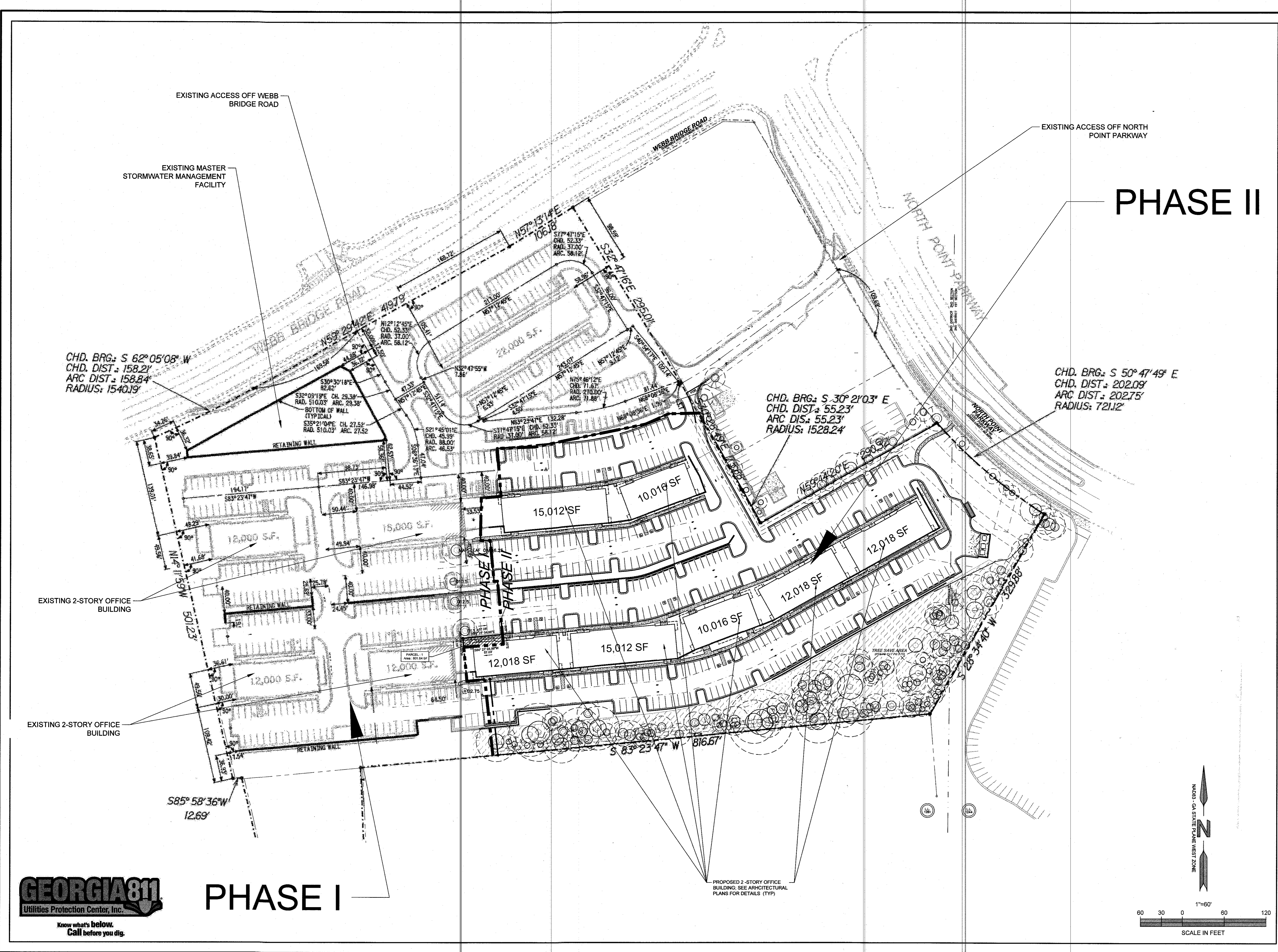
FINAL PLAT FOR:
PRESTON RIDGE COMMONS ~ PHASE I,
 AN OFFICE CONDOMINIUM

LOCATED IN:
 LAND LOT 1261 ~ 2ND DISTRICT, 2ND SECTION
 LAND LOT 1244 ~ 2ND DISTRICT, 1ST SECTION
 CITY OF ALPHARETTA
 FULTON COUNTY, GEORGIA

ORIGINAL:	OCT 2, 2006
REVISIONS:	
1	
2	
3	
4	
5	

#	
1	
2	
3	
4	
5	

JOB NO. 062309
 DRAWING 062309-FINAL-PLAT
 DRAWN BY JMW
 CHECKED JOC
 SHEET 7/12



ENGINEER:
FORESITE
 group
 Foresite Group, LLC w | www.fg-inc.net
 3740 Davinci Ct. o | 770.368.1399
 Suite 100 f | 770.368.1944
 Peachtree Corners, GA 30092

DEVELOPER:
 DOMAIN REALTY, INC.
 5755 NORTH POINT PKWY, SUITE 80
 ALPHARETTA, GA 30022
 (404) 406-4026
 THOMAS POSEY
 GENERAL CONTRACTOR
 REZA SABET
 5755 NORTH POINT
 PARKWAY SUITE 27
 ALPHARETTA, GA 30022
 770-664-9400 EXT. 11

PROJECT:
PRESTON RIDGE COMMONS II
 3155 NORTH POINT PARKWAY
 ALPHARETTA, GA 30005
 L.L. 1261 & 1244, 2ND DIST., 2ND SECT., & 2ND DIST., 1ST SECT.
 PARCEL # 225-4612610719, ZONING: CUP

SEAL:

 2/17/21

REVISIONS	DATE
CITY/COUNTY COMMENTS	02-24-2020
FULTON COUNTY COMMENTS	04-21-2020
SITE LIGHTING	07-20-2020
FIRE MARSHALL	08-10-2020
CITY COMMENTS	10-23-2020
CITY ARBORIST COMMENTS	11-30-2020
FULTON COUNTY WATER	12-18-2020

PROJECT MANAGER: JPS
 DRAWING BY: JCW
 JURISDICTION: ALPHARETTA, GA
 DATE: 2019-11-20
 SCALE: 1" = 60'
 TITLE:

OVERALL SITE PLAN
 SHEET NUMBER: **G-3**
 COMMENTS: NOT RELEASED FOR CONSTRUCTION
 JOB/FILE NUMBER: 1330.003



PHASE I

PHASE II



Location ✕

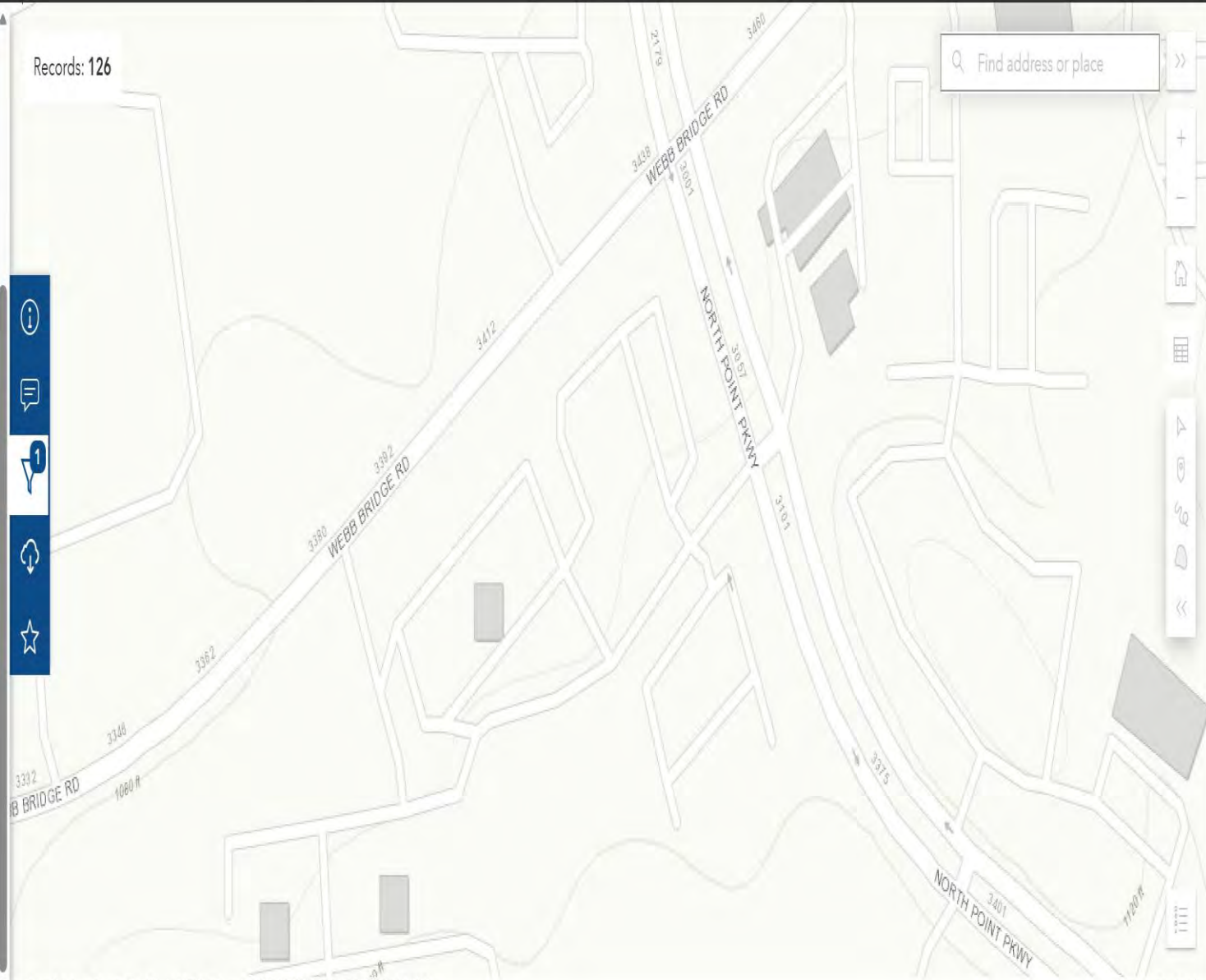
3055 North Point Parkway
No results

Records: 126

Find address or place

Select attribute filters (13)

- Type Description Values: 4
- Number Values: 126
- Tag Values: 90
- Status Code Values: 1
- Assigned To Values: 3
- Initiated Date 9/15/2022 to 3/25/2026
- Z



Vertical toolbar with icons: Information (i), Chat (speech bubble), Location (pin), Refresh (circular arrow), and Favorite (star).

Map navigation controls including zoom in (+), zoom out (-), home (house icon), full screen (grid icon), pan (arrow icon), and other navigation tools.



Real Estate

View Bill

As of	3/25/2026
Bill Year	2025
Bill	2522120
Owner	SHOPS @ NORTH POINT ONE LLC
Parcel ID	22 -5460-1261-115-4

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2025	\$6,095.00	\$6,095.00	\$0.00	\$0.00	\$0.00
TOTAL		\$6,095.00	\$6,095.00	\$0.00	\$0.00	\$0.00

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