



SPECIAL CALLED
PLANNING COMMISSION MEETING
OFFICIAL MINUTES
APRIL 23, 2026
ALPHARETTA CITY HALL
COUNCIL CHAMBERS
2 PARK PLAZA
6:30 PM

1. CALL TO ORDER

2. ROLL CALL

Commissioner's Present:

1. Francis Kung'u (Chair)
2. Jill Reynolds (Vice-Chair)
3. Dennis Mitchell
4. William Perkins
5. Todd Stratton
6. Valerie Manley
7. Chris Godfrey

B. Staff Present:

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

3. ITEMS FROM BOARD MEMBERS

4. ITEMS FROM STAFF

5. PUBLIC HEARING

a. Public Hearing Procedure

b. **MP-26-03/CLUP-26-01/Z-26-01/CU-26-05/V-26-02 TPG Brookside West**

Michael Woodman, Planning & Development Services Manager, presented consideration of a master plan amendment, comprehensive land use plan amendment, rezoning, conditional use, and variances to allow for the redevelopment of a 5 story, 130,828 square foot office building with 104 'For-Sale' townhomes on 8.76 acres in the Brookside Master Plan. A master plan amendment is requested to the Brookside Master Plan Pod A to allow the proposed development and add it to the Portman Brookside mixed-use development. A comprehensive land use plan amendment is requested from 'Corporate Office' to 'Mixed Use' and a rezoning is requested from O-I (Office-Institutional) to MU (Mixed Use). A conditional use is requested to allow 'Dwelling, 'For-Sale', Attached' and variances are requested from Unified Development Code (UDC) Subsection 2.2.20(B) to reduce the minimum office percentage and UDC Subsection 3.2.8(B)(1)(a) to modify the 50'

undisturbed buffer to a 15' planted buffer. The property is located at 3650 Brookside Parkway and is legally described as being located in Land Lots 43 & 44, 1st District, 1st Section, Fulton County, Georgia.

- Recap of request, reasons for bringing back to Planning Commission.
 - Amended Application requesting R10M to MU Mixed Use.
 - Zoning for Portman property across the street.
 - Requested changes to Conditions #1, 2 and 3.
 - Current Zoning.
 - Location Map.
 - Brookside Master Plan.
 - Comparison of TPG Brookside West to the Brookside Master Plan Entitlement,
 - Applicant's Variance Requests.
 - Site Plan.
 - Land Use Designation shall be Mixed Use in Comp Plan.
 - Multiuse Trail.
 - Zoning Plan.
 - Renderings.
 - Traffic.
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- Standards for Comprehensive Land Use Amendments.
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- *The Horizon 2040 Comprehensive Plan identifies Old Milton Parkway east of Georgia 400 as a priority area in need of redevelopment and promotes retrofitting and mixed-use patterns to create activity nodes near or within existing suburban office parks. While the Brookside Small Area Plan does not include land use recommendations, the plan envisions creating a walkable, connected environment in an effort to re-position the suburban office park. Adding residential development is a means to re-position office parks by bringing residences closer to where people work. Additionally, Georgia State University is located across the street and is the largest property owner in Brookside. Walkable environments should be created near and around college campuses.*
 - The proposed future land use change to allow a residential development would result in less impact on roads, including an 82% decrease in AM Peak Hour trips and 79% decrease in PM Peak Hour trips as compared to the existing office development on the property. The proposed change would increase demand on parks and recreation; however, amenity space is provided within the development, and the development is located within walking distance of Brookside Park and the Big Creek Greenway.
 - The proposal would not negatively impact public health, safety, and welfare. The intent of the proposal is to re-position the Brookside office park by adding residential to create activity nodes.
 - The current market demand provides an opportunity to re-position the Brookside office park while addressing the City's housing needs. The addition of housing in the Brookside

office park is a means of re-positioning office by bringing residences closer to where people work.

- Standards for Zoning and Master Plan Changes.
- While the Brookside Small Area Plan does not include land use recommendations, the plan envisions creating a walkable, connected environment in an effort to re-position the suburban office park. Adding residential development is a means to re-position office parks by bringing people closer to goods and services, and where they work.
- The zoning proposal would not adversely affect the existing use of adjacent or nearby properties, which are developed with commercial and office uses, as well as Georgia State University. The intent of the proposal is to re-position the Brookside office park by adding a residential use that will bring people closer to goods and services, and where they work.
- The property is zoned O-I and subject to the Brookside Master Plan Pod A, which is approved for 20,000 square feet/acre, or 1,676,000 square feet, of non-residential use. A variety of non-residential uses are permitted on the property including athletic facility, bank, clinic, church, congregate housing, day care center, research laboratory, office, and school (academic and commercial). The applicant's request to add residential development in the Brookside Master Plan would help re-position the office park by bringing residences closer to goods and services, and where people work.
- The proposal would not have a significant impact on public facilities and services. The proposal would result in less impact on roads, including an 82% decrease in AM Peak Hour trips and 79% decrease in PM Peak Hour trips as compared to the existing office development on the property. The proposed change would increase demand on parks and recreation; however, amenity space is provided within the development, and the development is located within walking distance of Brookside Park and the Big Creek Greenway.
- The Horizon 2040 Comprehensive Plan identifies Old Milton Parkway east of Georgia 400 as a priority area in need of redevelopment and promotes retrofitting and mixed-use patterns to create activity nodes near or within existing suburban office parks. While the Brookside Small Area Plan does not include land use recommendations, the plan envisions creating a walkable, connected environment in an effort to re-position the suburban office park. Adding residential development is a means to re-position office parks by bringing residences closer to goods and services, and where people work.
- The comprehensive land use plan designation of the subject property is 'Corporate

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

- Staff Read Proposed Conditions.

There was discussion from the Commission:

- Brookside Plan did not make a recommendation on land use.
- Reasons for gated development.
- Pocket Parks
- Open Space is only for residents of this development. (Amenity Space not Civic Space)
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- Residential is only part of Mixed-Use development.
- There is no retail in this development.
- Staff has no concerns of setting a precedent.

Applicant gave a presentation:

- Requesting less Variances.
- Gating.
- Parking.
- No restrictions to pedestrians.
- Integration with Portman Brookside.

There was discussion from the Commission:

- Density
- Portman Development.

There was no Public Comment.

- ❖ Commissioner Stratton offered a motion to approve as per the Conditions read by Mr. Woodman with two edits, one edit to # 13 per the Applicant's request I'd like that to now read "The proposed development shall be permitted to be gated and let's add # 28 per Mr. Woodman's recommendation "The Comprehensive Land Use Plan Designation shall be Mixed-Use.

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

There was discussion on Condition #14 during the motion that it should state:

"The proposed development may be gated as depicted on the site plan prepared by Kimley Horn, dated 4/1/26, as approved by Staff."

Final Conditions:

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

1. The 8.76-acre property shall be zoned MU and incorporated into the Portman Brookside mixed-use development. The site shall be developed substantially similar to the site plan prepared by Kimley-Horn, dated 4/1/26, except for modifications required to comply with the conditions below. However, lot yield depicted is not guaranteed and subject to meeting all City code requirements and conditions of zoning.
2. The comprehensive land use designation of the property shall be Mixed Use.
3. 'Dwelling, 'For-Sale', Attached' shall be added as a permitted use on the subject property. The property shall be limited to no more than 104 'Dwelling, 'For-Sale', Attached' units with a maximum building height of 3 stories. Residential entitlement shall be deducted from the Brookside Master Plan Pod A non-residential maximum density at a 1:1 exchange rate.
4. Portman Brookside mixed-use development shall be permitted with an office-institutional percentage of 17.4%.
5. Architecture shall be substantially similar to the submitted renderings. Except that front entries along Brookside Parkway shall be recessed with pronounced covered porches, subject to final approval by Staff. Unpainted brick shall be the primary exterior material on all building elevations. Buildings shall include 4-sided architecture and materials. Where the side of a building faces Brookside Parkway, side elevation shall include a front entrance or have the appearance of a front entrance, as depicted in the submitted example elevation, with final approval by Staff.
6. No more than 46 townhome units shall have a minimum unit width of 18'.
7. Townhome buildings fronting on Brookside Parkway shall have a sidewalk connection to the sidewalk along Brookside Parkway, as approved by Staff.
8. Fencing along Brookside Parkway shall be decorative black metal with a maximum height of 4' and shall include brick columns with gates to provide access to the Brookside Parkway sidewalk, as approved by Staff.
9. Building setback shall be a minimum 20' along Brookside Parkway.
10. Minimum 10' landscape strip shall be provided along local streets (not including alleys). Unit stoops and lead walks shall be permitted to encroach into the landscape strip but may not displace required landscaping. Sidewalks shall not overlap the required landscape strip, except that an alternate landscape plan in compliance with the UDC minimum landscape material requirements may be approved by the Director.
11. Minimum 15' planted buffer shall be provided along the north and east property lines. Developer shall remove existing asphalt parking lot on the adjacent property to the east and shall plant the area has a buffer, as approved by Staff and the adjacent property owner.
12. Developer shall provide a line-of-sight study to place landscaping to screen garage doors from Brookside Parkway, as approved by Staff.
13. Open space shall be developed substantially as depicted on the site plan prepared by Kimley-Horn, dated 4/1/26, or as approved by Staff.
14. The proposed development may be gated as depicted on the site plan prepared by Kimley Horn, dated 4/1/26, as approved by Staff.
15. Developer shall close the existing driveway curb cut on Brookside Parkway along the western property boundary and shall replace the existing driveway curb cut with new curb lines, sidewalk, and tree plantings, as approved by Staff.
16. Developer shall improve line of sight distances to the max. extent possible on either side of the development entrance without obstructing vertical and horizontal sight distance requirements, as approved by Staff.

17. Developer shall improve internal streets and alleys substantially as depicted on the site plan prepared by Kimley-Horn, dated 4/1/26. Streets and alleys shall include mountable header curb and decorative pedestrian lighting, with final design approved by Staff. New internal streets and alleys shall be private and maintained by the HOA.
18. Alleys terminating adjacent to Brookside Parkway shall be heavily screened with decorative landscape material and/or a decorative structure (wall, trellis, arbor, etc.), as approved by Staff.
19. Sidewalk connections between internal street and Brookside Parkway sidewalk shall be provided between Units 99 & 100, and Units 58 & 59.
20. Site plan shall accommodate the Brookside Parkway Road-Diet project Concept B, dated January 2026, which includes a minimum 6' planter, minimum 8' sidewalk, and pedestrian lighting along the property's frontage on Brookside Parkway, as approved by Staff.
21. Pedestrian crosswalk depicted across Brookside Parkway shall require further coordination with Staff as part of the LDP process.
22. Developer may identify a trail construction, enhancement project in the Brookside Small Area Plan and implement the project in exchange for impact fee credits, as approved by Staff.
23. Developer shall save existing oak trees along Brookside Parkway as depicted on the tree plan prepared by Kimley-Horn, dated 2/9/26, with final approval by Staff. To accommodate minimum sight distance requirements at the development entrance and the Brookside Parkway Road-Diet project, some of the existing oak trees may require removal, as approved by Staff.
24. Crape myrtles meeting specimen criteria shall not have recompense associated with their removal.
25. Retaining walls shall receive architectural façade treatment and/or be heavily landscaped, as approved by Staff. Retaining walls visible from developed areas exceeding 16' in height shall be terraced with landscaped areas between terraces.
26. Developer shall provide an original sculpture, minimum 12' in height, at the project entrance or another location as approved by Staff, with final approval by the City's Cultural Arts Commission.
27. No unfinished wood decks or fencing shall be visible from Brookside Parkway.
28. No more than 10% of the townhome units shall be rented as stated in the HOA covenants.

6. ADJOURNMENT

Chair Kung'u adjourned the meeting at 7:28 p.m.