



PLANNING COMMISSION MEETING

JUNE 2, 2022

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

- I. CALL TO ORDER
- II. SWEARING-IN OF NEW COMMISSIONER KAREN RICHARD
- III. ROLL CALL
- IV. APPROVAL OF MEETING MINUTES
 - a. Approval of meeting minutes of May 5, 2022
- V. ITEMS FROM BOARD MEMBERS
- VI. ITEMS FROM STAFF
- VII. PUBLIC HEARING
 - a. **CLUP-22-02 / Z-22-06 / V-22-10 / 3973 Webb Bridge Road**
DEFERRED: This item has been deferred by the applicant. It will not be heard or considered during the June 2, 2022 Planning Commission meeting.
Consideration of a comprehensive land use plan amendment, rezoning and variance to allow for the construction of 4 'For-Sale' single-family detached homes on 5.66 acres. A comprehensive land use plan amendment is requested from 'Public, Institutional, Education' to 'Low Density Residential' and a rezoning is requested from AG (Agriculture) to R-15 (Dwelling, 'For-Sale', Residential). A variance is requested to reduce stream buffers. The property is located at 3973 Webb Bridge Road and is legally described as being located in Land Lots 1240 & 1247, 2nd District, 1st Section, Fulton County, Georgia.
 - b. **MP-22-04 / CU-22-03 / V-22-14 / Sanctum Serene Wellness**
WITHDRAWN: This item has been withdrawn by the applicant. It will not be heard or considered during the June 2, 2022 Planning Commission meeting.
Consideration of a master plan amendment and conditional use to allow a 'Spa Services' for Sanctum Serene Wellness. A master plan amendment is requested to the Preston Ridge Master Plan to add the proposed use and a conditional use to allow a 'Spa Services' for Sanctum Serene Wellness. The property is located at 3235 North Point Parkway, Suite 300 and is legally described as being located in Land Lots 1244 & 1261, 2nd District, 2nd Section, Fulton County, Georgia.
 - c. **MP-22-05 / CU-22-04 / SS Entertainment, LLC Event Facility / 5815 Windward Parkway**
Consideration of a master plan amendment and conditional use to allow a 'Special Event Facility' for SS Entertainment, LLC. A master plan amendment is requested to the Windward Master Plan to add the proposed use and a conditional use to allow a 'Special Event Facility' for SS Entertainment, LLC. The property is located at 5815 Windward Parkway, Suite 101 and is legally described as being located in Land Lots 1112, 1113, 1176 & 1177, 2nd District, 1st Section, Fulton County, Georgia.
 - d. **CU-22-05 / Off Leash / 142 South Main Street**
DEFERRED: This item has been deferred by the Applicant. It will not be heard or considered during the June 2, 2022 Planning Commission meeting.

Consideration of a conditional use to allow 'Recreational Facilities, Indoor and Outdoor' for Off Leash. Off Leash is a full-service restaurant and indoor and outdoor dog park. The property is located at 142 South Main Street and 125 Norcross Street and is legally described as being located in Land Lot 695, 1st District, 2nd Section, Fulton County, Georgia.

VIII. ADJOURNMENT



Planning Commission Meeting May 5, 2022

Department of Community Development

ALPHARETTA CITY HALL | 2 PARK PLAZA
6:30 PM

This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by Planning Commission, but not quoted or paraphrased. This document includes limited presentation by Planning Commission and invited speakers in summary form. The public is advised that the tapes recorded at said meeting are a matter of public record and are available upon request.

I. CALL TO ORDER

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

II. ROLL CALL

- **Planning Commissioners present:**
 - Francis Kung'u (Chair)
 - Jill Reynolds
 - Todd Stratton
 - Dana Davis
 - William Perkins
 - Martine Zurinkas
- **Planning Commissioners Absent**
 - Fergal Brady, Vice-Chair
 - Jamie Bendall (Alternate)
 - Valerie Manley (Alternate)
- **Staff present:**
 - Michael Woodman, Planning + Development Services Manager
 - Eric Graves, Senior Engineer, Development Services
 - Alexandra Callum, Planning + Zoning Coordinator

III. APPROVAL OF MEETING MINUTES

- ❖ Commissioner Zurinkas offered a motion to approve the Planning Commission Meeting Minutes from April 14, 2022.
 - Commissioner Reynolds second the motion.
 - The motion was approved unanimously (6-0).

IV. ITEMS FROM BOARD MEMBERS

V. ITEMS FROM STAFF

VI. PUBLIC HEARING

A. MP-22-02 / CU-22-01 / Bright Path Academy / 12395 Morris Road

- Manager Woodman came forward to present this item.
 - The applicant, Bright Path Academy of Georgia, is requesting a master plan amendment and conditional use to allow a 'School, Academic' use for Bright Path Academy in a 11,150 square foot existing office building on 1.4 acres. An amendment to the Professional Turf Supply Master Plan is requested to add the proposed use. The subject property is located at 12395 Morris Road.
 - UDC Section 1.4.2 defines 'School, Academic' as, "Any building or part thereof which is designed, constructed or used for education or instruction following the same curriculum offered in a public elementary, secondary, trade or technical, or higher education facility, and accredited to award diplomas as such." The use is permitted by-right in the C-1 (Neighborhood Commercial), C-2 (General Commercial), LI (Light Industrial) and SU (Special Use) districts and as a conditional use in the CUP, O-I (Office-Professional), O-P and MU (Mixed-Use) districts. It can also be a Conditional Subordinate use in the PSC (Planned Shopping Center) district.
 - Bright Path Academy of Georgia is a not-for-profit school for children with special needs. The academy will provide educational services for students in grades 6-12 and will follow a typical school calendar year. The students will comprise mostly of non-verbal children with an autism diagnosis and sensory processing disorders. Initially expected enrollment will be approximately ten (10) students beginning in August 2022 with an eventual student population of approximately 30 children. School hours of operation will range from 8:00 AM to 4:00 PM, Monday through Friday. The student to teacher population is going to be one (1) teacher to three (3) students. The draft floor plan for utilizing the existing building shows a large open room for use as a recreational space for students.
 - The CZIM was held on April 13, 2022. There were no public comments.
 - Approve MP-22-02/CU-22-01 Bright Path Academy of Georgia, subject to the following conditions:
 1. Add 'School, Academic' to the Professional Turf Supply Master Plan as a conditional use.
 2. 'School, Academic' use shall be added as a conditional use at 12395 Morris Road and limited to no more than 11,150 square feet.
 3. Conditional use approval shall be limited to Bright Path Academy of Georgia; no additional 'School, Academic' businesses or subleasing shall be permitted within the approved space.
 4. In the future if an outdoor recreational area is contemplated, it shall be limited to the north side of the building and the 50' buffer adjacent to the residential property shall be maintained.
 5. Prior conditions of approval related to the Professional Turf Supply Master Plan shall remain in effect.
- The applicant, Thane Brooks, came forward to speak on behalf of this application.
 - Bright Path is brand new. We are a startup school.
 - When the students are outside, they will be supervised by a teacher.
 - I have already hired a head of school, and we are working on a school calendar.
- The Planning Commission discussed the following:
 - How long has Bright Path been in existence?
 - About the outdoor recreational use, can you show me where that is? We are trying to keep it further from residential areas, if possible.
 - Have you done this before? No. I saw that this need wasn't being met in schools.
 - Will you have a cafeteria? No, not at this point. We will come back to the city with an architectural plan.

- I commend you on this. I have a child with special needs and understand the importance of this.

Public Comment:

- There were no public comments for this item.
 - ❖ Commissioner Davis offered a motion to approve the item as presented today, with the following conditions by Staff:
 1. Add 'School, Academic' to the Professional Turf Supply Master Plan as a conditional use.
 2. 'School, Academic' use shall be added as a conditional use at 12395 Morris Road and limited to no more than 11,150 square feet.
 3. Conditional use approval shall be limited to Bright Path Academy of Georgia; no additional 'School, Academic' businesses or subleasing shall be permitted within the approved space.
 4. In the future if an outdoor recreational area is contemplated, it shall be limited to the north side of the building and the 50' buffer adjacent to the residential property shall be maintained.
 5. Prior conditions of approval related to the Professional Turf Supply Master Plan shall remain in effect.
 - Commissioner Reynolds seconded the motion.
 - The motion was approved unanimously (6-0).

B. Z-22-02 / V-22-08 / 116 + 126 North Main Street

- ❖ Commissioner Zurinkas offered a motion to remove Z-22-02 / V-22-08 / 116 + 126 North Main Street from the table.
 - Commissioner Stratton seconded the motion.
- Manager Woodman came forward to present this item.
 - The applicant, Market District Crabapple, LLC, is requesting to rezone 1.43 acres from C-1 (Neighborhood Commercial) to DT-MU (Downtown Mixed-Use) to allow for the construction of two (2), four (4) story mixed-use buildings, including 32,000 square feet of office, 4,000 square feet of retail, 8,000 square feet of restaurant and four (4) 'For-Sale' condominium units with structured parking. 116 North Main Street is on the City's Contributing Historic Buildings list and is proposed to be saved and re-used as a restaurant. Variances are requested to eliminate stream buffers and reduce setbacks for a dumpster enclosure. The subject property is located at 116 and 126 North Main Street and 0 Christine Drive on the west side of North Main Street across from the intersection with Cumming Street.
 - Approve Z-22-02/V-22-08 116 & 126 NORTH MAIN STREET, subject to the following conditions:
 1. The site, consisting of approximately 1.43 acres, shall be zoned DT-MU and developed substantially similar to site plan prepared by AEC, dated 3/18/2022, except for modifications required to comply with the conditions below. Uses shall be limited to office, retail, restaurant and 'For-Sale' residential.
 2. Maximum building height shall be no greater than 3 stories and 46'.
 3. Building 'B' shall be limited to office and residential uses. Rooftop shall be limited to residential amenity space.
 4. A 15' building setback shall be provided on North Main Street and shall include a minimum 5' landscape strip located outside of any easements. A 20' building setback, as measured from the existing right-of-way, shall be provided on Violet Garden Walk and shall include a minimum 15' landscape strip.
 5. Architecture and materials shall be developed similar to the submitted renderings, except for modifications required to comply with these conditions and in compliance with the Alpharetta Downtown Code, subject to approval by the Downtown Consultant and DRB. Openings in parking deck walls shall include decorative screens similar to Teasley Place, with final approval by DRB.
 6. The historic building at 116 North Main Street shall be limited to office or restaurant use.
 7. 116 North Main Street shall be saved on the property, restored, and designated under the City's

Historic Preservation Incentive Ordinance. Restoration shall be completed by the 1st TCO/CO, subject to a Certificate of Appropriateness from the Historic Preservation Commission.

8. Lot coverage shall not exceed 80%.
 9. Parking deck shall be screened with a mix of landscape materials of varying heights, with final approval by DRB.
 10. Decorative lighting and trees shall be placed on the upper deck, with final approval by DRB.
 11. Although the road is not being built at this time, developer shall set aside land to accommodate future right-of-way for the Cumming Street extension (as established in a Development Agreement), as depicted on the site plan prepared by AEC, dated 3/18/2022. Area shall be maintained as greenspace until such time that it is improved for the road extension.
 12. Final streetscape shall include decorative pedestrian lighting, as approved by Staff.
 13. Street trees shall be required in the planter along North Main Street (as approved by GDOT) and Violet Garden Walk, as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown and outside of any utility easements, as approved by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
 14. Amenity space shall be developed on building rooftops and limited to use by the occupants, invitees and guests of the development. Occupiable vertical structures shall be prohibited on rooftops. Greenspace amenity areas shall be planted with decorative landscaping, hardscape, walls and seating. The landscape shall include plant selections promoting the historic district.
 15. Foundation plantings, consisting of ornamental trees, shrubs, vines and/or grasses, shall be required for buildings with frontage along North Main Street, Cumming Street and Violet Garden Walk.
 16. Developer shall conduct a resistograph full assessment for tree #787 (46" Water Oak) and #788 (37" Willow Oak). If trees are in Good condition they shall be saved, as approved by Staff.
 17. Decorative paver aprons shall be required at project driveways, as approved by Staff.
 18. 10' sidewalk requirement on Violet Garden Walk shall be reduced to 5' with the remaining 5' added to the landscape area.
 19. Developer shall construct a minimum 5' sidewalk along the Cumming Street extension connecting sidewalks on North Main Street and Violet Garden Walk, as approved by Staff.
 20. Developer shall screen car head lights with sufficient parking deck wall height and landscaping.
 21. Developer shall improve project driveway access to North Main Street based on the recommendations of the traffic study, with final approval by Staff. Access modification shall require a GDOT driveway permit, ICE study, and signal modification for both existing and future GDOT improved condition. If a CO is anticipated post GDOT construction, only final condition required).
 22. Site improvements shall not preclude a possible future vehicular connection between Violet Garden Walk and North Main Street.
- The applicant, Brent Beecham, came forward to speak on behalf of this application.
 - The back of the building will now face a detention pond.
 - We used what used to be the roundabout to plant more trees.
 - We are 2-3 feet below Lily Garden Lane.
 - The two trees were rated in poor condition.
 - Regarding the dumpster, we haven't had time to engineer the location yet. We will probably be able to move it up the hill.
 - The Planning Commission discussed the following:
 - It was previously determined the stream was intermittent and that was a 75' buffer. This determination was made by Jill Bazinet, Stormwater Engineer. She relooked at the stream and determined that due to construction activity to the south, the base flow of the stream has been taken away and is no longer a required buffer stream.
 - Regarding the planting plan and request for the change to condition 16, we believe it is a reasonable

request to remove the two existing trees.

- The applicant plans to get a resistograph done prior to the city council meeting.
- The resistograph will tell us if it's a live, healthy tree.
- If Council pursues the extension of Cumming Street, the entrance will have to move to Violet Garden Walk. If condition 22 is left in, the applicant would have to come back to Council to get condition 1 changed.
- There is a big difference. I appreciate the alignment of the buildings and the proposed landscaping.
- Has staff determined if 21 trees are sufficient? The city arborist looked at the planting plan and acknowledges that.
- On condition 9- are we 100% there will be some serious landscape screening on the slope? That was the purpose we had for condition 9. It would apply to those areas as well.
- I urge the applicant to get the results of the resistograph test before council.
- The trees can be a potential public safety risk.
- One homeowner claims limbs fall from trees 6-8 times per year, some large enough to dent cars
- Is the extension GDOT or Alpharetta? It would be Alpharetta
- What can citizens do during construction? They can always reach out to the community development. Contractors needs to work with the private property owners if any damage occurs.
- If we strike condition 22, we are saying we are not going according to our master plan. I think 1 clarifies it. The site plan doesn't preclude the extension of Cumming Street, but the issue with not striking condition 22 is that condition 1 restricts it to the current site plan.
- When is the anticipated review of the master plan? Probably in another three years, or City Council can instruct staff to bring changes at any time.
- Removing number 22 and keeping the date on 1 but striking the words.
- The developer is okay with the changes.

Public Comment:

- Larry Bracken – 208 Violet Garden Walk
 - I am not authorized to speak for the communities, but I have had conversations with them.
 - I commend this developer. They have gone above and beyond to get our views and work with us.
 - Our community is generally in favor of this project.
 - The principle concern we expressed and has been addressed is the traffic on Lily Garden and Violet Garden- please keep the traffic off here.
 - We are in favor of the tree plan.
 - We see how condition 22 makes sense.
 - We'd like to talk about the location of the dumpster.
- Brian Richey – 204 Violet Garden Walk
 - We're not against growth.
 - We appreciate and believe in the developers. They respect our neighborhood.
 - We appreciated Commissioner Reynolds' comments about our neighborhood. It made us feel understood.
- Matt Street – 1105 Taylor Oaks Drive
 - We do want the Cumming Street extension.
 - Our building was designed for that extension.
 - I don't believe it will generate that kind of traffic based on the number of parking spaces.
 - Maybe we should update traffic information to help residents feel more comfortable.
- ❖ Commissioner Zurinkas offered a motion to approve the item with the conditions approved today, with the following changes:
 1. On condition 1, leave the date "4/28/2022", but strike the added language "or site modifications due to the future extension of Cumming Street."
 2. On condition 11, update the date.

3. On condition 16, leave the red as presented but striking the black text, so that it reads: "Developer shall remove tree #787 (46" Water Oak) and #788 (37" Willow Oak) and in exchange will plant 21 – 6" caliper overstory trees on the property at final development.
4. Remove condition 22.
 - Final Conditions:
 1. The site, consisting of approximately 1.43 acres, shall be zoned DT-MU and developed substantially similar to site plan prepared by AEC, dated ~~3/18/2022~~ 4/28/2022, except for modifications required to comply with the conditions below. Uses shall be limited to office, retail, restaurant and 'For-Sale' residential.
 2. Maximum building height shall be no greater than 3 stories and 46'.
 3. Building 'B' shall be limited to office and residential uses. Rooftop shall be limited to residential amenity space.
 4. A 15' building setback shall be provided on North Main Street and shall include a minimum 5' landscape strip located outside of any easements. A 20' building setback, as measured from the existing right-of-way, shall be provided on Violet Garden Walk and shall include a minimum 15' landscape strip.
 5. Architecture and materials shall be developed similar to the submitted renderings, except for modifications required to comply with these conditions and in compliance with the Alpharetta Downtown Code, subject to approval by the Downtown Consultant and DRB. Openings in parking deck walls shall include decorative screens similar to Teasley Place, with final approval by DRB.
 6. The historic building at 116 North Main Street shall be limited to office or restaurant use.
 7. 116 North Main Street shall be saved on the property, restored, and designated under the City's Historic Preservation Incentive Ordinance. Restoration shall be completed by the 1st TCO/CO, subject to a Certificate of Appropriateness from the Historic Preservation Commission.
 8. Lot coverage shall not exceed 80%.
 9. Parking deck shall be screened with a mix of landscape materials of varying heights, with final approval by DRB.
 10. Decorative lighting and trees shall be placed on the upper deck, with final approval by DRB.
 11. Although the road is not being built at this time, developer shall set aside land to accommodate future right-of-way for the Cumming Street extension (as established in a Development Agreement), as depicted on the site plan prepared by AEC, dated ~~3/18/2022~~ 4/28/2022. Area shall be maintained as greenspace until such time that it is improved for the road extension.
 12. Final streetscape shall include decorative pedestrian lighting, as approved by Staff.
 13. Street trees shall be required in the planter along North Main Street (as approved by GDOT) and Violet Garden Walk, as well as behind the sidewalks as a continuation of what has been previously planted or designed in the Downtown and outside of any utility easements, as approved by Staff. In lieu of tree grates, the soil area around street trees shall be planted with evergreen ornamental grasses, groundcovers and/or shrubs.
 14. Amenity space shall be developed on building rooftops and limited to use by the occupants, invitees and guests of the development. Occupiable vertical structures shall be prohibited on rooftops. Greenspace amenity areas shall be planted with decorative landscaping, hardscape, walls and seating. The landscape shall include plant selections promoting the historic district.
 15. Foundation plantings, consisting of ornamental trees, shrubs, vines and/or grasses, shall be required for buildings with frontage along North Main Street, Cumming Street and Violet Garden Walk.

~~16. Developer shall conduct a resistograph full assessment for tree #787 (46" Water Oak) and #788 (37" Willow Oak). If trees are in Good condition they shall be saved, as approved by Staff. Developer shall remove tree #787 (46" Water Oak) and #788 (37" Willow Oak) and in exchange will plant 21 – 6" caliper overstory trees on the property at final development.~~

17. Decorative paver aprons shall be required at project driveways, as approved by Staff.

18. 10' sidewalk requirement on Violet Garden Walk shall be reduced to 5' with the remaining 5' added to the landscape area.

19. Developer shall construct a minimum 5' sidewalk along the Cumming Street extension connecting sidewalks on North Main Street and Violet Garden Walk, as approved by Staff.

20. Developer shall screen car head lights with sufficient parking deck wall height and landscaping.

21. Developer shall improve project driveway access to North Main Street based on the recommendations of the traffic study, with final approval by Staff. Access modification shall require a GDOT driveway permit, ICE study, and signal modification for both existing and future GDOT improved condition. If a CO is anticipated post GDOT construction, only final condition required).

~~22. Site improvements shall not preclude a possible future vehicular connection between Violet Garden Walk and North Main Street.~~

- Commissioner Stratton seconded the motion.
- The motion was approved unanimously (6-0).

VII. ADJOURNMENT

- Chairman Kung'u adjourned the meeting at 8:12 p.m.

Respectfully submitted,

Alexandra Callum

Alexandra Callum, Planning + Zoning Coordinator



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. **AGENDA ITEM TITLE:** CLUP-22-02/Z-22-06/V-22-10 3973 WEBB BRIDGE ROAD

PLANNING COMMISSION: JUNE 2, 2022

CITY COUNCIL: JUNE 20, 2022

II. **RECOMMENDATION:**

Approve CLUP-22-02/Z-22-06 3973 Webb Bridge Road and Deny V-22-10 request for stream buffer variance, subject to the following conditions:

1. The site, consisting of approximately 5.66 acres, shall be zoned R-15 and developed substantially similar to site plan prepared by Pland Engineering & Architecture, revised 5/22/2022, 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 'Low Density Residential'.
3. Homes shall have 3-sided traditional architecture, materials and details, as approved by Staff. Homes with garages facing the street shall have carriage style garage doors.
4. Minimum 20' decorative landscape strip shall be provided along Webb Bridge Road, consisting of trees, shrubs and ground cover, as approved by Staff. Existing tree groupings and trees of quality shall be saved in the landscape strip, as approved by Staff.
5. Shared driveway shall be decorative pervious pavers or similar material, as approved by Staff.
6. Garages shall be side loaded, rear loaded or street facing garages shall be recessed a minimum 20' behind on the front building façade.
7. Garages shall be positioned closest to the shared driveway in order to minimize the amount of impervious area, as approved by Staff.
8. Developer shall dedicate necessary right-of-way to accommodate the City's Webb Bridge Road improvements.
9. Unfinished wood fences and decks shall not be visible from Webb Bridge Road.
10. Developer shall save the following specimen trees: 1282, 1284, 1285, 1287, 1290, 1291, 1292.
11. Developer shall identify and save additional tree groupings and/or trees of quality outside of required stream buffers, as approved by Staff.
12. Developer shall plat the area of undisturbed stream buffer as a single HOA-owned property or shall plat the undisturbed stream buffer on each individual lot as a conservation easement.
13. Per the Stormwater Management Ordinance and Stormwater Policy Handbook, any lot which adds or replaces 5,000 square feet or more impervious area shall be required to provide full stormwater management.

III. **REPORT IN BRIEF:**

The applicant, Reginald Crayton, is requesting a comprehensive land use plan amendment, rezoning and variance to allow for the construction of four (4) 'For-Sale' single-family detached homes on 5.66 acres. A comprehensive land use plan amendment is requested from 'Public, Institutional, Education' to 'Low Density Residential' and a rezoning is requested from AG (Agriculture) to R-15 (Dwelling, 'For-Sale' Residential). A variance is requested to reduce stream buffers. The subject property is located at 3973 Webb Bridge Road on the south side of Webb Bridge Road just west of Creek View Elementary School.

DISCUSSION

The submitted request, if approved, will allow for the construction of four (4) 'For-Sale' single-family detached homes on 5.66 acres. The proposed density is 0.71 dwelling units per acre. A comprehensive land use plan amendment is requested from 'Public, Institutional, Education' to 'Low Density Residential' and a rezoning is requested from AG (Agriculture) to R-15 (Dwelling, 'For-Sale' Residential). A variance is requested to reduce stream buffers. The subject property is located at 3973 Webb Bridge Road on the south side of Webb Bridge Road just west of Creek View Elementary School.

The wooded property is developed with a one (1) single-family detached home and has a perennial stream running along the south end of the property. Surrounding properties are zoned AG to the west, south, and east, and R-15 and CUP (Community Unit Plan) to the north. Creek View Elementary School is located to the south and east, Westwind and The Bluffs subdivisions are located to the north, and Webb Bridge Animal Hospital is located to the west. The Comprehensive Land Use Plan designation of the property is 'Public, Institutional, Education', which requires a change to the future land use designation to 'Low Density Residential'.

The subject property was rezoned in 2006 from AG to R-12 (Dwelling, 'For-Sale' Residential – minimum 12,000 square foot lots). The request was for a rezoning to R-10 (minimum 10,000 square foot lots) and included the adjacent 4.5-acre property to the west. The site plan depicted an intermittent stream (75' buffer) and a total of eleven (11) lots, of which six (6) were on the current applicant's property. The rezoning reverted back to AG in 2008 when a building permit was not issued.

There are two (2) nearby subdivisions across Webb Bridge Road from the applicant's site. The Westwind subdivision was developed in Fulton County and annexed into the City and is zoned R-15. The Bluffs subdivision was developed in the City and is zoned CUP. Both subdivisions have a minimum lot size of 12,000 square feet and minimum lot width of 75'. Homes in the Westwind subdivision, across Webb Bridge Road from the applicant's property, are as close as 35' from Webb Bridge Road.

A variance is requested to reduce perennial stream buffers on the eastern two (2) lots, Lots 1 and 4, from 150' to 75'. The applicant proposes to mitigate impacts to the stream buffer by providing bioretention in center of driveways with level spreaders to the backyards of Lots 2 and 4; drywells proposed for runoff reduction volume created from each home; and a 25' vegetated filter strip depicted in the stream buffer.

SITE PLAN

The submitted site plan depicts four (4) single-family detached lots on 5.66 acres. Lots range in size from approximately 25,400 to 34,200 square feet, with an average lot size of approximately 30,100 square feet and the average lot width is 142', which exceed the R-15 district regulations. Lots are oriented to Webb Bridge Road and have access from two (2) shared driveways. Four (4) individual residential driveways are not appropriate on Webb Bridge Road. The average home size is proposed to be approximately 4,150 square feet. Lots have a 65' front setback along Webb Bridge Road, ten-foot (10') side setback and 25' rear setback. A twenty-foot (20') landscape strip is required along Webb Bridge Road. The City's Webb Bridge Road improvements are not reflected on the applicant's site plan.

A perennial stream runs along the south end of the property. The 150' stream buffers encumber approximately 70% of the property, with the buffers coming within approximately 60' of Webb Bridge Road on the eastern half of the property. The home footprints on Lots 1 and 4 encroach into the 150' impervious setback and buffer associated with the stream.

The property is wooded and consists of a mix of hardwoods and pines. Tree saves are not depicted on the site plan. The City Arborist recommends that the following specimen trees be saved: 1282, 1284, 1285, 1287, 1290, 1291, and 1292. Additional specimen trees, tree groupings and/or trees of quality should be identified and saved on the property.

Two (2) bioretention areas are depicted in the center of the circular shared driveways, which are proposed to drain into the rear yards of Lots 2 and 4 through a level spreader. In addition, dry wells are depicted in the rear yard of each of the four (4) lots and outside of stream buffers.

TRAFFIC

The proposed project, consisting of four (4) single-family detached homes, would generate approximately three (3) AM Peak Hour trips and four (4) PM Peak Hour trips.

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 – 4 Single-Family Detached Homes

School	Single Family Average #
Creek View Elementary School	0 to 1 students
Webb Bridge Middle School	0 to 1 students
Alpharetta High School	0 to 1 students
TOTAL	0 to 3 students

Based on the total figure for all three school levels, it can be assumed that the proposed development could house approximately 0 – 3 school age children. Numbers provided by Fulton County Schools show that all three (3) schools are over or nearing capacity.

COMPREHENSIVE LAND USE PLAN

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

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

Response: *Not applicable.*

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

Response: The future land use designation of the property, 'Public, Institutional, Education', was likely incorrectly assigned due to the proximity to the adjacent elementary school.

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

Response: The future land use designation of the property, 'Public, Institutional, Education', was likely incorrectly assigned due to the proximity to the adjacent elementary school. The applicant's proposal would not require changes in the provision of public facilities and services.

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

Response: The future land use designation of the property, 'Public, Institutional, Education', was likely incorrectly assigned due to the proximity to the adjacent elementary school. The applicant's proposal would not impact the public health, safety and welfare.

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

Response: The future land use designation of the property, 'Public, Institutional, Education', was likely incorrectly assigned due to the proximity to the adjacent elementary school. The requested 'Low Density Residential' future land use designation is appropriate given the designation on surrounding residential properties.

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

Response: Not applicable.

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. The proposed density of 0.71 dwelling units per acre is less than surrounding subdivisions which have densities of approximately two (2) dwelling units per acre.

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

Response: The zoning proposal should not adversely affect the existing use or usability of adjacent or nearby properties. The proposed density of 0.71 dwelling units per acre is less than surrounding subdivisions which have densities of approximately two (2) dwelling units per acre.

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

Response: *The zoning proposal impacts stream buffers on the subject property.*

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

Response: *Given the surrounding development pattern, the proposed R-15 zoning district would have the least impact to surrounding properties and the zoning proposal would exceed the lot area and lot widths in adjacent subdivisions.*

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 limits the demand on public facilities and services by proposing a density (0.71 dwelling units/acre) that is less than the maximum (3 dwelling units/acre) allowed under the 'Low Density Residential' future land use designation.*

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 AG zoning district is typically used as a placeholder on undeveloped tracts. The proposed rezoning to R-15 would have the least impact to surrounding properties and the zoning proposal would exceed the lot area and lot widths in adjacent subdivisions.*

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: *Given the surrounding development pattern, the proposed R-15 zoning district would have the least impact to surrounding properties and the zoning proposal would exceed the lot area and lot widths in adjacent subdivisions.*

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

Response: *The AG zoning district is typically used as a placeholder on undeveloped tracts. The proposed rezoning to R-15 would have the least impact to surrounding properties and the zoning proposal would exceed the lot area and lot widths in adjacent subdivisions.*

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

Response: *The 'Low Density Residential' future land use designation permits the R-12 or R-15 zoning districts. Given the surrounding development pattern, the proposed R-15 zoning district would have the least impact to surrounding properties and the zoning proposal would exceed the lot area and lot widths in adjacent subdivisions.*

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: There are not extraordinary and exceptional conditions pertaining to the property.

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

Response: Application of the ordinance would limit the lot yield on the subject property to approximately two (2) to three (3) lots. A rezoning approved on the property in 2006 permitted a higher density than currently proposed by the applicant. The primary difference between the 2006 application and the current application is that the stream is now designated as a perennial stream, which requires much larger buffers (150' as opposed to 75'). Although a higher density was granted in 2006, a stream buffer variance was not granted or requested due to the stream classification.

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

Response: There are not peculiar conditions pertaining to the property which support the requested stream buffer variance.

(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: Approval of the variance would cause substantial detriment to the public good. Staff has concerns that if the proposed mitigation techniques are not maintained over time some stream impacts could occur.

CONCURRENCES

Staff has reviewed the applicant's proposal against the established review criteria for a comprehensive land use plan amendment, rezoning and variance. The 'Public, Institutional, Education' future land use designation of the property was likely incorrectly assigned due to the proximity to the adjacent elementary school. The proposed comprehensive land use plan amendment matches the future land use of surrounding residential development and the proposed rezoning is consistent with the 'Low Density Residential' future land use designation. The R-15 district would have the least impact to surrounding properties and the applicant's zoning proposal would exceed the lot area and lot widths in adjacent subdivisions.

Although the perennial stream and associated buffers encumber approximately 70% of the property, Staff is concerned that if the proposed mitigation techniques are not maintained over time some stream impacts could occur.

CITIZEN PARTICIPATION PLAN

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

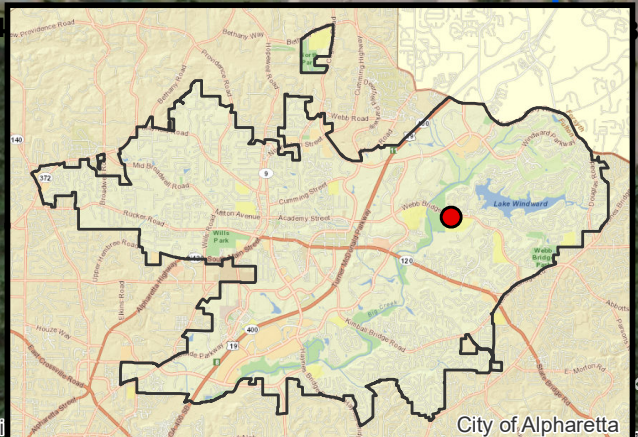
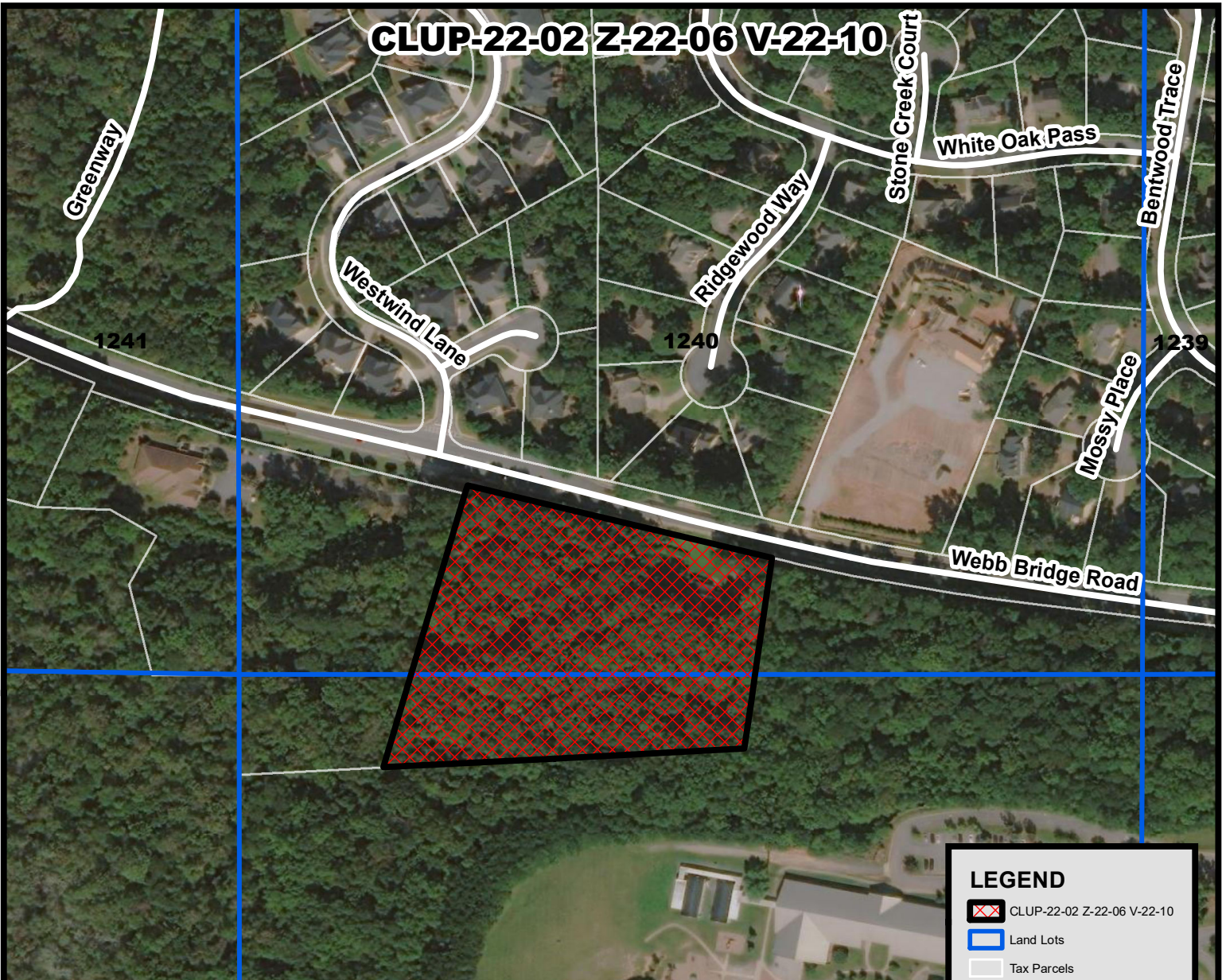
COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on May 11, 2022. There were public comments with concerns over impacts to the stream and questions regarding the proposed stream buffer mitigation plan.

IV. ATTACHMENTS:

- Site Plan

CLUP-22-02 Z-22-06 V-22-10



Source: Esri
USGS, AeroGRID, IGN, and the GIS User Community

CLUP-22-02 Z-22-06 V-22-10

D/LL: 2/1/1240, 1247

PC: 6/02/22

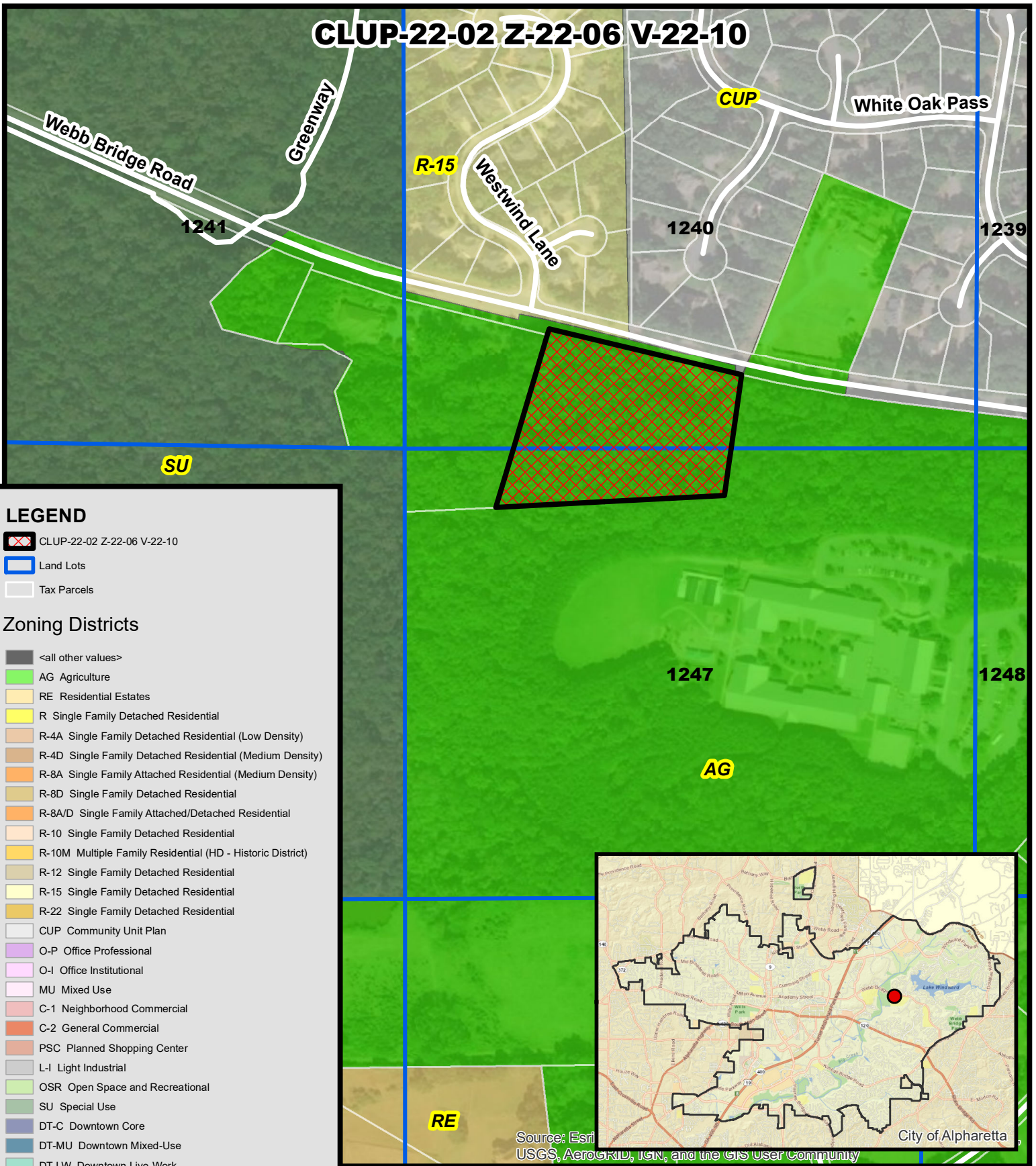
CC: 6/20/22



Aerial Map 3973 Webb Bridge Road

**Location Map Provided by:
Community Development - GIS**

CLUP-22-02 Z-22-06 V-22-10

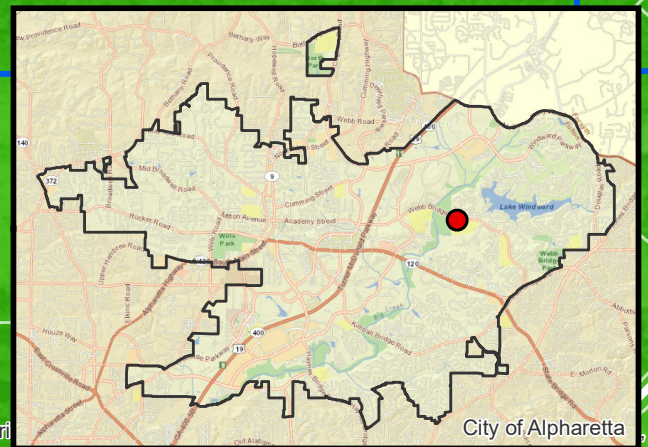


LEGEND

- CLUP-22-02 Z-22-06 V-22-10
- Land Lots
- Tax Parcels

Zoning Districts

- <all other values>
- AG Agriculture
- RE Residential Estates
- R Single Family Detached Residential
- R-4A Single Family Detached Residential (Low Density)
- R-4D Single Family Detached Residential (Medium Density)
- R-8A Single Family Attached Residential (Medium Density)
- R-8D Single Family Detached Residential
- R-8A/D Single Family Attached/Detached Residential
- R-10 Single Family Detached Residential
- R-10M Multiple Family Residential (HD - Historic District)
- R-12 Single Family Detached Residential
- R-15 Single Family Detached Residential
- R-22 Single Family Detached Residential
- CUP Community Unit Plan
- O-P Office Professional
- O-I Office Institutional
- MU Mixed Use
- C-1 Neighborhood Commercial
- C-2 General Commercial
- PSC Planned Shopping Center
- L-I Light Industrial
- OSR Open Space and Recreational
- SU Special Use
- DT-C Downtown Core
- DT-MU Downtown Mixed-Use
- DT-LW Downtown Live-Work
- DT-R Downtown Residential



Source: Esri, USGS, AeroGRID, IGN, and the GIS User Community

CLUP-22-02 Z-22-06 V-22-10

D/LL: 2/1/240, 1247

PC: 6/02/22

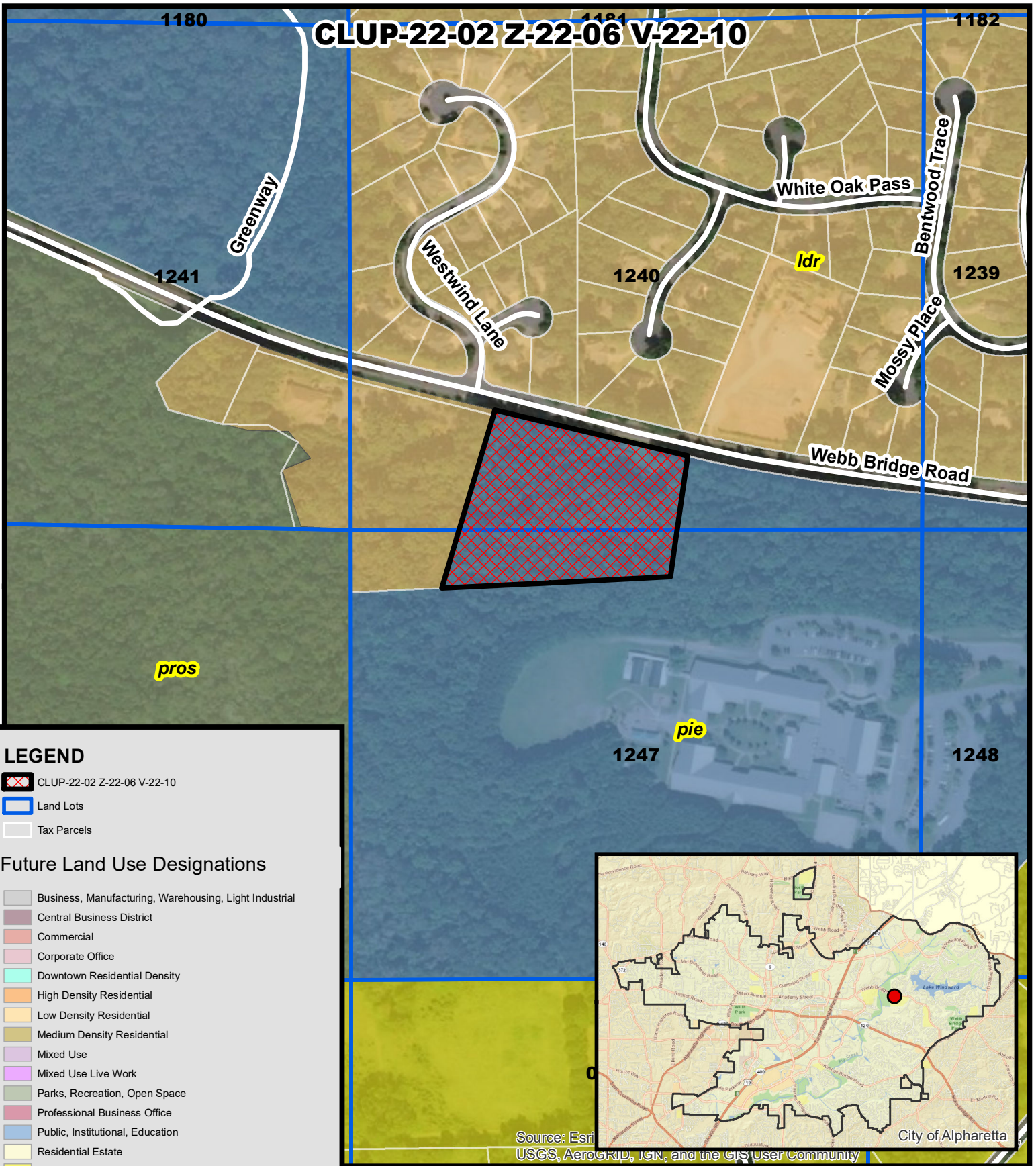
CC: 6/20/22



Zoning Map
3973 Webb Bridge Road

Location Map Provided by:
Community Development - GIS

CLUP-22-02 Z-22-06 V-22-10



Future Land Use Map 3973 Webb Bridge Road

CLUP-22-02 Z-22-06 V-22-10

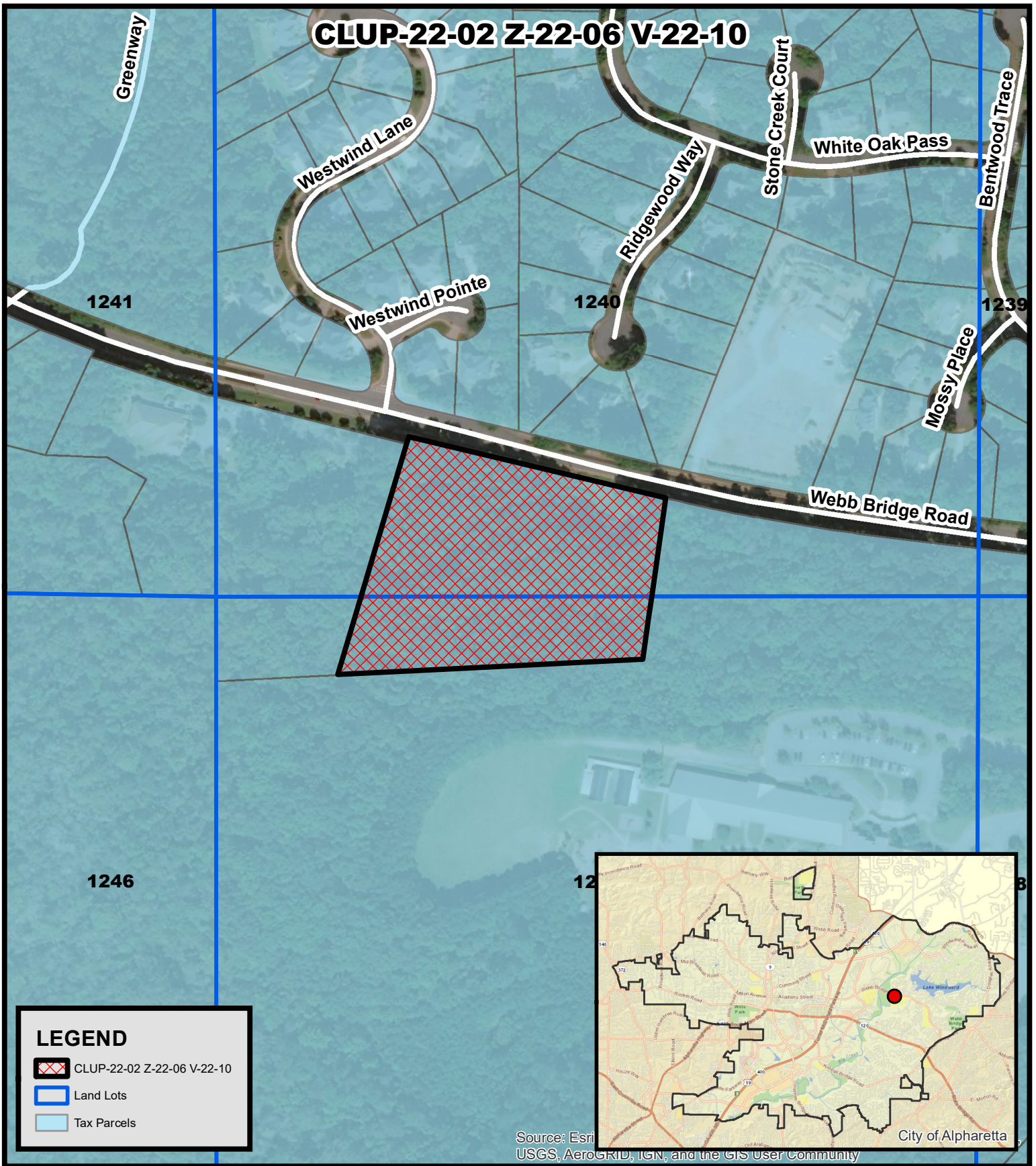
D/LL: 2/1/240, 1247

PC: 6/02/22

CC: 6/20/22

Location Map Provided by:
Community Development - GIS

CLUP-22-02 Z-22-06 V-22-10



LEGEND

-  CLUP-22-02 Z-22-06 V-22-10
-  Land Lots
-  Tax Parcels



Location Map
3973 Webb Bridge Road

CLUP-22-02 Z-22-06 V-22-10

D/LL: 2/1/240, 1247

PC: 6/02/22

CC: 6/20/22

Location Map Provided by:
Community Development - GIS

ENGINEER: PLAND ENGINEERING AND ARCHITECTURE
CONTACT: REGINALD CRAYTON, P.E
PHONE: 404-428-3445

1. PARCEL NUMBER: 21 555012400163
2. PARCEL AREA: 5.66 ACRES
3. CURRENT ZONING: AGRICULTURAL
PROPOSED ZONING: R-15
4. DISTRICT: 10TH
5. LAND LOT: 124

7. MIN LOT AREA: 15,000 SF
8. MIN. LOT WIDTH: 100 FEET

14. CALCULATED LOT AREAS:

LOT #1: _____
BUILDABLE AREA: 10,492.03 SF
LOT AREA TO PROPOSED 50' STREAM BUFFER: 25,400.70 SF



(IN FEET)
1 inch = 30 ft

N/F
FULTON COUNTY BOARD OF
EDUCATION
PARCEL ID: 21555112480057
DEED BOOK 26905, PAGE 273
ZONING: AG

WEBB BRIDGE ROAD
VARIABLE PUBLIC R/W



Know what's below.
Call before you dig.



6075 BARFILED ROAD
SANDY SPRINGS, GA 30328
DIRECT: 404-644-2457
mike@getpland.net
www.getpland.net

[illegible]

THESE CONCEPTS, WITH ALL RELATED DOCUMENTS, ARE THE PROPERTY OF THE DESIGN TEAM AND MAY BE REPRODUCED IN WHOLE OR IN PART BY ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF THE DESIGN TEAM. ANY SUCH REPRODUCTION OR USE OF ANY PART OF THE INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN PERMISSION OF THE DESIGN TEAM SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE DESIGN TEAM. THE DESIGN TEAM ASSUMES NO LIABILITY FOR ANY SUCH REPRODUCTION OR USE OF ANY PART OF THE INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN PERMISSION OF THE DESIGN TEAM. THE DESIGN TEAM ASSUMES NO LIABILITY FOR ANY SUCH REPRODUCTION OR USE OF ANY PART OF THE INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN PERMISSION OF THE DESIGN TEAM.

SHEET DESCRIPTION:

SITE PLAN

CHECKED BY:
RC

DRAWN BY:
RC

CIVIL

JOB NO: #####	SHEET C.1
DATE: 5/22/2022	

NOT RELEASED FOR CONSTRUCTION

GENERAL NOTES

ENGINEER: PLAND ENGINEERING AND ARCHITECTURE
CONTACT: REGINALD CRAYTON, P.E.
PHONE: 404-428-3445

SITE ADDRESS: 3973 WEBB BRIDGE RD
ALPHARETTA, GA 30005

1. PARCEL NUMBER: 21 555012400163
2. PARCEL AREA: 5.66 ACRES
3. CURRENT ZONING: AGRICULTURAL (AG)
PROPOSED ZONING: R-15
4. DISTRICT: 10TH
5. LAND LOT: 124
6. ALL CONTRACTORS UTILIZING THIS PLAN SET AND THE INFORMATION CONTAINED THEREON SHOULD CALL 1800-282-7411 3 DAYS BEFORE BEGINNING CONSTRUCTION.
7. MIN LOT AREA: 15,000 SF
8. MIN. LOT WIDTH: 100 FEET
9. MINIMUM FRONT YARD SET BACK: 35 FEET FROM LOCAL STREETS
65 FEET FROM ALL OTHER STREETS
10. MINIMUM SIDE YARD SETBACK: 10 FEET
11. MINIMUM REAR YARD SETBACK: 25 FEET
12. MAX BUILDING HEIGHT: 35 FEET
13. MINIMUM FLOOR AREA OF A DWELLING UNIT: 1,500 SF
14. CALCULATED LOT AREAS:

LOT #2:
BUILDABLE AREA: 15,252.93 SF
LOT AREA TO 100' STREAM BUFFER: 34,239.79 SF

LOT #3:
BUILDABLE AREA: 11,245.02
LOT AREA TO 100' STREAM BUFFER: 28,997.97 SF

LOT #4:
BUILDABLE AREA: 15,287.36 SF
LOT AREA TO PROPOSED 50' STREAM BUFFER: 31,756.97 SF (VARIANCE APPLIED FOR)

LOT #1:
BUILDABLE AREA: 10,492.03 SF
LOT AREA TO PROPOSED 50' STREAM BUFFER: 25,400.70 SF (VARIANCE APPLIED FOR)

N/F
WEBB BRIDGE HOLDINGS LLC
PARCEL ID: 21555012410295
DEED BOOK: 44258, PAGE 391
ZONING: AG

(R)
N08° 26' 24"E
505.27'

PROPERTY : 2
60958.64 SQ FT
1.40 ACRES

PROPERTY : 3
60974.94 SQ FT
1.40 ACRES

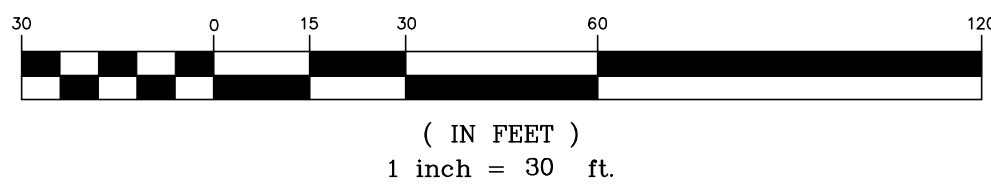
PROPERTY : 4
60727.48 SQ FT
1.40 ACRES

PROPERTY : 5
61146.06 SQ FT
1.40 ACRES

(R)
S04° 27' 12"W
163.46'

N/F
FULTON COUNTY BOARD OF
EDUCATION
PARCEL ID: 21555112480057
DEED BOOK: 26905, PAGE 273
ZONING: AG

GRAPHIC SCALE



LEGEND:

LOT AREA UP TO
CITY OF ALPHARETTA
STREAM BUFFER:

BUILDABLE AREA:



BY

REVISION DESCRIPTION

DATE

#

SHEET DESCRIPTION:
SITE PLAN LOT AREAS
EXHIBIT

CHECKED BY:

DRAWN BY:

CIVIL

JOB NO:

DATE:

5/23/2022

#####

C.2

5/23/2022

LOCATION:
3973 WEBB BRIDGE RD
ALPHARETTA, GA 30005

RC

RC

CIVIL

JOB NO:

DATE:

5/23/2022

#####

C.2

5/23/2022

LOCATION:
3973 WEBB BRIDGE RD
ALPHARETTA, GA 30005

RC

RC

CIVIL

JOB NO:

DATE:

5/23/2022

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C.2

5/23/2022

LOCATION:
3973 WEBB BRIDGE RD
ALPHARETTA, GA 30005

RC

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CIVIL

JOB NO:

DATE:

5/23/2022

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C.2

5/23/2022

LOCATION:
3973 WEBB BRIDGE RD
ALPHARETTA, GA 30005

RC

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CIVIL

JOB NO:

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5/23/2022

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3973 WEBB BRIDGE RD
ALPHARETTA, GA 30005

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ALPHARETTA, GA 30005

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3973 WEBB BRIDGE RD
ALPHARETTA, GA 30005

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ALPHARETTA, GA 30005

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ALPHARETTA, GA 30005

RC

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ALPHARETTA, GA 30005

RC

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LOCATION:
3973 WEBB BRIDGE RD
ALPHARETTA, GA 30005

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JOB NO:

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5/23/2022

LOCATION:
3973 WEBB BRIDGE RD
ALPHARETTA, GA 30005

RC

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CIVIL

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5/23/2022

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C.2

5/23/2022

LOCATION:
3973 WEBB BRIDGE RD
ALPHARETTA, GA 30005

RC

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JOB NO:

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C.2

5/23/2022

LOCATION:
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ALPHARETTA, GA 30005

RC

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CIVIL

JOB NO:

DATE:

5/23/2022

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C.2

5/23/2022

LOCATION:
3973 WEBB BRIDGE RD
ALPHARETTA, GA 30005

RC

RC

CIVIL

JOB NO:

DATE:

5/23/2022

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C.2

5/23/2022

LOCATION:
3973 WEBB BRIDGE RD
ALPHARETTA, GA 30005

RC

RC

CIVIL

JOB NO:

DATE:

5/23/2022

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C.2

5/23/2022

LOCATION:
3973 WEBB BRIDGE RD
ALPHARETTA, GA 30005

RC

RC

CIVIL

JOB NO:

DATE:

5/23/2022

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C.2

5/23/2022

LOCATION:
3973 WEBB BRIDGE RD
ALPHARETTA, GA 30005

RC

RC

CIVIL

JOB NO:

DATE:

5/23/2022

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C.2

5/23/2022

LOCATION:
3973 WEBB BRIDGE RD
ALPHARETTA, GA 30005

RC

RC

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JOB NO:

DATE:

5/23/2022

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C.2

5/23/2022

LOCATION:
3973 WEBB BRIDGE RD
ALPHARETTA, GA 30005

RC

RC

CIVIL

JOB NO:

DATE:

5/23/2022

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C.2

5/23/2022

LOCATION:
3973 WEBB BRIDGE RD
ALPHARETTA, GA 30005

RC

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CIVIL

JOB NO:

DATE:

5/23/2022

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C.2

5/23/2022

LOCATION:
3973 WEBB BRIDGE RD
ALPHARETTA, GA 30005

RC

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CIVIL

JOB NO:

DATE:

5/23/2022

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C.2

5/23/2022

LOCATION:
3973 WEBB BRIDGE RD
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5/23/2022

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C.2

5/23/2022

LOCATION:
3973 WEBB BRIDGE RD
ALPHARETTA, GA 30005

RC

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CIVIL

JOB NO:

DATE:

5/23/2022

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C.2

5/23/2022

LOCATION:
3973 WEBB BRIDGE RD
ALPHARETTA, GA 30005

RC

RC

CIVIL

JOB NO:

DATE:

5/23/2022

<

[illegible]

6075 BARFILED ROAD
SANDY SPRINGS, GA 30328
DIRECT: 404-644-2457
mike@getpland.net
www.getpland.net

[illegible][illegible]

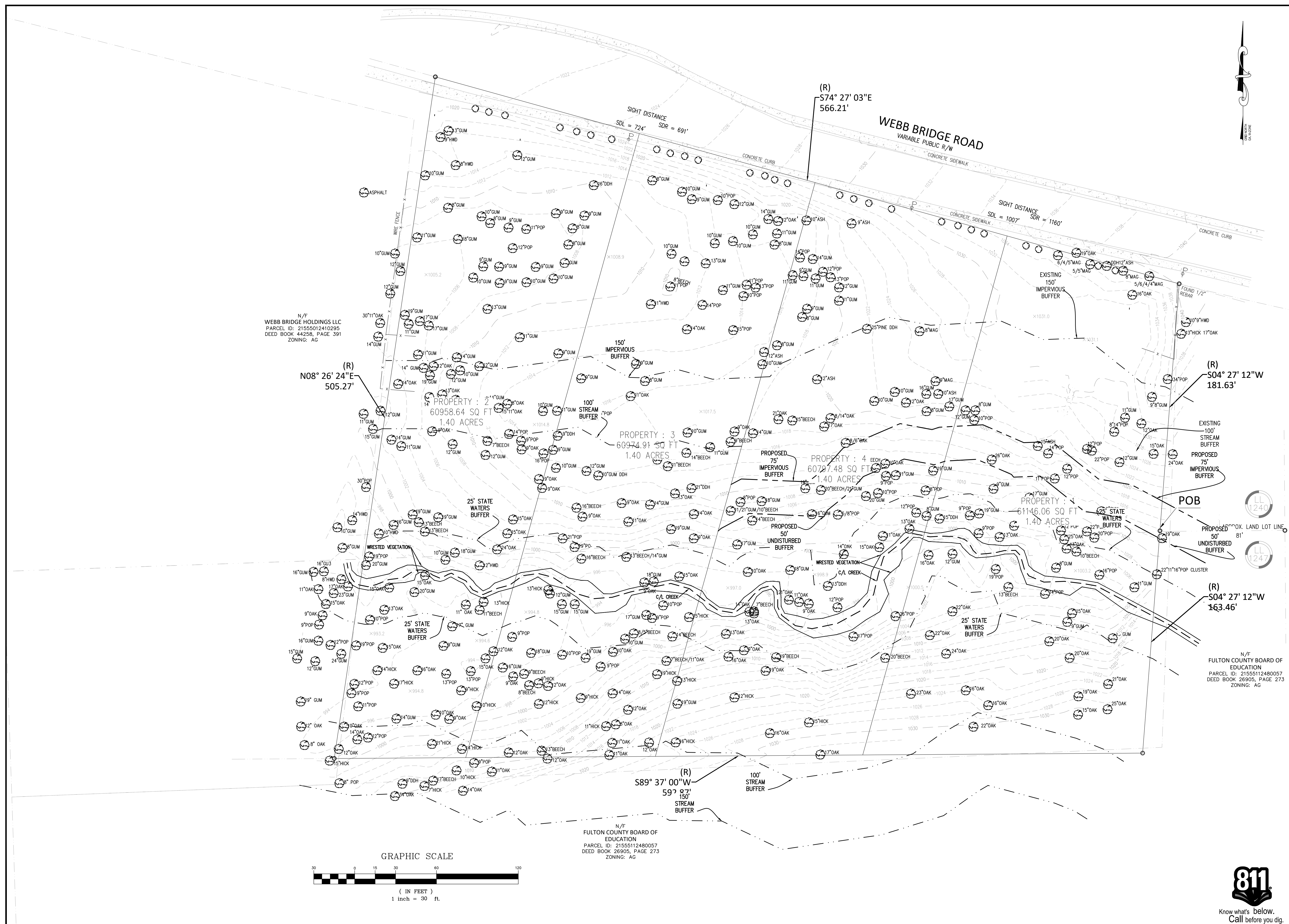
SHEET DESCRIPTION:
**CONCEPT
MITIGATION PLAN**

LOCATION:
**3973 WEBB BRIDGE RD.
ALPHARETTA, GA 30005**

CHECKED BY:	RC
DRAWN BY:	RC

CIVIL	
JOB NO: #####	SHEET C.3
DATE: 5/23/2022	

NOT RELEASED FOR CONSTRUCTION

E-SEAL AND SIGNATURE
E-SEALED: E-SEALED-DATE

pland
ENGINEERING & ARCHITECTURE

6075 BARFILED ROAD
SANDY SPRINGS, GA 30328
DIRECT: 404-644-2457
mike@getpland.net
www.getpland.net

[illegible][illegible]

SHEET DESCRIPTION: TREE SURVEY

LOCATION: 3973 WEBB BRIDGE RD
ALPHARETTA, GA 30005

CHECKED BY:	RC
DRAWN BY:	RC

CIVIL	
JOB NO: #####	SHEET C.4
DATE: 5/23/2022	

NOT RELEASED FOR CONSTRUCTION

COMMON NAME	SCIENTIFIC NAME	QNTY	SPACING	SIZE
LARGE TREES		EA		
RED MAPLE	Acer rubrum	20	20' O.C	1" CAL.
MAGNOLIA	Magnolia Grandiflora	8	20' O.C	1" CAL.
WATER OAK	Quercus Nigra	8	20' O.C	1" CAL.
RIVER BIRCH	Betula Nigra	8	20' O.C	1" CAL.
LOBLOLLY PINE	Pinus Taeda	8	20' O.C	1" CAL.
SMALL TREES		EA		
Southern Sugar Maple	Acer Barbatum	8	15' O.C	1" CAL.
American holly	Ilex Opaca	8	15' O.C	1" CAL.
Flowering Dogwood	Cornus Florida	8	15' O.C	1" CAL.
American hornbeam	Carpinus Caroliniana	8	15' O.C	1" CAL.
SHRUBS		EA		
Oakleaf hydrangea	Hydrangea Quercifolia	40	5' O.C	1 GAL
Mountain Azalea	Rhododendron Canescens	40	5' O.C	1 GAL
Carolina Rhododendron	Rhododendron minus	40	5' O.C	1 GAL
American Elder	Sambucus Canadensis	40	5' O.C	1 GAL
FORBS/GROUNDCOVERS/PERENNIALS		EA		
Butterfly Weed	Asclepias Tuberosa	40	6.5' O.C	1 GAL
Swamp Sunflower	Helianthus Angustifolius	40	6.5' O.C	1 GAL
Black-Eyed Susan	Rudbeckia Hirta	60	6.5' O.C	1 GAL
GRASSING		SF		
Virginia Wild Rye	Elymus virginicus	1000		Seed
Switchgrass	Panicum virgatum - 10 LBS/ACRE	1000		Seed

2-RED MAPLE
(R)
N08° 26' 24"E
E05 27'

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

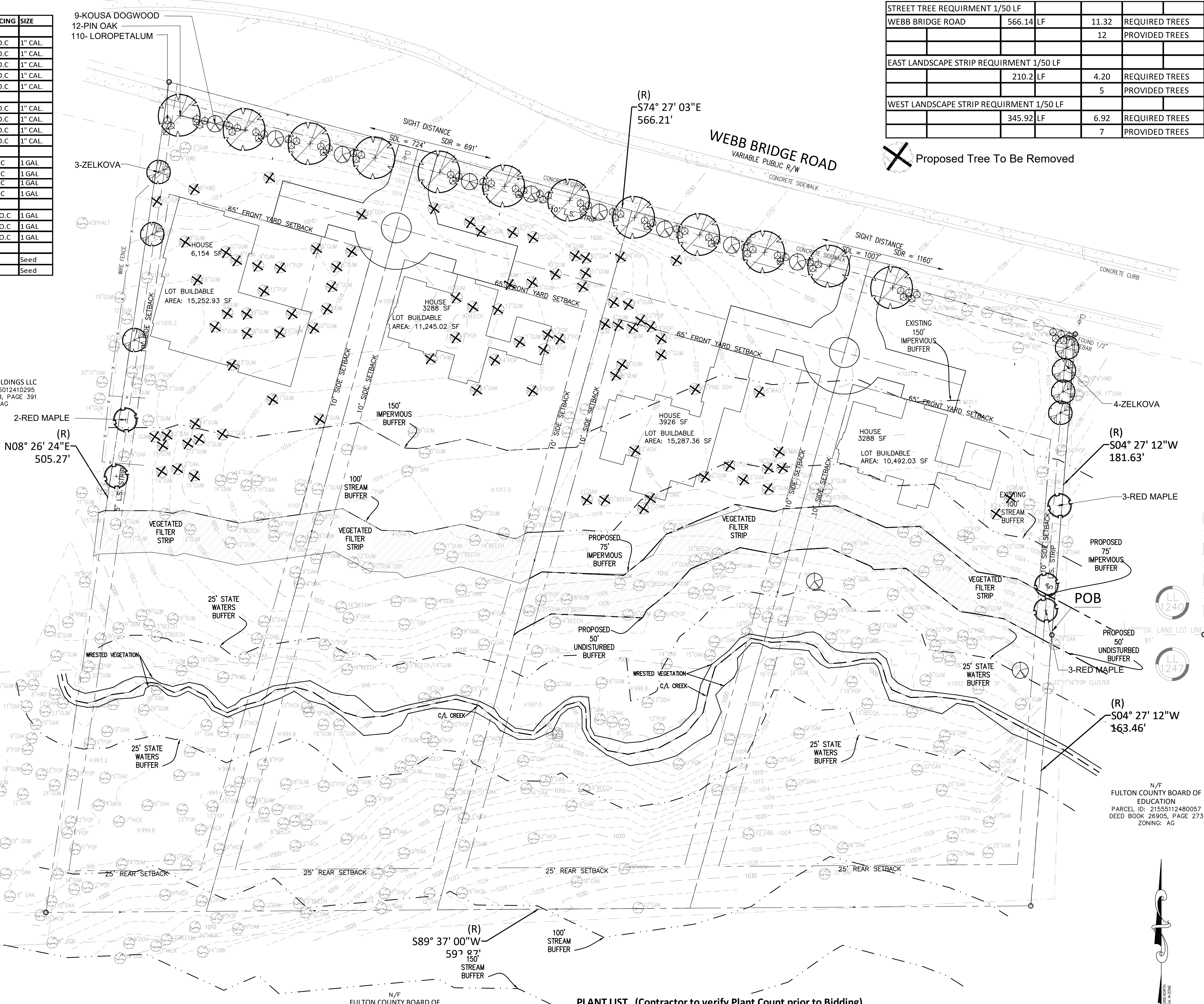


Know what's below.
Call before you dig.

STREET TREE REQUIREMENT 1/50 LF				
WEBB BRIDGE ROAD	566.14	LF	11.32	REQUIRED TREES
			12	PROVIDED TREES
EAST LANDSCAPE STRIP REQUIREMENT 1/50 LF				
	210.2	LF	4.20	REQUIRED TREES
			5	PROVIDED TREES
WEST LANDSCAPE STRIP REQUIREMENT 1/50 LF				
	345.92	LF	6.92	REQUIRED TREES
			7	PROVIDED TREES



Proposed Tree To Be Removed



Planting Notes

1. The normal planting season for installation of plant materials for restoration work is October 15-April 15. If plant installation is to occur during the growing season, special consideration should be given for supplemental irrigation to ensure survival of installed plant materials.
2. The attached plant list is provided as a guideline for the selection of plants material to be utilized in restoring buffer areas. (See Sheet DT-1) Please consult an expert for the specific regarding your site conditions. The list provided is not inclusive, but generally represents the majority of native plant material that is grown by nurseries. Cultural requirements were drawn from: Dorr (1983) Manual of Woody Landscape Plants; Jones & Jones (1989) Native Shrubs and Woody Vines of the Southeast; Jones & Korman (1990) Gardening with Native Wildflowers; and Brown & Fickman (1996) Trees of Georgia and Adjacent States.

Planting Notes

1. Seeding rates based on pure live seed.
2. Plant materials selected are based on commercial availability.
3. Other commercial mixtures can be used.
4. Use annual ryegrass as cover crop when seeding during the dormant season.
5. The hardness rating is an indication of the individual species' ability to survive adverse conditions during the initial establishment period.

NOTE:

1. ANY DEMOLITION WITHIN THE CRITICAL ROOT ZONES TO BE DONE BY HAND/NO HEAVY MACHINERY ALLOWED IN THE C.R.Z. AREAS
2. CONTRACTOR AND OWNER MUST ENSURE UTILITIES ARE DISCONNECTED PRIOR TO ANY DEMOLITION WORK TAKING PLACE.
3. DO NOT TRENCH IN THE SILT FENCE WITHIN THE DRIP LINE OF ANY TREES (USE HAIRBARS). ANY REMOVAL OF DEBRIS WITHIN THE CRITICAL ROOT ZONE OF THE TREES WILL BE DONE BY HAND/NO HEAVY MACHINERY ALLOWED WITHIN THE C.R.Z.
4. NO TREES ARE TO BE DESTROYED DURING DEMOLITION, NO CUT OR FILL OF EARTH WITHIN THE CRZ OF AN EXISTING TREE.

BUFFER REVEGETATION GUIDELINES

1. Areas within all buffers must have 100-percent coverage with native plants. Refer to attached Appendix A for a list of suitable plants. These plants shall be installed in the following proportions:
 - 40% Large Trees – only 20% of the total quantity of large trees may be pine
 - 25% Small Trees
 - 20% Shrubs
 - 15% Forbs –Grasses/Ground Cover/Perennials

Seed all disturbed areas with:
10 lbs/acre Prairie Virginiana
10 lbs/acre Elymus Virginicus

PLANT LIST (Contractor to verify Plant Count prior to Bidding)						
COMMON NAME	SCIENTIFIC NAME	QNTY	HEIGHT	SPREAD	SIZE	
TREES		33				
Red Maple	Acer rubrum	5	12-14' MIN	2-3' min	4" cal	
Pin Oak	Quercus palustris	12	12-14' MIN	2-3' min	4" cal	
Kousa Dogwood	Cornus Kousa	9	6-8' MIN	2-3' min	3" cal	
Japanese Zelkova	Zelkova serrata	7	12-14' MIN	2-3' min	4" cal	
SHRUBS						
Ever Red Fringe Flower	Loropetalum chinense 'Chang Nian Hong'	57	24"	18" min	3 Gal	



E-SEAL AND SIGNATURE
E-SEALED: E-SEALED-DATE

pland
ENGINEERING & ARCHITECTURE

6075 BARFIELED ROAD
SANDY SPRINGS, GA 30328
DIRECT: 404-644-2457
mike@getpland.net
www.getpland.net

[illegible][illegible]

SHEET DESCRIPTION:	LANDSCAPE PLAN
	LOCATION:
3973 WEBB BRIDGE RD ALPHARETTA, GA 30005	
CHECKED BY:	RC
DRAWN BY:	MM

CIVIL	
JOB NO: #####	SHEET L.1
DATE: 5/23/2022	

NOT RELEASED FOR CONSTRUCTION

1. See specifications for drainage test requirements prior to planting.
2. Do not allow air pockets to form when backfilling.
3. Immediately soak with water.
4. Do not break rootball.



1. Excavate rootball pit.
2. Add excavated soil & tamp.
Set tree such that top of rootball
is 2-3" higher than finished grade.
3. Backfill with soil mix & "water in".
4. Complete backfilling, construct a trench edge
& add specified mulch.
5. Stake & guy securely.

N.T.S.



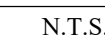
1. Lay out bed and outline with trench edge. Place soil from edge within bed.
2. Rototill bed to a depth of 12". Spread 4" Min. layer of planting soil mix over bed. Rototill soil mix into top of bed. Install plants and mulch. Water thoroughly.

N.T.S



1. Prepare Finish Grade (As Per Specifications)
2. Apply Lime & Fertilizer Roto-till (As Per Soil Test Analysis)
3. Water Area To Be Sodded Prior To Laying Sod.
4. Lay Sod; Roll Sod; & Water Thoroughly.

N.T.S

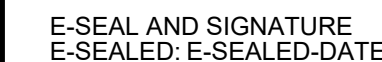
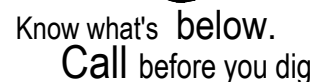


- PLANTING NOTES:

1. Contractor is responsible for locating all underground utilities and shall avoid damage to utilities during the course of the work. Contractor is responsible for repairing any and all damage to utilities, site structures, etc., resulting from landscape construction.
2. All plants must be vigorous, healthy material, free from pests and disease.
3. All plants and trees must meet all requirements specified in the plant list, details, and specifications.
4. All trees must be guyed or staked as shown in the details.
5. All plants and planting areas must be mulched as specified.
ALL Mulch to be shredded hardwood mulch, no Pine Straw mulch on Kohls Parcel..
6. Contractor is responsible for verifying all quantities shown on these plans prior to pricing the work. In case of discrepancy between the plan and plant list the plan governs.
7. Contractor is responsible for completely maintaining the work (including but not limited to: watering, mulching, spraying, fertilizing, etc.) of all planting areas and lawns until total acceptance of the work by the Landscape Architect and Owner.
8. Contractor shall completely guarantee all work for a period of one year beginning at the date of acceptance. Contractor shall make all replacements promptly (as per direction of the Owner.)
9. Contractor shall stake or mark all plant material locations prior to installation. Contractor shall have Landscape Architect approve all staking prior to installation.
10. All trees in leaf must be acclimated for two weeks under mist system prior to installation.
11. Any material which dies, or defoliates (prior to acceptance of the work) will be promptly removed from the site and be replaced.
12. Standards set forth in "American Standard For Nursery Stock" represent general guideline specifications only and shall constitute minimum quality requirements for plant material.
13. All plant material shall be Grade A or better.
14. Berms are to be constructed of clean, friable, well drained, topsoil.

PERENNIAL & SEASONAL COLOR PLANTING NOTES:

1. Excavate seasonal color bed to a depth of 4". Breakthrough "hardpan", remove all stones, roots, debris, "whiteclay" and poor draining soils. Roto-till Excavated bed an additional 8" +\--.
2. Slope the base of the seasonal color bed to the trench edge and drain lines.
3. Prepare PLANTING SOIL MIX consisting of the following amendments per 50 sq. ft. of soil:
 - 6 cf. Soil Conditioner
 - 100 lbs. Topsoil
 - 5 lbs. Lime
4. Add 6" of planting soil to excavated bed and roto-till into existing soil.
5. Place additional planting soil mix to raise the entire bed 6" above the original grade.
6. Roto-till entire bed to a depth of 18" +\--.
7. Evenly spread a balanced fertilizer, appropriate to a variety of seasonal color at a maximum rate of 2.5 lbs. per 100 sq. ft. and rake into the top 3" of soil.
8. Plant perennials and seasonal color as specified & detailed at the indicated spacing shown.
9. Trench edge perennial and seasonal color bed, mulch as specified and water thoroughly.

[illegible]

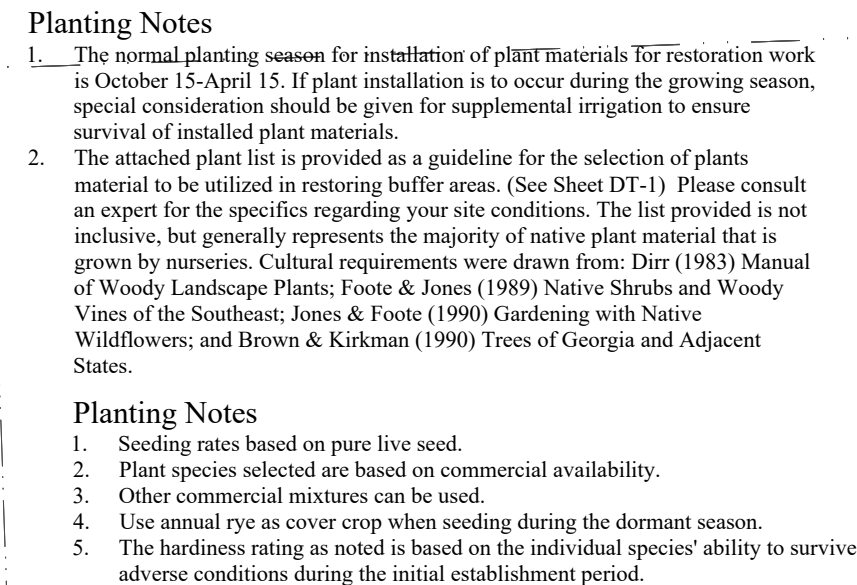
THESE DOCUMENTS TRANSMIT THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPTS, THE DIMENSIONS OF THE BUILDING, THE LOCATION OF THE BUILDING, THE FORMS, AND ALL RELATED DOCUMENTS ARE THE PROPERTY OF THE DESIGN TEAM AND MAY BE REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE DESIGN TEAM. THESE DOCUMENTS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE DESIGN TEAM. THESE DOCUMENTS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE DESIGN TEAM. THESE DOCUMENTS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE DESIGN TEAM.

SHEET DESCRIPTION: LANDSCAPE DETAILS	LOCATION: 3973 WEBB BRIDGE RD. ALPHARETTA, GA 30005
	CHECKED BY: RC
DRAWN BY: MM	

CIVIL	
JOB NO: #####	SHEET L.2
DATE: 5/23/2022	

NOT RELEASED FOR CONSTRUCTION

COMMON NAME	SCIENTIFIC NAME	QNTY	SPACING	SIZE
LARGE TREES		EA		
RED MAPLE	Acer rubrum	20	20' O.C	1" CAL.
MAGNOLIA	Magnolia Grandiflora	8	20' O.C	1" CAL.
WATER OAK	Quercus Nigra	8	20' O.C	1" CAL.
RIVER BIRCH	Betula Nigra	8	20' O.C	1" CAL.
LOBLOLLY PINE	Pinus Taeda	8	20' O.C	1" CAL.
SMALL TREES		EA		
Southern Sugar Maple	Acer Barbatum	8	15' O.C	1" CAL.
American holly	Ilex Opaca	8	15' O.C	1" CAL.
Flowering Dogwood	Cornus Florida	8	15' O.C	1" CAL.
American hornbeam	Carpinus Caroliniana	8	15' O.C	1" CAL.
SHRUBS		EA		
Oakleaf hydrangea	Hydrangea Quercifolia	40	5' O.C	1 GAL
Mountain Azalea	Rhododendron Canescens	40	5' O.C	1 GAL
Carolina Rhododendron	Rhododendron minus	40	5' O.C	1 GAL
American Elder	Sambucus Canadensis	40	5' O.C	1 GAL
FORBS/GROUNDCOVERS/PERENNIALS		EA		
Butterfly Weed	Asclepias Tuberosa	40	6.5' O.C	1 GAL
Swamp Sunflower	Helianthus Angustifolius	40	6.5' O.C	1 GAL
Black-Eyed Susan	Rudbeckia Hirta	60	6.5' O.C	1 GAL
GRASSING		SF		
Virginia Wild Rye	Elymus virginicus 20 LBS/ACRE	1000		Seed
Switchgrass	Panicum virgatum - 10 LBS/ACRE	1000		Seed



1. ANY DEMOLITION WITHIN THE CRITICAL ROOT ZONES TO BE DONE BY HAND.NO HEAVY MACHINERY ALLOWED IN THE C.R.Z. AREAS.
2. CONTRACTOR AND OWNER MUST ENSURE UTILITIES ARE DISCONNECTED PRIOR TO ANY DEMOLITION WORK TAKING PLACE.
3. DO NOT TRENCH IN THE SILT FENCE WITHIN THE DRIP LINE OF ANY TREES (USE HAYBALES). ANY REMOVAL OF DEBRIS WITHIN THE CRITICAL ROOT ZONE OF THE TREES WILL BE DONE BY HAND.NO HEAVY MACHINERY ALLOWED WITHIN THE C.R.Z.
4. NO TREES ARE TO BE DESTROYED DURING DEMOLITION. NO CUT OR FILL OF EARTH WITHIN THE CRZ OF AN EXISTING TREE.

1. Areas within all buffers must have 100-percent coverage with native plants. Refer to attached Appendix A for a list of suitable plants. These plants shall be installed in the following proportions:

40% Large Trees – only 20% of the total quantity of large trees may be pine
25% Small Trees
20% Shrubs
15% Forbs -Grasses/Ground Cover/Perennials

Seed all disturbed areas with;
10 lbs/acre *Panicum Virgatum*
20 lbs/acre *Elymus Virginicus*



Proposed Tree To Be Removed

E-SEAL AND SIGNATURE
E-SEALED: E-SEALED-DATE



6075 BARFILED ROAD
SANDY SPRINGS, GA 30328
DIRECT: 404-644-2457
mike@getpland.net
www.getpland.net

[illegible][illegible]

SHEET DESCRIPTION: LANDSCAPE PLAN

LOCATION: 3973 WEBB BRIDGE RD.
ALPHARETTA, GA 30005

CHECKED BY:	RC
DRAWN BY:	MM

CIVIL

JOB NO: #####	SHEET L.1
DATE: 5/25/2022	

NOT RELEASED FOR CONSTRUCTION



Know what's below.
Call before you dig.

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

Legend of Symbols & Abbreviations

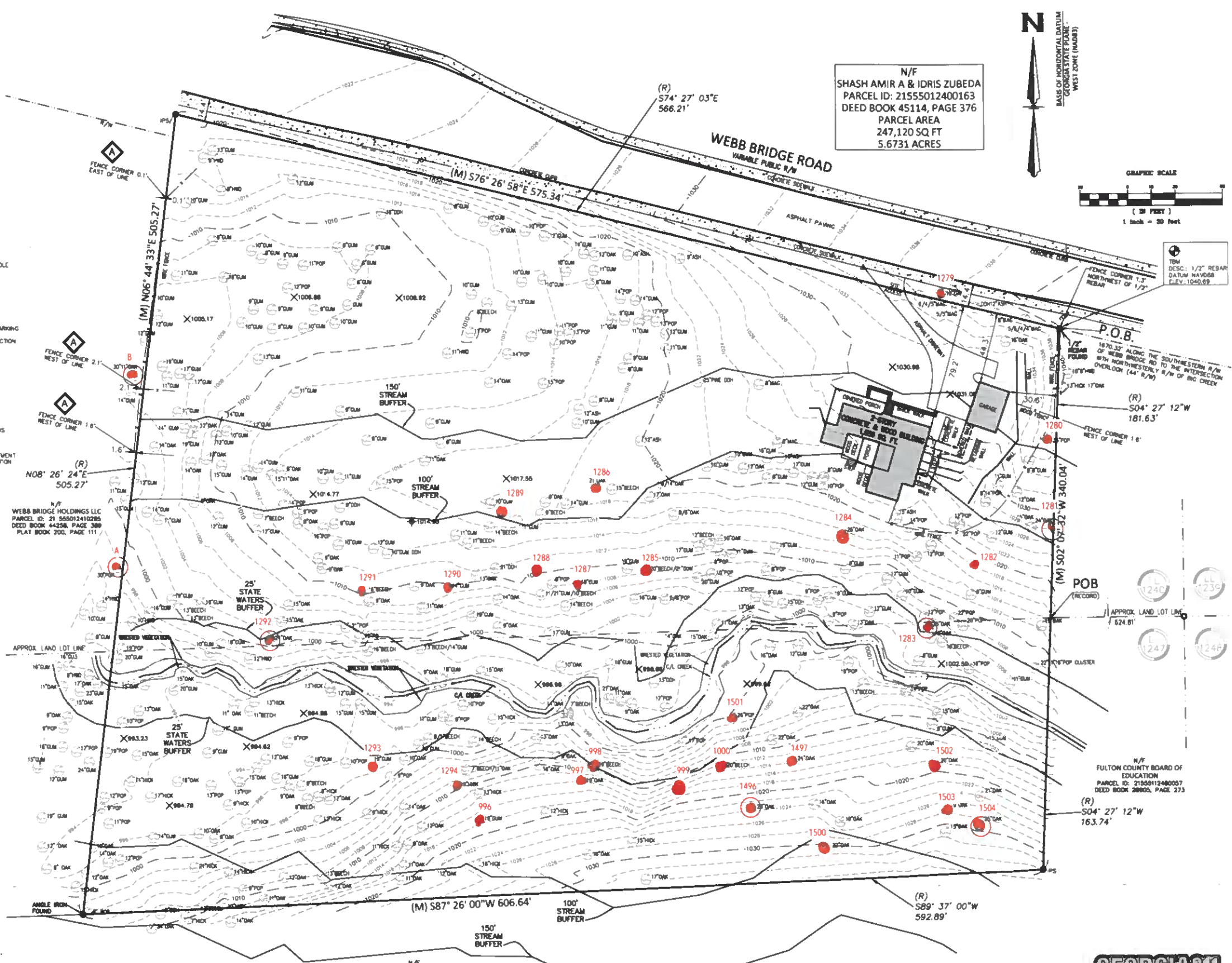
- | | | |
|----------------------|---------------------------|---|
| POWER POLE | TRAFFIC SIGNAL BOX | SANITARY MANHOLE |
| LIGHT POLE | SIGNAL LIGHT | CLEAN OUT |
| QUI WIRE | SIGN (AS NOTED) | GAS MANHOLE |
| ELECTRIC MANHOLE | TOWER | GAS VALVE |
| ELECTRIC METER | MONITORING WELL | GAS METER |
| ELECTRIC VAULT | FLAG POLE | HANDICAPPED PARKING |
| TRANSFORMER | WATER VALVE | WATERED END SECTION |
| AIR CONDITIONER UNIT | FIRE HYDRANT | BENCHMARK |
| TELEPHONE MANHOLE | SIAMSE FIRE HYDRANT | (R) RECORD |
| TELEPHONE PEDESTAL | WATER MANHOLE | (M) MEASURED |
| CABLE BOX | BACKFLOW PREVENTER | (C) CALCULATED |
| STORM DRAIN MANHOLE | WATER METER | VOL. VOLUME |
| STORM DRAIN INLET | WELL HEAD | PG. PAGE |
| STORM PIPE | POINT OF ACCESS | O.R. OFFICIAL RECORDS |
| ORLEASE TRAP | OVERHEAD WIRES | P.B. PLAT BOOK |
| | UNDERGROUND ELECTRIC LINE | G.D.O.T. GEORGIA DEPARTMENT OF TRANSPORTATION |
| | GAS LINE | 800 PG. 100, 1000 |
| | WATER LINE | |
| | STORM DRAIN LINE | |
| | SEWER LINE | |

Surveyor's Certification

As required by subsection (c) of O.C.G.A. Section 15-6-67, this map or plat has been prepared and issued for submittal and approval by the local jurisdiction as is evidenced by the approval certificates, signatures, stamps, or statements here. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of the survey or map as to intended use of any parcel.

Furthermore, the undersigned land surveyor certifies that: IN MY OPINION, THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT OCGA 15-6-67.

Seaton G. Shepherd, Jr.
Registered Land Surveyor No. 2136
In the State of Georgia
Date of Plat or Map: March 30, 2022
Last Revised:



ALTA/NSPS LAND TITLE SURVEY OF:
3973 WEBB BRIDGE ROAD
TAX PARCEL 21555012400163
LAND LOT 1240 & 1247, 2ND DISTRICT
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

Sheet / Drawing Scale
1" = 30'
Unless Otherwise Noted
GSA Project No.
21-01-550
Drawn By / Field Crew
SCM 03/03/2022
Sheet No. 02 OF 02

GRANT SHEPHERD & ASSOCIATES, INC.
735 LONGLEAF BOULEVARD, SUITE A LAWRENCEVILLE, GA 30046
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Tree Study Report

3973 Webb Bridge Road, Alpharetta GA

Date of Inspection 4/27/2022

Inspector

Jesse Milton
ISA #SO-11708
Email: jesse@onebark.com

Design Professional

Reginald Crayton
reggie@getpland.net

INTRODUCTION

This inspection was made to verify trees that meet Specimen Tree criteria and/or meet the criteria for an Arborist Report as outlined in the Alpharetta municipal code.

METHODOLOGY

The project site was traversed to identify trees that meet the minimum size criteria for Specimen trees. This inspection uses Level I and Level II assessment standards. Level III standards can be applied at the customers request. All tree sizes were measure as DBH (Diameter at Breast Height, 4.5 feet above soil level).

The project site was traversed to identify trees that meet the minimum size criteria for Specimen trees, including boundary trees within 30 feet outside of the parcel limits and potential 'Trees of Character.' Boundary trees can only be inspected from the subject parcel, unless written permission is given by the neighboring parcel owner. This inspection uses Level I and Level II assessment standards. Level III standards can be applied at the customers request.

Any tree which qualifies for special consideration for preservation due to its size, type, condition, location or historical significance and which also meets the minimum size criteria set forth below:

30-inch DBH or larger for trees in the Pinus genus
30-inch diameter or larger for trees in the Sweetgum or Tulip poplar genus
20-inch DBH or larger for trees in the Cedrus, Thuja, or other ecologically similar trees
20-inch diameter or larger for trees in the Beech, Nyssa, Persimmon, Sassafras, or other ecologically similar trees
20-inch diameter or larger for Magnolia grandiflora and those cultivars that generally reach a mature height over 40'
24-inch DBH or larger for trees in all other genera
10-inch DBH or larger for Sourwood
Understory Trees: 8-inch DBH diameter or largert

DEFINITIONS OF TREE HEALTH

GOOD - Few if any pathological problems exist; canopy is full, leaf density is above average, and live crown ratio is generally 50% or greater

FAIR - vigor is reasonable but a minor pathological problem may exist; leaf density is average; live crown ratio may be less than 50%. Most urban trees fall in this category.

POOR - vigor is waning, some dieback may be present, leaf density is below average; a significant pathological problem may be present; decay may exist within vital structures.

DECLINING - vigor is terminal, dieback is developing or is inevitable; tree has a limited life expectancy of less than 5 years.

Tree 996

Status: **SPECIMEN**

Cataloged : 4/27/2022

Species 24" Oak, white, *Quercus alba*

Condition: Fair health. No significant problems identified; Structure is Single, No significant problems identified
Other notes:



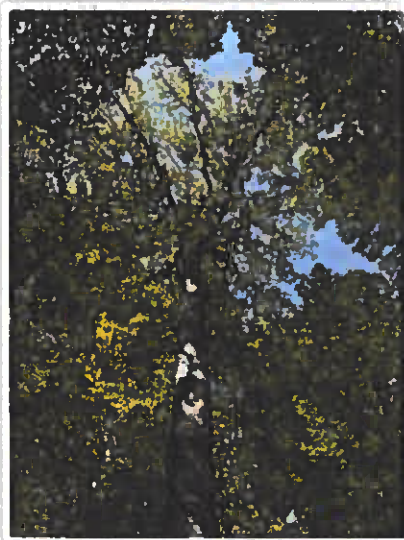
Tree 997

Status: **SPECIMEN**

Cataloged : 4/27/2022

Species 26" Oak, white, *Quercus alba*

Condition: Good health. No significant problems identified; Structure is Single, No significant problems identified
Other notes:



Tree 998

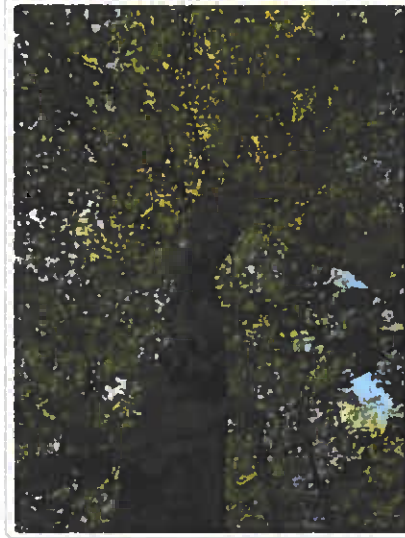
Status: **SPECIMEN**

Cataloged : 4/27/2022

Species 22" Beech, American, *Fagus grandifolia*

Condition: Fair health. No significant problems identified; Structure is Asymmetric, No significant problems identified

Other notes:



Tree 999

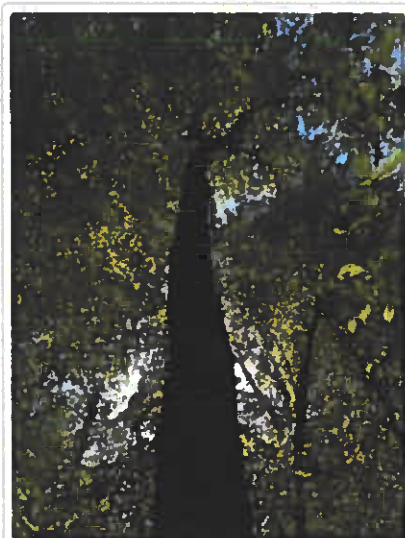
Status: **SPECIMEN**

Cataloged : 4/27/2022

Species 24" Hickory, pignut, *Carya glabra*

Condition: Good health. No significant problems identified; Structure is Asymmetric, No significant problems identified

Other notes:



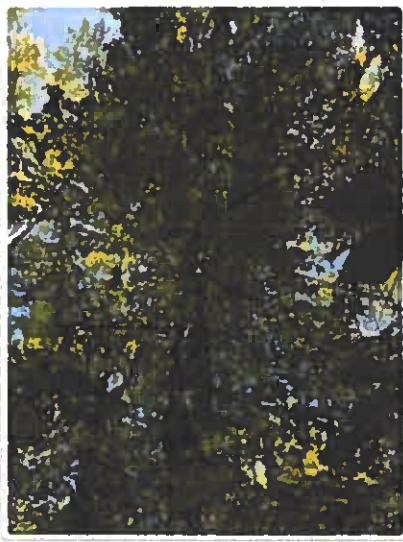
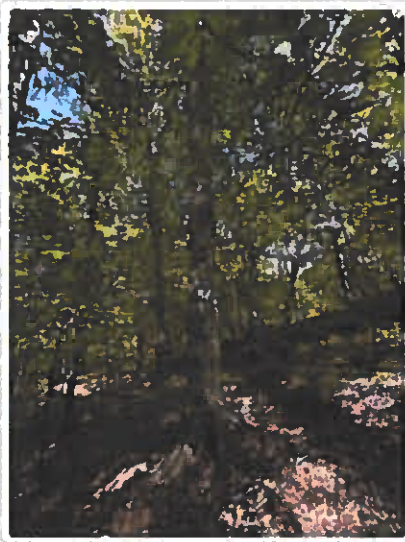
Tree 1000

Status: **SPECIMEN**

Cataloged : 4/27/2022

Species 22" Beech, American, *Fagus grandifolia*

Condition: Good health. No significant problems identified; Structure is Single, No significant problems identified
Other notes:



Tree 1279

Status: **NOT SPECIMEN**

Cataloged : 4/27/2022

Species 27" Oak, water, *Quercus nigra*

Condition: Poor health. major canopy loss/mutilation from overhead utility pruning; improper reduction cuts;
Structure is Topped
Other notes: Does not meet condition criteria



Tree 1280

Status: **NOT SPECIMEN**

Cataloged : 4/27/2022

Species 41" Tuliptree, *Liriodendron tulipifera*

Condition: Poor health. entire stem is dead (photos 1,2), decay in trunk base; Structure is Multiple trunks

Other notes: Does not meet condition criteria



Tree 1281

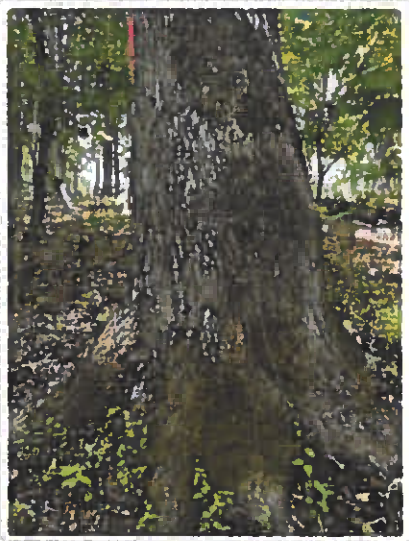
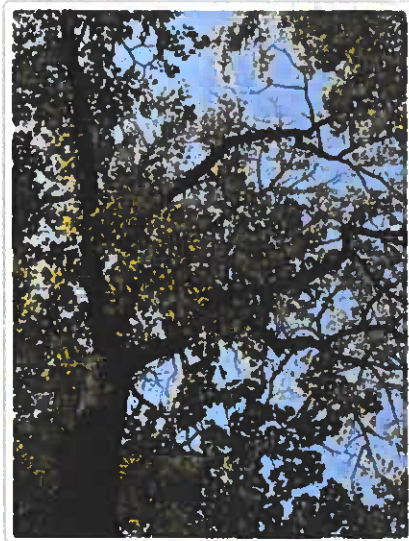
Status: **NOT SPECIMEN**

Cataloged : 4/27/2022

Species 26" Oak, Southern red, *Quercus falcata*

Condition: Poor health. Leaf density is below average, Tree appears to be in decline; Structure is Single, wire fence imbedded in lower trunk

Other notes: Does not meet condition criteria



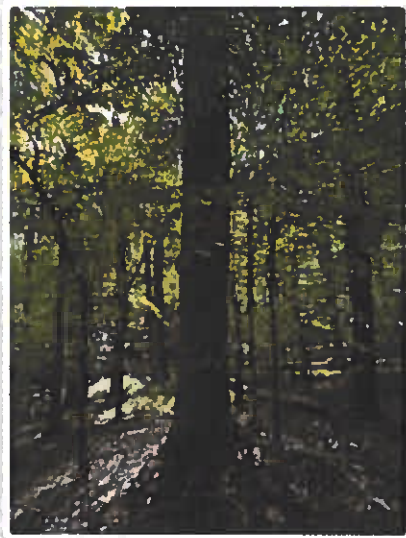
Tree 1282

Status: **SPECIMEN**

Cataloged : 4/27/2022

Species 30" Tuliptree, *Liriodendron tulipifera*

Condition: Good health. No significant problems identified; Structure is Single, No significant problems identified
Other notes:



Tree 1283

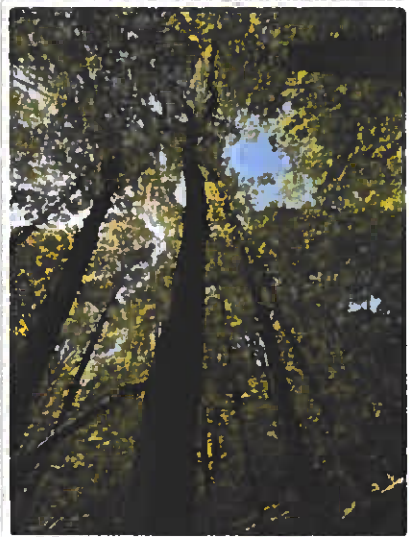
Status: **NOT SPECIMEN**

Cataloged : 4/27/2022

Species 30" Sweetgum, *Liquidambar styraciflua*

Condition: Poor health. Trunk is hollow; resonant when sounded with mallet; Structure is Single, shell wall strength is compromised

Other notes: Does not meet condition criteria



Tree 1284

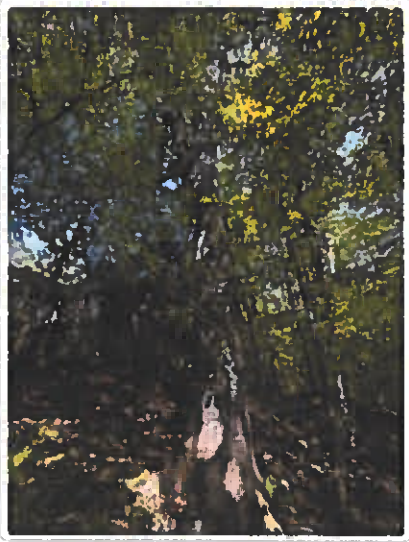
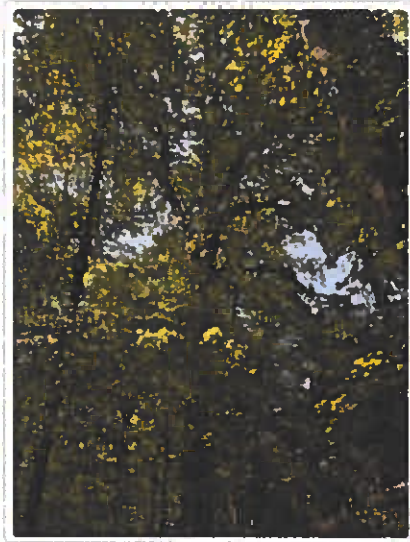
Status: **SPECIMEN**

Cataloged : 4/27/2022

Species 36" Oak, white, *Quercus alba*

Condition: Good health. No significant problems identified; Structure is Single, Low canopy habit; long arching scaffold limb

Other notes:



Tree 1285

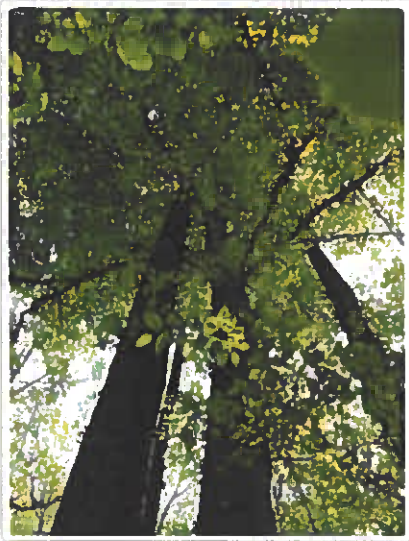
Status: **SPECIMEN**

Cataloged : 4/27/2022

Species 25" Beech, American, *Fagus grandifolia*

Condition: Good health. No significant problems identified; Structure is Single, No significant problems identified

Other notes:



Tree 1286

Status: **NOT SPECIMEN**

Cataloged : 4/27/2022

Species 26" Oak, Southern red, *Quercus falcata*

Condition: Poor health. Dieback developing in canopy (photo 1), likely 10 years life expectancy or less; Structure is Asymmetric, Wide lean to north, canopy mass is on one side

Other notes: Does not meet condition criteria



Tree 1287

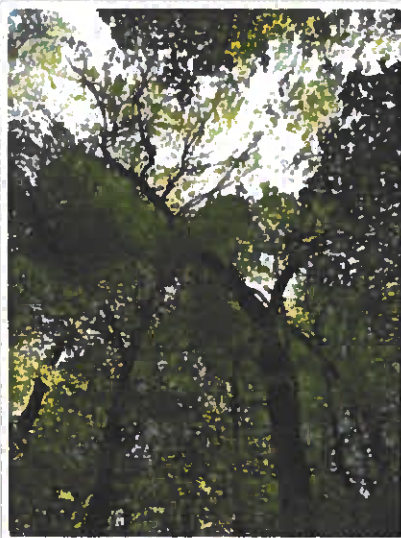
Status: **SPECIMEN**

Cataloged : 4/27/2022

Species 24" Oak, white, *Quercus alba*

Condition: Fair health. No significant problems identified; Structure is Asymmetric, Poor form, main stem bends southward toward stream buffer

Other notes:



Tree 1288

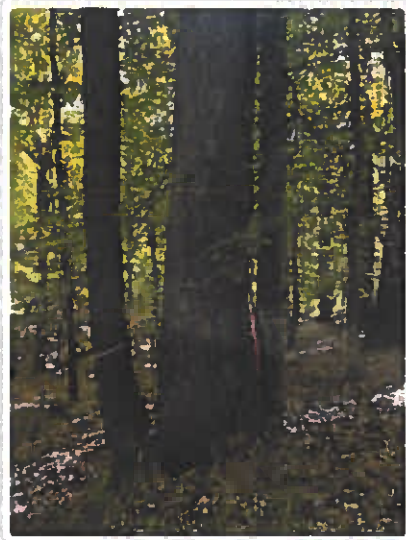
Status: **NOT SPECIMEN**

Cataloged : 4/27/2022

Species 30" Oak, post, *Quercus stellata*

Condition: Poor health. Vigor is waning, leaf density below average; Structure is Single, Poor form, three appears to have been storm damaged, Old injury in upper canopy, decay is visible

Other notes: Does not meet condition criteria



Tree 1289

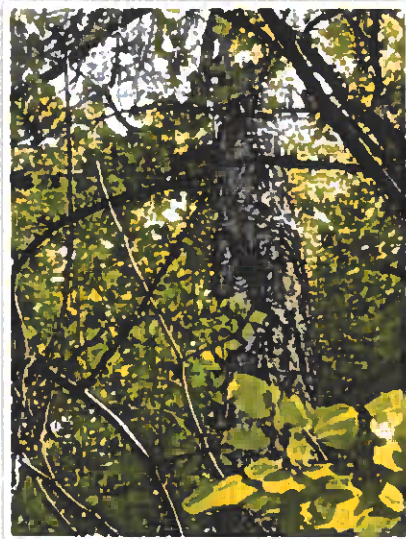
Status: **NOT SPECIMEN**

Cataloged : 4/27/2022

Species 30" Pine, loblolly, *Pinus taeda*

Condition: Poor health. Fusiform canker complex in upper trunk, decay visible (photos 1,2); Structure is Single

Other notes: Does not meet condition criteria



Tree 1290

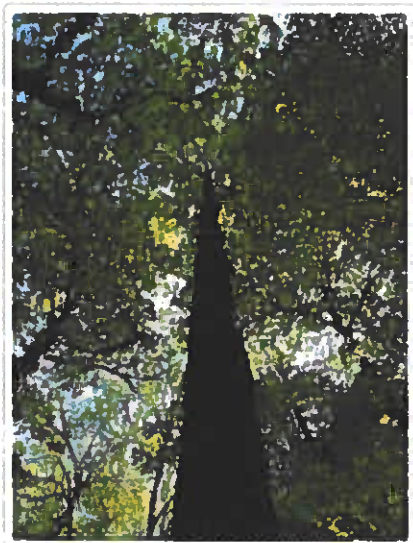
Status: **SPECIMEN**

Cataloged : 4/27/2022

Species 24" Hickory, pignut, *Carya glabra*

Condition: Good health. No significant problems identified; Structure is Single, No significant problems identified

Other notes:



Tree 1291

Status: **SPECIMEN**

Cataloged : 4/27/2022

Species 24" Beech, American, *Fagus grandifolia*

Condition: Good health. No significant problems identified; Structure is Bifurcated, No significant problems identified

Other notes:



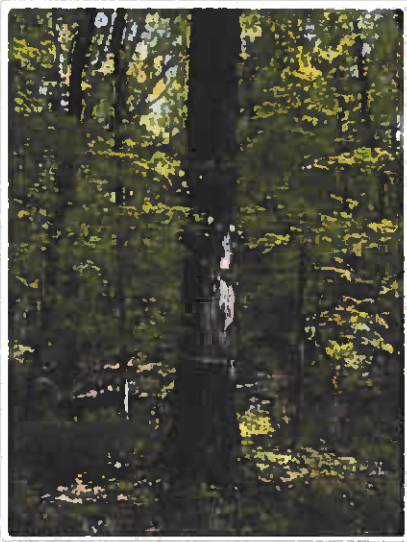
Tree 1292

Status: **SPECIMEN**

Cataloged : 4/27/2022

Species 28" Oak, black, *Quercus velutina*

Condition: Fair health. Large dead scaffold facing stream; Structure is Single, No significant problems identified
Other notes:



Tree 1293

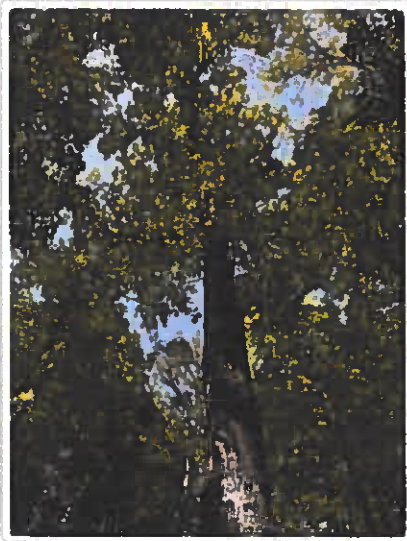
Status: **SPECIMEN**

Cataloged : 4/27/2022

Species 26" Oak, white, *Quercus alba*

Condition: Fair health. No significant problems identified; Structure is Multiple trunks, No significant problems identified

Other notes:



Tree 1294

Status: **SPECIMEN**

Cataloged : 4/27/2022

Species 27" Oak, white, *Quercus alba*

Condition: Good health. No significant problems identified; Structure is Single, No significant problems identified

Other notes:



Tree 1496

Status: **SPECIMEN**

Cataloged : 4/27/2022

Species 25" Oak, white, *Quercus alba*

Condition: Good health. No significant problems identified; Structure is Single, No significant problems identified

Other notes:



Tree 1497

Status: **NOT SPECIMEN**

Cataloged : 4/27/2022

Species 25" Tuliptree, *Liriodendron tulipifera*

Condition: Fair health. Structure is Single

Other notes: Does not meet size and species criteria

Tree 1500

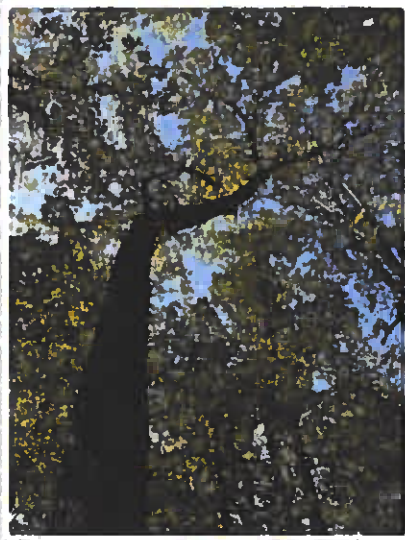
Status: **SPECIMEN**

Cataloged : 4/27/2022

Species 25" Oak, Southern red, *Quercus falcata*

Condition: Fair health. No significant problems identified; Structure is Asymmetric, Very poor form

Other notes:



Tree 1501

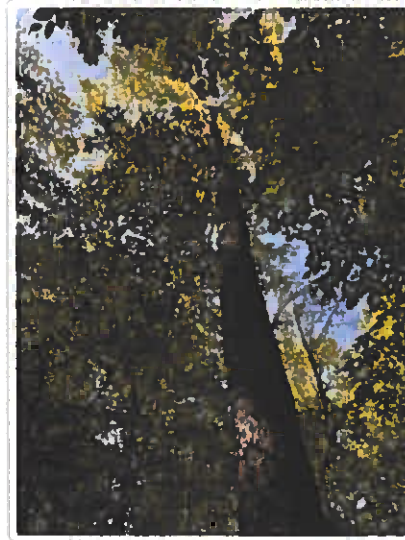
Status: **SPECIMEN**

Cataloged : 4/27/2022

Species 26" Oak, white, *Quercus alba*

Condition: Fair health. No significant problems identified; Structure is Single, Narrow bifurcated canopy

Other notes:



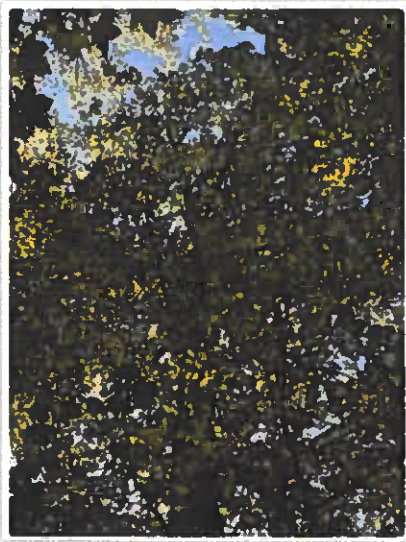
Tree 1502

Status: **SPECIMEN**

Cataloged : 4/27/2022

Species 24" Oak, white, *Quercus alba*

Condition: Good health. No significant problems identified; Structure is Single, No significant problems identified
Other notes:



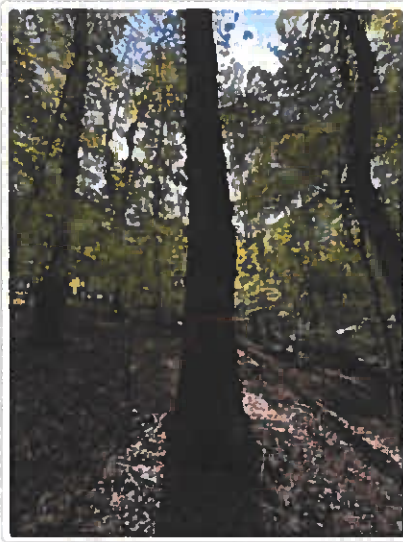
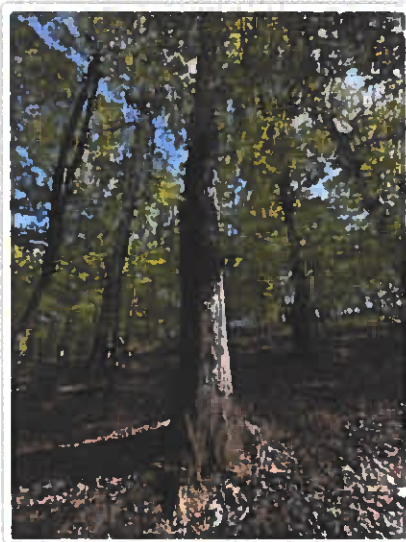
Tree 1503

Status: **SPECIMEN**

Cataloged : 4/27/2022

Species 24" Oak, white, *Quercus alba*

Condition: Fair health. No significant problems identified; Structure is Single, No significant problems identified
Other notes:



Tree 1504

Status: **SPECIMEN**

Cataloged : 4/27/2022

Species 27" Oak, white, *Quercus alba*

Condition: Fair health. No significant problems identified; Structure is Single, No significant problems identified

Other notes:



Tree A

Status: **BOUNDARY TREE**

Cataloged : 4/27/2022

Species 34" Tuliptree, *Liriodendron tulipifera*

Condition: Good health. No significant problems identified; Structure is Single, No significant problems identified

Other notes:



'Tree B

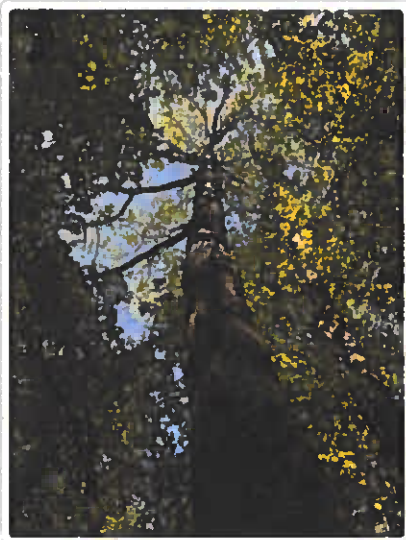
Status: **BOUNDARY TREE**

Cataloged : 4/27/2022

Species 35" Sycamore, *Platanus occidentalis*

Condition: Fair health. Leaf density is below average; Structure is Single, No significant problems identified

Other notes:



Summary

Total Specimen trees identified within study area: 20

Additional Recommendations

NO OBVIOUS TREES OF QUALITY WERE IDENTIFIED ON SITE. Overall site type is undisturbed woodland, with most smaller trees being suppressed or understory. A re-evaluation of Trees of Quality should be made once the overall site and lot design are finalized.

LIMITATIONS

This report is not meant to override any determination by Alpharetta regarding the status of Specimen trees. Additional tree information may be required by the City once the Specimen Tree Report is submitted to Alpharetta, including but not limited to: Trees of Character, Level III assessments, site meetings with the Municipal arborist, and any Tree Maintenance Plan preparation.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments cannot be guaranteed. Clients may choose to accept or disregard the recommendations of the arborists, or to seek additional advice. This inspection was made without the expectation of a particular result.

Certification

Date Certified: 4/29/2022

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
ISA #SO-1170B



Identifyer	TreesAndPlants::Name	dbh_Size	conditionMerge	Status
996	Oak, white	24	Fair health. No significant	Specimen
997	Oak, white	26	Good health. No significant	Specimen
998	Beech, American	22	Fair health. No significant	Specimen
999	Hickory, pignut	24	Good health. No significant	Specimen
1000	Beech, American	22	Good health. No significant	Specimen
1279	Oak, water	27	Poor health. major canopy	Not Specimen
1280	Tuliptree	41	Poor health. entire stem is	Not Specimen
1281	Oak, Southern red	26	Poor health. Leaf density is	Not Specimen
1282	Tuliptree	30	Good health. No significant	Specimen
1283	Sweetgum	30	Poor health. Trunk is hollow	Not Specimen
1284	Oak, white	36	Good health. No significant	Specimen
1285	Beech, American	25	Good health. No significant	Specimen
1286	Oak, Southern red	26	Poor health. Dieback devel	Not Specimen
1287	Oak, white	24	Fair health. No significant	Specimen
1288	Oak, post	30	Poor health. Vigor is waning	Not Specimen
1289	Pine, loblolly	30	Poor health. Fusiform cank	Not Specimen
1290	Hickory, pignut	24	Good health. No significant	Specimen
1291	Beech, American	24	Good health. No significant	Specimen
1292	Oak, black	28	Fair health. Large dead sca	Specimen
1293	Oak, white	26	Fair health. No significant	Specimen
1294	Oak, white	27	Good health. No significant	Specimen
1496	Oak, white	25	Good health. No significant	Specimen
1497	Tuliptree	25	Fair health. Structure is sin	Not Specimen
1500	Oak, Southern red	25	Fair health. No significant	Specimen
1501	Oak, white	26	Fair health. No significant	Specimen
1502	Oak, white	24	Good health. No significant	Specimen
1503	Oak, white	24	Fair health. No significant	Specimen
1504	Oak, white	27	Fair health. No significant	Specimen
0	Tuliptree	34	Good health. No significant	Boundary tree
0	Sycamore	35	Fair health. Leaf density is	Boundary tree

LOWE ENGINEERS

Webb Bridge Rd Residential Alpharetta, GA – Trip Generation Memo April 8, 2022

Project Description

A residential development with four single-family detached homes is proposed to be built on Webb Bridge Rd in Alpharetta, GA. It is anticipated to be connected to the external roadway via two private driveways on Webb Bridge Rd.

Figure 1: Site Aerial



Trip Generation and Distribution

A trip generation for the proposed development was created using the Institute of Traffic Engineers (ITE) Trip Generation Manual 11th Edition, 2022. A summary of the trip generation can be found below in Table 1.

Table 1: Trip Generation Summary

Land Use Information	Project Trips			Equation Used ¹	In / Out Distribution
	Total	Inbound	Outbound		
210- Single-Family Detached Housing					4 Dwelling Unit
Daily	38	19	19	T = 9.43 (X)	50% / 50%
AM Peak Hour	3	1	2	T = 0.7 (X)	26% / 74%
PM Peak Hour	4	3	1	T = 0.94 (X)	63% / 37%

The proposed development is anticipated to generate 3 AM peak hour vehicle trips (1 inbound, 2 outbound), and 4 PM peak hour trips (3 inbound, 1 outbound). The average daily rate provided by ITE is based on an average development size of 246 units which skews the data high. Actual daily trips are likely to be significantly lower than analyzed.



Community Zoning Information Meeting
May 11, 2022
Department of Community Development
Via Zoom
6:00 PM

This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by Planning Commission, but not quoted or paraphrased. This document includes limited presentation by Planning Commission and invited speakers in summary form. The public is advised that the tapes recorded at said meeting are a matter of public record and are available upon request.

I. Staff Members Present:

- a. Michael Woodman, Planning + Development Services Manager
- b. Alexandra Callum, Planning + Zoning Coordinator
- c. Nikisha Mistry, GIS Specialist

There was a total of 79 participants for the CZIM meeting.

II. Items:

a. Sanctum Serene Wellness

- i. 3235 North Point Parkway.
- ii. Wellness Spa.
- iii. Master Plan amendment.

There were no comments for this item.

b. Event Facility

- i. Manager Michael Woodman spoke for this item because the applicant was not present.
- ii. Special event facility.
- iii. Requesting a maximum occupancy of 408.

c. Off Leash

- i. Full-service restaurant and luxury dog park.
- ii. On the corner of Old Milton Parkway and North Main Street.
- iii. We want to transform the existing building.

Public Comment:

- You are asking for a liquor license. I do not think it is a good idea to have children, liquor, and dogs all in the same area. I am okay with the idea; I am just not for the liquor license portion of it.
- How are we keeping dogs safe at this location? We will be using fencing. Over the last several years, we've seen lots of new dog parks. The new technology is a double gated system so that you don't have wide open access. It will be access controlled to provide safe conditions to both people and dogs.

d. 3973 Webb Bridge Road

- i. 5-acre site.
- ii. Requesting a rezoning to R—12.
- iii. Modern style homes.
- iv. Requesting a variance- there is a perennial creek that runs through the site. The city has a 100' stream buffer and 150' impervious buffer, which makes the lots to the east not able to be developed right now.

Public Comment:



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GEORGIA

- I own the property to the east of this. The creek on this property affects my property. There's a reason the barrier is supposed to be there. There will be buffer left, and we will be doing mitigation.
- It's not so much the construction, but the next 20 years the people will be living there. We are not destroying the buffer; we are just requesting for a reduction. There will also be mitigation. The water would be cleansed before being released back into the creek.
- Jay Perek- As Reggie was saying, along with requesting a reduction, we are also proposing to increase the quality of the buffer, and that's what he was referring to with the mitigation. There is still a 50' buffer that will remain.
- Can you give some examples of best mitigation practices? We are trying to see if we can do some dry wells. It infiltrates the water in the ground instead of taking it to the creek.

e. Beazer Homes

- i. Corner of Rock Mill Road and Haynes Bridge Road.
- ii. Undeveloped property zoned as office and institution use.
- iii. We have taken significant steps to save trees.
- iv. We want to make the corner a community focal point, as we recognize that it's a gateway.
- v. Homes would front along Rock Mill Road.
- vi. As you come into the community, the front doors will face some green pocket areas.
- vii. The variances primary relate to the street scaping for our internal streets and a little along Rock Mill Road.
- viii. The size of the property is too small for modern day office development.

Public Comment:

- On your layout plan, have you taken into consideration the GA400 widening? How much space between the current highway and the property line are you going to lose with the widening? Will you lose some amenity space? We will have to double check on the GA400 plans. There is significant right of way between the ramp and property line. We don't anticipate any issues.
- Do we really need more townhomes in Alpharetta? The roads are so clogged, and this is right on North Point, and there is already so much traffic. Alpharetta needs additional housing. This is a lower density type of community. 43 homes would be constructed. It's a great opportunity to provide additional housing. Residential provides less traffic than office use, which is a benefit.
- It's adding traffic with 2-3 cars per home. The future office use would be more than residential.
- What about impact to schools? It would be fairly minimal.
- We need more homes in Alpharetta, thank you Julie.
- Alpharetta is full!
- We do need more housing. It's dense in downtown, but this isn't too far. My concern is parking. Two car garages are never enough for storage or a large vehicle. Are we allocating enough parking for visitors and extra drivers on this site? The city is proactive with this. One of the aspects of the city's code is to have a minimum 18-foot-wide driveway. Other developments have shorter driveways and not enough parking. We are not seeking a variance on parking.
- Concerned about the tightness of the internal streets where Fire and Public Safety would have to operate. Fire is involved in this process and will have the opportunity to put comments.
- What is the cost of the townhouses? We need some reasonably cost homes.

f. The Bridges

- i. We are wanting to join two properties that have a little different zoning.
- ii. We are wanting to change to R zoning, which is in line with CUP.
- iii. It will be gated.
- iv. Will be high level homes.

Public Comment:



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6:00 PM

GEORGIA

- We backup to the proposed subdivision. We have been here since 2009. What are the plans for water management? I have seen water flowing through the way the property has a crease in it. We will have a detention system that will catch all the stormwater that would collect and funnel down towards you. It will be a huge benefit to you.
- My concern is what it will look like. I'm concerned about a giant eye sore in my backyard. It will be buffered with vegetation and landscaping. I don't think our plan is to do underground detentions.
- We're building 2.5+ million-dollar homes. We do not want to create eye sores. We can talk offline more.
- Do you have specifics of buffers? What efforts will be in place to keep the current trees rather clear cutting? We are trying to minimize any impacts to streams. We redesigned to where we are not asking for any stream buffer variances. We will be cutting in a road where trees will have to go. Other than that, we will try to keep all trees intact. We want to make it feel like the homes have been there forever.
- What about overflow?
- Will there be fencing? What about green screen? There's fence already there. I don't think we plan to do anything different.
- I am also interested on how the pond will be built and the creek that connects to Lake Windward and how that will increase flow.
- I am concerned about the impact. I haven't been there long enough to know what the water situation is like, but I want to make sure an eye sore isn't created.
- Last year, we had an event that some work had to be done on the creek due to lots of rain. I'm worried about all the hardscaping. All the water will end up in the creek. Can it handle that kind of water? The applicant is not required to do a hydrology study at this time. They would do one after receiving an LDP. The applicant will be held to state regulations.

g. Castle View Homes

- i. 2.5-acre parcel on Kimball Bridge Road.
- ii. Zoned AG- requesting rezoning to R15 with some variances.
- iii. Request includes a private cul-de-sac.
- iv. Asking for front yard setback reduction.

Public Comment:

- To the left of the diagram, what will be to the left of the road? Will you level the trees out, and will there be a landscape area? Yes, to the landscape area. We have not gotten this far with City Staff. Currently, the plan shows sidewalk all the way around the cul-de-sac.
- When is the proposed groundbreaking? It has not been decided. Construction would likely begin in the fall.
- What's the proposed value of the homes? Currently, the thought is \$1.1-1.4 million.
- What are you doing about the drainage issues? We have not conducted a full hydrology study. Underwater storm management would happen.
- Can you talk about the plan for the current plants? We want to work with as much of the existing tree cover as we can.
- What are the sizes of the homes? 3000-4000 square foot. 2 story minimum
- What are the variances? Minimum lot width reduction, which isn't unusual for the area. Reduction in front yards to get homes further away from Kimball bridge crossing.
- Our kids use the back part of the property to get to Ocee Park. Can something be provided like an easement? I was not aware- I thought Ocee was fenced. There are trails going through the backyards that you can cut through. What we're doing wouldn't change the current path.
- Do you have a portfolio view of the homes? We can pull information together.



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GEORGIA

- Have you given thought to light pollution? We will have to meet the city's landscape ordinance. We will be putting some screening in to help.
- There are two single family homes adjacent to two lots. The park needs to probably acquire some additional parking. Castle View tried to acquire to purchase lots, but they were not for sale.

h. South of Wills Park

- i. 5.5-acre site.
- ii. 55 townhomes, in addition to a clubhouse and pool.
- iii. Units will range from 2600-4000 square feet.
- iv. Gated community with access onto Wills Road.
- v. Seeking rezoning of the property to downtown mixed use.
- vi. Underground detention water system.

Public Comment:

- Where exactly is it? It's by the car detailing place- this is the large undeveloped area next to it. There are several DT MU areas. One of the goals is to interject residential into commercial areas through mixed use. We are furthering the goals of the comp plan.
- Wills road already has so much traffic. I am against this development.
- The parallel parking is for guest parking, correct? Yes.
- My concern is for pedestrian traffic from this subdivision across Hwy 9 to Wills Park. We are providing connection to Hwy 9 for bicycle and pedestrian. We are not currently working with the city on improvements on Hwy 9, but that's something we can evaluate further with the city.
- GDOT is expanding the sidewalks and adding a sidewalk on Wills Road.

i. North Point Redevelopment

- i. Zoning changes to 83 acres of property to Mixed Use.
- ii. The goal is to build on the foundation of the environment that's here and create an indoor/outdoor mixed use.
- iii. It will be a ten-year development.
- iv. It can have community events of up to 2,500 people.
- v. We would propose 50,000 square feet of entertainment space, and 320 units in the first phase.
- vi. Adds substantial amount of open space, a total of 18 acres.
- vii. From a drainage standpoint, we would be improving the situation.

Public Comment:

- Nothing is set in stone. We had been doing a lot of research to come up with this plan. If are approved, we will begin the middle of next year. I would have to refer you to JCPenney to answer that question.
- We do not currently have any percentage of work force housing. We are open to conversation, but cost of construction would require an incentive program
- All tenants have been spoken to.
- There is new ownership and control of the asset.
- Demolition would be middle of 2023 plan with 24-month construction for first phase
- Our plan is to dedicate our impact fees to stormwater. I believe we will have 2.5 million dollars that would be dedicated towards storm water
- One of the bus transit stops in the middle of the highway. We have found a location that would meet up with our location.

III. Chat Comments:

- Off Leash, I would like to caution the city to approve a conditional use permit for an off leash dog park at the corner of Old Milton and Highway 9. There have already been traffic fatalities at this



Community Zoning Information Meeting
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Via Zoom
6:00 PM

GEORGIA

intersection- there are a combined 12 lanes of high-density traffic here. Dogs can get out of every park; the suggested double gate system does not prevent this. ONE dog that gets to either of these roads will not only be a safety concern for the dog but an incredible safety concern for all Alpharetta families travelling through the heartbeat of the City. If approved, I hope safety is at the center of the conversation and approval.

- And there is also another dog park like this going up at Maxwell Road Jessica. I don't think we need another one.
- NORTH POINT is this already set in stone? If so, when is demolition/groundbreaking scheduled? I have worked for JCP since 1998 and am worried about my job security. Are either of those pink locations that say "retail anchors" going to become JcPenney? If so, where will we be located?
- Please include a percentage of the housing going in here as workforce housing that people who serve the citizens of Alpharetta can afford to live here!
- The NorthPoint Site plan shows the loss of the JC Penny store. Are they going to be kicked out of the mall?
- Are the anchor stores aware and/or going to stay?
- What happened to the redevelopment plan for the Mall that was approved previously, that called for the Sears portion of the mall to be removed and apartments built, along with park area and walking trails?
- When is this first phase going to start?
- Has JcPenney said they wanted to be a part of this plan?
- Part of the old plan called for connection of the storm water area to be a park and connect across the street to the greenway. Why is that being abandoned?
- What about MARTA plans for a station to be located on the property?

IV. Meeting Ended at: 7:30 p.m.

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: 3973 Webb Bridge Road

Contact Name: Reginald Crayton, PE

Telephone: 404-428-3445

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.

No public participation.

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

☒

Letter

☐

Personal Visits

☐

Telephone

☐

Group Meeting

☐

Email

☐

Other (Please Specify) _____

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: Reginald Crayton

Date: 5/4/22

Print Form

CHETAN LUCIANO M
4040 WEBB BRIDGE RD
ALPHARETTA GA 30005

BERRY MARK JEFFERSON
430 RIDGEWOOD WAY
ALPHARETTA GA 30005-4149

MERLETTE DARRYLE & ANGELA
500 WESTWIND POINTE
ALPHARETTA GA 30005

WALKER DAFFANY
700 WESTWIND LANE
ALPHARETTA GA 30005

HORNE JEFFREY J & LYNN
213 MOSSY PL
ALPHARETTA GA 30005

YOUNG MICHAEL S
510 WESTWIND POINTE
ALPHARETTA GA 30005

LU NORMAN
765 WESTWIND LN
ALPHARETTA GA 30005

FREDERICKS JEFFREY L
223 MOSSY PL
ALPHARETTA GA 30005

QIN FENG & WANG NING
520 WESTWIND POINTE
ALPHARETTA GA 30005

BOWERS WILLIAM
755 WESTWIND LANE
ALPHARETTA GA 30005-5492

JOHNSON STEPHEN CARTER & RHONDA S
233 MOSSY PL
ALPHARETTA GA 30005

ALI RAMZAN Z & NIAMAT R
515 WESTWIND POINTE
ALPHARETTA GA 30005

KALAJIAN SHERRIE M & KALAJIAN ANDR
EW D
745 WESTWIND LANE
ALPHARETTA GA 30005

SHASH AMIR A & IDRIS ZUBEDA
3973 WEBB BRIDGE RD
ALPHARETTA GA 30005

MOGHISI MOHAMMAD HADI & ROHANI LEY
LA
415 RIDGEWOOD WAY
ALPHARETTA GA 30005

ALI NIZAR & NASEEM ALI
505 WESTWIND POINTE
ALPHARETTA GA 30005

FULTON COUNTY BOARD OF EDUCATION
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ATLANTA GA 30315

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425 RIDGEWOOD WAY
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CITY OF ALPHARETTA
2 SOUTH MAIN ST
ALPHARETTA GA 30004

PALLAMREDDY KRISHNAIAH & MANNEMALA
PRAVEENA REDDY
710 WESTWIND LANE
ALPHARETTA GA 30005

CATALFANO RICHARD & AMANDA
435 RIDGEWOOD WAY
ALPHARETTA GA 30005

CLOSE KEARY & JENNIFER
445 RIDGEWOOD WAY
ALPHARETTA GA 30005

MENDOZA DELQUIS R & BUSTINZA MARIA
J
720 WESTWIND LN
ALPHARETTA GA 30005

HERINGTON AMY G
420 RIDGEWOOD WAY
ALPHARETTA GA 30005

BURNS FERDINAND III & BETTY JEAN
450 RIDGEWOOD WAY
ALPHARETTA GA 30005

LU FAN & WU YILI
730 WESTWIND LN
ALPHARETTA GA 30005

HEDGES JOHN S & LISA D
410 RIDGEWOOD WAY
ALPHARETTA GA 30202

HARDISON LIVING TRUST THE
440 RIDGEWOOD WAY
ALPHARETTA GA 30005-4149

SHASH AMIR A & IDRIS ZUBEDA
735 WESTWIND LN
ALPHARETTA GA 30005

WEBB BRIDGE HOLDINGS LLC
3953 WEBB BRIDGE RD
ALPHARETTA GA 30005

CITY OF ALPHARETTA
2 SOUTH MAIN ST NW
ALPHARETTA GA 30004

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY
Case #: PHA220016
PH #: CLUP-22-02/Z-22-06/V-22-10

Property Taxes & Code Violations Verified

Fee Paid ☒ Initial: jc

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: Reginald Crayton Telephone: 404-428-3445
Address: 6075 Barfield Road Suite: _____
City: Sandy Springs State: GA Zip: 30328 Fax: _____
Mobile Tel: 404-428-3445 Email: reggie@getpland.net

Subject Property Information:

Address: 3973 Webb Bridge Alpharetta, GA 30005 Current Zoning: AG
District: 10th Section: 1240 Land Lot: 124 Parcel ID: 21555012400163
Proposed Zoning: R-15 Current Use: Residential

This Application For (Check All That Apply):

- | | | |
|--|--|---|
| ☐ Conditional Use | ☐ Master Plan Amendment | ☐ Comprehensive Plan Amendment |
| ☒ Rezoning | ☐ Master Plan Review | |
| ☒ Variance | ☐ Public Hearing | |
| ☐ Exception | ☐ Other <u>(Specify):</u> _____ | |

APPLICANT REQUEST AND INTENT

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

The proposed use of the property is residential, the property will be developed as a 4 lot subdivision.

Applicant's Request (Please itemize the proposal):

Request for a rezoning from Ag (Agriculture) to R-15. R-15 is Dwelling, 'For-Sale', Detached Residential, a district intended for detached 'For-Sale' residential dwellings and related uses, developed on lots of no less than 15,000 square feet.

Request for variances for existing stream buffers. Requesting for a reduction of the City of Alpharetta Stream Buffers by 50% for lots 1 and lot 4. This would reduce the buffer to 50' for the City of Alpharetta undisturbed buffer and 75' for the Impervious Buffer.

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

If approved the proposal would allow for the construction of four lot residential subdivision, with two shared driveways from Webb Bridge RD, associated utilities, and other amenities. The lots will be 1.40 acres in size.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Shash Amir A & Idris Zubeda

Telephone: _____

Address: 12635 Lighthouse Pointe CT

Suite: _____

City Alpharetta

State: GA

Zip: 30005

Authorization:

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

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

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

Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Reginald Crayton, PE

Telephone: 404-428-3445

Address: 6075 Barfield Rd

Suite: _____

City Sandy Springs

State: GA

Zip: 30328

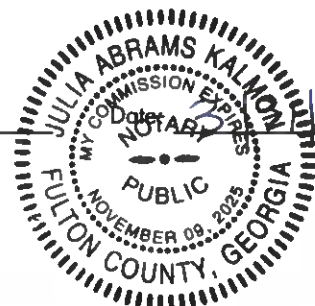
So Sworn and Attested:

Owner Signature: _____

Date: 3/31/2022

Notary:

Notary Signature: _____



PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Shash Amir A & Idris Zubeda

Telephone: _____

Address: 12635 Lighthouse Pointe CT

Suite: _____

City Alpharetta

State: GA

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| ☐ Annexation | ☐ Special Use |
| ☒ Rezoning | ☐ Conditional Use |
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Suite: _____

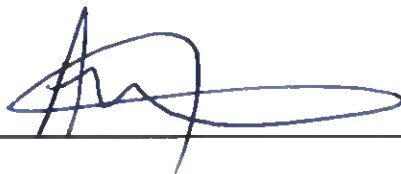
City Sandy Springs

State: GA

Zip: 30328

So Sworn and Attested:

Owner Signature: _____

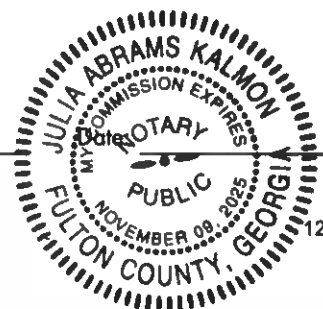


Date: _____

3/31/2022

Notary:

Notary Signature: _____



3/31/2022

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: **Reginald Crayton**

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: **N/A**

Description of Contribution: **N/A** Value: _____

Description of Contribution: **N/A** Value: _____

Description of Contribution: **N/A** Value: _____

Description of Contribution: **N/A** Value: _____

Description of Contribution: **N/A** 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-3.

Signature: 

Date: **3/31/29**

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

The are existing residences/subdivision directly across Webb Bride Rd and closed to the vicinity of both schools located in the area.

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

The proposed development should increase the values of the surrounding properties, and the surrounding business may see a small increase in the amount of patrons. This development will not adversely affect the value or use of the surrounding properties.

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

The property could be developed as currently zoned but would only allow for one home to be constructed. This development would contribute more to the economic base of the city of Alpharetta and is more in line with the City of Alpharetta's Comprehensive Plan, pacifically the community housing vision detailed in the plan.

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

There would not be a substantial increase to the population or traffic due to the construction of this 4 lot subdivision. The average persons per household being 3, the population would increase by 12. The average cars per household is 2, traffic would increase by 8 cars.

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

If approved this development will not have any negative impact schools, or the existing utilities.

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

The Future Land Use Map shows this parcel as public, institutional, education. The properties directly to the west is Low Density residential, and across the street is also Low Density Residential. I think this development does meet the criteria set fourth and is consistent with the City of Alpharetta Comprehensive plan for low density housing developments.

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

The current property is zoned AG, this zoning requires the minimum lot size to be 5 acres which would only allow one home to be constructed. We fee this development will be more consistent with the character of the area and the city of Alpharetta Comprehensive plan.

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

BOARD OF ZONING APPEALS REVIEW CRITERIA

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

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

There is an exiting stream that transverses the subject property. The existing stream has a designation of perennial stream and the city of Alpharetta has a 100 ft stream buffer and a 150ft impervious buffer to protect this stream. Without a reduction in the size of these buffers the it would eastern portion of the property undevelopable.

Rezoning to R-15 allows for the maximum use of the property and will provide more of a community environment for the property.

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

As previously stated, without a reduction in the size of the City of Alpharetta's 100' undisturbed buffers and the 150' impervious buffer, the it would eastern portion of the property undevelopable. This would allow this portion of the property to be develop more easily and provide two additional homes.

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

An existing creek transverses the property and there is a large change in elevation across the property due to the creek.

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.

If approved the requested relief would not cause detriment to the public good or impair the purpose or intent of the zoning code. We will provide the necessary measures to protect the creek and the the aquatic life that inhabits it.

Under the R-15 zoning the development would still have to meet the criteria set fourth in the City of Alpharetta's zoning ordinance for a property with this zoning.

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

SITE PLAN CHECK LIST

This document is provided as a resource for the applicant to assist in the preparation of site plans to be submitted in support of applications for public hearing. The items listed below reflect the minimum information that must be included on all site plans submitted as part of the public hearing process.

Site plans submitted as part of a public hearing application must be drawn to scale, and the scale must be displayed in the lower left corner of the plan page. The maximum page size for original full-size plan documents is 30" x 42". Plan copies submitted as part of the completed application packets may be a maximum of 11" x 17", must be folded to a size of 8.5" x 11", and must be attached to each submittal packet set.

Applications that include site plan documents that do not meet these requirements will not be accepted.

☒	Element Description
☒	Key and/or legend and site location map with North arrow
☒	Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning.
☒	Acreage of the subject property.
☒	Location of land lot lines and identification of land lots.
☒	Existing, proposed, new dedicated, and future reserved rights-of-way of all streets, roads, and rail lines adjacent to and on the subject property.
☒	Proposed streets on the subject site.
☒	Current zoning of the subject site and adjoining properties.
☒	Existing buildings (with square footages, heights, and stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property.
☒	Location of proposed buildings with square footages, heights, and stories.
☒	Layout and minimum lot size of proposed single-family residential lots.
☒	Topography of subject site.
☒	Required and proposed setbacks.
☒	100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps.
☒	Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed.
☒	Tree lines, woodlands, significant trees with critical root zones (1.3 x trunk diameter), and open fields on subject site.
☒	Required and proposed parking spaces, loading, and unloading facilities.
☒	Lakes, streams, and other waters on the site and associated buffers. Wetlands shown on GIS maps or survey.
☒	Proposed stormwater management facilities.
☒	Entrance distance profile assuming the driver's eye at a height of 3.5 feet.
☒	Existing driveways located within 150 feet of the subject property on adjacent or nearby parcels (including those parcels on the opposite side of a public street).
☒	Proposed access driveways and the available intersection sight distance (according to AASHTO Green Book).



Reginald Crayton, PE
6075 Barfield Rd
Sandy Springs, GA 30328

March 31, 2022

City of Alpharetta
Department of Community Development
Alpharetta, GA 30009

Re: Letter of Intent
Public Hearing Application for 3973 Webb Bridge Rd
City of Alpharetta

The Applicant, Reginald Crayton, Agent for the Owner, hereby submits Public Hearing Application for rezoning and variance modification for approximately 5.60-acre tract, herein after referred to as "Property", located at 3973 Webb Bridge Rd, Alpharetta, GA 30005 (Parcel Number 21555012400163). The request to rezone from AG Agricultural to R-15 Dwelling for sale, Detached Residential, for lots of no less than 15,000 square feet, and to modify the zoning variance for the City of Alpharetta 100 feet undisturbed stream buffer and 150 feet impervious stream buffer.

The property currently is zoned AG, Agriculture, and currently has an existing residence on it. This current zoning will only allow for one residence to be constructed as one of the criteria is that the minimum lot size is 15,000 square feet. Rezoning the property to R-15 would allow for four, 3600 square foot residences to be constructed on the property. There will be 2 shared driveways constructed on the property between two residences to limit the number of driveways into Webb Bridge Rd.

The Applicant also request for the reduction of the City of Alpharetta 100-foot undisturbed buffer and the 150-foot impervious buffer. There is an existing



perennial stream that transverses the property, and according the City of Alpharetta zoning ordinance a perennial stream has a 100-foot undisturbed buffer and a 50-foot impervious buffer from the point of wooded vegetation. We are requesting to reduce these buffers by 50% in lots 1 and 4 as shown on the Site Plan submitted with this application. That is to reduce the City of Alpharetta impervious buffer to 75-feet and the undisturbed buffer to 50-feet.

The proposed development will be consistent with the intent of the zoning ordinance for the use will have no adverse impact on the surrounding properties.

The Applicant requests that based upon the factors mentioned above that this Application be approved for the rezoning and variance modification for the subject Property.

Sincerely,

A handwritten signature in blue ink that reads 'Reginald Crayton'. The signature is fluid and cursive.

Reginald Crayton, PE



Reginald Crayton, PE
6075 Barfield Rd
Sandy Springs, GA 30328

March 31, 2022

City of Alpharetta
Department of Community Development
Alpharetta, GA 30009

Re: Public Participation Plan
Public Hearing Application for 3973 Webb Bridge Rd
City of Alpharetta

Public Participation Plan Steps:

- Rent an event hall that will hold 100 – 150 people
- Will send notifications the public within 2 weeks submitting the application
- Will have meeting May 1, 2022
- The meeting will be available in person and also by zoom
- Will inform the citizens of the project and allow them to ask questions



Real Estate

[View Bill](#)[View bill image](#)

As of	3/31/2022
Bill Year	2021
Bill	2110407
Owner	SHASH AMIR A &
Parcel ID	21 -5550-1240-016-3

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	12/1/2021	\$893.09	\$893.09	\$0.00	\$0.00	\$0.00
Interest			\$13.93			\$0.00
TOTAL		\$893.09	\$893.09	\$0.00	\$0.00	\$0.00

©2022 Tyler Technologies, Inc.



Filters

Code Enforcement

Filters

Styling

Filter as map moves ⓘ

Location

3973 Webb Bridge Road

Select attribute filters (8)

☐ Type Description
3 values

⌵⌴

☐ Number
92 values

⌵⌴

☐ Tag
61 values

⌵⌴

☐ Status Code
1 values

⌵⌴

☐ Assigned To
2 values

⌵⌴

Showing 25 of 126 rows

Type Description	Number	Tag	Status
Code Enforcement-Complaints	CE170033	Accessory Structures	OPEN
Code Enforcement-Trees	CE190025	Stop Work Order - Trees	OPEN
Code Enforcement-Complaints	CE190036	Business vehicle in residential zone	OPEN
Code Enforcement-Complaints	CE190043	Business vehicles in residential zone	OPEN
Code Enforcement-Complaints	CE190053	Tree removal without permit	OPEN
Code Enforcement-Complaints	CE190099	Structural Issues	OPEN
Code Enforcement-Complaints	CE190100	Drainage Violation	OPEN
Code Enforcement-Complaints	CE190107	Stop Work Order	OPEN
Code Enforcement-Complaints	CE190108	Stop Work Order	OPEN
Code Enforcement-Complaints	CE200004	Stop Work Order	OPEN
Code Enforcement-Complaints	CE200011	Stop Work Order	OPEN
Code Enforcement-Complaints	CE200065	Deck in a State of Disrepair	OPEN



Filters

Code Enforcement

Filters

Styling

Filter as map moves

Location

3973 Webb Bridge Road

Select attribute filters (8)

☐ Type Description
3 values☐ Number
92 values☐ Tag
61 values☐ Status Code
1 values☐ Assigned To
2 values

Code Enforcement-Complaints	CE200097	STOP WORK ORDER, High G...	OPI
Code Enforcement-Complaints	CE200097	STOP WORK ORDER, High G...	OPI
Code Enforcement-Trees	CE200110	Stop work order	OPI
Code Enforcement-Complaints	CE200130	Stop Work Order	OPI

ENGINEER: PLAND ENGINEERING AND ARCHITECTURE
CONTACT: REGINALD CRAYTON, P.E.
PHONE: 404-428-3445

SITE ADDRESS: 3073 WEBB BRIDGE RD
ALPHARETTA, GA 30005

1. PARCEL NUMBER: 21 555012400180
2. PARCEL AREA: 5.86 ACRES
3. CURRENT ZONING: AGRICULTURAL (AG)
PROPOSED ZONING: R-15
4. DISTRICT: 10TH
5. LAND LOT: 124
6. ALL CONTRACTORS UTILIZING THIS PLAN SET AND THE INFORMATION CONTAINED THEREON SHOULD CALL 1800-382-7411 3 DAYS BEFORE BEGINNING CONSTRUCTION
7. MIN LOT AREA: 15,000 SF
8. MIN. LOT WIDTH: 100 FEET
9. MINIMUM FRONT YARD SET BACK: 35 FEET FROM LOCAL STREETS
85 FEET FROM ALL OTHER STREETS
10. MINIMUM SIDE YARD SETBACK: 10 FEET
11. MINIMUM REAR YARD SETBACK: 25 FEET
12. MAX BUILDING HEIGHT: 35 FEET
13. MINIMUM FLOOR AREA OF A DWELLING UNIT: 1,000 SF

N/P
WEBB BRIDGE HOLDINGS LLC
PARCEL ID: 220003340000
DEED BOOK 64299, PAGE 301
220003340000

(R)
N08° 26' 24"E
505.27'

PROPERTY : 2
60958.64 SQ FT
1.40 ACRES..

PROPERTY : 3
- 60974.91 SQ FT
1.40 ACRES

PROPERTY : 4
60797.48 SQ F
1.40 ACRES

PROPERTY :
61146.06 SQ F
1.40 ACRES

FULTON COUNTY BOARD OF
EDUCATION
PARCEL ID: 2000013400007
0020 BOON AVE., PARK 273
JANES, GA

FULTON COUNTY BOARD OF
EDUCATION
PHONE: 215-881-2400
DEED BOOK 2808, PAGE 273
SCHOOL: A8

811
Know what's below
Call before you dig

E-SEAL AND SIGNATURE
E-SEALED: E-SEALED-DATE

plano
ENGINEERING & ARCHITECTURE

6075 BARFIELD ROAD
SANDY SPRINGS, GA 30328
DIRECT: 404-844-2457
mike@catland.net
www.catland.net

[illegible]

12. The following information is being furnished to you by the Department of the Treasury, Internal Revenue Service, for your information. It is based on information received from the Internal Revenue Service, Internal Revenue Manual, Section 6011, dated 10/1/80, and is subject to change without notice. It is not intended to constitute a contract, and it is not intended to be used for any purpose other than for information only. It is not intended to be used for any purpose other than for information only. It is not intended to be used for any purpose other than for information only.

SHEET DESCRIPTION:

SITE PLAN

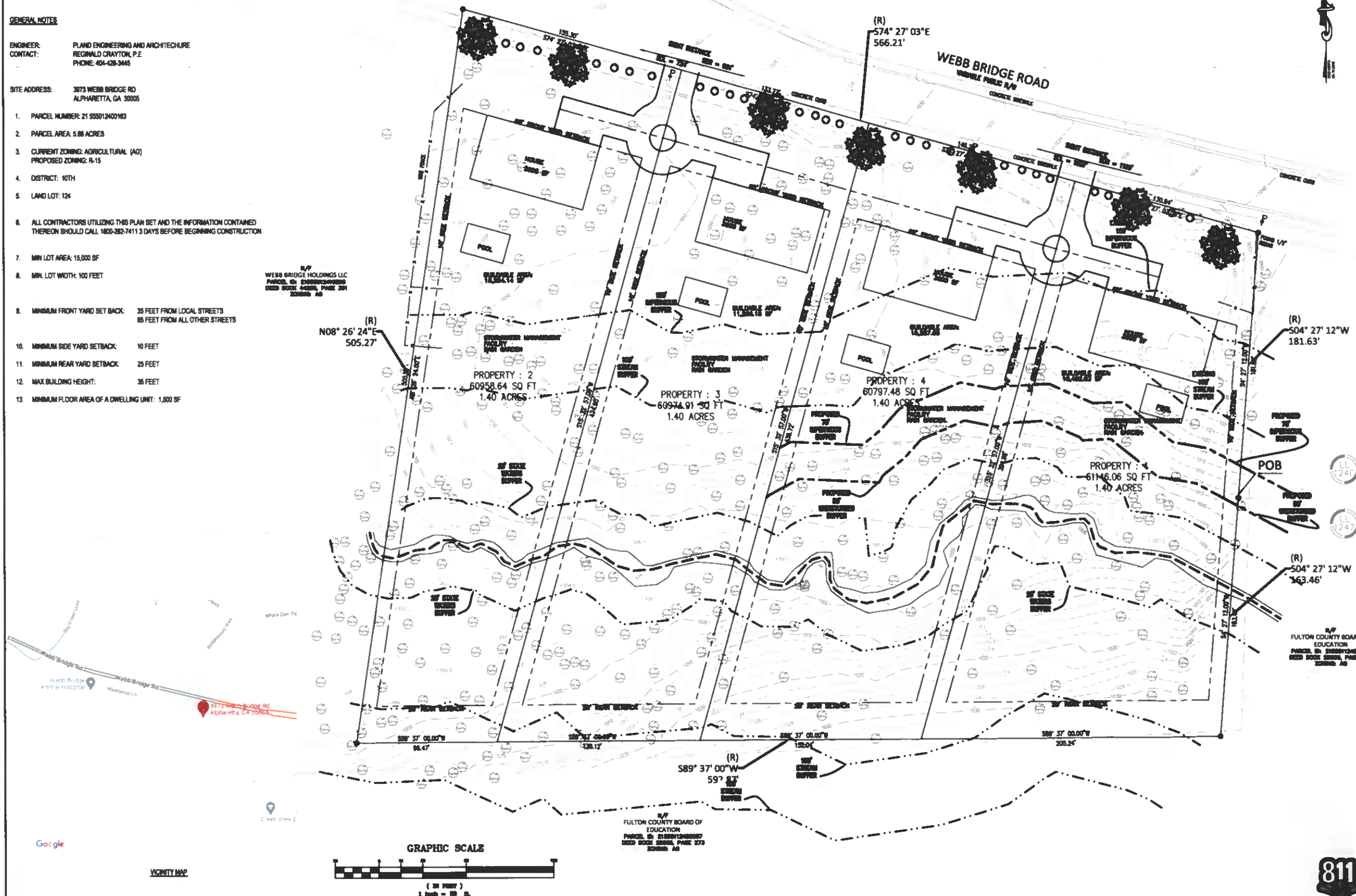
CHECKED BY:
RC

DRAWN BY:
RC

CIVIL

JOB NO: #####	SHEET C.4
DATE: 3/27/2022	

NOT RELEASED FOR CONSTRUCTION



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

Legend of Symbols & Abbreviations

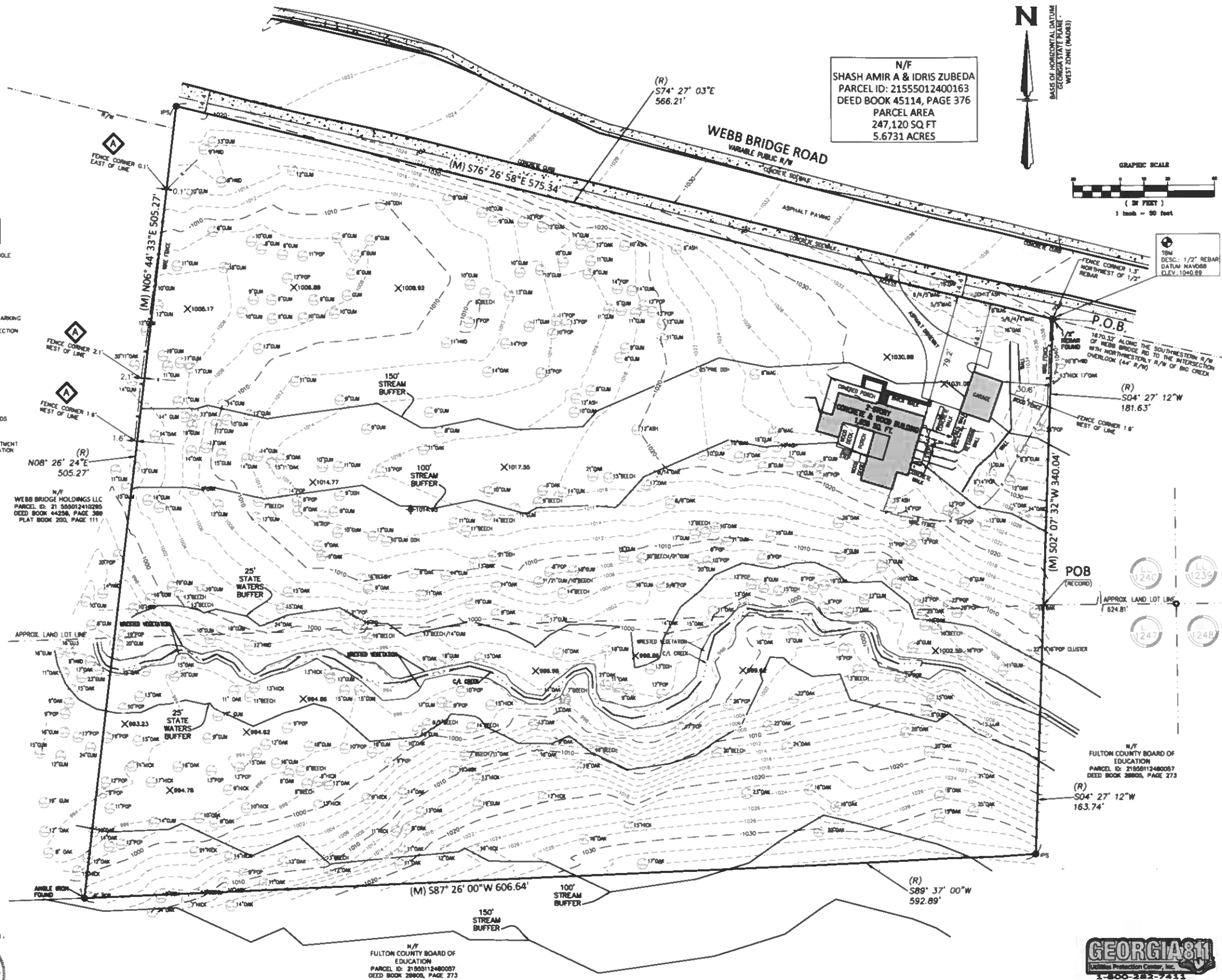
- | | | |
|---------------------------|---|-----------------------|
| POWER POLE | TRAFFIC SIGNAL BOX | SANITARY MANHOLE |
| LIGHT POLE | SIGNAL LIGHT POLE | CLEAN OUT |
| GUY WIRE | SIGNAL LIGHT | GAS MANHOLE |
| ELECTRIC MANHOLE | VAULT | GAS VALVE |
| ELECTRIC METER | SIGN (AS NOTED) | GAS METER |
| ELECTRIC VAULT | TOWER | HANDICAPPED PARKING |
| TRANSFORMER | MONITORING WELL | METERED END SECTION |
| AIR CONDITIONER UNIT | FLAG POLE | BENCHMARK |
| TELEPHONE MANHOLE | WATER VALVE | (R) RECORD |
| TELEPHONE PEDESTAL | FIRE HYDRANT | (M) MEASURED |
| CABLE BOX | SIAMSE FIRE HYDRANT | (C) CALCULATED |
| STORM DRAIN MANHOLE | WATER MANHOLE | VOL. VOLUME |
| STORM DRAIN INLET | BACKFLOW PREVENTER | PG. PAGE |
| STORM PIPE | WATER METER | O.R. OFFICIAL RECORDS |
| GREASE TRAP | WELL HEAD | P.B. PLAT BOOK |
| POINT OF ACCESS | G.D.O.T. GEORGIA DEPARTMENT OF TRANSPORTATION | |
| OVERHEAD WIRE | | |
| UNDERGROUND ELECTRIC LINE | | |
| GAS LINE | | |
| WATER LINE | | |
| STORM DRAIN LINE | | |
| SEWER LINE | | |

Surveyor's Certification

As required by subsection (c) of O.C.G.A. Section 15-6-67, this map or plat has been prepared and issued for submittal and approval by the local jurisdiction as is evidenced by the approval certificates, signatures, stamps, or statements here. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of the survey or map as to intended use of any parcel.

Furthermore, the undersigned land surveyor certifies that: IN MY OPINION, THAT THIS MAP, PLAT, OR PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT OCGA 15-6-67.

Seaton G. Shepherd, Jr.
Registered Land Surveyor No. 2136
In the State of Georgia
Date of Plat or Map: March 30, 2022
Last Revised:



ALTA/NSPS LAND TITLE SURVEY OF:
3973 WEBB BRIDGE ROAD
TAX PARCEL 21555012400163
LAND LOT 1240 & 1247, 2ND DISTRICT
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

Sheet / Drawing Scale
1" = 30'
Unless Otherwise Noted
GSA Project No.
21-01-550
Drawn By / Field Crew
SCM 03/03/2022
Sheet No. 02 OF 02

GRANT SHEPHERD & ASSOCIATES, INC.
735 LONGLEAF BOULEVARD, SUITE A, LAWRENCEVILLE, GA 30046
PHONE: 770.418.9823 FAX: 770.418.9289
www.gsasurveying.com
COA/LSF 000459

THIS BLOCK RESERVED FOR THE CLERK OF THE
SUPERIOR COURT

Schedule B, Section 2 Title Exceptions

Augusta Title, Inc.
Title Number: C213332
Effective Date: December 14, 2021 at 8:00 a.m.

SCHEDULE B - 2 EXCEPTIONS

18. Right-Join-Way Easement made by Wilma Van Duzendorp and M. Fern Maddox, to
Savane Electric Membership Corporation, dated September 9, 1980, filed for record
September 15, 1980, recorded at Deed Book 3614, Page 615, Fulton County, Georgia
Records.
DOCUMENT NOT PROVIDED

19. Right-Join-Way made by Joel S. Shirley and W. H. Shirley, et al., to Fulton County, dated
August 30, 1980, filed for record September 16, 1980, recorded at Deed Book 3615,
Page 130, aforesaid records.
AS TO 80' R/W FOR WEBB BRIDGE ROAD - PLAT FOR R/W REFERENCED IN DOCUMENT NOT
ATTACHED - NOT PLOTTABLE

20. Easement made by William Roane Beard, to Georgia Power Company, dated February
12, 1979, filed for record March 27, 1979, recorded at Deed Book 7202, Page 325,
aforesaid records.
DOCUMENT NOT PROVIDED

Record Description

All that tract or parcel of land lying and being in Land Lots 1240 and 1247 of the 2nd District,
1st Section, Fulton County, Georgia, and being more particularly described as follows:
To find the TRUE POINT OF BEGINNING, commence at the intersection of the common
corners of Land Lots 1239, 1240, 1247 and 1248, said District, Section and County, thence
running Westerly along the line dividing Land Lots 1240 and 1247, said District and Section, a
distance of 624.81 feet to an iron pin found and being the TRUE POINT OF BEGINNING, thence
running South 04 degrees 27 minutes 12 seconds West, a distance of 183.74 feet to an iron
pin placed; running thence South 88 degrees 37 minutes 00 seconds West, a distance of
592.89 feet to an iron pin found; thence running North 08 degrees 26 minutes 24 seconds
East, a distance of 505.27 feet to an iron pin found on the southwesterly Right-Join-Way of
Webb Bridge Road (being a 50 foot Right-Join-Way); running thence South 74 degrees 27
minutes 03 seconds East along the southwesterly Right-Join-Way of Webb Bridge Road, a
distance of 586.21 feet to an iron pin found; running thence South 04 degrees 27 minutes 12
seconds West, a distance of 181.63 feet to an iron pin found and being the TRUE POINT OF
BEGINNING.

Said tract containing 5.6 acres. All according to a plat of survey prepared by Ge. Land
Surveying Co., Inc., dated 9-15-191, for Forrest A. Smith.

** THE ABOVE DESCRIBED IS THE SAME PROPERTY AS DESCRIBED IN THE TITLE
COMMITMENT.
AUGUSTA TITLE, INC.
Title Number: C213332
Effective Date: December 14, 2021 at 8:00 a.m.

As-Measured Description

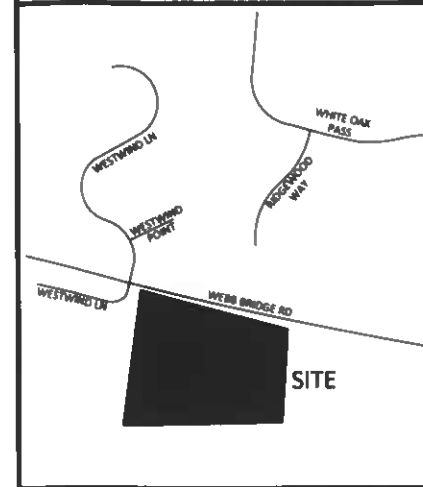
All that tract or parcel of land lying and being in Land Lots 1240 and 1247 of the 2nd District,
1st Section, Fulton County, Georgia, and being more particularly described as follows:
To find the TRUE POINT OF BEGINNING, commence at the intersection of the Northwesterly
Right-of-way of Big Creek Overlook (64 foot Right-of-Way) and the Southwesterly Right-of-Way
of Webb Bridge Road (80' Right-of-Way), running thence along the Southwesterly Right-of-Way
of Webb Bridge Road a distance of 1,670.32 feet to an 1/2" rebar found and being the TRUE
POINT OF BEGINNING; thence running South 02 degrees 07 minutes 32 seconds West, a
distance 340.04 feet to an iron pin set; running thence South 87 degrees 26 minutes 00 seconds
West, a distance of 606.64 feet to an angle iron found; thence running North 06 degrees 44
minutes 53 seconds East, a distance of 505.27 feet to an iron pin set on the southwesterly
Right-of-Way of Webb Bridge Road (80' Right-of-Way); running thence South 76 degrees 26
minutes 58 seconds East along said southwesterly Right-of-Way of Webb Bridge Road, a
distance of 575.34 feet to an 1/2" rebar found and the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 5.6731 acres (247,120 sq. ft.).

** THE AS-SURVEYED DESCRIPTION WAS CREATED AS THE RESULT OF ROTATION INTO THE
LOCATION OF EXISTING MONUMENTS. AS WELL AS RETAINING CONTINUITY WITH ADOPTED
DEEDS AND PLATS.

** THE ABOVE DESCRIBED IS THE SAME PROPERTY AS DESCRIBED IN THE TITLE
COMMITMENT.
AUGUSTA TITLE, INC.
Title Number: C213332
Effective Date: December 14, 2021 at 8:00 a.m.

Vicinity Map (NTS)



Flood Note

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED
ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER
FOR THIS AREA IS 1312100078F, CONTAINING A LATEST DATE OF
09/18/2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY
DETERMINING THE POSITION OF THE SITE ON SAID FIRM (FEDERAL
INSURANCE RATE MAP) MAP UNLESS OTHERWISE NOTED.

ZONING INFORMATION

PER TABLE 6(a)(b), - SURVEYOR NOT PROVIDED WITH ZONING REPORT AT TIME
OF SURVEY

SIGNIFICANT OBSERVATIONS

A FENCE CROSSES THE WESTERN PROPERTY LINE

Map or Plat Closure Statement & Notes

1. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS
FOUND TO BE ACCURATE WITHIN ONE FOOT IN 403,888 FEET.
2. ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND
DISTANCES.
3. UNLESS OTHERWISE NOTED ON THIS MAP OR PLAT AND THE SURVEY
ON WHICH IT IS BASED, ALL PROPERTY CORNERS IDENTIFIED AS SET,
ARE SET WITH A 1/2" REBAR (84-REBAR) BEARING A PLASTIC CAP
STAMPED WITH THE SURVEYORS REGISTRATION / LICENSE NUMBER.
4. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A
HORIZONTAL DATUM OF GEORGIA STATE PLANE, WEST ZONE NAD83.
5. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN
PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSON(S) OR
ENTITY NAMED WITHIN TITLE BLOCK AND/OR SURVEYORS
CERTIFICATION. SURVEYOR MAKES NO WARRANTIES, EITHER
EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION SHOWN
HEREIN, EXTENDED BEYOND THOSE NAMED DIRECTLY.

Field Observation Notes

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS
CLASSIFIED AS AN ALTA/NSPS LAND TITLE SURVEY AND COMPLETED ON
MARCH 3, 2022 UTILIZING A TOPCON GT-S03 ROBOTIC TOTAL STATION
AND/OR A TOPCON HIPER V GPS NETWORK RTX (REAL TIME
KINEMATIC) ROVER, CORRECTED IN REAL-TIME VIA THE EGPS GPS
NETWORK.
2. THE FIELD DATA UPON WHICH THIS SURVEY, MAP OR PLAT AND THE
SURVEY ON WHICH IT IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL
AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL
ACCURACY, AS SET FORTH BY THE ALTA/NSPS STANDARDS,
SPECIFICATION AND REQUIREMENTS OF 0.07+50 PPM.
3. THERE WAS NOT OBSERVABLE EVIDENCE OF EARTH MOVING WORK,
BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT
MONTHS.
4. THERE WAS NOT OBSERVABLE EVIDENCE OF CHANGES IN STREET
RIGHT-OF-WAY LINES AND/OR STREET OR SIDEWALK REPAIRS.
5. THERE WAS NOT OBSERVABLE EVIDENCE OF SITE BEING USED AS A
SOLID WASTE DUMP OR LANDFILL.
6. AT THE TIME OF THE SURVEY NO VISIBLE OR DISCLOSED EVIDENCE OF
CEMETERIES, GRAVE SITES AND BURIAL GROUNDS WERE
OBSERVED ON SUBJECT PROPERTY.
7. AT THE TIME OF THE SURVEY THERE EXIST THE FOLLOWING PARKING
SPACES:
REGULAR PARKING SPACES: 0 SPACES
HANDICAPPED SPACES: 0 SPACES
TOTAL PARKING SPACES: 0 SPACES
8. AT THE TIME OF THE SURVEY WE DID NOT OBSERVE THE ADDRESS OF
THE PROPERTY, 3973 WEBB BRIDGE ROAD.
9. SUBJECT PROPERTY HAS DIRECT ACCESS TO THE SOUTHERLY RIGHT OF
WAY OF WEBB BRIDGE ROAD.

Utility Notes

1. THE UTILITIES SHOWN HEREIN ARE BASED ON VISIBLE
OBSERVATIONS.
2. THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR
CERTIFY THAT THE UNDERGROUND OR ABOVE GROUND
UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA,
EITHER IN SERVICE OR ABANDONED. UNDERGROUND
UTILITIES OBSERVED OR LOCATED MAY EXIST ON THIS SITE
THAT ARE NOT SHOWN OR DEPICTED, AND MAY BE FOUND
UPON FURTHER EXAMINATION OR EXCAVATION.
FURTHERMORE, THE SURVEYOR DOES NOT WARRANT,
GUARANTEE OR CERTIFY THAT THE UNDERGROUND UTILITIES
SHOWN OR DEPICTED ARE IN THE EXACT LOCATION AS
INDICATED HOWEVER THE SURVEYOR DOES CERTIFY THAT
THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM
INFORMATION AVAILABLE AND TO THE BEST OF THE
SURVEYORS ABILITY.
3. AT VARIOUS SANITARY OR STORM SEWER STRUCTURES
SHOWN HEREIN, THERE MAY BE ADDITIONAL LINES (PUBLIC
OR PRIVATE) ENTERING OR EXISTING THE STRUCTURE THAT
MAY NOT BE IDENTIFIED.



Map or Plat Certification

Based upon Title Commitment No.: C213332
of AUGUSTA TITLE, INC.
bearing an effective date of: December 14, 2021 at 8:00 a.m.

Surveyor's Certification

To: Vantage Commercial Contractors, LLC, Augusta Title, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance
with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly
established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6a, 6b, 8, 13, 14, 16, 17
and 19 of Table A thereof.
The field work was completed on March 3, 2022.

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 herein. 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 surveyor certifies that
IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMITY 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. 15-6-67.

Seaton G. Shepherd, Jr.
Registered Land Surveyor No. 2136
in the State of Georgia
Date of Plat or Map: March 30, 2022
Date of Last Revision:



ALTA/NSPS LAND TITLE SURVEY OF:
3973 WEBB BRIDGE ROAD
TAX PARCEL 21555012400163
LAND LOT 1240 & 1247, 2ND DISTRICT
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

Sheet / Drawing Scale
N/A
Unless Otherwise Noted
GSA Project No.
22-01-550
Drawn By / Field Crew
SCM RW
03/03/2022
Sheet No. 01 OF 02

GRANT SHEPHERD
& ASSOCIATES, INC.
Professional Land Surveyor - O&G Mapping
Land Surveying - Site Development
735 LONGLEAF BOULEVARD, SUITE A LAWRENCEVILLE, GA 30046
PHONE: 770 418 9823 FAX: 770 418 9296
www.gsasurveying.com
COA/LSF 000459



CITY COUNCIL MEETING STAFF REPORT

SUBMITTING DEPARTMENT: COMMUNITY DEVELOPMENT

SUBMITTED BY: KATHI COOK

DRAFTED BY: MICHAEL WOODMAN

I. **AGENDA ITEM TITLE:** MP-22-05/CU-22-04 SS ENTERTAINMENT, LLC EVENT FACILITY/5818 WINDWARD PARKWAY

PLANNING COMMISSION: JUNE 2, 2022

CITY COUNCIL: JUNE 20, 2022

II. **RECOMMENDATION:**

Approve MP-22-05/CU-22-04 SS Entertainment, LLC Event Facility/5815 Windward Parkway, subject to the following conditions:

1. 'Special Event Facility' shall be added as a conditional use at 5815 Windward Parkway, Suite 101 and limited to no more than 5,794 square feet.
2. Conditional use approval shall be limited to SS Entertainment, LLC; no additional 'Special Event Facility' use or subleasing shall be permitted within the approved space.
3. Special event facility shall be limited to no more than 225 people, with final maximum occupancy subject to Fire Marshall approval.
4. Events shall be limited to corporate and business conferences, banquets, wedding receptions, and graduation and birthday celebrations.
5. Hours of operation shall be limited to Monday – Friday 6:00 PM – 1:00 AM and Saturday – Sunday 11:00 AM – 1:00 AM.
6. If a parking problem is identified by the City, SS Entertainment, LLC 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.

III. **REPORT IN BRIEF:**

The applicant, SS Entertainment, LLC, is requesting a master plan amendment and conditional use to operate a 'Special Event Facility' in a 5,794 square foot suite in the Windward Crossing shopping center. A maximum capacity of 408 people is requested. The subject property is located at 5815 Windward Parkway, Suite 101 at the southeast corner of Windward Parkway and North Point Parkway.

DISCUSSION

The submitted request, if approved, would allow SS Entertainment, LLC to operate a 'Special Event Facility' in a 5,794 square foot suite in the Windward Crossing shopping center. A maximum capacity of 408 people is requested. A master plan amendment and conditional use are requested to allow a 'Special Event Facility'. The subject property is located at 5815 Windward Parkway, Suite 101 at the southeast corner of Windward Parkway and North Point Parkway.

Windward Crossing is approximately 11.5 acres and was developed in 2005 as a 2-story over basement, 48,327 square foot shopping center with office on the 2nd floor. Other businesses occupying the building include Roam Innovative Workplace, KnuckleUp Fitness, Little Tokyo Sushi and Nalan Indian Cuisine, to name a few. The property is zoned CUP (Community Unit Plan) and is subject to the Windward Master Plan Pod 66, which does not list 'Special Event Facility' as a permitted or conditional use. Surrounding properties are zoned CUP and subject to

the Windward Master Plan. The Windward Park mixed-use development is located to the west, the former Black Walnut Café and Georgia's Own Credit Union are located on outparcels to the north, AT&T is located to the south and Windward Oaks office park is located to the east.

SS Entertainment, LLC is a new business operating as special event facility with event planning services. The applicant proposes to use Suite 101, which is located in the basement level of the shopping center. Suite 101 can be accessed from the main level of the center by way of an elevator lobby, as well as at the rear of the building through the basement level parking deck. A maximum capacity of 408 people is requested for the 5,794 square foot space. The facility would accommodate corporate and business conferences, banquets, wedding receptions, and graduation and birthday celebrations. Catering, photography, music and entertainment will be provided by others. Hours of operation will be Monday – Friday 6:00 PM – 1:00 AM and Saturday – Sunday 11:00 AM – 1:00 AM. The applicant anticipates approximately four (4) employees.

There are approximately 230 parking spaces serving the property, of which the Master Plan requires one (1) space per 250 square feet, or 170 spaces for the center not including the applicant's proposed space. Therefore, there is a surplus of 60 parking spaces to serve the use in Suite 101. A special event facility requires one (1) space per four (4) seats (occupancy), plus one (1) employee space per each 10 seats (occupancy). Based on a maximum occupancy of 408 people, a total of 143 parking spaces would be required. A maximum occupancy of 225 people would generate a need for approximately 80 parking spaces. The City's parking regulations allow required parking to be reduced by up to 25% if it can be demonstrated that uses will share parking. A shared parking reduction applied a special event facility with a maximum occupancy of 225 people would generate a need for 60 parking spaces.

The Windward Master Plan was approved in 1980 with a substantial update in 1993 (MP-92-03) for a 3,000+ acre planned community, including residential, commercial, office, industrial and recreational uses. The subject property is located in Pod 66, which is approved for and developed with residential uses and a variety of non-residential uses, including office-institutional, research and development, service retail uses and a destination hotel. A 'Special Event Facility' requires approval of a conditional use in the CUP district. As shown in the table below, several master plan amendments have been approved in Pod 66.

Windward Master Plan Amendments – Pod 66

File #	Project Name	Pod	Requested Change	Outcome	Date
MP-15-07 / CLUP-15-08 / V-15-21	Duke Realty Webb Bridge Rd Subdivision	66	15 Single-family detached homes	Approved	5/23/16
MP-15-04 / V- 15-08	Windward Park (f.k.a. Windward Mill)	66	31,400 SF retail, 500K SF office, 250- rm limited-service hotel, 25,800 SF retail, 191 Townhomes, 200 Condos, 24 live-work townhomes	Approved	7/27/15
MP-13-02 / CLUP-13-09 / V-13-22	Windward Pod 66	66	91 Single-Family Detach Homes	Approved	1/27/14
MP-13-04 / CU-13-09	HealthSouth	66	60-bed acute inpatient rehabilitation hospital	Approved	8/26/13
MP-07-07 / CLUP-07-07	1st Baptist Church	66	Church and associated uses	Approved	10/22/07

PARKING

Traffic related to a special event facility is typically based on the capacity of the facility, since the use does not usually operate during the AM or PM Peak Hour. Staff reviewed the parking needs and hours of operation of existing businesses at Windward Crossing and found that many of the businesses operate during the same hours for the special event facility (see table below).

Windward Crossing Parking Requirements

Tenant	Suite	SF	Req'd Parking	Hours of Operation
Applicant's Space	101	5,794 SF	143	M-F 6PM-1AM, Sat-S 11AM-1AM
KnuckleUp Fitness	100	6,559 SF	26.25	M-F 5PM-8PM, Sat 9AM-2PM
Nalan Indian	200	3,695 SF	14.75	M/W/Th 1130AM-10PM, F-Sat 1130AM-10PM, S 1130AM-9:30PM
Vacant	201	1,440 SF	5.75	N/A
Q Paso Latin Grub	202	2,572 SF	10.25	T 11AM-230PM, W-F 11AM-230PM
Vacant	203	1,440 SF	5.75	N/A
MDW Salon	204	1,925 SF	7.75	T-Th 10AM-6PM, F 8AM-6PM, Sat 8AM-4PM
Any Lab Test Now	205/206	5,195 SF	20.75	M-F 830AM-630PM, Sat 9AM-2PM
Vacant	207	2,124 SF	8.5	N/A
Benchmark Physical	208	1,208 SF	4.75	M-Th 7AM-7PM, F 7AM-3PM
Little Tokyo	209	3,209 SF	12.75	M-Th & Sat 11AM-10PM, F 11AM-11PM
Peachy Corners	210	1,438 SF	5.75	M-Sat 7AM-9PM
Vacant	211	2,132 SF	8.5	N/A
Roam Workplace	302	9,596 SF	38.5	M-F 8AM-6PM

As shown in the table below, required parking exceeds available (existing) parking between 6:00 PM – 8:00 PM Monday through Friday and between 11:00 AM – 2:00 PM on Saturdays. A parking deficit of as many as 30 parking spaces is possible during those times. To avoid a parking shortage, it is recommended that the maximum capacity of the applicant's special event facility be reduced.

Windward Crossing Parking Utilization w/the proposed Special Event Facility

Time	Monday-Friday (6PM-1AM)	Saturday (11AM-1AM)	Sunday (11AM-1AM)
11:00 AM	-	259.5	186.25
12:00 PM	-	259.5	186.25
1:00 PM	-	259.5	186.25
2:00 PM	-	212.5	186.25
3:00 PM	-	212.5	186.25
4:00 PM	-	204.75	186.25
5:00 PM	-	204.75	186.25
6:00 PM	256.5	204.75	186.25
7:00 PM	231	204.75	186.25
8:00 PM	204.75	204.75	186.25
9:00 PM	199	204.75	186.25
10:00 PM	184.25	184.25	171.5

CONDITIONAL USE REVIEW CRITERIA

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

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

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

Response: The subject property has adequate access with driveways on Windward Parkway and North Point Parkway, as well as a secondary driveway on Edison Drive.

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 City's parking regulations would require 143 parking spaces for the applicant's proposed use. Windward Crossing has approximately 230 parking spaces, which are shared with multiple tenants. If approved, the maximum occupancy of the business should be reduced to avoid a parking shortage.

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 use should not have significant impacts on surrounding properties or businesses, which are mostly developed with non-residential uses. The special event facility would improve the synergy at Windward Crossing by providing catering opportunities for restaurants in the center. However, the requested maximum capacity is not supported by sufficient parking.

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

Response: Not applicable.

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

Response: The proposal should not impede the normal and orderly development of surrounding properties, which are also primarily developed with non-residential uses. However, the requested maximum capacity is not supported by sufficient parking.

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 commercial center and the use would complement existing businesses. However, the requested maximum capacity is not supported by sufficient parking.

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

Response: There is a special event facility in the immediate area located at The Metropolitan Club (5895 Windward Parkway), which is approximately 800' away to the east. The next nearest event facility is located at Phase Events (12150 Morris Road), which is approximately 1.15 miles to the southwest.

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 developed with non-residential uses. The use would improve synergy with other businesses operating in the center and nearby. However, the requested maximum capacity is not supported by sufficient parking. If approved, the maximum occupancy of the business should be reduced to avoid a parking shortage.

CITIZEN PARTICIPATION PLAN

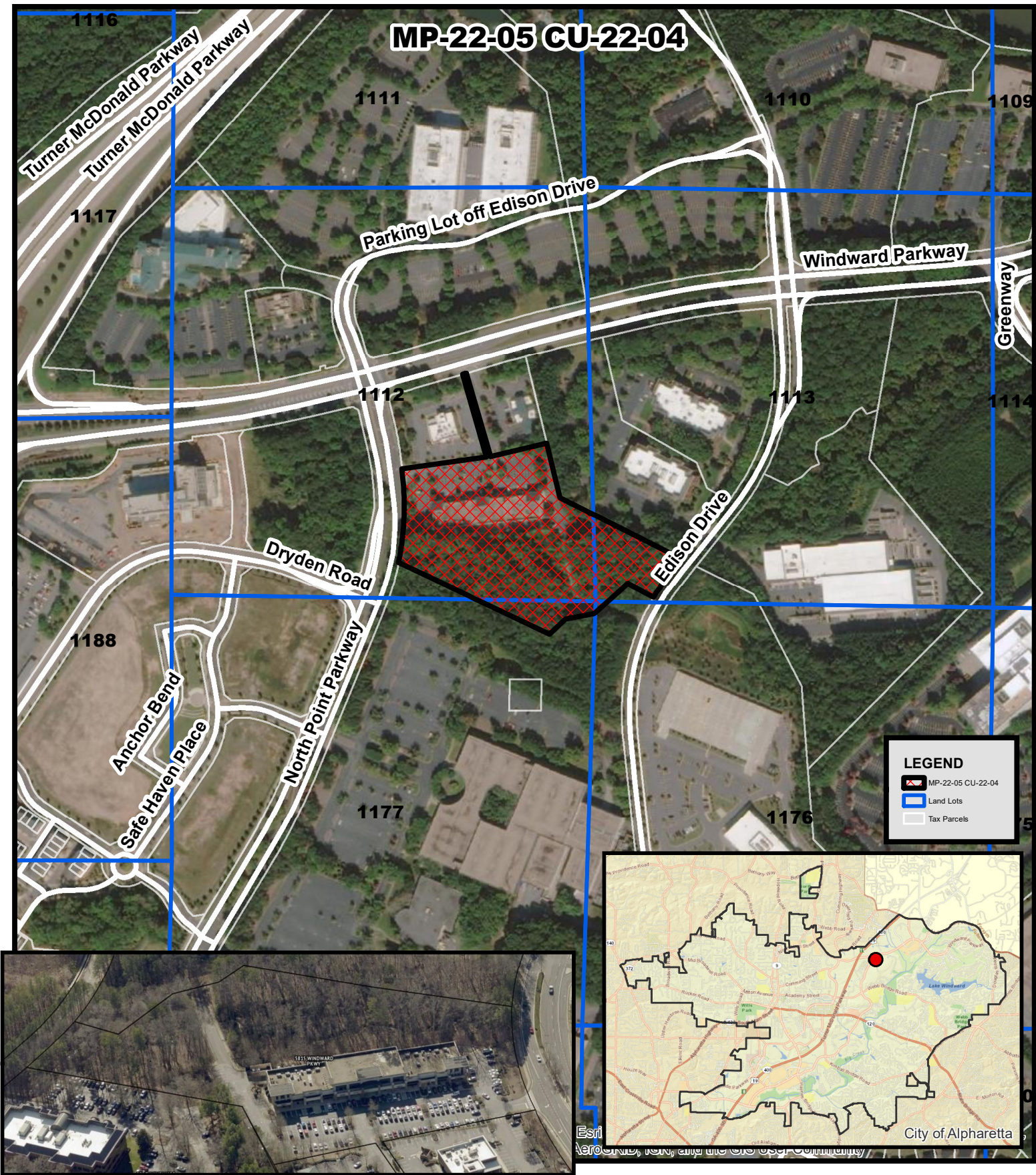
The report submitted by the applicant states that property owners within 500' were contacted regarding the applicant's intent. The report states that no comments were received.

COMMUNITY ZONING INFORMATION MEETING

The CZIM was held on May 11, 2022. There were no public comments.

IV. ATTACHMENTS:

- Site Plan



Aerial Map

5815 Woodward Parkway, Suite 101



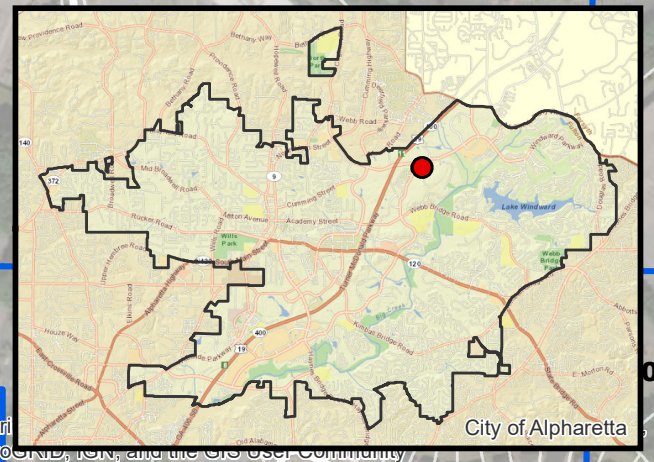
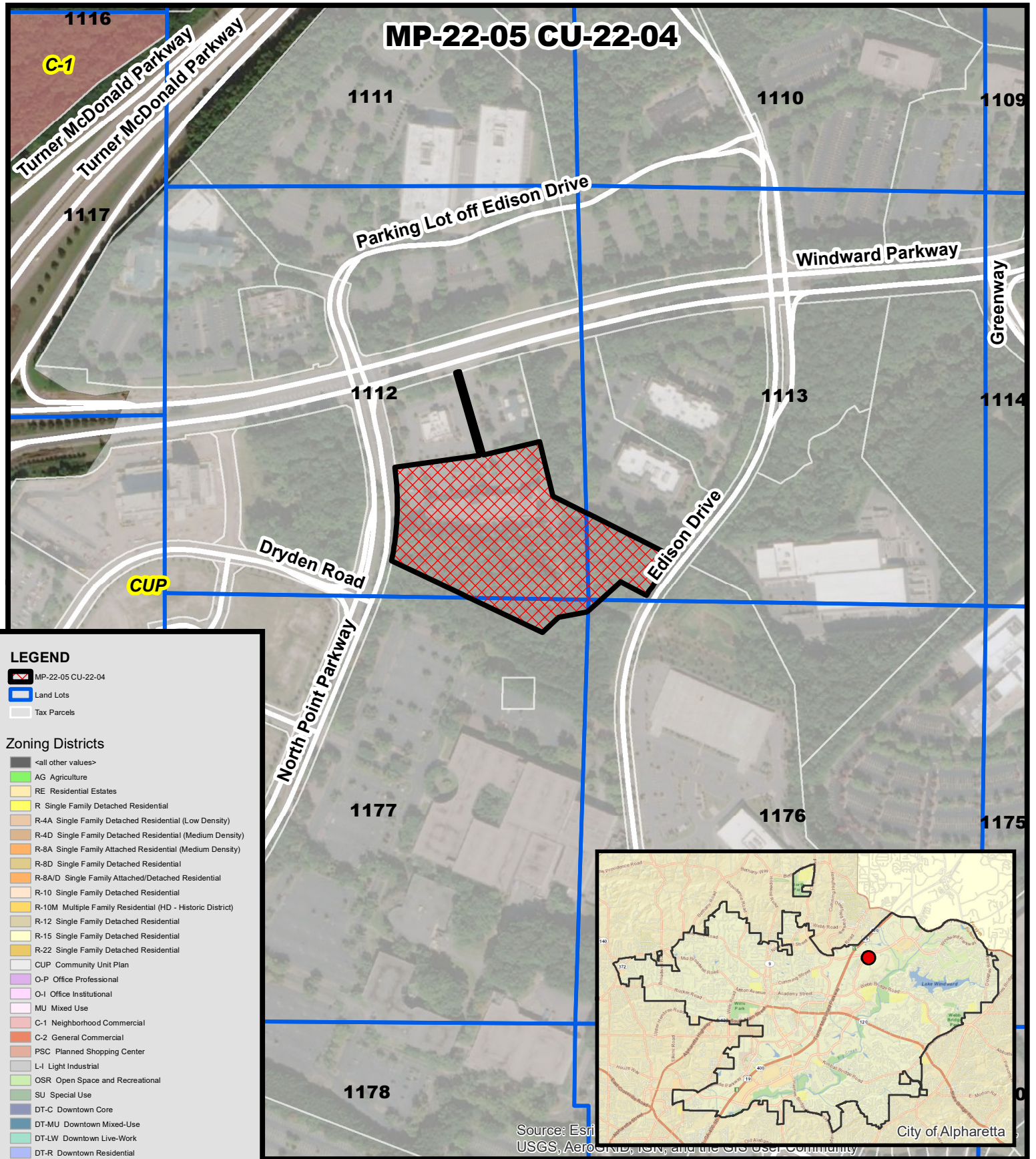
MP-22-05 CU-22-04

D/LL: 2/1/1112, 1113, 1176, 1177

PC: 6/02/22

CC: 6/20/22

Location Map Provided by:
Community Development - GIS

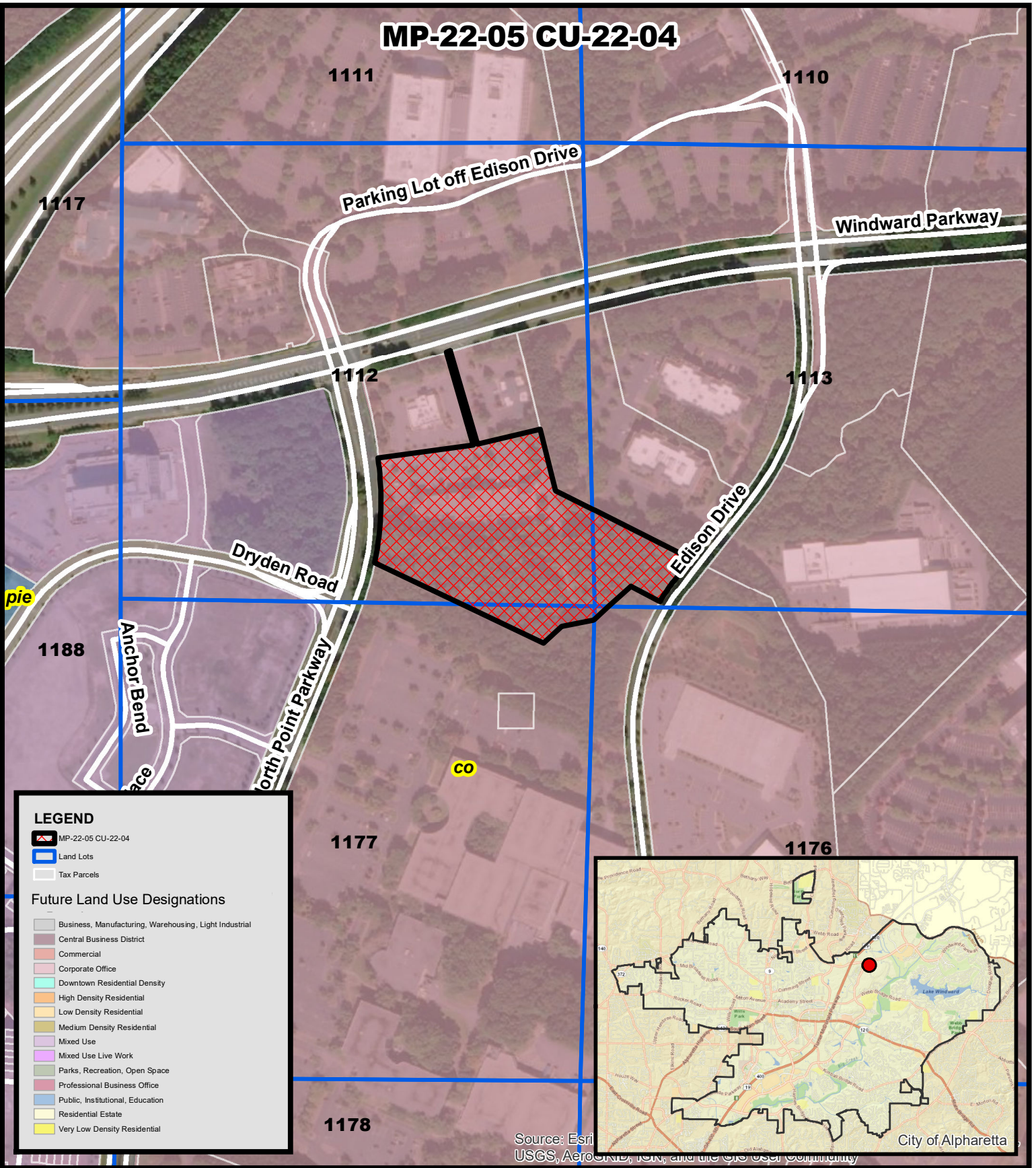


Zoning Map
5815 Woodward Parkway, Suite 101

MP-22-05 CU-22-04
D/LL: 2/1/1112, 1113, 1176, 1177
PC: 6/02/22
CC: 6/20/22

Location Map Provided by:
Community Development - GIS

MP-22-05 CU-22-04



Future Land Use Map

5815 Woodward Parkway, Suite 101

MP-22-05 CU-22-04

D/LL: 2/1/1112, 1113, 1176, 1177

PC: 6/02/22

CC: 6/20/22

**Location Map Provided by:
Community Development - GIS**



MP-22-05 CU-22-04

1111

1110

1117

Parking Lot off Edison Drive

Windward Parkway

1112

1113

Dryden Road

Edison Drive

1188

Anchor Bend

North Point Parkway

1177

1176

1189

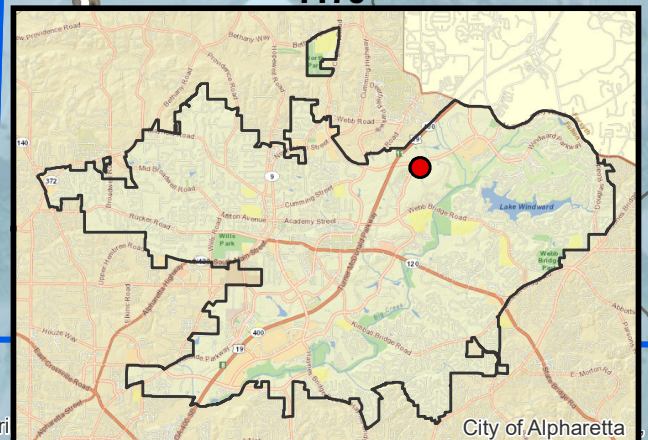
Safe Haven Place

Lighthouse Lane

1178

LEGEND

- MP-22-05 CU-22-04
- Land Lots
- Tax Parcels



Source: Esri, USGS, AeroGRID, IGN, and the GIS User Community

Location Map

5815 Windward Parkway, Suite 101

MP-22-05 CU-22-04

D/LL: 2/1/1112, 1113, 1176, 1177

PC: 6/02/22

CC: 6/20/22



**Location Map Provided by:
Community Development - GIS**



Community Zoning Information Meeting
May 11, 2022
Department of Community Development
Via Zoom
6:00 PM

This summary is provided as a convenience and service to the public, media and staff. It is not the intent to record proceedings verbatim. Any reproduction of this summary must include this notice. Public comments are noted as heard by Planning Commission, but not quoted or paraphrased. This document includes limited presentation by Planning Commission and invited speakers in summary form. The public is advised that the tapes recorded at said meeting are a matter of public record and are available upon request.

I. Staff Members Present:

- a. Michael Woodman, Planning + Development Services Manager
- b. Alexandra Callum, Planning + Zoning Coordinator
- c. Nikisha Mistry, GIS Specialist

There was a total of 79 participants for the CZIM meeting.

II. Items:

a. Sanctum Serene Wellness

- i. 3235 North Point Parkway.
- ii. Wellness Spa.
- iii. Master Plan amendment.

There were no comments for this item.

b. Event Facility

- i. Manager Michael Woodman spoke for this item because the applicant was not present.
- ii. Special event facility.
- iii. Requesting a maximum occupancy of 408.

c. Off Leash

- i. Full-service restaurant and luxury dog park.
- ii. On the corner of Old Milton Parkway and North Main Street.
- iii. We want to transform the existing building.

Public Comment:

- You are asking for a liquor license. I do not think it is a good idea to have children, liquor, and dogs all in the same area. I am okay with the idea; I am just not for the liquor license portion of it.
- How are we keeping dogs safe at this location? We will be using fencing. Over the last several years, we've seen lots of new dog parks. The new technology is a double gated system so that you don't have wide open access. It will be access controlled to provide safe conditions to both people and dogs.

d. 3973 Webb Bridge Road

- i. 5-acre site.
- ii. Requesting a rezoning to R—12.
- iii. Modern style homes.
- iv. Requesting a variance- there is a perennial creek that runs through the site. The city has a 100' stream buffer and 150' impervious buffer, which makes the lots to the east not able to be developed right now.

Public Comment:



Community Zoning Information Meeting
May 11, 2022
Department of Community Development
Via Zoom
6:00 PM

GEORGIA

- I own the property to the east of this. The creek on this property affects my property. There's a reason the barrier is supposed to be there. There will be buffer left, and we will be doing mitigation.
- It's not so much the construction, but the next 20 years the people will be living there. We are not destroying the buffer; we are just requesting for a reduction. There will also be mitigation. The water would be cleansed before being released back into the creek.
- Jay Perek- As Reggie was saying, along with requesting a reduction, we are also proposing to increase the quality of the buffer, and that's what he was referring to with the mitigation. There is still a 50' buffer that will remain.
- Can you give some examples of best mitigation practices? We are trying to see if we can do some dry wells. It infiltrates the water in the ground instead of taking it to the creek.

e. Beazer Homes

- i. Corner of Rock Mill Road and Haynes Bridge Road.
- ii. Undeveloped property zoned as office and institution use.
- iii. We have taken significant steps to save trees.
- iv. We want to make the corner a community focal point, as we recognize that it's a gateway.
- v. Homes would front along Rock Mill Road.
- vi. As you come into the community, the front doors will face some green pocket areas.
- vii. The variances primary relate to the street scaping for our internal streets and a little along Rock Mill Road.
- viii. The size of the property is too small for modern day office development.

Public Comment:

- On your layout plan, have you taken into consideration the GA400 widening? How much space between the current highway and the property line are you going to lose with the widening? Will you lose some amenity space? We will have to double check on the GA400 plans. There is significant right of way between the ramp and property line. We don't anticipate any issues.
- Do we really need more townhomes in Alpharetta? The roads are so clogged, and this is right on North Point, and there is already so much traffic. Alpharetta needs additional housing. This is a lower density type of community. 43 homes would be constructed. It's a great opportunity to provide additional housing. Residential provides less traffic than office use, which is a benefit.
- It's adding traffic with 2-3 cars per home. The future office use would be more than residential.
- What about impact to schools? It would be fairly minimal.
- We need more homes in Alpharetta, thank you Julie.
- Alpharetta is full!
- We do need more housing. It's dense in downtown, but this isn't too far. My concern is parking. Two car garages are never enough for storage or a large vehicle. Are we allocating enough parking for visitors and extra drivers on this site? The city is proactive with this. One of the aspects of the city's code is to have a minimum 18-foot-wide driveway. Other developments have shorter driveways and not enough parking. We are not seeking a variance on parking.
- Concerned about the tightness of the internal streets where Fire and Public Safety would have to operate. Fire is involved in this process and will have the opportunity to put comments.
- What is the cost of the townhouses? We need some reasonably cost homes.

f. The Bridges

- i. We are wanting to join two properties that have a little different zoning.
- ii. We are wanting to change to R zoning, which is in line with CUP.
- iii. It will be gated.
- iv. Will be high level homes.

Public Comment:



Community Zoning Information Meeting
May 11, 2022
Department of Community Development
Via Zoom
6:00 PM

GEORGIA

- We backup to the proposed subdivision. We have been here since 2009. What are the plans for water management? I have seen water flowing through the way the property has a crease in it. We will have a detention system that will catch all the stormwater that would collect and funnel down towards you. It will be a huge benefit to you.
- My concern is what it will look like. I'm concerned about a giant eye sore in my backyard. It will be buffered with vegetation and landscaping. I don't think our plan is to do underground detentions.
- We're building 2.5+ million-dollar homes. We do not want to create eye sores. We can talk offline more.
- Do you have specifics of buffers? What efforts will be in place to keep the current trees rather clear cutting? We are trying to minimize any impacts to streams. We redesigned to where we are not asking for any stream buffer variances. We will be cutting in a road where trees will have to go. Other than that, we will try to keep all trees intact. We want to make it feel like the homes have been there forever.
- What about overflow?
- Will there be fencing? What about green screen? There's fence already there. I don't think we plan to do anything different.
- I am also interested on how the pond will be built and the creek that connects to Lake Windward and how that will increase flow.
- I am concerned about the impact. I haven't been there long enough to know what the water situation is like, but I want to make sure an eye sore isn't created.
- Last year, we had an event that some work had to be done on the creek due to lots of rain. I'm worried about all the hardscaping. All the water will end up in the creek. Can it handle that kind of water? The applicant is not required to do a hydrology study at this time. They would do one after receiving an LDP. The applicant will be held to state regulations.

g. Castle View Homes

- i. 2.5-acre parcel on Kimball Bridge Road.
- ii. Zoned AG- requesting rezoning to R15 with some variances.
- iii. Request includes a private cul-de-sac.
- iv. Asking for front yard setback reduction.

Public Comment:

- To the left of the diagram, what will be to the left of the road? Will you level the trees out, and will there be a landscape area? Yes, to the landscape area. We have not gotten this far with City Staff. Currently, the plan shows sidewalk all the way around the cul-de-sac.
- When is the proposed groundbreaking? It has not been decided. Construction would likely begin in the fall.
- What's the proposed value of the homes? Currently, the thought is \$1.1-1.4 million.
- What are you doing about the drainage issues? We have not conducted a full hydrology study. Underwater storm management would happen.
- Can you talk about the plan for the current plants? We want to work with as much of the existing tree cover as we can.
- What are the sizes of the homes? 3000-4000 square foot. 2 story minimum
- What are the variances? Minimum lot width reduction, which isn't unusual for the area. Reduction in front yards to get homes further away from Kimball bridge crossing.
- Our kids use the back part of the property to get to Ocee Park. Can something be provided like an easement? I was not aware- I thought Ocee was fenced. There are trails going through the backyards that you can cut through. What we're doing wouldn't change the current path.
- Do you have a portfolio view of the homes? We can pull information together.



Community Zoning Information Meeting
May 11, 2022
Department of Community Development
Via Zoom
6:00 PM

GEORGIA

- Have you given thought to light pollution? We will have to meet the city's landscape ordinance. We will be putting some screening in to help.
- There are two single family homes adjacent to two lots. The park needs to probably acquire some additional parking. Castle View tried to acquire to purchase lots, but they were not for sale.

h. South of Wills Park

- i. 5.5-acre site.
- ii. 55 townhomes, in addition to a clubhouse and pool.
- iii. Units will range from 2600-4000 square feet.
- iv. Gated community with access onto Wills Road.
- v. Seeking rezoning of the property to downtown mixed use.
- vi. Underground detention water system.

Public Comment:

- Where exactly is it? It's by the car detailing place- this is the large undeveloped area next to it. There are several DT MU areas. One of the goals is to interject residential into commercial areas through mixed use. We are furthering the goals of the comp plan.
- Wills road already has so much traffic. I am against this development.
- The parallel parking is for guest parking, correct? Yes.
- My concern is for pedestrian traffic from this subdivision across Hwy 9 to Wills Park. We are providing connection to Hwy 9 for bicycle and pedestrian. We are not currently working with the city on improvements on Hwy 9, but that's something we can evaluate further with the city.
- GDOT is expanding the sidewalks and adding a sidewalk on Wills Road.

i. North Point Redevelopment

- i. Zoning changes to 83 acres of property to Mixed Use.
- ii. The goal is to build on the foundation of the environment that's here and create an indoor/outdoor mixed use.
- iii. It will be a ten-year development.
- iv. It can have community events of up to 2,500 people.
- v. We would propose 50,000 square feet of entertainment space, and 320 units in the first phase.
- vi. Adds substantial amount of open space, a total of 18 acres.
- vii. From a drainage standpoint, we would be improving the situation.

Public Comment:

- Nothing is set in stone. We had been doing a lot of research to come up with this plan. If are approved, we will begin the middle of next year. I would have to refer you to JCPenney to answer that question.
- We do not currently have any percentage of work force housing. We are open to conversation, but cost of construction would require an incentive program
- All tenants have been spoken to.
- There is new ownership and control of the asset.
- Demolition would be middle of 2023 plan with 24-month construction for first phase
- Our plan is to dedicate our impact fees to stormwater. I believe we will have 2.5 million dollars that would be dedicated towards storm water
- One of the bus transit stops in the middle of the highway. We have found a location that would meet up with our location.

III. Chat Comments:

- Off Leash, I would like to caution the city to approve a conditional use permit for an off leash dog park at the corner of Old Milton and Highway 9. There have already been traffic fatalities at this



Community Zoning Information Meeting
May 11, 2022
Department of Community Development
Via Zoom
6:00 PM

GEORGIA

intersection- there are a combined 12 lanes of high-density traffic here. Dogs can get out of every park; the suggested double gate system does not prevent this. ONE dog that gets to either of these roads will not only be a safety concern for the dog but an incredible safety concern for all Alpharetta families travelling through the heartbeat of the City. If approved, I hope safety is at the center of the conversation and approval.

- And there is also another dog park like this going up at Maxwell Road Jessica. I don't think we need another one.
- NORTH POINT is this already set in stone? If so, when is demolition/groundbreaking scheduled? I have worked for JCP since 1998 and am worried about my job security. Are either of those pink locations that say "retail anchors" going to become JcPenney? If so, where will we be located?
- Please include a percentage of the housing going in here as workforce housing that people who serve the citizens of Alpharetta can afford to live here!
- The NorthPoint Site plan shows the loss of the JC Penny store. Are they going to be kicked out of the mall?
- Are the anchor stores aware and/or going to stay?
- What happened to the redevelopment plan for the Mall that was approved previously, that called for the Sears portion of the mall to be removed and apartments built, along with park area and walking trails?
- When is this first phase going to start?
- Has JcPenney said they wanted to be a part of this plan?
- Part of the old plan called for connection of the storm water area to be a park and connect across the street to the greenway. Why is that being abandoned?
- What about MARTA plans for a station to be located on the property?

IV. Meeting Ended at: 7:30 p.m.

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: Event Facility / MP-22-05 / CU-22-04

Contact Name: Sami Freiji Architect Telephone: 404-728-8840

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.

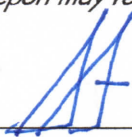
Since the required public notification letters were mailed to their recipients there has been no comments from anyone individual or company listed on attached mailing certificate; stamped by U.S.Postal Service.

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

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

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 / 4 / 2022

Print Form

CITY OF ALPHARETTA

PUBLIC HEARING APPLICATION

FOR OFFICE USE ONLY

Case #: PHA 220014PH #: 220014☐ Property Taxes & Code Violations Verified☒ Fee Paid Initial: dh

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: Sami FreijiTelephone: 404-728-8840Address: 2844 Delcourt Drive

Suite: _____

City DecaturState: GaZip: 30033Fax: 404-728-8840Mobile Tel: 404-242-2142Email: saminet@bellsouth.net**Subject Property Information:**Address: 5815 Windward Parkway, Suite 101, Alpharetta, Ga 30005Current Zoning: CUPDistrict: 2Section: 1Land Lot: 1112, 1113, 1176, 1177Parcel ID: 21549011120237Proposed Zoning: AssemblyCurrent Use: Retail Stores / Offices / Fitness Center**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?

Suite 101 of property located at 5815 Windward Parkway, Alpharetta, GA is proposed to be used as:

" An Event Facility " Total Heated Area: 5794 SF

Space is to be used for:

Corporate / Business Conferences, Banquets / Wedding Receptions / Graduations & Birthday Celebrations
(with movable tables & chairs; catering allowed for all events without any kitchen or cooking equipment)

Applicant's Request (Please itemize the proposal):

Proposal use program area & occupancy shall be as follows:

- | | | |
|---|---------|---------|
| 1- Event Hall: Event / Dining / Seating = | 2931 SF | (192) |
| 2- Temporary Platform Stage: | 384 SF | (26) |
| 3- Dance Floor: | 576 SF | (38) |
| 4- Main Entry Reception / Lobby: | 353 SF | (118) |
| 5- Full Service Bar (No Seating): | 244 SF | (3) |
| 6- Serving Line Buffet Counter: | 378 SF | (26) |
| 7- Storage Room: | 415 SF | (2) |
| 8- Wash Room: | 200 SF | (2) |
| 9- Management Office: | 151 SF | (1) |
| 10- Secondary Entry / Exit Hallway: | 162 SF | (0) |

Proposed total number of occupants shall be: 408 Persons

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

Based on research conducted over the past few years the Project Owner has found a real need for an Event Facility in the area surrounding the subject property located at 5815 Windward Parkway. Recently the Project Owner approached the Landlord of Windward Crossing Commercial Shopping Complex and found out there is a potential 'Suite 101' quite ideally suited in size, area & location to lease as an Event Facility. The Landlord agreed to allow the Project Owner a chance to lease this Suite & to apply to the City for an occupancy permit to renovate the space into an Event Facility. Upon further investigation with the City's Community Development Department; it was found out that the current City's Masterplan does not include an Event Facility or similar Assembly uses in this area & particularly at Windward Crossing.

However, upon further discussions with the City's Planning Manager & Fire Marshal it was concluded that Project Owner would be given a chance to apply for a Conditional Use Permit & Amendment to Amend the City's Masterplan in order to allow for an Event Facility use; provided that the Project Owner justify to the City & the public; who own property up to 500' from Windward Crossing; at a public hearing to be scheduled by the City: that such a use as an Event Facility would be a favored addition to adjacent businesses, complements surrounding uses & adds life & value to the area & community.

Consequently, the Project Owner is hereby clarifying his intent for submitting this important Application to the City's Community Development Department in the hope that through a scheduled public hearing he can further justify the importance of having an Event Facility in this area for serving the community & hopefully will earn everyone's favor.

PROPERTY OWNER AUTHORIZATION

Property Owner Information:

Contact Name: Satish Chipulla Telephone: 678-882-4345
Address: 5815 Windward Parkway Suite: 101
City: Alpharetta State: GA Zip: 30005 4182

Authorization:

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

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

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

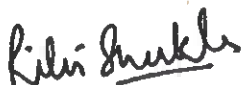
Property Owner's Authorized Applicant (if applicable):

Name of Authorized Applicant: Sami Freiji Telephone: 404-728-8840
Address: _____ Suite: _____
City: 2844 Delcourt Drive, Decatur State: GA Zip: 30033 2440

So Sworn and Attested:

Owner Signature:  Date: 3/30/22

Notary:

Notary Signature:  Date: 3.30.22



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: Satish Chipulla

Subject Public Hearing Case: Conditional Use & Masterplan Amendment

Campaign Contribution Information:

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

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

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

Description of Contribution: N / A Value: N / A

Description of Contribution: N / A Value: N / A

Description of Contribution: N / A Value: N / A

Description of Contribution: N / A Value: N / A

Description of Contribution: N / A Value: N / A

Campaign Contribution Information:

I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-3.

Signature: 

Date: 3 / 30 / 2022

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA

How will this proposal be compatible with surrounding properties?

This proposal aims to fulfill a great need in the area. Currently, Windward Crossing shopping center has only retail shops, restaurants & a fitness center, but, adding an Event Facility to the mix, can be not only compatible but compliments the variety of uses there by adding a needed & unique function.

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

This proposal will affect the use & value of surrounding properties in a positive way by introducing into the area a business that can serve their needs & the needs of the larger community as well. Doing so will add value, bring more life & commerce not only to Windward Crossing but also its surroundings.

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

As previously mentioned, the City's current zoning & masterplan do not include Event Facility uses or similar Assembly uses; the Project Owner could not see how adding another restaurant, retail shop or office, to the ones already there, could make for a reasonable economic use. However, upon looking closer, this property already has a fitness center which stands out from the rest & adding a different use such as an Event Facility is more economically reasonable by meeting a new public demand.

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

Based on the conceptual plan program; the total maximum occupant load shall be 408. This means a maximum increase to population of 408 occupants requiring a maximum of 143 cars. The Shopping Center currently has 230 parking spaces. Current zoning for the entire center requires 203 spaces. Proposed Event Facility requires 143 spaces - 27 = 116 needed spaces to share with the existing 230 center spaces.

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

Since the Project owner has identified the need for an Event Facility in this area; impact to schools & utilities shall be negligible as the use itself can serve as an overflow to school populations who need such space when their school facilities are unavailable. Also since current space is in an established center with existing utilities already serving this vacant suite; any impact shall be minimal as utilities are already managed by the landlord.

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

The project is being proposed in an area currently zoned CUP or "Community Unit Plan" which includes a variety of commercial uses not limited to retail shops, offices, fitness centers etc. The proposed Event Facility is consistent with & complements those various community based uses. Future Land Use Map designates this location on Windward Parkway in a cluster just east of 400 as "Corporate Office" adjacent to "Mixed Use" & "Public, Institutional, Education"; this proves the proposal & type of use is consistent with both ACP & FLUM with a program to serve the community at large.

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

Recent observation indicates business traffic has decreased at the location of the proposal with more vacancies waiting to be filled; one example is 5805 Windward Parkway in front of Windward Crossing. Also many empty parking spaces during peak business hours indicate there is a need for uses that can fill a greater demand in the community & drive in more business to this location & its tenants.
(Please see attached photos)

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

CITIZEN PARTICIPATION FORM - PART A

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

Public Hearing or Project Name: 5815 Windward Parkway Event Facility Conditional Use & Masterplan Amendment

Contact Name: Sami Freiji, Architect Telephone: 404-728-8840

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

A D P INC 3520 PIEDMONT RD NE STE 410 ATLANTA GA 30305-1512

KM BUILDING LLC 5780 WINDWARD PKWY STE 275 ALPHARETTA GA 30005-5216

A T & T COMMUNICATIONS 2613 BROWNTOWN RD NW ATLANTA GA 30318

LAUKIEN DIRK 24 WATERWAY AVE STE 225 SPRING TX 77380

A T & T RESOURCE MGMT CORP 1010 PINE 9E-L-01 SAINT LOUIS MO 63101

OME WINDWARD OAKS LLC 3343 PEACHTREE RD NE ATLANTA GA 30326

DEVELOPMENT AUTHORITY OF ALPHARETTA 2 S MAIN ST ALPHARETTA GA 30009

WINDWARD MILL LLC P O BOX 450233 ATLANTA GA 31145-0233

FIFTY NINE ZERO FIVE WINDWARD PARK WAY LLC 3758 LAVISTA RD STE 200 TUCKER GA 30084

WINDWARD PARK MASTER ASSOCIATION I NC 5805 GLENRIDGE DR STE 880 ATLANTA GA 30342

FLEXENTIAL CORP 6400 S FIDDLERS GREEN CIR STE 20 00 GREENWOOD VILLAGE CO 80111

GEORGIA'S OWN CREDIT UNION 1155 PEACHTREE ST NE STE 400 ATLANTA GA 30309-3600

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

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

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

Upon receiving further detailed instructions from the City of Alpharetta's Community Development Department's Planning Manager, the Applicant has every intention to provide each & everyone of the listed companies, individuals or representatives of above listed companies with the Applicant's mailing address, telephone numbers & email address by which the Applicant shall request to be contacted at anytime that the above listed individuals may have any question or concern related to the submitted application.

SITE PLAN CHECK LIST

This document is provided as a resource for the applicant to assist in the preparation of site plans to be submitted in support of applications for public hearing. The items listed below reflect the minimum information that must be included on all site plans submitted as part of the public hearing process.

Site plans submitted as part of a public hearing application must be drawn to scale, and the scale must be displayed in the lower left corner of the plan page. The maximum page size for original full-size plan documents is 30" x 42". Plan copies submitted as part of the completed application packets may be a maximum of 11" x 17", must be folded to a size of 8.5" x 11", and must be attached to each submittal packet set.

Applications that include site plan documents that do not meet these requirements will not be accepted.

☒	Element Description
☒	Key and/or legend and site location map with North arrow
☒	Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning.
☒	Acreage of the subject property.
☒	Location of land lot lines and identification of land lots.
☒	Existing, proposed, new dedicated, and future reserved rights-of-way of all streets, roads, and rail lines adjacent to and on the subject property.
☒	Proposed streets on the subject site.
☒	Current zoning of the subject site and adjoining properties.
☒	Existing buildings (with square footages, heights, and stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property.
☒	Location of proposed buildings with square footages, heights, and stories.
☐	Layout and minimum lot size of proposed single-family residential lots.
☒	Topography of subject site.
☒	Required and proposed setbacks.
☒	100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps.
☐	Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed.
☐	Tree lines, woodlands, significant trees with critical root zones (1.3 x trunk diameter), and open fields on subject site.
☐	Required and proposed parking spaces, loading, and unloading facilities.
☐	Lakes, streams, and other waters on the site and associated buffers. Wetlands shown on GIS maps or survey.
☒	Proposed stormwater management facilities.
☐	Entrance distance profile assuming the driver's eye at a height of 3.5 feet.
☒	Existing driveways located within 150 feet of the subject property on adjacent or nearby parcels (including those parcels on the opposite side of a public street).
☐	Proposed access driveways and the available intersection sight distance (according to AASHTO Green Book).

LEGAL DESCRIPTION

WINDWARD CROSSING SHOPPING CENTER 5815 Windward Parkway

ALL THAT TRACT OR PARCEL of land lying and being in Land Lots 1112, 1113, 1176 and 1177 of the 2nd District, 1st Section, City of Alpharetta, Fulton County, Georgia, being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, commence at the point of intersection of the northeasterly mitered right of way line of Northpoint Parkway (right of way width varies) and the southerly right of way line of Windward Parkway (right of way width varies); thence proceed along said southerly right of way line of Windward Parkway the following courses and distances: along a curve to the left having an arc length of 141.64 feet, a radius of 5756.07 feet, a chord bearing of North 74 degrees 39 minutes 58 seconds East and a chord distance of 141.64 feet to a point; North 73 degrees 56 minutes 45 seconds East a distance of 119.72 feet to a point and **THE POINT OF BEGINNING**.

FROM THE POINT OF BEGINNING THUS ESTABLISHED, thence proceed along the southerly right of way line of Windward Parkway North 73 degrees 56 minutes 45 seconds East a distance of 20.00 feet to a point; thence leaving said southerly right of way line of Windward Parkway and proceed South 16 degrees 10 minutes 01 second East a distance of 280.91 feet to a point; thence North 76 degrees 56 minutes 45 seconds East a distance of 172.73 feet to a point; thence South 13 degrees 03 minutes 15 seconds East at distance of 196.68 feet to a point; thence South 63 degrees 44 minutes 13 seconds East a distance of 413.71 feet to a point located on the westerly right of way line of Edison Drive (right of way width varies); thence proceed along said westerly right of way line of Edison Drive the following courses and distances: South 38 degrees 35 minutes 19 seconds West a distance of 71.97 feet to a point; along a curve to the left having an arc length of 129.90 feet a radius of 724.07 feet, a chord bearing of South 33 degrees 25 minutes 51 seconds West and a chord distance of 129.73 feet to an iron pin; thence leaving said westerly right of way line of Edison Drive and proceed North 61 degrees 42 minutes 12 seconds West a distance of 83.75 feet to an iron pin; thence South 48 degrees 12 minutes 54 seconds West a distance of 148.45 feet to an iron pin; thence South 79 degrees 29 minutes 43 seconds West a distance of 93.08 feet to an iron pin; thence South 47 degrees 02 minutes 12 seconds West a distance of 71.62 feet to an iron pin; thence North 65 degrees 00 minutes 14 seconds West a distance of 540.25 feet to an iron pin located on the easterly right of way line of Northpoint Parkway; thence proceed along said easterly right of way line of Northpoint Parkway the following courses and distances: along a curve to the left having an arc length of 339.66 feet, a radius of 868.51 feet, a chord bearing of North 03 degrees 19 minutes 45 seconds East and a chord distance of 337.50 feet to a point; North 07 degrees 52 minutes 28 seconds West a distance of 26.92 feet to a point; thence leaving said easterly right of way line of Northpoint Parkway and proceed North 84 degrees 46 minutes 48 seconds East a distance of 291.43 feet to a point; thence North 15 degrees 11 minutes 27 seconds West a distance of 276.38 feet to a point on the southerly right of way line of Windward Parkway and **THE POINT OF BEGINNING**: said property being shown as a 8.63 Acres (375,931 square

(1) THE FIELD DATA UNDER THIS PLAN IS BASED ON A CLOSURE PRECISION OF ONE FOOT IN 25,000 FEET AND AN ANGLE ERROR OF 61 SECONDS PER ANGLE POINT AND ITS ADJUSTED VALUES

(2) THE EQUIPMENT USED TO OBTAIN THE FIELD DATA WAS A TOPCON GPS-30 WITH ELECTRONIC DISTANCE METER

(3) THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND HAS FOUND TO BE ACCURATE WITHIN ONE FOOT ON THE 300' DISTANCE

(4) BEFORE YOU USE THIS DATA, THE UNLIMITED PROVISIONS, ENDS, AT 1-800-882-7411 FOR UNDERGROUND UTILITIES LOCATION

(5) ATTENTION: CONSULTATION IS RECOMMENDED FOR JOINTING AND DETAIL REQUIREMENTS FOR THIS SITE.

(6) THE INFORMATION SHOWN ON THIS DRAWING CONCERNING UTILITIES IS NOT GUARANTEED TO BE CORRECT AND THE ACCURACY OF THE SAME IS THE RESPONSIBILITY OF THE USER AND THEIR ADVICE ARE RESPONSIBLE FOR MARKING THEIR OWN SUBTERRANEAN AS TO THE ACTUAL TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS WELL AS BE NECESSARY TO AVOID DAMAGE THEREOF.

(7) A PORTION OF THIS PROPERTY IS LOCATED WITHIN PLAZO ZONE 13 (3.28 ACRE), CHANCY PROVISIONS FOR PLAZO INFORMATION HAVE BEEN OBTAINED FROM THE CHANCY OFFICE, SEPTEMBER 14, 2012

(8) NO EVIDENCE OF HIDDEN STREET OR SUBURBAN CONSTRUCTION HAS BEEN OBSERVED IN THE PRESENCE OF THE CONDUCTING THE FIELDWORK

(9) NO EVIDENCE OF FIELD RELAXATION OF GEORGIA HAS BEEN OBSERVED IN THE PRESENCE OF CONDUCTING THE FIELDWORK

(10) SURVEY REFERENCES: Public County, Georgia Records:
the Republic Historical Site (various Company Agent File #A709147)
BURNETT BY HATTS & BROWNHEAD DATED AUGUST 34, 1904, LAST REVISED SEPTEMBER 6, 1904
SURVEY BY SHAW & BURKE FOR LIGHT HOUSE TECHNOLOGIES, INC., DATED FEBRUARY 3, 2003
PLAN 300' 162, PAGE 116
CULPINDAI ROAD BETWEEN WEST CORN AND ALLEGRA TECHNOLOGIES, INC., DATED MARCH 12, 2003
DEED 3000 9146, PAGE 162
DEED 3000 1187, PAGE 188
DEED 3000 13408, PAGE 346
DEED 3000 4146, PAGE 548
DEED 3000 4677, PAGE 156
DEED 3000 5076, PAGE 218
DEED 3000 7652, PAGE 118
DEED 3000 7679, PAGE 208
DEED 3000 7683, PAGE 208
DEED 3000 8968, PAGE 267
DEED 3000 8700, PAGE 377

DEED 3000 36354, PAGE 116

DEED 3000 32041, PAGE 277

DEED 3000 36708, PAGE 563

DEED 3000 36708, PAGE 563

DEED 3000 42972, PAGE 76

DEED 3000 43746, PAGE 42

DEED 3000 47791, PAGE 467

DEED 3000 47858, PAGE 37

DEED 3000 50723, PAGE 243

Survey Agreement

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[illegible][illegible][illegible]

ALTA/ACSM LAND TITLE SURVEY PREPARED FOR OFF H HINDENBERG CROSSING, L.L.C., MUTUAL OF OMAHA
and OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

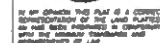
JOB NO.: 1003

Prepared By
REGISTERED LAND SURVEYORS, INC.
150 Sawnee Estates Drive
Canton, Georgia 30015
770-988-7876
registration@rcsl.net

WINDWARD CROSSING

BEING IN LAND LOT 1112, 1113, 1176 and 1177 of the 2nd DISTRICT, 1st SECTION
CITY OF ALPHARETTA, FULTON COUNTY, GEORGIA

REVISIONS			REVISIONS		
NO.	DESCRIPTION	DATE	NO.	DESCRIPTION	DATE
(1)	STATUS IN PROGRESS	10/14/80	(7)	ADDENDUM AS-BUILT	11/14/80
(2)	EASEMENT DESCRIPTION	11/14/80	(8)	AS-BUILT	11/14/80
(3)	a) REVISIT BULK b) CORRECT ADDENDUM DATE NO. 1	12/14/80	(9)	UPDATE	11/14/80
(4)	DO ACCESS GRANTED?	12/17/80			
(5)	NAME CHANGE + UPDATE	10/14/80			
(6)	ADD DATE	10/14/80			



S-1

OF 1 SHEET

ARC: 02.07
RACIAL: SP01.07
CN. BR. N 7631.45
CHORD: 02.07

GRAPHICS LEGEND :

 INDICATES PROPOSED LOWER LEVEL EVENT FACILITY

SHARED PARKING STUDY:

TOTAL EXISTING SHOPPING CENTER BUILDING AREA	48,327	SF
TOTAL AVAILABLE OFFICE & COVERED PARKING SPACES	290	
TOTAL PARKING SPACES REQUIRED @ 1/2350 SF:	209	
TOTAL AVAILABLE SPACES OVER REQUIREMENT:	81	
PROPOSED EVENT FACILITY SUITE 101 BUILDING AREA	5,794	SF
REQUIRED PARKING SPACES PER OCCUPANT LOAD	143	
NET REQUIRED EVENT FACILITY PARKING SPACES:	106	
PROPOSED EVENT FACILITY HOURS OF OPERATION: AFTER HOURS, NIGHTS, WEEKENDS & HOLIDAYS		
NET SHAARABLE SPACES FROM VACANT SUITES:	28	
NET SHAARABLE SPACES FROM WEEKEND CLOSURES:	18	
NET SHAARABLE SPACES FROM NIGHT CLOSURES:	12	
NET SHAARABLE PARKING SPACES FROM SUNDAY CLOSURES:	132	
NET SHAARABLE SPACES FROM WEEKENDS & AFTER HOURS:	214	

ZONING INFORMATION

CLASSIFICATION	CUP AND PART OF THE MEMORANDUM
DENSITY	MASTER PLAN FOR DD
MAX. BUILDING HEIGHT	335 MAX. BUILDING TO LAND RATIO
MIN. LOT SIZE	50'
FRONT YARD SET BACK	30,000 SQUARE FEET
	60' (COLLECTOR & SUB-COLLECTOR
	50' (LOCAL)
SIDE YARD SET BACK	15'
REAR YARD SET BACK	15'
MIN. LOT WIDTH	NONE
PARKING RATIO	1 SPACE PER 250 SQUARE FEET

REPORT PROVIDED BY THE CITY OF ALPHARETTA DATED
OCTOBER 21 2019

GRAPHIC SCALE :

1° = 50



SITE ADDRESS:
5815 BENDWAY PARKWAY
ALPHARETTA, GEORGIA 30005

● BENCH MARK = 1028.15

CENTERLINE OF A 20 FOOT
WIDE DRAINAGE EASEMENT

NOT ISSUED FOR CONSTRUCTION

NEW BANQUET HALL
5815 Windward Parkway,
Suite 101, Alpharetta, GA
30005-4182
Received By:
Saprasad Turlapati /
Satish Chinnala

PROJECT :

COMMERCIAL
OCCUPANCY
PERMIT
DRAWINGS

ARCHITECT :

SAMI

SCALE

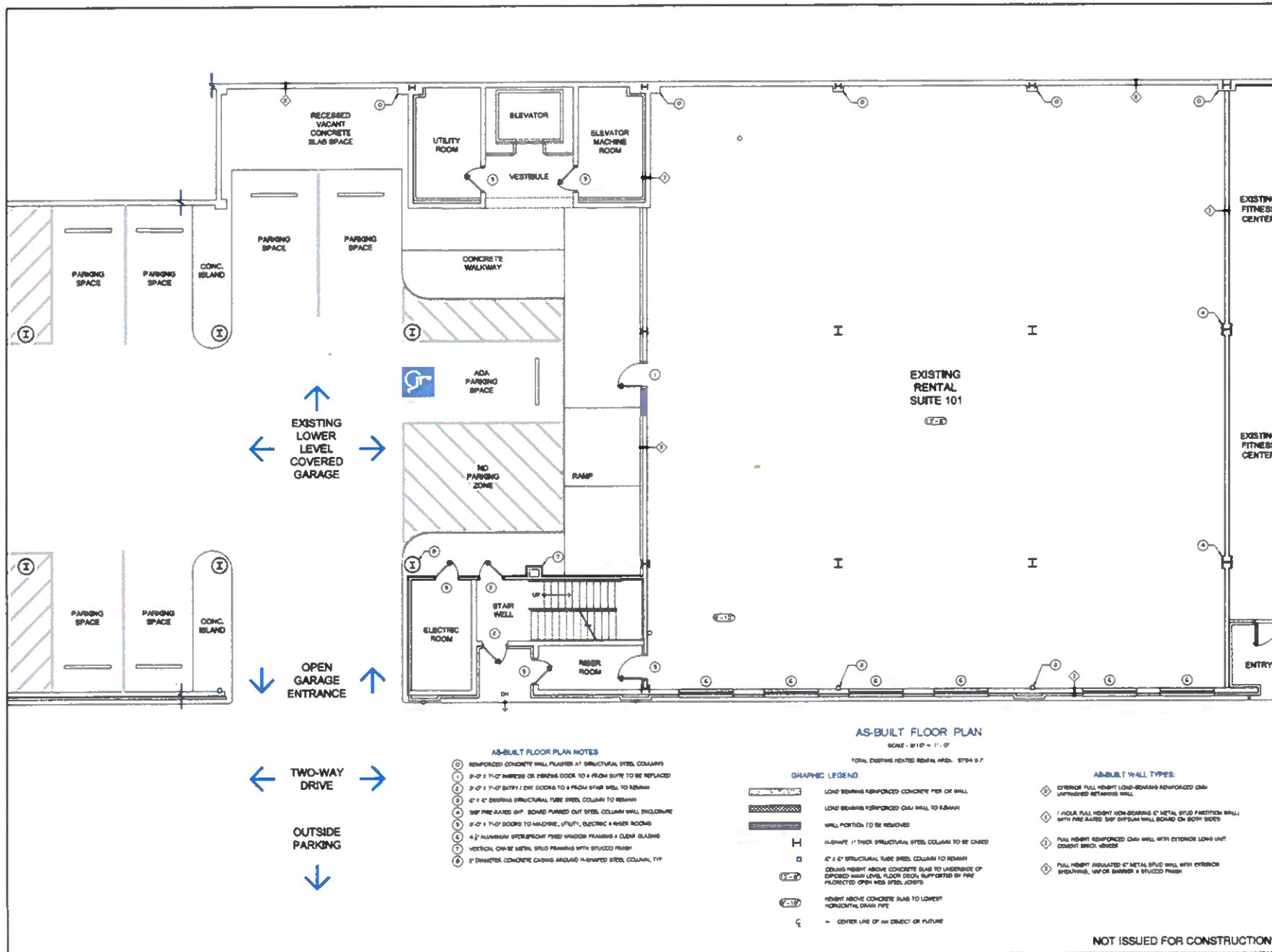
SAMI FREUJ ARCHITECT
NCARB LEED AP
2844 Delcourt Drive,
Decatur, GA
30033-2440
T/F: 404-728-8840
C: 404-242-2142

[illegible]

SEMI-ANNUAL DATES	DESCRIPTION
MAR 28, 2022	INITIAL PROJECT MEETING
FEB 12, 2022	ADJUDICATE MEETING
FEB 12, 2022	PROJECT ENVIRONMENT
MAR 08, 2022	MEETING ENVIRONMENT
MAR 15, 2022	ADJUDICATE MEETING
MAR 31, 2022	APPLICATION SUBMITTAL

PROPOSED SITE PLAN

Project Year	2202	Player No.	A-0
Date	MAR 31, 2022		
Drawn by	S.P.		
Checked by	S.C.		



NEW BANQUET HALL
5815 Woodward Parkway,
Suite 101, Alpharetta, GA
30005-4182
Received By:
Saprasad Turilapati /
Setish Chipulla

PROJECT :

COMMERCIAL
OCCUPANCY
PERMIT
DRAWINGS

ARCHITECT :

SAMI

SUAT

SAMI FREJJI ARCHITECT
NCARB LEED AP
2844 Delcourt Drive,
Decatur, GA
30033-2440
T/F: 404-728-8840
C: 404-242-2142

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This drawing is a preliminary representation of the proposed design. It is not to be used for construction or for any other purpose without the written consent of SAMI FREJJI ARCHITECT. The design is subject to change without notice.

Contractor must verify all existing conditions on-site. If any discrepancies are found, the contractor must notify the architect immediately. The architect is not responsible for any errors or omissions on the part of the contractor.

SERVICE DATES	DESCRIPTION
JUL 29, 2021	INITIAL PROJECT MEETING
FEB 18, 2022	AS-BUILT DEMONSTRATION
FEB 18, 2022	PROJECT MEETING FOR
MAR 09, 2022	FINISHING CONSTRUCTION
MAR 14, 2022	AS-BUILT DEMONSTRATION
MAR 31, 2022	APPROVAL FOR SUBMITTAL

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NOT ISSUED FOR CONSTRUCTION

A-0

NEW BANQUET HALL
5815 Windward Parkway,
Suite 101, Alpharetta, GA
30005-4182
Received By:
Sajprasad Turlapati /
Sateish Chipula

PROJECT :

COMMERCIAL
OCCUPANCY
PERMIT
DRAWINGS

ARCHITECT :

SAMI

SCALE

SAMI FREUI ARCHITECT
NCARB LEED AP
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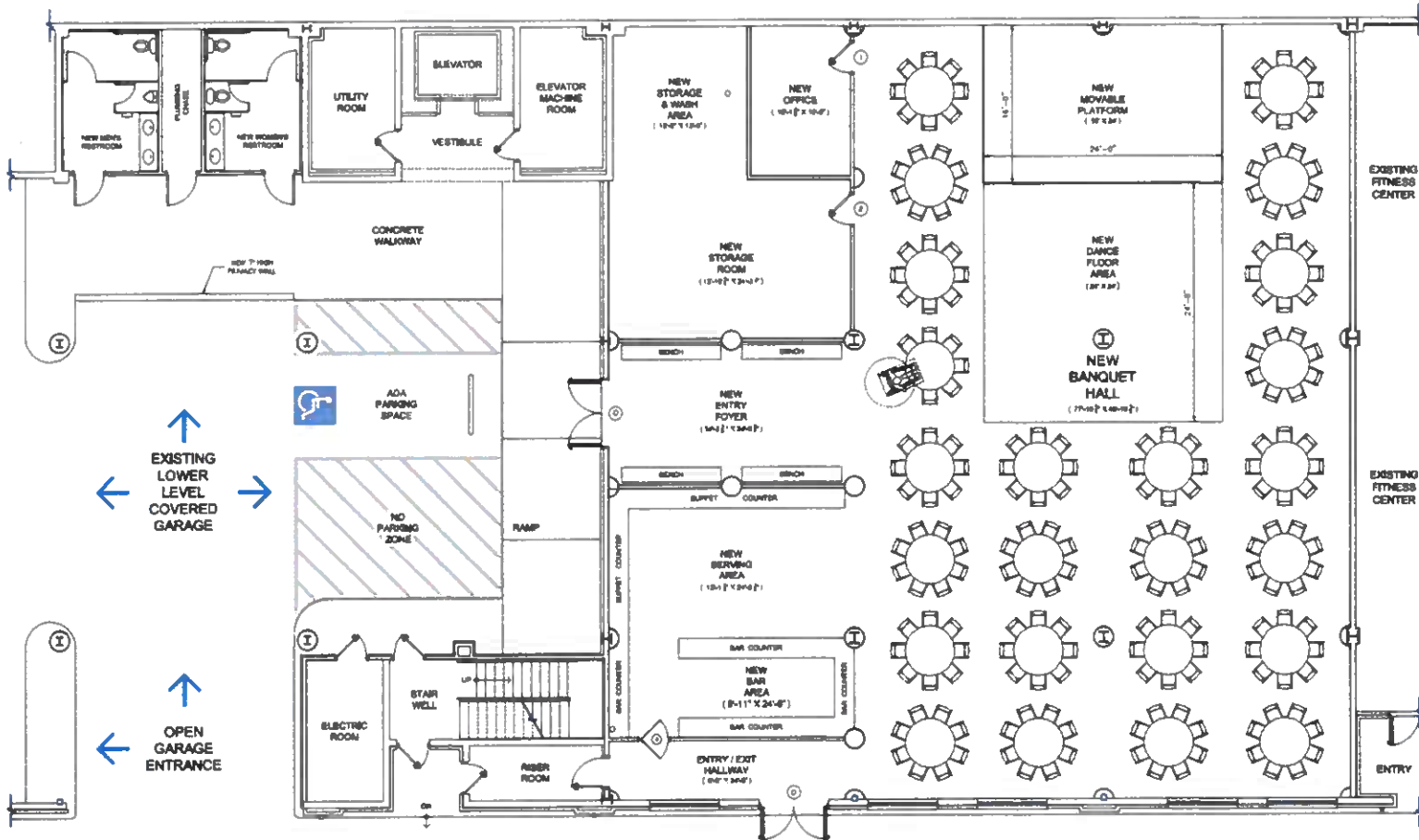
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DATE	DESCRIPTION
01.15.2022	ISSUE PROJECT
02.12.2022	ISSUE PROJECT
03.14.2022	ISSUE PROJECT
04.08.2022	ISSUE PROJECT
05.16.2022	ISSUE PROJECT
06.07.2022	ISSUE PROJECT

**PROPOSED
CONCEPT
FLOOR PLAN**

Project No:	2202	Sheet No:	A-1
Date:	MAR 31, 2022	Drawn by:	S.P.
Checked by:	S.C.		

NOT ISSUED FOR CONSTRUCTION



PROPOSED FLOOR PLAN NOTES

- 1. 7'-0" MIN. CLEARANCE OR OPENING DOOR TO A FROM SUITE (5'-0" MIN. TOTAL CLEAR OPENING WIDTH)
- 2. 7'-0" MIN. CLEARANCE OR OPENING DOOR TO A FROM NEW BUSINESS OFFICE (5'-0" MIN. TOTAL CLEAR OPENING WIDTH)
- 3. 7'-0" MIN. CLEARANCE OR OPENING DOOR TO A FROM NEW STORAGE ROOMS (5'-0" MIN. TOTAL CLEAR OPENING WIDTH)
- 4. 7'-0" MIN. CLEARANCE OR OPENING DOOR TO A FROM NEW RESTAURANT TWO-WAY TRAFFIC BUSINESS DOOR

PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"

PROPOSED AREAS & OCCUPANT LOAD

EXIST. HALL RESTAURANT AREA WITHOUT DANCE FLOOR & STAGE: 288 S.F. / 18 = (162 SEATS)
BANQUET HALL STAGE FLOOR: 364 S.F. / 18 = (20 OCCUPANTS)
BANQUET HALL DANCE FLOOR: 574 S.F. / 18 = (32 OCCUPANTS)
ENTRY RECEPTION / Foyer / LOBBY: 364 S.F. / 18 = (20 OCCUPANTS)
FULL SERVICE BAR (NO SEATING): 244 S.F. / 18 = (14 OCCUPANTS)
SERVING LINE BUFFET AREA: 378 S.F. / 18 = (21 OCCUPANTS)
STORAGE ROOM: 418 S.F. / 180 = (2 OCCUPANTS)
KITCHEN: 200 S.F. / 180 = (1 OCCUPANT)
BUSINESS OFFICE AREA: 151 S.F. / 180 = (1 OCCUPANT)
SECONDARY RESTAURANT HALLWAY: 143 S.F. / 180 = (1 OCCUPANT)
TOTAL PROPOSED AREA & OCCUPANT LOAD: 3794 S.F. / 180 = (214 OCCUPANTS)

EXISTING LOWER LEVEL COVERED GARAGE

NO PARKING ZONE

OPEN GARAGE ENTRANCE

TWO-WAY DRIVE

OUTSIDE PARKING



Alpharetta, Georgia

Street View history

Street View history



Atlanta

5815 Alpha

Global

Google

